



## **Conversion of Public Housing to Project-Based Rental Assistance or Project-Based Vouchers under RAD**

### **RENTAL ASSISTANCE DEMONSTRATION (RAD):**

Rental Assistance Demonstration Program and Section 18 – The Cincinnati Metropolitan Housing Authority is committed to transitioning its public housing portfolio through the Rental Assistance Demonstration (RAD) and Section 18 programs over the coming years. This strategic approach aims to preserve affordable housing and facilitate substantial capital improvements. CMHA may also utilize HUD's RAD Transfer of Assistance program, which permits the relocation of housing assistance from non-viable existing units to new, sustainable units, thereby ensuring long-term affordability.

Initially, HUD granted CMHA a RAD Portfolio Award on June 11, 2018, reserving conversion authority for 4,415 public housing units. This award was updated on September 15, 2019, in line with the revised RAD Notice H-2019-09 PIH-2019-23 (HA), which converted all existing Multiphase awards to Portfolio awards and implemented changes to the requirements for existing awards. Consequently, CMHA plans to convert several Asset Management units to Project-Based Vouchers (PBVs) or Project-Based Rental Assistance (PBRAs) under the guidelines of the revised notice and any successor PIH Notices, rules, and regulations. Throughout this process, CMHA will uphold resident rights, participation, waiting list protocols, and grievance procedures as mandated by HUD, ensuring compliance with all fair housing and civil rights requirements. For all RAD conversions, CMHA will adhere to applicable site selection criteria as outlined in RAD Notice H 2016-17; PIH 2016-17, and any additional guidance provided by HUD. The agency will also certify that site selections meet accessibility standards under the Fair Housing Act, Section 504, and the Americans with Disabilities Act (ADA).

### **CURRENT RAD CHAPS:**

CMHA currently holds **thirteen (13)** active Commitments to Enter into a Housing Assistance Payments (CHAPs), consistent with HUD approvals reflected in CMHA's RAD inventory. These awards cover conversions under both **Project-Based Rental Assistance (PBRA)** and **Project-Based Vouchers (PBV)**. The following properties and unit counts reflect the most up-to-date CHAP information:

- **Scattered Sites – Central** (177 units, PBRA; CHAP issued 06/03/2025)
- **Scattered Sites – Northwest** (177 units, PBRA; CHAP issued 06/16/2025)
- **Winton Terrace Phase I** (185 units, PBRA; CHAP issued 09/29/2023)
- **Winton Terrace** (608 units, PBV; CHAP issued 12/27/2024)
- **Findlater Gardens** (522 units, PBV; CHAP issued 12/13/2024)
- **Maple Tower** (120 units, PBRA; CHAP issued 12/13/2024)
- **The Redding** (100 units, PBRA; CHAP issued 12/19/2024)
- **President** (96 units, PBRA; CHAP issued 12/19/2024)

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- **Stanley Rowe Hi-Rise Towers** (355 units, PBRA; CHAP issued 12/27/2024)
- **Millvale** (382 units, PBV; CHAP issued 12/19/2024)
- **City West – Lincoln** (206 units, PBV; CHAP issued 12/13/2024)
- **City West – Laurel** (119 units, PBV; CHAP issued 12/13/2024)
- **Linn Street Exchange** (31 units, PBRA; CHAP issued 12/13/2024)

Relocation will be required to complete these conversions. All relocation activities will follow RAD requirements, the Uniform Relocation Act (URA), and CMHA's agency-wide relocation policies. No resident will be permanently or involuntarily displaced, and all households will retain the right to return following rehabilitation.

CMHA has active Commitments to Enter into a Housing Assistance Payment (CHAPs) on thirteen properties: Beechwood (149 units), Winton Terrace Phase I (185 units), Marquette Manor (140 units), Findlater Gardens (653 units), Maple (120 units), President (96 units), Redding (100 units), Stanley Rowe Hi-Rise (355 units), Stanley Rowe Multifamily (66 units), Millvale (382 units), City West Laurel (160 units), City West Lincoln (206 units) and Race Street (19 units), . Relocation will be required to complete these projects.

**Beechwood (AMP 211):** The Cincinnati Metropolitan Housing Authority (CMHA) has been issued a Commitment to Enter into a Housing Assistance Payments (CHAP) contract on September 21, 2023, for all 149 units at The Beechwood. The Beechwood project has secured all necessary financing and closed in February 2025. The Beechwood residents will experience temporary relocation during the planned 18-month construction schedule. The relocation will affect one building, encompassing 146 units both pre- and post-RAD conversion, impacting approximately 149 households. In accordance with the requirements of the Rental Assistance Demonstration (RAD) program, no current tenants will be permanently or involuntarily displaced. Resident relocation will be conducted in full compliance with HUD Notice H 2014-09/PIH 2014-17 (as applicable), the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 (URA), fair housing and civil rights requirements, and, if applicable, Section 104(d). CMHA is committed to ensuring a smooth and compliant relocation process for all affected residents, supporting them throughout the construction period.

**Winton Terrace (AMP 209)** and Findlater Gardens (AMP 210): The Cincinnati Metropolitan Housing Authority (CMHA) is actively evaluating two redevelopment options for Winton Terrace and Findlater Gardens to preserve and modernize affordable housing while ensuring long-term stability for residents. These options include a RAD/Section 18 Construction Blend and a Section 18 Partial Disposition. Both pathways align with CMHA's mission to provide high-quality, sustainable housing solutions and demonstrate its commitment to the residents of these communities.

CMHA has been issued a Commitment to Enter into a Housing Assistance Payments (CHAP) contract on December 27, 2024, for all 608 units at Winton Terrace and 653 units at Findlater Gardens under HUD's Rental Assistance Demonstration (RAD) program. As part of this effort, CMHA plans to initiate the RAD conversion [Type here]



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process, beginning with the first 185 units at Winton Terrace under HUD’s recently published Notice PIH 2024-40 (HA), which permits the use of a RAD/Section 18 Construction Blend. This approach will involve the renovation of 185 units located in 29 buildings. The units will be transferred to a related entity, and Project-Based Vouchers (PBVs) will be committed to create a more stable funding source. A 30-year use agreement will be tied to each unit, ensuring that the properties continue to operate as affordable housing. As part of the RAD conversion, 5% of the units—ten in total—will be reconfigured to meet Uniform Federal Accessibility Standards (UFAS) requirements. CMHA is committed to ensuring that all affected residents are supported throughout the transition, with no permanent, involuntary displacement in accordance with RAD program guidelines.

Simultaneously, CMHA is considering a Section 18 Partial Disposition for the same 185 units at Winton Terrace. If pursued, CMHA would submit a Section 18 application to HUD’s Special Applications Center (SAC). Upon approval, these units would be transferred to a related entity, and CMHA would request Tenant Protection Vouchers (TPVs), which would be project-based to maintain affordability. Following disposition, these units would be renovated and continue to operate as family units, with a 30-year use agreement to preserve affordability and modernization efforts. Additionally, 5% of the units would be reconfigured to meet UFAS requirements.

In both scenarios, CMHA remains committed to protecting residents and ensuring a seamless transition. The agency will adhere to all applicable HUD regulations, including provisions for relocation assistance and resident engagement. No permanent, involuntary displacement will occur, and every effort will be made to minimize disruptions to residents.

These redevelopment efforts underscore CMHA’s dedication to maintaining affordable housing while improving the quality of life for residents at Winton Terrace and Findlater Gardens. As CMHA evaluates these two options, it will work closely with HUD and other stakeholders to determine the most effective path forward. Updates on the progress of these plans will be communicated as developments occur.

**Marquette Manor (AMP 218):** Marquette Manor Tower, located in English Woods is a recently financially closed RAD transaction as of December 19, 2024. The property consists of 140 one-bedroom units and one property management office. Construction is scheduled to begin in January 2025 to undertake a substantial rehabilitation of the building. The interior renovations will include critical upgrades such as new windows and lintels, HVAC system improvements, replacement of water lines and waste stacks, and updates to interior and exterior doors. Additional enhancements will include new insulation, modernized kitchens and bathrooms, and upgraded flooring. Exterior work will involve replacing the ground-level patio, repaving the parking lot, bringing balcony windows up to code, enhancing landscaping, and adding recreational amenities for tenants. CMHA has been meeting with residents on a monthly basis to provide updates and address any questions or concerns regarding the project. This initiative reflects CMHA’s commitment to preserving and modernizing affordable housing, ensuring safe and high-quality living conditions for its residents.

**Maple (AMP 211):** The Cincinnati Metropolitan Housing Authority (CMHA) has been issued a Commitment to Enter into a Housing Assistance Payments (CHAP) contract on December 13, 2024, for all 120 Units. The

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property will undergo selective rehabilitation, including potential conversion to the Rental Assistance Demonstration (RAD) program. Renovation efforts will involve trashing out units, repairing drywall, painting walls, ceilings, and doors, and addressing water and termite damage. Kitchens will be upgraded with new cabinets, countertops, appliances, and luxury vinyl tile flooring. Bathrooms will receive new faucets, mirrors, tubs, ceramic tile flooring, and ventilation improvements. Additional interior updates include replacing doors, hardware, and flooring with luxury vinyl tile, as well as installing smoke detectors, carbon monoxide detectors, and energy-efficient LED lighting. Electrical systems will be upgraded, and heating and cooling systems will be replaced to improve overall efficiency. Exterior improvements will focus on site lighting, landscaping, parking lot resurfacing, and enhancing the property's curb appeal.

**President (AMP 213):** The Cincinnati Metropolitan Housing Authority (CMHA) has been issued a Commitment to Enter into a Housing Assistance Payments (CHAP) contract on December 13, 2024, for all 96 Units. The property requires substantial rehabilitation, potentially through conversion to the Rental Assistance Demonstration program. Renovation tasks include trashing out units, repairing drywall, painting walls, ceilings, and entry doors, addressing termite and water damage, insulating where possible, and gutting kitchens for new cabinets and appliances. Bathrooms will see faucet, mirror, and shower replacements, along with ceramic tile flooring and ventilation upgrades. Interior upgrades encompass new doors, hardware, light fixtures, and smoke detectors, while electrical systems will be enhanced to provide a minimum of 100 amps per apartment, with LED lighting throughout.

**Redding (AMP 213):** The Cincinnati Metropolitan Housing Authority (CMHA) has been issued a Commitment to Enter into a Housing Assistance Payments (CHAP) contract on December 19, 2024 for all 100 Units. The property requires substantial rehabilitation, potentially through conversion to the Rental Assistance Demonstration program. Renovation tasks include replacing aging bathtubs, shower surrounds, kitchen appliances, cabinets, and countertops. Additionally, fan coil units, elevator machinery, chillers, condensers, and heating boilers, among other HVAC equipment, will be replaced due to age and wear. Common area features like vinyl tile and suspended ceilings will also undergo replacement. Furthermore, measures will be taken to address issues with automatic door openers, install identification signage, and repair damaged site fencing to improve accessibility and security. Roof drainage problems will also be rectified to prevent damage. If CMHA determines a redevelopment plan cannot be appropriately funded to meet the capital needs of the building, CMHA may determine a sale of the property as a viable option.

**Stanley Rowe Hi-Rise Towers (AMP 215):** 355 Units and Stanley Rowe Multifamily (AMP 214): 66 Units: The Cincinnati Metropolitan Housing Authority is committed to redeveloping both the Stanley Rowe Towers and Rowhouses to preserve affordable housing and enhance the quality of life for residents. The redevelopment process will leverage either the Rental Assistance Demonstration (RAD) program or a Section 18 disposition, with both options being considered viable alternatives to achieve these goals.

Stanley Rowe Towers, consisting of 355 units across two high-rise buildings, and the adjacent 66-unit Stanley Rowe Rowhouses are in need of total renovation. As part of the planning process, CMHA intends to ensure that all residents will benefit from the transformation through comprehensive resident engagement, adherence to HUD guidelines, and the incorporation of community feedback.

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Under the RAD program, CMHA plans to convert the units to Project-Based Rental Assistance (PBRA) or Project-Based Vouchers (PBVs), ensuring a stable and sustainable funding source. This approach aligns with HUD's goals to preserve affordable housing while modernizing units to meet current standards. Alternatively, CMHA is exploring a Section 18 disposition application to transfer the properties to a related entity, with the potential to request Tenant Protection Vouchers that would also be project-based. Both pathways prioritize long-term affordability through a 30-year use agreement tied to each unit.

CMHA is dedicated to supporting residents throughout this transition. No permanent, involuntary displacement will occur, and all affected households will have the right to return to newly renovated units. To ensure this, CMHA will develop a comprehensive relocation plan that includes counseling, mobility assistance, and continued community engagement.

Through this redevelopment effort, CMHA aims to transform the Stanley Rowe Towers and Rowhouses into modern, sustainable, and inclusive communities that reflect the needs and aspirations of their residents. The agency will continue to evaluate both RAD and Section 18 as redevelopment options and provide updates as plans progress. If CMHA determines a redevelopment plan cannot be appropriately funded to meet the capital needs of the building(s), CMHA may determine a sale of the property as a viable option.

**Millvale (AMP 217):** 382 Units: The Cincinnati Metropolitan Housing Authority (CMHA) is exploring redevelopment options for Millvale North and South to modernize and preserve affordable housing in Cincinnati. The redevelopment will leverage either the Rental Assistance Demonstration (RAD) program or a Section 18 disposition as viable alternatives to meet the community's needs and align with CMHA's mission to provide high-quality, sustainable housing solutions.

Millvale currently consists of 381 public housing units, including one non-dwelling unit, located on CMHA-owned property. The units require substantial rehabilitation or replacement. CMHA seeks to transform the property into a modern, mixed-income community while maintaining a strong commitment to affordability and resident protections.

Under the RAD program, CMHA intends to convert the Millvale units to Project-Based Rental Assistance (PBRA) or Project-Based Vouchers (PBVs). This approach provides a stable and sustainable funding source, facilitating the preservation of affordable housing and ensuring compliance with HUD guidelines. Alternatively, CMHA is considering a Section 18 disposition application, which would involve transferring the units to a related entity and utilizing Tenant Protection Vouchers (TPVs) to maintain affordability. Both approaches prioritize the development of a mixed-income community incorporating affordable RAD units, LIHTC units, and potentially market-rate units. Resident engagement remains central to this effort, with plans for multiple community meetings to gather input and ensure alignment with resident needs and aspirations.

Throughout the process, CMHA is committed to minimizing disruptions for residents. Temporary relocations may be necessary during construction phases, but all affected residents will retain the right to return to the redeveloped units. No permanent, involuntary displacement will occur. Furthermore, the redevelopment will

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be conducted in compliance with all applicable HUD regulations, including Section 3 hiring and training goals to promote economic opportunities for local residents.

CMHA recognizes the importance of stakeholder collaboration and intends to work closely with HUD, and local governmental entities to secure financing through various means, including LIHTC allocations, local government funding, bond financing, and other resources.

### **City West Lincoln**

- Lincoln 1 (AMP 301): 47 Units
- Lincoln 2 (AMP 302): 56 Units
- Lincoln 3 (AMP 303): 40 Units
- Lincoln 4 (AMP 306): 63 Units

### **City West Laurel**

- Laurel 1 (AMP 304): 62 Units
- Laurel 2 (AMP 305): 19 Units
- Laurel 4 (AMP 307): 26 Units
- Laurel 5 (AMP 308): 53 Units

The Cincinnati Metropolitan Housing Authority (CMHA) is actively exploring redevelopment options for City West to modernize and preserve affordable housing while enhancing the quality of life for residents. This redevelopment initiative focuses on the existing 686-unit mixed-finance housing development and includes plans for significant renovations or replacements across all units. To achieve these goals, CMHA is considering both the Rental Assistance Demonstration (RAD) program and a Section 18 disposition as viable pathways for the revitalization effort.

Under the RAD program, CMHA would convert the City West units to Project-Based Rental Assistance (PBRA) or Project-Based Vouchers (PBVs), providing a stable and sustainable funding source for long-term affordability. Alternatively, CMHA may pursue a Section 18 disposition, which would involve transferring units to a related entity and utilizing Tenant Protection Vouchers (TPVs) to maintain affordability. In either case, CMHA is committed to a one-for-one replacement of affordable housing units. Redeveloped units will consist of a mix of affordable RAD units, LIHTC units, and potentially market-rate units, depending on financing and community needs.

The redevelopment will focus on modernizing City West to include energy-efficient designs, broadband internet access, updated security systems with keyless entry, and other features that enhance resident safety and convenience. CMHA plans to address the comprehensive needs of residents by integrating community areas and outdoor recreational facilities into the redevelopment. Temporary relocations may be necessary during the renovation process, but CMHA ensures that all affected residents will have the right to return to newly rehabilitated units, with no permanent, involuntary displacement.

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Collaboration with Gorman & Company, LLC, as a co-developer, will enable CMHA to leverage Low-Income Housing Tax Credits (LIHTCs), bond financing, and other resources to achieve financial feasibility for the project. The redevelopment plan aligns with HUD regulations and prioritizes Section 3 compliance to promote economic opportunities for local residents and businesses.

Through this initiative, CMHA aims to transform City West into a vibrant, sustainable, mixed-income community while preserving its commitment to affordable housing. Updates on the progress of this redevelopment will be shared as plans are finalized and approvals are secured.

Summary: The Cincinnati Metropolitan Housing Authority has outlined an ambitious pipeline for 2026, focusing on the redevelopment and modernization of multiple properties through the Rental Assistance Demonstration (RAD) program and Section 18 dispositions. CMHA has active Commitments to Enter into a Housing Assistance Payments (CHAP) contract for the key projects above, including Beechwood (149 units), Winton Terrace Phase I (185 units), Marquette Manor (140 units), and Race Street (19 units). These projects will undergo significant rehabilitation or reconstruction to address infrastructure needs while ensuring long-term affordability through Project-Based Rental Assistance (PBRA) or Project-Based Vouchers (PBVs). Notable efforts include the RAD/Section 18 blend at Winton Terrace, and the comprehensive modernization of Beechwood and Marquette Manor. All projects prioritize resident protections, including relocation assistance, the right to return, and compliance with HUD regulations.

In addition to these CHAP projects, CMHA is advancing planning efforts for larger-scale developments such as the Stanley Rowe Towers and Rowhouses (421 units), Millvale (382 units), and City West (686 units). These initiatives aim to transform aging public housing stock into modern, mixed-income communities with updated amenities, energy-efficient designs, and enhanced safety features. Strategic collaborations with co-developers and funding partners will leverage Low-Income Housing Tax Credits (LIHTCs), bond financing, and local funding to support these ambitious redevelopment efforts. By addressing the diverse needs of its properties and residents, CMHA is setting the stage for transformative growth, prioritizing sustainability, affordability, and quality of life for its residents while reaffirming its commitment to the future of affordable housing in Cincinnati.