

Significant Amendment to CMHA's FYs 2019 Annual Plan

The Cincinnati Metropolitan Housing Authority (CMHA) is amending its Annual and 5 Year Action Plan to include four Commitments to enter into a Housing Assistance Payment (CHAPS) that were recently granted by the U.S. Department of Housing and Urban Development. Together, these CHAPS cover 240 units of public housing.

RENTAL ASSISTANCE DEMONSTRATION (RAD)

Rental Assistance Demonstration Program and Section 18 Blending – Over the next several years, CMHA plans to convert all of its public housing through the Rental Assistance Demonstration (RAD) and Section 18 Programs. CMHA may use other HUD tools, including the RAD Transfer of Assistance program to invest and preserve the Agency's affordable housing units. RAD Transfer of Assistance allows CMHA to transfer the housing assistance from existing assisted units that are not viable to new units in order to preserve the affordability.

CMHA plans to submit Portfolio RAD Applications in a multi-phase approach. Currently, CMHA has submitted RAD Applications for AMPS 204, 205, 207, 208, 210, 211, 213, 214, 216 and 218. CMHA will also support the Community Builders' RAD Applications for the City West Amps 301-308.

On January 2, 2018, the United States Department of Housing and Urban Development issued to CMHA a Commitment to Enter into a Housing Assistance Payment Contract (CHAP) for the units listed below. The award was issued pursuant to the Consolidated and Further Continuing Appropriations Act, 2012, Pub. L. No. 112-55, approved November 18, 2011 and the Consolidated and Further Continuing Appropriations Act of 2015 (P.L. 113-235) approved December 6, 2014; Section 8 of the United States Housing Act, 42 U.S.C. 1437 et seq.; and the Department of Housing and Urban Development Act, 42 U.S.C. 3531 et seq.

Additionally, CMHA has received Commitments to Enter into a Housing Assistance Payment Contract (CHAPs) for two scattered site projects referred to as Round 3 Bundle H and Round 3 Bundle J. The Round 3 Bundle J project contains 75 walk-up/multifamily apartment units located in the northeast part of Hamilton County. CMHA is currently requesting to amend the Round 3 Bundle H CHAP. The original Round 3 Bundle H CHAP contains 67 units in central Hamilton County including units in the Over-the-Rhine neighborhood of Cincinnati. The amended CHAP if approved by HUD will contain only the 28 walk-up/multifamily units in the Over-the-Rhine neighborhood of Cincinnati.

CMHA recently received CHAPS for 240 units in AMPS 201, 202, 203, 204, 205, and 206, the majority of which are scattered site properties located throughout Hamilton County. The CMHA Development Department is currently analyzing financial repositioning options for these properties.

As a result, CMHA will be converting a number of its Asset Management units to either Project Based Vouchers through involuntary compliance or Project Based Rental Assistance (PBRAs) under the guidelines of PIH Notice 2012-32, REV-3, PIH Notice 2018-04 and any successor PIH Notices, rules and regulations. Upon conversion, CMHA will adopt resident rights, participating, waiting list and grievance procedures as required by HUD. CMHA will comply with all fair housing, and civil rights requirements.

The RAD and Section 18 Blending programs was designed by HUD to assist in addressing the capital needs of public housing by providing housing authorities with access to private sources of capital to repair and preserve its affordable housing assets. Please be aware, that upon conversion, CMHA's Capital Fund Budget will be reduced by the pro rata share of Public Housing Developments converted as part of Demonstration, and that CMHA may also borrow funds to address their capital needs. CMHA may also decide to contribute Operation Reserves available at the time of conversion and Capital Funds in the amount of \$10,500,000 towards the conversion.

CFFP Debt

CMHA currently has debt under the Capital Fund Financing Program with a principle balance of \$9,474,769 at 6/30/2019. CMHA makes a monthly payment on this debt on an amortization schedule with a final payoff date of September 1, 2026. In addition to the monthly payments CMHA must also pay the pro-rata share of this debt for each unit CMHA removes from public housing. CMHA's request to remove 1,181 units without prepayment of CFFP debt was approved on March 2, 2017. Since receiving this approval CMHA has removed a total of 206 units from public housing and therefore can remove approximately 975 more public housing units without prepayment of CFFP debt. CMHA will continue working with its lender to address outstanding debt issues, which may result in additional reductions of capital funds.

Development #1

Name of Public Housing Development: <u>Marianna Terrace</u>	Pic Development ID: <u>OH004-000204</u>	Conversion Type (i.e., PBV or PBRA): <u>PBRA/Section 18 PBV</u>	Transfer of Assistance: (if yes, please put the location if known and # of units transferring): <u>N/A</u>
Total Units: <u>76</u>	Pre: RAD Unit Type (i.e., Family, Senior, etc.): <u>Family</u>	Post-RAD Unit type if different (i.e., Family, Senior, etc.): <u>Family</u>	Capital Fund Allocation of Development: <u>\$191,616.52</u> (Annual Capital Fund Grant, divided by total number of public housing units in PHA, multiplied by total number of units in project)
Bedroom Type	Number of Units Pre-Conversion	Number of Units Post-Conversion	Change in Number of Units per Bedroom Type and Why (De Minimis Reduction, Transfer of Assistance, Unit Reconfigurations, etc.)
Studio/Efficiency	0	0	
One Bedroom	14	14	
Two Bedroom	27	27	
Three Bedroom	27	27	
Four Bedroom	4	4	
Five Bedroom	4	4	
Six Bedroom	0	0	
(if performing a Transfer of Assistance)	(Explain how transferring waiting list) <u>N/A</u>		

Development #2

Name of Public Housing Development: <u>Scattered Sites</u>	Pic Development ID: <u>OH004-000205</u>	Conversion Type (i.e., PBV or PBRA): <u>PBRA/Section 18 PBV</u>	Transfer of Assistance: (if yes, please put the location if known and # of units transferring): <u>N/A</u>
Total Units: <u>24</u>	Pre: RAD Unit Type (i.e., Family, Senior, etc.): <u>Family</u>	Post-RAD Unit type if different (i.e., Family, Senior, etc.): <u>Family</u>	Capital Fund Allocation of Development: <u>\$60,510.48</u> (Annual Capital Fund Grant, divided by total number of public housing units in PHA, multiplied by total number of units in project)
Bedroom Type	Number of Units Pre-Conversion	Number of Units Post-Conversion	Change in Number of Units per Bedroom Type and Why (De Minimis Reduction, Transfer of Assistance, Unit Reconfigurations, etc.)
Studio/Efficiency	0	0	
One Bedroom	4	4	
Two Bedroom	12	12	
Three Bedroom	8	8	
Four Bedroom	0	0	
Five Bedroom	0	0	
Six Bedroom	0	0	
(if performing a Transfer of Assistance)	(Explain how transferring waiting list) <u>N/A</u>		

Development #3

Name of Public Housing Development: <u>Findlater Gardens</u>	Pic Development ID: <u>OH004-000210</u>	Conversion Type (i.e., PBV or PBRA): <u>PBRA/Section 18 PBV</u>	Transfer of Assistance: (if yes, please put the location if known and # of units transferring): <u>N/A</u>
Total Units: <u>653</u>	Pre: RAD Unit Type (i.e., Family, Senior, etc.): <u>Family</u>	Post-RAD Unit type if different (i.e., Family, Senior, etc.): <u>Family</u>	Capital Fund Allocation of Development: <u>\$1,646,389.31</u> (Annual Capital Fund Grant, divided by total number of public housing units in PHA, multiplied by total number of units in project)

Bedroom Type	Number of Units Pre-Conversion	Number of Units Post-Conversion	Change in Number of Units per Bedroom Type and Why (De Minimis Reduction, Transfer of Assistance, Unit Reconfigurations, etc.)
Studio/Efficiency	0	0	
One Bedroom	98	98	
Two Bedroom	210	210	
Three Bedroom	214	214	
Four Bedroom	111	111	
Five Bedroom	17	17	
Six Bedroom	3	3	
(if performing a Transfer of Assistance)	(Explain how transferring waiting list) <u>N/A</u>		

Development #4

Name of Public Housing Development: <u>Evanston</u>	Pic Development ID: <u>OH004-000211</u>	Conversion Type (i.e., PBV or PBRA): <u>PBRA/Section 18 PBV</u>	Transfer of Assistance: (if yes, please put the location if known and # of units transferring): <u>N/A</u>
Total Units: <u>100</u>	Pre: RAD Unit Type (i.e., Family, Senior, etc.): <u>Family</u>	Post-RAD Unit type if different (i.e., Family, Senior, etc.): <u>Family</u>	Capital Fund Allocation of Development: <u>\$252,127</u> (Annual Capital Fund Grant, divided by total number of public housing units in PHA, multiplied by total number of units in project)
Bedroom Type	Number of Units Pre-Conversion	Number of Units Post-Conversion	Change in Number of Units per Bedroom Type and Why (De Minimis Reduction, Transfer of Assistance, Unit Reconfigurations, etc.)
Studio/Efficiency	0	0	
One Bedroom	100	100	
Two Bedroom	0	0	
Three Bedroom	0	0	
Four Bedroom	0	0	
Five Bedroom	0	0	
Six Bedroom	0	0	
(if performing a Transfer of Assistance)	(Explain how transferring waiting list) <u>N/A</u>		

Development #5

Name of Public Housing Development: <u>Park Eden</u>	Pic Development ID: <u>OH004-000213</u>	Conversion Type (i.e., PBV or PBRA): <u>PBRA/Section 18 PBV</u>	Transfer of Assistance: (if yes, please put the location if known and # of units transferring): <u>N/A</u>
Total Units: <u>176</u>	Pre: RAD Unit Type (i.e., Family, Senior, etc.): <u>Family</u>	Post-RAD Unit type if different (i.e., Family, Senior, etc.): <u>Family</u>	Capital Fund Allocation of Development: <u>\$443,743.52</u> (Annual Capital Fund Grant, divided by total number of public housing units in PHA, multiplied by total number of units in project)
Bedroom Type	Number of Units Pre-Conversion	Number of Units Post-Conversion	Change in Number of Units per Bedroom Type and Why (De Minimis Reduction, Transfer of Assistance, Unit Reconfigurations, etc.)
Studio/Efficiency	6	6	
One Bedroom	169	169	
Two Bedroom	1	1	
Three Bedroom	0	0	
Four Bedroom	0	0	
Five Bedroom	0	0	
Six Bedroom	0	0	
(if performing a Transfer of Assistance)	(Explain how transferring waiting list) <u>N/A</u>		

Development #6

Name of Public Housing Development: <u>Stanley Rowe and Liberty St. Apts.</u>	Pic Development ID: <u>OH004-000214</u>	Conversion Type (i.e., PBV or PBRA): <u>PBRA/Section 18 PBV</u>	Transfer of Assistance: (if yes, please put the location if known and # of units transferring): <u>N/A</u>
Total Units: <u>554</u>	Pre: RAD Unit Type (i.e., Family, Senior, etc.): <u>Family</u>	Post-RAD Unit type if different (i.e., Family, Senior, etc.): <u>Family</u>	Capital Fund Allocation of Development: <u>\$1,396,783.58</u> (Annual Capital Fund Grant, divided by total number of public housing units in PHA, multiplied by total number of units in project)
Bedroom Type	Number of Units Pre-Conversion	Number of Units Post-Conversion	Change in Number of Units per Bedroom Type and Why (De Minimis Reduction, Transfer of Assistance, Unit Reconfigurations, etc.)
Studio/Efficiency	26	26	
One Bedroom	161	161	
Two Bedroom	255	255	
Three Bedroom	101	101	
Four Bedroom	9	9	
Five Bedroom	2	2	
Six Bedroom	0	0	
(if performing a Transfer of Assistance)	(Explain how transferring waiting list) <u>N/A</u>		

Development #7

Name of Public Housing Development: <u>Pinecrest</u>	Pic Development ID: <u>OH004-000216</u>	Conversion Type (i.e., PBV or PBRA): <u>PBRA/Section 18 PBV</u>	Transfer of Assistance: (if yes, please put the location if known and # of units transferring): <u>N/A</u>
Total Units: <u>190</u>	Pre: RAD Unit Type (i.e., Family, Senior, etc.): <u>Family</u>	Post-RAD Unit type if different (i.e., Family, Senior, etc.): <u>Family</u>	Capital Fund Allocation of Development: <u>\$479,041.30</u> (Annual Capital Fund Grant, divided by total number of public housing units in PHA, multiplied by total number of units in project)
Bedroom Type	Number of Units Pre-Conversion	Number of Units Post-Conversion	Change in Number of Units per Bedroom Type and Why (De Minimis Reduction, Transfer of Assistance, Unit Reconfigurations, etc.)
Studio/Efficiency	0	0	
One Bedroom	178	178	
Two Bedroom	12	12	
Three Bedroom	0	0	
Four Bedroom	0	0	
Five Bedroom	0	0	
Six Bedroom	0	0	
(if performing a Transfer of Assistance)	(Explain how transferring waiting list) <u>N/A</u>		

Development #8

Name of Public Housing Development: <u>Maple Tower</u>	Pic Development ID: <u>OH004-000211</u>	Conversion Type (i.e., PBV or PBRA): <u>PBRA/Section 18 PBV</u>	Transfer of Assistance: (if yes, please put the location if known and # of units transferring): <u>N/A</u>
Total Units: <u>120</u>	Pre: RAD Unit Type (i.e., Family, Senior, etc.): <u>Family</u>	Post-RAD Unit type if different (i.e., Family, Senior, etc.): <u>Family</u>	Capital Fund Allocation of Development: <u>\$302,552.40</u> (Annual Capital Fund Grant, divided by total number of public housing units in PHA, multiplied by total number of units in project)

Bedroom Type	Number of Units Pre-Conversion	Number of Units Post-Conversion	Change in Number of Units per Bedroom Type and Why (De Minimis Reduction, Transfer of Assistance, Unit Reconfigurations, etc.)
Studio/Efficiency	0	0	
One Bedroom	114	114	
Two Bedroom	6	6	
Three Bedroom	0	0	
Four Bedroom	0	0	
Five Bedroom	0	0	
Six Bedroom	0	0	
(if performing a Transfer of Assistance)	(Explain how transferring waiting list) <u>N/A</u>		

Development #9

Name of Public Housing Development: <u>Beechwood</u>	Pic Development ID: <u>OH004-000211</u>	Conversion Type (i.e., PBV or PBRA): <u>PBRA/Section 18 PBV</u>	Transfer of Assistance: (if yes, please put the location if known and # of units transferring): <u>N/A</u>
Total Units: <u>149</u>	Pre: RAD Unit Type (i.e., Family, Senior, etc.): <u>Family</u>	Post-RAD Unit type if different (i.e., Family, Senior, etc.): <u>Family</u>	Capital Fund Allocation of Development: <u>\$375,669.23</u> (Annual Capital Fund Grant, divided by total number of public housing units in PHA, multiplied by total number of units in project)
Bedroom Type	Number of Units Pre-Conversion	Number of Units Post-Conversion	Change in Number of Units per Bedroom Type and Why (De Minimis Reduction, Transfer of Assistance, Unit Reconfigurations, etc.)
Studio/Efficiency	16	16	
One Bedroom	132	132	
Two Bedroom	1	1	
Three Bedroom	0	0	
Four Bedroom	0	0	
Five Bedroom	0	0	
Six Bedroom	0	0	
(if performing a Transfer of Assistance)	(Explain how transferring waiting list) <u>N/A</u>		

Development #10

Name of Public Housing Development: <u>Winton Terrace</u>	Pic Development ID: <u>OH004-000209</u>	Conversion Type (i.e., PBV or PBRA): <u>PBRA/Section 18 PBV</u>	Transfer of Assistance: (if yes, please put the location if known and # of units transferring): <u>N/A</u>
Total Units: <u>608</u>	Pre: RAD Unit Type (i.e., Family, Senior, etc.): <u>Family</u>	Post-RAD Unit type if different (i.e., Family, Senior, etc.): <u>Family</u>	Capital Fund Allocation of Development: <u>\$1,532,932.16</u> (Annual Capital Fund Grant, divided by total number of public housing units in PHA, multiplied by total number of units in project)
Bedroom Type	Number of Units Pre-Conversion	Number of Units Post-Conversion	Change in Number of Units per Bedroom Type and Why (De Minimis Reduction, Transfer of Assistance, Unit Reconfigurations, etc.)
Studio/Efficiency	0	0	
One Bedroom	86	86	
Two Bedroom	274	274	
Three Bedroom	147	147	
Four Bedroom	99	99	
Five Bedroom	2	2	
Six Bedroom	0	0	
(if performing a Transfer of Assistance)	(Explain how transferring waiting list) <u>N/A</u>		

Development #11

Name of Public Housing Development: Millvale	Pic Development ID: OH004-000217	Conversion Type (i.e., PBV or PBRA): PBRA/Section 18 PBV	Transfer of Assistance: (if yes, please put the location if known and # of units transferring): N/A
Total Units: 468	Pre: RAD Unit Type (i.e., Family, Senior, etc.): Family	Post-RAD Unit type if different (i.e., Family, Senior, etc.): Family	Capital Fund Allocation of Development: \$1,179,954.36 (Annual Capital Fund Grant, divided by total number of public housing units in PHA, multiplied by total number of units in project)
Bedroom Type	Number of Units Pre-Conversion	Number of Units Post-Conversion	Change in Number of Units per Bedroom Type and Why (De Minimis Reduction, Transfer of Assistance, Unit Reconfigurations, etc.)
Studio/Efficiency	0	0	
One Bedroom	32	32	
Two Bedroom	208	208	
Three Bedroom	179	179	
Four Bedroom	43	43	
Five Bedroom	1	1	
Six Bedroom	5	5	
(if performing a Transfer of Assistance)	(Explain how transferring waiting list) N/A		

Development #12

Name of Public Housing Development: San Marco	Pic Development ID: OH004-000212	Conversion Type (i.e., PBV or PBRA): PBRA/Section 18 PBV	Transfer of Assistance: (if yes, please put the location if known and # of units transferring): N/A
Total Units: 30	Pre: RAD Unit Type (i.e., Family, Senior, etc.): Family	Post-RAD Unit type if different (i.e., Family, Senior, etc.): Family	Capital Fund Allocation of Development: \$75,638.10 (Annual Capital Fund Grant, divided by total number of public housing units in PHA, multiplied by total number of units in project)
Bedroom Type	Number of Units Pre-Conversion	Number of Units Post-Conversion	Change in Number of Units per Bedroom Type and Why (De Minimis Reduction, Transfer of Assistance, Unit Reconfigurations, etc.)
Studio/Efficiency	0	0	
One Bedroom	30	30	
Two Bedroom	0	0	
Three Bedroom	0	0	
Four Bedroom	0	0	
Five Bedroom	0	0	
Six Bedroom	0	0	
(if performing a Transfer of Assistance)	(Explain how transferring waiting list) N/A		

Development #13

Name of Public Housing Development: Riverview	Pic Development ID: OH004-000212	Conversion Type (i.e., PBV or PBRA): PBRA/Section 18 PBV	Transfer of Assistance: (if yes, please put the location if known and # of units transferring): N/A
Total Units: 110	Pre: RAD Unit Type (i.e., Family, Senior, etc.): Family	Post-RAD Unit type if different (i.e., Family, Senior, etc.): Family	Capital Fund Allocation of Development: \$277,339.70 (Annual Capital Fund Grant, divided by total number of public housing units in PHA, multiplied by total number of units in project)

Bedroom Type	Number of Units Pre-Conversion	Number of Units Post-Conversion	Change in Number of Units per Bedroom Type and Why (De Minimis Reduction, Transfer of Assistance, Unit Reconfigurations, etc.)
Studio/Efficiency	28	28	
One Bedroom	81	81	
Two Bedroom	1	1	
Three Bedroom	0	0	
Four Bedroom	0	0	
Five Bedroom	0	0	
Six Bedroom	0	0	
(if performing a Transfer of Assistance)	(Explain how transferring waiting list) <u>N/A</u>		

Development #14

Name of Public Housing Development: <u>The Redding</u>	Pic Development ID: <u>OH004-000213</u>	Conversion Type (i.e., PBV or PBRA): <u>PBRA/Section 18 PBV</u>	Transfer of Assistance: (if yes, please put the location if known and # of units transferring): <u>N/A</u>
Total Units: <u>100</u>	Pre: RAD Unit Type (i.e., Family, Senior, etc.): <u>Family</u>	Post-RAD Unit type if different (i.e., Family, Senior, etc.): <u>Family</u>	Capital Fund Allocation of Development: <u>\$252,127.00</u> (Annual Capital Fund Grant, divided by total number of public housing units in PHA, multiplied by total number of units in project)
Bedroom Type	Number of Units Pre-Conversion	Number of Units Post-Conversion	Change in Number of Units per Bedroom Type and Why (De Minimis Reduction, Transfer of Assistance, Unit Reconfigurations, etc.)
Studio/Efficiency	7	7	
One Bedroom	90	90	
Two Bedroom	3	3	
Three Bedroom	0	0	
Four Bedroom	0	0	
Five Bedroom	0	0	
Six Bedroom	0	0	
(if performing a Transfer of Assistance)	(Explain how transferring waiting list) <u>N/A</u>		

Development #15

Name of Public Housing Development: <u>Marquette Manor</u>	Pic Development ID: <u>OH004-000218</u>	Conversion Type (i.e., PBV or PBRA): <u>PBRA/Section 18 PBV</u>	Transfer of Assistance: (if yes, please put the location if known and # of units transferring): <u>N/A</u>
Total Units: <u>140</u>	Pre: RAD Unit Type (i.e., Family, Senior, etc.): <u>Family</u>	Post-RAD Unit type if different (i.e., Family, Senior, etc.): <u>Family</u>	Capital Fund Allocation of Development: <u>\$352,977.80</u> (Annual Capital Fund Grant, divided by total number of public housing units in PHA, multiplied by total number of units in project)
Bedroom Type	Number of Units Pre-Conversion	Number of Units Post-Conversion	Change in Number of Units per Bedroom Type and Why (De Minimis Reduction, Transfer of Assistance, Unit Reconfigurations, etc.)
Studio/Efficiency	0	0	
One Bedroom	140	140	
Two Bedroom	0	0	
Three Bedroom	0	0	
Four Bedroom	0	0	
Five Bedroom	0	0	
Six Bedroom	0	0	
(if performing a Transfer of Assistance)	(Explain how transferring waiting list) <u>N/A</u>		

Development #16

Name of Public Housing Development: <u>The President</u>	Pic Development ID: <u>OH004-000213</u>	Conversion Type (i.e., PBV or PBRA): <u>PBRA/Section 18 PBV</u>	Transfer of Assistance: (if yes, please put the location if known and # of units transferring): <u>N/A</u>
Total Units: <u>96</u>	Pre: RAD Unit Type (i.e., Family, Senior, etc.): <u>Family</u>	Post-RAD Unit type if different (i.e., Family, Senior, etc.): <u>Family</u>	Capital Fund Allocation of Development: <u>\$242,041.92</u> (Annual Capital Fund Grant, divided by total number of public housing units in PHA, multiplied by total number of units in project)
Bedroom Type	Number of Units Pre-Conversion	Number of Units Post-Conversion	Change in Number of Units per Bedroom Type and Why (De Minimis Reduction, Transfer of Assistance, Unit Reconfigurations, etc.)
Studio/Efficiency	23	23	
One Bedroom	72	72	
Two Bedroom	1	1	
Three Bedroom	0	0	
Four Bedroom	0	0	
Five Bedroom	0	0	
Six Bedroom	0	0	
(if performing a Transfer of Assistance)	(Explain how transferring waiting list) <u>N/A</u>		

Development #17

Name of Public Housing Development: <u>Scattered Sites – Bundle H</u>	Pic Development ID: <u>OH004-000201</u>	Conversion Type (i.e., PBV or PBRA): <u>PBRA/Section 18 PBV</u>	Transfer of Assistance: (if yes, please put the location if known and # of units transferring): <u>N/A</u>
Total Units: <u>28</u>	Pre: RAD Unit Type (i.e., Family, Senior, etc.): <u>Family</u>	Post-RAD Unit type if different (i.e., Family, Senior, etc.): <u>Family</u>	Capital Fund Allocation of Development: <u>\$70,595.56</u> (Annual Capital Fund Grant, divided by total number of public housing units in PHA, multiplied by total number of units in project)
Bedroom Type	Number of Units Pre-Conversion	Number of Units Post-Conversion	Change in Number of Units per Bedroom Type and Why (De Minimis Reduction, Transfer of Assistance, Unit Reconfigurations, etc.)
Studio/Efficiency	0	0	
One Bedroom	6	6	
Two Bedroom	10	10	
Three Bedroom	12	12	
Four Bedroom	0	0	
Five Bedroom	0	0	
Six Bedroom	0	0	
(if performing a Transfer of Assistance)	(Explain how transferring waiting list) <u>N/A</u>		

Development #18

Name of Public Housing Development: <u>Scattered Sites – Bundle J</u>	Pic Development ID: <u>OH004-000203</u>	Conversion Type (i.e., PBV or PBRA): <u>PBRA/Section 18 PBV</u>	Transfer of Assistance: (if yes, please put the location if known and # of units transferring): <u>N/A</u>
Total Units:	Pre: RAD Unit Type (i.e., Family, Senior, etc.):	Post-RAD Unit type if different (i.e., Family, Senior, etc.):	Capital Fund Allocation of Development:

<u>75</u>	Family	Family	\$189,095.25 (Annual Capital Fund Grant, divided by total number of public housing units in PHA, multiplied by total number of units in project)
Bedroom Type	Number of Units Pre-Conversion	Number of Units Post-Conversion	Change in Number of Units per Bedroom Type and Why (De Minimis Reduction, Transfer of Assistance, Unit Reconfigurations, etc.)
Studio/Efficiency	2	2	
One Bedroom	36	36	
Two Bedroom	36	36	
Three Bedroom	1	1	
Four Bedroom	0	0	
Five Bedroom	0	0	
Six Bedroom	0	0	
(if performing a Transfer of Assistance)	(Explain how transferring waiting list) <u>N/A</u>		

Development #19

Name of Public Housing Development: <u>Acquisition Rehab MPI (Project 12)</u>	Pic Development ID: <u>OH004000205</u>	Conversion Type (i.e., PBV or PBRA): <u>PBRA/Section 18 PBV</u>	Transfer of Assistance: (if yes, please put the location if known and # of units transferring): <u>N/A</u>
Total Units: <u>24</u>	Pre: RAD Unit Type (i.e., Family, Senior, etc.): <u>Family</u>	Post-RAD Unit type if different (i.e., Family, Senior, etc.): <u>Family</u>	Capital Fund Allocation of Development: <u>\$39,842</u> (Annual Capital Fund Grant, divided by total number of public housing units in PHA, multiplied by total number of units in project)
Bedroom Type	Number of Units Pre-Conversion	Number of Units Post-Conversion	Change in Number of Units per Bedroom Type and Why (De Minimis Reduction, Transfer of Assistance, Unit Reconfigurations, etc.)
Studio/Efficiency	0	0	
One Bedroom	4	4	
Two Bedroom	12	12	
Three Bedroom	8	8	
Four Bedroom	0	0	
Five Bedroom	0	0	
Six Bedroom	0	0	
(if performing a Transfer of Assistance)	(Explain how transferring waiting list) <u>N/A</u>		

Development #20

Name of Public Housing Development: <u>Scattered Site Central – Bundle K</u>	Pic Development ID: <u>OH004000201</u> <u>OH004000203</u> <u>OH004000204</u>	Conversion Type (i.e., PBV or PBRA): <u>PBRA/Section 18 PBV</u>	Transfer of Assistance: (if yes, please put the location if known and # of units transferring): <u>N/A</u>
Total Units: <u>60</u>	Pre: RAD Unit Type (i.e., Family, Senior, etc.): <u>Family</u>	Post-RAD Unit type if different (i.e., Family, Senior, etc.): <u>Family</u>	Capital Fund Allocation of Development: \$99,605 (Annual Capital Fund Grant, divided by total number of public housing units in PHA, multiplied by total number of units in project)
Bedroom Type	Number of Units Pre-Conversion	Number of Units Post-Conversion	Change in Number of Units per Bedroom Type and Why (De Minimis Reduction, Transfer of Assistance, Unit Reconfigurations, etc.)
Studio/Efficiency	0	0	
One Bedroom	24	24	
Two Bedroom	30	30	
Three Bedroom	0	0	
Four Bedroom	0	0	

Five Bedroom	0	0	
Six Bedroom	0	0	
(if performing a Transfer of Assistance)	(Explain how transferring waiting list) N/A		

Development #21

Name of Public Housing Development: Scattered Site Fair Southeast - Bundle I	Pic Development ID: <u>OH004000202</u> <u>OH004000203</u>	Conversion Type (i.e., PBV or PBRA): <u>PBRA/Section 18 PBV</u>	Transfer of Assistance: (if yes, please put the location if known and # of units transferring): <u>N/A</u>
Total Units: 76	Pre: RAD Unit Type (i.e., Family, Senior, etc.): Family	Post-RAD Unit type if different (i.e., Family, Senior, etc.): Family	Capital Fund Allocation of Development: \$126,166 (Annual Capital Fund Grant, divided by total number of public housing units in PHA, multiplied by total number of units in project)
Bedroom Type	Number of Units Pre-Conversion	Number of Units Post-Conversion	Change in Number of Units per Bedroom Type and Why (De Minimis Reduction, Transfer of Assistance, Unit Reconfigurations, etc.)
Studio/Efficiency	0	0	
One Bedroom	52	52	
Two Bedroom	24	24	
Three Bedroom	0	0	
Four Bedroom	0	0	
Five Bedroom	0	0	
Six Bedroom	0	0	
(if performing a Transfer of Assistance)	(Explain how transferring waiting list) <u>N/A</u>		

Development #22

Name of Public Housing Development: Scattered Site Southwest – Bundle M	Pic Development ID: <u>OH004000205</u> <u>OH004000206</u>	Conversion Type (i.e., PBV or PBRA): <u>PBRA/Section 18 PBV</u>	Transfer of Assistance: (if yes, please put the location if known and # of units transferring): <u>N/A</u>
Total Units: 80	Pre: RAD Unit Type (i.e., Family, Senior, etc.): Family	Post-RAD Unit type if different (i.e., Family, Senior, etc.): Family	Capital Fund Allocation of Development: \$132,807 (Annual Capital Fund Grant, divided by total number of public housing units in PHA, multiplied by total number of units in project)
Bedroom Type	Number of Units Pre-Conversion	Number of Units Post-Conversion	Change in Number of Units per Bedroom Type and Why (De Minimis Reduction, Transfer of Assistance, Unit Reconfigurations, etc.)
Studio/Efficiency	0	0	
One Bedroom	1	1	
Two Bedroom	43	43	
Three Bedroom	20	20	
Four Bedroom	10	10	
Five Bedroom	4	4	
Six Bedroom	2	2	
(if performing a Transfer of Assistance)	(Explain how transferring waiting list) <u>N/A</u>		

Resident Rights, Participation, Waiting List and Grievance Procedures Under RAD
(Attachment to Significant Amendment)

- No Re-screening of Tenants upon conversion.** Pursuant to the RAD statute, at conversion, current households are not subject to rescreening, income eligibility, or income targeting provisions. Consequently, current households will be grandfathered for conditions that occurred prior to conversion but will be subject to any ongoing eligibility requirements for actions that occur after conversion. For example, a unit with a household that was over-income at time of conversion would continue to be treated as an assisted unit. Thus, 24 CFR § 982.201, concerning eligibility and targeting, will not apply for current households. Once that remaining household moves out, the

unit must be leased to an eligible family.

2. **Right to Return.** Any residents that may need to be temporarily relocated to facilitate rehabilitation or construction will have a right to return to the development once rehabilitation or construction is completed.
3. **Phase-in of Tenant Rent Increases.** If a tenant's monthly rent increases by more than the greater of 10 percent or \$25 purely as a result of conversion, the rent increase will be phased in over 3 years. . To implement this provision, HUD is waiving section 24 CFR 880.201 to the limited extent necessary to allow for the phase-in of tenant rent increases.
4. **Resident Participating and Funding.** Residents of covered projects converting assistance to PBRAs will have the right to establish and operate a resident organization in accordance with 24 CFR Part 245 (Tenant Participation in Multifamily Housing). In addition, CMHA will continue to provide \$25 per occupied unit annually for resident participation.
5. **Resident Procedural Rights.**
 - **Termination Notification.** HUD is incorporating additional termination notification requirements to comply with section 6 of the Act for public housing projects that convert assistance under RAD. In addition to the regulations at 24 CFR §880.607, related to owner termination of tenancy and eviction the termination procedure for RAD conversion to PBRA will require that CMHA provide adequate written notice of termination of the lease which shall not be less than:
 - **A reasonable period of time, but not to exceed 3 days:**
 - If the health or safety of other tenants, CMHA employees, or persons residing in the immediate vicinity of the premises is threatened; or
 - In the event of any drug-related or violent criminal activity or any felony conviction;
 - 14 days in the case of nonpayment of rent; and
 - 30 days in any other case, except that if a State of local law provides for a shorter period of time, such shorter period shall apply.
6. **Grievance Process.** In addition to program rules that require that tenants are given notice of covered actions under 24 CFR Part 245 (including increases in rent, conversions of a project from project-paid utilities to tenant-paid utilities, or a reduction in tenant paid utility allowances), HUD is incorporating resident procedural rights to comply with the requirements of section 6 of the Act. RAD will require that:
 1. Residents be provided with notice of the specific grounds of the proposed owner adverse action, as well as their right to an informal hearing with CMHA (as owner);
 2. Residents will have an opportunity for an informal hearing with an impartial member of CMHA's staff (as owner) within 90 days of the request for an informal hearing;
 3. Residents will have the opportunity to be represented by another person of their choice, to ask questions of witnesses, have others make statements at the hearing, and to examine any regulations and any evidence relied upon by the owner as the basis for the adverse action. With reasonable notice at least 48 hours prior to the to the hearing that resident may request that CMHA (as owner), prior to hearing and at the residents' own cost, resident may copy any documents or records related to the proposed adverse action; and
 4. CMHA (as owner) provides the resident with a written decision within 30 days of the hearing stating the grounds for the adverse action, and the evidence CMHA (as owner) relied on as the basis for the adverse action.
 5. CMHA (as owner) will be bound by decisions from these hearings, except if the:
 - Hearing concerns a matter that exceeds the authority of the impartial party. Decision is contrary to HUD regulations or requirements, or otherwise contrary to federal, State, or local law.
 - If CMHA (as owner) determines that it is not bound by a hearing decision, CMHA must notify the resident within 45 days of this determination, and of the reasons for the determination.
7. **Earned Income Disregard (EID).** Tenants who are employed and are currently receiving the EID exclusion at the time of conversion will continue to receive the EID exclusion after conversion, in accordance with regulations at 24 CFR § 960.255. After conversion, no other tenants will be eligible to receive the EID. If a tenant receiving the EID exclusion undergoes a break in employment, ceases to use the EID exclusion, or the EID exclusion expires in accordance with 24 CFR §960.255, the tenant will no longer receive the EID exclusion and the Owner will no longer be subject to the provisions of 24 CFR §960.255. Furthermore, tenants whose EID ceases or expires after conversion shall not be subject to the rent phase-in provision. Instead, the rent will automatically be adjusted to the appropriate rent level based upon tenant income at that time.
8. **Capital Fund Education and Training Community Facilities (CFCF) Program.** CFCF provides capital funding to PHAs for the construction, rehabilitation, or purchase of facilities to provide early childhood education, adult education, and job training programs for public housing residents based on an identified need. Where a community facility has been developed under CFCF in connection to or serving the residents of an existing public housing project converting its assistance under RAD, residents will continue to qualify as

“PHA residents” for the purposes of CFCF program compliance. To the greatest extent possible the community facility should continue to be available to public housing residents.

- 9. Relocation Plan.** CMHA anticipates a need for relocation for Sutter View AMP 218. At this time CMHA does anticipate the need for relocation at the following developments; Marianna Terrace AMP 204, Scattered Sites AMP 205 24 units, Findlater Gardens AMP 210, Evanston AMP 211, Liberty St Apt AMP 214, and Pinecrest AMP 216. CMHA has developed a master relocation plan that will be used to develop a site specific relocation plan. CMHA will follow both the URA and RAD relocation requirements. The displacement of our residents will be minimized to the greatest extent feasible based upon our construction schedule.

10. Definition of Substantial Deviation/Modification

The definition of Substantial Deviation/Modification of CMHA’s Plan is amended to exclude the following items:

11. Definition of Substantial Deviation/Modification

The definition of Substantial Deviation/Modification of CMHA’s Plan is amended to exclude the following items:

12. Definition of Substantial Deviation/Modification

The definition of Substantial Deviation/Modification of CMHA’s Plan is amended to exclude the following items:

“Significant Amendment” is defined as follows:

A significant amendment or modification to the annual plan is a change in the major strategies to address Housing Needs or changes in Admissions & Occupancy. For the purpose of the CFP, a proposed demolition, disposition, homeownership, Capital Fund financing, development, or mixed finance proposal are considered significant amendments to the CFP 5-Year Action Plan

The following are not considered significant amendments:

1. Changes in Public Housing Admissions & Occupancy Policies or the Section 8 Administrative Plan that are not inconsistent with the Annual Plan.
2. Changes in Public Housing Admissions & Occupancy Policies or the Section 8 Administrative Plan that are required by federal, state, or local authorities, including laws and regulations.
3. A minor change in the planned uses of financial resources (e.g., small shifts within or between different funding categories).
4. Changes in the plan resulting from consultation with Consolidated Plan authorities including the City of Cincinnati and Hamilton County, Ohio.
5. Changes that are the result of the loss of anticipated funding to support a specific proposed activity or program.
6. 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.
7. Technical amendments to correct grammar and spelling mistakes; to adjust the language in the plan document to match the intended board policy as documented by board resolutions and minutes that inadvertently omitted or misstated in the existing plan document; or to update the plan to provide more accurate information that does not impact policies such as corrections to reports on past activities and statistics on housing and population characteristics.
8. Changes to the Capital Fund Budget produced as a result of each approved RAD Conversion, regardless of whether the conversion will include use of additional Capital Funds;
9. Changes to the construction and rehabilitation plan for each approved RAD conversion; and
10. Changes to the financing structure for each approved RAD conversion.
11. Additions of non-emergency work items not exceeding 25% of the CFP budget (items not included in the Annual statement or 5-year Action plan) or change in use of replacement reserve funds under Capital Fund.

“Substantial Deviation” is defined as follows:

1. Any change with regard to demolition or disposition, designation, homeowner programs or conversion activities.
2. Fundamental alteration of the goals, mission or objectives of CMHA.

Planned Funding Sources - CMHA will accomplish the development of affordable housing by using variety of different funding sources including but not limited to:

- Replacement Housing Factor Funds (RHF)
- Demolition/Disposition Transitional Funding (DDTF)
- Capital Grant Funds
- Public Housing Operating Reserves (as permitted)
- Low Income Housing Tax Credits (LIHTC)
- Federal Home Loan Bank (FHLB) grants and loans
- Ohio Housing Finance Agency (OHFA) grants and loans
- Choice Neighborhood Implementation Grants
- Bond funds (as required for 4% LIHTC)
- Private grants and loans
- 811 Program
- HOME funds
- CDBG funds
- And other funding sources as appropriate and available

Non-dwelling Space Development - CMHA is considering repurposing existing under-used, non-dwelling space to further resident employment and training. The goals of this undertaking would be to improve outcomes for tenants and create additional revenue for CMHA. In new development efforts, CMHA is also considering the development of Capital Assets that will support employment and training initiatives for residents. This includes the planned commercial development on the site of Cary Crossing.

Accessibility Improvements - CMHA is planning on converting additional units from its existing and future asset management units to 504 compliance standards. These units will be located throughout Hamilton County providing additional accessibility options for the families we serve. The plan is to convert the units into fully 504 compliant units where feasible. All new development efforts will meet or exceed HUD’s 504 Accessibility requirements where feasible.

Density Reduction - CMHA is planning to conduct a feasibility study that will address density reduction/de-concentration of its larger developments.

DEMOLITION AND/OR DISPOSITION

The following table is a planning tool that CMHA uses to inform HUD and other stakeholders of potential considerations for future demolition/disposition and replacement of properties in the portfolio. CMHA has established a perpetual annual physical inspection and assessment process to conduct reviews of the entire portfolio over a four-year period. Based on the comprehensive assessment recommendations and findings, CMHA can make informed and thoughtful recommendations to HUD on the possible demolition or disposition of properties. As any planned demolition or disposition is undertaken, CMHA will seek to replace the units in the same communities as long as the neighborhood is below city/county average poverty rates, are potentially in an area of opportunity, and/or the long term residents of the units are satisfied connected with the neighborhood and view the community as home, or are part of a neighborhood revitalization plan. The objective is to provide quality and safe housing that operates efficiently and effectively for our residents. Multiple approaches are being evaluated to continue to deliver quality sustainable housing units and to pursue the perseveration of sustainable affordable housing units that provide choice and opportunity for our residents. To accomplish this objective and after due diligence, concepts such as acquisition/rehabilitation, new construction for replacement units as well as conversion of rental single family homes to homeownership and review of other funding programs are being considered and implemented. Some of these options are discussed throughout this annual plan.

The following table is utilized to reflect Demolition/Disposition activities.

Column 1a and 1b identify the development name and HUD project number associated with the development.

Column 2 describes whether CMHA is pursuing demolition or disposition.

Column 3 reflects the status of application each year, such as if it is an application CMHA intends to submit (Planned application), or if the application has been submitted and we are either waiting approval (Submitted, pending approval) or it has been approved.

Column 4 provides a date that Column 3 indicated status is to be achieved or has been achieved, for example if the Column 3 status indicates “planned application”, then the date in section 4 reflects estimated date the CMHA plans to submit the application.

Column 5 and 6 speak to how many units and whether the entire development or portion of the development is impacted.

Column 7 provides an estimated start and end date of when the activity of demolition/disposition may begin after the agency has an approved application. The first step of any activity begins with potential relocation and procurement of all funding sources and contractors.

Demolition/Disposition Activity Description Table

	1a.	1b.	2	3	4	5	6	7	8
--	-----	-----	---	---	---	---	---	---	---

AMP	Development	Dev #	Type	Status	Date	Effected Area		Timeline	Narrative
201	1708-1726 Race Street	OH004-39	Demo/ Dispo	Planned	4/18	23 Units	Partial	4/19-4/20	CMHA does not plan to reduce its housing unit count
201	122 & 130 McMicken Ave	OH004-40	Dispo	Planned	8/19	5 Units	Partial	7/19-7/20	CMHA does not plan to reduce its housing unit count
208	415-437 Rockdale	OH004-40	Demo/ Dispo	Planned	7/19	12 Units	Partial	7/21-7/22	CMHA does not plan to reduce its housing unit count
201	4048 Ledgewood	OH004-39	Dispo	Planned	7/19	12 Units	Partial	7/20-7/21	CMHA does not plan to reduce its housing unit count
208	415-417 Catherine	OH004-23	Demo/Dispo	Planned	7/19	4 Units	Partial	10/21-10/22	CMHA does not plan to reduce its housing unit count
208	418 Kasota	OH004-40	Demo/Dispo	Planned	7/19	7 Units	Partial	10/21-10/23	CMHA does not plan to reduce its housing unit count
211	3460 Hallwood Lane	OH004-19	Dispo	Planned	4/18	Land Only	Partial	4/18-1/19	
217	Millvale	OH004-06	Demolition	Submitted	9/18	53 Units	Partial	9/18-9/20	
217	Millvale	OH004-05	Demolition	Planned	6/19	37 Units	Partial	6/19-6/21	
218	1999 Sutter (Marquette)	OH004-11	Demo/ Dispo	Planned	10/18	140 Units	Partial	10/19-10/20	CMHA does not plan to reduce its housing unit count
218	English Woods Land	OH004-04	Dispo	Planned	04/18	Land Only	Total	10/19-10/20	
	Laurel Homes	City West	Dispo	Amend approval	9/19	Land Only	Partial	9/19-9-20	
	Grandview	OH004-39	Dispo	Planned	10/18	Land Only	Partial	1/19-1/20	

CMHA plans to submit a Section 18 Disposition Application for its 460 non-contiguous buildings with four or fewer total unit scattered sites (629 total units) under the guidelines of PIH Notice 2018-04 (HA) and any other applicable PIH Notices, rules and regulations. CMHA plans to transfer these units to a related entity and commit voucher resources received as a result of the disposition or otherwise to project-based contracts for the units, thus creating a more stable funding source for these units. A 30 year use agreement will be tied to each unit restricting use of these properties

to affordable housing. CMHA may request HUD permission to sell at fair market value a small portion of these units that are either in a deteriorated physical condition that will preclude their preservation as affordable housing or are remotely located making management and maintenance of these units financially infeasible. CMHA would seek additional tenant-based vouchers from HUD to replace those units.

Non-Contiguous 1-4 Unit Scattered Sites/Section 18 - Disposition Activity Description Table

	1	2	3	4	5
AMP	Number of Units	Type	Status	Timeline	Narrative
201	111	Dispo	Planned	9/2019 – 9/2020*	CMHA plans to transfer the units to a related entity and commit voucher resources to project based contracts for the units
202	39	Dispo	Planned	9/2019 – 9/2020*	CMHA plans to transfer the units to a related entity and commit voucher resources to project based contracts for the units
203	45	Dispo	Planned	9/2019 – 9/2020*	CMHA plans to transfer the units to a related entity and commit voucher resources to project based contracts for the units
204	115	Dispo	Planned	9/2019 – 9/2020*	CMHA plans to transfer the units to a related entity and commit voucher resources to project based contracts for the units
205	82	Dispo	Planned	9/2019 – 9/2020*	CMHA plans to transfer the units to a related entity and commit voucher resources to project based contracts for the units
206	74	Dispo	Planned	9/2019 – 9/2020*	CMHA plans to transfer the units to a related entity and commit voucher resources to project based contracts for the units
207	138	Dispo	Planned	9/2019 – 9/2020*	CMHA plans to transfer the units to a related entity and commit voucher resources to project based contracts for the units
208	25	Dispo	Planned	9/2019 – 9/2020*	CMHA plans to transfer the units to a related entity and commit voucher resources to project based contracts for the units
*Please note that CMHA is considering whether to phase in these unit dispositions over a longer timetable.					