



MESSAGE FROM THE CEO: *FAIR HOUSING AND ITS IMPACT IN HAMILTON COUNTY*

April is Fair Housing month celebrated throughout the United States to equalize the field for home buyers, renters, and those seeking housing. Signed into law on April 11, 1968, the Fair Housing Act protects all people from discrimination of race, color, ethnicity, sex, religion, sexual orientation, familial status, and disabilities. As the 18th largest housing agency in the country, Cincinnati Metropolitan Housing Authority (CMHA) is stepping up its campaign to develop affordable housing throughout Hamilton County and the Greater Cincinnati Region.

To further these efforts, CMHA is continuing toward the goal of investing a billion dollars in a transformation of current CMHA owned properties and the development of new ones throughout Hamilton County. These homes provide affordable housing for area families, veterans, seniors, and people with disabilities. We continue to expand our programs to provide more ways of promoting our mission and vision while creating opportunities for residents, voucher holders, and employees.

CMHA partners with multiple organizations that support people in finding housing and promoting self-sufficiency. For example, we collaborate with Strategies to End Homelessness to help families living unhoused or people in emergency situations to have a roof over their heads and positively move their lives forward. Through this partnership, CMHA received 995 referrals in 2023 and already has 773 referrals for 2024 to assist with housing and paths to a better future. We partner with First Step Home to provide housing and assistance to women recovering from substance abuse and on the path of sobriety. These partnerships are improving the lives of our neighbors and community members, where they may learn a sustainable future and grow their independence. Furthermore, CMHA participates in the HUD program that allows recipients to go a step further. The Family Self-Sufficiency Program educates individuals in setting goals while assisting them in reaching those objectives through educational opportunities, employment growth, saving money, and potentially owning a home. They are able to earn money in escrow accounts as they increase their income through continued employment.

In the effort to shape CMHA's future of utilizing sustainable funding models of developing affordable, quality housing solutions while cultivating community partnerships, we look forward to creating additional partnerships as we continue to progress in changing the lives of families and individuals in Hamilton County.

Asset Management updates



Residents at Winton Terrace, Findlater Gardens, and Maple Towers properties receive opportunities to attend Resource Fairs that offer employment, education advancement, medical information, and much more. These fairs occurred on April 12, 17, and 24 for residents of these properties.

Good Samaritan Hospital provided shoes for a giveaway at Findlater Gardens on April 19, 2024. Residents could choose from the available shoes for them and their family members. The Veterans Aligned Care Team stopped by Findlater on April 4 to assist and work with 10 of the residents with wellness needs.

Residents at Maple play bingo every Tuesday, which is a fantastic way to have some fun and meet people in your community!

Upcoming events

- Job Corps events begin in June
- Amerihealth Caritas Bus Resource –
May 3, 2024 – 10am-4pm Urban League
(CMHA will be in attendance)





Touchstone News

The communities attended the Newport Racing and Gaming Racino as a fun outing. They continue to hold their monthly community meetings and bingos as well as informational presentations with Dedicated Medical. Cary Crossing held a potluck dinner with residents as a community dinner celebration. The Reserve and West Union Square held specialty coffee and donut events to bring residents together. Bingo is a huge hit at Baldwin Grove. The Touchstone community love the opportunities to gather together and celebrate in their common rooms.



Housing Choice Voucher Program



Cincinnati Metropolitan Housing Authority is working to improve the customer service experience for all stakeholders. The Housing Choice Voucher Program switched to working in teams, which will allow work flows to continue even when staff is out of the office. HCV Teams keep the processes going for our participating families and property owners. There are multiple teams responsible for handling RTAs, Leases/HAP Contracts & Tenancy Addendums, moves and recertification. Special email addresses were set up for contacting the teams versus sending an email to individual staff members.



CMHA is committed to providing affordable housing solutions. One way we do that is through our HCV Program is by providing a subsidy for special populations. CMHA has Emergency Housing Vouchers (EHV) that assist individuals and families experiencing homelessness, at risk of becoming homeless, fleeing or attempting to flee domestic violence, sexual assault, stalking or human trafficking. CMHA collaborates with Strategies to End Homelessness for referrals for these vouchers. In addition, CMHA has special vouchers to assist non-elderly (18-62) persons with disabilities. Mainstream vouchers provide tenant based assistance to any adult in the household with a disability while the Non-Elderly Disabled Vouchers (NED2) assists disabled persons currently residing in nursing homes or other healthcare institutions transition back into the community. The head or co-head of the house must have a disability.

CMHA partners with Ohio Jobs and Family Services for NED2 referrals. Another way CMHA assists special populations is with the HUD-Veterans Affairs Supportive Housing (HUD-VASH) program. VASH combines HCV rental assistance for homeless veterans with case management and clinical services provided by the VA. CMHA works with the local VA in the administration of these vouchers. Eligible families are briefed and issued a tenant based voucher and the family must maintain case management services with the VA. CMHA currently has 445 VASH vouchers.

Development Updates



The CMHA Development Department announces the award of several competitive financial grants to be used for the Beechwood, located in Avondale, and the Race Street rehabilitation projects coming later this year. The Cincinnati Development Fund allocated CMHA with a \$1.1 million grant, on behalf of The City of Cincinnati, from the ARPA funds to be used for the Beechwood redevelopment project. Additionally, Beechwood earned \$1.050 million through Congressman Greg Landsman's Office for an Economic Development Incentive grant, and three million dollars from the Ohio Housing Trust Fund as part of OHFA's competitive bond gap financing.

The CMHA-owned Race Street property, adjacent to Findlay Market, will be renovated using a \$825,000 grant awarded by the Cincinnati Development Fund, on behalf of The City of Cincinnati, using ARPA funds. The City of Cincinnati CMHA separately awarded \$825,000 in HOME funds through their competitive NOFA program in 2023 for the renovations at Race Street.

Construction for both properties is expected to begin in the fall of 2024 with completion in 2025.

Capital Development

Marquette Manor is in the process of replacing the roof over the entire structure, replacing the generator, and modernizing the elevators' mechanical components.

Several other properties throughout Hamilton County are being updated and modernized, which could include balcony replacements, HVAC updates, roof replacement, and updated kitchens and bathrooms, sewer improvements, and security upgrades in the homes.



Human Resources

CMHA is excited to announce we have launched a comprehensive Leadership Training Program designed to foster growth, enrich skills, and empower our team members to lead at a Gold Standard level.

Participants in the Leadership Training Program will gain a deep understanding of leadership principles, sharpen their decision-making skills, refine communication abilities, nurture an innovative culture, and promote stronger team dynamics and collaboration, all contributing to driving continuous improvement.

This program emphasizes CMHA's dedication to investing in the professional growth of our workforce, to ensure that our leaders possess the knowledge, tools, and mindset required to navigate effectively within today's rapidly evolving environment.

CMHA believes that by investing in the growth and development of our workforce, we not only enrich the lives of our employees but also enhance our ability to serve you, our valued stakeholders, with excellence!

