

CMHA is...



Renewing Focus

2010 Report to the Community

Focus on Progress



Lamont Taylor
Board Chairperson



Ted Bergh
Interim
Executive Director

The Voice of CMHA

The Cincinnati Metropolitan Housing Authority had two new members named to its Board of Commissioners during 2010 which presented an opportunity to renew focus on planning for the future. The past year has been devoted to strategically planning for the “new” picture of assisted housing and positioning the agency for success well into the future. Ted Bergh was named Interim Executive Director in June, replacing the retiring Richard Rust.

A pivotal element to CMHA’s success is strategically aligning the agency with community partners. CMHA provides safe, affordable housing opportunities for economically disadvantaged families and individuals throughout Hamilton County, but in many cases our residents may benefit from additional community services. Refocusing efforts to increase strategic partnerships will immensely improve the quality of life experienced by our residents and promote self-sufficiency.

Partnerships developed with programs and organizations such as Constructing Futures, One Small Garden and the City of Cincinnati Health Department are examples of how CMHA offers opportunities to residents. The Health Department applied for a New Access Point grant to place health centers in public housing communities, Constructing Futures provided residents with job training and certifications and One Small Garden has brought the concept of urban gardening to the residents of Millvale.

CMHA also focused this year on expanding affordable housing solutions in Hamilton County again with new partnerships.

- A new senior low-rise community is being built in the City of Mt. Healthy thanks to the Neighborhood Stabilization Program 2 Grant awarded to the Cincinnati Hamilton County NSP2 Consortium and the identified need by Mt. Healthy officials.
- CMHA awarded the Episcopal Retirement Homes (ERH) 25 project based vouchers to support senior housing at its St. Paul Village community.

Board of Commissioners

Lamont Taylor

Pete Witte

Marisa Spears

William Myles



- An additional 35 project based vouchers were awarded to the Model Group for its Villas of the Valley development replacing the old Valley Homes site in Lincoln Heights .

The agency also continues to work with all the partners with vested interests in City West to resolve outstanding financial issues at the HOPE VI community.

CMHA has undertaken significant innovative solutions for housing issues in the past year that are described throughout this report. We urge you to spend some time reviewing the 2010 Report to the Community and encourage you to share your thoughts with CMHA. This can be accomplished through the Contact Us section of CMHA's website at www.cintimha.com.

Ted Beyh

Vision

To be nationally recognized as the leader in providing innovative, affordable services and solutions

Mission

To provide quality affordable housing solutions by building partnerships with Hamilton County communities while strengthening and expanding housing opportunities for families to achieve self-sufficiency

Values

- Integrity
- Respect
- Initiative
- Accountability
- Excellence

Guiding Principles

- We support our employees and their families so we can support the communities we serve
- We are committed to treating everyone with respect
- We will not compromise our shared ethical standards and dedication to quality

#Administration

CMHA released its newly updated website this year. www.cintimha.com.

Follow us on twitter @cintimha.

Focus on Collaboration

Community Partners

Hamilton County

City of Cincinnati

City of Mt. Healthy

Cincinnati Health Department

HOME

Kroger

SmartMoney

Community Action Agency

Super Jobs

Home Think Tank

Harmony Garden

Continuum of Care

Home Ownership Center

Partnerships

CMHA applied for several grant opportunities this year focusing on collaborative efforts with various agencies and political jurisdictions including:

- Hamilton County Jobs and Family Services
- City of Cincinnati Health Department
- Living Arrangements for the Developmentally Disabled
- Center for Independent Living Options

Two applications were also submitted for the Choice Neighborhoods Initiative grant. If awarded, CMHA will receive funds to develop plans for English Woods and the West End to address the comprehensive needs of those communities.

Through CMHA's Section 3 program the agency has strengthened its working relationship with both the City of Cincinnati and Hamilton County as well as area Chambers of Commerce, the local Port Authority and CMHA's Jurisdiction-wide Resident Advisory Board.



CMHA was also recognized for its membership and participation in the Southwest Ohio Region Workforce Investment Board (SWORWIB). The opportunities afforded through this partnership focused on job creation and providing options to CMHA residents.



A greater focus of the agency has become collaboration in order to leverage our resources to the fullest extent.

One Small Garden

CMHA has entered into a partnership with Juliann Gardner from One Small Garden. Residents of the Millvale Community are building and maintaining their own raised gardens as result. Neighborhood children are also benefitting from the community garden started at the Millvale Recreation Center.



CMHA reached the Federal stimulus funding goal by obligating all of its more than \$19 million in American Recovery and Reinvestment Act (ARRA) funds one week before the Federal deadline. To comply with transparency requests CMHA posts a weekly updated listing on its website to account for the distribution of the ARRA funds.

As a result of ARRA stimulus funds the agency replaced windows at several family and high-rise communities as well as numerous scattered sites, resulting in long term energy savings. ARRA also funded roof and driveway replacements for some smaller CMHA communities in 2010.

Many high rise residents benefited from replacement of stoves and refrigerators this past year. A focus of the ARRA funds is to add energy efficient products to reduce utility costs.

CMHA's Modernization department carefully monitors all ARRA contracts. As of the end of 2010, 72% of the funds were expended and the remaining funds will be expended by September 31, 2011.



Section 3 is a federal program that started in 1968, but has gained renewed attention with the funding provided through ARRA.

One aspect of Section 3 compliance applies when contractors are bidding on federally funded projects and they have a need to hire additional employees in order to complete the job. At that point 30% of the contractor's new hires "to the greatest extent feasible" must be Section 3 residents.

Who qualifies as a Section 3 resident? Public housing residents regardless of income or Hamilton County residents making at or below 80% of Area Median Income.

Another component of the Section 3 program is awarding a contract or subcontract to a certified Section 3 Business. These are businesses where either the majority owner or more than 30% of its workforce are comprised of Section 3 residents.

CMHA staff spent 2010 developing a new Section 3 Plan to ensure compliance with HUD regulations. This also included the addition of a Section 3 Compliance Coordinator.

Focus on Improvements



32% of CMHA's modernization contracts were awarded to Minority-Owned Businesses (MBE)

36% of the new hire opportunities related to modernization contracts resulted in the hiring of Section 3 residents.

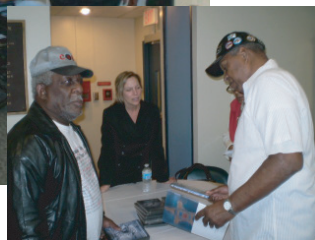
Public Housing

Leasing staff worked several Saturday's throughout the year to meet the demand for housing and ensure vacancies were filled timely.

Throughout 2010 CMHA pursued numerous opportunities to enhance the quality of life enjoyed by its public housing residents and streamline the application process for potential clients.

- CMHA is focused on improving document management within the agency. All the forms completed during the application process and throughout tenancy at CMHA causes significant paper files. CMHA embarked on becoming paperless during 2010. In May the Public Housing Leasing department became the first area to use document imaging to be free of paper files, expedite the leasing process and cut printing and storage costs. Document imaging will expand into every CMHA department during the next two years resulting in increased efficiency and enhanced customer service.
- CMHA's Resident Services Department spent the year building partnerships with agencies throughout the region to promote career and education training opportunities for CMHA residents.
- Events held at two CMHA communities in 2010 engaged residents and provided essential information. CMHA's Compliance and Safety office in conjunction with Housing Management organized the events with the many partnerships CMHA has throughout the county. Representatives from the Cincinnati Police Department, Urban League, Cincinnati Fire Department, Red Cross, Cincinnati

State and the Jurisdiction-wide Resident Advisory Board (J-RAB) attended one or both events to share pertinent information with CMHA residents. Nearly 100 residents attended the two events. As a result of the success and popularity, CMHA staff is planning additional events in 2011 to provide residents with information about education, employment, crime prevention, safety awareness, renter insurance, mental health and community involvement.



Constructing Futures

Twenty-six CMHA residents enrolled in Blueprint for Success Expansion, a pre-apprenticeship construction and training program organized by the Community Action Agency (CAA) with a Constructing Futures grant from the State of Ohio.

Constructing Futures students received classroom instruction and hands on experience from a local construction company. Upon successful completion of the program students obtained three certifications: an OSHA certification, a state safety certification and a CPR certification.

During the August 2010 Constructing Futures Program graduation, 26 graduates from the Public Housing or Housing Choice Voucher programs received certificates. The training continued three days a week through the end of September to provide job readiness training, resume writing, identify employment opportunities and schedule job interviews.

Seventy percent of all graduates obtained jobs or entered an apprenticeship program.

“This program helped me to learn a lot about people, communication and job readiness... We are all striving for excellence and this program gives us hope.”



*~Angela Robinson,
Constructing Futures
Graduate*

**Focus on
Service**



Public Housing

In July 2010 CMHA made changes to its Housing Choice Voucher program with the intent of improving efficiency.

- Property owners are now required to receive Housing Assistance Payments (HAP) through direct deposit. This has cut costs and causes timely payments to property owners.
- CMHA implemented a new Mover's Briefing held at CMHA twice a week. Current voucher holders interested in moving after their initial 12-month lease commitment must attend. This process allows property owners and voucher holders to immediately know when they are qualified to move.
- CMHA offers landlords the opportunity to list vacant rental units for free through gosection8.com. This change enables HCV participants to search properties by neighborhood and view photos of a rental property prior to scheduling an appointment with an owner. It also gives property owners the ability to change and update information in real time, an important concept when in the rental housing business.
- CMHA now requires all Requests for Tenancy Approval (RTAs) be submitted in person. This allows a Housing Specialist to confirm the tenant's eligibility by reviewing owner approval and tenant affordability, speeding up the move-in approval process. If approved the unit will be scheduled for inspection within 15 days.

What are Housing Choice Vouchers?

The HCV program assists low-income families, elderly and handicapped individuals afford decent, safe housing in the private market. This system operates as a typical private market leasing situation between a landlord and a renter, only the renter has a voucher provided by CMHA. That voucher means CMHA will pay the landlord a monthly subsidy payment to fill the gap between what families can afford to pay and the actual rent. The renter is responsible for paying 30 percent of income for rent and utilities.

CMHA's HCV Family Self-Sufficiency (FSS) program continues to be the largest program in the State of Ohio and the seventh largest in the nation. Participation grew in 2010 to 718 households.

- HCV FSS was awarded the American Dream Home-ownership Grant totaling \$100,000 to be used to assist FSS participants with the down-payment to purchase a home. Eight FSS participants were able to purchase a home in 2010 after completing home-ownership training.
- Ninety-seven FSS participants graduated in October from CreditYourself, a financial literacy class presented by SmartMoney Community Services and the Key Bank Foundation.
- Twelve HCV FSS participants joined an eight-week job training program for women to explore new careers and prepare for apprenticeships. Non-traditional Occupations for Women (ONOW) classes are held at Butler Tech and are funded through the state's Constructing Futures grant dollars.
- CMHA's FSS staff host an annual home ownership fair to connect program participants with agencies who can assist in preparing for home ownership and ensuring that qualified participants are ready for the next stage in their lives.



HCV



"FSS and its partner agencies have helped me to understand my finances better, budget more effectively and set financial goals for myself."

~ FSS Participant Dawn Frierson

Building a New Future in Mt. Healthy

The Cincinnati Metropolitan Housing Authority is one beneficiary of the more than \$24 million dollars infused into Hamilton County as a result of a second round of Neighborhood Stabilization Program funding. CMHA is a partner in the Cincinnati-Hamilton County NSP2 Consortium (CHCHC) that was awarded the funds in January 2010 and includes Hamilton County, the City of Cincinnati and the Local Initiatives Support Corporation (LISC).

CMHA and the City of Mt. Healthy will achieve the NSP mission to revitalize neighborhoods damaged by abandoned and foreclosed properties.



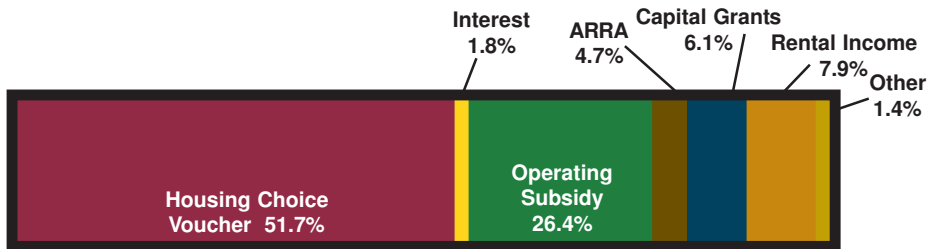
CMHA is the developer in a \$10.6 million dollar enhancement project for the community. The cul-de-sac at the end of South Martin Street will be redeveloped into a 60-unit senior community to meet the needs of Mt. Healthy's population who can no longer maintain single family homes, but want to remain in the community. This project removes blighted buildings that have plagued the City of Mt. Healthy with chronic building code and criminal issues for 40 years.

The new Mt. Healthy senior community will take shape during 2011. Featured amenities include a walking trail, ample outdoor recreational space, indoor community space, individual washer/dryer hook-ups and on-site health consulting services.

Coming in 2011

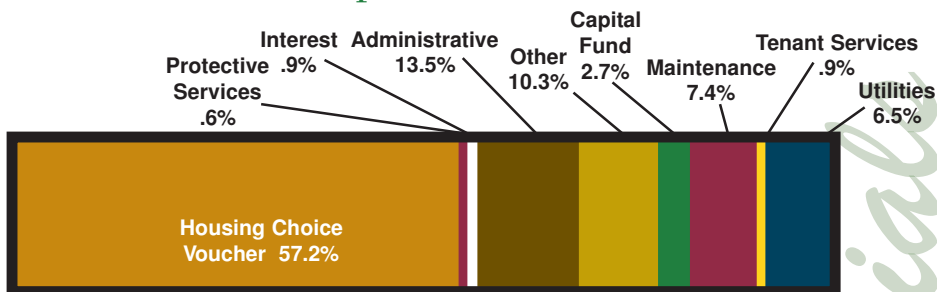
- CMHA's information management and document imaging efforts will expand to the property management sites. The goal is to complete the process for the entire public housing area of the agency by the end of 2011.
- Continue to search for opportunities to develop affordable housing units throughout Hamilton County in partnership with neighborhoods.
- CMHA joined the twitter world and will expand its social media presence. Follow us @cintimha
- The agency will host two education resource fairs in 2011 to benefit clients and connect with community partners.

Total Revenue for FY2010



Housing Choice Voucher	\$68,137,545
HUD Operating subsidy	34,809,676
Rental Income	10,342,564
Capital Grants	8,061,036
ARRA Stimulus Grant	6,198,364
Interest Income	2,328,134
Other Business Activity	1,868,721
Total	131,746,040

Total Expenses for FY2010



Housing Choice Voucher	\$66,696,150
Administrative	15,775,326
Other Expenses	12,053,619
Maintenance	8,656,076
Utilities	7,552,814
Capital Fund	3,086,884
Tenant Services	1,044,746
Interest Expense	1,041,799
Protective Services	637,561
Total	116,544,975



CMHA

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