

Annual PHA Plan
(Standard PHAs and
Troubled PHAs)

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing

OMB No. 2577-0226
Expires: 02/29/2016

Purpose. The 5-Year and Annual PHA Plans provide a ready source for interested parties to locate basic PHA policies, rules, and requirements concerning the PHA's operations, programs, and services, and informs HUD, families served by the PHA, and members of the public of the PHA's mission, goals and objectives for serving the needs of low- income, very low- income, and extremely low- income families.

Applicability. Form HUD-50075-ST is to be completed annually by **STANDARD PHAs or TROUBLED PHAs**. PHAs that meet the definition of a High Performer PHA, Small PHA, HCV-Only PHA or Qualified PHA do not need to submit this form.

Definitions.

- (1) **High-Performer PHA** – A PHA that owns or manages more than 550 combined public housing units and housing choice vouchers, and was designated as a high performer on both of the most recent Public Housing Assessment System (PHAS) and Section Eight Management Assessment Program (SEMAP) assessments if administering both programs, or PHAS if only administering public housing.
- (2) **Small PHA** - A PHA that is not designated as PHAS or SEMAP troubled, or at risk of being designated as troubled, that owns or manages less than 250 public housing units and any number of vouchers where the total combined units exceeds 550.
- (3) **Housing Choice Voucher (HCV) Only PHA** - A PHA that administers more than 550 HCVs, was not designated as troubled in its most recent SEMAP assessment and does not own or manage public housing.
- (4) **Standard PHA** - A PHA that owns or manages 250 or more public housing units and any number of vouchers where the total combined units exceeds 550, and that was designated as a standard performer in the most recent PHAS or SEMAP assessments.
- (5) **Troubled PHA** - A PHA that achieves an overall PHAS or SEMAP score of less than 60 percent.
- (6) **Qualified PHA** - A PHA with 550 or fewer public housing dwelling units and/or housing choice vouchers combined, and is not PHAS or SEMAP troubled.

A.	PHA Information.																								
A.1	<p>PHA Name: <u>Cincinnati Metropolitan Housing Authority</u> PHA Code: <u>OH004</u> PHA Type: <input checked="" type="checkbox"/> Standard PHA <input type="checkbox"/> Troubled PHA PHA Plan for Fiscal Year Beginning: (MM/YYYY): <u>07/2019</u> PHA Inventory (Based on Annual Contributions Contract (ACC) units at time of FY beginning, above) Number of Public Housing (PH) Units <u>5,126</u> Number of Housing Choice Vouchers (HCVs) <u>11,663</u> Total Combined Units/Vouchers <u>16,789</u> PHA Plan Submission Type: <input checked="" type="checkbox"/> Annual Submission <input type="checkbox"/> Revised Annual Submission</p> <p>Availability of Information. PHAs must have the elements listed below in sections B and C readily available to the public. A PHA must identify the specific location(s) where the proposed PHA Plan, PHA Plan Elements, and all information relevant to the public hearing and proposed PHA Plan are available for inspection by the public. At a minimum, PHAs must post PHA Plans, including updates, at each Asset Management Project (AMP) and main office or central office of the PHA. PHAs are strongly encouraged to post complete PHA Plans on their official website. PHAs are also encouraged to provide each resident council a copy of their PHA Plans.</p> <p><input type="checkbox"/> PHA Consortia: (Check box if submitting a Joint PHA Plan and complete table below)</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th rowspan="2">Participating PHAs</th> <th rowspan="2">PHA Code</th> <th rowspan="2">Program(s) in the Consortia</th> <th rowspan="2">Program(s) not in the Consortia</th> <th colspan="2">No. of Units in Each Program</th> </tr> <tr> <th>PH</th> <th>HCV</th> </tr> </thead> <tbody> <tr> <td>Lead PHA:</td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> </tbody> </table>					Participating PHAs	PHA Code	Program(s) in the Consortia	Program(s) not in the Consortia	No. of Units in Each Program		PH	HCV	Lead PHA:											
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B.	Annual Plan Elements																								

B.1 Revision of PHA Plan Elements.

(A) Have the following PHA plan elements been revised by the PHA?

- Y N
- Statement of Housing Needs and Strategy for Addressing Housing Needs
 - De-concentration and Other Policies that Govern Eligibility, Selection, and Admissions.
 - Financial Resources.
 - Rent Determination.
 - Operation and Management.
 - Grievance Procedures.
 - Homeownership Programs.
 - Community Service and Self-Sufficiency Programs.
 - Safety and Crime Prevention.
 - Pet Policy.
 - Asset Management.
 - Substantial Deviation.
 - Significant Amendment/Modification

(B) If the PHA answered YES for any element, describe the revisions for each revised element(s):
STATEMENT OF HOUSING NEEDS AND STRATEGY FOR ADDRESSING HOUSING NEEDS:

Housing Needs of Families on the PHA's Waiting Lists			
Waiting list type: (select one)			
<input checked="" type="checkbox"/> Section 8 tenant-based assistance			
<input type="checkbox"/> Public Housing			
<input type="checkbox"/> Combined Section 8 and Public Housing			
<input type="checkbox"/> Public Housing Site-Based or sub-jurisdictional waiting list (optional)			
If used, identify which development/sub-jurisdiction:			
	# of families	% of total families	Annual Turnover
Waiting list total	7443		1107
Extremely low income <=30% AMI			
	7387	99.25%	
Very low income (>30% but <=50% AMI)			
	49	.06%	
Low income (>50% but <80% AMI)			
	6	Less than .1%	
Families with children			
	3922	53%	
Elderly families			
	132	1.8%	
Families with Disabilities			
	1077	14.5%	
Race/ethnicity: White			
	1033	13.8%	
Race/ethnicity: Black			
	6348	85.3%	
Race/ethnicity: Native American			
	42	.56%	
Race/ethnicity: Asian			
	8	Less than .1%	
Characteristics by Bedroom Size (Public Housing Only)			
1BR	3190	42.86%	
2 BR	1768	23.75%	
3 BR	1127	15.14%	
4 BR	790	10.61%	
5 BR	341	4.6%	
5+ BR	227	3.04%	

Is the waiting list closed (select one)? Yes

If yes:

How long has it been closed (# of months)? 3 months

Does the PHA expect to reopen the list in the PHA Plan year? No Yes

Does the PHA permit specific categories of families onto the waiting list, even if generally closed? No Yes (e.g., specific bedroom sizes may be left open)

**Referrals will be accepted from CMHA Special Admissions, CMHA's Asset Management/LIPH, DHAP, HUD funded FUP, Youths Aging Out of Foster Care, LADD, HUD VASH, Strategies to End Homelessness, CILO and Families referred from the regardless of whether a family is on the PHA regular voucher wait list, regardless of whether the regular PHA voucher wait list is open or closed, consistent with 24 CFR 982.206 (c).

Housing Needs of Families on the PHA's Waiting Lists

Waiting list type: (select one)

- Section 8 tenant-based assistance
 - Public Housing
 - Combined Section 8 and Public Housing
 - Public Housing Site-Based or sub-jurisdictional waiting list (optional)
- If used, identify which development/sub-jurisdiction:

	# of families	% of total families	Annual Turnover
Waiting list total	13035		829
Extremely low income <=30% AMI	11277	86.51%	
Very low income (>30% but <=50% AMI)	1428	10.96%	
Low income (>50% but <80% AMI)	307	2.36%	
Families with children	4816	36.95%	
Elderly families	392	3.01%	
Families with Disabilities	1124	8.62%	
Race/ethnicity: White	1843	14.14%	
Race/ethnicity: Black	10943	83.95%	
Race/ethnicity: Native American	23	.18%	
Race/ethnicity: Asian	26	.20%	
Characteristics by Bedroom Size (Public Housing Only)			
1BR (Includes 21-0 BR)	8339	63.97%	282
2 BR	2947	22.61%	260
3 BR	1337	10.26%	198
4 BR	348	2.67%	78
5 BR	49	.38%	7
5+ BR	14	.11%	4

Is the waiting list closed (select one)? No Yes

If yes:

How long has it been closed (# of months)?

Does the PHA expect to reopen the list in the PHA Plan year? No Yes

Does the PHA permit specific categories of families onto the waiting list, even if generally closed? No Yes (e.g., specific bedroom sizes may be left open)

DE-CONCENTRATION AND OTHER POLICIES THAT GOVERN ELIGIBILITY, SELECTION AND ADMISSIONS:

**HOUSING CHOICE VOUCHER [HCV] PROGRAM
Summary of Proposed Changes to the 2020-2021 Administrative Plan**

1. Chapter 4 – Parts F & H Local Preferences

Language added to increase number of allotted preferences for Strategies to End Homelessness from 750 to 950.

- Referral from Strategies to End Homelessness up to 950 referrals. ** 30 points

FINANCIAL RESOURCES:

Financial Resources: Planned Sources and Uses		
Sources	Planned \$	Planned Uses
1. Federal Grants (FY 2019 grants)		
a) Public Housing Operating Fund	\$25,494,359.00	
b) Public Housing Capital Fund	\$13,152,579.00	
c) Annual Contributions for Section 8 Tenant-Based Assistance	\$80,588,995.00	
d) Other Federal Grants (list below)	\$186,689.00	
e) Family Self Sufficiency	\$348,178.00	Section 8 Supportive Services
f) NSP2		NSP2 development
2. Prior Year Federal Grants (unobligated funds only) (list below)		
a) Regional Opportunity Counseling	\$0	Section 8 Tenant Based Assistance
b) Family Self Sufficiency	\$0	Section 8 Supportive Services
c) Resident Opportunity and Self-sufficiency Grants	\$0	Public Housing Supportive Services
d) Capital	\$6,505,545.00	Public Housing Capital Improvements
e) HOPE VI Revitalization	\$0	
3. Public Housing Dwelling Rental Income		
a) Rental Income	\$8,407,504.00	Public Housing Operations
4. Other income (list below)		
a) Excess Utilities		Public Housing Operations
b) Non-dwelling Rental	\$189,099.00	Other
c) Interest & Other Income	\$24,502.00	Other
5. Non-federal sources (list below)		

Total resources	\$134,897,450.00
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VAWA UPDATE:

During calendar year 2019, CMHA received 116 submissions for the transfers under the Violence Against Women Act (VAWA); 75 of the transfer requests were from the Asset Management program and 41 requests were from the Voucher Management program. All of these individuals/families sought a transfer from their present residence to another location in order to elude the predator. CMHA has developed its emergency transfer plan in response to the changes in VAWA this is an addendum to the ACOP. (See Emergency Transfer Plan at Administrative Category 1 Transfer.) CMHA continues to work with the YWCA and Women Helping Women to provide admission preferences points to individuals who are survivors of domestic violence.

OPERATION AND MANAGEMENT:

Summary of Proposed Changes to the 2020-2021 Admissions and Occupancy Policy (ACOP)

Introduction: CMHA added clarifying language to the ACOP concerning the applicability of the policies and procedures to the Asset Management program. Such policies and procedures are meant to solely apply to the low income public housing program managed by CMHA. Properties managed by the CMHA subsidiaries and instrumentalities are governed by their individual Tenant Selection Plans.

Proposed Insertion: Admissions and Continued Occupancy Policy governs the HUD-assisted public housing operated by the Cincinnati Metropolitan Housing Authority. These policies and the criteria for admission, determination of eligibility, and local preferences set forth herein is meant to apply solely to CMHA properties managed by CMHA as part of its asset management program. Properties managed by CMHA subsidiaries or instrumentalities may have other policies, procedures and criteria established by their individual Tenant Selection Plans.

Section II-F– Local Preference and Unit Selection: Per HUD PIH 2019-26, the working family preference is removed as a tool for waiting list provision.

CMHA is removing language from the Admissions and Continued Occupancy that outlines the administration of a preference for working families. In addition, since the working family local preference was also available to a family if the head, spouse/co-head, or sole member was elderly or disabled; then those families will also not receive the working family preference. The reference to working families, disabled families or elderly receiving 3 points will be removed from the Section F (2) in regards to the Local Preference and Points Allocation schedule. In addition, definitions of the working family preference will be removed from Section II-F (3) and Section XVII of the Admissions and Continued Occupancy Policy.

Section II-B– Local Preference and Unit Selection: Per HOTMA regulations the eligibility for LIPH assisted housing is clarified by the following provision:

B. Qualification for Admission

1. It is CMHA's policy to only admit qualified applicants¹².

Assistance may not be provided for a family whose net assets exceed \$100,000 or who has an ownership interest and the legal right to reside in real property suitable for occupancy. Does not apply to victims of domestic violence, families offering the real property for sale, or persons receiving homeownership assistance or assistance for the rental of manufactured housing

Section II-C – Wait List Management: Public housing developments that are converted to affordable housing will have their wait lists closed with present applicants being purged and placed on a new site-based wait list.

Under the HUD Rental Assistance Demonstration (RAD), CMHA is in the process of converting several public housing developments to affordable housing with project-based rental assistance. When this occurs at a development, the associated public housing wait list will be closed with all applicants being removed from the wait list and a new site-based wait list will be established for the development. Under Section II-C of the Admissions and Continued Occupancy Policy, line 5 is to be added:

¹ -- Assistance may not be provided for a family whose net assets exceed \$100,000 or who has an ownership interest and the legal right to reside in real property suitable for occupancy--Does not apply to victims of domestic violence, families offering the real property for sale, or persons receiving homeownership assistance or assistance for the rental of manufactured housing.

--PHAs have the option not to enforce the limitation on eligibility based on assets for public housing residents

² The term "qualified" refers to applicants who meet the applicant selection standards. Eligibility is a term having specific meaning under the Housing Act of 1937. In order to be eligible, a family must meet four tests: (1) they must meet HA's definition of family; (2) have an Annual Income at or below program guidelines; (3) each family member; and (4) each family member receiving assistance must be a citizen or non-citizen with eligible immigration status.

5. Public housing developments that are converted to affordable housing will have their wait lists closed with present applicants being purged and placed on a new site-based wait list.

Section II-F – Wait List Management: CMHA has clarified its preference listing. The clarifications will allow for preferences points given to Homeless Partners or Third-Party Certification in addition to the Homeless Coalition. Additionally, the Family Unification and Youth Aging out of Foster Care were provided with their separate preference category. The definition for the homeless preference was further expanded.

Referral from Local Homeless Partners or Third-Party Certification (Broadens the definition to allow for various Homelessness Partners in addition to the Homeless Coalition)	4 Points
Family Unification (see below/to be defined)	2 Points
Youths aging out of foster care who are between the ages of 18-24.	2 Points

3. Definitions of Preferences:

(4) Temporarily/Transient Accommodations provided on a temporary basis to keep the individual family from the falling into to foregoing categories..

(d) Family Reunification: the term "family reunification" as used this preference section is defined to describe a variety of programs that are intended to provide services to children and families who are experiencing serious problems that lead to the placement of children in foster care or otherwise result in the dissolution of the family unit, **or families who are at risk of homelessness.**

Section VI-B Over-Income Households: CMHA is replacing its procedure for handling over income households that was developed when the policy was discretionary and now adopting language that HUD has implemented for how to administer the policy relating to over income households.

CMHA is removing all current language from Section VI-B of the current Admissions and Continued Occupancy that outlines the continued eligibility of households with incomes above the HUD Low Income Limit. The following language will be adopted in the section pertaining to over income households:

The federal Housing Opportunity through Modernization Act (HOTMA) of 2016 places an income limitation on public housing tenancy for families. Once a family's income has exceeded 120% of the Area Median Income (AMI), or a different limitation set by the Secretary of HUD ("over-income limit") for two consecutive years, CMHA may terminate the family's tenancy within six (6) months of the second income determination or charge the family a monthly rent equal to the greater of:

- (1) The applicable Fair Market Rent (FMR) for the area; or
- (2) The amount of monthly subsidy for the unit including amounts from the operating and capital fund, as determined by regulations.

Section III - Tenant Selection and Assignment Plan: 3. Debts Owed to CMHA
CMHA is providing a method for applicant to redress their balances while allowing the applicants to continue through the application process.

2. CMHA will determine eligibility for the program. Applicants will retain their position on the site wait list selected until they reach the top of that list.

Section II- Eligibility and Admissions and Processing of Applications: A. Organization of Waiting List
CMHA further clarified the manner by which applicants are processed and offered CMHA residences.

Debts Owed To CMHA: If the applicant has a prior outstanding debt that is owed to CMHA, which would otherwise disqualify the applicant from housing, then CMHA may allow the applicant time to repay of this debt, while the application is processed by the Eligibility Department. The payment of the debt will be in accordance with the Bad Debt

Summary of Proposed Changes to the 2020-21
Maintenance Charge Schedule

Maintenance Charge Schedule: A. Organization of Waiting List

CMHA has not increased charges under its *Maintenance Charge Schedule* for the past five years. The charges under the schedule will reflect a ten (10%) percent adjustment to reflect increases in costs and labor

(C) The PHA must submit its De-Concentration policy for field office review.

DE-CONCENTRATION PLAN

De-concentration Plan:

It is the policy of the Cincinnati Metropolitan Housing Authority to provide for de-concentration of poverty and encourage income mixing by bringing higher income families into lower income developments and lower income families into higher income developments. CMHA does this by allowing its pool of applicants in the asset management program to have unfettered choice from the asset management waitlists for asset management housing. The applicant's choice of housing is based on the applicant's decision as to which location would best provide for their housing in light of available employment, educational opportunities, family and community support.

Additionally, the CMHA will support measures to raise the incomes of households that currently reside in its housing programs through the Family Self Sufficiency programs.

Asset Management Programs:

Prior to the beginning of each fiscal year, the CMHA will analyze the income levels of families residing in each development, the income levels of census tracts in which developments are located, and the income levels of families on the waiting list. Based on this analysis, marketing strategies will be determined and de-concentration incentives implemented. CMHA will audit its site based waiting list to ensure that its efforts toward marketing and de-concentration of poverty will not adversely impact members of protected classes.

HUD has selected CMHA to participate in the Rental Assistance Demonstration (RAD) Program. Under RAD, properties are funded through a long-term Section 8 Housing Assistance Payment contract. As a result, CMHA will be converting a number of its Asset Management units to Project Based Rental Assistance (PBRAs) under the guidelines of PIH Notice 2012-32, REV-1 and any successor PIH Notices, rules and regulations. CMHA anticipates that RAD conversion will provide a diversity of incomes within the RAD developments.

CMHA has procured a vendor (Berman Hopkins) to conduct an audit of its waitlist. The waitlist audit will determine if there are any groups that are underserved by the housing authority. The waitlist audit will also determine if the waitlist procedure has any disparate impact upon protected classes.

Voucher Management Program:

CMHA will utilize the bonus indicators as set forth in 24 CFR 985.3. These indicators are:

- Half or more of all Section 8 families with children assisted by the PHA in its principal operating area at the end of the last completed PHA fiscal year reside in low poverty census tracts;
- The percent of Section 8 mover families with children who moved to low poverty census tracts in the PHA's principal operating area during the last completed PHA fiscal year is at least 2 percentage points higher than the percent of all Section 8 families with children who reside in low poverty census tracts at the end of the last completed PHA fiscal year; or
- The percent of Section 8 families with children who moved to low-poverty census tracts in the PHA's principal operating area over the last two completed PHA fiscal years is at least 2 percentage points higher than the percent of all Section 8 families with children who resided in low poverty census tracts at the end of the second to last completed PHA fiscal year.
- State and regional PHAs that provide Section 8 rental assistance in more than one metropolitan area within a State or region make these determinations separately for each metropolitan area or portion of a metropolitan area where the PHA has assisted at least 20 Section 8 families with children in the last completed PHA fiscal year.

CMHA will utilize the services of its local fair housing advocacy agency, Housing Opportunities Made Equal ("HOME") as a resource for services that affirmatively further fair housing and mobility services.

B.2

Significant Amendment and Standard Deviation

1. 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.

New Activities.

(a) Does the PHA intend to undertake any new activities related to the following in the PHA's current Fiscal Year?

- Y N
 Hope VI or Choice Neighborhoods.
 Mixed Finance Modernization or Development.

- Demolition and/or Disposition.
- Designated Housing for Elderly and/or Disabled Families.
- Conversion of Public Housing to Tenant-Based Assistance.
- Conversion of Public Housing to Project-Based Assistance under RAD.
- Occupancy by Over-Income Families.
- Occupancy by Police Officers.
- Non-Smoking Policies.
- Project-Based Vouchers.
- Units with Approved Vacancies for Modernization.
- Other Capital Grant Programs (i.e., Capital Fund Community Facilities Grants or Emergency Safety and Security Grants).

(b) If any of these activities are planned for the current Fiscal Year, describe the activities. For new demolition activities, describe any public housing development or portion thereof, owned by the PHA for which the PHA has applied or will apply for demolition and/or disposition approval under section 18 of the 1937 Act under the separate demolition/disposition approval process. If using Project-Based Vouchers (PBVs), provide the projected number of project based units and general locations, and describe how project basing would be consistent with the PHA Plan.

HOPE VI OR CHOICE NEIGHBORHOODS:

HOPE VI - CMHA has no planned Choice Neighborhood or Hope VI grants pending or proposed applications.

MIXED FINANCE MODERNIZATION OR DEVELOPMENT

CMHA will continue to develop affordable units over the next several years, consistent with:

- CMHA's strategic goal of developing affordable housing units.
- Cooperation agreements with Hamilton County and the City of Cincinnati.
- CMHA's long term viability assessment of public housing units.
- ~~CMHA's strategic plan and the Voluntary Compliance Agreement between CMHA and the Department of Housing and Urban Development.~~

In the development of these units, CMHA will adhere to the following principles:

- Assessment of quality and condition of units for replacement with new construction to meet housing needs.
- Provision of marketable amenities and encouragement of neighborhood amenities.
- Provision of choice and opportunity
- Leveraging of resources, tying into community planning and partnerships where possible
- Provision of comprehensive plan/solution for community/site revitalization which includes people, housing and neighborhoods and partner where possible.
- Provision of housing opportunities and choice for income tiers of 0-120% of Area Median Income (AMI) for seniors, families and other populations.
- Creation of synergistic economic development and economic inclusion with & within communities.

Further, CMHA will consider the following for future developments:

- Feasibility of non-smoking developments, create partnerships to develop assisted living units, plan ongoing senior/family developments and continually evaluate the special needs populations that need served (all within the 0 -120 % of AMI).
- Assessment of CMHA units and properties, while pursuing the forward movement of development goals.
- Availability and feasibility of alternative funding streams - review, analyze and plan new housing programs.
- Synergist partnerships.
- Community and waitlist needs.
- Creation of affordable single family homeownership programs.
- Consideration of commercial retail and office space for mixed use development
- CMHA may evaluate the 811 program for the mixed finance projects.
- CMHA may evaluate the use of Federal Historic Preservation Credits, Ohio State Preservation Credits and New Market Tax Credits.

CMHA will utilize various methods of public and private financing, and will consider the recommendations of the Hamilton County Housing Study in this initiative. These units will be developed using a variety of development methods (i.e. new construction, acquisition, acquisition/rehabilitation, etc.).

Family Development(s) - In addition to specific development plans outlined below, CMHA plans to develop one or more developments of 50-120 affordable housing units for families within Hamilton County including the City of Cincinnati. CMHA is evaluating multiple approaches to accomplish this objective such as home ownership, lease-purchase, rental, and/or a combination of these.

Senior Development(s) - In addition to specific development plans outlined below, CMHA plans to develop one or more 40-120 dwelling units within Hamilton County including the City of Cincinnati to serve the elderly population.

Fairmount / English Woods - CMHA will undertake development efforts for the English Woods site in Fairmount. This plan includes the production of family and senior developments in North Fairmount, assistance to single family homeowners and development on the former English Woods site as well as the demolition of Marquette Manor. CMHA will apply for various funding sources to implement the transformation plan for the Fairmount/English Woods subject area.

CMHA also intends to enter into a Master Development Agreement with a private development company for the transformation of the northern 40 acres of English Woods. The terms of the agreement may specify the construction of new single family homes, multi-family homes, and recreational amenities. The agreement will be presented to the Board of Commissioners for final approval once the terms have been specified.

Lincoln Heights – CMHA is considering development of up to 80 family units through renovation or replacement of under positioned buildings.

Walnut Hills – CMHA is considering the replacement of 12 units of Low Income Public Housing units in the Rockdale development in Walnut Hills.

North College Hill – CMHA is considering the development of affordable units on vacant land in North College Hill.

Kennedy Heights – CMHA is considering the development of affordable units in Kennedy Heights.

Avondale – CMHA is considering the development of affordable units in Avondale.

Woodlawn – CMHA is considering the development of affordable units in Woodlawn.

Over-the-Rhine - CMHA is evaluating the redevelopment of our Race Street properties to convert first floors back to retail and rehabilitate the residential units. On a separate project, CMHA is considering a partnership with a private developer for the construction of new affordable multifamily housing units on Logan Street. CMHA is also submitting a 9% LIHTC Application for the construction of new affordable units in the nearby neighborhood of Pendleton.

West End Properties – CMHA will continue to develop strategies for the creation of a home ownership both affordable and possible market on vacant parcels located in the West End neighborhood of Cincinnati, owned by CMHA. CMHA will also look for partners to development affordable multi-family rental units in the West End.

Workforce Housing - CMHA intends to develop up to 60 units of workforce housing within the City of Cincinnati and/or Hamilton County. CMHA is considering using the Walnut Hills, Pendleton and North College Hill

Replacement Units – As any planned demolition or disposition is undertaken, CMHA will seek to replace these units 1 for 1 in the same neighborhoods when feasible. Some neighborhoods that CMHA may undertake these activities in include Norwood, Reading, Anderson Township, Sycamore Township, Colerain Township, Blue Ash, Forest Park, Deer Park, Green Township English Woods and Harrison.

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 preserve the Agency's affordable housing units and invest in replacement units. RAD Transfer of Assistance allows CMHA to transfer the housing assistance from existing assisted units that are not viable to new units to provide long-term affordability for those new units.

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.

Commented [RS1]: There are no more multi-phase awards.

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.

Commented [RS2]: Are these consistent with the scattered-sited disposition proposal? If not, do we need to say anything more specific about that?

As a result, CMHA will be converting a number of its Asset Management units to either Project Based Vouchers or Project Based Rental Assistance (PBRAs) under the guidelines of H-2019-09 PIH 2019-23, Notice PIH 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 were 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 principal balance of \$9,474,769 as of 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 have to pay a share of this debt related to removal of units 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.

Development #1

Name of Public Housing Development: Marianna Terrace	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: Scattered Sites	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: Findlater Gardens	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>
<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: Evanston	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: 100	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: Park Eden	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: 176	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: Stanley Rowe and Liberty St. Apts.	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: Beechwood	Pic Development ID: OH004-000211	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: 149	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: \$375,669.23 (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: Winton Terrace	Pic Development ID: OH004-000209	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: 608	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: \$1,532,932.16 (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
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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) <u>N/A</u>		
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) <u>N/A</u>		
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 (if performing a Transfer of Assistance)	0	0	(Explain how transferring waiting list) <u>N/A</u>
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Development #14

Name of Public Housing Development: The Redding	Pic Development ID: OH004-000213	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: 100	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: \$252,127.00 (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: Marquette Manor	Pic Development ID: OH004-000218	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: 140	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: \$352,977.80 (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: The President	Pic Development ID: OH004-000213	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: 96	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: \$242,041.92 (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: Scattered Sites – Bundle H	Pic Development ID: OH004-000201	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: 28	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: \$70,595.56 (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: Scattered Sites – Bundle J	Pic Development ID: OH004-000203	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: 75	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: \$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: Acquisition Rehab MP1 (Project 12)	Pic Development ID: OH004000205	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: 24	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: \$39,842 (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) N/A		

Development #20

Name of Public Housing Development: Scattered Site Central - Bundle K	Pic Development ID: OH004000201 OH004000203 OH004000204	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: 60	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: \$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: OH004000202 OH004000203	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: 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)

2. **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.
3. **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.
4. **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.
5. **Resident Participating and Funding.** Residents of covered projects converting assistance to PBRA's 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.
6. **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

- o In the event of any drug-related or violent criminal activity or any felony conviction;
- o 14 days in the case of nonpayment of rent; and
- o 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.

7. 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 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.

8. 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.

9. 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.

10. 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.

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:

13. 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:

12. Changes in Public Housing Admissions & Occupancy Policies or the Section 8 Administrative Plan that are not inconsistent with the Annual Plan.
13. 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.
14. A minor change in the planned uses of financial resources (e.g., small shifts within or between different funding categories).
15. Changes in the plan resulting from consultation with Consolidated Plan authorities including the City of Cincinnati and Hamilton County, Ohio.
16. Changes that are the result of the loss of anticipated funding to support a specific proposed activity or program.
17. 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.
18. 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.
19. 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;
20. Changes to the construction and rehabilitation plan for each approved RAD conversion; and
21. Changes to the financing structure for each approved RAD conversion.
22. 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:

3. Any change with regard to demolition or disposition, designation, homeowner programs or conversion activities.
4. 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 perseverance 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 approximately 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 vouchers for the units, thus creating a more stable funding source for these units. Approximately three of these units may need to be demolished and reconstructed. 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. CMHA expects to phase in these unit dispositions over several years and will refine the timelines stated below.

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 (actual disposition)	Narrative
201	111	Dispo	Planned	2021-2023	CMHA plans to transfer the units to a related entity and commit voucher resources to project based vouchers for the units, with the exception noted above.
202	39	Dispo	Planned	2021-2023	CMHA plans to transfer the units to a related entity and commit voucher resources to project based vouchers for the units, with the exception noted above.
203	45	Dispo	Planned	2021-2023	CMHA plans to transfer the units to a related entity and commit voucher resources to project based vouchers for the units, with the exception noted above.
204	115	Dispo	Planned	2021-2023	CMHA plans to transfer the units to a related entity and commit voucher resources to project based vouchers for the units, with the exception noted above.
205	82	Dispo	Planned	2021-2023	CMHA plans to transfer the units to a related entity and commit voucher resources to project based vouchers for the units, with the exception noted above.
206	74	Dispo	Planned	2021-2023	CMHA plans to transfer the units to a related entity and commit voucher resources to project based vouchers for the units, with the exception noted above.
207	138	Dispo	Planned	2021-2023	CMHA plans to transfer the units to a related entity and commit voucher resources to project based vouchers for the units, with the exception noted above.
208	25	Dispo	Planned	2021-2023	CMHA plans to transfer the units to a related entity and commit voucher resources to project based vouchers for the units, with the exception noted above.

DESIGNATED HOUSING FOR ELDERLY AND/OR DISABLED FAMILIES

Asset Management
 During the 2020-2021 Annual Plan period, staff will be developing a Designated Housing Plan for Elderly at the following sites.

Development Name	Designation Type	Application Date	Approval Date	Number of units Affected
West Union Square	Elderly Only	02/21/17	03/20/17	19
Central YMCA	Elderly Only	02/21/17	03/20/17	15

UNITS WITH APPROVED VACANCIES FOR MODERNIZATION:

CMHA on a monthly basis submits for approval all units that are scheduled to receive substantial modernization. Only those units that receive approval are updated in PIC with the status of Modernization. The following table identifies the number of units by AMP with expected completion dates. As a planning tool it also identifies possible projects that may receive substantial modernization activities in the next fiscal year.

AMP	Project	Project Name	Unit Count	Status	Construction Completion Date
AMP 201	Various Addresses	Scattered Sites	24	Pending Submission	
AMP 202	Various Addresses	Scattered Sites	6	Pending Submission	
AMP 203	Various Addresses	Scattered Sites	8	Pending Submission	
AMP 204	Various Addresses	Scattered Sites	22	Pending Submission	
AMP 205	OH004-27	Quebec Gardens	40	Pending Submission	
AMP 205	Various Addresses	Scattered Sites	18	Pending Submission	
AMP 206	Various Addresses	Scattered Sites	5	Pending Submission	
AMP 207	Various Addresses	Scattered Sites	12	Pending Submission	
AMP 208	Various Address	Scattered Sites	15	Pending Submission	
AMP 208	OH004-29	Rion Lane	40	Pending Submission	
AMP 209	OH004-001	Winton Terrace	10	Pending Submission	
AMP 211	OH004-211	Evanston	100	Pending Submission	
AMP 213	OH004-213	Park Eden	50	Pending Submission	
AMP 216	OH004-216	Pinecrest	14	Pending Submission	
AMP 217	OH004-06	Millvale	14	Pending Submission	

B.3	<p>Civil Rights Certification.</p> <p>Form HUD-50077, <i>PHA Certifications of Compliance with the PHA Plans and Related Regulations</i>, must be submitted by the PHA as an electronic attachment to the PHA Plan.</p>
B.4	<p>Most Recent Fiscal Year Audit.</p> <p>(a) Were there any findings in the most recent FY Audit?</p> <p>Y N <input type="checkbox"/> <input checked="" type="checkbox"/></p> <p>(b) If yes, please describe: (c) The Plante Moran Audit team issued an unqualified opinion with no material findings and no material weaknesses in internal controls.</p>
B.5	<p>Progress Report.</p> <p>Provide a description of the PHA's progress in meeting its Mission and Goals described in the PHA 5-Year and Annual Plan.</p> <p>CMHA Goals and Objectives:</p> <p>Strategic Goals</p> <ol style="list-style-type: none"> 1. Efficiency and Fiscal Responsibility: Develop a strong and profitable financial model and be good stewards of public funds. 2. Improve Processes and Performance: Manage an efficient and cost-effective internal operation. 3. Revive our Communities: Create and generate partnerships that promote healthy and stable neighborhoods in Hamilton County. 4. Quality Customer Service: Provide superior customer services and quality products. 5. Implementation of RAD. 6. Transform owned/operated portfolio through financial feasible funding models 7. Continue to use HUD tools to preserve affordable housing in Hamilton County 8. Use the Housing Strategy plan to help improve communities. <p>Annual Goals:</p> <ol style="list-style-type: none"> 1. Increase PHAS points in the Asset Management and maintain High Performer in HCV. 2. Continue to train staff on different funding models that deal with the transformation of our owned/operated portfolio. 3. Partner with Community Based Organizations and state agencies to collaborate on financial goals for our families. 4. Continue to update policies and SOP's. 5. Improve internal and external communications. 6. Continue to increase family income in the HCV Family Self-sufficiency Program. 7. Continue to recruit new property owners for the HCV Program. 8. Assess, renovate or modernize asset management units:

	<p>9. Expand portfolio to provide housing for special populations such as; multi-generational, work-force housing, veterans, individuals with disabilities and seniors, through development and project basing with partners.</p> <p>10. Implement green and sustainable housing initiatives such as; net/near zero, enterprise green and LEED.</p> <p>11. Continue to further fair housing throughout Hamilton County.</p> <p>12. Implement the new software YARDI for all programs.</p> <p>13. Continue to work towards improving resident's self-sufficiency through the Resident Opportunity Center (ROC)</p> <p>14. Continue to implement MTW like programs to improve resident's self-sufficiency, agency efficiency, and to improve program delivery to all customers.</p> <p>15. Review and update all lease agreements</p> <p>16. Continue affordable housing developments.</p> <p>17. Work toward strengthening relationships with the City of Cincinnati.</p> <p>18. Work toward strengthening relationships with Hamilton County.</p> <p>19. Strengthen partnerships with community groups</p> <p>20. Strengthen partnerships with community businesses such as: Western Southern, Kroger, Procter & Gamble, Children's Hospital, Messer Construction, General Electric, Turner Construction, Janco and Nehemiah Manufacturing.</p> <p>21. Continue to strengthen partnerships to preserve current housing and develop additional affordable housing throughout the community.</p> <p>22. Complete a new agency Strategic Plan to use as a road map for the agency.</p> <p>23. Complete a portfolio of Receivership for affordable housing</p> <p>24. Increase our Section 3 goals through the preservation of our housing stock</p> <p>25. Increase resident owned business participation through our transformation plans</p> <p>26. Increase MBE, WBE and Section 3 business participation</p> <p>27. Development of a plan/process to float around for the development and preservation of affordable housing, development of new affordable housing and the new preservation or development of the central office location.</p> <p>CMHA Progress Report:</p> <p>In 2019 CMHA accomplished the following:</p> <ol style="list-style-type: none"> 1. Completed year five of the Strategic Plan goals. 2. Updated the ACOP 3. CMHA achieved high performer status under SEMAP for the Housing Choice Voucher Program in 2018 4. Increased sight and sound unit mix over the last year. 5. Created the Resident Opportunity Center (ROC) at Winton Terrace and Findlater Gardens 6. Created a Strategic Economic Impact Plan 7. Received over \$500,000 for new additional vouchers 8. Completed selection of developers to assist with transformation goals. 9. Closed on two transformation projects to move CMHA towards our transformation/preservation goals for the agency. 10. Received several NAHRO awards for West Union Square. 11. Completed the implementation of YARDI transformation for Touchstone managed properties, Finance and Procurement.
B.6	
B.7	<p>Certification by State or Local Officials.</p> <p>Form HUD 50077-SL, <i>Certification by State or Local Officials of PHA Plans Consistency with the Consolidated Plan</i>, must be submitted by the PHA as an electronic attachment to the PHA Plan.</p>

<p>B.8</p>	<p>Troubled PHA. (a) Does the PHA have any current Memorandum of Agreement, Performance Improvement Plan, or Recovery Plan in place? Y N N/A <input type="checkbox"/> <input type="checkbox"/> <input checked="" type="checkbox"/> (b) If yes, please describe:</p>
<p>C.</p>	<p>Statement of Capital Improvements. Required for all PHAs completing this form that administer public housing and receive funding from the Capital Fund Program (CFP). According to The Public Housing Capital Fund Program Final Rule published in the Federal Register October 24, 2013 (Docket No. 5236-F-02) this information is no longer included.</p>
<p>C.1</p>	<p>Capital Improvements. Include a reference here to the most recent HUD-approved 5-Year Action Plan (HUD-50075.2) and the date that it was approved by HUD. See HUD EPIC 50075.2 approved by HUD September 4, 2018 CFP Five-Year Action Plan 2018-2022</p>