

# HCV Headlines

June 2019



## UPCOMING EVENTS

### Marketing Mondays

Showcase your available units to voucher holders looking to move.

2:30—4:00pm

- June 24, 2019
- July 1, 2019
- July 8, 2019



### A Cookie & A Chat

Casual conversation with HCV Management.

5pm to 6:30pm

- July 17, 2019
- August 21, 2019
- September 18, 2019

Register for CMHA Events at [www.Cintimha.com/calendar](http://www.Cintimha.com/calendar)

CMHA offices will be closed

July 4, 2019

One of our most popular requests is for rent increases, so I'd like to take the time to remind you about Contract Rent Adjustments. Property owners are allowed to submit a request for a contract rent adjustment once every 12 months after the initial term of the lease has ended. In accordance with HUD regulations, CMHA must ensure that the contract rent amount is reasonable for the unit being assisted. Prior to an adjustment being made, HUD requires CMHA to perform a rent reasonable assessment to ensure that the housing authority is not paying more than the private market demands for a similar unit. As such, requests can not be backdated prior to the date the assessment is ran.

A software system is used to conduct the rent reasonable assessments. Periodic updates with market trends on unassisted units meeting the same characteristics of units participating on the HCV Program are done on the system. CMHA must consider location, size, quality, unit type, age of unit, amenities, housing services, maintenance and utilities to be provided by the owner when running the comparability. At all times during tenancy, the rent to owner may not exceed the rent amount most recently determined by CMHA. With that being said, there is a chance that the contract rent may be reduced due to changes in the rental market. I will hold a CMHA U on Navigating HCV where the most common property owner questions will be covered and tips on how to improve your success with the program will also be provided. It will be held Wednesday, September 25<sup>th</sup>. I look forward to seeing you there.

*Lisa Isham*—Housing Choice Voucher Program Director



## ***Inspector's Note: New Inspection Standards***



UPCS-V or Uniform Physical Condition Standards for the Voucher program are new inspection standards that will replace the current HQS Inspections. UPCS-V aims to enhance accuracy, consistency and objectivity of the inspection process, and provide more information about the actual condition of assisted housing units.

Inspectors will be required to take photos during inspections that will be transmitted to HUD who will be able to not only see the deficiencies cited by the inspector but will also be able to see the details of the inspection. Public Housing Authorities nationwide are testing the new process and CMHA is part of the trial phase. A couple of CMHA inspectors are conducting inspections using UPCS-V. The inspections department recently had more training on the forthcoming standards. Once the UPCS-V standards are finalized and implemented by HUD we will provide property owner training.

### *Friendly Reminder*

Communicating with the HCV Program staff is the best way to ensure we are all on the same page. If you are evicting a participant for severe lease violations (non-payment of rent, unauthorized person, etc.), please make sure you notify the tenant's housing specialist in writing. If you need to find the contact information for a housing specialist you can locate it on our website's **contact us** page. Voucher holders are assigned to housing specialists by last name.

#### HCV Customer Service

Answering your questions  
Monday through Friday

8:00 AM—4:30 PM

(513) 977.5800

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## **Alert! Process Change**

HUD provides funding to CMHA to pay Housing Payment Assistance (HAP) to owners based on a calendar year. The amount of funding is based on the HAP expenses reported in the prior year of funding award. As such, it is imperative to the program's operations that payments are made in the year that they are expensed.

Currently, CMHA has allowed owners to submit leases and contracts for release of payment months after the contract start date, as long as they were dated within the 60 days of the effective date, as required by regulations. CMHA can no longer afford to continue that practice and must receive the documents within the 60 days of the effective date of the HAP Contract. This will allow better cash management in the operations of the program and allow for the HAP expenses to be captured and counted for the next year's funding award. CMHA is looking at ways to use technology to make it easier for owners to submit the documents in the future. Remember, Ms. Turner is the contact person for Leases and Contracts. She can be reached at [kacee.turner@cintimha.com](mailto:kacee.turner@cintimha.com) or via phone at 513-639-0608.



### **Do you know about the Go Section 8 website?**

- GoSection8.com lets you list property for free
- Search tenant leads
- Upgrade to a premium listing option
- More than one million website hits daily
- Call toll free: 866-466-7328

**Marketing Mondays** is another opportunity for you to showcase property to potential tenants. They are held 2:30 to 4pm in our auditorium at 1635 Western Avenue.