

FAQs for City West Repositioning & Dispositioning

Questions regarding the sale of 105 units

- ❖ Are we able to move into vacant units in City West?
 - Yes, if you must move. The opportunity will be given to you to move into vacant units located at City West
- ❖ Does TQL or FCC have anything to do with the sale?
 - FCC and TQL **do not** have anything to do with this decision.
- ❖ When will the buildings be sold?
 - The listing agent has listed the units, and CMHA is accepting offers on the units as of **January 5, 2026**. Please note if the new owner does not want to rent the units to the current residents. CMHA will not complete the sale until all residents have a secure home.
- ❖ What are timeline for buildings being sold?
 - There are several HUD processes that need to happen prior to the building being sold. Those processes can take 6 to 12 months once a buyer has been identified.
- ❖ What restrictions are you placing on the sale of the units?
 - At this time, the only restrictions on the property are covered under the City's zoning policies.
- ❖ What protections will be put into contracts for residents?
 - If relocation is needed CMHA will ensure all relocation processes are followed so all residents will have a secure home. We will not be adding any additional language to a sales contract except the owner (if they do not want to rent to the current residents) cannot take position of the units until all residents have been relocated by CMHA
- ❖ How long will it take to find a buyer who wants to rent to us?
 - We have just listed the units, and we are not sure how long it will take to find a buyer. It will be up to the buyer if they want to rent to the current residents. Please note if the buyer wants to rent to the current residents we will require, they do some upgrades to the units, within a reasonable timeframe to ensure all residents have a better unit.
- ❖ What does it mean for us to stay in the West End?

- It means that we will work to make sure if needed, your relocation is within City West the boundaries of the West End community. If you wish to stay in the West End community.
- ❖ What is the priority for the units being sold?
 - This is a high priority because there is debt on the property that must be satisfied, or we are at risk of losing the entire complex to foreclosure.
- ❖ Will the new buyer maintain the affordability?
 - We don't know the answer to this question, because we don't know who the new buyer will be.
- ❖ Which areas of City West does this effect?
(See the map)
- ❖ When the buildings are sold what will happen to them?
 - We don't know the answer to this question, because we don't know who the new owner will be, the city of Cincinnati has strict zoning policies centered around what can go on the property or what the property can be turned into.
- ❖ Will the new owner leave rent the same?
We don't know the answer to this question because we don't know who the new owner will be.

Questions regarding moving for Individuals Affected by the sale

- ❖ Are families or individuals being moved out of City West?
 - The intention is to provide a better home for all residents and not to move anyone out of the West End that does not want to be moved out of the West End.
- ❖ What are the options of areas in the West End to move?
 - There are several apartments in the West End, along with rental options of current houses that are offered by private landlords, and of course, City West is always an option. These are all valuable options for voucher holders, and non-voucher holders will have an option to receive a voucher through this process if relocation from the for-sale units has to happen.
- ❖ What is the timeframe of having to leave our home?
 - This depends on the section of the complex you live in. If you live in the section of the units that are being renovated, there is a proposed schedule that was given to you at the meeting. If you

live in the proposed section that will be sold, the projected time frame will depend on if the new owner does not want to rent to the current residents and how long the HUD approval process will take. All these things factor into a timeframe, which can be anywhere from 6 to 24 months or longer.

- ❖ How are people in buildings for sale relocated?
 - Each family will have a sit-down meeting with the relocation team to design and develop a relocation plan for your needs. This will be handled by CMHA if and when it is needed.
- ❖ Where would residents be relocated to?
 - There are several apartments in the West End, along with rental options of current houses that are offered by private landlords, and of course, City West is always an option. These are all valuable options for voucher holders and non – voucher holder will have an option to receive a voucher through this process if relocation from the for-sale units has to happen.
- ❖ How will you accommodate everyone to stay in West End?
 - There are several apartments in the West End, along with rentals options of current houses that are offered by private landlords and of course City West is always an option. These are all valuable options for voucher holders and non – voucher holder will have an option to receive a voucher through this process if relocation from the for-sale units has to happen.
- ❖ When will I have to move? How soon will your family be notified if we have to be relocated?
 - This depends on the section of the complex you live in. If you live in the section of the units that are being renovated there is a proposed schedule that was given to you at the meeting. If you live in the proposed section the will, be sold the projected time frame will depend on if the new owner does not want to rent to the current residents, how long the HUD approval process will take. All these things factor into a timeframe, which can be anywhere from 6 to 24 months or longer. If you have to be relocated you will receive a notice and we will have another meeting to talk about next steps before anyone would have to move.

- ❖ Are we able to keep our same number of bedrooms?
 - Yes, if your family size requires the same number of bedrooms. If your family composition has changed to a lower number than your bedroom size would/could change to a lower number.
- ❖ What are relocation benefits?
 - The benefits vary by bedroom size and we will make sure to communicate all the benefits if/when any relocation has to happen
- ❖ How many times will you be relocated?
 - If you live in a section that will be renovated once or twice at the most. If you live in the section that is up for sale there will be a 1 time move (unless there is an esteem issue of some kind).
- ❖ Will you pay all relocation fees? Yes
- ❖ What happens to residents who recently signed new leases?
 - They receive all the benefits everyone else would receive.
- ❖ If I am in a 1 bdrm market rent unit and no 1 bdrm units are available, what options do I have?
 - There are several apartments in the West End, along with rental options of current houses that are offered by private landlords, and of course, City West is always an option. These are all valuable options for voucher holders, and non-voucher holders will have an option to receive a voucher through this process if relocation from the for-sale units has to happen.
- ❖ Can we move to scattered sites?
 - Yes, you do not have to stay in the West End if you don't want to
- ❖ How does this affect voucher holders?
 - Voucher holders have the option of taking their voucher anywhere in the United States where they choose to live or stay in the West End.
- ❖ Are residents with vouchers (Section 8) able to move into public housing units?
 - Yes, they are, but they would lose the HCV voucher; they may not want to do that.
- ❖ If we have to move can we get a voucher (Section 8)?

- ❖ Yes, if you don't have a voucher currently and you qualify for a voucher based on your income.
- ❖ Will income disqualify any City West resident? No income level will disqualify a City West resident. If their income is above 80%, we will work with them to find a unit in the West End if they choose to remain in the West End. (No resident in a market unit income is over 80%; even the market rents are capped to meet the Low income tax credit rent, which is set at this complex at 60% of AMI.
- ❖ How many residents will remain on the property? There will be a total of 581 units when the total sale and renovation are completed. The average number of people in a household is 3, so the total number of people remaining in apartment units will be around 1,743.

Questions about rent

- ❖ Will public housing rent stay the same? Yes
- ❖ Will current residents be able to remain in the community at their current rent or within 30% of their income? Yes
- ❖ For the people paying market rent, will they have to pay higher rents? (No resident in a market unit income is over 80% even the market rents are capped to meet Low income tax credit rent, which are set at this complex at 60% of AMI
- ❖ Can you guarantee in writing that we will not lose our rent subsidy?
 - There is no way anyone can guarantee anything in today's world. If they say they would be telling a story. What we can do is guarantee we will be working hard to keep ALL the subsidies we have in the community. If HUD or some political changes happen none of us can control these 2 items.
- ❖ If the new owner raises the rent, who will cover the difference?
 - If the new owner agrees to rent to the current residents you will be provided a subsidy that will safeguard you if this was to happen (Voucher)
- ❖ What protections exist for families with disabled young children?
 - All residents will have the same protections as it pertains to this process.

- ❖ How are you handling residents where there is no evidence of past rental payments paid to TCB? How can they be held accountable for poor record-keeping? CMHA has no recourse to take back any TCB actions

Questions regarding the repositioning (renovation) of 581 units

- ❖ In what way is this helping us stay in the West End?
 - This process ensures you have improved living conditions by doing the needed renovations. If the debt is not paid off, you would be in a situation of the complex goes through foreclosure. This process solves both these major issues, which will allow you to stay in the West End if you choose to do so.
- ❖ After renovation, am I able to move back into my original apartment?
 - No, you will move back to the same phase but not to your same unit
- ❖ How long is the temporary move?
 - Depends on what phase you move in, but the most would be 18 months, and the least would be 3 months
- ❖ How many of the 581 units will be public housing, tax credit, or market rate?
 - Of the 581 units, 366 units will remain public housing. The rest will be a combination of RAD, project-based, and tax credit units
- ❖ With renovations and possible rent increases, will voucher allotment increase?
 - There will be no rent increase for the residents. All residents will continue to pay based on their income, but yes, the voucher will expand to ensure there is no increase to the resident.
- ❖ Will the location be on-site or off-site? Both
- ❖ Will our rent change after renovation?
 - Residents will continue to pay based on their income
- ❖ How long are we given once we are told to relocate to the temporary units?
 - Timeframe varies, but you will be provided with options to consider
- ❖ Will the new units(renovated) take vouchers?

- Yes, some of them will accept Vouchers
- ❖ Can we move to scattered sites? Yes
- ❖ During renovation, what arrangements are made for residents while work is being done?
 - Residents will be provided a unit of the same size to accommodate their family.

Questions regarding Relocation for Repositioning

- ❖ What are relocation benefits? Benefits that will help assist all residents in the relocation process. The benefits pay the cost of moving or provide dollars so you can move. There are additional benefits, but those are the most asked about items
- ❖ What does same level of relocation benefits mean? All residents who have to move will receive the same options regardless of if they live in a public housing unit or not.
- ❖ Will you allow us (residents) to review the relocation plan before it is finalized? Yes
- ❖ Will you pay all relocation fees? Yes

- ❖ Questions about the City's Homeownership Program
 - There will be several meetings set up with the city present to go over their process for this option. We will set these up in the Spring.

Please continue to use the email address provide at the meeting this will ensure all questions are answered in a timely manner.