

# HCV Headlines

April 2018



## UPCOMING EVENTS

### Landlord Orientation:

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

1635 Western Ave

10:00am—12:00pm

- May 1, 2018
- May 15, 2018

### Marketing Mondays

2:30—4:00pm

- April 23, 2018
- April 30, 2018

### A Cookie & A Chat

5pm—6:30pm

- April 18, 2018
- May 16, 2018

Register for CMHA Events at [www.Cintimha.com/calendar](http://www.Cintimha.com/calendar)

We know *abatement* is the dreaded word for HCV partners. So what does it mean? When a unit on the program fails to meet HQS and the owner is responsible for correcting the items, the assistance payment to the owner will be abated or stopped. A Notice of Abatement will be mailed and the abatement will be effective the first of the month following the due date for repairs. Once a unit is in abatement, the owner is not entitled to payments. Owners should however contact the Inspections department at 513.977.5800 after the repairs have been completed so a follow-up inspection can be conducted. Receipts are very important so keep them as verification of when the work was done. **Please note, abated payments will not be returned to the owner once the unit passes inspection.** Some key reminders... during the abatement period, the family has the option to move. Families are not responsible for paying the rent that was abated, they are only responsible for paying their portion of the rent.

On June 13<sup>th</sup> we will have a CMHA U on *Winning at Inspections*. It will cover what it takes to succeed during inspection time and some of the common fail items that are easy to repair and avoid. Registration for this free training, as well as the *Fair Housing Facts* CMHA U presented in partnership with HOME, is now open on the calendar at [www.cintimha.com](http://www.cintimha.com).

Sincerely,

*Lisa Isham*

Housing Choice Voucher Program Director



## Inspector's Note on Weather Extensions



Sidewalk and stair repairs, exterior painting, hand-rail installation and additional exterior work that were delayed due to colder temperatures must be repaired soon. All approved Weather Extensions must be completed by May 15, 2018. Inspectors will be driving by to ensure the work has been completed. Please keep in mind that the property checks will be done without scheduled appointments. No more weather extensions will be authorized for this season. If you have questions, call Inspections Manager Mr. Payne at 513.977.5863.



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Have you used the accelerated Request for Tenancy Approval process or the RTA Express? Tenants, property owners and managers can submit the RTA for inspection ready units from 8:30am to 4pm Monday through Thursday at 1635 Western Ave. The entire RTA process is completed in 45 minutes to an hour and approved units get an inspection date within 48 hours.

## Spring Checklist

Having a well-maintained lawn is probably important to you. Does your tenant know his or her responsibilities when it comes to keeping up the yard? Prepare for the warmer weather now by letting tenants know neighborhood standards and the importance of being a "good neighbor". City ordinances state the maximum height of weeds and grass before fines are issued. Do you know the guidelines where your property is located? Have you shared that information with tenants? Take the time now to visit your property and remind residents on how often the grass

should be cut, when trash cans should be put curbside and when they should be returned to the proper place. Also, warmer weather means more toys, bikes and cooking outdoors. If you don't want grills on the front porch, tenants should be told to limit the amount of clutter on porches and in yards. CMHA can assist you with implementing the guidelines, samples are provided upon request. There are a few more things you should probably add to your Spring Checklist. Now is a good time to prevent leaks and clogs by cleaning the

gutters. Owners of large apartment complexes may want to have driveway drains cleared of debris so flooding and other problems do not occur. Lastly, install new batteries in smoke detectors and carbon monoxide detectors to ensure they are operating properly.

**Check List...**

- Check smoke detector
- Clean gutters
- Tenant reminders

### HCV Customer Service

Answering your questions  
Monday through Friday

8:00 AM—4:30 PM

(513) 977.5800

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Did you know the Housing Choice Voucher Program partners with Strategies to End Homelessness (STEH)? The partnership with STEH was formed in 2015. This collaboration provides families who are homeless or at risk of becoming homeless preference points which allow them to move ahead on the HCV wait list. Eligible families receive not only a voucher to assist with their housing but also supportive services to assist in efforts to maintain stable housing. A video about the importance of property owners willing to house homeless families was shown during the 2017 Property Owners Appreciation Banquet. You can watch it now on [www.cintimha.com](http://www.cintimha.com).