



Cincinnati Metropolitan Housing Authority

Designated Housing Plan

Anticipated Date of Submission: December 2024

Public Comments:

CMHA requests written comments no later than Friday December 13, 2024 by close of business to 1627 Western Avenue, Cincinnati, Ohio 45214 or by email to geri.hernandez@cintimha.com.

Cincinnati Metropolitan Housing Authority Designated Housing Plan

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3. Letters sent to CMHA's Resident Advisory Board, Council on Aging of Southwestern Ohio, Disability Rights Ohio, City of Cincinnati and Hamilton County elected officials

Data Sources

- Census Bureau American Community Survey Data 1-Year Estimates 2010 and 2022
- Cincinnati Metropolitan Housing Authority's Public Housing Portfolio and Waiting List (May 2024)
- December 2022 Market Study for Logan Commons Senior Development
- [Hamilton County and City of Cincinnati 2020-2024 Consolidated and Annual Action Plans](#)
- [City of Cincinnati And Hamilton County Fair Housing Assessment 2019 \(most recent\)](#)
- [Ohio Housing Finance Agency Ohio Housing Needs Assessment 2024-2025 Annual Plan](#)

I. Introduction

The Cincinnati Metropolitan Housing Authority - OH004 (CMHA), submitted a Designated Housing Plan (DHP) to the U.S. Department of Housing and Urban Development (HUD) that has expired, the plan was effective from March 20, 2017, until March 20, 2022, and included 345 public housing units for the elderly, and 8 public housing units for disabled. This 2024 DHP is being submitted to HUD for review to replace CMHA's 2017-2022 Designated Housing Plan.

CMHA's development and implementation of the 2024 DHP will comply with all federal and state laws and regulations, including (a) Section 7 of the 1937 United Housing Act, amended by Section 10(a) of the Housing Opportunity Program Extension Act of 1996, (b) Section 504 of the Rehabilitation Act and its implementing regulation at 24 CFR Part 8 (c) the Fair Housing Act and its implementing regulation at 24 CFR Part 100, and Titles II and III-of Americans With Disabilities Act and their implementing regulations at 28 CFR Parts 35 and 36. CMHA follows HUD's Public Housing Guidebook definition of an elderly family, which is a family whose head of household or spouse is a person who is at least 62 years of age.

A. Cincinnati Metropolitan Housing Authority (CMHA) was established in 1933 with a jurisdiction that covers Hamilton County; the agency's portfolio has grown, making CMHA the largest affordable housing asset manager in Hamilton County. CMHA owns and manages 4,608 family and senior public housing apartments and has developed 916 LIHTC units, the agency anticipates closing on the construction financing to build an additional 260 apartments in 2024. CMHA also manages 11,800 housing choice vouchers through HUD's Section 8 program. CMHA's affiliate, Touchstone Property Management (TPS), manages a portfolio of 959 family and senior units. CMHA and TPS collaboratively administer and manage compliance, staffed by professionals skilled in compliance and fair housing regulations.

B. Designated Housing CMHA is requesting HUD approval to designate 50 units total at four public housing sites, 42 units as elderly and 8 units as disabled, all units proposed for designation include: (a) **Central Parkway Place (Central YMCA)** (OH004000311) including 15 units as elderly, (b) **West Union Square** (OH004000313) including 19 units as elderly (c) **Logan Commons** (OH004000319) including 8 units as elderly, (d) **Cary Crossing** (OH004000312) including 8 units as disabled.

CMHA has 4,608 public housing units in the agency's housing portfolio. The designation of 42 elderly and 8 disabled units would set the percentage of elderly to non-elderly and non-disabled public housing apartments at less than 1% to 99% of CMHA's public housing developments. If CMHA determines in the future that there are insufficient numbers of seniors to fill the designated units, CMHA may admit a near-elderly family to a unit designated for occupancy by only elderly families.

The information contained in this DHP provides a justification for CMHA to designate the public housing sites referenced above; the need for this designation to achieve CMHA's housing goals, as well as how this designation will address the continuing needs for affordable, age- appropriate housing among Cincinnati's low-income population. There are substantial unmet housing needs for the elderly, and nationwide communities are facing increasing vulnerability of the elderly population having adequate housing.

CMHA's decision to submit a new DHP is based primarily on three broad factors, including the following.

1. Serving the growing need among Hamilton County's and the City of Cincinnati's low-income elderly for affordable housing with onsite services.
2. Balancing the affordable housing needs of low-income households with elderly members and disabled members with the needs of low-income households that do not include elderly or disabled members.
3. Aligning CMHA's senior/non-senior disabled percentages with HUD-approved designations across the region and nation-wide to ensure an adequate supply of housing for the aging population.



C. Cincinnati Metropolitan Housing Authority’ Public Housing Portfolio

As mentioned in the introductory section, CMHA owns and manages 4,435 family and senior public housing apartments and has developed 916 LIHTC apartments and anticipates closing on an additional 260 apartments in 2024. CMHA also manages 11,800 housing choice vouchers.

Please find below a table with CMHA’s public housing sites. The Asset Management Project (AMP) is listed in the table below, as well as the project name and bedroom mix. The **four sites with units proposed for elderly or disabled designation are bolded and shaded blue below**. The request to designate 50 units, would maintain 4,558 public housing units for general occupancy.

CMHA’s Public Housing Portfolio

AMP	Project Name	Public Housing Units	0-BR	1-BR	2-BR	3-BR	4-BR	5+ BR
OH004000201	Scattered Sites Central	181	0	33	64	79	4	1
OH004000202	Scattered Sites Far Southeast	119	1	45	45	26	2	0
OH004000203	Scattered Sites Northeast	137	2	66	52	13	4	0
OH004000204	Scattered Sites North	135	0	15	43	74	3	0
OH004000205	Scattered Sites Far Southwest	147	0	16	54	55	16	6
OH004000206	Scattered Sites Southwest	102	0	4	61	33	2	2
OH004000207	Scattered Sites Northwest	178	0	22	76	70	10	0
OH004000208	Scattered Sites Avondale-Walnut Hills	217	0	19	70	83	31	14
OH004000209	Winton Terrace	608	0	86	274	147	99	2
OH004000210	Findlater Gardens	653	0	98	210	214	111	20
OH004000211	Beechwood	269	16	246	7	0	0	0
OH004000213	Park Eden	196	30	162	4	0	0	0
OH004000214	Stanley Rowe Multi-Family	196	0	22	62	101	9	2
OH004000215	Stanley Rowe Hi-Rise Towers	358	26	139	193	0	0	0
OH004000217	Millvale North	382	0	24	178	148	28	4
OH004000218	Marquette Manor	140	0	140	0	0	0	0
OH004000301	Hope VI, Phase 1 - Lincoln Court	47	0	41	6	0	0	0
OH004000302	Hope VI, Phase 2 - Lincoln Court	56	0	4	29	21	2	0
OH004000303	Hope VI, Phase 3 - Lincoln Court	40	0	4	23	11	2	0
OH004000304	Hope VI, Phase 1 - Laurel Homes	62	0	12	24	22	4	0
OH004000305	HOPE VI, Phase 2 -Laurel Homes	19	0	4	6	9	0	0
OH004000306	HOPE VI, Phase 4 - Lincoln Court	63	0	6	33	22	2	0
OH004000307	HOPE VI - Laurel IV	26	0	6	6	14	0	0
OH004000308	Laurel Homes Phase V	53	0	17	18	18	0	0
OH004000311	Central YMCA (15 units for elderly)	15	0	15	0	0	0	0
OH004000312	Cary Crossing (8 units for disabled)	8	0	8	0	0	0	0
OH004000313	West Union Square (19 units for elderly)	19	0	19	0	0	0	0
OH004000319	Logan Commons (8 units for elderly)	42	0	38	4	0	0	0
TOTALS		4,468	75	1,311	1,542	1,160	329	51



D. Designated Housing Plan 2024 Milestones

2024 Anticipated Timeframe	Milestones
June-August	Designation Plan development
September	Issue public notices - 45-day comment period and consultation with city and public service providers
October	Public meeting and CMHA board approval
October	Submit Plan to HUD
November- December	Obtain HUD approval

E. Designated Housing Plan effective date and term Upon HUD approval, this new DHP will remain in effect for five years from the date of initial approval reflected on the HUD approval letter. CMHA may request renewals of this DHP in two-year increments and CMHA may request that HUD amend the DHP

Information Sources

II. Background and Supporting Information

A. Justification for Designation

The 2024 DHP meets the needs of the low-income population of Cincinnati by providing adequately for both the senior and non-senior disabled based on population trends, emerging demand, and available resources. This Plan is consistent with the City’s Consolidated Plan and most recent available U.S. Census data compared to previous data to present trends.

In preparing this DP, CMHA conducted a comprehensive review and analysis of applicable housing data and reports, which included the following:

- Census Bureau American Community Survey Data 1-Year Estimates 2010 and 2022
- Cincinnati Metropolitan Housing Authority’s Public Housing Portfolio and Waiting List (May 2024)
- December 2022 Market Study for Logan Commons Senior Development
- [Hamilton County and City of Cincinnati 2020-2024 Consolidated and Annual Action Plans](#)
- [City of Cincinnati And Hamilton County Fair Housing Assessment 2019 \(most recent\)](#)
- [Ohio Housing Finance Agency Ohio Housing Needs Assessment 2024-2025 Annual Plan](#)

Additionally, CMHA consults and collaborates on a regular basis with a wide range of advocacy groups, service partners, and public and private agencies who work with elderly and disabled households.

Census Bureau American Community Survey Data 1-Year Estimates 2010 and 2022 Please see the tables below that show the American Community Survey (ACS) 1-year estimates for both Hamilton County and the City of Cincinnati show an increase in both the number of individuals over 62 years of age in the last decade, as well as a 10% increase in the number of individuals over 65 whose income was below the poverty level. The ACS 1-year estimates for people with a disability show an increase from 2010 to 2022, but a decrease in the reported number of individuals with a disability that are over the age of 65.

Age and Poverty (ACS 1-Yr Estimate Data for County and City)

Hamilton County	2010	Percentage of Total	2022	Percentage of Total	Percent Change
Total Population	802,252	100%	825,037	100%	



62 years old and over	131,227	16%	172,134	21%	+5%
65+ yrs old in poverty		8%		11%	+3%

City of Cincinnati	2010	Percentage of Total	2022	Percentage of Total	Percent Change
Total Population	296,907	100%	309,536	100%	
62 years old and over	38,336	13%	54,227	18%	+5%
65+ yrs old in poverty		11%		21%	+10%

People with a Disability and Age (ACS 1-Yr Estimate Data for County and City)

Hamilton County	2010	Percentage of Total	2022	Percentage of Total	Percent Change
Total Population	802,252	100%	825,037	100%	
Individuals with a disability	93,802	11%	108,814	13%	+2%
65+ yrs old with a disability		37%		30%	-7%

City of Cincinnati	2010	Percentage of Total	2022	Percentage of Total	Percent Change
Total Population	296,907	100%	309,536	100%	
Individuals with a disability	39,203	13%	48,170	16%	+3%
65+ yrs old with a disability		42%		36%	-8%

CMHA’s Waiting Lists and Preferences CMHA’s public housing waiting list is currently open. CMHA listed in the agency’s 2024 Annual Plan on page 2 that of the 15,860 households on the public housing waiting list, 99% are below 30% area median income, 8.5% are elderly and 18% are disabled. CMHA has a local preference for public housing for households that have an elderly or disabled member (CMHA 2023-2024 ACOP page 17).

CMHA’s Housing Choice Voucher (HCV) waiting list has been closed since January 2023. CMHA listed in the agency’s 2024 Annual Plan on page 3 that of the 4,573 households on the HCV waiting list, 81% are below 30% area median income and 14% are between 30-50% AMI, 1% are elderly and 13% are disabled.

As listed in CMHA’s 2024 CMHA Administrative Plan, CMHA’s HCV program local preferences, except for special admissions which are also listed below in the following section, include:

- Families that have been designated as eligible for assistance under HUD’s Disaster Housing Assistance Program (DHAP). 50 points
- Referrals of disabled persons referred by Living Arrangements for the Developmentally Disabled (LADD) up to 150 referrals. 35 points
- Referrals of disabled persons referred by the Center for Independent Living Options (CILO) up to 75 referrals. 35 points
- HUD funded Family Unification Program (FUP) Voucher. 35 points
- Canceled voucher preference for applicant families whose vouchers were recalled due to insufficient funding. 75 points

- Displaced preference for voucher families who have been terminated from the program as a result of insufficient funding. 80 points
- Displaced preference for Asset Management/LIPH families in a hard to house situation, RAD conversion of AM/LIPH unit or due to demo/disposition of units. 80 points
- Referral from Asset Management/LIPH or Touchstone Management Services when a family or individual cannot be housed because of extenuating circumstances. 80 points
- Referrals for Temporary and/or Permanent Relocation assistance from Asset Management Services, RAD or Non-RAD units. 80 points
- Referral from Strategies to End Homelessness up to 1,150 referrals. 30 points
- Referral from Cincinnati Public Schools for homeless families up to 100 referrals. 32 points
- Youths aging out of foster care age 18-24: Youth referred for assistance by Lighthouse Youth Services or Hamilton County Job and Family Services who were residents of a state-run foster care system within twelve months of the onset of adulthood or emancipation up to 100 referrals. *303 points
- Referral from Hamilton County Reentry Program: This preference applies to individuals or families, referred to CMHA by the Hamilton County Office of Reentry. The Hamilton County Office of Reentry works with a population of individuals returning from correctional institutions to the community up to 5 referrals. 325 points

Mainstream Preference - Referrals or direct applications from families who are composed of one or more non-elderly person with disabilities (which may include additional members who are not non-elderly persons with disabilities) who are:

- Transitioning out of institutional and other segregated settings
- At serious risk of institutionalization
- Currently experiencing homelessness
- Previously experienced homelessness and currently a client in a permanent supportive housing or rapid rehousing project or at risk of experiencing homelessness up to referrals. CMHA will admit families who qualify under the Extremely Low Income limit to meet the income-targeting requirement, regardless of preference.
- Preference for families referred from Strategies to End Homelessness to the Summit Apts. Project-based wait list. 30 points
- Foster Youth Independence- Initiative: The population eligible to be assisted with funding under this notice is youth certified by Ohio Jobs and Family Services as meeting the following conditions:
 - o Has attained at least 18 years and not more than 24 years of age;
 - o Left foster care, or will leave foster care within 90 days, in accordance with a transition plan described in section 475(5)(H) of the Social Security Act at age 16 or older; and is homeless or is at risk of becoming homeless. 40 points.
- Homeless refers to the population included in the definition of this term at 24 CFR 578.3. 2 At Risk of Becoming Homeless means the population defined as “At Risk of Homelessness” at 24 CFR 576.2. This preference is for the Summit Apts. PBV wait list only. Referrals will be accepted from CMHA Special Admissions, Hamilton County Reentry, Mainstream, Asset Management/LIPH, Touchstone Management Service, Asset Management Services, Relocation, DHAP, HUD funded FUP, Youths aging out of foster care FUP, Foster Youth Independence Initiative; LADD, HUD VASH, Strategies to End Homelessness, CILO and Cincinnati Public Schools regardless of whether a family is on the regular voucher wait list, regardless of whether the regular CMHA tenant based voucher wait list is open or closed, consistent with 24CFR 982.206 (c).

CMHA, for their HCV program, admits a limited number of families under a Special Admissions procedure. Special Admissions families will be admitted outside of the regular wait list process. They do not have to qualify for any preferences, nor are they required to be on the program wait list. CMHA maintains separate records of these admissions. The following are examples of types of program funding that may be designated by HUD for families living in a specified unit:

- A family displaced because of demolition or disposition of a public or housing project
- A family residing in a multifamily rental housing project when HUD sells, forecloses or demolishes the project
- For housing covered by the Low Income Housing Preservation and Resident Home-ownership Act of 1990 A family residing in a CMHA owned property converted to RAD under Choice Mobility; A family residing in a project covered by a Project-Based Housing Choice Voucher Program HAP Contract at the end of the initial HAP Lease/Contract term
- A non-purchasing family residing in a HOPE 1 or HOPE 2 project.
- Special Admissions Programs, subject to funding availability, are: (1) HUD VASH Homeless, (2) Emergency Housing Vouchers, (3) Mainstream Vouchers, (4) Homeless VASH (5) Moderate Rehabilitation Families that have been designated as eligible for assistance under HUD's Disaster Assistance Program (DHAP), (6) Family Unification Program (FUP) (7) Foster Youth Independence Initiative (8) If specifically funded by HUD, non-elderly disabled households, (9) If specifically funded by HUD, non-elderly households with a disabled person transitioning from nursing homes.

Reports and Studies The following reports and studies provide the foundation for CMHA's designation request. As previously described in the sources listed on the preceding pages, CMHA recently conducted a market study focused on senior housing supply and demand and worked with both Hamilton County, City of Cincinnati and the State on recent consolidated and fair housing plans and housing needs assessments. The information presented below indicates the need for this designation.

Logan Commons Senior Housing Market Study that CMHA had conducted for the 42-unit senior affordable housing project found that the capture rate for elderly units is 1.2% with 3,572 qualified elderly households; the capture rate factor is calculated by dividing the number of proposed units within a specific program and the number of total households in the appropriate income ranges (page II-6). The penetration rate is 5.6% based on the percentage of age and income qualified renter households, calculated by dividing the number of comparable tax credit units that are proposed, existing and under construction. In the Cincinnati-Central Primary Market Area, senior households (aged 65 and older) increased 49.9% for renter households and 77.2% for owner households from 2010 to 2022. Between 2022 and 2027, senior renter households (aged 65 and older) are projected to increase 14.5%, while owner households are estimated to increase 14.7%.

Page II-3 of the market study states that the average of the comparable one-bedroom unit is \$1,416. The adjusted annual income range specified appropriate by the tax credit program for low to moderate-income senior households overall is \$6,090 (lower end of one-person senior household moderate-income) to \$38,200 (two-person senior household moderate-income) for the Cincinnati - Central PMA. In 2022, there were a total of 3,585 senior households in the Primary Market Area of the proposed site within this income range.

In 2022, in the Cincinnati Central Primary Market Area, a total of 1,714 modern market rate apartment units in fourteen developments were surveyed. An additional 1,516 government subsidized apartment units in eleven developments and 909 LIHTC units in five developments were located and surveyed in the

Cincinnati – Central market area. Market rate units have vacancies that are low in the market area, 0.8% (14-units). Therefore, the market appears limited by supply rather than demand. Additionally, the LIHTC units have a low 0.4% vacancy rate while the government subsidized vacancy rate is also low being non-existent. Many of the vacancies can be contributed to the normal turnover; however, several developments are in the process of renovations. The Cincinnati Central market area market-rate apartment base contains a disproportionate ratio of one-bedroom units. These one-bedroom units seem to be adequately absorbed in the market area with lower vacancy rates of 0.8%.

County and City 2020-2024 Consolidated/Annual Action Plans/Fair Housing Plan The Hamilton County 2020-2024 Consolidated Plan lists as a priority need increasing affordable housing for the elderly, and people with disabilities. Cincinnati and Hamilton County’s 2019 Fair Housing Assessment is in the process of being updated, this report shows the growing need and lack of supply for households with elderly and disabled members. Page 10 states that the City/County found from surveys and focus groups that “seniors are often trapped in housing that does not serve their needs, or that they cannot afford, because there are few other options for them.”

Also, the city/county found that seniors with disabilities are having a hard time managing in their single-family homes and not sure how to access services that would let them age in place or where to find affordable housing that would be more suitable.

In 2017, the city created the Office of Aging and Accessibility to supports older individuals and persons with disabilities, their families and caregivers in achieving safe, healthy, dignified, independent, and self-reliant lives through collaboration, innovation, and community partnerships. The goal is to foster a Cincinnati that is the best place to live independently and grow older in a community that provides exceptional opportunities and respects persons of all ages and all levels of abilities.

Ohio Housing Finance Agency Ohio Housing Needs Assessment 2024-2025 Annual Plan noted on page 16 that the state’s elderly population is increasing. In 2021, the median age in Ohio was 40 years compared to the national median of 39. Ohio’s older adult population also continues to grow, from 2001 to 2019, Ohioans aged 55 years and over grew steadily from 22% of the population to 31% where the population remains two years later.

Demographers predict the population aged 55 and over will peak between now and 2030. By 2050, the number of Ohioans aged 85 years and over will be nearly double in size to what it is now, which poses serious challenges to housing and caring for the elderly. Although the older adult population may no longer be growing, the number of older Ohioans who live alone is increasing. One of every eight Ohio households — or more than 613,000 — houses a single adult aged 65 or over. Aging householders living alone face unique challenges when it comes to maintaining the cost and upkeep of homes, especially among those who wish to age in place. One in eight mortgage holders aged 55 and over (13%) is severely housing cost-burdened. Nineteen percent of mortgage holders aged 65 and over and 25% of those aged 75 and over are severely mortgage burdened.

Another indication of need not meeting demand is reflected in OHFA’s most recently issued Low Income Housing Tax Credit (LIHTC) Qualified Allocation Plans for both 9% (2024-2025) and 4% (2023) LIHTC, requires that units classified as ‘New Affordability’ (new construction or adaptive reuse) include twice the number of federally-mandated 504-mobility units as defined in the most recently-approved Design and Architectural Standards and referenced in 24 C.F.R. §8.22-8.23, regardless if Section 504 of the



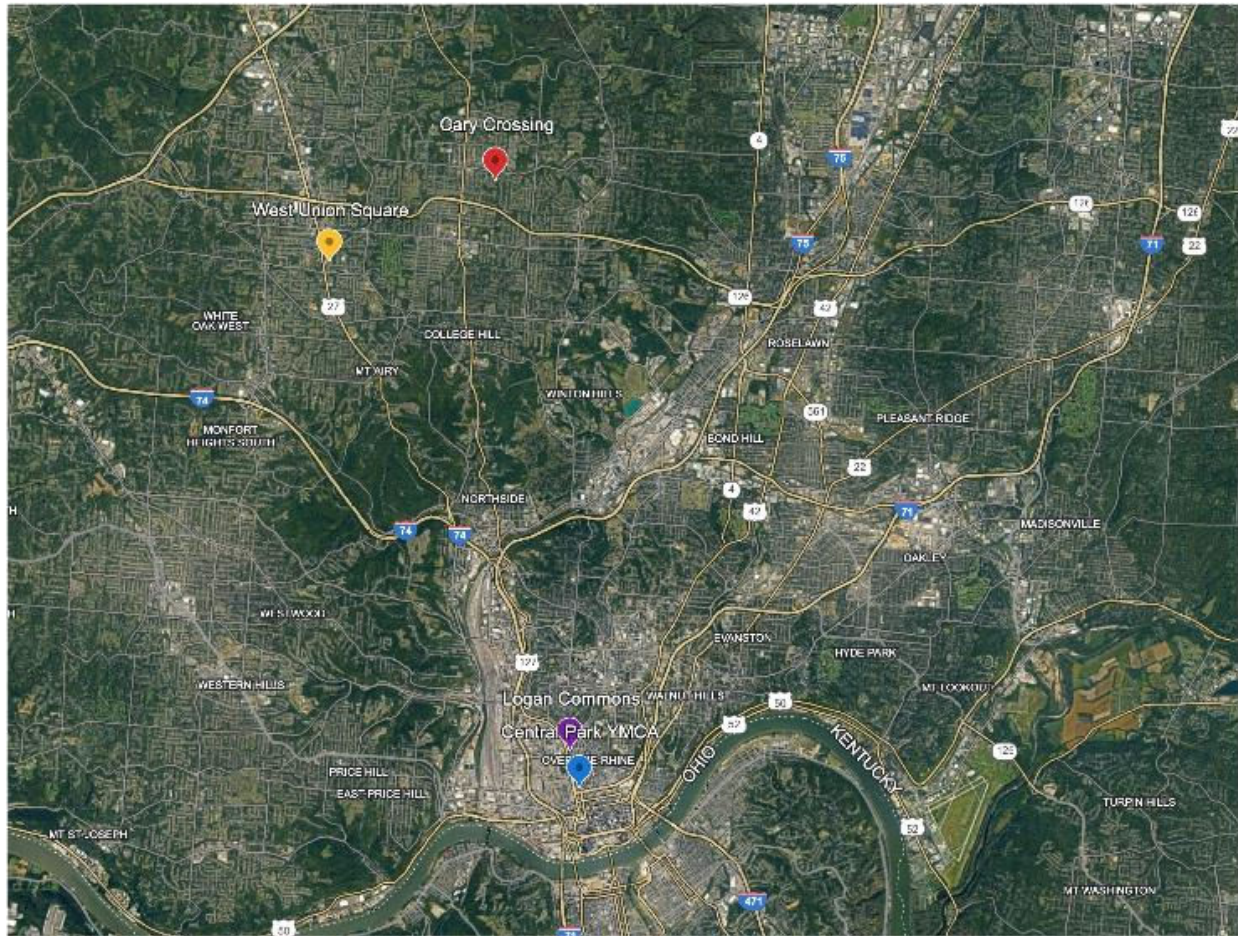
Rehabilitation Act of 1973 is triggered. Also, all projects applying for funding under a QAP must incorporate all mandatory OHFA Universal Design components.

B. Site Descriptions CMHA is requesting HUD approval to designate at a total of four sites 42 units as elderly and 8 units as disabled, all proposed for designation include one-bedroom units: (a) **Central Parkway Place** (OH004000311) including 15 units as elderly, (b) **West Union Square** (OH004000313) including 19 units as elderly (c) **Logan Commons** (OH004000319) including 8 units as elderly, (d) **Cary Crossing** (OH004000312) including 8 units as disabled. The following table and map show the location of the Central Parkway Place and Logan Commons in central Cincinnati as well as the two sites, West Union Square and Logan Commons located further north in the city.

Designated Housing Units

Development Name	AMP	Address	Designation Type	Public Housing Units	Total Units
Central Parkway Place (Central YMCA)	311	111 Elm St., Cincinnati OH 45202	Elderly	15	65
West Union Square	313	2942 Banning Rd, Cincinnati, OH 45239	Elderly	19	70
Logan Commons	319	1712 Logan St., Cincinnati, OH 45202	Elderly	8	42
Cary Crossing	312	1421 Compton Road, Mt. Healthy, OH 45231	Disabled	8	36
Totals				42 Elderly and 8 Disabled	213

Designated Housing Sites Location Map



The tables below present the number of units occupied by household members that are elderly or disabled and existing accessible units at the housing sites where designation is proposed.

Designated Housing Sites Current Occupancy

Development Name	Households with Elderly member	Households with Disabled Member	Households with both Elderly and Disabled	Total Occupied Units
Central Parkway Place	15	0	0	15
Cary Crossing	0	4	4	8
West Union Square	15	0	4	19
Logan Commons	N/A	N/A	N/A	Under construction
Totals	30	4	8	42

Designated Housing Sites Existing Accessible Units

Development Name	1 BR	2 BR	3 BR	Total
Central Parkway Place	2	0	0	2
Cary Crossing	8	0	0	8
West Union Square	4	0	0	4
Logan Commons	Under construction	Under construction	Under construction	Under construction
TOTALS	17	0	0	17

Central Parkway Place (Central YMCA) (OH004000311) includes 65 recently renovated, affordable senior apartments on floors 4 through 9 of the historic YMCA in the Over-the-Rhine neighborhood in Cincinnati. The units are all subsidized and include 15 Public Housing/LIHTC units and 50 PBV/LIHTC units. The YMCA operates on the first three floors of the completely renovated Renaissance Revival building. Urban environments are often conducive to senior living as they are walkable, transportation rich and provide access to many nearby services and amenities. The Central Parkway YMCA is located near public transportation, recreation spaces, cultural activities, and health centers and provides a built-in wellness facility which allows for many beneficial lifestyle activities for seniors. The YMCA in general has seen a need to serve senior populations with programs geared specifically to their interests such as Silver Sneakers and others. The symbiotic relationship between the YMCA facilities and programming and senior residents has proven to be a successful model in other YMCA buildings. There is a lack of affordable senior rental housing in downtown Cincinnati. The City of Cincinnati has been extremely supportive of this project as well and agrees that housing in the urban core that allows seniors to “age-in-place” is a high priority.

Central Parkway Place provides a mixed-use space for residents, with fitness, nutrition, activities and gathering spaces built into their community. The units are accessed by a security-controlled elevator. Each unit includes an energy star refrigerator, range/oven, central air conditioning, luxury vinyl flooring, blinds, security cameras and locked entrances, and broadband internet. There are also onsite laundry facilities and storage spaces. Episcopal Retirement Services operates the development and provides resident services coordination with an onsite social worker, wellness programs, community events and parties and transportation to events. The property is served by Deupree Meals on Wheels program.

The supportive services plan includes nutritional/meal services, light housekeeping services, transportation, home health referral services, regular cultural, recreational, social, and health and wellness activities, educational activities, support for a Resident Council. The facilities are designed to meet the needs of an aged and aging population. The apartments will meet all code requirements for accessibility or adaptability. As many units as possible will be designed to accommodate individuals who are wheelchair-bound. Amenities, including restaurants, medical offices, post office, and other retail establishments are near the site in Downtown Cincinnati. There is a bus stop directly in front of the building. The property provides accessible common areas in which the Service Coordinator and the Activity Coordinator plan activities. Further, there are sitting rooms on each floor, laundry areas, and a consultation room where a Service Coordinator can discuss private matters or conduct medical screenings.

West Union Square (OH004000313) includes 70 new affordable senior apartments, with 58 one and 12 two-bedroom units in the White Oak neighborhood in Colerain Township. The units are all subsidized and include 19 Public Housing/LIHTC units, 12 HOME and 39 LIHTC units. Currently there are 72 households on the one-bedroom waiting list and 6 households on the two-bedroom waiting list.

The development includes a community room, theater, fitness area and ample outdoor community space. The design includes a walking trail and community garden. West Union Square was designed to have the look of a quaint small town; the lobby and rear courtyard serve as a community town square and site amenities those found on a town’s main street and these features provide way-finding landmarks for residents. West Union Square will serve as CMHA’s Gold Standard for excellence and design. The facilities are designed to meet the needs of an aged and aging population. The apartments meet all code requirements for accessibility or adaptability. Amenities including restaurants, medical offices, post office, and other retail establishments near the development.

West Union Square is managed by Touchstone Property Services with the following supportive services provided case management, transportation, meals, personal care, homemaker services, money management, recreational and socialization activities, medical services, legal services, educational training services and emergency preparedness training, and more. Public transportation is easily accessed less than one-tenth of a mile from the development. The property provides accessible common areas in which the Service Coordinator and the Property Manager may provide activities. Further, there is a sitting room on each floor, a laundry area, and a consultation room where a Service Coordinator can discuss private matters or medical screenings may be conducted.

Logan Commons (OH004000319) is currently under construction, the development would include 8 units designated as elderly in a new three-story elevator building located at 1212 Logan St. The waiting list for the site has not yet been opened. Logan Commons is projected to be completed in the fourth quarter of 2024. The development includes 8 PH/LIHTC and 34 PBV/LIHTC (38 one-BR and 4 two-BR). The site is located in the northwestern portion of the City of Cincinnati Central Business District. The proposed site is located at the southeast corner of West Elder Street and Logan Street in the Over-the-Rhine neighborhood. The proposed site is a surface parking lot which serves area merchants, residents and customers of the Findlay Market, a marketplace specializing in local produce, meats specialty foods and various crafts. The proposed site is located in an area of mixed-uses including commercial/retail, single and multi-family residential, and commercial/offices. The subject site has excellent visibility and accessibility in the immediate area.

Each unit in the existing development will include an energy star refrigerator, range/oven, central air conditioning, luxury vinyl flooring, blinds, security, large closets and broadband internet. Resident's rent includes water/sewer services and trash removal. Residents pay for electric; the new site will qualify for LEED Silver certification and residents are provided a utility allowance.

The first floor of the building will include a 6,000 sq ft senior center operated by Meals on Wheels Southwest Ohio and Northern Kentucky (formerly Cincinnati Area Senior Services), key features of this new development will include a senior café, a large space that will serve grab-and-go meals for residents and provide a space for residents to eat together and gather. This space will be flexible enough to host events. The senior center will also have technology rooms where seniors can video chat friends and relatives, as well as consultation rooms for health care screenings, and meetings with services providers. A 700 sq ft fitness room will have equipment designed for seniors. A courtyard will provide for covered gathering space for residents and their guests. A small garden and outdoor games will also be installed. First level commercial space will be leased targeting a use that will be beneficial for Logan Commons residents.

Project amenities will include on-site management, community room with kitchen, laundry room on each floor, fitness room, computer room, multi-purpose room, lounges, elevator and outdoor area, including a garden/patio and deck areas. Parking on site will be available for tenants and guests. Additional senior services will be available, including transportation, moderate care and housekeeping by the designated supportive services coordinator.

Cary Crossing (OH004000312) includes 36 units of affordable housing for individuals and families with disabilities. This development consists of 34 one-bedroom units and 2 two-bedroom units, a community building and ample outdoor space. The site is adjacent to the planned Healthcare Connections medical facility providing medical and dental services to individuals with low incomes. All 36 units will meet the requirements of the Uniform Federal Accessibility Standards (UFAS) for both mobility as well as sight and sound accessibility. Each unit features its own kitchen, bathroom, bedroom, storage, washer and dryer

hookups, and private patio. In developing the site, CMHA had worked with Hamilton Co. Developmental Disabilities Services (DDS), Living Arrangements for the Developmentally Disabled (LADD), and Graceworks throughout the planning process.

Cary Crossing is in close proximity to public transportation and community services. There are a number of bus stops within walking distance of the site. Other nearby amenities include grocery stores, convenience stores, police/fire stations and hospital/medical services, several discount and clothing stores, post office, bank, pharmacy, gas station, restaurants and a public library.

Alternative Resources

CMHA Asset Management can offer an application preference to those who wish to move into another CMHA unit as an alternative to remaining in place.

No Evictions or Lease Terminations Due to the Designation

As required by law, CMHA will not evict or terminate existing leases due to the designations requested as part of this 2024 DHP.

Voluntary Relocation Due to Designation

CMHA will not relocate current residents following approval of this 2024 DHP. All current residents will be allowed to remain in their current apartment units, regardless of age or mobility limitations.

Court Orders

CMHA does not have any outstanding court orders, Voluntary Compliance Agreements, or Section 504 Letters of Findings at this time.

III. Summary Information

In conclusion, this 2024 DHP supports Cincinnati's low-income elderly and disabled populations by designating 1% of CMHA's public housing portfolio to support individuals who are elderly, including 21% in Hamilton County and 18% in Cincinnati and individuals who are disabled, including 13% in Hamilton County and 16% in Cincinnati. The designated developments maintain high occupancy rates. There is a proven demand for the designation of these units and the proposed designation aligns with the needs of Cincinnati and the mission of CMHA.

Affirmatively Furthering Fair Housing (AFFH) The CMHA team, through the agency's PHA annual planning process, has developed robust proactive strategies to continue laying the groundwork to ensure continuous and meaningful resident and stakeholder input that includes the evaluation of AFFH goals. CMHA's strategies include sharing data with partners and tracking performance metrics, such as socio-economic indicators to measure the impact of services and programs so CMHA can continue to align both short and long-term AFFH goals. CMHA uses and HUD's AFFH Data and Mapping Tool to geographically track AFFH goal progress.

The designation of the housing units identified in this 2024 DHP are consistent with Hamilton County and the City of Cincinnati 2020 Analysis of Impediments to Fair Housing Choice. The region conducted an extensive data gathering and community engagement process to identify impediments. Then, CMHA and the city worked in partnership to incorporate the following elements in all affordable housing projects: (1) Affordable revitalization projects include one-for-one replacement; (2) CMHA has formed an internal working group to become subject matter experts through ongoing training and collaborative efforts. (3)

Cincinnati Metropolitan Housing Authority
2024 Designated Housing Plan



The city has and continues to strategically acquire vacant and blighted parcels to assemble, finance, and increase the amount of affordable housing; (4) The city, in partnership with multiple CDCs offers a rehab/repair program for property owners; (5) HHA, the city and local CDCs provide housing counseling and down payment assistance for residents who are interested in purchasing a home; (6) CMHA and key partners train in fair housing; and (7) CMHA provides mobility counseling to residents if they desire to move to opportunity areas.