

Significant Amendment Narratives

Statement that this Amendment Meets 24 CFR 903.21 and 903.7(r)(2) Criteria:

CMHA has determined that the inclusion of demolition and disposition activities in the FY 2026–2027 Annual Plan constitutes a Significant Amendment under 24 CFR 903.7(r)(2). This is due to the nature of activities that impact the housing portfolio and may directly influence the housing opportunities available to residents. Although demolition/disposition approval itself is granted through the HUD Special Applications Center (SAC), the act of adding these proposed actions to the Annual Plan triggers the Significant Amendment requirement. This amendment is therefore being formally incorporated into the Annual Plan through the prescribed public process to ensure transparency, resident awareness, and compliance with HUD regulations.

Public Comment Period:

CMHA initiated a formal public comment period in accordance with HUD regulations governing Significant Amendments CFR24 903.17. Public notice was issued to inform residents, stakeholders, and the general public of the proposed amendment and to provide all parties an opportunity to review the planned demolition and disposition activities. The public comment period remained open for no fewer than 45 days, allowing sufficient time for review and feedback. All comments received during the period were documented and evaluated, and CMHA carefully considered resident and community perspectives in finalizing the amendment prior to submission.

Resident Meetings:

CMHA conducted resident meetings to inform impacted households of the proposed amendment and to provide opportunities for discussion, questions, and feedback. These meetings were held to ensure residents were aware of potential future demolition or disposition actions involving their developments and to explain how such actions relate to long-term portfolio planning. CMHA shared details on the assessment process, timelines, and proposed replacement strategies and welcomed comments from all attendees. Feedback gathered during these meetings was reviewed and incorporated, where appropriate, into the final version of this Significant Amendment.

JRAB and Resident Councils:

CMHA continues efforts to develop and sustain both a Jurisdiction-Wide Resident Advisory Board (JRAB) and Resident Councils across its portfolio. At this time, CMHA does not have an active JRAB or fully formed Resident Councils. Despite the absence of these formal bodies, CMHA remains committed to resident engagement and continues outreach efforts to encourage resident participation and leadership development. CMHA will continue working toward re-establishing these resident representative groups so that future Annual Plans and amendments may benefit from formalized resident advisory input.

Significant Amendment to CMHA's FYs 2026 Annual Plan

Demolition and/or Disposition:

The Cincinnati Metropolitan Housing Authority (CMHA) is amending its Annual Plan because it is planning to add projects for potential consideration for future demolition/disposition and replacement of properties in the portfolio, CMHA will be requesting Tenant Protection Vouchers.

The following table is a planning tool that CMHA uses to inform HUD and other stakeholders of potential considerations for future demolition/disposition and replacement of properties in the portfolio. CMHA has established a perpetual annual physical inspection and assessment process to conduct reviews of those properties identified or recommended for possible disposition or demolition. Based on the comprehensive assessment recommendations and findings, CMHA can make informed and thoughtful recommendations to HUD on the possible demolition or disposition of properties. As any planned demolition or disposition is undertaken, CMHA will seek to replace the units in the same communities as long as the neighborhood is below city/county average poverty rates, are potentially in an area of opportunity, and/or the long term residents of the units are satisfied connected with the neighborhood and view the community as home, or are part of a neighborhood revitalization plan. The objective is to provide quality and safe housing that operates efficiently and effectively for our residents. Multiple approaches are being evaluated to continue to deliver quality sustainable housing units and to pursue the perseveration of sustainable affordable housing units that provide choice and opportunity for our residents. To accomplish this objective and after due diligence, concepts such as acquisition/rehabilitation, new construction for replacement units as well as conversion of rental single family homes to homeownership and review of other funding programs are being considered and implemented. Some of these options are discussed throughout this annual plan.

The following table is utilized to reflect Demolition/Disposition activities.

Column 1a and 1b identify the development name and HUD project number associated with the development.

Column 2 describes whether CMHA is pursuing demolition or disposition.

Column 3 reflects the status of application each year, such as if it is an application CMHA intends to submit (Planned application), or if the application has been submitted and we are either waiting approval (Submitted, pending approval) or it has been approved.

Column 4 provides a date that Column 3 indicated status is to be achieved or has been achieved, for example if the Column 3 status indicates “planned application”, then the date in section 4 reflects estimated date the CMHA plans to submit the application.

Column 5 and 6 speak to how many units and whether the entire development or portion of the development is impacted.

Column 7 provides an estimated start and end date of when the activity of demolition/disposition may begin after the agency has an approved application. The first step of any activity begins with potential relocation and procurement of all funding sources and contractors.

	1 a.	1b .	2	3	4	5	6	7	8
AM P	Development	Dev #	Type	Status	Date	Effected Area		Timeline	Narrative
201	1708-1726 Race Street	OH004-39	Demo/ Dispo	Approved		23 Units	Partial		CMHA may complete a one for one replacement
201	122 & 130 McMicken Ave	OH004-40	Dispo	Planned	4/25	5 Units	Partial	4/26-4/27	CMHA may complete a one for one replacement
208	415-437 Rockdale	OH004-40	Demo/ Dispo	Planned	7/25	12 Units	Partial	8/26-8/27	CMHA may complete a one for one replacement
201	4048 Ledgeewood	OH004-39	Dispo	Planned	7/25	12 Units	Partial	8/26 -8/27	CMHA may complete a one for one replacement

208	415-417 Catherine	OH004-23	Dispo	Planned	7/25	4 Units	Partial	6/26-10/27	CMHA may complete a one for one
208	418 Kasota	OH004-40	Demo/Dispo	Planned	7/25	7 Units	Partial	10/26-10/27	CMHA may complete a one for one replacement
211	3460 Hallwood Lane	OH004-19	Dispo	Planned	4/25	Land Only	Partial	4/26-4/27	
218	English Woods Land	OH004-04	Dispo	Planned	4/25	Land Only	Total	6/26-10/27	
	Laurel Homes	City West	Dispo	Amend Approved	2/24	Land Only	Partial	4/26-4/27	Home Ownership
207	211 E. Broadway	OH004-58	Dispo	Planned	4/24	Land Only	Partial	2/26-8/26	
206	1701-1705 Vinton	OH004-	Dispo	Planned	12/26	2 units	Partial	2/26-4/27	CMHA may complete a one for one replacement
208	Washington Ter	OH004-	Dispo	Planned	5/25	Land only	Partial	4/26-8/27	
	1a.	1b.	2	3	4	5	6	7	8
AMP	Development	Dev #	Type	Status	Date	Effected Area	Timeline		Narrative
205	518 Rosemont	OH004-59	Dispo	Planned	2/25	2 units	Partial	2/26-2/27	CMHA may complete a one for one replacement

208	918-922 Nassau	OH004-39	Dispo	Planned	2/25	10 units 2 Buildings	Partial	2/26-2/27	CMHA may complete a one for one replacement
201	2821 Rosella	OH004-40	Dispo	Planned	2/25	Land	Partial	2/26-2/27	CMHA may complete a one for one replacement
217	Millvale Faraday Rd	OH004-06	Dispo	Planned	7/26	Land	Partial	7/26-12/26	
203	2527-2533 Hackberry	OH004-	Dispo	Planned	7/26	Land	Partial	7/26-12/26	
204	120 N Cooper	OH004-	Dispo	Planned	7/26	1 unit	Partial	7/26-12/26	CMHA may complete a one for one replacement
207	6850 Acre	OH004-51	Dispo	Planned	7/26	1 Unit	Partial	7/26/-12-26	CMHA may complete a one for one replacement
205	1603 Rosemont	OH004-40	Dispo	Planned	7/26	1 unit	Partial	7/26-12/26	CMHA may complete a one for one replacement
205	4718 Highridge	OH004-40	Dispo	Planned	8/26	1 unit	Partial	8/26-12/26	CMHA may complete a one for one replacement
201	2416 E. Galbraith	OH004-46	Dispo	Planned	8/26	1 unit	Partial	8/26-12/26	CMHA may complete a

									one for one replacement
217	Millvale	OH004-06	Dispo	Planned	08/28	381 units – 1 non dwelling	Entire Development	11/26-06/28	CMHA may complete a one for one replacement
210	5139 Holland	OH004-10	Dispo	Planned	10/26	Non-Dwelling Bld	Partial	02/26-10-26	
	1a.	1b.	2	3	4	5	6	7	8
AM P	Development	Dev #	Type	Status	Date	Effected Area		Timeline	Narrative
213	3700 Reading Rd	OH004-20	Dispo	Planned	10/26	100 units	Entire Development	11/26-06/28	CMHA may complete a one for one replacement
203	3231 Berwyn	OH004-40	Dispo	Planned	10/26	1 unit	Partial	11/26-05/27	CMHA may complete a one for one replacement
208	2106 Sinton	OH004-40	Dispo	Planned	10/26	16 units	Partial	11/26-05/27	CMHA may complete a one for one replacement
201	4875 Winton Ridge	OH004-43	Dispo	Planned	10/26	2 units	Partial		CMHA may complete a one for one replacement
204	10929 Reading Rd	OH004-59	Dispo	Planned	10/26	3 units	Partial	11/26-5/27	CMHA may complete a

									one for one replacement
	Waverly Ave	OH004	Dispo	Planned	10/26	Land only	Partial	11/26-5/27	
207	38,56,74 and 76 Anderson Ferry	OH004-66	Dispo	Planned	10/26	Land only	Partial	11/26-5/27	
208	3472 Harvey	OH004-23	Dispo	Planned	10/26	Land only	Partial	11/26-5/27	
208	603 Rockdale	OH004-40	Dispo	Planned	10/26	Land only	Partial	11/26-5/27	
207	522 Harrison	OH004-51	Dispo	Planned	10/26	2 units	Partial	11/26-5/27	CMHA may complete a one for one replacement
201	2254 Flora	OH004-40	Dispo	Planned	10/26	1 unit	Partial	11/26-5/27	CMHA may complete a one for one replacement
205	5358 Orangelawn	OH004-45	Dispo	Planned	10/26	1 Unit	Partial	11/26-5/27	CMHA may complete a one for one replacement
	1a.	1b.	2	3	4	5	6	7	8
AMP	Development	Dev #	Type	Status	Date	Effected Area		Timeline	Narrative

206	432 Elizabeth	OH004-45	Dispo	Planned	10/26	2 units	Partial	11/26-5/27	CMHA may complete a one for one replacement
206	1624 Pulte St	OH004-40	Dispo	Planned	10/26	1 unit	Partial	11/26-5/27	CMHA may complete a one for one replacement
201	2360 Browkaw	OH004-43	Dispo	Planned	10/26	1 unit	Partial	10/26-5/27	CMHA may complete a one for one replacement
205	4718 Highridge	OH004-40	Dispo	Planned	10/26	1 unit	Partial	10/26-5/27	CMHA may complete a one for one replacement
201	2416 E. Galbraith	OH004-46	Dispo	Planned	10/26	1 unit	Partial	10/26-5/27	CMHA may complete a one for one replacement
201	4558 Harrison	OH004-57	Dispo	Planned	10/26	2 units	Partial	10/26-5/57	CMHA may complete a one for one replacement
202	6467 Rainbow	OH004-43	Dispo	Planned	10/26	1 unit	Partial	10/26-5/57	CMHA may complete a one for one replacement
201	2308 Victor	OH004-40	Dispo	Planned	10/26	1 unit	Partial	10/26-5/27	CMHA may complete a one for one replacement

202	1422 Beacon	OH004-40	Dispo	Planned	10/26	1 unit	Partial	10/26-5/57	CMHA may complete a one for one replacement
203	5717 Islington	OH004-38	Dispo	Planned	10/26	1 unit	Partial	10/26-5/27	CMHA may complete a one for one replacement
203	3339 Amelimont	OH004-66A	Dispo	Planned	10/26	2 units	Partial	10/26-5/27	CMHA may complete a one for one replacement
203	3338 Maplecrest	OH004-66A	Dispo	Planned	10/26	2 units	Partial	10/26-5/27	CMHA may complete a one for one replacement
	1a.	1b.	2	3	4	5	6	7	8
AMP	Development	Dev #	Type	Status	Date	Effected Area		Timeline	Narrative
204	9998 Chester	OH004-46	Dispo	Planned	10/26	1 unit	Partial	10/26-5/27	CMHA may complete a one for one replacement
206	423 Clark	OH004-40	Dispo	Planned	10/26	2 units	Partial	10/26-5/27	CMHA may complete a one for one replacement

[illegible]