



**RESPONSE TO METROPOLITAN AREA  
RELIGIOUS COALITION OF CINCINNATI  
SUMMARY OF COMMENTS TO PLAN  
AND CMHA RESPONSE**

---

CMHA provides the following written comments regarding the Annual Plan and Capital and Five Year Capital Statement related documents. The Comments were obtained through the Metropolitan Area Religious Coalition of Cincinnati (“MARCC”) the following is a summary of those comments received and CMHA’s response to the comment(s).

**FINANCIAL FUNDING**

**MARC Comments:** Reinstate “Changes that are due to factors outside of CMHA’s control such as natural or man-made disasters that require the redirection of resources to address emerging issues. (B2 Significant Amendment, p 10)

MARCC believes that Federal conversations and decisions to reduce the funding needed to maintain public housing, resulting in potential programs that would privatize current public housing, has exacerbated an already existing housing crisis. Clearly, these government actions are an example of a “man-made disaster”. The outcome of these actions has placed an undue burden on CMHA and its residents of public housing. As a result, the number of affordable housing units will be diminished, and not replaced.

**RESPONSE**

**Response:** CMHA concurs with MARC as it pertains to decisions being made outside of our control that are negatively impacting the financial structure of public housing and affordable housing across the country.

**EVICTION PREVENTION**

**MARC Comments:** **CMHA must reduce the number of evictions.** “In every year during the study period, Cincinnati Metropolitan Housing Authority (CMHA) filed the most evictions, representing 3.7-7.6% of all residential eviction filings. In 2017, CMHA was responsible for 5,583 public housing rental units, which means that approximately which means that approximately 1 in 6 households received an eviction notice.” Known landlords who manage HUD-subsidized housing complexes, Brickstone of The Model Group and Wallick Hendy Properties, are also in the Top Ten of Eviction-Filing Landlords. In total, the top ten eviction-filing landlords consistently represent about 20% of all filings in Hamilton County.”

*(Source: "You are being asked to leave the premises: A Study of Eviction in Cincinnati and Hamilton County, Ohio, 2014-2017, Elaina Johns-Wolfe, M.A. Department of Sociology University of Cincinnati, The Cincinnati Project, June 2018.)*

One way to reduce evictions is to identify the cause. This may require CMHA partner with an institution that is willing to build on the most recent study, drill down into the data, and study the patterns it identifies. The information learned by CMHA may inform short term recommendations that can be implemented swiftly, and long-term recommendations that may need some policy changes. One way to reduce evictions is to identify the cause.

## **RESPONSE**

**Response:** CMHA concurs that working with a community partner would assist in reducing the number of filings. As you are aware, funding is always a subject of “who is going to pay for the additional service?” CMHA would like to invite an open conversation with MARC to brainstorm on available funding sources in the community to reduce the number of proposed evictions sent out by CMHA. We also believe this will improve the quality of life of our residents and reduce the overall cost to operating the public housing program.

Furthermore, CMHA is working with Ohio Jobs and Family Services and its PRC funding in an effort to curb evictions due to non-payment of rent. To date, this partnership has reduced the number of evictions by 60 residents since the start of this year. This is an average of at least thirty residents per month that have not been evicted because of this partnership. Additionally, CMHA has another forty cases pending for approval to prevent families and individuals from being evicted from CMHA owned properties.

CMHA is exploring developing a partnership with Housing Opportunities Made Equal, for the purposes of assisting market rate renters that are on the brink of being evicted, because they need a subsidy to help them pay their rent. Through this partnership, CMHA would provide qualified families with a voucher that could potentially keep the family in their present place of residence or another residence they can afford.

<b>PINECREST RESIDENT COMMENTS</b>
------------------------------------

Please see the attached correspondence with Pinecrest Residents.

<b>SUMMARY</b>
----------------

Thank you for your response and review of the capital plan and interest in CMHA. CMHA and its residents have a shared vision for expanding the affordable housing footprint in Hamilton County through our capital Improvement and Development programs.