

# HCV Headlines

January 2020



Meet voucher holders who are looking to move during Marketing Mondays. Upcoming events are:

- February 3, 2020
- February 10, 2020
- February 24, 2020

Happy New Year! 2020 promises to be one of change here at Cincinnati Metropolitan Housing Authority and we look forward to working more with you on providing affordable housing for the families we serve. In late 2019, we learned that the application submitted for Mainstream Vouchers was approved by HUD. The Housing Choice Voucher Program will administer 80 Mainstream Vouchers. They allow the agency to provide subsidy to one of the most vulnerable populations within the community, persons with disabilities. Furthermore, it was announced that CMHA received the highest grant, for 2019, in the state of Ohio to help house homeless Veterans. This award means we can assist 30 additional homeless veterans in Hamilton County. This funding, totaling nearly \$681,000, is national confirmation that Cincinnati Metropolitan Housing Authority is *An Asset to Hamilton County*. We could not assist more than 11,100 families without partnering with you. So I say thank you for your partnership.

Also, thank you for your patience as we continue the transition to our new software system, Yardi. All of us here are undergoing training so the change will be as smooth as we can possibly make it. Please remember to check your mail or email for information on how to get registered for the new Partner Portal. There will also be a video posted online to help with the registration and we will have a training here in the HCV Administrative Office. Information about the training will be shared online and by email.

Kind Regards,

*Lisa Isham*



January 31, 2020

February 17, 2020

## Serving Our Veterans



Mr. Earl Logan is a US Navy Veteran who served our country from 1975 through 1979. HUD announced that CMHA will receive additional funding nearing \$144,000 for the HUD-VASH Program. The program focuses on housing veterans first and then providing them with supportive services that will give them the tools needed to be successful tenants. CMHA and the VA have worked together for over 10 years on this program. Mr. Logan is new to HUD-VASH and shared this with the audience, *"CMHA and the VA helped me to get back on my feet, to regain my self-confidence and to understand that I am somebody."* Checkout the video about the importance of property owners willing to house Veterans on the Landlords page at [www.cintimha.com](http://www.cintimha.com).

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## Landlord Orientation

These classes arm property owners and managers with the tools needed to be successful with the HCV Program. They are a perfect refresher for owners who have been on the program as well as for those new to the HCV Program. The upcoming classes are:

- February 11, 2020
- February 25, 2020

Register online at  
[www.cintimha.com/calendar/](http://www.cintimha.com/calendar/)

### HCV Customer Service

Answering your questions  
Monday through Friday

8:00 AM—4:30 PM

(513) 977.5800

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## Inspectors' Note

There are things you can do to increase the chance of passing inspections the first time an inspector comes out to the unit. 1) Look over the latest HQS Inspection Guidebook, available online at <https://cintimha.com/hcv/documents/>. 2) Walk through and evaluate the unit, both inside and out, before the inspection. Remember to check the common areas as they must also meet HQS. 3) Make sure your unit doesn't have any of the following top HQS inspection fail items:

- Chipping/peeling paint
- Corrosion on pipes
- Missing annual inspection tag on boiler
- Potholes in driveway/walkway (tripping hazards)
- Uncovered junction boxes (exposed wires)
- Evidence of pest infestation
- Loose or missing railings
- Improperly grounded outlets/covers
- Leaks (under sinks, roof, ceiling, walls)
- Non-working Heater/AC



**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.