

NOVEMBER NEWS

In Hamilton County, CMHA serves 10,200 families using HCV.

In Hamilton County, almost 5,000 families live in public housing units.

CMHA received tax credits for all of the renovated units – 986 to date.

In the coming months, the country will transition to a new presidential administration. In light of this the National Association of Housing and Redevelopment Officials (NAHRO) published a Presidential Transition Report offering recommendations to address the housing crisis and improved financial outcomes that directly affect low-income families in communities throughout the nation.

DID YOU KNOW?

- The Housing Choice Voucher Program serves **2.3 million households** throughout the country.
- **1.6 million families live in public housing units** nationwide.
- **Nationwide 3.85 million units** were developed using Low-Income Housing Tax Credit (LIHTC).

CMHA supports NAHRO's proposal of three recommendations to the incoming administration.

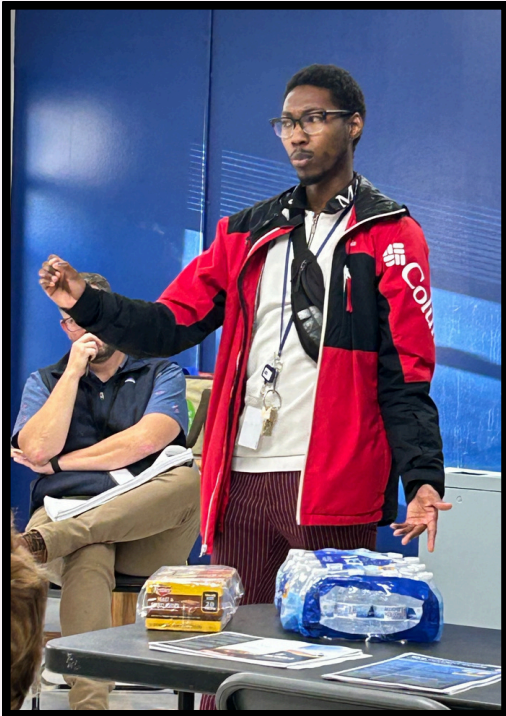
1. Provide Fair Market Rent calculations and full funding for the Housing Choice Voucher Program
2. Increase funding for public housing to maintain and preserve current units
3. Increase the use of Project-Based Vouchers (PBV) and Low-Income Housing Tax Credit (LIHTC) to provide more affordable housing for families

Here at home, CMHA is using Project-Based Vouchers to assist during the tight rental market in offering units in our newly built or updated buildings and to direct our assistance to special need populations. The Low-Income Housing Tax Credit (LIHTC) has been essential for CMHA to expand affordable housing options and revitalize current housing stock in our portfolio. The tool encourages private investment in rental housing, but now faces challenges like a shortage of the private activity bonds that have been essential as well as a loophole that allows for premature termination of the affordability requirements. Closing this loophole, expanding the allocations, and passing the Affordable Housing Credit Improvement Act would assist Public Housing Authorities such as CMHA in continuing to offer affordable housing options, grow those options and preserve the units and buildings while offering residents quality housing possibilities.

As CMHA looks toward 2025, two RAD projects are concluding, the opening of a new construction building for seniors, and the kickoff of five RAD projects that will transform the neighborhoods and the lives of the people in those communities. **Over the past eight years, CMHA has invested more than \$264 million in creating quality, affordable housing for low-income individuals and families in Hamilton County.** It's even more important in the upcoming years to have housing given the current shortage in this region.



MARQUETTE MANOR AND THE BEECHWOOD MOVE FORWARD IN RAD PROCESS

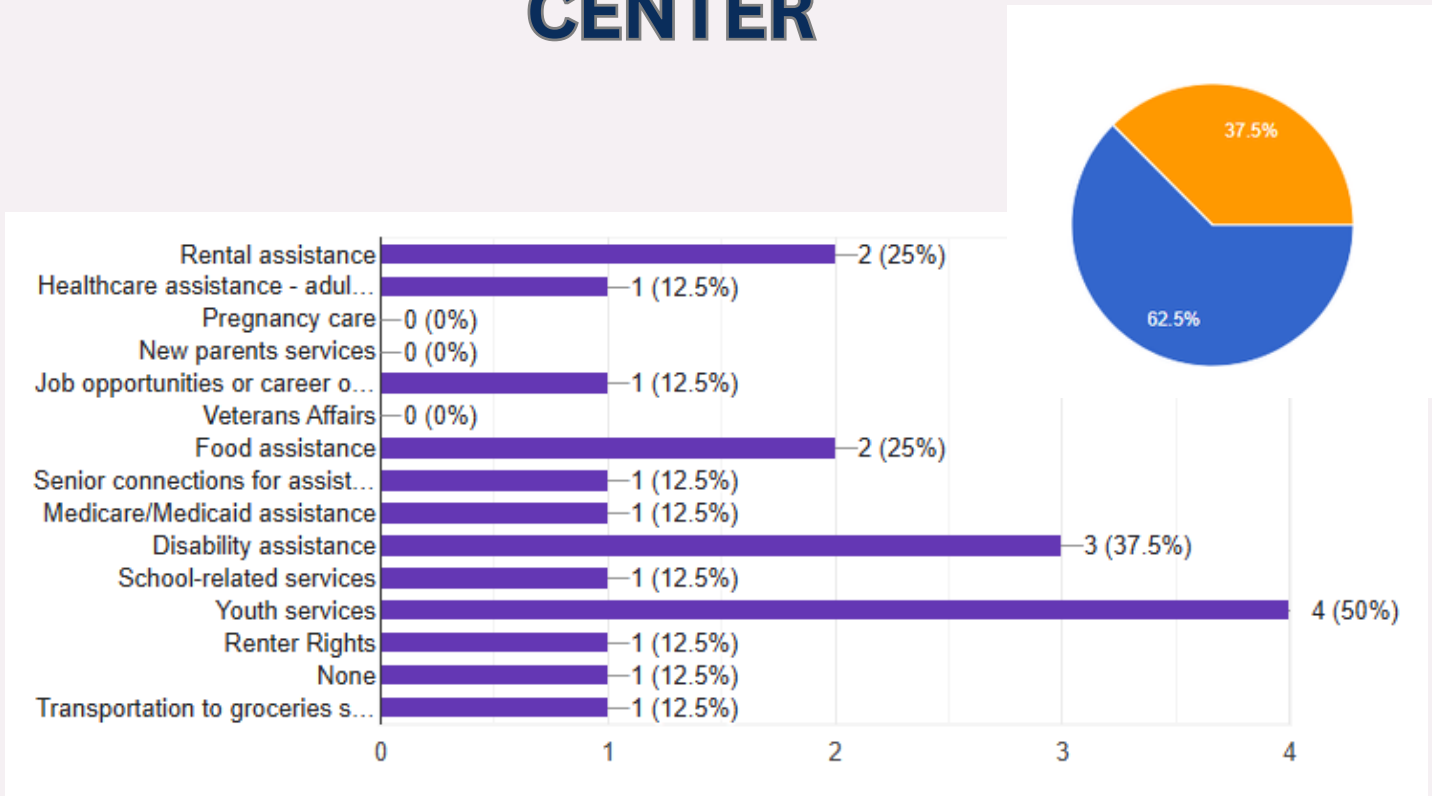


Exciting News!! CMHA has officially received notice that the Rental Conversion Commitment from HUD to move forward with our Rental Assistance Demonstration (RAD) renovations at Marquette Manor in English Woods and The Beechwood in Avondale. Once financial closing is completed, projected to be in January, residents will begin to be relocated as construction begins at the top floor of each building. Once the rehabilitation process is completed, each high rise will have a new electric and HVAC systems

lighting, flooring, appliances, overall aesthetic and so much more! CMHA is thrilled to bring new changes to these old buildings and hope it brings residents a sense of excitement and curiosity. Residents will have a newly renovated community space, laundry rooms, and parking, which addresses many of the concerns that CMHA has received from residents in these high-rise buildings over the years. Graybach Construction was present at the Beechwood Resident Meeting to introduce themselves as the construction team that will be doing the renovations at Beechwood. They were able to answer questions residents had about length of time the project would take and some of the new amenities that would be available.



CMHA SURVEYS CITY WEST RESIDENTS ABOUT NEW ROC CENTER



On October 1, 2024, CMHA took ownership of the City West development. Since then, CMHA and Oberer Management Company are communicating with residents regarding some their monthly basic needs. Resident Services and Communications Team at CMHA recently sent out a questionnaire to City West residents regarding their level of interest in a Resource Opportunity Center opening in their community.

According to the survey, roughly 63% of residents are excited to see a new ROC Center in the neighborhood. Most residents at City West are struggling with mental health, rental assistance, fresh produce needs, and children’s health and wellness. City West residents would like to see resources at the new Resource Opportunity Center surrounding rental assistance, job opportunities and career education/advancement assistance, and youth services.

CMHA has successful ROC and Envision Centers at Winton Terrace, Findlater Gardens, and Maple Towers. In October alone, our Envision Centers made 1,794 referrals to community resources to assist residents.

Winton Terrace Property Managers Honored with “Values in Action Award: Rooted in Community” from the Greenlight Fund



On Thursday, November 7th, Dena Sullivan, Property Manager at Winton Terrace, and Ridge Stroud, Assistant Property Manager at Findlater Gardens, were honored with the “Values in Action” Award by The Greenlight Fund. This recognition acknowledges their exceptional work in helping 88 families at Winton Terrace connect with The Renew Collaborative to prevent eviction. Through their efforts, residents gained access to critical stabilization services, including rental assistance and case management, ultimately helping to stabilize their housing situations. The Cinnovation Event, presented by Greenlight Fund highlights The Renew Collaborative for its role in addressing the impacts of eviction in Hamilton County. This initiative works to mitigate trauma, disrupted employment, and the negative effects on children's education, well-being, and mental health due to housing instability. Dena and Ridge’s dedication is instrumental to the project’s success, as they serve as the primary point of contact for residents in Winton Terrace, connecting them with the necessary resources to start building a more secure financial future.



CMHA WILL BE ENFORCING NO SMOKING POLICY



Cincinnati Metropolitan Housing Authority Smoking Policy



- CMHA's policy on smoking states that residents must smoke outdoors in designated areas ONLY.
- Per your lease agreement and HUD's rule all public housing buildings are smoke-free.
- Violating this rule could result in eviction.

CMHA and Touchstone Management Services Property Management is heavily enforcing the 'No Smoking Policy' instituted by HUD.

Due to Federal Regulations, there is a zero tolerance policy for smoking in the unit or away from the designated smoking areas in our communities. Please advise all residents that the 'No Smoking Policy' is a condition of their lease agreement and will result in a lease violation and potentially eviction.



IMPORTANT NOTICE: NON-PAYMENT OF RENT MAY CAUSE EVICTION

CMHA strongly encourages residents who are behind on their rent to contact property managers. Residents are being notified with 30-day notices and 3-day notices of eviction for non-payment of rent. CMHA is willing to work with you to agree on terms for a re-payment agreement. There are ways that residents can avoid eviction.

1. Residents: that if you lose your job or source of income, your rent can be decreased. You **MUST** see your Property Manager.
2. Residents: CMHA is willing to work with you on re-payment agreements, but you **MUST** meet with your Property Manager.
3. Residents may voluntarily move out of the unit to avoid eviction on their records.
4. Other assistance resources are available and can be found directly on our website at <https://cintimha.com/resources-for-resident-services/>

Asset Management

WHAT IS A "WIP"?

WIP, also known as a Walk-in Payment, is a new option for CMHA residents to pay their rent! It is a great way for residents who rely on checks and money orders to pay their rent online all in one place!

HOW TO USE THE "WIP" OPTION TO PAY RENT:

- Walk into your local store, where you would normally get a cashier's check or money order (Kroger, CVS, Walmart, etc.)
- Have barcode generated through Rent Café, tied to your CMHA account (or ask your Property Manager to provide your barcode) available for the store teller.
- The check/money order will electronically be deposited into your CMHA account once the store teller scans the barcode!

HOW IS THIS HELPFUL FOR RESIDENTS?

Residents who rely on money orders or physical checks to pay their rent often have to make more than one stop to ensure it gets to CMHA in a timely manner. With the WIP option, residents can still use a money order or check to pay rent, but they will now be able to deposit it directly into their account without having to mail it or drop it off to CMHA. Residents are able to scan their barcode at the same location they pick up their check/money order, saving them some time and effort! This also helps residents who send money through the mail feel reassured that CMHA is receiving their rent payments.

Asset Management educates residents on Walk-in Payment options for rent. WIP options were widely requested by residents who mailed in their rent. The WIP option allows for residents to pay rent with physical checks/money orders at the same location they pick up their check/MO, saving them a second trip to the post office or CMHA to drop off their payments.

Asset Management holds Rent Blitz in efforts to increase on-time rental payments and help residents with rental assistance.



The President gets a refresh! In addition to newly installed flooring, The President property located in Avondale has newly painted walls and trim! Residents are excited for the new look, picked out personally by Property Manager, Elizabeth!

ENVISION CENTER IS A MAIN TOPIC OF DISCUSSION AT THE WINTON HILLS COMMUNITY COUNCIL WITH RESIDENTS AND CITY COUNCIL

On Wednesday, November 20th, our Resident Services Team who manages our three Envision Centers attended the Winton Hills Community Council meeting with Vice Mayor Lemon-Kearney, Council Member Anna Albi, Council Member Scotty Johnson, and Council Member Mark Jeffries. Residents and community organizations were in attendance to discuss topics of concern in their neighborhood including crime, additional resources in the community, and the upcoming RAD project happening in Winton Terrace. CMHA staff members were on-hand to discuss the impact of the Envision Center in Winton Terrace and Findlater, referring hundreds of residents to community organizations for essential resources. Additionally, staff members responded to questions and concerns regarding the relocation during the RAD process.

The Envision Center (or ROC) in Winton Terrace and Findlater were the first designations received by HUD and have grown to be the largest participating group of residents. CMHA is one of only a few of the PHAs throughout the country with the opportunity to have an Envision Center. The ROC's coordinator, Tiffany Davis, works tirelessly with residents and organizations to bring them together for the benefit of the community. Each Envision Center is guided by four pillars, which contribute to making improvements in one's life circumstances. In November alone, the Envision Center made referrals to each pillar:

Character and Leadership

85

Education

100

books given

Health and Wellness

227

Economic Empowerment

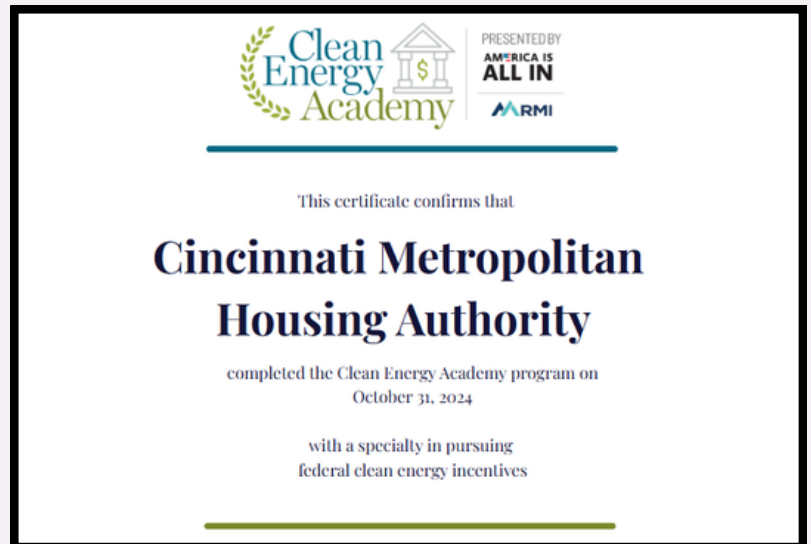
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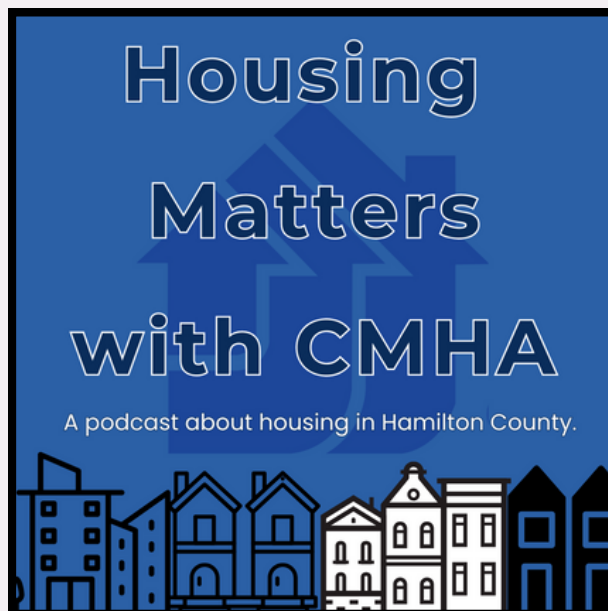
CMHA Management representatives were able to answer questions about the upcoming RAD Development project in Winton Terrace. Gary Boeres, Director of Development, reminded residents of their RAD Resident rights which include the right to return to a newly renovated unit, as well as the right to receive the communication from CMHA as the RAD project progresses through its phases of construction.

CMHA Receives Certificate of Completion from the Clean Energy Academy

CMHA Development successfully completes the Clean Energy Academy! CMHA specialized in pursuing federal clean energy incentives.



IT'S OFFICIALLY HERE! CHECK OUT THE FIRST EPISODE OF CMHA'S OFFICIAL PODCAST: HOUSING MATTERS WITH CMHA



Mr. Johnson, CEO of CMHA, joins Missy Knight, Senior Communications Coordinator as special guest to kickoff CMHA's first official podcast! Ever wonder how CMHA owns and operates over 5,000 units to provide housing to over 16,000 families? Mr. Johnson gives a high-level overview of the Agency's mission, programs, and goals. He discusses the importance of community partnerships to be effective and efficient in ensuring residents have the tools they need to not only achieve stable housing, but to improve their life circumstances.

Listen now at

<https://open.spotify.com/episode/3cFcG9SjhPtRmJYVJ84msJ>

HCV'S CMHA U EVENT INVITES PARTNER ORGANIZATION, "HOME" TO LEAD DISCUSSION WITH LANDLORDS ABOUT THE FAIR HOUSING ACT

The CMHA U event focuses on educating Landlords on the latest news in Affordable Housing and ways they can improve their management, relationship with tenants, processes and so much more! **On Wednesday, November 20th**, the HCV Department invited one of our partnering organizations HOME - Housing Opportunities Made Equal, to discuss the new rules under The Fair Housing Act. This specific class, "What's New in Fair Housing," focused on outlining the history of the Fair Housing Act and the recent changes made.



FAIR HOUSING BEST PRACTICES FOR LANDLORDS RECOMMENDED BY "HOME"

1. Treat all applicants alike regardless of what makes them uniquely them and recognize that people with disabilities may need something different.
2. Show all available properties to all prospects. Never discourage applicants from applying or suggest they would be happier living elsewhere.
3. Do not refuse to rent to or otherwise discourage families with children (unless HOPA applies)
4. Review all marketing materials and advertisements to ensure that there is no suggestion of a preference, limitation or discriminations based on protected class.
5. Establish a procedure for responding to requests for reasonable accommodations and modifications, maintenance and other requests.

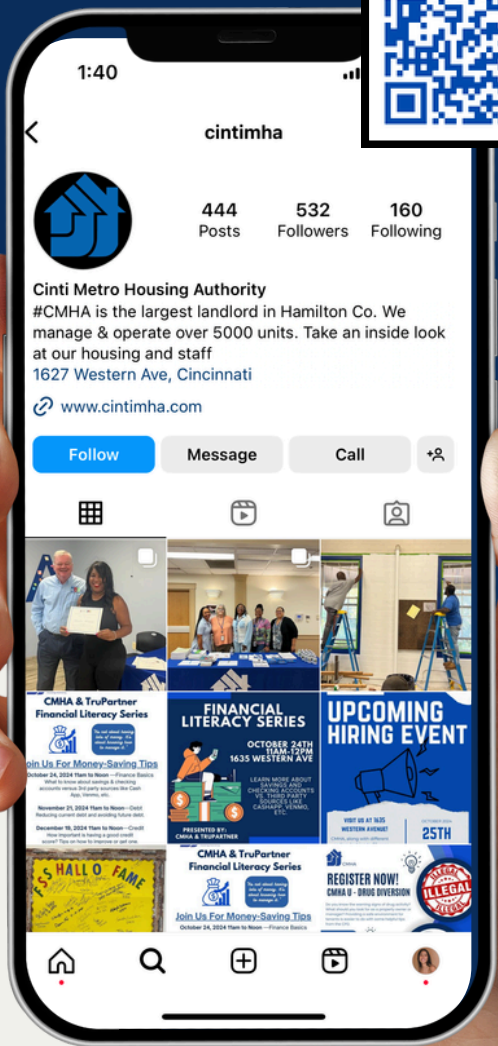
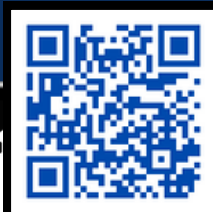
Find additional resources for Landlords at
<https://cintimha.com/landlords-2/training-handouts/>

FOLLOW US ON SOCIAL MEDIA

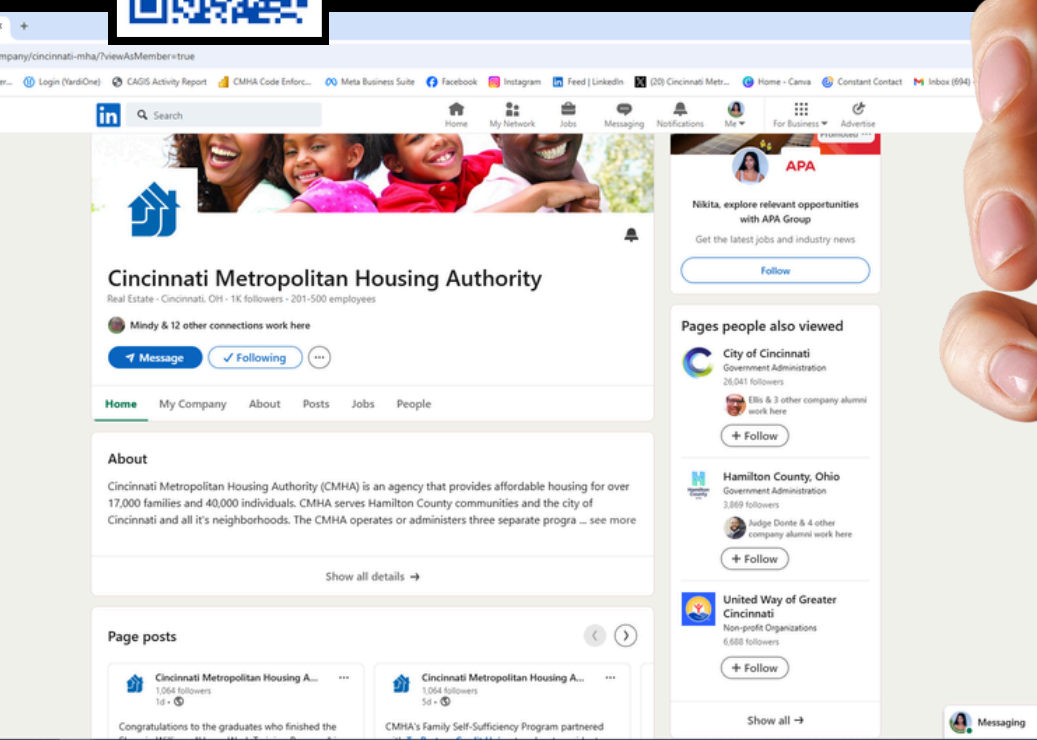


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