

HCV Headlines

August 2018



UPCOMING EVENTS

Landlord Orientation:

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

1635 Western Ave

10:00am—12:00pm

- September 11, 2018
- September 25, 2018

Marketing Mondays

2:30—4:00pm

- September 10, 2018
- September 17, 2018
- September 24, 2018

A Cookie & A Chat

5pm—6:30pm

- September 19, 2018
- October 17, 2018

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



September 3,
2018

Changes are on the way that will benefit you and your business while making the Housing Choice Voucher Program more efficient. CMHA is in the process of switching to the Yardi Software System. The transition will begin in another division of CMHA before taking place in HCV. It promises to be more interactive for property owners and tenants. With the switch comes a new Landlord Partner Portal and a portal for tenants. The estimated switch for the HCV Program is July 2019. In addition, the Housing Specialists will participate in a five-day training with Nan McKay. Their training will include determining family eligibility, rent calculation and more. The goal of the training is to increase efficiency which benefits the families and property owners.

Also, you may have heard about the HUD proposal to replace Housing Quality Standard (HQS) inspections with Uniform Physical Condition Standards for Vouchers (UPCS-V). HUD developed UPCS-V to provide public housing agency staff, inspectors, owners and tenants with an improved method for inspecting HCV participating units. UPCS-V is being tested with several agencies across the country and we are still awaiting the final rule. Once the final rule is established, inspectors will participate in thorough training and you will receive ample information about the changes and the impact on your business.

Sincerely,

Lisa Isham—Housing Choice Voucher Program Director



Inspector's Note



Getting prepped for the HQS inspection does not need to be challenging. Providing quality affordable housing is something you are accustomed to doing. The Inspections Department has some tips that will make HQS preparation a little smoother. Ensure inspectors have access to boilers or furnaces by unlocking doors or moving items that block access. Check the locks on all exterior doors to make sure they are functional. Windows should be crack free and stay open on their own. Finally remove trip hazards like gaps in sidewalks and driveways.

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Banquet News!

We have secured our guest co-host for the banquet. You may know her from the radio or from REIA. **The Real Estate Goddess Vena Jones-Cox will be our special guest** for the October 23rd event. As a reminder, the appreciation banquet will be held 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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Coming this Fall: a PBV Request

Are you the owner of a multi-family unit? Do you know about Project Based Vouchers (PBV)? The biggest difference with PBVs is the assistance resides with the unit, not the family. Assistance is guaranteed as long as the units are HQS Compliant. CMHA enters into a contract with the owner for a specified number of units over a specified term whereas tenant based vouchers are issued to eligible families that choose where they want to live. Converting tenant based vouchers into PBVs continues the Mission of CMHA by expanding housing opportunities for low-to-moderate income families. CMHA currently has more than 360 PBV units, which is less than 1% of agency funding, across Hamilton County. HUD guidelines allow a public housing agency to use up to 20% of its

available funding for PBV. CMHA seeks housing that promotes the expansion of quality affordable housing opportunities with the following characteristics: 1) housing that serves a special needs population through partnership with a local service agency or provides supportive services, 2) housing for hard-to-serve populations and 3) housing that revitalizes neighborhoods and generally increases housing and economic opportunities. **Owners with multi-family housing are invited to submit proposals when the public RFP or Request for Proposals is advertised. Look for PBV notifications this Fall!**



Housing specialists will undergo training the week of August 27, 2018. As a result, RTA Express and the Walk-In Specialists will be unavailable August 27 through August 31. It will resume on Tuesday, September 4th after the Labor Day Holiday. We apologize for any inconvenience this may cause. However, RTAs and other forms will still be accepted at the front desk the week of August 27th. Also, if you have an immediate need please email HCVhelp@cintimha.com or call customer service at (513) 977-5800.



Our Customer Service Line is available 8am to 4:30pm to answer questions or receive concerns/complaints? HCV Program management can also answer questions you may have regarding the program. **Mr. Reynolds** is in charge of occupancy and housing specialists - (513) 977-5881 Myron.Reynolds@cintimha.com. **Ms. Morlatt** is in charge of new admissions, the wait list and special programs like VASH - (513) 977-5804 Alicia.Morlatt@cintimha.com. **Mr. Payne** is responsible for inspectors and HQS compliance - (513) 977-5863 Eric.Payne@cintimha.com. **Ms. Taylor** is the liaison between you and other managers and she trains property owners and managers on program rules - (513) 977-5861 Miranda.Taylor@cintimha.com. **Mrs. Isham** is the HCV Program Director - (513) 977-5844 Lisa.Isham@cintimha.com.