



**HOUSING CHOICE VOUCHER [HCV] PROGRAM**  
**Summary of Proposed Changes to the 2024-2025 Demolition and/or Disposition**  
**December 3, 2024**

**Significant Amendment to CMHA’s FY2024 Annual Plan**

The Cincinnati Metropolitan Housing Authority (CMHA) is amending its Annual Plan to allow for the potential Section 18 Disposition of 1 unit at 1603 Rosemont (AMP 205), 5 units at 918-920 Nassau (AMP 208), 5 units at 922 Nassau (AMP 208), 1 unit at 6850 Acre Dr. (AMP 207), 1 vacant lot at 2821 Rosella (AMP 201), 1 vacant lot at 518 Rosemont  
 Updates are highlighted below in yellow.

**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



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10. Changes to the financing structure for each approved RAD conversion.

**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	Effectuated Area		Timeline	Narrative
201	1708-1726 Race Street	OH004-39	Demo/ Dispo	Planned	4/21	23 Units	Partial	4/22-4/23	CMHA does not plan to reduce its



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									housing unit count
201	122 & 130 McMicken Ave	OH004-40	Dispo	Planned	4/21	5 Units	Partial	4/22-4/23	CMHA does not plan to reduce its housing unit count
208	415-437 Rockdale	OH004-40	Demo/ Dispo	Planned	7/21	12 Units	Partial	8/22-8/23	CMHA does not plan to reduce its housing unit count
201	4048 Ledgewood	OH004-39	Dispo	Planned	7/21	12 Units	Partial	8/22-8/23	CMHA does not plan to reduce its housing unit count
208	415-417 Catherine	OH004-23	Demo/Dispo	Planned	7/21	4 Units	Partial	10/22-10/23	CMHA does not plan to reduce its housing unit count
208	418 Kasota	OH004-40	Demo/Dispo	Planned	7/21	7 Units	Partial	10/22-10/23	CMHA does not plan to reduce its housing unit count
211	3460 Hallwood Lane	OH004-19	Dispo	Planned	04/21	Land Only	Partial	4/21-4/22	
218	1999 Sutter (Marquette)	OH004-11	Demo/ Dispo	Planned	10/21	140 Units	Partial	10/21-10/22	CMHA does not plan to reduce its housing unit count
218	English Woods Land	OH004-04	Dispo	Planned	4/21	Land Only	Total	10/21-10/22	
	Laurel Homes	City West	Dispo	Amend approval	9/19	Land Only	Partial	12/20-12/25	
	Grandview/Considine	OH004-39	Dispo	Planned	10/21	Land Only	Partial	1/22-1/23	
	7 East McMillan	OH004-77	Dispo	Planned	12/22	Building and Land	Partial	1/23-6/24	



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	211 E Broadway	OH004-58	Dispo	Planned	4/24	Land Only	Partial	4/24-4/25	
	2821 Rosella	OH004-	Dispo	Planned	10/24	Land Only	Partial	12/24-12/25	
	518 Rosemont	OH004-	Dispo	Planned	10/24	Land Only	Partial	12/24-12/25	
	1701-1705 Vinton	OH004-	Dispo	Planned	10/24	Building and Land	Partial	12/24-12/25	
	1603 Rosemont	OH004-	Dispo	Planned	10/24	Building and Land	Partial	12/24-12/25	
	918-920 Nassau	OH004-	Dispo	Planned	10/24	Building and Land	Partial	12/24-12/25	
	922 Nassau	OH004-	Dispo	Planned	10/24	Building and Land	Partial	12/24-12/25	
	6850 Acre Dr	OH004-	Dispo	Planned	10/24	Building and Land	Partial	12/24-12/25	

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



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201	112	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	139	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,