

## MARQUETTE MANOR WELCOMES RESIDENTS FOR OPEN HOUSE



Marquette Manor hosted an Open House for current and returning residents this month. Residents had the opportunity to see the completed apartments on the 15<sup>th</sup> floor, which will begin leasing next week.

The residents, which 39 of them attended to take a gander at the new spaces, are thrilled to have brand new

stoves, refrigerators, and larger bathrooms with tubs! One resident commented, "I am so thankful to CMHA for giving us a new bathroom with a tub!" Renovations continue on floors 14 through nine currently, as well as the first floor lobby and community space. Residents will begin moving into new apartments this month.



# HCV OFFERS HOMEOWNERS SERIES TO ASSIST IN LEARNING ABOUT HOMEOWNERSHIP

A Homeowners Series is being held to provide CMHA residents, participants, and community members an in-depth look at the steps in purchasing a home.

Participants in the events learned about ways to improve credit to qualify for loans, paying off credit card debts, staying current on rent and utilities, what mortgage loan companies look for, and much more.



More than 35 people attended the most recent meeting in July on Mortgage Matters.

## Are you ready for Homeownership?

**Cincinnati Metropolitan Housing Authority and Huff Realty partner on a 3-part series to help you get ready.**

Each session will include information on property taxes, maintenance & repairs, neighborhood research and more.

### • June 26, 2025 at 2pm Financial Readiness

- Budgeting
- Credit score
- Down payments
- Closing costs
- Emergency fund



### • July 24, 2025 at 2pm Mortgage Matters

- Pre-approval
- Mortgage types
- Interest rates
- Mortgage insurance

### • August 28, 2025 at 2pm The Home Buying Process

- Finding a real estate agent
- House hunting
- Home inspection
- Using your voucher
- Market research



All sessions will be held at Cincinnati Metropolitan Housing Authority  
1635 Western Avenue Cincinnati, OH 45214  
Register to attend at [www.cintimha.com/calendar](http://www.cintimha.com/calendar)



# HCV EVENTS HELP RESIDENTS AND LANDLORDS WITH NEW DIGITAL CHANGES

RTAs, HAP Contracts, and Lease submissions went digital on **June 16, 2025**. The HCV team understands this is a transition that requires time and assistance, and we are available to help! The HCV Team continues to host informational sessions for Landlords and Residents to assist with online documentation of all the required forms and navigating

the portal is effective throughout the month of August. See the website calendar for more details. If you know someone who is interested in this information but is unable to attend an informational session, you may direct them to the CMHA website, where a PowerPoint is available.

<https://cintimha.com/cmha-programs/housing-choice-voucher/documents/>




**Attention  
Property  
Owners &  
Managers!**

Preview Online  
Submissions:

- RTA
- HAP Contracts
- Resident Leases

**Free!**


Register for  
the next



**ASK THE EXPERT**

Presented by the Housing Choice Voucher Program

**No Paper  
Submissions**



Online submission of the RTAs, HAP Contracts and Lease forms has started. We understand that the online process is going to take some time before it becomes normal. To help you better understand how the processes work, HCV will hold info sessions online, via Teams. Join us for one of the following sessions:

## Family's Portal

### Intake

Online submission of required forms and verifications

### Online Briefing & Voucher Issuance

Watch your briefing video online and sign your voucher

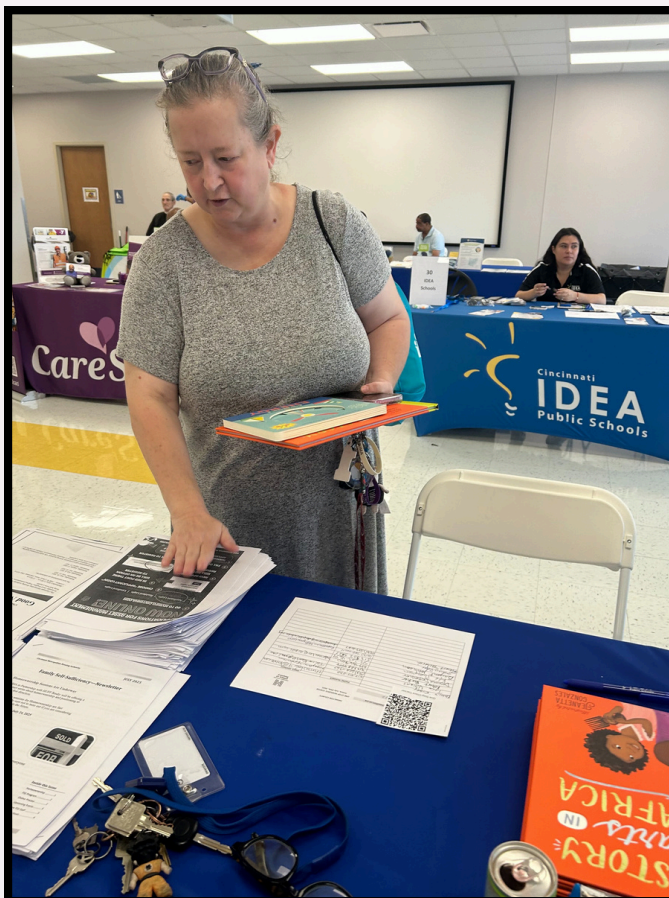
### Request for Tenancy Approval (RFTA)

Invite a potential Landlord to submit a RFTA or sign a RFTA that has been submitted to you for review



# UPCOMING EVENTS IN ENVISION AND ROC CENTERS

- Open House – Findlater Gardens for partners to conduct a walk through the space – **August 6<sup>th</sup>, 2 pm-4 pm**
- Produce Perks – **July 30, 2025** – Mother of Christ as part of Winton Hills/CMHA and Cincinnati Health Department
- Good Neighbor Program - **August 13<sup>th</sup> and 17<sup>th</sup>** from 11 am – 12 pm 1088 W Liberty St.
- One Stop Shop/513 Bus and 30+ vendors – Valley View – Glenrose Milford July 25<sup>th</sup> – FSS will be present as well
- Revive Day – Women’s Empowerment – **July 30<sup>th</sup>** – Winton ROC 11 am-3 pm
- Hopple Street Back to School Event **August 5<sup>th</sup>**
- Winton Terrace Academy Back to School – **August 15<sup>th</sup>**
- House of Israel – Back to School – offering food/supplies –
- Re-instatement of RENEW – United Way (Matthew Long) at Winton Terrace. Residents owing rent between \$925-\$1150 will be referred for assistance and 12-month support.
- A1 Stigman – Event at Findlater Gardens – **August 13<sup>th</sup>** 2 pm -4 pm- Drug prevention strategies





# KINGS AND QUEENS ATTEND REDS GAME WITH CMHA PARTNERS



Save Our Youth: Kings and Queens participants, a CMHA neighborhood partner, attended a Cincinnati Reds game compliments of Molina Healthcare, another CMHA partner. This was a fantastic summer fun opportunity for children living in Winton Terrace and Findlater Gardens. Molina provided tickets for about 30 children and chaperones for the game.

They had a great time and cheered the Reds onto a great win that day.


Kings and Queens youth group works in Winton Terrace, Findlater Gardens, and City West to end violence in the neighborhoods.



Mitch Morris uses space in several CMHA buildings to offer positive activities and programming for children.





# WAYS TO PAY RENT ARE AVAILABLE




## How Do I Pay My Rent to CMHA?




**CMHA can no longer process mailed payments (checks or money orders) to the PO Box; therefore, the following rent payment options are the only ones available to residents.**

- ACH** FREE  


A checking or savings account is required! The payment is automatically deducted from a checking or savings account. Enrollment can be set up in Rent Café or a form from CMHA Finance or Property Managers. You **MUST** take the form to your bank for the account information.
- Rent Café Payments - YOU MUST REGISTER**  


Once you register for Rent Café, you will be able to click on the Pay My Rent tab to enter your credit or debit card number to quickly and easily pay your rent. There is a **2.95% charge on each payment**. You will receive a confirmation number, and it will show in your RC account.
- Pay Near Me - Kroger, Walmart, etc**  


You may pay your rent at a designated location near you. Walmart, CVS, 7 Eleven, and Kroger locations offer the ability to make a payment with cash. You **must** log into Rent Café and get a mobile barcode, which will be the same one you will use every time you pay this way. Show the barcode to the cashier. **A \$4.99 fee will be added to your payment.**

 [clintmha.com](mailto:clintmha.com)   513-977-5847

CMHA's Low-Income Public Housing Program and Touchstone Property Services have multiple ways available for residents to pay rent. CMHA can no longer accept processing rent through mailed checks or money orders to the PO Box or management offices, as CMHA transitioned to Rent Café, a fully digital platform.

There are several ways that residents can pay rent through the Rent Café platform, including ACH payments, where residents can provide their bank account information (checking) to have automatic payments deducted every month. Debit and Credit Card payments are also available through Rent Café.

The last available payment option is a "WIP" or walk-in payment for those looking to submit a physical check or money order to local locations (Kroger, Walgreens, Walmart, etc.). The process includes the resident using their assigned barcode, available on their Rent Café account, to scan and process their rent payment.

## ASSET MANAGEMENT ENCOURAGES RESIDENTS TO PARTICIPATE IN RENT CREDIT PROGRAM!

Asset Management began a Rent Credit Program to assist residents who want to do work around their properties to assist in their rental obligations.

The residents will apply for the program with their property managers and agree on a wage. The income is then credited to the resident's account monthly. Residents cannot earn more than the monthly rent they owe.

Some jobs that residents can choose are:

Grounds clean-up  
Beautification and Landscaping  
Janitorial

### Rent Credit for Work

**CMHA is offering opportunities to CMHA residents to work for rental credits.**

**How it works:** The resident works so many hours based on an agreed wage, and the income is credited to the resident's account monthly. The maximum amount earned can not be greater than the amount of rent paid per month.

**Available positions now:**  
Grounds pick up  
Beautification/Landscaping  
Janitorial

**Responsibilities will vary by site. For any questions, reach out to your Property Manager**

**MUST be in good standing**

**Scan the QR Code if interested!**





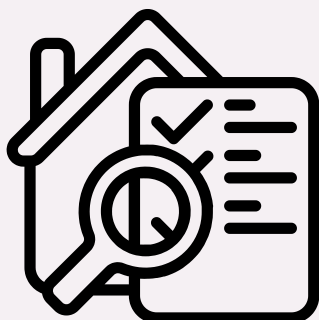
# HCV SHARES NEW INSPECTION STANDARDS

CMHA is implementing new Inspection Standards on **October 1, 2025**. Some of the changes that can be expected during future inspections are to better help prepare for NSPIRE-V.

Below are a few citable defects, but it does not constitute a full list of failed items:

- GFCI-protected outlets will be required at all “wet” locations, including exterior and other areas within 6 feet of a water source. Broken outlets will require a 24-hour repair as they can pose a safety hazard to the family.
- Guardrails will be required for elevated heights of 30 inches or more, and the rails must be at least 30 inches tall. It is a 24-hour repair if the guardrail is missing where required, the incorrect height, or has missing or loose components that impact the function.
- Dryer vents (gas & electric) with non-metal ducts that are missing, detached, or damaged, kinking (restricting flow), or improvised with cloth, sock, stocking, etc. are safety hazards and will require a 24-hour repair.
- Damaged breakers
- 9 square feet of mold-like substance
- Unshielded wiring
- Electrical/missing knockouts or the use of foreign material used for repairs is considered a deficiency
- Evidence of water infiltration is a citable defect on the foundation or other walls.

One final change to point out is the definition of infestation. “Evidence” of roaches, bedbugs, rodents, and other pests constitutes infestation. Inspectors can also use a mirror and/or a flashlight to search for evidence. An empty trap is not considered evidence of infestation.





# THE NEXT “HOW TO DO BUSINESS” EVENT IS SCHEDULED FOR JULY 28TH



**HOW TO DO BUSINESS  
WITH CMHA**

Here's Your Opportunity to  
Learn How to Do Business with  
CMHA

Friday, August 15, 2025  
10 a.m.  
VIRTUAL



**Agenda**

- ✓ 10 a.m.-10:30 a.m. How to Do Business with CMHA
- ✓ 10:30 a.m.-11:00 a.m. Training on Invoicing process and procedures
- ✓ 11 a.m.-noon Questions & Answers

**Join Us**

Join Cincinnati Metropolitan Housing Authority on Friday, August 15 at 10 a.m. for a presentation on the exciting opportunities in working as a partner. The presentation will be Virtual. Access using the QR code below.

Meeting ID: 295 638 285 536  
Passcode: bv7SB9TX



Scan the code with your phone to go to the Teams link for the meeting

**Contact Us:**

- 513-721-4580
- [www.cintimha.com](http://www.cintimha.com)
- 1627 Western Avenue, Cincinnati, OH 45214

Our Procurement Team is hosting a “How To Do Business” virtual event on August 15. The presentation will highlight how to submit an invoice and business opportunities with CMHA.

If you know anyone interested in working opportunities with CMHA, let them know about the in-person event!

## FSS INFORMATIONAL SESSIONS ARE BACK!

Let residents interested in the Family Self-Sufficiency Program know informational sessions are back in-person and virtually!

The next in-person session is August 8 at 1635 Western Avenue and the virtual session is August 26<sup>th</sup>. Residents interested can register at [hcvfss@cintimha.com](mailto:hcvfss@cintimha.com)

## Family Self-Sufficiency Informational Sessions

Are you interested in learning more about the FSS program? If so, join us in person on the second Friday of the month or the fourth Tuesday of the month.

**July 11 & 22**

**August 8 & 26**

Housing Choice Voucher Participants and Asset Management Residents will learn more about the benefits of the program and what steps you need to take to join. **The sessions are held at 11am.** by email [HCVfss@cintimha.com](mailto:HCVfss@cintimha.com) for more details.



CMHA



EQUAL HOUSING

# HIRING AT CMHA



**CMHA  
IS  
HIRING**

Featuring all open positions.

Visit the CMHA website at <https://cintimha.com/employment/>

Scan the code

1627 Western Ave  
Cincinnati, OH 45214

CMHA is hiring for a number of positions. If you know someone who would like to work at CMHA, have them visit our website at <https://cintimha.com/employment/> to view the positions and apply.

## We are proud to offer flexible rent payments

Split your rent into two smaller payments with Flex



Improve cash flow with smaller payments spread across the month



Stress less knowing Flex will help pay your rent on time



Build credit history with every payment made through Flex

### How Flex works

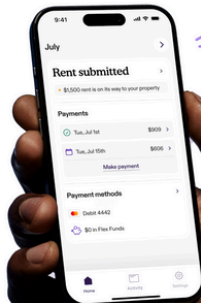
1. Pay part of your rent to Flex up front.
2. Rent is paid in full to your property when it's due.
3. You choose when to pay the rest back, later in the month.

**flex**



Join hundreds of thousands of renters using Flex for stress-free rent payments.

Flexable Finance, Inc. ("Flex") is a financial technology company, not a bank. All lines of credit, banking services, and payment transactions are offered by Lead Bank. An application and credit assessment are required for approval. Credit line amounts vary based on eligibility (graphics are illustrative only) to access a credit line, you are required to make timely payments each month. Unsecured lines of credit are provided for a recurring monthly membership fee of \$14.99 or 0% APR. A bill payment fee of 3% of your total rent is also charged when you pay your rent using the Flex app (additional and processing fee applies when using a credit card). Memberships automatically renew until cancelled. Secured lines of credit are provided at 0-9% APR based on your creditworthiness. You are required to maintain a security deposit with Lead Bank. Other third-party fees may apply. See your offer for more details. Flexable rent payment history and information about your line of credit may be reported to one or more national credit bureaus. Terms and conditions apply. All loan proceeds are disbursed by Lead Bank, neither Flex nor any of its subsidiaries disburse loan proceeds or engage in the movement of consumer funds. Brokerage activities are performed by Flexable Finance Brokerage, Inc. Servicing and collection activities are performed by Flexable Finance Servicing, Inc. Licenses: Flexable Finance Brokerage, Inc., Nationwide Multiple Lending System (NMLS ID #2258605); Flexable Finance Servicing, Inc., NMLS ID #2258605.



## Residents Can Use FLEX to Pay Rent

Residents have a new way to pay their rent on time. Flex is a third-party company assisting residents in ensuring rent is paid on time with flexibility in paying to allow for money throughout the month. For more information, visit <https://cintimha.com/cmha-programs/asset-management/resources/pay-rent-flex/>



# Take a listen to our episodes on our podcast, *Housing Matters with CMHA*:



## Marquette Manor Open Waitlist

Marquette Manor began renovations in January. While a number of current residents will move to the newly renovated floors, we are opening the waitlist for interested individuals for future apartments to become available.

1 bedroom/1 bath units

Location: English Woods on Westside of Cincinnati



Scan the qr code to register

**Touchstone**  
PROPERTY SERVICES



Re-Imagining  
Affordable Housing



CMHA has the waiting lists open for Marquette Manor and Pinecrest. If you are interested in registering for the waitlist, scan the QR code to be taken to the site, or go to <https://cintimha.com/touchstone/> to locate the property and register on the Rent Cafe page.

## Waiting Lists for Two Properties Open

Re-imagining  
Affordable  
Housing

### Pinecrest

Wait List is Open Now!



Newly renovated units with updated kitchens, bathrooms and flooring. Waitlist is open for a 1-bedroom apartment. The property has 4 ADA accessible units.



**Touchstone**  
PROPERTY SERVICES

Scan the QR code to register on Rent Cafe to apply for the wait list.



# CMHA CONTINUES ENFORCE 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/>



# FOLLOW US ON SOCIAL MEDIA

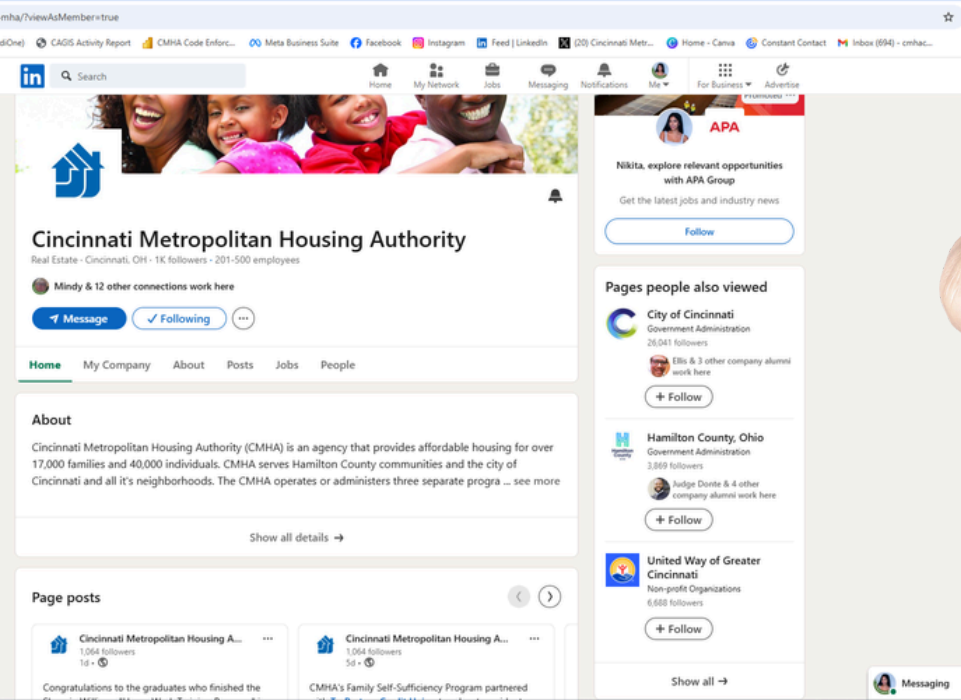


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