

HCV Headlines

September 2018



UPCOMING EVENTS

Landlord Orientation:

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

1635 Western Ave

10:00am—12:00pm

- October 2, 2018
- October 16, 2018
- October 30, 2018

Marketing Mondays

2:30—4:00pm

- October 15, 2018
- October 22, 2018
- October 29, 2018

A Cookie & A Chat

5pm—6:30pm

- October 17, 2018

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



October 8, 2018

Every year the Housing Choice Voucher Program undergoes an evaluation known as SEMAP or the Section Eight Management Assessment Program. It measures the performance of public housing agencies with HCV Programs in 14 key areas. HUD annually assigns each housing authority a rating on each of the 14 indicators and an overall performance rating of high, standard or troubled. I am happy to report CMHA earned a high performer status for 2018.

Thank you to all of you who joined us for the Landlord Tenant Law and Your Responsibility Lunch 'n Learn with Attorney Bill Willis. This was our most popular class for the season. We look forward to providing more opportunities for you and your property managers. Also, if you were not able to attend any of the CMHA U trainings this year visit <https://cintimha.com/hcv/landlords/training-handouts/> to review or download the handouts.

In addition, we have reviewed the results of the survey and will develop new and updated classes based off the responses provided. If you did not participate in the survey and would like to suggest a training idea please email that information to Landlordoutreach@cintimha.com.

Sincerely,

Lisa Isham—Housing Choice Voucher Program Director



Inspector's Note



Summer is over and that means it is time to start thinking about getting your property prepped for the cooler weather heading our way. Some basic maintenance and preparation could prevent tenants from complaining about the temperature in the units. Now is a good time to get furnaces serviced and the filters replaced. If your unit has a boiler, then be sure to bleed the water off so the heat is ready for the units. Heat ducts tend to gather dust bunnies, hair and other debris so be sure to clean those before turning on the heat. Please keep in mind and avoid a fail item, if there is a gas furnace or water heater a carbon monoxide detector must be installed.

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**Legal Responsibility
Lunch & Learn photos**



HCV Customer Service

Answering your questions
Monday through Friday

8:00 AM—4:30 PM

(513) 977.5800

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Cintimha

Banquet News!

The Banquet Committee is touring sites and talking to inspectors, property owners and managers about the great things you are doing to house families in need of affordable housing. There will be new awards and categories this year, will you walk away a winner? Invitations have been mailed. Make sure you RSVP to attend the event taking place Tuesday,

October 23, 2018 at the Sharonville Convention Center.



Updated Info Requested!

Has your business address changed? Have you updated where you bank? Did you know there are forms to keep the HCV Department updated with any changes you or your business makes? All relevant documents are available on-line and many can be returned electronically. See the list of forms on the CMHA website at the following link: <https://cintimha.com/hcv/documents/>



Establishing a list of maintenance charges is good business because it lets tenants know up-front who is responsible for damages and it helps avoid disputes about the cost of repair work that is above normal wear and tear. The Charge List should be provided to all renters and incorporated into your lease agreement at the time of move-in. A maintenance charge list does not violate program rules as long as it is applied to both assisted and non-assisted renters. And It's great to document: take pictures of the damage and include in the tenant's file.