

# HCV Headlines



FEBRUARY 2016

## Announcing...

### The RTA Portal Debuts

#### *Sign-up Now*

- **The Portal is for owners who submitted an RTA in the last 90 days**
- **Track the RTA process**
- **View inspection information**
- **Manage multiple companies under one profile**

Registration info is on the Partner Portal and the CMHA website.

*CMHA Offices will be Closed February 15*

Many property managers and owners have registered on the RTA Portal. Have you signed up? You can do so by going to the CMHA website. The RTA Portal is for owners who submitted an RTA in the last 90 days. It allows visitors to track the status of RTAs, view inspection information and manage multiple companies under one profile.

Also, we are currently planning Lunch 'n Learn sessions that will focus on some topics of particular interest to property owners and managers. Our team is meeting with industry experts to see who will provide the best tips on reinvesting in your property, preventative maintenance and much more. Announcements about the events will be shared on the Partner Portal and [www.cintimha.com](http://www.cintimha.com), so look for details to come.

Finally, if you were unable to attend CMHA U classes last year we have posted some of the training materials that were shared by the speakers. You can find them on the Property Owners page of [www.cintimha.com](http://www.cintimha.com).

Kind Regards,

*Lisa Isham*

Housing Choice Voucher Program Director



### Having a Successful Initial Inspection

What's expected during Initial Inspections? Prior to submitting the RTA, your unit must be in move-in condition. Meaning plumbing, electrical and HVAC workmanship must be presentable and the unit freshly painted. No tenants or tenant belongings should be in the unit unless the resident was living there prior to receiving a voucher. CMHA has put together a Housing Quality Standards (HQS)

Inspection Guidebook to help landlords have more successful inspection results. You can find it in the *documents download* section at this link: <https://www.cintimha.com/property-owners.aspx>. Initial inspections are conducted to a) determine if the unit and property meet HQS and b) document the information to be used for determining rent-reasonableness. CMHA will

make reasonable efforts to conduct initial HQS inspections within 15 days of the RTA submittal where practical. If the unit fails the initial HQS inspection, repairs must be made within 15 days and owners will be advised to notify CMHA once repairs are completed.

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FEBRUARY page 2

The new schedule for **A Cookie & A Chat** is out. The first night to meet with HCV Management is **April 20, 2016**.



HCV Customer Service

Answering your questions  
Monday through Friday

8:00 AM—4:30 PM

(513) 977.5800

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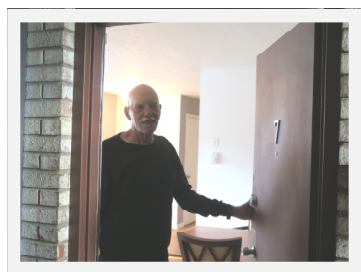


Cintimha

## A Veteran Housed

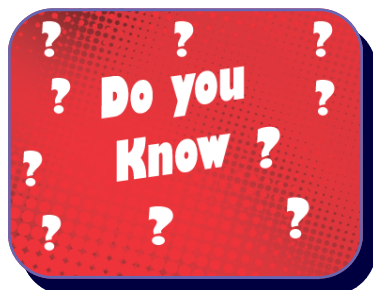
Montez Reid is a native of Glendale, Ohio and a former member of the Marine Corp. He is also a HUD-VASH voucher recipient. Reid came to be homeless after losing his rent payment through a hole in his pocket. After spending time sleeping on a friend's couch and staying in transitional housing the Veteran happened upon the downtown VA office. By walking through those doors, he gained access to renewed independence. Mr. Reid resides in a 1-bedroom apartment in the Incline District of Price Hill. And he receives supportive services during

monthly visits with a VA social worker. The 74 year old wants property owners and managers to know, *"All of us who are homeless are not bad people. It's (VASH) a great program, just vet your applicants."* VASH another way CMHA is an asset to Hamilton County.



## Rent Reasonable Update

It's the time of year where we set the rent reasonableness for the current year. Owners and managers of large (8+ units) apartment complexes can expect to receive a letter soon to establish the 2016 rent. You will be asked to complete a data sheet for all unassisted unit types in your portfolio. And to keep you informed, the database used to calculate the reasonable rent for proposed program units has been updated.



CMHA has many partners that help the agency reach Gold Standard levels. The Greater Cincinnati Northern Kentucky Apartment Association (GCNKAA) is one of the partners that also benefits property owners. GCNKAA offers training and networking opportunities year round.

On March 10<sup>th</sup>, the GCNKAA Trade Show will be held, free of charge, at Receptions in Fairfield. CMHA will have a booth along with several associate members of the group. Visit <http://gcnkaa.org/events/trade-show/> to register for the Trade Show.