

HCV Headlines



January 2018

UPCOMING EVENTS

Landlord Orientation:

Learn how to participate in the HCV Program or get participation reminders

1635 Western Ave

10:00 - 11:00 AM

- January 23, 2018
- February 6, 2018
- February 20, 2018

Marketing Mondays

2:30—4:00PM

- January 22, 2018
- January 29, 2018
- February 5, 2018

Register for CMHA Events at www.Cintimha.com/calendar

CMHA Offices Closed

January 15

February 19

Happy New Year! Thank you for partnering with Cincinnati Metropolitan Housing Authority's HCV Program and helping us complete another successful year. The program enhancements made in 2017 played a key role in that success. The RTA Express has benefitted your companies, the agency and the families we all help with affordable housing solutions. The biennial inspections have been well received by residents and property owners. We look forward to working with you again in 2018.

Changes will continue throughout the year. Our staff is currently working on the new schedule of CMHA U classes as well as additional ways to expand training opportunities for you. Enhancements will also take place with HCV Program processes. We are currently looking at various ways to make improvements. Please keep in mind, any changes or training opportunities will be shared online at www.cintimha.com, via the Partner Portal or through an email blast. With that in mind, be sure to provide us with any changes to your contact information.

Lastly, thank you to everyone who attended the 3rd annual Landlord Appreciation Banquet. There were more than 500 people in attendance and nine HCV Program partners walked away with the Excellence Award. Will you be among the winners for 2018? We are always looking for honorees!

Sincerely,

Lisa Isham - Housing Choice Voucher Program Director

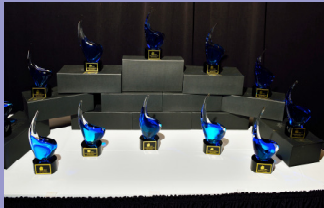


Inspector's Note on Winter Fire Prevention



The thermostat is set at 70 degrees, as legally required, but your tenants want it warmer. So what should you share with them about space heater use? A) Plug heaters directly into an outlet B) Do not connect to extension cords C) Shut off and unplug if not in use and D) Location, location, location... keep heaters 3 feet away from furniture, window coverings and other combustible items. Inspections would also like to remind you to properly install smoke detectors

and carbon monoxide detectors and ensure that they have working batteries. If there's a gas furnace in the unit, install a carbon monoxide detector in the basement. Insulating water pipes in garages and crawl spaces reduces frozen pipes. Lastly homes with working fireplaces should be cleaned professionally to prevent CO poisoning or flash fires.



HCV Customer Service

Answering your questions
Monday through Friday

8:00 AM—4:30 PM

(513) 977.5800

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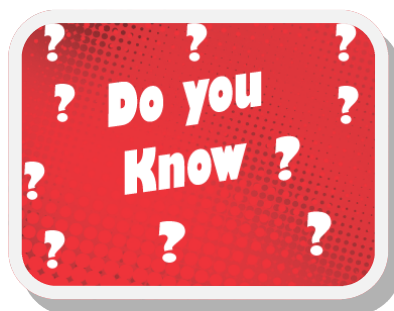
How to Find & Keep a Good Tenant

1. Thoroughly screen all potential tenants before approving tenancy.
2. Ensure that your lease allows you to perform periodic inspections of the property with a proper notice.
3. Communicate, communicate, communicate with residents and follow-up all conversations in writing (letter or email).
4. It is important to expedite repairs to prevent additional problems and ensure the



home maintains the HQS.

Effectively communicating with your tenant will prevent minor problems from escalating to major issues. It is a good practice to keep everything in writing to ensure both parties understand what is expected of each other. Remember to issue lease violations when warranted and submit copies to the Housing Choice Voucher Program via email to the tenant's housing specialist or at hcvhelp@cintimha.com.



The New Year brings a new calendar of HCV Program events. Marketing Mondays will take place every Monday the agency is open and Landlord Orientation is held twice a month. Although A Cookie & A Chat returns in March the calendar of upcoming events is already posted on www.cintimha.com. Please join us to share information with program management.

Also, we are excited about future events that are being planned for your benefit. One of them is in partnership with REIA, the Real Estate Investors Association of Greater Cincinnati. If you're interested in learning more about real estate investment you don't want to miss the February 24th event, so save the date.