

HCV Headlines

November 2018



UPCOMING EVENTS

Landlord Orientation:

Learn the rules of the HCV Program or get participation reminders

1635 Western Ave

10:00am—12:00pm

- December 4, 2018
- December 18, 2018

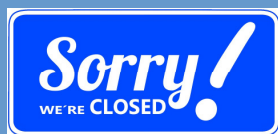
Marketing Mondays

Showcase your available units to voucher holders looking to move.

2:30—4:00pm

- December 3, 2018
- December 10, 2018
- December 17, 2018

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



November 22-23, 2018

Proposed changes have been made to the HCV Administrative Plan. A summary of changes is posted online and public comments are being accepted through Mid-December. The changes of interest to you include updates on how Emergency Inspections are handled and Final Fails for Non-Emergency items. Please visit www.cintimha.com and click on the public comments slide.

Also, I'd like to remind owners that the responsibility of who pays the utilities in a unit is established upfront during the rent reasonable and RTA process. If you learn that utilities cannot be established in the tenant's name then a new RTA must be completed and approved by CMHA. After the initial term of the lease the owner may decide to switch who pays utilities. A new rent reasonable assessment must be completed along with a new lease and contract. Additionally, a family residing in a multi-family unit cannot be responsible for utilities in the common areas of a dwelling.

Thank you to everyone who attended the 4h annual Property Owners Appreciation Banquet. The CMHA team worked hard to make the event memorable for all who attended. Your partnership with the HCV program is appreciated. During the banquet, we recognized 13 owners, managers and community partners with the CMHA Celebrates Excellence Award. Three community partners that aid us in providing affordable housing to individuals and families with disabilities were highlighted in a video presentation. For those of you who could not make the banquet, you can watch the Empowerment video featuring LADD, CILO and the NED2 program online at www.cintimha.com. Finally be sure to look on the next page and learn about our new hire, Tim Salvador. He is the Manager of Landlord Compliance.

Sincerely,

Lisa Isham—Housing Choice Voucher Program Director



Inspector's Note:

Cold Weather Reminders



The temperature is beginning to drop and Inspections has a few reminders for you. When the outside temperature is 60 degrees Fahrenheit or below it is your responsibility to maintain the heat at 70 degrees. Also, heavy rain, snow and extreme cold can cause renovation delays and we get it. So the weather extensions for exterior work are being permitted on concrete, painting, roofing and other exterior repairs. Please contact Manager of Landlord Compliance Tim Salvador at 513.977.5863 to request a weather extension. All other extension requests should be made in writing to Mr. Salvador prior to the due date for repairs with the Request for Extension form on the HCV Documents Download page. Inspectors will check the repairs in May of 2019.



**You did a wonderful
job. Much appreciation
for all that you do!**



**We are honored to be
recognized. It is a
partnership in the
truest meaning.**



HCV Customer Service

**Answering your questions
Monday through Friday**

8:00 AM—4:30 PM

(513) 977.5800

**Like and follow us on social
media.**



Cintimha

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November 2018 page 2



Introducing!

Tim Salvador has joined CMHA as the Manager of Landlord Compliance. He is responsible for the Inspections Department and ensuring that all units participating in the HCV Program are safe, decent and sanitary. Tim wants landlords to know, *"I will empower and enable my team here at CMHA to provide the Gold Standard of Customer Service. We will return a prompt response to any queries or issues that arise. We would like to have a mutual relationship that entails open communication and understanding to ensure full tenancy for their units."* Tim recently relocated to Cincinnati after spending time in the US Army and has a

background in logistics, management and strategic and operations planning. He chose to work at CMHA because the Manager of Landlord Compliance position allows him to continue his service to fellow men by lifting the underserved and underrepresented. Tim can be reached at (513) 977-5863 or Tim.Salvador@cintimha.com.

Banquet Recap!

The 2018 Property Owners Appreciation Banquet was a huge success. More than 525 people were in attendance and thirteen of the participating property owners and community organizations walked away with the Celebrating Excellence award. A video highlighting the HCV Program's partnership with LADD, CILO and the Ohio Medicaid Department debuted at the October 23rd banquet. If you would like to see the video, please click the Empowering People picture on CMHA online at <https://cintimha.com/landlords/>. Photos and quotes about the banquet are to the left



Do You Know the Landlord Outreach Coordinator conducts Good Neighbor training for voucher holders? This voluntary program is designed to help voucher holders become an asset to the community. Some of the topics include: best deals for cleaning supplies, housekeeping & maintenance tips, trash collection rules, what makes a good neighbor and more. Every participant receives a certificate of completion. The classes are held by request, if you have a tenant who could benefit from the Good Neighbor Program send their information to Ms. Taylor at Landlordoutreach@cintimha.com or you may reach out to her directly.