



# 2022 COMMUNITY REPORT

The renovated Park Eden in Walnut Hills, with ArtWorks mural by local artist Taron Jordan.



*Re-Imagining Affordable Housing*

CINCINNATI METROPOLITAN HOUSING AUTHORITY

# CEO MESSAGE

As you go through our community report, I hope you will learn why Cincinnati Metropolitan Housing Authority is an outstanding provider of housing and entrepreneurial opportunities in Hamilton County.

In line with our vision and mission, we have Re-Imagined Affordable Housing by taking significant steps to preserve and protect affordable housing, while uplifting families and neighborhoods. We've met these goals despite many challenges.

We are in the midst of a \$1 billion-dollar investment in the housing portfolio along with transforming the financial platform, and these bold changes face some obstacles. Rising costs created delays in supplies, and worker shortages forced staff to take a second look at funding for renovation work.

We twisted and turned to ensure services for all internal and external customers continued. In fact, we continue to acquire and implement technology that will streamline processes and increase efficiency in customer service.

Despite the challenges of a global epidemic, we remain CMHA Strong. Cincinnati Metropolitan Housing Authority will continue to Re-Imagine Affordable Housing.

As a housing developer, CMHA spurs preservation and new development, in partnership with other real estate developers. With our partners, we find ways to create and change affordable housing, change communities and change lives. Stable housing is the foundation needed for our area's most vulnerable populations to thrive. As such, we will continue to invest in our portfolio, build new housing and expand our partnerships with quality landlords to provide affordable housing solutions.

Thank you to our employees, the families we serve, our partners and customers, for the trust they put in us and the invaluable support they offer Cincinnati Metropolitan Housing Authority.

You are the reason we can change the future.



Gregory D. Johnson, MS, PHM, EDEP  
Chief Executive Officer





# OUR VISION



Logan Commons

To shape our future by utilizing sustainable funding models to develop quality, affordable housing solutions in partnership with our community stakeholders.

# OUR MISSION



Sutter View

To be a leader in the housing industry by providing exceptional housing opportunities while achieving high levels of customer satisfaction, promoting self-sufficiency and neighborhood stability, and being a long-term asset to the community. We will achieve this by developing public/private partnerships, creating entrepreneurial opportunities and by employees and residents holding themselves to our Gold Standard of Excellence.

# OUR VALUES



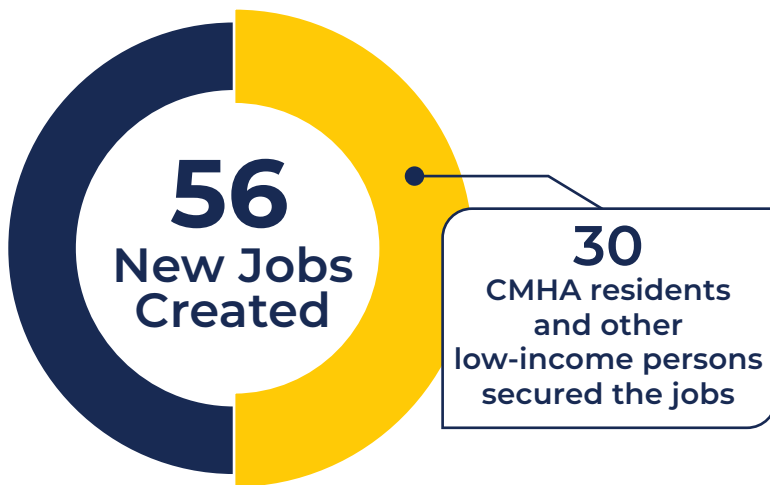
Choice workshop

- Integrity
- Respect
- Initiative
- Accountability
- Excellence

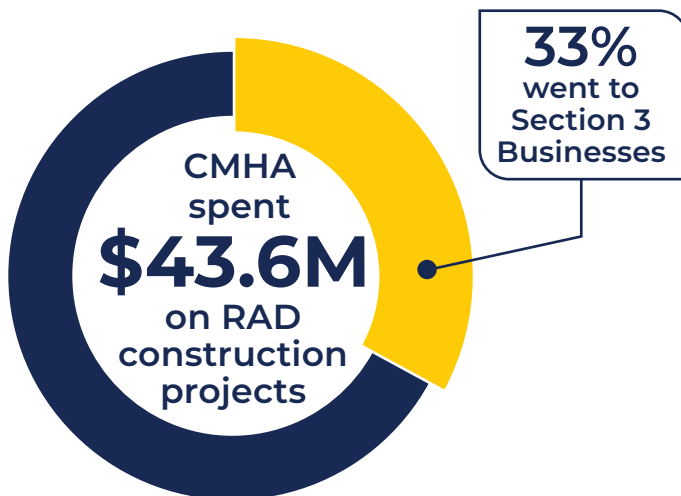
# RAD | RENTAL ASSISTANCE DEMONSTRATION

CMHA uses HUD's Rental Assistance Demonstration tool for public-private partnerships to dramatically increase funding for public housing property improvement.

Jobs created by CMHA RAD projects pay from \$24-\$40/hour to start. Training opportunities are available for higher skilled jobs with greater earning potential.



RAD JOB CREATION



## Our Partners:





# RAD | PARK EDEN

**PARK EDEN** in Walnut Hills is a fully transformed and renovated 9-story tower, built in 1973. There are 176 apartments, new outdoor recreation spaces, community room, fitness center, and library.

**Completed:**

- October 2022

**Total Cost of Development:**

- \$35.9 Million

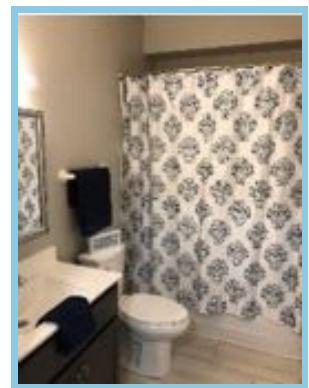
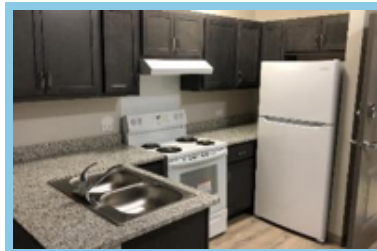
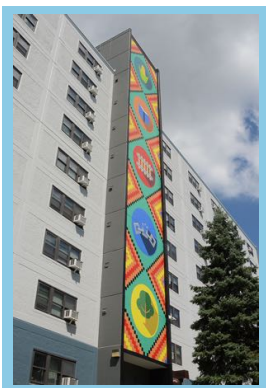
**Renovations included:**

- New Kitchens & Appliances
- New Bathrooms
- New Flooring
- Reconfiguration of units to more open concept
- Gut rehab of electrical, plumbing, HVAC



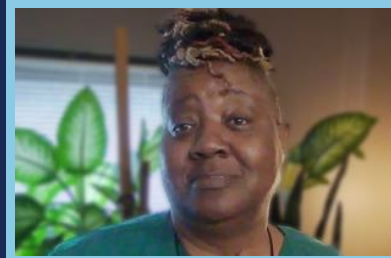
“We have to continue to build more housing, but we also have to maintain our current stock, which is exactly what CMHA is doing with the RAD program, updating 176 units in this building alone.”

**-Aftab Pureval**  
Mayor of Cincinnati



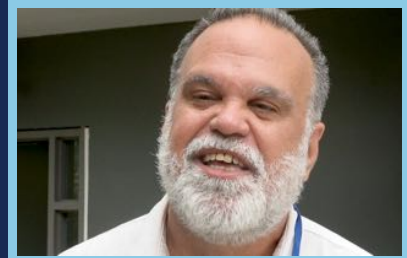
“I love everything about my new apartment, can't nobody take it away from me.”

**-Essie Jones**  
Longtime Park Eden resident



“My favorite part is the kitchen.”

**-Marilyn Huff**  
Park Eden resident



“We're very proud of it, and the new Park Eden is elevating the neighborhood too.”

**-Jose Munoz**  
CMHA Park Eden Project Mgr

# RAD | TRANSFORMATIONS

**HORIZON HILLS** in East Price Hill was given a moderate rehabilitation with extensive aesthetic upgrades to all 32 units in three buildings. The property management office will now serve as a true community space and outdoor areas will receive communal furniture.

**Completed:**

- November 2022

**Total Cost of Development:**

- \$ 3.3 Million



*Majid Samarghandi,  
of Triton Services, Inc.  
attended the dedication*



*CMHA staffers check out the  
improvements*

**MARIANNA TERRACE** in Lincoln Heights is undergoing a moderate rehab. There are 74 units in 16 buildings. CMHA is replacing the HVAC, and installing new doors, kitchens and flooring. Exterior improvements include new landscaping, sidewalks and handrails, installation of porches, three gazebos, and a new playground.

**Total Cost of  
Development:**

- \$ 18.2 Million

**Estimated  
Construction  
Completion:**

- July 2023



**"I think the project is absolutely fabulous, and this transformation is a thing of beauty. I know the families are pleased and they know that CMHA cares."**

**-Laverne Mitchell**  
*Lincoln Heights Council member*



# RAD | BENNETT POINT

**BENNETT POINT** is a new development of 56 mixed-income units in Pendleton, one of Cincinnati's most centrally located and dynamic neighborhoods. The two buildings will offer a variety of 1, 2 and 3-bedroom apartments. 84% of the units will be offered to people earning up to 60% of area median income.

**Total Cost of Development:**

• \$ 21 Million

**Estimated Construction Completion:**

• October 2023



Jeff Goetz, CMHA's Project Manager, working closely with partner Urban Sites



Bennett Point's design will blend in well with historic properties on 12th Street



Residents will have views of downtown and the casino



*"As a board, one of our top priorities is affordable housing. We are happy to partner with CMHA and invest in Bennett Point to expand access to homes that families can afford."*

*-Hamilton County Board of Commissioners*

*Pictured from left Commissioner Stephanie Summerow Dumas, Commission President Alicia Reece and Commissioner Denise Driehaus*



# RAD | FUTURE TRANSFORMATIONS

**RIVERVIEW/SAN MARCO** in East Walnut Hills will get a substantial rehab of all 131 units in both buildings. The plan calls for new kitchens, bathrooms, flooring, paint, and upgrades to common areas. Building systems will be replaced and upgraded.

*Total Cost of Development:*  
• \$ 38.23 Million

*Estimated Financial Closing:*  
• June 2023



Riverview



San Marco

**WINTON TERRACE** in Winton Hills will get a Phase I substantial rehab of 185 of its 600+ units. This is likely to include new kitchens, bathrooms, flooring, paint and upgrades to the community building. Units will be enlarged through a new addition on the back of the buildings. Systems will be replaced and upgraded as needed.

*Total Cost of Development:*  
• \$57.1 Million

*Estimated Financial Closing:*  
• November 2023

*Developer:*  
**Gorman Company**



Current front view



Future rear view with flat and sloped roof versions



# RAD | FUTURE TRANSFORMATIONS

**LOGAN COMMONS** in Over-the-Rhine will provide much needed high-quality affordable senior housing. The 4-story LEED Silver new construction building near Findlay Market will have 42 units. There will be a senior center on site to serve as a community hub and provide access to social services.

**Total Cost of Development:**

- \$ 14.9 Million

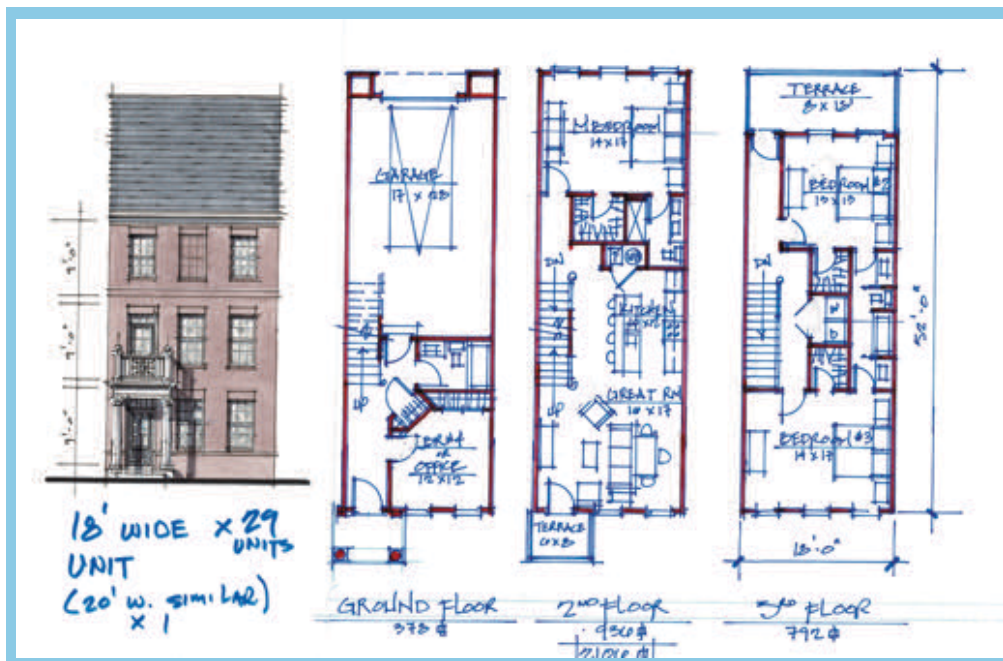
**Estimated Construction Completion:**

- November 2024



**CITY WEST HOME OWNERSHIP** is 60 lots for sale in the West End to become single family homes on Laurel Park Drive.

*The Co-Developer will be Funke Real Estate.*



# RAD | FUTURE TRANSFORMATIONS

**MARQUETTE MANOR** in English Woods will be a renovation of all 140 units. CMHA will do a complete gut rehab of the interiors including kitchens, bathrooms, flooring, windows, doors, insulation, water lines and HVAC.

Exterior improvements will include a patio replacement, repaved parking lot, improved balcony windows, new landscaping and tenant recreation facilities.

*Estimated Total Cost of Development:*

• \$ 18.8 Million

*Projected Financial Closing:*

• Fall 2025



**THE BEECHWOOD** in Avondale will undergo a substantial rehab of 146 units. Improvements will include new drywall, paint and insulation, new kitchens & appliances, new bathrooms, flooring and hot water boilers. A central chiller will be installed, with more system upgrades and aesthetic improvements.

*Estimated Total Cost of Development:*

• \$ 32 Million

*Projected Financial Closing:*

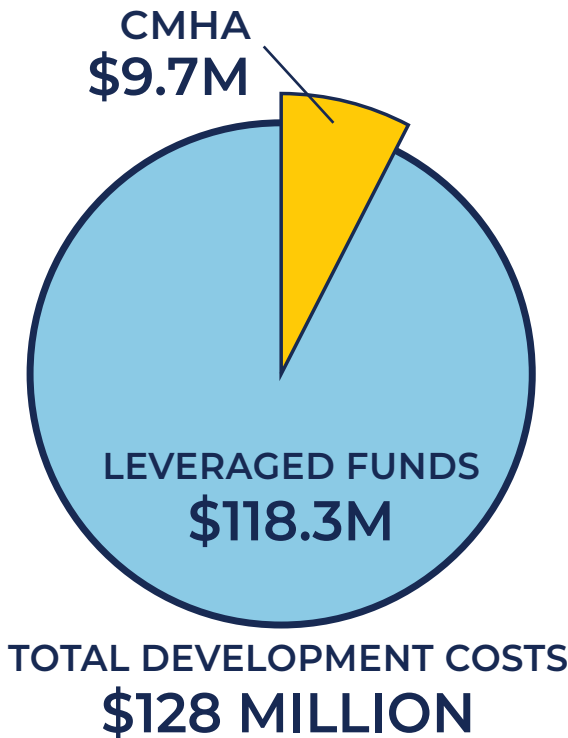
• January 2024





# REC | THE REAL ESTATE AND CONSTRUCTION DEPARTMENT

## CMHA SELF-DEVELOPED PROJECTS 2019 - 2022



### Significant Investment in Rehabilitation (654 apartments)

Sutter View Townhomes (114 Apts)  
Construction 2019

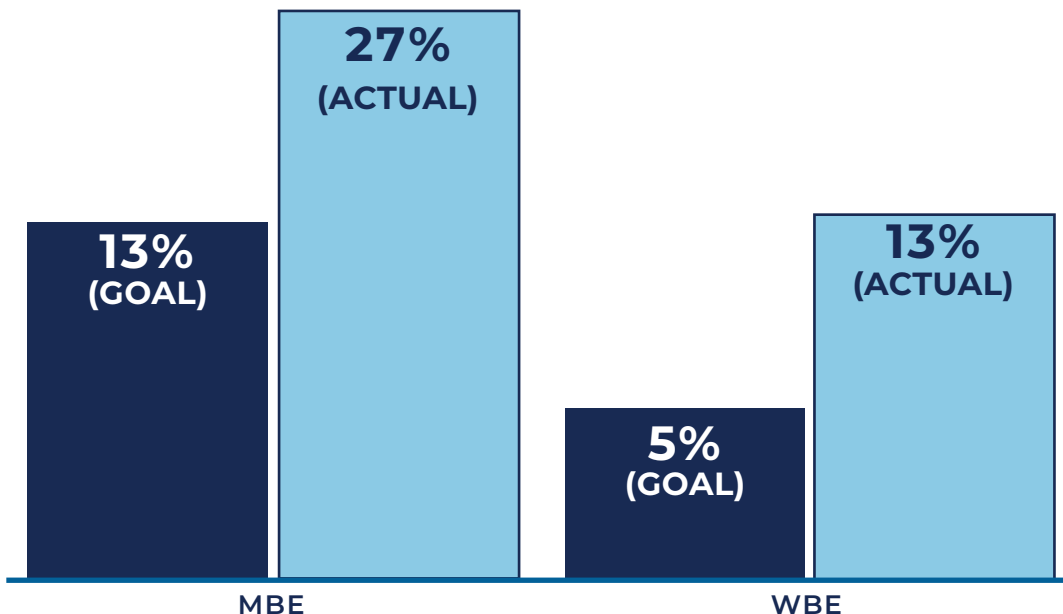
Evanston (100 Apts)  
Construction 2020

Park Eden (176 Apts)  
Construction 2020

Pinecrest (190 Apts)  
Construction 2020

Marianna Terrace (74 Apts)  
Construction 2022

## MINORITY BUSINESS ENTERPRISE/ WOMEN BUSINESS ENTERPRISE



# REC | THE REAL ESTATE AND CONSTRUCTION DEPARTMENT

## ECONOMIC INCLUSION / TOOLS FOR THE TRADES



CMHA partnered with Lowes and RWB Construction to create a construction training program for individuals living in the neighborhoods being transformed through RAD.

The 8-week training program began with a week of safety training and OSHA 10 certification. The second week was Construction 101 and math, with weeks 3 - 8 for hands-on construction training.



Graduating participants received certificates and fully stocked tool belts to help them begin their careers. Three graduates went into apprenticeship programs, and the others are discussing employment opportunities with General Contractors working on our RAD projects.



# WEST END CHOICE NEIGHBORHOODS

In 2022, Cincinnati's Transformation Planning Team completed the West End Choice Neighborhoods planning process funded by a HUD Grant awarded in 2020.

CMHA engaged more than 30 public and private partners as well as a majority of CMHA's West End residents, to develop a shared vision to address challenges in the West End neighborhood and revitalize public housing in Stanley Rowe Towers A&B, Rowhouses and Liberty Street Apartments.



Resident giving her ideas for the neighborhood.



Master planners from LAS presenting to West End community



Community Ambassadors

CMHA implemented a Community Ambassador Program to further engage and empower residents. Eight adults and two teenage Ambassadors helped to build trust and engage residents in the planning process and get them to on-site workshops.

More than 55 resident, neighborhood and partner meetings were held during the 14-month planning process.





# WEST END CHOICE NEIGHBORHOODS

The next step is to apply for a Choice Neighborhoods Implementation Grant from HUD in 2023. This complex project will take dedication and perseverance by CMHA, the City and all Partners over a 10 to 20 year period. Strategies will continue to be reviewed and enhanced to ensure the transformation is beneficial to residents of Stanley Rowe Towers, Rowhouses and Liberty Street Apartments, as well as to other West End residents.



Current Liberty Street Crosswalk



Planned Liberty Street Crosswalk



Outlined Development Sites



Planned Stanley Rowe

## West End Transformation Principles include:

**Preservation of Affordable Housing:** one for one replacement of affordable housing integrating mixed income and mixed-use communities.

**Supportive Services:** Individualized plans for each household to improve early education, school options, job training, employment, income and health.

**Economic Impact:** Choice Neighborhoods stimulates public and private investment and will result in an estimated \$934.6 Million of economic impact for the revitalization area.

**Excellence in Design:** This will be a master planned community with connected sidewalks, open green spaces, high-quality building materials and energy efficient systems in accordance with the 2020 Enterprise Green Communities.

**Bridging the Digital Divide:** The West End Transformation Team is planning for a 21st Century broadband connected neighborhood.



[www.westendchoice.org](http://www.westendchoice.org)



@WeChoiceCincy

# WEST END CHOICE GRANT PARTNERS





# HCV | THE HOUSING CHOICE VOUCHER PROGRAM

To help residents secure safe, quality housing in the private market, CMHA administers more than 11 thousand housing choice vouchers. Housing options include apartments, townhouses and single-family homes.

Those served include very low-income families, the elderly, people with disabilities and veterans.

## 2022 Enhancements

The HCV program requested waivers from HUD to implement higher payment standards so that more voucher families could afford the higher rents demanded in the private rental market. CMHA also updated its Rent Reasonable system to ensure that approved rents are comparable to today's rental market. Both enhancements will provide families with more choice in their selection of housing.

CMHA now has portals that provide 24-hour access to information for program participants and property owners. We will soon have kiosks in certain areas to give families an additional way to interact with our agency.



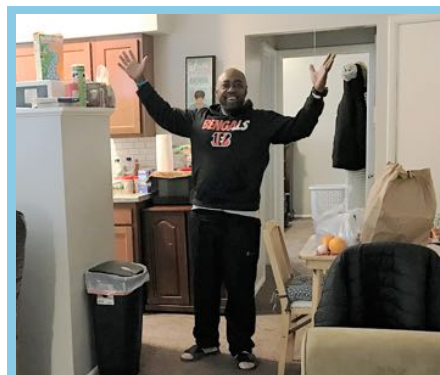
*CMHA Specialist Telor Lattimore (left) gets signature from new voucher holder Gabriele Johnson.*

## HUD-Veterans Affairs Supportive Housing

The HUD-Veterans Affairs Supportive Housing (HUD-VASH) program combines vouchers for homeless veterans with case management and clinical services provided by the VA. CMHA has 445 VASH vouchers.



*Veteran Robert Hamilton plans to use his housing voucher in Mt Healthy*



*Formerly homeless vet Shawn Bush celebrates his new housing in Westwood*



# HCV | THE HOUSING CHOICE VOUCHER PROGRAM

## Project-Based Vouchers and Partners

CMHA partners with 11 agencies to provide more than 700 housing units through its Project Based Vouchers (PBV) Program. Some of our partners include Episcopal Retirement Services, Talbert House, Wallick Communities and National Church Residences' The Commons at South Cumminsville



## Emergency Housing Vouchers and Partners

CMHA is collaborating with Strategies to End Homelessness and other partners on emergency housing vouchers to assist individuals and families. These vouchers are designed for people:

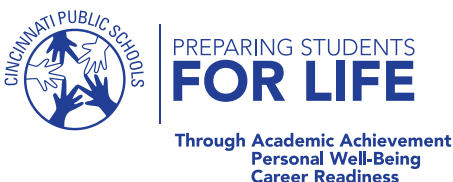
- Homeless or at risk of becoming homeless
- Fleeing domestic violence, sexual assault, stalking or human trafficking
- Recently homeless or high risk of housing instability without assistance



## New Housing Partnerships

CMHA began a new partnership with Hamilton County's Office of Reentry to help people returning to the community after serving time in jail or prison.

We expanded our partnerships with Cincinnati Public Schools and Lighthouse Youth Services to target homeless families with students in CPS schools, and teens aging out of foster care.



# ASSET MANAGEMENT SERVICES

Asset Management strives to meet CMHA's Gold Performance Standard serving our residents with integrity, professionalism and exceptional quality.

In 2022, we:

- Scheduled 1500+ applicants for housing
- Interviewed 632 applicants
- Leased 386+ units



*Meet our Leasing Coordinators Anastasia Price, Kendra Herring and Carly Snider. They connect our applicants with housing in neighborhoods of their choice, and explain the CMHA programs and services we offer.*

## Family Self Sufficiency

CMHA has a voluntary program for HCV families with vouchers to become economically self-sufficient. Our five-year program has community resources and support for residents to achieve goals:

- Earn a GED
- Find a better paying job with benefits
- Take classes to earn degrees
- Handle finances and credit scores
- Become a homeowner
- Start a business

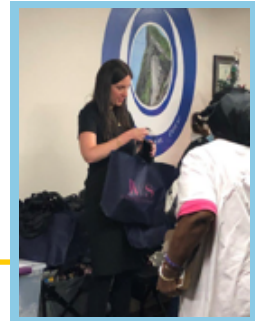


*A family self-sufficiency meeting at Flndlater Gardens*

# ENVISION CENTERS

CMHA expanded our mission to empower residents this year, adding the 120-unit high-rise Maple Towers in Avondale to our existing Envision Centers at Winton Terrace and Findlater Gardens. Our Envision Centers partner with community organizations to help residents with leadership, education and health.

Ms. Whitney Austin survived a 2018 mass shooting at 5/3 Bank in downtown Cincinnati and founded the “Whitney Strong” Foundation to end gun violence. Whitney spoke to several CMHA communities about data-driven, responsible gun ownership solutions.



Our Daddy Daycare program offers free books to expand children’s knowledge of reading, in partnership with Cincinnati Public Library, Daddy Daycare and Cincinnati Public Schools.

Engaging Children – Game Day. We create fun for children living at Findlater Gardens during their winter break from school with games and laughter.



Women’s Group – UMADAOP. The United Ministry Alcoholism and Drug Abuse Outreach Program offers weekly support groups. This one for women discusses topics from recovery to educational services. More than 460 women participated in 2022.



# ENVISION CENTERS

Our Back to School program offers high quality books to families and children to encourage reading. We partner with Cincinnati Public Schools on this event.

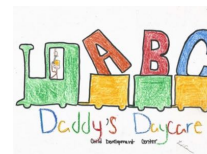


Men's Group at Winton Terrace EnVision Center, one of several weekly meetings requested by residents with service providers often in attendance.

Re-Assist at Maple Towers EnVision Center is our program to educate the community on a digital health platform to streamline medical tools so residents can remain independent at home.



CMHA is grateful for all of our community partnerships to help our residents thrive.



# PROPERTY MANAGEMENT

Our Property Management division is responsible for operations and maintenance of units.



*Our playground at Beacon Glen in Mt. Washington for families with children.*



*Our maintenance supervisor at Beacon Glen giving instructions to a contractor. We meet residents' maintenance needs at 4158 apartments across Hamilton Co.*

## ■ 2022 Achievements

- Serviced more than 8500 residents in Hamilton County living in 4158 units.
- Completed more than 29,000 work orders in the past fiscal year.
- Began Renew Collaborative at Winton Terrace

Renew is a collaboration with CMHA, Green Light Fund, HomeStart and United Way to provide rental assistance and Case Management to delinquent Winton Terrace Residents. This is a pilot program we hope to scale up to provide assistance to other CMHA communities and landlords.

# PROPERTY MANAGEMENT

## ■ Safety & Security

In 2022, CMHA began a security patrol and dispatch pilot program. The vision is to have more efficient and effective impacts on criminal and nuisance activities on our properties.

Rather than place security guards at entrances of high-rise buildings, the guards drive marked security vehicles through selected properties during non-business hours.

Guards drive a CMHA Security Vehicle branded with our logo, a spotlight and GPS system, from 7 pm to 7 am daily as part of the pilot program.

Guards walk through buildings to ensure entrances are closed and secure. They document and report observable lease violations to management, and contact law enforcement for emergencies and criminal activity.



Our Security Dispatch Center is in constant contact with the guards and law enforcement. In 2023, this program will expand to more CMHA communities. We will roll out a centralized telephone reporting number so residents can notify dispatch of incidents on the properties.



# IT INFORMATION TECHNOLOGY

In 2022, CMHA partnered with Cincinnati Bell (now Altafiber) to provide free high-speed internet at 6 CMHA properties, positively impacting more than 1200 families.

- Beacon Glen
- Horizon Hills
- Marianna Terrace
- Millvale
- Setty Kuhn Apartments
- Ralph Avenue sites



*CMHA executives and staff cut the ribbon on new broadband access at Marianna Terrace*

**altafiber**

**CONNECT  
CINCINNATI**  
Cincinnati Bell  
POWERED BY *Fioptics*

## ■ Data Security Enhancements

- Dual factor authentication was added to CMHA's essential computer systems
- CMHA is proactively monitoring our network for viruses, phishing attempts and unwanted infiltrations.

# CMHA | BY THE NUMBERS



**\$113,900,000**

DEVELOPMENT DOLLARS



**\$7,455,485**

RESIDENT RENT  
COLLECTED



**11,893**

HOUSING  
CHOICE  
VOUCHERS  
CMHA  
CAN ADMINISTER



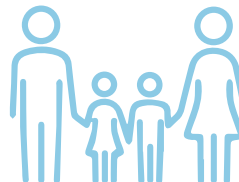
**5,233**

PROPERTY  
MANAGEMENT  
UNITS



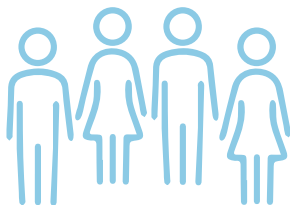
**686**

RENOVATED  
UNITS



**341**

FAMILY  
SELF-SUFFICIENCY  
PARTICIPANTS



**200**

CMHA EMPLOYEES



**74**

JOBS  
CREATED







# *Re-Imagining Affordable Housing*

**Cincinnati Metropolitan Housing Authority**

**1627 Western Avenue  
Cincinnati, Ohio 45214**

**(513) 721.4580**

**[www.cintimha.com](http://www.cintimha.com)**

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