



# Constructing

## Futures

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### Cincinnati Metropolitan Housing Authority Real Estate Construction & Development Newsletter

#### WORK IN PROGRESS: RENOVATION & DEVELOPMENT

**Millvale Renovation:** You may not notice much construction taking place on the outside of Millvale North but the renovation work there is on target for meeting the completion deadline. The interior finishes are nearly complete at four of the five buildings. This multi-million dollar project includes 27 units; two of the residences are being converted to fully accessible units. The Real Estate Construction team oversees the work being done by contractors. Interior renovations include new kitchens, new

bathrooms, new drywall and paint, new electrical, HVAC and plumbing. Once the weather breaks, construction work will continue on the outside of the buildings. The exterior changes include new roofs and gutters, new windows and exterior doors. The ADA conversions include wider doorways and hallways, lower cabinets, wheelchair accessibility, walk-in showers and more. Families are expected to move in the newly remodeled units beginning in April.

(photographs to the far right)

**West Union Square Development:** The Colerain Township site is eight months into development and our vision is closer to reality. All of the exterior walls and roofs are installed at the 83 thousand square foot building. Installation of the stone front façade has also begun at West Union Square.



West Union Square



#### CONSTRUCTION BY THE NUMBERS

Millvale Renovations	Phase II
Construction Costs	\$3 Million
Renovated Units	27
Full ADA Conversions	2

#### Construction Chit Chat

UFAS (Uniform Federal Accessibility Standards) versus ADA (Americans with Disabilities Act)! The ADA requires that public and common use areas at housing developments are accessible. UFAS lays out the specific details on what's needed to make accessible housing. As an example, 5 percent of newly constructed federally assisted housing must be accessible. West Union Square is 70 units of housing so the minimum accessible units are 3.5 (4) apartments. The UFAS regulations also determine the height of handrails, kitchen counter height and the width of hallways and doorways.

**Living Single:** Cincinnati Metropolitan Housing Authority owns hundreds of single family and multifamily homes across Hamilton County. The Construction Team oversees extensive exterior and interior renovations at the scattered sites where many families call home. Here is a look at some of the most recently completed work.

- This 2 bedroom house in Anderson Township received \$23,000 worth of renovation work in a three week period. The construction team replaced the roof, roof shingles, installed 30 year laminated architectural shingles, wrapped exposed wood in aluminum cladding, replaced the concrete walkway, resealed the driveway and foundation to eliminate water leaks, trimmed the trees and installed new landscaping.

Anderson Township



Green Township



- It took two months and \$82,500 to bring new life to this 3-bedroom beauty located in Green Township. Renovations include foundation repair, a new roof, an updated kitchen with new appliances, an updated bathroom and new flooring throughout the house.

## Constructing Futures: January 2018

### RAD UPDATE

Cincinnati Metropolitan Housing Authority's first round of applications for RAD Conversion was submitted to HUD. CMHA submitted 9 applications and CHAPs (Commitment to enter into a Housing Assistance Payment) for 7 of those properties have been received. Residents will receive a letter with more information and those families residing in properties with CHAPs will receive an invitation to attend a meeting specifically regarding their property. Also, as this is the beginning stage of the conversion process, third party engineers will be out evaluating the properties. Residents will receive notice

when their property is scheduled for evaluation. The information gathered, along with Resident and Employee input will be used to develop capital needs plans for each property.



### Connect with Property Management



Has your contact information changed? What about the income for your household? Do you know where to leave the updated information? We want to stay in touch with you so if your phone number has changed please provide the new number to your property management office. If you're making more or less money than you did at the beginning of your lease please provide those changes with management as well.

Work Order Center (513) 381-CMHA