

Significant Amendment to CMHA's FY 2023-2024 Annual Plan

The Cincinnati Metropolitan Housing Authority (CMHA) is amending its Annual Plan because it is planning to add projects for potential consideration for future demolition/disposition and replacement of properties in the portfolio, specifically Phase I of Winton Terrace 185 units (AMP 209) using Section 18 PBVs and Race Street 28 units (AMP 201) using RAD PBVs and Section 18 PBVs.

B.2	<p>New Activities.</p> <p>(a) Does the PHA intend to undertake any new activities related to the following in the PHA's current Fiscal Year?</p> <p>Y N</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> Hope VI or Choice Neighborhoods.</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> Mixed Finance Modernization or Development.</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> Demolition and/or Disposition.</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> Designated Housing for Elderly and/or Disabled Families.</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> Conversion of Public Housing to Tenant-Based Assistance.</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> Conversion of Public Housing to Project-Based Rental Assistance or Project-Based Vouchers under RAD.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Occupancy by Over-Income Families.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Occupancy by Police Officers.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Non-Smoking Policies.</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> Project-Based Vouchers.</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> Units with Approved Vacancies for Modernization.</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> Other Capital Grant Programs (i.e., Capital Fund Community Facilities Grants or Emergency Safety and Security Grants).</p> <p>(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.</p> <p>CMHA is currently evaluating the Section 18 program for the disposition of 185 units at Winton Terrace. This would be a partial disposition application submitted to the Special Applications Center. Please see B.1 (b) and the below "Demolition and/or Disposition" table.</p> <p>CMHA plans to submit a Section 18 Disposition Application for one-hundred eighty-five (185) units in twenty-nine (29) buildings 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 Project Based Vouchers as a result of the disposition, thus creating a more stable funding source for these units. A 30-year use agreement will be tied to each unit restricting use of these properties to affordable housing.</p> <p>The Cincinnati Metropolitan Housing Authority (CMHA) is amending its PHA Plan because it plans to submit a Section 18 Partial Disposition Application to the Special Application Center (SAC) for Winton Terrace Phase 1, located at 4646 Winneste Avenue in the 45232 zip code. The intent is to renovate one-hundred-eighty-five (185) units of the Winton Terrace public housing development (PIC ID: OH004000209) as part of a Section 18 partial disposition application, followed by a request for Tenant Protection Vouchers that will be project-based. The bedroom distribution of units to be disposed under Section 18 are as follows: eight (8) one-bedroom units, ninety (90) two-bedroom units, forty-seven (47) three-bedroom units, thirty-eight (38) four-bedroom units, and two (2) five-bedroom units. The 185 units are located in 29 buildings and are categorized as family units. All units will continue to operate as family units after the Section 18 repositioning is complete. The property does not include any fully compliant Uniform Federal Accessibility Standards (UFAS) units. Reconfiguration of 5% or ten (10) of the dwelling units, in accordance with UFAS standards, is required.</p> <p>The estimated timeline for preparation, resident engagement, local governmental consultation, HUD review/approval of the Section 18 Application and Tenant Protection Vouchers is <u>four</u> months. The estimated timeline for renovation activities is 14 months following funding award, which is separate from the Section 18 Application.</p> <p><u>Development #6</u></p> <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 25%;">Name of Public Housing Development:</td> <td style="width: 25%;">Pic Development ID:</td> <td style="width: 25%;">Conversion Type (i.e., PBV or PBRA):</td> <td style="width: 25%;">Transfer of Assistance: (if yes, please put the location if known and # of units transferring):</td> </tr> <tr> <td><u>Winton Terrace – PHASE I</u></td> <td><u>OH004-000209</u></td> <td><u>Section 18 PBV</u></td> <td><u>N/A</u></td> </tr> <tr> <td>Total Units:</td> <td>Pre: RAD Unit Type (i.e., Family, Senior, etc.):</td> <td>Post-RAD Unit type if different (i.e., Family, Senior, etc.):</td> <td>Capital Fund Allocation of Development:</td> </tr> <tr> <td><u>185</u></td> <td><u>Family</u></td> <td><u>Family</u></td> <td><u>\$1,685,376</u> (Annual Capital Fund Grant, divided by total number of public housing units in PHA, multiplied by total number of units in project)</td> </tr> </table>	Name of Public Housing Development:	Pic Development ID:	Conversion Type (i.e., PBV or PBRA):	Transfer of Assistance: (if yes, please put the location if known and # of units transferring):	<u>Winton Terrace – PHASE I</u>	<u>OH004-000209</u>	<u>Section 18 PBV</u>	<u>N/A</u>	Total Units:	Pre: RAD Unit Type (i.e., Family, Senior, etc.):	Post-RAD Unit type if different (i.e., Family, Senior, etc.):	Capital Fund Allocation of Development:	<u>185</u>	<u>Family</u>	<u>Family</u>	<u>\$1,685,376</u> (Annual Capital Fund Grant, divided by total number of public housing units in PHA, multiplied by total number of units in project)
Name of Public Housing Development:	Pic Development ID:	Conversion Type (i.e., PBV or PBRA):	Transfer of Assistance: (if yes, please put the location if known and # of units transferring):														
<u>Winton Terrace – PHASE I</u>	<u>OH004-000209</u>	<u>Section 18 PBV</u>	<u>N/A</u>														
Total Units:	Pre: RAD Unit Type (i.e., Family, Senior, etc.):	Post-RAD Unit type if different (i.e., Family, Senior, etc.):	Capital Fund Allocation of Development:														
<u>185</u>	<u>Family</u>	<u>Family</u>	<u>\$1,685,376</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	8	8	
Two Bedroom	90	90	
Three Bedroom	48	48	
Four Bedroom	37	37	
Five Bedroom	2	2	
Six Bedroom	0	0	
(if performing a Transfer of Assistance)	(Explain how transferring waiting list) <u>N/A</u>		

Name of Public Housing Development: <u>Winton Terrace – PHASES 2 and 3</u>	Pic Development ID: <u>OH004-000209</u>	Conversion Type (i.e., PBV or PBRA): <u>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>423</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>\$1,685,376</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	78	78	
Two Bedroom	184	184	
Three Bedroom	99	99	
Four Bedroom	62	62	
Five Bedroom	0	0	
Six Bedroom	0	0	
(if performing a Transfer of Assistance)	(Explain how transferring waiting list) <u>N/A</u>		

The Cincinnati Metropolitan Housing Authority (CMHA) is amending its PHA Plan because it plans to submit a Section 18 Partial Disposition Application to the Special Application Center (SAC) for Race Street Apartments, located at 1706-1728 Race Street in the 45202-zip code for a total of 28 units. The intent is to renovate twenty-three (23) units of the Race Street public housing development (PIC ID: OH004000201) as part of a Section 18 partial disposition application, followed by a request for Tenant Protection Vouchers that will be project-based. Four (4) units will be converted to RAD PBV units and nineteen (19) will be Section 18 PBV units.

The bedroom distribution of units to be disposed under Section 18 are as follows: six (6) one-bedroom units, ten (10) two-bedroom units, twelve (12) three-bedroom units. The 28 units are located in 7 buildings and are categorized as family units. There will be a reduction of five (5) units consisting of two (2) one-bedroom units, one (1) two-bedroom units and two (2) three-bedroom units that will be converted back into retail space on the first floor. All units will continue to operate as family units after the Section 18 repositioning is complete. The property does not include any fully compliant Uniform Federal Accessibility Standards (UFAS) units. Reconfiguration of 5% or ten (10) of the dwelling units, in accordance with UFAS standards, is required.

The estimated timeline for preparation, resident engagement, local governmental consultation, HUD review/approval of the Section 18 Application and Tenant Protection Vouchers is four months. The estimated timeline for renovation activities is 14 months following funding award, which is separate from the Section 18 Application.

Development #13

Name of Public Housing Development: <u>Scattered Sites – RACE STREET</u>	Pic Development ID: <u>OH004-000201</u>	Conversion Type (i.e., PBV or PBRA): <u>RAD PBV (4 units)</u> <u>Section 19 PBV (19 units)</u>	Transfer of Assistance: (if yes, please put the location if known and # of units transferring): <u>N/A</u>
Total Units: <u>28</u>	Pre: RAD Unit Type (i.e., Family, Senior, etc.): <u>Family</u>	Post-RAD Unit type if different (i.e., Family, Senior, etc.): <u>Family</u>	Capital Fund Allocation of Development: <u>\$677,616</u> (Annual Capital Fund Grant, divided by total number of public housing units in PHA, multiplied by total number of units in project)

Bedroom Type	Number of Units Pre-Conversion	Number of Units Post-Conversion	Change in Number of Units per Bedroom Type and Why (De Minimis Reduction, Transfer of Assistance, Unit Reconfigurations, etc.)
Studio/Efficiency	0	0	
One Bedroom	6	4	Converted to first floor retail units
Two Bedroom	10	9	Converted to first floor retail units
Three Bedroom	12	10	Converted to first floor retail units
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>		

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.

	1a.	1b.	2	3	4	5	6	7	8
AMP	Development	Dev #	Type	Status	Date	Effectuated Area		Timeline	Narrative
201	1706-1728 Race Street	OH004-39	Demo/ Dispo	Planned	24-Apr	28 Units	Partial	4/24-4/25	CMHA does not plan to reduce its housing unit count
201	122 & 130 McMicken Ave	OH004-40	Dispo	Planned	25-Apr	5 Units	Partial	4/24-4/25	CMHA does not plan to reduce its housing unit count
208	415-437 Rockdale	OH004-40	Demo/ Dispo	Planned	24-Jul	12 Units	Partial	8/24-8/25	CMHA does not plan to reduce its housing unit count
201	4048 Ledgewood	OH004-39	Dispo	Planned	25-Jul	12 Units	Partial	8/24-8/25	CMHA does not plan to reduce its housing unit count

	208	415-417 Catherine	OH004-23	Demo/Dispo	Planned	26-Jul	4 Units	Partial	10/24-10/25	CMHA does not plan to reduce its housing unit count
	208	418 Kasota	OH004-40	Demo/Dispo	Planned	27-Jul	7 Units	Partial	10/24-10/25	CMHA does not plan to reduce its housing unit count
	211	3460 Hallwood Lane	OH004-19	Dispo	Planned	24-Apr	Land Only	Partial	4/24-4/25	
	218	English Woods Land	OH004-04	Dispo	Planned	24-Apr	Land Only	Total	10/24-10/25	
		211 E. Broadway		Dipo	Planned	24-Apr	Land Only	Partial	4/24-4/25	
		920-922 Nassau		Dispo	Planned	24-Apr	Building and land	Partial	4/24-4/25	
		Washington Ter		Dispo	Planned	24-Apr	Land Only	Total	4/24-4/25	
		2821 Rosella		Dispo	Planned	24-Apr	Land Only	Partial	4/24-4/25	
		518 Rosemont		Dispo	Planned	25-Jan	Land Only	Partial	4/24-4/25	
		Grandview	OH004-39	Dispo	Submitted	24-Oct	Land Only	Partial	4/24-4/25	
		7 E. McMillian	OH004-40	Dispo	Submitted	22-Dec	Building and Land	Partial	01/23-06/24	CMHA does not plan to reduce its housing unit count
		1707 Vinton		Dispo	Planned	23-Dec	2 units	Partial	6/23-6/27	CMHA does not plan to reduce its housing unit count
	AMP 209	Winton/Phase I		Dispo	Planned	24-Jan	185	Partial		CMHA does not plan to reduce its housing unit count
		Beechwood		Dispo	Planned	24-Jun	150	Partial	1/23-6/24	CMHA does not plan to reduce its housing unit count