



ANNUAL PLAN COMMENTS SUMMARY OF COMMENTS TO PLAN AND CMHA RESPONSE

CMHA provides the following written comments regarding the Capital and Five Year Capital Statement related documents. The comments from Icareaboutcmha@gmail.com were obtained through a response sent to the Joy Gazaway, General Counsel at joy.gazaway@cintimha.com. The following is a summary of those comments received and CMHA's response to the comment(s). This response will be posted with the other submitted responses.

ASSET MANAGEMENT PUBLIC HOUSING VOUCHER MANAGEMENT SECTION 8 HOUSING CHOICE VOUCHER TOUCHSTONE PROPERTY SERVICES

Housing Preferences - Policy Referenced: CMHA received a comment related to its preferences in the voucher management and public housing programs. The policy concerning the Voucher Management HCV Section 8 local preferences is contained in the HCV Administrative Plan as follows: Local Preferences

Local preferences will be used to select families from the wait list. Households may qualify for more than one preference and will receive the points for each. CMHA has selected the following system to apply local preferences:

Comment: Is there a preference for individuals being evicted from Market Rate Housing? I found many other preference points but thought that CMHA should consider adding this one

Response

CMHA does not currently have a local preference for individuals/families who have experienced a recent eviction from market-rate housing. CMHA is aware that more than 38 million U.S. households in 2016 (nearly a third of all households) paid more than 30% of their income for housing. See *"The State of Housing 2018"*, Joint Center for Housing Studies of Harvard University. This "cost-burdened" group will likely face eviction from market rate housing due to the inability to pay rent. This group is in need of affordable housing and has faced the severe consequence of being evicted due to the inability to pay rent. In an effort to extend relief to these families, CMHA will provide a local preference to individuals and families who have experienced

an eviction (resulting in a move or “set-out”) within twelve (12) months of the referral to CMHA from recognized partner organization to the Housing Choice Voucher Assistance.

Elderly Designation - Policy Referenced: CMHA received comments related to the designation of some of the asset management and LIHTC sites as “senior designated.”

Comment: I saw that several of the buildings listed for senior designation in the ACOP.

Response

Yes. The following buildings were listed for senior designation in the Annual Plan, these are as follows:

Designation Type	Application Date	Approval Date	Number of units affected
West Union Square	Elderly Only	02/21/2017	19
Central YMCA	Elderly Only	02/21.2017	15

Comment Are others being considered as well?

Response

Yes. Recently the CMHA Board of Commissioners were presented with an impassioned request from a CMHA resident council president. This individual requested that CMHA review its current wait-list, demographics, and demand for senior housing. As a result, CMHA is exploring the feasibility of an elderly designation (Age 62 and older) for the following highrises: President, Redding, Riverview. The annual plan will be amended to include these sites for a senior designation subject to HUD approval.

Comment: Also are those properties identified for RAD conversion are they subject to change? If there are plans for other developments are they all high-rise building/conversion? Is this same information located in the annual plan, if so where is it?

Response

At present, one of the properties has been considered for a RAD conversion. CMHA is considering a portfolio conversion to RAD or another HUD subsidized opportunity. The Annual Plan with be updated with the names of other properties as they are selected.

Vacancy Payments for Project Based Voucher Vacant Properties:

Comment: Does the HCV program offer vacancy payments for PBV properties vacant for certain amount of time?

Response

CMHA does not currently offer vacancy payments for PBV properties that are vacant for a certain period of time. CMHA has reviewed this inquiry and does offer the following amendment under its Project Based Voucher program in response to the suggestion: (Missing amendment language)

Disability Designation - Policy Referenced: CMHA received a comment related to the designation of some of the asset management and LIHTC sites as “disability designated

Comment: Is there any housing specifically designated for individuals or family with disabilities?

Response

CMHA does not designate any particular portfolio as being solely for individuals with a disability. With the exception of Cary Crossing, CMHA has not designated any of its properties as being solely available to disabled individuals or families.

SUMMARY

Thank you for your response and review of CMHA Annual Plan. CMHA and its residents have a shared vision for expanding the affordable housing footprint in Hamilton County.