

Monthly update

A service of the Cuyahoga Metropolitan Housing Authority for landlords and program participants in Cuyahoga County.
August 2011

Ensure the Safety of Participants (and Prevent Next Day Abatements) by Correcting Emergency Violations

Emergency violations are housing deficiencies that threaten the health and safety of Cuyahoga Metropolitan Housing Authority (CMHA) Housing Choice Voucher Program (HCVP) participants. They may be identified by an HCVP Inspector during an annual inspection, as well as at a special inspection scheduled at the request of the participant or another concerned individual. When a unit is cited for an emergency violation, the owner has just 24 hours in which to correct the issue before the HCVP abates the Housing Assistance Payment (HAP).

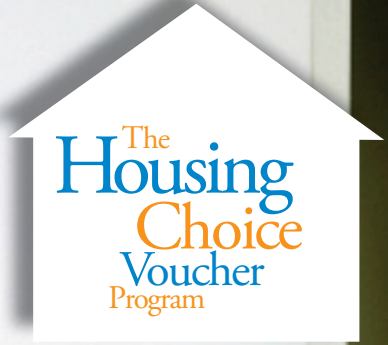
The U.S. Department of Housing and Urban Development has recently worked with CMHA to identify additional items that are considered emergency violations. The additional items include the following:

- A smoke detector that is missing, not working or loud enough
- Kitchen range burners that do not ignite without the use of an outside fire source when the control knobs are turned to the "light" position

These violations are additions to the traditional list of emergency violations, including:

- A hazardous gas hook-up for a kitchen range, as evidenced by a strong gas smell
- No water
- No electricity
- No heat (during the period from October 15th – April 15th)
- Sewer back-up
- Gas leak
- Unit not secure, including unlockable windows at a height within six feet of ground level and/or unit entry doors with missing or broken locks
- Anything deemed life-threatening

Owners should check rental units prior to any inspection to ensure that emergency conditions do not exist. Participants should bring emergency conditions to the attention of their landlords, as well as notify the HCVP at (216) 431-1471.



The
Housing
Choice
Voucher
Program



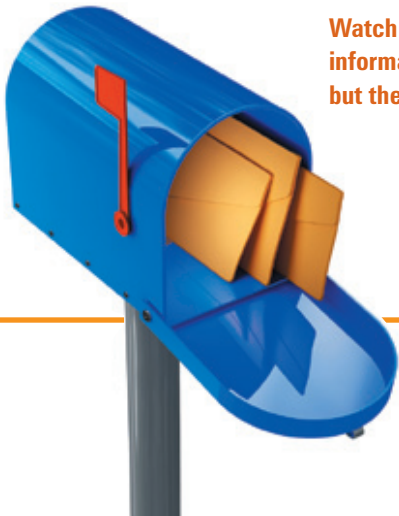
COMING SOON:
**Payments from the
HCVP Previously
Made by Check
Will be Faster and Safer!**

Beginning in October 2011, all paper checks for housing assistance payments (HAP) to landlords and utility allowance payments (UAP) to participants will be discontinued. Instead, these landlords and participants will have a choice of receiving payments through debit cards or direct deposit.



There will no longer be a need to wait for a payment that is coming through the mail. This new system will also relieve concerns about lost or stolen checks.

The debit card will be provided by JP Morgan Chase Bank. Debit card users will have free teller assisted withdrawal options at Chase Banks and free ATM access at the 51 Chase machines in Cuyahoga County. In addition, there will be no set-up fee or monthly service charges; no costs to withdraw from any Chase ATM throughout the United States, and no costs to use your card at retailers who accept Visa Debit cards.



**Watch your mail for more
information in the coming month,
but the system will be in place by October 1, 2011.**



Board Of Commissioners:

Ronald V. Johnson Jr., Chairman; Doris V. Jones, Vice-Chairperson; Robert E. Davis, Ronnie A. Dunn, Ph.D., Natoya Walker Minor

Acting Chief Executive Officer: Jeffery K. Patterson; **HCVF Director:** Priscilla Pointer-Hicks

Housing Choice Voucher Program: (216) 431-1471 www.cmha.net

CMHA's Housing Choice Voucher Program provides reasonable accommodations to persons with disabilities so they may participate in our programs, services and activities. If you need an accommodation, including auxiliary aids and/or services, please contact Customer Service at (216) 431-1471 (voice) or 1-800-750-0750 (Ohio Relay Service).