

HCV Headlines

July 2018



UPCOMING EVENTS

Landlord Orientation:

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

1635 Western Ave

10:00am—12:00pm

- July 24, 2018
- August 7, 2018

Marketing Mondays

2:30—4:00pm

- July 16, 2018
- July 23, 2018
- July 30, 2018

A Cookie & A Chat

5pm—6:30pm

- July 18, 2018
- August 15, 2018

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



August 10, 2018

July marks the beginning of a new fiscal year for Cincinnati Metropolitan Housing Authority. With a new year comes changes and/or updates to the Admin Plan. The chapters that are of interest to you are chapter 11 which covers Housing Quality Standards and Inspections and chapter 12 which covers Owner Rents, Rent Reasonableness and Payment Standards. Details about abatements and when they go into effect are in chapter 11. That portion of the plan also provides information on the types of inspections that are conducted as well as the HQS guidelines.

How does the HCV Program determine the amount of money you and other owners will receive? Chapter 12 of the Admin Plan explains procedures for determination of payments to owners, adjustments to the payment standards, rent-reasonableness and rent adjustments. It is important to note that CMHA's voucher payment standard amount is set between 90 percent and 120 percent of the HUD published Fair Market Rate and that is in accordance with HUD regulations. The complete Administrative Plan is available online for review, just go to the About section of www.cintimha.com to see the full plan or the summary of changes. You can also look there for the open comments period, where your feedback about the Admin Plan is received.

Also, if you missed the Winning at Inspections CMHA U, don't worry you can review the material that was covered by Mr. Payne online. Please visit <https://cintimha.com/landlords/> and click on the blue Training Handouts box to see the presentation.

Sincerely,

Lisa Isham—Housing Choice Voucher Program Director



Inspector's Note



Summer is here and that means a new maintenance checklist for your property. Branches tend to grow throughout the spring so summer time is good for trimming them back which helps eliminate roof damage. It's also a good time to make sure all drains (sewer, driveway, etc.) are clear of debris or clog-free. Heavy thunderstorms can cause electricity to go out so it's a good idea to make sure the battery backup is working on sump pumps.

Last year fires erupted at several units because tenants were barbecuing on the deck or patio or too close to the home. Therefore, it's good to remind them of the appropriate place to use the grill. Finally, if the tenant is responsible for mowing grass, consider reminding them of how often to cut the yard and what the local ordinances will charge in fines.

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The 2018 Property Owners Appreciation Banquet takes place on Tuesday, October 23rd at the Sharonville Convention Center.

HCV Customer Service

Answering your questions
Monday through Friday

8:00 AM—4:30 PM

(513) 977.5800

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Cintimha

We Want to Hear from You!

Have you taken just a few short minutes to take our survey? We want to know your experience with the HCV Program. Do you know about the various tools offered? Have you used them? Visit us online at www.cintimha.com and click the Landlord Survey picture to get started. In addition, we love hearing from you every month. A Cookie and A Chat sessions are held every 3rd Wednesday of the month. Property owners, managers and residents are encouraged to attend. We share upcoming events, take feedback from

you on program enhancements and you can make recommendations to the management staff there for the casual conversation. Details about upcoming events are located on the calendar at www.cintimha.com.



Thank You!

Cincinnati Metropolitan Housing Authority, the Cincinnati VA Medical Center and Hamilton County Veterans wish to thank all of you who opened your doors for homeless Veterans. The 45 Day Challenge was a HUGE success. The goal was to house 45 Veterans in 45 days and because of property owners & our other partners we surpassed that goal. **Fifty-six Veterans were housed!**



The facts on charging rent? Owners should charge rent similar to what is being charged to non-voucher residents for similar units in the same area. CMHA verifies that each potential gross rent passes two tests: 1- Renter income affordability and 2- Rent reasonableness acceptability. The voucher payment standard and affordability are calculated prior to the HQS inspection and rent reasonableness is calculated after the inspection. Each participant must pay at least 30% of the adjusted monthly income toward rent and utilities. CMHA verifies that the voucher holder pays rent similar to non-assisted rental units.