

IS **THIS** THE FUTURE?



CINCINNATI METROPOLITAN HOUSING AUTHORITY

ANNUAL REPORT 2001

THERE ARE THOSE IN THE CITY WHO
SEE THE CITY'S LONG-TERM RACE
PROBLEM AND THE RIOTING IN THE
STREETS AS 'SEPARATE ISSUES.'

IS THIS THE FUTURE?

THE NIGHT THE UNREST BEGAN, protesters gathered



together in a state of rage,
which was vented at physical
structures and buildings
throughout the City.
Windows were broken out

of stores, rocks were thrown at cars and fires were set. Police arrested hundreds. Those arrested were tried and sentenced.

Despite the immediate incident that set off the riots, larger issues concerning "social, economic and political disparities between the races" led to the unrest. (© Cincinnati Museum Center 2001)

A commission formed to study the unrest found its fundamental origins to lie in the following societal inequalities:

- > lack of African American leadership in city leadership roles
- > disproportionate unemployment among African Americans
- > excessive poverty in the African American community
- > substandard housing for Cincinnati African Americans.

In a well-meaning effort, an interracial panel of business and civic leaders also proposed a summer jobs program to provide 3,000 jobs for inner-city youth.

Another national commission was formed to determine the root causes of the unrest. The commission found a lack of opportunities for citizens in the following areas:

- > employment
- > education
- > welfare
- > housing.

The above causes, proposed solutions, and description of the riots are a part of our past – 1967 to be exact. The description of the civil unrest, problems and proposed solutions to address the riots of 1967 are disturbingly similar to those of the civil unrest that disrupted life in the City of Cincinnati in April of 2001.

no!

MESSAGE FROM THE CHAIRPERSON

IT HAS BEEN A YEAR OF TRAGEDY FOR OUR NATION, AND A VERY DIFFICULT ONE FOR OUR CITY. THIS SPRING'S CIVIL UNREST TURNED AN UNWELCOMED NATIONAL SPOTLIGHT ON CINCINNATI, LEAVING FORGOTTEN THE MANY WONDERFUL THINGS THAT MAKE THIS CITY UNIQUE. WE MUST ALL COME TO GRIPS WITH THE FACT THAT WE LIVE IN A CITY WITH A REPUTATION THAT IS TARNISHED, AND MORE IMPORTANTLY, WITH CITIZENS WHO FEEL THE PAIN OF DISENFRANCHISEMENT. THE FATE OF OUR CITY RESTS IN THE HANDS OF THOSE AMONG US WHO ARE WILLING TO DO WHAT IS NECESSARY TO ENSURE A LASTING PEACE. TO ACHIEVE THAT, ALL CINCINNATIANS, LEADERS AND CITIZENS ALIKE, MUST WORK TOGETHER TO BRING ABOUT TANGIBLE RESULTS-RESULTS THAT MAKE EVERY CITIZEN FEEL THAT THEIR LIFE IS VALUED AND THEIR VOICE IS HEARD.

CINCINNATIANS MUST NOT SIMPLY APPOINT COMMITTEES TO PONDER THE ROOTS OF THE CONFLICT, AS WE HAVE IN THE PAST, OR GLOSS OVER THE DISCONTENT AND HOPE IT WILL GO AWAY. OVER THE PAST CENTURY, NUMEROUS STUDIES HAVE REPEATEDLY RECOMMENDED PLANS TO ADDRESS THE CONDITIONS THAT CONTINUALLY LEAD TO CIVIL DISTURBANCES IN CINCINNATI - LACK OF QUALITY HOUSING AND REAL ECONOMIC OPPORTUNITIES FOR THE POOR. BUT THIS TIME, WE MUST ONLY BE SATISFIED WHEN NOTICEABLE, POSITIVE CHANGE PREVAILS IN OUR CITY.

THE BOARD OF COMMISSIONERS IS VERY AWARE OF THE ROLE THAT CMHA MUST PLAY IN DOING ITS PART TO CHANGE THE CITY'S LANDSCAPE IN A POSITIVE WAY. TO THAT END, CMHA'S INITIATIVES ARE PROVIDING QUALITY LIVING AND ECONOMIC OPPORTUNITIES FOR CINCINNATIANS. CMHA'S HOPE VI REDEVELOPMENT OF THE WEST END IS THE LARGEST PROGRAM OF ITS KIND IN THE NATION. HOPE VI IS REVITALIZING THE WEST END AND, IN TURN, SPARKING A REVITALIZATION OF DOWNTOWN AND THE CITY AS A WHOLE. IT IS TRULY A HOUSING REVOLUTION THAT WILL CREATE THE MIXED-INCOME NEIGHBORHOODS THAT BRING PEOPLE TOGETHER RATHER THAN KEEP THEM APART. AND, AS THE LARGEST DEVELOPER OF HOME OWNERSHIP UNITS IN THE CITY, CMHA SPURS INVESTMENT AND COMMITMENT TO LIVE IN CINCINNATI.

CMHA'S SECTION 8 AND HAMILTON COUNTY AFFORDABLE HOUSING PROGRAMS ALSO INCREASE THE MIXED-INCOME POPULATION BASE OF CINCINNATI NEIGHBORHOODS. PROGRAM PARTICIPANTS RECEIVE A NEW LEASE ON LIFE BY BEING ABLE TO LIVE IN THE NEIGHBORHOOD OF THEIR CHOICE.

PROSPERITY WILL BE ACHIEVED THROUGH VIGILANT EFFORTS BY THE CITY OF CINCINNATI, RESIDENTS OF THE GREATER CINCINNATI AREA, AGENCIES SUCH AS CMHA, COMMUNITY LEADERS, TAXPAYERS, MERCHANTS, CONSUMERS, WORKERS, AND ANYONE ELSE WHO HAS A STAKE IN THE LIVELIHOOD OF THIS GREAT CITY OF CINCINNATI. WE CAN, AND WE MUST, WORK TOGETHER TO BREAK THE CYCLE OF CIVIL UNREST.



CHARLES H. GERHARDT
CHAIRPERSON, CMHA BOARD OF COMMISSIONERS



CMHA Board of Commissioners, from left: Charles H. Gerhardt, Chairperson; Deborah E. Jimmerson; Anthony E. Schweier; Doris Hill; and William D. Bell, Vice Chairperson



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AFTER THE APRIL 2001 RIOTS, a commission, Cincinnati Community Action Now (Cincinnati CAN), was formed to investigate root causes of the most recent unrest in Cincinnati, to recommend solutions to the City, and to work directly with City leaders to achieve results. Six “action teams” were established to address issues that still remain unresolved since the 1967 riots.



(© Cincinnati Museum Center 2001)

The action teams have been assigned the task of recommending improvements for the City in the following areas: education and youth development; economic inclusion; police-community relations and the justice system; housing and neighborhood development; image and media; and health care and human services.

Since 1968, at least six major reports on race relations in Cincinnati have been produced. All of those reports found problems associated with police-community relations, insufficient job opportunities, and lack of quality housing for African Americans. The majority of the reports warned that there would be serious negative consequences unless swift action was taken to correct the problems.

The City and yet another committee have been given the same task as the previous committees — identify the problem and fix it. Officials say they

know the City did little over the years with the findings and recommendations of the other committees. They say it will be different this time. (Horn, *Enquirer*, 4/17/01)

In order to establish a comprehensive long term plan to promote strong City neighborhoods, real housing and employment options must be available to residents of poor neighborhoods. In addition, both public and private investment must return to poor communities.

how?

MESSAGE FROM THE EXECUTIVE DIRECTOR

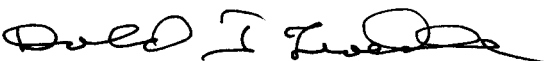
CMHA BUILDS STRONG COMMUNITIES:

FEW THINGS ARE AS ESSENTIAL TO PEOPLE AS WHERE THEY LIVE-THE CONDITION OF HOUSING, THE FEELING OF SAFETY, THE SURROUNDING COMMUNITY, ACCESS TO EMPLOYMENT, SCHOOLS, ETC. IT IS NOT JUST COINCIDENCE THAT CIVIL UNREST BUBBLES UP IN AREAS THAT DO NOT MEET THESE BASIC NEEDS FOR PEOPLE. HEALTHY NEIGHBORHOODS ADDRESS ALL THESE ELEMENTS. CMHA IS COMMITTED TO STRENGTHENING NEIGHBORHOODS BY DELIVERING ON OUR MISSION TO INCREASE QUALITY HOUSING OPPORTUNITIES AND PROVIDE VIABLE LIVING OPTIONS FOR PEOPLE FROM ALL INCOME GROUPS. CINCINNATI MUST DEVELOP MIXED-INCOME HOUSING THAT INCLUDES BOTH AFFORDABLE AND MARKET-RATE COMPONENTS. FURTHERMORE, WE MUST PROVIDE HOUSING OPTIONS BOTH WITHIN THE CENTRAL CITY AND IN SURROUNDING COMMUNITIES. MIXED-INCOME HOUSING DEVELOPMENT ENSURES THAT THE POOR HAVE THE SAME HOUSING OPPORTUNITIES AS MARKET-RATE RESIDENTS.

CMHA AND ITS PARTNERS ARE BUILDING STRONG COMMUNITIES THAT OFFER THE TYPES OF AMENITIES THAT ALL CINCINNATIANS DESIRE. THROUGH HOPE VI REDEVELOPMENT OF CINCINNATI'S WEST END, THROUGH CONTINUAL MODERNIZATION OF CMHA FAMILY AND SENIOR COMMUNITIES, AND THROUGH OTHER REDEVELOPMENT PLANS ON THE HORIZON-CMHA IS STRENGTHENING THE FABRIC THAT MAKES A HEALTHY COMMUNITY.

FOR CINCINNATI, CMHA'S HOPE VI PROGRAM REPRESENTS THE LARGEST HOUSING REDEVELOPMENT IN THE PAST 60 YEARS! THE REDEVELOPMENT IS RESTORING THE ECONOMIC VITALITY OF A NEIGHBORHOOD THAT IS CRUCIAL TO THE OVERALL PROSPERITY OF THE CITY. THIS NEIGHBORHOOD, CINCINNATI'S WEST END, IS A GATEWAY TO DOWNTOWN—JUST BLOCKS FROM CITY HALL, UNION TERMINAL, MUSIC HALL, AND THE CITY'S COMMERCIAL CENTER. THE ENTIRE CITY WILL BENEFIT FROM THE REVITALIZATION OF ONE OF ITS LARGEST, HISTORIC NEIGHBORHOODS. THE HOPE VI REDEVELOPMENT WILL CREATE 250 HOME OWNERSHIP OPPORTUNITIES FOR RESIDENTS OF THE CITY, INCLUDING THOSE WITH MODERATE INCOMES. ALTHOUGH WE ARE VIEWED AS AN AGENCY FOR RENTAL HOUSING, CMHA IS, IN FACT, BY FAR THE LARGEST DEVELOPER OF HOME OWNERSHIP IN THE CITY.

CMHA'S EFFORTS ARE DIRECTED AT CREATING QUALITY HOME OWNERSHIP AND RENTAL OPPORTUNITIES IN THE CITY FOR PEOPLE WHO WANT TODAY'S STYLE OF HOUSING AND TODAY'S AMENITIES. THE HOPE VI REDEVELOPMENT IN THE WEST END IS USING A "CINCINNATI DESIGN", INCORPORATING THE BEST FEATURES OF HOUSING FOUND IN NEIGHBORHOODS THROUGHOUT THE REGION. IT ALSO INCLUDES OTHER FEATURES OF STRONG COMMUNITIES, SUCH AS PARKS, AN URBAN STREET GRID, A STATE-OF-THE-ART COMMUNITY/ RECREATION CENTER, AND NEW RETAIL. CMHA'S COMPLETE REVITALIZATION OF THE COMMUNITY WILL RESULT IN QUALITY, MODERN HOUSING FOR A DIVERSE NEIGHBORHOOD.



DONALD J. TROENDLE
CMHA EXECUTIVE DIRECTOR



“FAMILIES LIVING IN QUALITY, VIABLE HOUSING HAVE THE NECESSARY BASE FROM WHICH TO LAUNCH THEIR OTHER DREAMS FOR SUCCESS. QUALITY HOUSING SPURS OTHER POSITIVE OUTCOMES-BETTER JOBS, IMPROVED EDUCATIONAL SYSTEMS, AND A SAFE NEIGHBORHOOD. CINCINNATI IS A CITY IN TRANSITION. IT’S EXCITING FOR CMHA AND ITS PARTNERS TO BE LEADING THE WAY IN CINCINNATI’S RETURN TO MIXED-INCOME NEIGHBORHOODS. THESE ARE THE NEIGHBORHOODS THAT SO MANY OF US FONDLY REMEMBER FROM OUR YOUTH-NOT SEGREGATED BY INCOME, OCCUPATION OR RACE. CMHA IS PROUD TO BE PART OF THE SOLUTION TO THE PROBLEMS THAT CONFRONT OUR COMMUNITY.”

— DONALD J. TROENDLE
CMHA EXECUTIVE DIRECTOR

IS THIS THE FUTURE? Business as Usual?

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“I THINK THE SERIOUS COMMITMENT WILL BE THERE FOR A MOMENT, AND THEN AFTER THE PRESSURE DIES DOWN, WE’LL GO BACK TO BUSINESS AS USUAL,” MR. COX SAID. “HISTORY TELLS US THAT’S HOW IT IS IN THIS CITY.”

— PHIL COX
PRESIDENT, COX FINANCIAL
CORP (Enquirer, 4/13/01)



IN THE MONTHS following the April 7 shooting of Timothy Thomas and the days of civil unrest that ravaged the City and surrounding communities, citizens of every race, color, creed, and class voiced their recommendations on how to address the issues thought to be at the cause of the unrest. Voices of change filled City Hall, dominated media coverage of the unrest, cried out at religious gatherings, found their way into meetings of prominent business leaders, and were heard practically everywhere you went in town. But have these voices been answered, truly answered, with noticeable change in Cincinnati? Or is the current state of the City as the Rev. Damon Lynch III warned against following the unrest: “I would hope the leaders in Cincinnati, all the leaders, would really take a stand and say something has to change in our city. But if nothing happens, it’s just business as usual.” (Enquirer, 4/14/01).

Community leaders recognize that Cincinnati is still grappling with the same issues that have led to conflict for much of the City’s history. Former president of the Avondale Community Council, Bailey W. Turner says, “The riots aren’t so much of a setback as a reminder that there hasn’t been much change in three decades.” (Enquirer, 4/12/01). And the Rev. Fred L. Shuttlesworth, a veteran of the civil rights movement, has stated that “The riots that are happening now... are the result of Cincinnati not responding and not changing enough.” (Enquirer, 4/12/01).

If we do not recognize the current state of the City as being in direct relation to the problems of the past, can there be hope for change? No progress will have been made if we treat the civil unrest of 2001 as an isolated case and are satisfied when heated emotions again return to simmer just below the surface.

One thing is certain: real, noticeable, positive results are needed for Cincinnati. As Rick Griewe, Executive Director of Downtown Cincinnati, Inc. has said, “There has to be massive, visible action.” (Enquirer, 5/14/01). The citizens of Cincinnati must see the tangible fruits of change if a lasting peace is to be achieved for the City of Cincinnati.

UNREST

HISTORY OF CINCINNATI

- 1788 — Cincinnati founded.
- 1792 — Fifty people riot after a soldier beats a merchant.
- 1829 — Whites drive more than 1,000 African-Americans out of town.
- 1836 — A white mob destroys an abolitionist newspaper press, then marches on African-American homes.
- 1841 — Whites are met by gunfire when they attack African-American neighborhoods. Whites retreat and fire a cannon on the black community.
- 1842 — Panicked customers trash the Bank of Cincinnati after it closes.
- 1848 — Eleven people are killed when a white mob tries to lynch two jailed Mexican War veterans charged with assaulting a girl.
- 1853 — 800 German Catholics march on Bishop John Purcell's house demanding that Cardinal Gaetano Bedini be expelled from the city.
- 1855 — Cincinnati's establishment and German residents clash over a rumor that Germans might try to prevent others from voting for the American Party, or Know-Nothing Party, mayoral candidate.
- 1861 — Irish and African-Americans riot for two days on city's east side.
- 1862 — Police and a volunteer militia unit restore order after week-long riots by Irish and African-Americans on the riverfront.
- 1884 — 56 people are killed and 300 wounded, and the Hamilton County Courthouse burned, in a weekend riot involving about 10,000 people.
- 1935 — A fight between a black and a white student at Oylar School ends with 16 arrests.
- 1941 — A crowd riots outside a West End store.
- 1955 — About 1,000 people gather when two African-American women fight on a West End street. Two days later, 500 gather when police help a disabled black woman.
- 1967 — More than 400 people are arrested in June riots in Avondale, which leave one dead and injure 63.
- 1968 — Two people die and 220 are injured in riots after the death of the Rev. Martin Luther King Jr.

(Kiesewetter, Enquirer, 7/15/01)



Let real, noticeable, positive action be taken so that we will not hear similar accounts in the future as the one spoken in 1967 before the commission by the scholar Dr. Kenneth B. Clark:

"I read the report . . . of the 1919 riot in Chicago, and it is as if I were reading the report of the investigating committee on the Harlem riot of '35, the report of the investigating committee on the Harlem riot of '43, the report of the McCone Commission on the Watts riot. I must again in candor say to you members of this Commission — it is a kind of Alice in Wonderland-with the same moving picture re-shown over and over again, the same analysis, the same recommendations, and the same inaction." (© Cincinnati Museum Center 2001)

"WE'VE BEEN TALKING PEACEFULLY WITH OUR POWERS THAT BE, AND NOTHING HAPPENED," IT'S SAD YOU CAN'T GET PUBLIC OFFICIALS TO NOTICE UNTIL SOMEONE THROWS A ROCK . . . THERE'S GOING TO BE MORE OF THIS UNREST UNTIL THE POWERS THAT BE REALLY RESPOND TO THE PEOPLE OF THE COMMUNITY."

— ANNE BRADEN
(Enquirer, 4/15/01)

IS THIS THE FUTURE?

Lack of Adequate Housing and Employment Opportunities in Cincinnati

6

SUBSTANDARD HOUSING RATE

CHILDREN UNDER AGE 15 LIVING IN DISTRESSED NEIGHBORHOODS

1970 - 9% 1990 - 31%

(ALMOST 1 IN 3 OF OUR YOUNGEST CHILDREN ARE LIVING IN DISTRESSED NEIGHBORHOODS)

((c) CINCINNATI MUSEUM CENTER 2001).

CITIZENS OF CINCINNATI, City leaders and others have expressed the view that issues related to housing, education, and the availability of jobs need to be dealt with in order to bring about peace and stability for Cincinnati. “The underlying issues—unemployment, housing and educational opportunities — all of those are still here today,” says Ruby Rogers, Cincinnati Historical Society Library Director (Enquirer, 7/15/01). Councilwoman Alicia Reece has said that the civil unrest of 2001 was due in part to “such underlying problems as shortages of jobs and affordable housing.” (Enquirer, 4/13/01). “The city has fumbled housing and development for decades,” says an Enquirer editorial. The article goes on to say, “Our city’s business and civic leaders need to promote programs that offer training and jobs for urban youth.” (Enquirer, 4/19/01). The Cincinnati Black Coalition has demanded that the City “increase job training opportunities for African American teens.” (Enquirer, 4/14/01).

CINCINNATI MUST FIND

Clearly, Cincinnati is calling for its civic, community and business leaders to provide a higher quality living environment and more substantial economic opportunities for its residents.

A NEW POPULATION TO

The hemorrhaging of the City’s population base brings to mind the title of Thomas Wolfe’s greatest novel, *You Can’t Go Home Again*. For, as Wolfe noted so poignantly in his inspiring work, once we leave the place we came from we are unlikely to return.

REPLACE THOSE WHO

This means, for all intents and purposes, that Cincinnati must find

HAVE LEFT THE CITY.

a new population to replace those who have left the City. Is there any better way to bring new people into the City than by offering them the housing choices that are currently only available in the suburbs? CMHA’s philosophy is to create these housing choices—new rental housing to accommodate families, and home ownership opportunities for all income groups. Additionally, the City still can offer amenities that the suburbs cannot match—family housing within walking distance of neighborhood retail, schools, child care and jobs.

CITY OF CINCINNATI HOMEOWNERSHIP/RENTAL UNIT LOSS

YEAR	HOUSING UNITS	HOMEOWNERSHIP UNITS	RENTAL UNITS
1990	169,088	59,172	95,170
2000	166,012	57,715	90,880

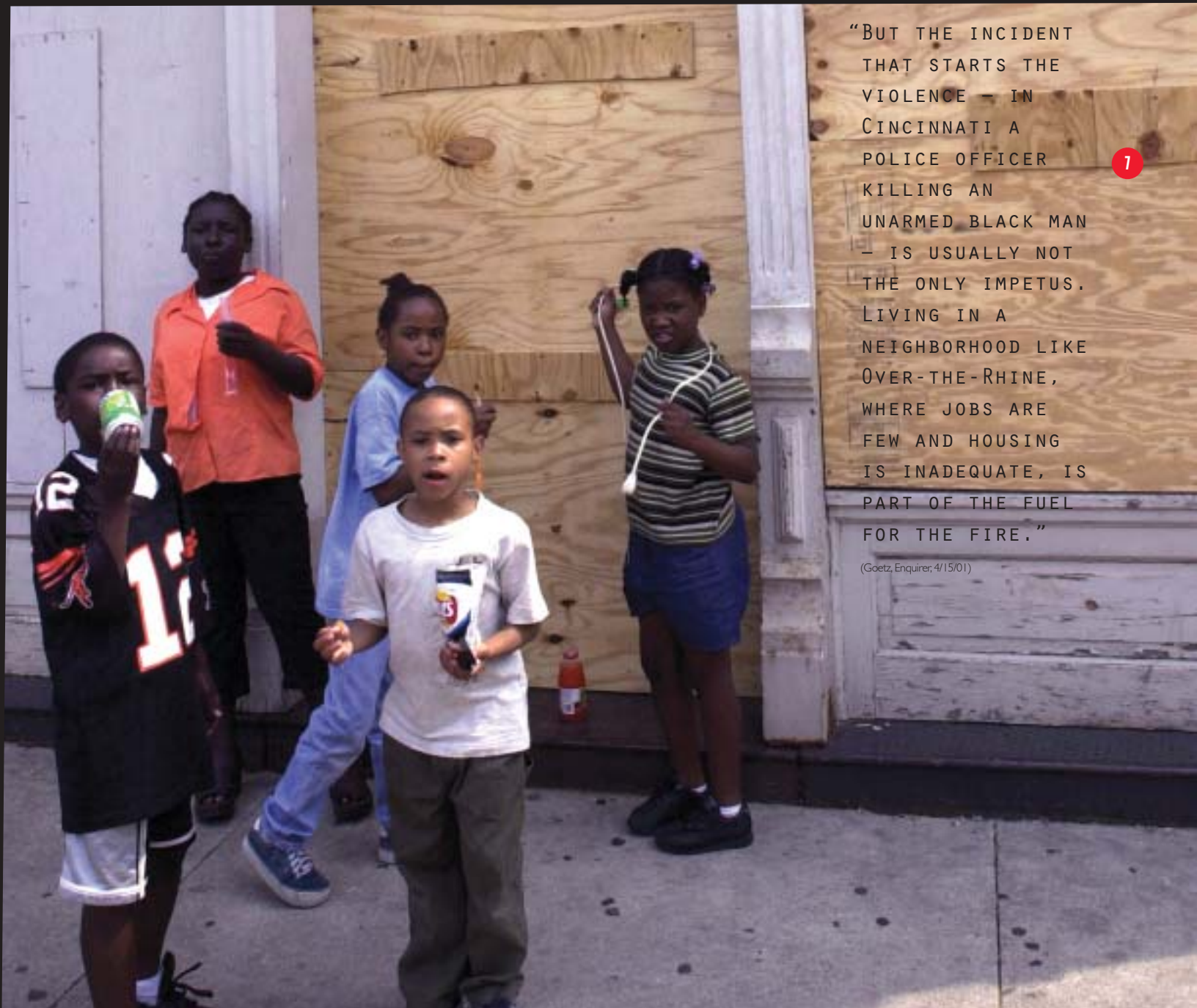
THE CITY LOST TWICE AS MANY RENTERS AS HOMEOWNERS BETWEEN 1990 AND 2000. CINCINNATI’S LACK OF A PRODUCTION PROGRAM FOR MARKET-RATE FAMILY RENTAL HOUSING IS AT THE ROOT OF THIS PROBLEM.

CMHA'S INITIATIVES TO PROVIDE QUALITY HOUSING
AND ECONOMIC OPPORTUNITIES FOR CINCINNATI RESIDENTS

"A COMMONLY USED MEASURE OF SEGREGATION — THE SO-CALLED "DISSIMILARITY INDEX" — SHOWS THREE OF FOUR CINCINNATI BLACKS WOULD NEED TO MOVE FROM THEIR NEIGHBORHOODS TO WHITER NEIGHBORHOODS TO CREATE A BALANCED MIX OF BLACK AND WHITE RESIDENTS." ... "GREATER CINCINNATI'S SUBURBS, MEANWHILE, ARE PREDOMINANTLY WHITE. MANY OF CINCINNATI'S WHITE RESIDENTS MOVED TO SUBURBAN BUTLER, WARREN AND CLERMONT COUNTIES OVER THE PAST DECADE." (Alltucker, Enquirer, 4/14/01)

ARE IN PLACE. CMHA
PROVIDES QUALITY,
AFFORDABLE HOUSING
FOR RESIDENTS OF
HAMILTON COUNTY AND

DEVOTES SUBSTANTIAL AMOUNTS OF TIME AND RESOURCES
TO PROVIDE ITS RESIDENTS WITH EDUCATIONAL AND
EMPLOYMENT OPPORTUNITIES SO THAT THEY MAY
ACHIEVE SELF-SUFFICIENCY. CMHA'S NEIGHBORHOOD
TRANSFORMATIONS AND SELF-SUFFICIENCY PROGRAMS HAVE
REVITALIZED COMMUNITIES AND WILL GREATLY CONTRIBUTE
TO REVITALIZATION OF THE ENTIRE CITY.



“BUT THE INCIDENT THAT STARTS THE VIOLENCE – IN CINCINNATI A POLICE OFFICER KILLING AN UNARMED BLACK MAN – IS USUALLY NOT THE ONLY IMPETUS. LIVING IN A NEIGHBORHOOD LIKE OVER-THE-RHINE, WHERE JOBS ARE FEW AND HOUSING IS INADEQUATE, IS PART OF THE FUEL FOR THE FIRE.”

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(Goetz, Enquirer, 4/15/01)

THIS IS THE FUTURE. Cincinnati Needs Mixed-Income Housing

POPULATION LOSS

- > CINCINNATI LOST 9% OF ITS POPULATION FROM 1990 TO 2000. CINCINNATI WAS IN THE TOP 10 FOR AMERICAN CITIES THAT EXPERIENCED THE GREATEST POPULATION LOSS
- > CINCINNATI LOST 5% OF ITS OCCUPIED RENTAL UNITS BETWEEN 1990-2000
- > CINCINNATI LOST 2.5% OF ITS OCCUPIED HOMEOWNERSHIP UNITS BETWEEN 1990-2000

“WE ARE HOPING TO BRING A NEW SENSE OF HOPE TO THE COMMUNITY TO REPLACE THE DESPAIR.”

— MARTIN LUTHER KING III
(Enquirer, 4/15/01)

PROVIDING MORE mixed-income housing options, as CMHA is doing in its new developments, is the surest way to reverse the decade-long trend of families leaving the City.

Mixed-income communities provide both affordable and market-rate housing for residents. In recent years, the City has given substantial economic support to private developers to create new market rate housing units. Almost all of these development efforts failed to include an affordable housing component for renters or homeowners. Furthermore, the development of new rental housing is almost exclusively addressing the 1-2 person household. Except for CMHA, no developer is addressing the need for new rental housing for families, as a way of bringing people back into the City. A sound housing policy must include development of assisted housing units as part of market rate rental and homeownership communities. It must also create a variety of housing options that address the needs of all family sizes. The housing policies of the past that resulted in creation of communities that are entirely assisted or entirely market rate have concentrated the poor, the middle class and the wealthy in entirely separate neighborhoods. To only address reduction in assisted units will leave the financially disadvantaged with fewer housing opportunities. It also sets neighborhoods further adrift from each other. An effective housing policy must also create new affordable housing opportunities in market-rate communities. CMHA is creating market-rate/mixed-income communities and options for families in the City of Cincinnati and Hamilton County.

Many urban regions have had success with a strategy, called Smart Growth, to make the most efficient use of their land. Smart Growth emphasizes rural land preservation, effective coordination of traffic and transportation issues, the availability of housing for all income levels, and efficient use of public investment. “Ensuring that all the communities in the region, particularly those with new jobs and good schools, strengthen their commitment to affordable housing is an essential component of Smart Growth planning because it helps to reduce the stress on core communities and the consequences of concentrated poverty.” (Orfield).



View of Elizabeth Street, one of the new streets added as part of the HOPE VI development



“NEIGHBORHOODS ARE ONLY SUCCESSFUL IF THEY HAVE A MIX OF RESIDENTS OF DIFFERENT INCOMES LIVING TOGETHER.”

—MAYOR CHARLIE LUKEN

(Enquirer, 10/17/01)

TONY TIEFENBACH

FUTURE HOMEOWNER: LINCOLN COURT

TONY TIEFENBACH IS A PROFESSIONAL WHO WORKS DOWNTOWN MINUTES AWAY FROM THE NEW HOPE VI MIXED-INCOME DEVELOPMENT. HE WAS DRIVING BY THE CONSTRUCTION SITE AT LINCOLN COURT ONE DAY AND BECAME INTERESTED IN THE UNIQUE BUILDINGS THAT HE SAW COMING UP. MR. TIEFENBACH DECIDED TO PURCHASE A HOME AT THE DEVELOPMENT BECAUSE OF THE SPACIOUS INTERIORS OFFERED AND THE FREEDOM HE HAD TO CUSTOMIZE HIS TOWNHOUSE.

A WHIRLPOOL BATHTUB AND A FIREPLACE FOR HIS 3RD FLOOR BEDROOM SUITE ARE AMONG THE OPTIONS TONY CHOSE FOR HIS TOWNHOUSE. HIS SECOND FLOOR BOASTS A SPACIOUS OPEN LIVING ROOM AND KITCHEN. MR. TIEFENBACH EVEN HAS ENOUGH SPACE TO MAKE ONE WHOLE ROOM INTO A POOLROOM OVERLOOKING A NEARBY PARK. QUALITY AMENITIES, SUCH AS THESE OFFERED AT CMHA'S NEWLY DEVELOPED HOPE VI COMMUNITY, CONTINUE TO ATTRACT PROSPECTIVE HOMEBUYERS TO THE REVITALIZED WEST END NEIGHBORHOOD.



MIXED-INCOME HOUSING BRINGS STABILITY TO CITIES

A 1998 STUDY OF THE LAKE PARC PLACE MIXED-INCOME HOUSING COMMUNITY IN CHICAGO FOUND THAT THE COMMUNITY MET CONDITIONS FOR FURTHER SUCCESS. THE TRANSFORMATION TO A MIXED-INCOME HOUSING COMMUNITY BROUGHT ABOUT INCREASED ORDER, INITIATED COOPERATION BETWEEN NEIGHBORS, AND BROUGHT UPON STRONG SUPPORT FOR RULES. (Rosenbaum).

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SETTLEMENT HOUSING FUND (SHF), A NON-PROFIT ORGANIZATION THAT HAS DEVELOPED THOUSANDS OF AFFORDABLE UNITS THROUGHOUT NEW YORK CITY, HAS SEEN MIXED-INCOME HOUSING DEVELOPMENTS BRING STABILITY TO COMMUNITIES. THEY ATTRIBUTE "THIS NEW STABILITY TO BOTH THE INCOME MIX AND THE AVAILABLE SUPPORT SERVICES, WHICH ARE FINANCED THROUGH RENTAL INCOME" AND CLAIM THAT "MIXED-INCOME PROJECTS ARE GENERALLY ACCEPTED BY COMMUNITIES." SHF FURTHER EXPLAINS THAT ANY INITIAL OPPOSITION "DIED DOWN WHEN NEIGHBORS SAW THE POSITIVE EFFECT THE DEVELOPMENT HAD ON THE OVERALL COMMUNITY." (Ceraso).

POPULATION MAKEUP

- > CINCINNATI IS THE 8TH MOST SEGREGATED METROPOLITAN REGION IN THE NATION ACCORDING TO 2000 U.S. CENSUS FIGURES
- > CINCINNATI HAS A "DISSIMILARITY INDEX" OF 74.2%. THE DISSIMILARITY INDEX IS A COMMON MEASURE OF SEGREGATION. IN LAYMEN'S TERMS, THIS PERCENTAGE INDICATES THAT, ON AVERAGE, CINCINNATI NEIGHBORHOODS HAVE A 3:1 RATIO OF EITHER AFRICAN AMERICAN RESIDENTS OR WHITE RESIDENTS PREDOMINATING IN ANY PARTICULAR NEIGHBORHOOD. FULLY INTEGRATED NEIGHBORHOODS WOULD SHOW A RATIO MUCH CLOSER TO 1:1.

THIS IS THE FUTURE. CMHA's HOPE VI Redevelopment Plan

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HOPE VI DEVELOPER THE COMMUNITY BUILDERS, INC.

THE COMMUNITY BUILDERS, INC. (TCB) IS CMHA'S DEVELOPER FOR THE LINCOLN COURT AND LAUREL HOMES HOPE VI REVITALIZATION EFFORT. TCB APPLIES THE PRINCIPLES OF NEW URBANISM IN THE DESIGN OF ITS HOUSING DEVELOPMENTS. THE BASIC CONCEPT OF NEW URBANISM IS TO VIEW NEIGHBORHOODS AS THE BUILDING BLOCKS OF HEALTHY CITIES AND TOWNS.

TCB DOES NOT MERELY FOCUS ON HOUSING DEVELOPMENT IN THEIR REVITALIZATION EFFORTS. THEY ALSO MANAGE SELF-SUFFICIENCY PROGRAMS THAT INVOLVE EMPLOYMENT, SCHOOLS, YOUTH, SOCIAL SERVICES, AND COMMUNITY BUILDING. HAVING COMPLETED MORE THAN 100 AFFORDABLE HOUSING DEVELOPMENTS AND SEVEN HOPE VI PROJECTS IN THE LAST THIRTY YEARS, THE COMMUNITY BUILDERS HAS THE EXPERIENCE TO SUCCESSFULLY IMPLEMENT HOPE VI REDEVELOPMENT OF LINCOLN COURT AND LAUREL HOMES.



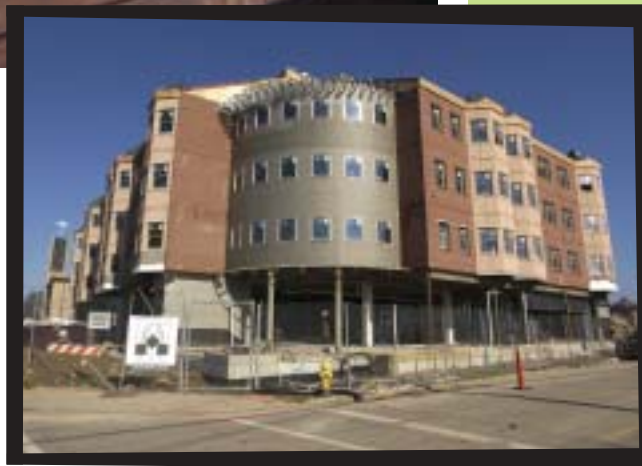
IN ORDER TO COMBAT the population rift between races and income-levels in Cincinnati, CMHA is replacing 1,837 distressed assisted-housing units in the West End with 1,085 mixed-income rental and homeownership units. This effort is part of CMHA's HOPE VI revitalization of its Lincoln Court and Laurel Homes communities. These mixed-income communities will bring balance and stability to the West End by transforming areas with high levels of poverty to areas with a greater mix of residents of varying economic levels. The mixed-income housing strategy gives all residents equal housing opportunities in a community.

The comprehensive redevelopment plan for Lincoln Court and Laurel Homes brings new mixed-income rental and homeownership opportunities to distressed communities in need of viable housing stock. CMHA's newly developed rental and home ownership housing in the community is comparable to housing in the private market and reflects the classic architectural style found in Cincinnati neighborhoods. The redeveloped Lincoln Court and Laurel Homes include amenities that modern renters and homebuyers of all economic levels desire, such as central air conditioning, private entrances, spacious interiors, yard space, garages and off-street parking.

The expanse of quality housing opportunities being offered for a mixed-income population are transforming the West End into a livable and desirable modern City neighborhood. The redevelopment plan is bringing stability and pride to the neighborhood and is greatly contributing to the revitalization of downtown and surrounding neighborhoods. These redevelopment plans are not only transforming the communities involved but are playing a key role in the future prosperity of the Greater Cincinnati area.

“HOPE VI IS A FEDERAL URBAN REVITALIZATION PROGRAM THAT HELPS FINANCE PUBLIC/PRIVATE PARTNERSHIPS TO TRANSFORM SEVERELY DISTRESSED PUBLIC HOUSING COMMUNITIES INTO VIBRANT AND SUSTAINABLE MIXED-INCOME COMMUNITIES. IN ADDITION TO TRANSFORMING COMMUNITIES, THIS PROGRAM ALSO PROVIDES FUNDING TO SUPPORT INNOVATIVE INITIATIVES THAT MOVE LOW-INCOME RESIDENTS TOWARD SELF-SUFFICIENCY.”

– DONALD J. TROENDLE
CMHA EXECUTIVE DIRECTOR



- Jan. 2001 > Construction began on 114 family units.
- Feb. 2001 > Construction began on senior high-rise.
- May 2001 > Bids accepted for Lincoln Center construction
- June 2001 > HUD approved Homeownership plan
> Construction of Phase I Homeownership began
- Nov. 2001 > HUD awarded Demolition-Only grant for \$2.5 million
- Dec. 2001 > Certificate of Occupancy received for Senior Building
> Phase I homeowners started moving in
> HUD closed on Phase III rental component

Combining Section 8 replacement vouchers, tax credit, Public Housing rental, and home ownership units at both Lincoln Court and Laurel Homes, the HOPEVI program will create a net gain in affordable housing options in Hamilton County.

FUNDING

In 1998, HUD awarded CMHA a HOPEVI Revitalization Grant in the amount of \$31 million to support a revitalization plan for CMHA's Lincoln Court housing community. In 1999, HUD awarded CMHA a second HOPEVI Revitalization Grant for \$35 million to support a revitalization plan for CMHA's Laurel Homes housing community. CMHA anticipates receiving another \$70 million from other public and private sources to finance these revitalization plans. In November 2001, HUD awarded CMHA a \$2.5 million HOPEVI Demolition grant to complete the removal of existing apartments at Lincoln Court and to assist in the development of the new street system.

Financing sources include:

- > HOPEVI Grants
- > Tax Credits
- > Bank Mortgages
- > City Funding
- > Hamilton County Funding
- > Private Investors

Above: family rental units

Left: Senior Building

THIS IS THE FUTURE. CMHA's Home Ownership Program

CMHA IS THE LARGEST DEVELOPER of home ownership in the City in the past 50 years. As part of CMHA's HOPEVI revitalization efforts, 250 new mixed-income home ownership units will be available to residents at a variety of income levels. One-half of these home ownership units, 50 at Lincoln Court and 75 at Laurel Homes, will carry a soft-second mortgage, forgiven over a ten-year period, making these units affordable for moderate-income homebuyers.

12 CINCINNATI HOME OWNERSHIP RATE

CINCINNATI	38%
AFRICAN-AMERICAN	26%
AFRICAN-AMERICAN NATIONAL AVERAGE	46%

By building a huge number of quality home ownership units in the downtown area, CMHA and TCB are attracting a diverse population interested in having a greater stake in the community. The homes are attracting buyers from all over the region because of the modern design and wide range of amenities that these homes have to offer. These quality homes are attracting both those who previously had a desire to live in the neighborhood but were not attracted by the available housing stock and those who are simply interested in owning quality property in a revitalized downtown neighborhood. Affordable homes, those which carry the Soft-Second Mortgage, are attracting residents from the community and region who not only desire to increase their level of self-sufficiency, but feel a real need

to solidify their place in the community so that they can make an impact on its future.

TYPES OF UNITS	LINCOLN COURT	LAUREL HOMES	WEST END	TOTAL
HOMEOWNERSHIP				
UNRESTRICTED (NOT RENT OR INCOME RESTRICTED)	50	51	24	125
AFFORDABLE (FOR FAMILIES WITH INCOMES OF 50% OR MORE OF THE AREA MEDIAN INCOME)	50	52	23	125
TOTAL	100	103	47	250
RENTAL (NEW)				
UNRESTRICTED	75	160	28	263
AFFORDABLE	271	211	36	518
TOTAL	346	371	64	781
SENIOR RENTAL (NEW)				
AFFORDABLE	54			54
TOTAL	54			54
RENTAL (REHAB)				
AFFORDABLE		130	0	130
TOTAL		130	0	130
TOTAL REDEVELOPMENT	500	604	111	1215



Market Rate Homebuyers and Administrators, clockwise from left: Carol Block, TCB Project Manager/Home ownership; Bobby Lyles; Arthur Franklin, Site Superintendent; Tony Tiefenbach; Viktoria Lyles (holding sign)





“THIS IS ONE NEIGHBORHOOD THAT EVERYONE WILL HAVE A VESTED INTEREST IN.”

—VIKTORIA LYLES, MARKET RATE HOMEBUYER

BOBBY AND VIKTORIA LYLES
 FUTURE HOMEOWNERS: LINCOLN COURT

Mr. and Mrs. Lyles were the first homebuyers to purchase one of the new townhouses at the revitalized Lincoln Court community. They had first choice and were able to buy one of the best townhouse locations—right on the corner. As a child, Mr. Lyles lived in Laurel Homes. Now he has the opportunity to move back into the neighborhood that he valued so highly when he was growing up. “I thought it was paradise back then,” he says. Mr. Lyles and his wife decided to move from their Clifton home into the newly developed West End neighborhood. His wife, Viktoria, is also excited about being a part of the neighborhood. Mrs. Lyles believes that mixed-income housing will be beneficial for the community. “This is one neighborhood that everyone will have a vested interest in,” she says.

2001 PROGRESS REPORT:
 LAUREL HOMES

- Jan. 2001 > Final site design plan completed
- May 2001 > Phase I and II schematic drawings completed
- June 2001 > Low-Income Housing Tax Credit Awards for 2001 announced
- > Tax Abatement from City Council approved
- > Compaction of Phase I began
- > City Funding Agreement submitted
- July 2001 > Linn Street retail north of Derrick Turnbow demolished
- > City Council approved City Funding Agreement
- Aug. 2001 > Visions Childcare Center relocated
- > Construction documents for Phase I completed
- Nov. 2001 > Official groundbreaking ceremony held
- Dec. 2001 > Initial closing on Phase I held

THIS IS THE FUTURE. CMHA's Section 8 & Modernization Efforts

VESTAR ENERGY CONSERVATION PROGRAM

CMHA JOINED IN AN ENERGY-SAVING VENTURE WITH VESTAR, AN AFFILIATE OF CINERGY CORP., TO CONSERVE ELECTRICITY AND WATER THROUGHOUT CMHA'S HOMES.

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THE PROGRAM WAS THE FIRST OF ITS KIND TO USE TAX-EXEMPT LEASES ON IMPROVEMENTS AS A MEANS OF LEVERAGING FUNDS. THIS STRATEGY ALLOWED CMHA TO MAKE COMPREHENSIVE UPGRADES TO ITS PROPERTIES FOUR TO FIVE YEARS EARLIER THAN OTHERWISE WOULD BE POSSIBLE. THE PROGRAM ALSO COMPLEMENTS CMHA'S COMPREHENSIVE HEATING CONSERVATION INITIATIVES.

VESTAR IMPROVED THE ENERGY INFRASTRUCTURE IN MORE THAN 4,600 HOUSING UNITS AT 33 DEVELOPMENTS AND 900 SCATTERED SITE UNITS. THE TOTAL COST OF THE PROGRAM WAS \$7.2 MILLION. IT WILL SAVE CMHA APPROXIMATELY \$875,000 PER YEAR IN ENERGY COSTS.

THE PROGRAM INCLUDED BOILER, FURNACE AND CHILLER REPLACEMENTS; INSTALLATION OF NEW PLUMBING FIXTURES AND MECHANICAL SYSTEMS; COMPREHENSIVE LIGHTING RETROLIFTS AND REPLACEMENTS; AND ENERGY CONSERVATION AND TRAINING FOR RESIDENTS.

CMHA'S SECTION 8 PROGRAM

CMHA's Section 8 Housing Choice Voucher program is the largest assisted housing program in the metropolitan area. This market-driven program allows low-income families the freedom to choose the neighborhood and rental unit that is best for them, while maintaining rent payments they can afford. Section 8 participants are located in more than 95% of Hamilton County census tracts. CMHA's Section 8 Housing Choice Voucher program has over 6,100 participants.

A recent study of this CMHA market-driven program shows that 54% of program participants are renting units in low-poverty neighborhoods—one of the most successful deconcentration results in the state of Ohio.

CMHA'S MODERNIZATION EFFORTS

Through grants from the U.S. Department of Housing and Urban Development (HUD), CMHA is able to continually modernize its communities to meet the needs of contemporary living. CMHA communities undergo a range of modernizations during the year as needed. Modernization efforts include landscaping, new entryways, comprehensive kitchen upgrades, and comprehensive interior and exterior renovations.

CMHA communities consist of approximately 7,000 units housing approximately 17,000 people.



Right top to bottom: Scattered Sites home, San Marco, Millvale

Modernization

CMHA FAMILY COMMUNITIES

FINDLATER GARDENS

595 Strand Lane

Summary of work:

- > exterior renovations and porch additions
- > complete interior renovations of the kitchens and baths

Start Date: August 2001

Duration: 3 years

MILLVALE

3357 Beekman Street

Summary of work:

- > total renovations of both exterior and interior of all units

Start Date: January 2000

Duration: 3 years

SCATTERED SITES EAST AND WEST

1609 Linn Street

Summary of work:

- > comprehensive interior and exterior renovations

CMHA SENIOR COMMUNITIES

MAPLE TOWER

601 Maple Avenue

Summary of work:

- > complete renovation of 120 dwelling units
- > new sidewalks, accessible ramps, new canopy and entrance façade

Duration: January 2000 – December 2001

PARK EDEN

2610 Park Avenue

Summary of work:

- > complete kitchen renovations, exterior renovations

THE PINECREST

3951 West 8th Street

Summary of work:

- > total replacement of all heating and plumbing lines, kitchen renovation

Start Date: April 2001

Duration: 224 calendar days

THE RIVERVIEW

2538 Hackberry Street

Summary of work:

- > new parking and drive, concrete walks and patios, wrought iron fence, new entrance canopy, accessible entry, etc.

Start Date: July 2001

Duration: 120 calendar days

SAN MARCO

1601 Madison Road

Summary of work:

- > structural repairs to existing building and exterior facade



CMHA'S OTHER MIXED-INCOME INITIATIVES FOR 2002

ENGLISH WOODS

- > APPLY FOR HOPE VI GRANT PROPOSAL:
- > 400 HOMEOWNERSHIP UNITS (25% AFFORDABLE, 75% MARKET RATE)
- > 50 MIXED-INCOME RENTAL UNITS
- > 400 OFF-SITE RENTAL UNITS (75% AFFORDABLE; 25% MARKET RATE)

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SEMINARY RIDGE

- > 47 MIXED-INCOME UNITS (67% MARKET-RATE; 33% AFFORDABLE)
- > REPLACES 144 ASSISTED UNITS DEMOLISHED IN 1996

HAMILTON COUNTY AFFORDABLE HOUSING PROGRAM

- > 117 UNITS (AFFORDABLE AND MARKET-RATE RENTAL)
- > FUNDING BY HAMILTON COUNTY AND LOCAL BANKS

At left, top to bottom, left to right: Findlater Gardens, The Riverview, Park Eden, Maple Tower, The Pinecrest



THIS IS THE FUTURE.

Employment Opportunities

POVERTY

THE CITY'S CHILDREN ARE OUR CHILDREN. TOO MANY OF THEM ARE LIVING IN POVERTY IN CINCINNATI.

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PERCENT OF BLACK TO WHITE CHILDREN IN CINCINNATI - 1990

BLACK - 50.4% WHITE - 47.5%

PERCENT OF CHILDREN LIVING IN POVERTY IN CINCINNATI

1969 - 22% 1989 - 37%

(OVER 1 IN 3 OF OUR CHILDREN ARE LIVING IN POVERTY)

(© Cincinnati Museum Center 2001)

"OUR CITY'S BUSINESS AND CIVIC LEADERS NEED TO PROMOTE PROGRAMS THAT OFFER TRAINING AND JOBS FOR URBAN YOUTH."

(Enquirer, 4/19/01)

ACCORDING TO THE Federal Bureau of Labor Statistics, in 1998, the most recent year for which such data is available, the unemployment rate for African Americans in Greater Cincinnati was 9.2 percent, while the unemployment rate for whites during that same that year was 2.9 percent. The high poverty level rate among Cincinnati's African American population is directly related to the large unemployment level.

Employment opportunities that result in economic and professional growth result in stability and prosperity for communities. With this basic principle in mind, CMHA, in addition to the construction of new rental and home ownership units, utilizes a significant portion of its HOPEVI and capital funds to support Community and Support Services (CSS) programs for residents. The goals of these programs are three-fold:

- > 1) to improve employment opportunities for adults through training and education,
- > 2) to strengthen academic performance among the youth, and
- > 3) to achieve long-term economic improvement for the communities.

These programs provide support and training to residents of all ages in order to strengthen their opportunities for family self-sufficiency. In turn, investing in the residents' education and job training strengthens the larger community as well.



JOY SMITH AND PATRICIA COLLINS

A December 2000 graduate of CMHA's computer training program, Joy Smith now uses the skills she learned in CMHA's program to help ensure the smooth operation of construction at CMHA's HOPE VI redevelopment in the West End.

"It's a great program," Joy says of her computer training. She was able to use the knowledge she gained in the program to find a good job working for the DAG contractors at CMHA's HOPE VI site. She started a full time position with DAG contractors in June 2001 as an office manager. She says the mixed-income housing approach "brings people together."

Patricia Collins, a resident of CMHA's Lincoln Court community, will graduate in 2002 with an Associates degree in Social Work from Cincinnati State Technical and Community College (CSTCC). Patricia is also a graduate of CMHA's computer training program. She interns at Women Helping Women.

"We were the experimental class," says Patricia. She and other students from her class went out to CMHA's communities to tell residents about the program and to convince them of its many benefits. Patricia plans to go on to the College of Mt. St. Joseph to further her schooling.

Congratulations Joy and Patricia!

JAMIE JAMISON

CMHA MODERNIZATION INTERN

FOR A 21-YEAR-OLD, JAMIE JAMISON HAS A LOT OF "FIRSTS" UNDER HIS BELT. THIS CMHA RESIDENT WILL BE THE FIRST PERSON IN HIS FAMILY TO GRADUATE FROM COLLEGE.

HE WAS ALSO THE FIRST CONSTRUCTION CONTRACT ADMINISTRATOR INTERN AT CMHA'S MODERNIZATION DEPARTMENT, WHERE HE WAS AWARDED A CERTIFICATE OF MASTERY FOR SUCCESSFULLY COMPLETING AN 18-MONTH PROGRAM. ON MARCH 08, 2001, JAMIE RECEIVED A PROMOTION TO A DRAFTSMAN. HE IS NOW A DRAFTSMAN AND A CONSTRUCTION CONTRACT ADMINISTRATOR INTERN IN CMHA'S MODERNIZATION DEPARTMENT.

JAMIE IS A SOPHOMORE MAJORING IN BOTH ARCHITECTURAL ENGINEERING AND BUSINESS FINANCIAL MANAGEMENT AT CINCINNATI STATE TECHNICAL AND COMMUNITY COLLEGE (CSTCC). A TYPICAL WEEKDAY FOR JAMIE INCLUDES INTERNING EIGHT HOURS AS A DRAFTSMAN/CCA AND THEN ATTENDING A FULL LOAD OF NIGHT COURSES AT CSTCC. THE THIRD OLDEST OF NINE, HE ALSO SPENDS HIS FREE TIME HELPING ONE OF HIS YOUNGER SISTERS, MARTINA, PREPARE FOR COLLEGE.

"EVERYONE AT THE MODERNIZATION DEPARTMENT SUPPORTS ME 100 PERCENT. WHEN I BEGAN COLLEGE, I WAS ALREADY AHEAD OF THE OTHER STUDENTS IN MY CLASSES BECAUSE I LEARNED SO MUCH FROM THE PEOPLE AT CMHA. YOU MIGHT SAY I HAD A FEW ADDITIONAL TEACHERS OUTSIDE THE CLASSROOM," SAID JAMIE. "OF COURSE THAT MEANS I HAVE MORE PEOPLE WHO WANT TO SEE MY GRADES WHEN I RECEIVE THEM."

JAMIE HASN'T HAD TO WORRY ABOUT HIS GRADES, THOUGH, SINCE HE CURRENTLY HAS A 3.2 GRADE POINT AVERAGE. HE STUDIES AND READS BOOKS ABOUT ARCHITECTURE EVERY DAY. JAMIE IS OVERSEEING A MAJOR RENOVATION PROJECT AT CMHA'S PARK EDEN COMMUNITY.

ALONG WITH THE FOLKS AT CMHA, JAMIE HAS A LONG LIST OF PEOPLE TO THANK FOR HELPING ACHIEVE HIS GOALS, INCLUDING HIS CHURCH, FAMILY MEMBERS AND FRIENDS. JAMIE PLANS TO CONTINUE WORKING AND LEARNING AT CMHA THROUGHOUT HIS COLLEGE CAREER.



EXCERPTS FROM THE 2001 SUMMER INTERNSHIP ROUNDTABLE DISCUSSION

ON THE LAST DAY OF THEIR SUMMER EMPLOYMENT, THE INTERNS WERE ASKED TO SHARE COMMENTS ON THEIR WORK EXPERIENCE AT CMHA. HERE'S SOME OF WHAT THEY HAD TO SAY:

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- > "THANK YOU CMHA, I APPRECIATE YOU. THIS PROGRAM GOT ME BACK ON MY TOES."
- > "I APPRECIATE THE PROGRAM. I LEARNED A LOT."
- > "I'M PROUD TO BE A DEMOLITION MAN."
- > "WE APPRECIATE THE PROGRAM."
- > "WE HAVE TO DO MORE TO SECURE MORE POSITIONS."
- > "WE NEED RESPECT. WE NEED MORE PROGRAMS LIKE THIS TO KEEP OUR PEOPLE OFF THE STREETS. C'MON CITY!"
- > "THIS PROGRAM GAVE PEOPLE EXPERIENCE IN SOMETHING THEY MIGHT WANT TO DO WITH THEIR CAREER OR THE REST OF THEIR LIFE."
- > "WE NEED A WINTER PROGRAM, A SPRING PROGRAM, A FALL PROGRAM."
- > "THIS PROGRAM OPENED A LOT OF DOORS FOR ME."
- > "MORE PROGRAMS LIKE THIS NEED TO BE CREATED"
- > "A LOT OF OUR BLACK MEN ARE STRUGGLING. IT STARTS WITH THE SCHOOL SYSTEM—IT STARTS WHEN WE'RE LITTLE."

THIS IS THE FUTURE. Employment Opportunities

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SUMMER INTERNSHIP PROGRAM

In response to the civil unrest this spring, CMHA reacted quickly to assist the City in finding summer employment opportunities for young people. CMHA's program was unique, targeting young adults age 18-30, and accepting into the employment program individuals who had previous criminal histories. CMHA employed a total of 97 interns, 50 of whom, Administrative/Office interns, attended computer training four hours a day and worked in CMHA offices the rest of the time. Construction interns learned basic skills in drywall, basic carpentry and plumbing, and worked on both rehab and new construction. All of the interns attended sessions on work ethics, job performance, safety, business attire, communications and customer service. The City Auditor was so impressed with CMHA's effort that he cited it as a "model program" that might be used by the City in the future.

THIS PROGRAM SHOULD BE THE CATALYST FOR SPURRING MORE LONG-TERM INITIATIVES THAT WILL IMPACT THE ACADEMIC, SOCIAL, AND ECONOMIC DEVELOPMENT OF THE CITY'S YOUTH AND YOUNG ADULTS.

At the end of the summer, 20 of the summer interns were retained in jobs at CMHA. As a condition of continued employment, each of them agreed to pursue a training program to further enhance their job skills and continue their journey to self-sufficiency. For many participants, this means working on getting a high school diploma or college degree; for others it means further computer training or participating in the Pre-Apprenticeship program. CMHA is determined not to just offer these young adults a job-but rather a bright future.

Two graduates of CMHA's 2001 Summer Internship Program, Shauntee Nye and Don Crawford



DON CRAWFORD

GRADUATE, 2001 CMHA INTERN PROGRAM

A MAN WITH A PLAN, DON CRAWFORD WILL USE WHAT HE LEARNED IN CMHA'S 2001 SUMMER INTERNSHIP PROGRAM TO ACCOMPLISH HIS LONG-TERM GOALS. DON, A NATIVE CINCINNATIAN, WORKED AS AN ADMINISTRATIVE ASSISTANT AT CMHA'S CENTRAL OFFICE PART OF THE DAY DURING THE INTERNSHIP AND ATTENDED COMPUTER TRAINING CLASSES IN THE AFTERNOONS. HE EXCELLED IN CMHA'S PROGRAM AND WAS REWARDED BY RECEIVING A FULL-TIME POSITION WORKING IN CMHA'S HUMAN RESOURCES AND LEGAL DEPARTMENTS.

DON PERFORMS A BROAD RANGE OF DUTIES IN HIS JOB, FROM CUSTOMER RELATIONS TO CREATING COMPLEX DATABASES FOR CMHA'S RECORDS. HE HAS COMPLETED ONE YEAR OF COLLEGE ALREADY AT CINCINNATI STATE TECHNICAL AND COMMUNITY COLLEGE (CSTCC). DON PLANS TO USE WHAT HE IS LEARNING AT CMHA ALONG WITH CONTINUED SCHOOLING IN THE REAL ESTATE FIELD TO ACHIEVE HIS CAREER GOALS. DON SAYS OF CMHA'S INTERNSHIP PROGRAM, "IT WAS AN OPPORTUNITY I COULDN'T PASS UP-IT CAME AT A TIME WHEN I REALLY NEEDED TO PROGRESS."

SHAUNTEE NYE

GRADUATE, 2001 CMHA INTERN PROGRAM

AS SOMEONE WHO HAS RECENTLY BEEN INTRODUCED TO COMPUTERS, SHAUNTEE NYE IS EXPERIENCING A WHOLE NEW WORLD. SHAUNTEE WAS PART OF CMHA'S 2001 SUMMER INTERNSHIP PROGRAM OFFERED FOR YOUNG ADULTS IN RESPONSE TO THE CIVIL UNREST OF APRIL 2001.

A CMHA SCATTERED SITES RESIDENT AND MOTHER OF TWO, SHAUNTEE SAYS THAT THE COMPUTER CLASSES MADE THE BIGGEST IMPACT ON HER DURING THE INTERNSHIP. SHE HAD NO COMPUTER EXPERIENCE BEFORE ENROLLING IN THE INTERNSHIP PROGRAM BUT NOW USES HER NEW SKILLS EVERY DAY IN HER NEW JOB AT CMHA!



- > "PROGRAMS LIKE THIS WILL HELP A LOT OF BROTHERS OUT, AND THAT'S WHERE THE PROBLEM IS—LACK OF JOBS AND RESOURCES."
- > "AT FIRST I FELT A LITTLE NERVOUS AND LAME, YOU KNOW, BUT AFTER A COUPLE OF WEEKS YOU GET USED TO IT, YOU FEEL GOOD TO PUT ON YOUR TIE IN THE MORNING AND PACK YOUR LUNCH AND SAY, 'BABY, I'M GOING TO WORK.'"
- > "THERE'S A LOT OF PEOPLE OUT HERE JUST LIKE ME ON THE STREETS AND THEY HAVE INTELLIGENCE."
- > "THEY TAUGHT US A LOT"
- > "YOU USED YOUR MONEY IN A WISE WAY EDUCATING US."
- > "THEY'RE MOTIVATING US TO GO ON TO COLLEGE, TO MAKE MONEY, TO MOVE UP. THAT WAY THEY WON'T HAVE ANYTHING TO SAY ABOUT OUR RACE."
- > "I THINK THEY SHOULD CONTINUE THE PROGRAM. WE MIGHT HAVE A JOB BECAUSE OF THE EXPERIENCE WE HAD... BUT THEY NEED TO GIVE OTHERS A CHANCE TO DO WHAT WE GOT TO DO."
- > "THIS PROGRAM HAS HELPED ME TO BE STRONG."
- > "PUT MORE PROGRAMS OUT HERE."
- > "THANK YOU CMHA, I'M INTO BIGGER AND BETTER THINGS."

THIS IS THE FUTURE. Employment Opportunities

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"THIS PROGRAM GAVE PEOPLE THE EXPERIENCE IN SOMETHING THEY MIGHT WANT TO DO WITH THEIR CAREER OR THE REST OF THEIR LIFE."

CONSTRUCTION PRE-APPRENTICESHIP - JOB TRAINING

CMHA is partnering with Safe Start Cincinnati to provide a Pre-Apprenticeship construction program for young adults. The program provides construction training and pre-apprentice certification. Participants work as Construction Interns at CMHA and attend classes in the evening. Students who successfully complete the program are certified to enter into a formal, four-year, state-approved construction trades apprenticeship program. This program gives CMHA residents the opportunity to earn a livable wage and at the same time receive useful job training that they might not otherwise have access to.

CMHA'S CHILDREN'S LEARNING CENTERS

Located in Lincoln Court/Laurel Homes, Millvale, English Woods and Findlater Gardens, CMHA Children's Learning Centers provide after-school and summer educational programs for youth in grades K through 8. The Learning Centers offer a variety of resources to help youth achieve academic excellence and develop good social skills. Staff includes Reading Teachers, tutors, the Kumon Math program, etc.

CMHA'S TEEN CENTERS

The Teen Centers provide teenagers the free use of computers, field trips, educational programs, cooking classes, arts and crafts, etc.. It's also a safe, supervised place for teens to just "hang out". Getting teens off the streets and into healthy social situations is the number one goal of the Teen Program.



Two graduates of CMHA's 2001 Summer Internship Program, Valisa Short and Antwan Davis.

“...THEN THE LIGHTS
COME ON – THAT’S A
GOOD FEELING.”

ANTWAN DAVIS

GRADUATE, 2001 CMHA INTERN PROGRAM

ANTWAN DAVIS IS A LINCOLN COURT RESIDENT AND A GRADUATE OF CMHA’S 2001 SUMMER INTERNSHIP PROGRAM. HE WAS SOUGHT AFTER BY MANY OF THE CONTRACTORS ON THE LINCOLN COURT HOPE VI JOB SITE DURING HIS SUMMER CONSTRUCTION INTERN ASSIGNMENT.

SOME OF HIS SUMMER ASSIGNMENTS INCLUDED WORKING FOR THE FOLLOWING CONTRACTORS: RCI/DAG, THE BRADDOCK GROUP, AND SARBG. HE ACCEPTED A FULL-TIME LABORER CONSTRUCTION POSITION WITH THE SUB-CONTRACTOR D & E ELECTRIC WHILE STILL INTERNING IN CMHA’S PROGRAM. IN HIS NEW JOB, ANTWAN DOES ELECTRICAL WIRING, ROUGHING, SWITCH INSTALLATION, AND PLATING.

ANTWAN GETS EXCITED TO SEE THE FRUITS OF HIS LABOR. “TO SEE THE BUILDINGS COME UP, THE WIRING GO IN, AND THEN THE LIGHTS COME ON-THAT’S A GOOD FEELING,” SAYS ANTWAN. HE PLANS TO KEEP WORKING AT THE HOPE VI SITE UNTIL IT IS COMPLETED AND TO SOMEDAY OWN HIS OWN ELECTRICAL COMPANY. HE TRULY ENJOYS HIS JOB AND CAN’T WAIT TO MOVE INTO ONE OF THE NEW BUILDINGS THAT ARE GOING UP AT LINCOLN COURT. “I LOVE THEM,” HE SAYS. ANTWAN THINKS THE HOPE VI MIXED-INCOME HOUSING APPROACH IS THE “BEST THING TO DO.”



VALISA SHORT

Valisa Short is a graduate of CMHA's 2001 summer internship program. She began her internship on the HOPE VI job site working for Art Franklin/Sigma Capital. Other employers on the job site viewed her work ethics on a daily basis and were extremely impressed. Aaron Fry, President of Phoenix Contractors, offered Valisa a full-time job several weeks before the 2001 summer internship program ended in October 2001.

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Valisa was afforded the opportunity to take part in CMHA's culminating activities at the end of the internship. She shared her new working experiences with the other interns during the closing ceremony.

In her new job, Valisa has a wide-range of duties, ranging from flagging traffic through the construction site, to driving dump trucks, to climbing below the surface to install water spouts. She's receiving daily on-the-job training and often has a new task to tackle every day.

"They have me doing a lot of different things here," she says. Seeing Valisa smiling and cooperating with the other workers, you get the sense that Valisa's life is new and even more meaningful because of the opportunities she has received. Valisa says that making the community more diverse through the mixed-income approach to housing will be successful.

"I think it will work," she says. "Everything is gonna be fine." CMHA wishes the best for Ms. Short as she pursues her new construction career.



THIS IS THE FUTURE. Employment Opportunities

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CMHA'S STANDARDS FOR COMPLETION OF THE FSS CONTRACT OF PARTICIPATION INCLUDE:

- > TO SEEK AND MAINTAIN SUITABLE EMPLOYMENT.
- > TO BECOME INDEPENDENT OF WELFARE ASSISTANCE AND REMAIN INDEPENDENT FOR 12 CONSECUTIVE MONTHS BEFORE THE FSS CONTRACT EXPIRES.
- > TO ACHIEVE SELF-SUFFICIENCY AS EVIDENCED BY THE FAMILY LEAVING THE SECTION 8 PROGRAM IN GOOD STANDING AND WITH NO CURRENT OR ANTICIPATED DEBT OWED TO EITHER SECTION 8 OR THE PROPERTY OWNER.
- > ESTABLISH INTERAGENCY PARTNERSHIPS TO ACHIEVE HIGH-QUALITY, COMPREHENSIVE SERVICE DELIVERY TO ALL MEMBERS OF A FAMILY WITH LONG-TERM RESULTS.

CMHA'S SECTION 8 SELF-SUFFICIENCY PROGRAMS

Family Self-Sufficiency (FSS) – CMHA's Section 8 FSS program provides strong financial incentives for participants to improve their level of economic self-sufficiency. As a participant's income increases due to job training, education, etc. the corresponding increase that would normally go toward rent is, instead, held in an escrowed savings account. When the participant achieves tangible goals such as completing their GED, successfully completing a year in college, etc. the escrow savings can be released to achieve a broader life objective, such as buying a home.

FAMILY OBJECTIVES

The goals for families participating in FSS is to achieve the following objectives:

- > Achieve a greater level of self-discipline, self-esteem and self-motivation by accepting responsibility for decisions and actions.
- > Demonstrate commitment and accountability to the Individual Training and Services Plan in which barriers are assessed and eventually overcome.

FSS PROGRAM PARTICIPANT: BARBARA WATSON

Barbara Watson has worked as a Nurse Assistant at the Three Rivers Nursing and Rehabilitation Center since 1996, when she signed up with CMHA's Family Self-Sufficiency (FSS) program. At that time, Barbara realized she was in need of a better life for herself and her four kids. Five years later she is nearing the end of the program and is getting ready to withdraw the funds that she has been depositing in escrow all along.

Barbara strongly recommends the FSS program to others who need to get a jump start in life. "It's a nice stepping stone if you want to get an education and become self-sufficient," she says. Barbara also has plans to own her own home in the near future. She plans to sign up for a homeownership program with CMHA and the HOPE VI partners in 2002.



MARCIA WEAVER

FAMILY SELF-SUFFICIENCY PROGRAM GRADUATE

MARCIA WEAVER, A NATIVE CINCINNATIAN AND MOTHER OF 3, DECIDED TO BECOME A TEACHER BECAUSE OF TWO IMPORTANT PEOPLE IN HER LIFE. FROM HER AUNT, MARCIA GOT HER FIRST LOOK INTO THE LIFE OF A TEACHER AND THE IMPORTANT ROLE THAT THEY PLAY IN THE LIVES OF CHILDREN. MARCIA'S SECOND INSPIRATION TO BECOME A TEACHER CAME AT A TIME IN HER LIFE WHEN SHE HAD ALMOST GIVEN UP HOPE. LUCKILY, SHE DEVELOPED A RELATIONSHIP WITH A VERY SPECIAL NUN WHO GAVE MARCIA A NEW OUTLOOK.

"SHE INSPIRED ME NOT TO QUIT, TO HOLD ON," MARCIA REMEMBERS. "SHE WAS VERY REASSURING AND SHE GAVE ME THE VISION TO SEE BEYOND MY IMMEDIATE SITUATION."

MARCIA'S SUCCESS IS ALSO LARGELY DUE TO THE HELP OF CMHA'S FAMILY SELF-SUFFICIENCY (FSS) PROGRAM. SHE JOINED FSS AT A TIME WHEN SHE WAS "LOOKING FOR A WAY UP." MARCIA WAS AMAZED AT ALL THE FSS PROGRAM HAD TO OFFER.

"FIRST OF ALL, IT HAS A LOT OF ELEMENTS TO MEET YOUR NEEDS...SUCH AS TRANSPORTATION, JOB FAIRS, RESUME BUILDING. BUT IT'S ALSO SUCH AN ESTEEM BUILDER," SAYS MARCIA. WHEN SHE JOINED THE PROGRAM SHE TOLD HERSELF, "ONE DAY MY FAMILY AND I ARE GOING TO BE SELF-SUFFICIENT."

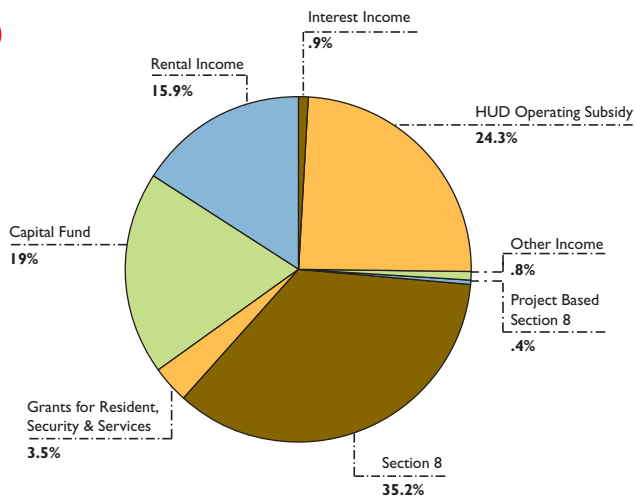
MARCIA WEAVER HAS BEEN EMPLOYED SINCE MARCH 1998 FOR CINCINNATI PUBLIC SCHOOLS (CPS) AS AN INSTRUCTIONAL ASSISTANT (IA). SHE EARNED HER BACHELOR OF SCIENCE DEGREE IN EARLY CHILDHOOD EDUCATION FROM THE UNIVERSITY OF CINCINNATI IN JUNE 2001.

HER PLAN IS TO KEEP TEACHING IN URBAN AREAS OF CINCINNATI. "I WANT TO BE WHERE THE NEED IS GREATEST," MARCIA SAYS. SHE THRIVES OFF THE CHILDREN WHO REALLY NEED HER-THE CHILDREN WHO SHE CAN SHOW, THROUGH HER LIFE, THAT IT IS POSSIBLE TO ACHIEVE GREATNESS DESPITE THE CIRCUMSTANCES YOU ARE IN. MARCIA NOW HAS ENTERED A ONE-YEAR PAID INTERNSHIP WITH CPS TO EARN HER TEACHING LICENSE. SHE IS GUARANTEED A FULL-TIME TEACHING POSITION AND PLANS TO BE READY FOR HOMEOWNERSHIP IN ONE YEAR.



PLANNING FOR THE FUTURE.
Financials

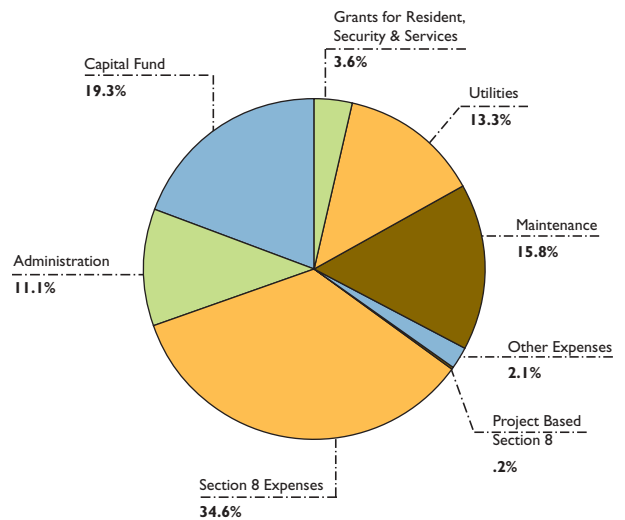
FISCAL YEAR 2001 REVENUES



Total Income for FY 2001 **\$78,310,854**

HUD Operating Subsidy	19,048,708
Other Income	591,301
Project Based Section 8	332,298
Section 8	27,527,566
Grants for Resident, Security & Services	2,754,077
Capital Fund	14,913,153
Rental Income	12,459,788
Interest Income	683,963

FISCAL YEAR 2001 EXPENDITURES



Total Expenses for FY 2001 **\$77,077,615**

Utilities	10,259,093
Maintenance	12,164,267
Other Expenses	1,596,463
Project Based Section 8	151,059
Section 8 Expenses	26,690,106
Administration	8,549,397
Capital Fund	14,913,153
Grants for Resident, Security & Services	2,754,077

Q



IF THE MOMENTUM RESULTING FROM
THIS TRAGEDY CONTINUES, WHAT
DO YOU ENVISION A YEAR FROM NOW?

A



A COMMUNITY REVITALIZED. YOUNG
AFRICAN-AMERICAN MEN WORKING.
CHILDREN LEARNING. PEOPLE LAUGHING,
LOVING, PLAYING. THE CLOUD THAT IS OVER
US LIFTED. AND, MORE GRAY HAIR ON MY HEAD.

—REV. DAMON LYNCH III

(ENQUIRER, 4/15/01)



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THIS IS THE FUTURE.



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