

HCV Headlines

March 2019



UPCOMING EVENTS

Marketing Mondays

Showcase your available units to voucher holders looking to move.

2:30—4:00pm

- April 1, 2019
- April 8, 2019
- April 15, 2019



A Cookie & A Chat

Casual conversation with HCV Management.

5pm to 6:30pm

- April 17, 2019
- May 15, 2019
- June 19, 2019

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

CMHA offices will be closed

April 10, 2019

April 19, 2019

Part of the Cincinnati Metropolitan Housing Authority Mission is to develop partnerships that expand housing opportunities for hard-to-house populations. CMHA uses Project Based Vouchers to achieve that goal in the Housing Choice Voucher Program. The subsidy is awarded to the project instead of the individuals. Recently, HUD approved partnerships with Glen Meadows, First Step Home and TCB to provide housing for families, women in recovery and seniors. If your company has a recently renovated or newly constructed complex with supportive services, CMHA is currently accepting request for proposals. Please visit <https://cintimha.com/business-opportunities/resources/current-solicitations/> for the RFP details.

During the colder months we start to plan the next round of training for you and all property managers and owners. Last year we partnered with several organizations to provide training on real estate investment, landlord-tenant law, protecting your property and more. Our team is currently working on subjects to cover. Do you have an idea on a CMHA U or Lunch 'n Learn that should be offered to property owners? Your suggestions are welcome and can be submitted via email to Hcvhelp@cintimha.com or Landlordoutreach@cintimha.com.

Finally, A Cookie & A Chat began this month. These informal meetings provide you an opportunity to meet with the HCV Management Team to get information about events, discuss concerns or provide feedback. This year the Landlord Outreach Coordinator, Manager of HCV, and Landlord Compliance Manager will all attend the meetings.

Sincerely,

Lisa Isham—Housing Choice Voucher Program Director



Inspector's Note:

Process Success



There are a number of things you can do to help smooth the processes you engage in with Inspections. Before planning a trip to the RTA Express be sure to review all information in the packet to make sure it is correct and properly filled out. This is especially important if you send someone on your behalf who cannot answer or correct the error. Inspections will occur within 48 hours of visits to RTA Express so make sure the unit is inspection ready. Also, prior to any unit inspections take a walk through utilizing the HQS Pre-inspection check list that is located online at <https://cintimha.com/landlords/>. If you have questions for the Inspections Department, contact Mr. Salvador at Tim.Salvador@cintimha.com.

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Hours of Operation

8:30am to 3:30pm

Monday—Thursday

HCV Customer Service

Answering your questions
Monday through Friday

8:00 AM—4:30 PM

(513) 977.5800

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Cintimha

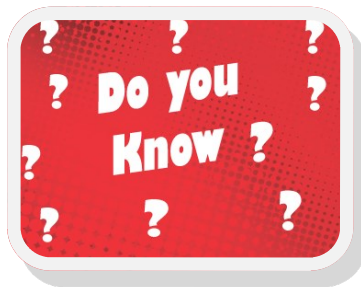
About Abatements

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, payments to the owner are stopped for that unit.** Owners should contact the Inspections department at

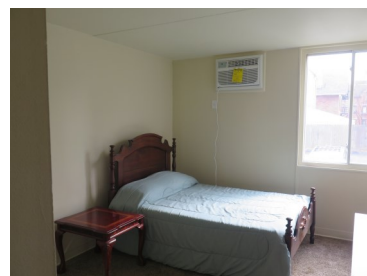
513.977.5873 after the repairs have been completed so a follow-up inspection can be conducted. Receipts are very important so keep them as verification of when the work was done. **Please note, abated payments will not be returned to the owner once the unit passes inspection.**

And some key reminders... during the abatement period, the family has the option to

move as long as there are no outstanding HQS issues for the household. The time standards for repairs are 24 hours for emergency items and 30 days for non-emergency items. If a re-inspection results in another fail, you have two more opportunities to complete the repair. The fourth failed inspection is the **final fail** and a new RTA will have to be submitted.



Did you know... CMHA is in partnership with First Step Home, providing subsidy, with Project Based Vouchers, for all 23 units at its fully renovated Walnut Hills location? The Fulton Street apartments are efficiency and one bedroom apartments for women actively in recovery. What you may not know about the PBV process is when a person graduates from programs like this one, they can request a Housing Choice Voucher to fulfill their housing needs. That in turn opens the door for more hard to house persons to get the support needed.



First Step
Home

