

CITY WEST RE-POSITIONING

Cincinnati Metropolitan Housing Authority



Agenda

CITY OF CINCINNATI

LINN ST. EXCHANGE

CITY WEST PORTFOLIO

DISPOSITIONING OF LAUREL II & IV

CITY WEST STATISTICS

RELOCATION

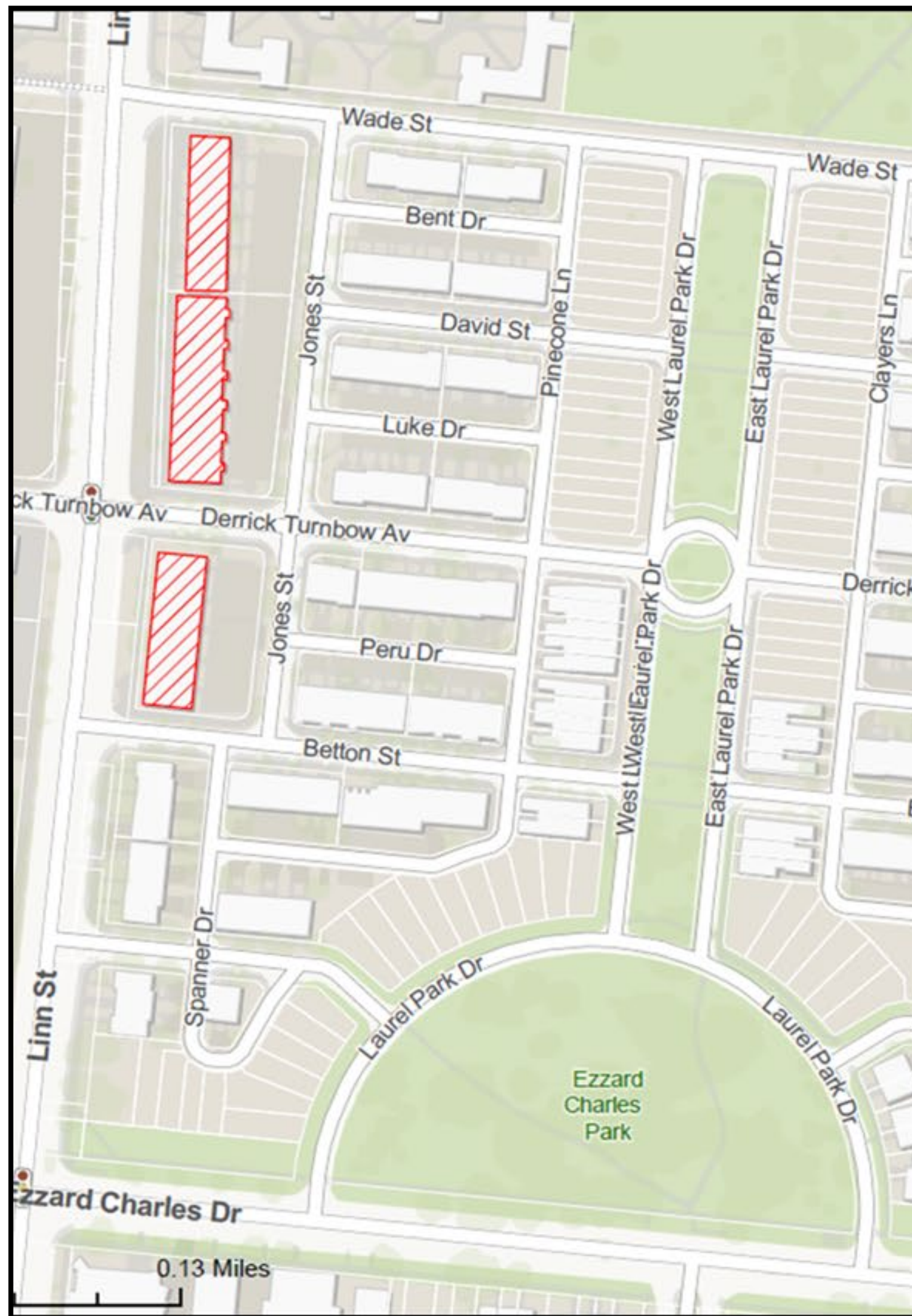
CITY OF CINCINNATI



Repositioning of Linn Street Exchange (62 units)

Linn Street Exchange





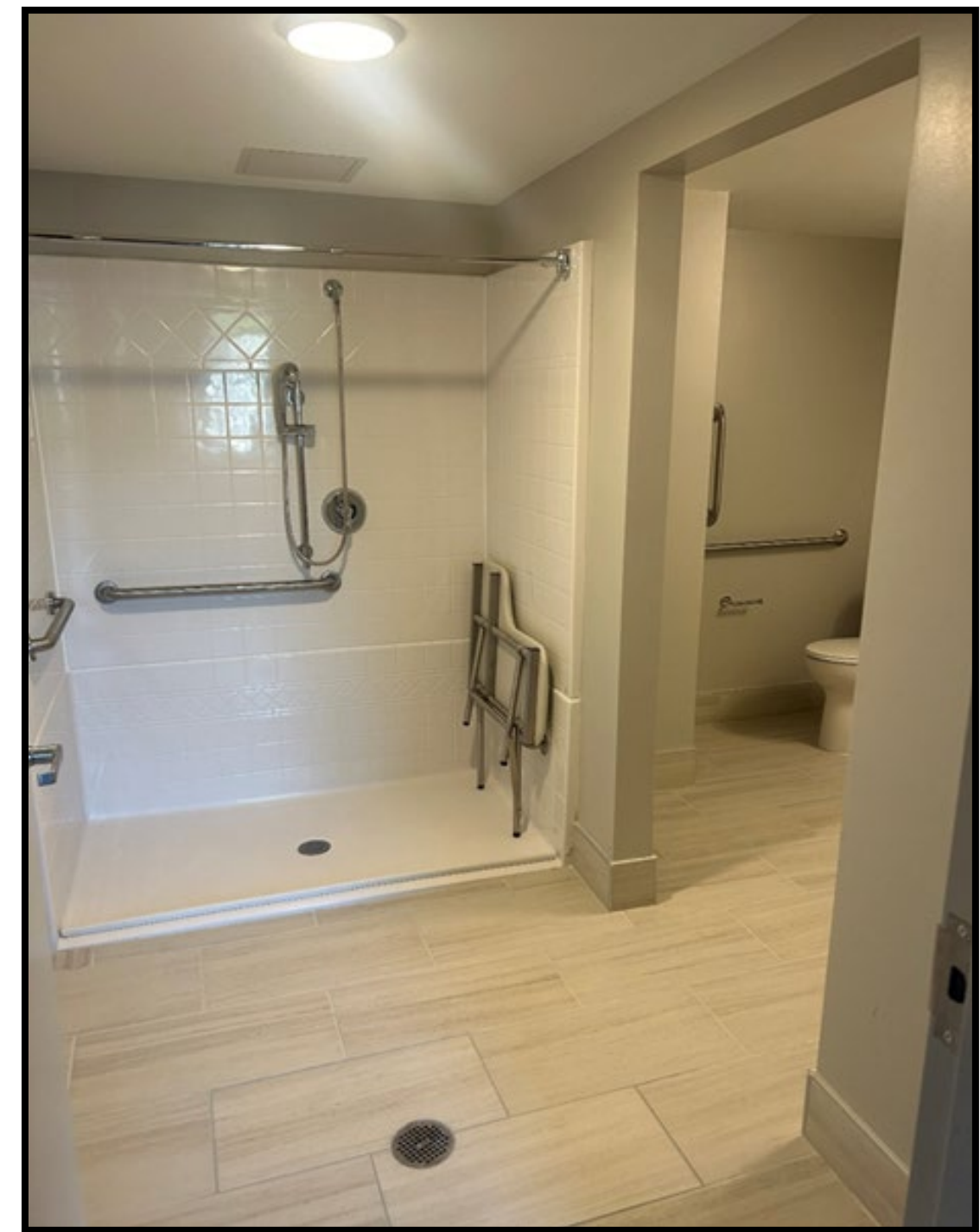
1503-1526 Jones St.



1502-1513 Jones St.



1429 – 1437 Jones St.



Sample Bathrooms After Renovations

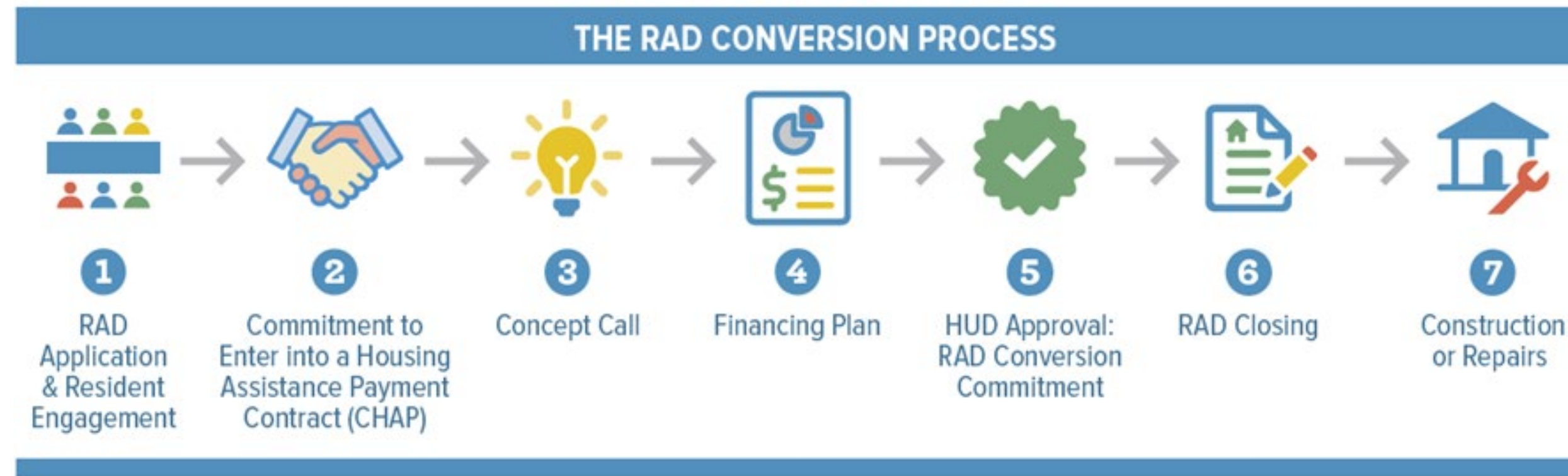
- Brand - new toilets, sinks and vanities
- New flooring
- Walk-in showers for easier use and maintenance
- Improved lighting



Sample Living Spaces After Renovations

- Fresh paint and durable new flooring throughout
- Updated trim and finished for a clean modern look
- Brighter, energy efficient lighting
- New locks and hardware for added safety

Meetings & Next Steps



Meetings Held So Far:

- **October 2024** : Two meetings introducing the RAD process
- **August 21, 2025** : Third meeting to share project updates and feedback

What's Next:

- Partner Approval from OHFA
- MOU from City of Cincinnati
- Financial closing expected
- Construction start
- Estimated construction period – 12 months
- Bi-monthly update meetings will resume about three months before construction

Repositioning of City West

The Gorman Company



Integrity. Innovation. Community.

City West Apartments

Resident Meetings November 19th and 21st, 2025

ATLANTA

CHICAGO

DENVER

MADISON

MILWAUKEE

PHOENIX

PORTLAND

About Gorman & Company

- 40+ years of Affordable Housing and Community Development Experience
- 650+ people with a wide variety of experience
- Vertically integrated: Development, Architecture, Construction, Property, Asset Management
- Work closely with local governments and nonprofits, community groups and organizations to help communities meet their planning goals
- CNI experience – Rockford, IL; Phoenix, AZ; Tucson, AZ
- Seventh largest Affordable Housing Developer in the nation

Community Revitalization Public Housing Partnerships Team

Development

Ronald Clewer – Market President

Zach Johnson – Director of Public Housing Finance

Cassandra Bishop – Development Project Manager

Jennie Shiffer – Development Coordinator

Gorman General Contractors

Rob Padley – VP of Construction

Tom Jones – Director of Preconstruction

Assigned Field Superintendent

Assigned Construction Project Manager

Architecture

Nate Stark – Director of Architecture Cat

Cat Paul – PH Lead Architect

Justin Marshall – Project Architect

Louis Martin – Architectural Designer II

Assigned CAD Technician

Portfolio Management

Sarah Wood – VP of Operations

Kyle Culotta – Director of Asset Management

Sonja Droste – Regional Director of Property Management - PH

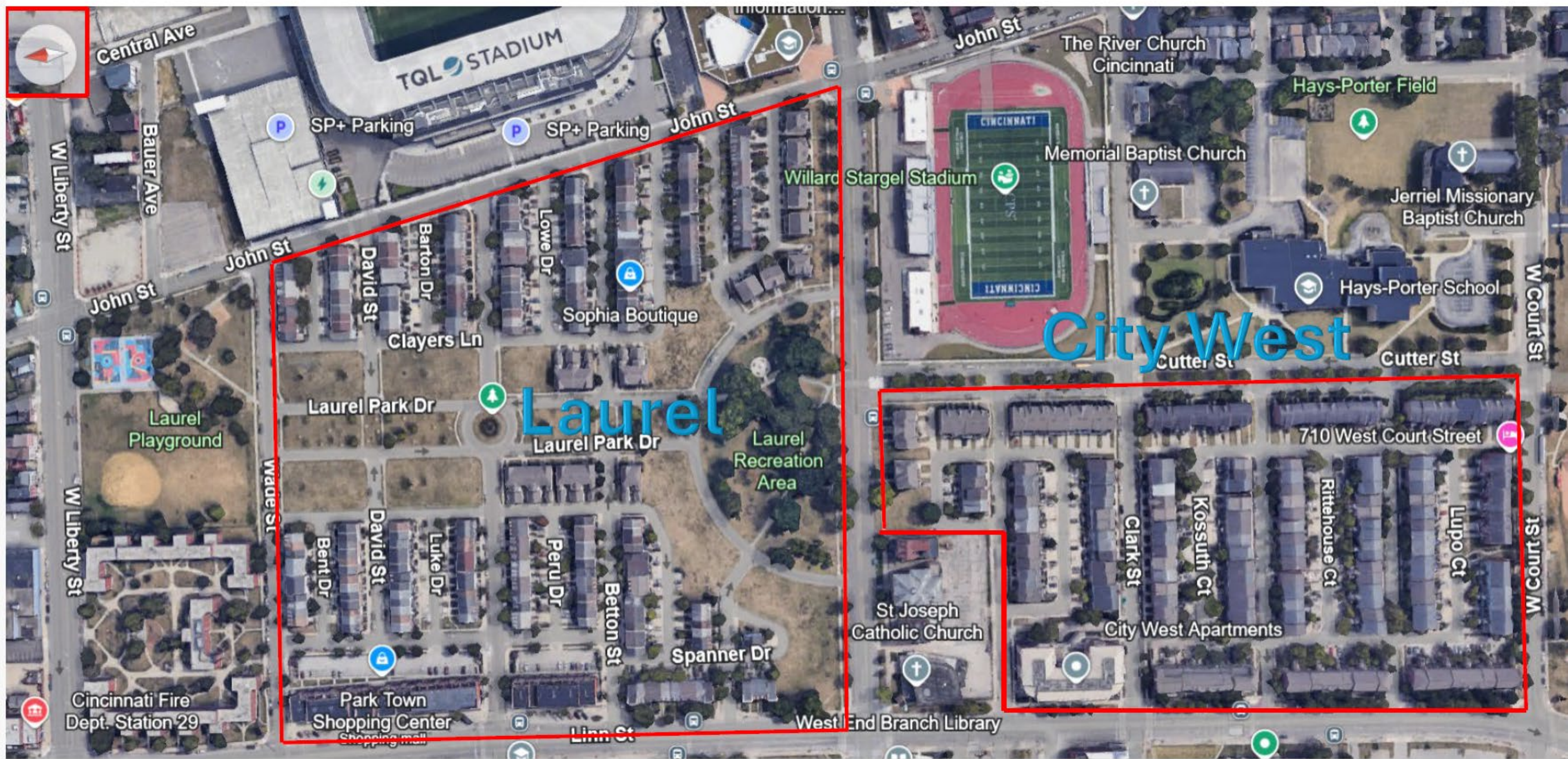
Thomas Piacentine – Facilities Manager

Wendy Weiske – Compliance Manager

The Gorman Approach



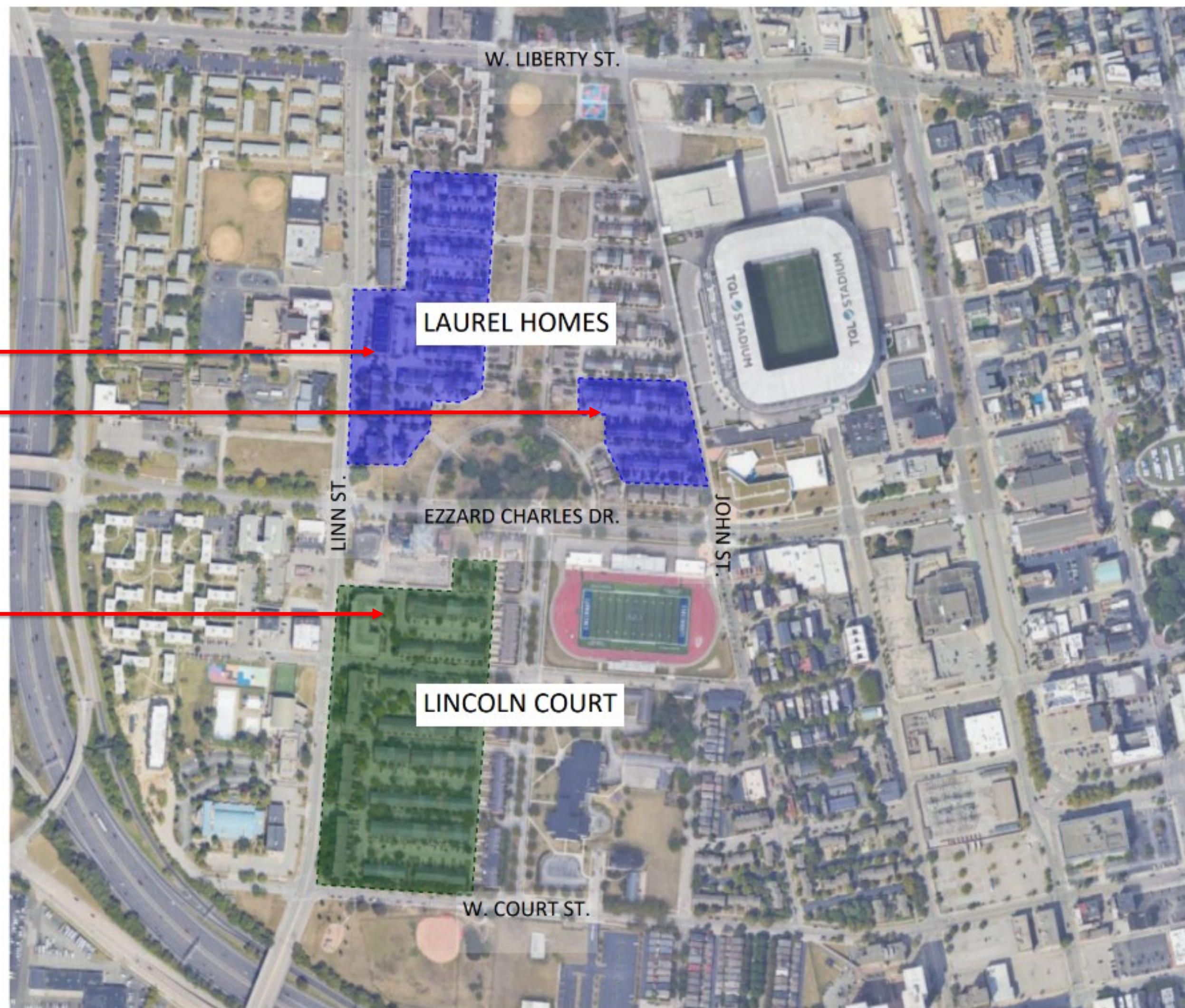
City West & Laurel Apartments – Cincinnati’s West End (Hope VI)

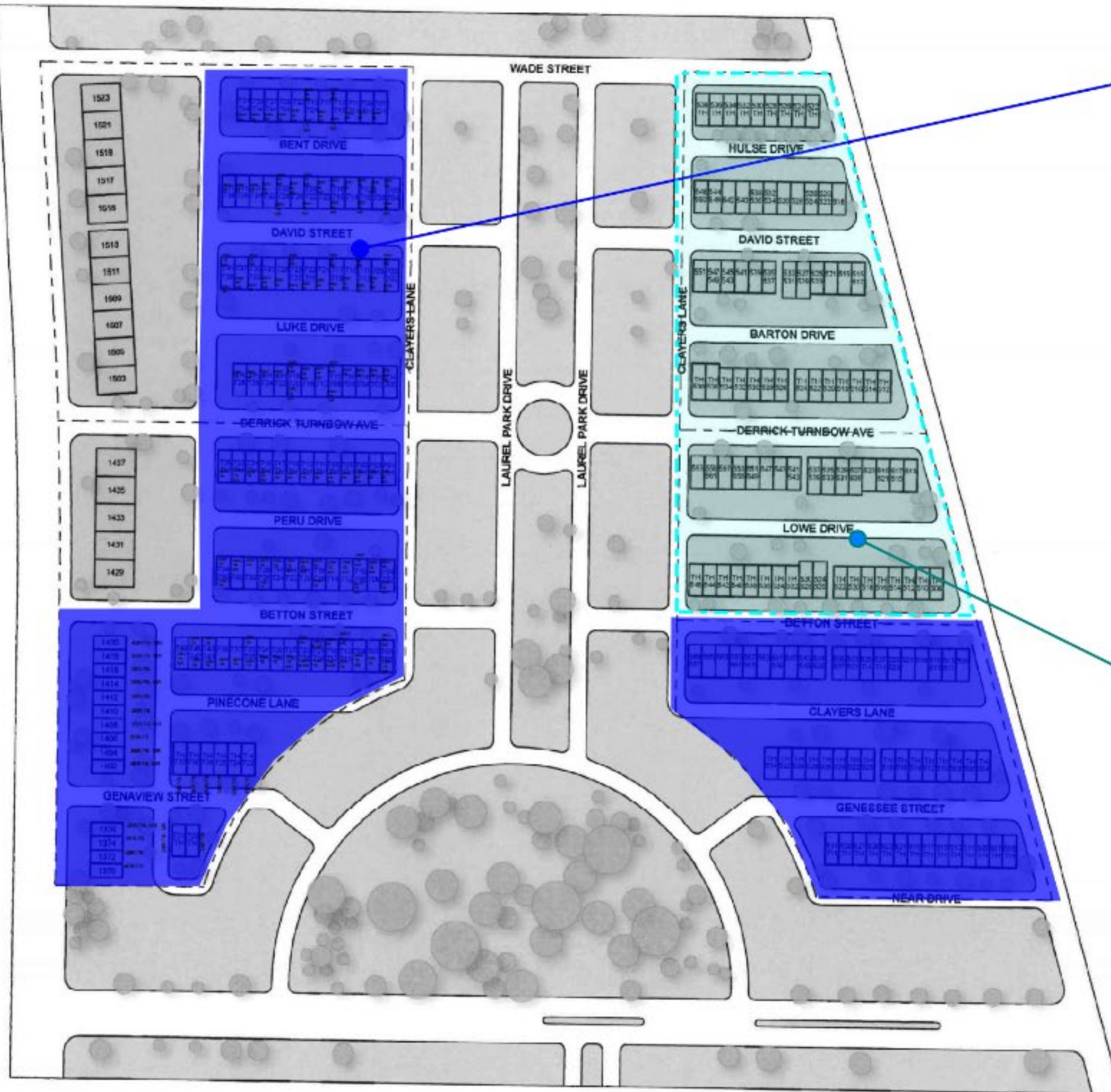


Gorman Contract

Laurel Units

Lincoln Units





PHASE I [Laurel I, II, & V] 202 UNITS

Laurel I:

- 1 Bedroom = 14 units
- 2 Bedroom = 51 units
- 3 Bedroom = 57 units
- 4 Bedroom = 6 units

Laurel II:

- 3 Bedroom = 10 units

Laurel V:

- 2 Bedroom = 45 units
- 3 Bedroom = 19 units

*A portion of Phase 1 may be sold by CMHA to settle City debt.

Not in Scope [Laurel II & III]

Not included in plan; being sold by CMHA



PHASE II [*Lincoln I and Lincoln IV*]
145 UNITS

Lincoln I: (54 units)

- 1 Bedroom (Senior) = 48 units
- 2 Bedroom (Senior) = 6 units

Lincoln IV: (91 units)

- 1 Bedroom = 10 units
- 2 Bedroom = 48 units
- 3 Bedroom = 31 units
- 4 Bedroom = 2 units

PHASE III [*Lincoln II & Lincoln III*]
172 UNITS

Lincoln II: (114 units)

- 1 Bedroom = 4 units
- 2 Bedroom = 74 units
- 3 Bedroom = 34 units
- 4 Bedroom = 4 units

Lincoln III: (58 units)

- 1 Bedroom = 6 units
- 2 Bedroom = 31 units
- 3 Bedroom = 19 units
- 4 Bedroom = 2 units

Proposed Timelines:

Potential Phases and Timelines:

The City West rehabilitation and conversion plan will be broken into three phases:

1. City West Phase I, 202 units: Laurel V (64 units) + Laurel I (138 units)

Development Schedule

<i>Q2 2026</i>	LIHTC application
<i>Q3 2026</i>	LIHTC award
<i>Q2 2027</i>	Financial closing
<i>Q3 2028</i>	Construction complete

2. City West Phase II, 145 units: Lincoln I (54 units) + Lincoln IV (91 units)

Development Schedule

<i>Q2 2027</i>	LIHTC application
<i>Q3 2027</i>	LIHTC award
<i>Q2 2028</i>	Financial closing
<i>Q3 2029</i>	Construction complete

3. City West Phase III, 172 units: Lincoln III (58 units) + Lincoln II (114 units)

Development Schedule

<i>Q2 2028</i>	LIHTC application
<i>Q3 2028</i>	LIHTC award
<i>Q2 2029</i>	Financial closing
<i>Q3 2030</i>	Construction complete

Economic Inclusion Participation

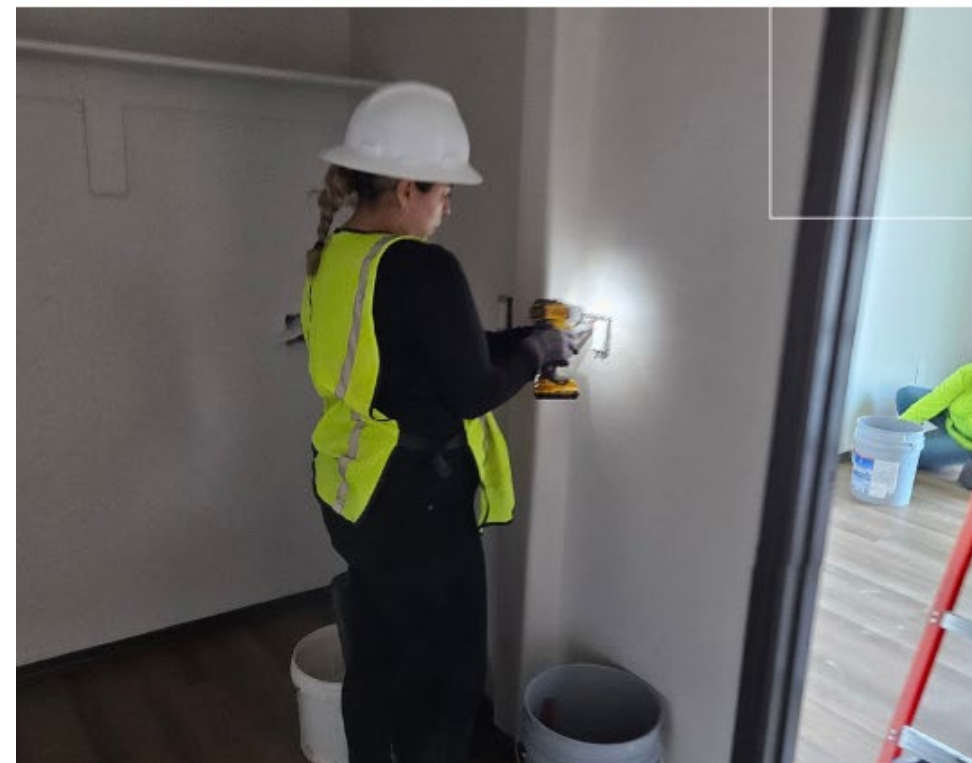
Gorman General Contractors is committed to the City and CMHA Section 3, MBE + WBE requirements

MBE: 20% of general construction subcontractors, 12% of professional services subcontractors, 5% of general construction

WBE: 5% of subcontractors

Section 3: 25% total labor hours worked by those with public housing financial assistance

Targeted Section 3: 5% total labor hours worked by those with public housing financial assistance



Next Steps

- Community engagement for design and social service needs

When the relocation process begins, we will have additional meetings to provide more information.

ALL Residents affected by the sale will have the opportunity to remain in the West End if relocation is required.



Integrity. Innovation. Community.

Ron Clewer, Market President

815-847-0347

Rclewer@GormanUSA.com

ATLANTA

CHICAGO

DENVER

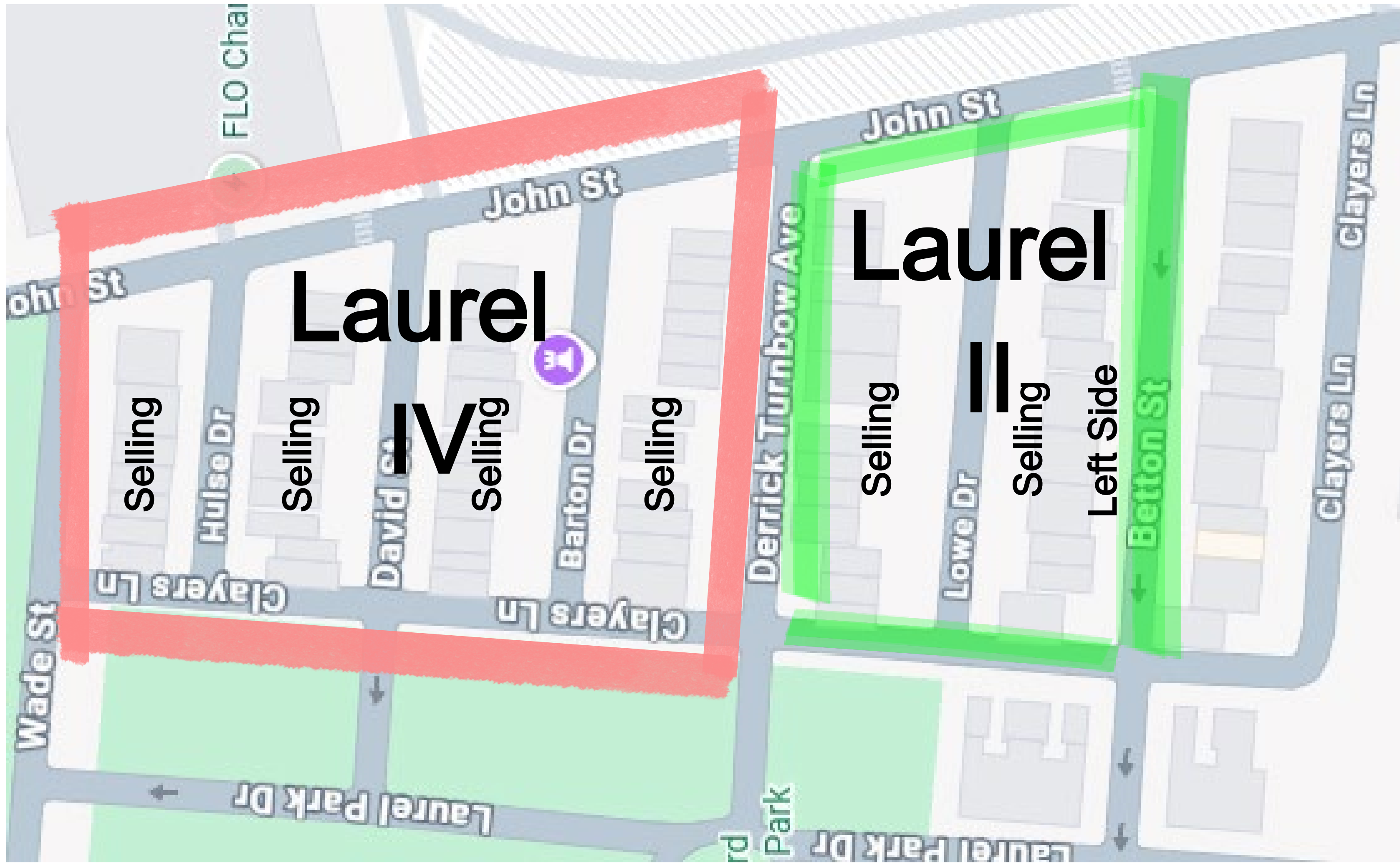
MADISON

MILWAUKEE

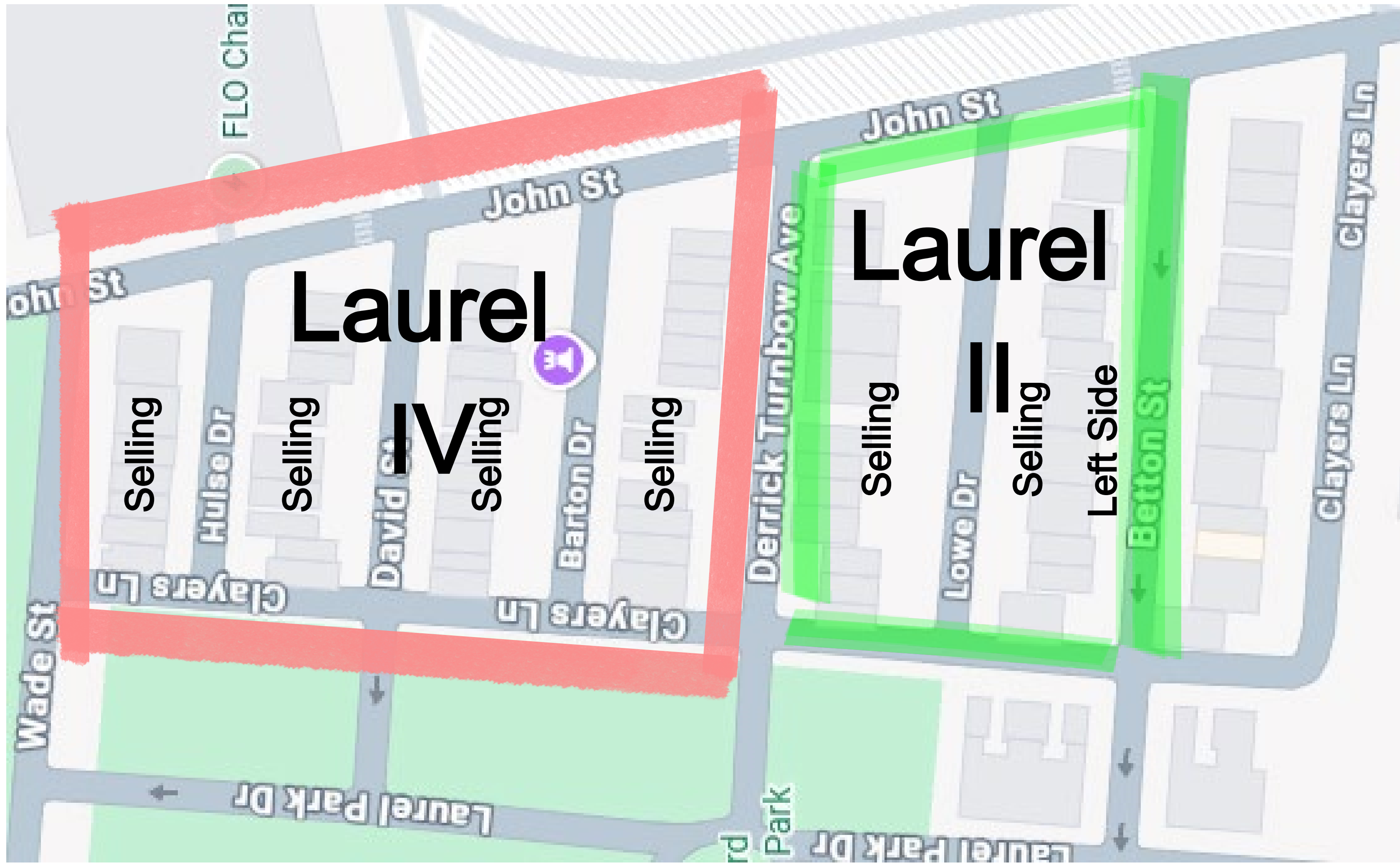
PHOENIX

PORTLAND

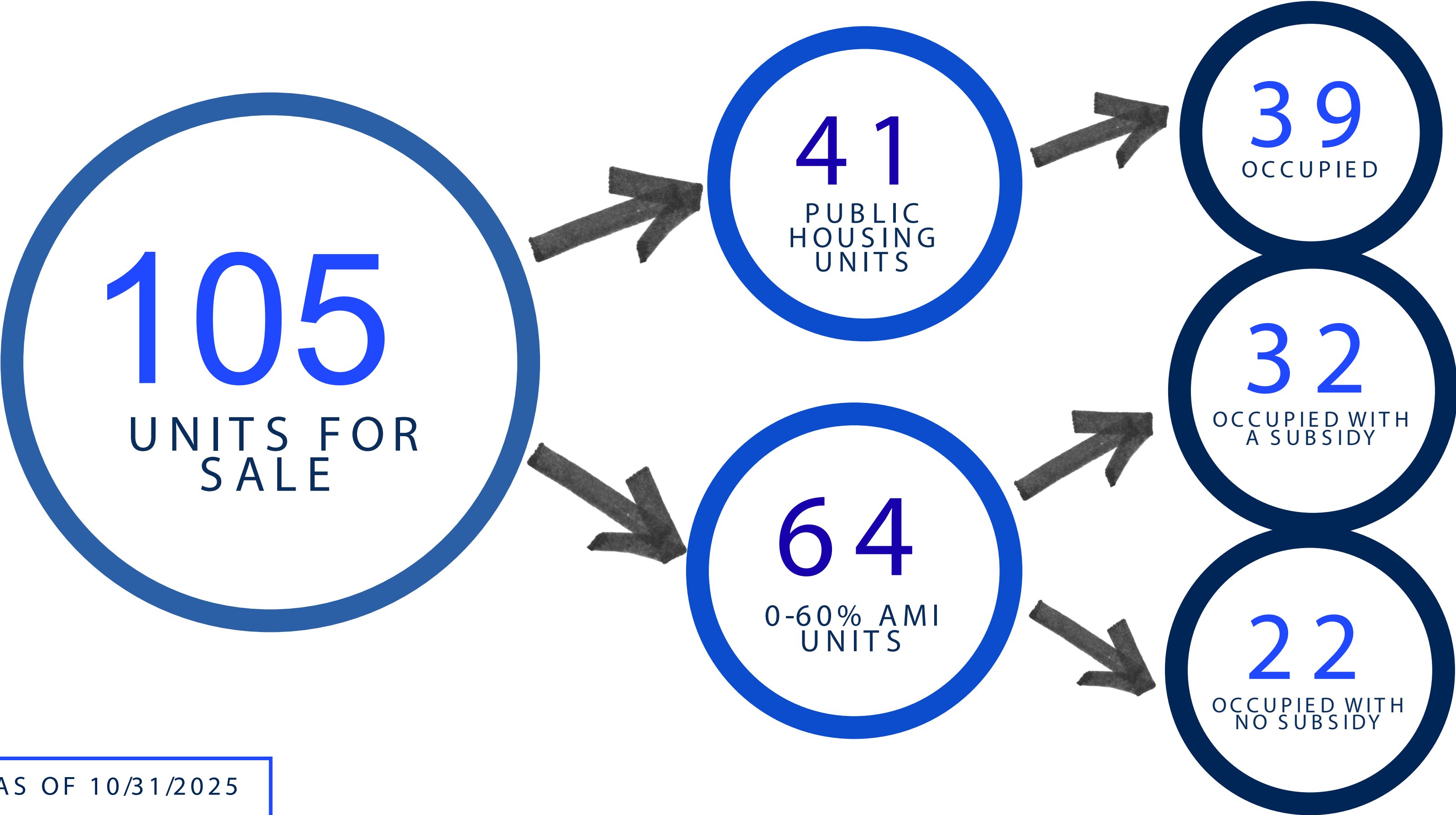
Dispositioning of Laurel II & Laurel IV



City West Statistics



DEMOGRAPHICS OF LAUREL II AND IV



AS OF 10/31/2025

In total, CMHA would need to relocate

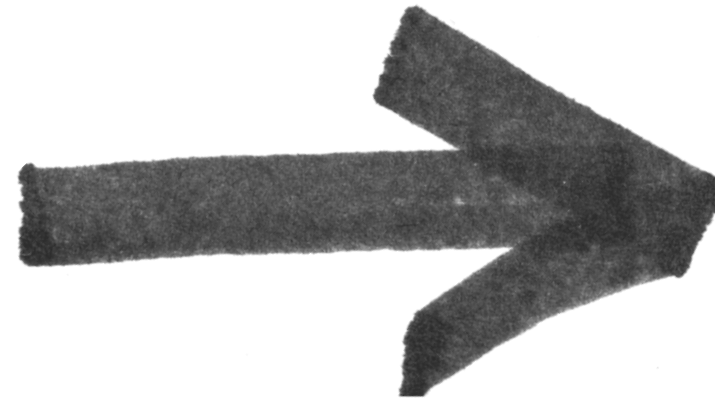
93 households

occupying units in Laurel II and IV

CITY WEST UNIT TOTALS

686

CURRENT
TOTAL UNITS
AT CITY WEST



581

TOTAL AFTER
DISPOSITION
OF 105 UNITS

AS OF 10/31/2025

PUBLIC HOUSING UNIT TOTALS



581 TOTAL UNITS WILL REMAIN AT CITY WEST

AS OF 10/31/2025

RELOCATION

Relocation

When/If relocation becomes necessary, CMHA and the City of Cincinnati are committed to providing relocation benefits to all residents who are affected by the sale.

If relocation becomes necessary, residents will receive the following benefits:

1. Advisory Services

2. Cost of Moving Expenses will be covered at a standard rate

ALL Residents affected by the sale will have the opportunity to remain in the West End if relocation is required.

When the relocation process begins, we will have additional meetings to provide more information.

Contact information to ask questions -

You may email citywestinfo@cintimha.com to ask questions.

We will also be adding a page on our website at www.cintimha.com to provide FAQs and answers to future questions.

QUESTIONS