

HCV Headlines

August/September 2019



UPCOMING EVENTS

Marketing Mondays

Showcase your available units to voucher holders looking to move.

2:30—4:00pm

- September 23, 2019
- September 30, 2019
- October 7, 2019



A Cookie & A Chat

Casual conversation with HCV Management.

5pm to 6:30pm

- September 18, 2019
- October 16, 2019

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

During the week of September 16, 2019 the Housing Specialist Walk-Ins and RTA Express will not be available. The staff will be going through training that will help increase efficiency for the Housing Choice Voucher Program September 16-20. However, you can still submit RTAs the traditional way at the front desk. Please accept my apologies for any inconvenience this may cause.

Thank you to everyone who has taken the time to attend one of the CMHA U classes that have been held this year. CMHA is committed to being a community resource for our partners like you. The surveys conducted along with information received at A Cookie and A Chat and through other resources helps determine the schedule of classes. The final CMHA U: Navigating HCV will be led by me on September 25th at 5:30pm. It will cover affordability vs. rent reasonableness, HUD mandated lease terms and other tips to improve your success as one of our HCV partners. Registration is open and you can sign up at www.cintimha.com/calendar.

Lisa Isham

Housing Choice Voucher Program Director



Inspector's Note: Process Change



The Abatement Process is changing! If a unit fails the first inspection and the second inspection is a no show then an abatement is placed the following month. Meaning the money is withheld, however if repairs were made by the second inspection and it can be proved with documents then funds will be returned to owners. Documented proof of repair work includes contractor invoices, repair team work orders or an itemized receipt(s) for the repairs. This abatement process change is effective as of September 1st. An extension request can be submitted to the Inspections Manager if you cannot access the unit. Those requests should be submitted in writing and the forms are available at www.cintimha.com. Please keep in mind that funds from abatements placed after 3 fails will not be returned to owners. If you have questions about this change please contact Mr. Salvador at Tim.Salvador@cintimha.com or by phone at (513) 977-5863.

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Save the Date

**November 14th
Landlord Appreciation
Banquet**

Landlord-Tenant Law & Your Responsibility

Attorney Bill Willis returned for the CMHA U on Legal Responsibilities of Landlords. The session was lively and well attended. Thank you to everyone who made it September 12th. If you did not make the interactive event, the presentation is available on the Landlord page of the CMHA website at <https://cintimha.com/hcv/landlords/training-handouts/>



Yardi story

Cincinnati Metropolitan Housing Authority is transitioning from one software system to a new one called Yardi. The switch for the HCV Program is scheduled to begin November 1, 2019. Information about participants, units and much more will be stored on Yardi. A new partner portal is another feature of the software system. During the transition you are encouraged to access the current portal and collect information you need and want to save for your records, as that system will not be active. We will provide an informational training of the new portal later this year.

Do you know the facts on charging rent?

Owners should charge rent similar to what is being charged to non-voucher residents for similar units in the same area. CMHA verifies that each potential gross rent passes two tests: 1- Renter income affordability and 2- Rent reasonableness acceptability. The voucher payment standard and affordability are calculated prior to the HQS inspection and rent reasonableness is calculated after the inspection. Each participant must pay at least 30% of the adjusted monthly income toward rent and utilities. CMHA verifies that the voucher holder pays rent similar to non-assisted rental units.



HCV Customer Service

**Answering your questions
Monday through Friday**

8:00 AM—4:30 PM

(513) 977.5800

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