



# CMHA's Operations Receive A Positive Review

"CMHA ranks amongst the best run Housing Authorities in the Country." That's the opinion of David Gilmore and his team of associates who conducted a comprehensive management assessment of the Cincinnati Metropolitan Housing Authority during the second half of 2008.

The team from Gilmore Kean, LLC stated that CMHA is a solid, competent agency and everyone involved with administering our functions should be congratulated. This team found that CMHA is a well run agency that could benefit from a few changes that would make it a fantastic agency. The team did recommend the development of a modern, comprehensive strategic plan to ensure successfully moving forward as an agency. The strategic planning process has begun and will be unveiled in stages throughout 2009.

*CMHA ended 2008 with more than 99% occupancy within its public housing portfolio.*

## Innovative Solutions

- Much of CMHA's staff has been given the opportunity to transition to a four-day 40-hour work week resulting in a cost savings for both CMHA and the employee.
- CMHA has seen a significant increase in the usage of its website as a result of encouraging landlords to utilize the Partner Portal, a service that gives landlords 24-hour access to inspection and financial information.
- CMHA has begun offering recycling opportunities to its employees and is working to expand that opportunity to its residents during 2009.



## A Final Farewell

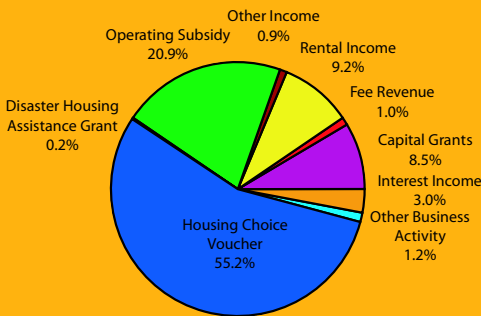
After closing the obsolete English Woods community several years ago, the end of an era arrived in November 2008 when the last building was demolished .

The sixty year-old, 700-unit English Woods apartment community was designed to meet the expectations and demands of people living during the World War II era. As could be expected, the ravages of time took their toll on the community and the 1940's infrastructure and structural integrity was failing at an increasingly rapid rate. It is for this reason that the U.S. Department of Housing and Urban Development approved the closing and demolition of the site. At the time of its closing less than 100 apartments were occupied and all residents were given the opportunity to relocate to other CMHA owned housing. Housing Choice Vouchers were not offered as an option for relocation.

The Sutter View community and Marquette Manor remain on site and are still renting at near capacity, representing two thriving communities with approximately 250 apartments.

CMHA is committed to pursuing all options that will best accommodate the housing needs of its residents. However, at this time there are no plans nor funding available for redevelopment of the site.

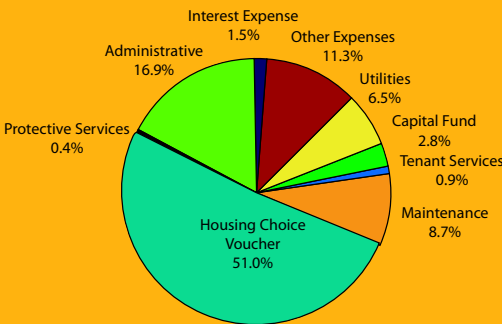
## FY2008 Financials



**Total Revenue for 2008** **\$114,085,480**

Housing Choice Voucher	\$64,718,711
Disaster Housing Assistance Grant	\$193,430
HUD Operating subsidy	\$22,075,048
Other Income	\$1,063,516
Rental Income	\$10,490,001
Fee Revenue	\$1,144,590
Capital Grants	\$9,643,834
Interest Income	\$3,407,500
Other Business Activity	\$1,348,850

## Fiscal Year 2008 Expenses



**Total Expenses for 2008** **\$115,911,865**

Utilities	\$7,571,546
Capital Fund	\$3,216,341
Tenant Services	\$1,009,703
Maintenance	\$10,096,006
Housing Choice Voucher	\$59,107,775
Protective Services	\$501,942
Administrative	\$19,585,719
Interest Expense	\$1,773,487
Other Expenses	\$13,049,346

## Public Housing

- CMHA serves approximately 5,200 families and individuals in neighborhoods throughout Hamilton County.
- The buildings are owned and managed by CMHA.
- CMHA conducts rental history and police background checks as part of its application process.
- To apply for housing call 513-977-5888 or visit the leasing office at 1635 Western Ave.



## Housing Choice Voucher Program

- CMHA has the authority to administer 10,600 vouchers.
- The private landlord is responsible for screening his or her tenants and enforcing the lease.
- CMHA is responsible for holding landlords and voucher holders accountable for following the rules of the program.
- Participants in the program are encouraged to also participate in the Family Self Sufficiency program.



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## CMHA is... Transforming

2008 Report  
to the Community



**2008** proved to be a challenging year for the country and our economy. CMHA has not been immune to those forces affecting many Americans; however CMHA is in a unique position of helping more people in need of affordable housing while at the same time also facing budgetary constraints. An unfortunate by-product of the lack of funding resulted in a reduction of staff near the end of 2008. This move was necessary to keep CMHA financially stable by staying within our resources.

During this time CMHA also reconfigured some of its business operations to develop a more efficient organizational structure that previously relied on seven department directors. The restructuring enabled the agency to reduce the number of directors to four and better aligned coordinating functions within the agency.

CMHA recognizes that small changes begin to add up to big savings. As a result the agency has implemented a four day work week for specific departments allowing the agency to completely shut down an entire building one full day per week. This has led to significant energy savings for the agency, and employees have benefitted from one less day of commuting expenses.

CMHA employees endured many changes during 2008 and CMHA would like to acknowledge and thank those hard working employees who contribute to the high performing status of this agency.