

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 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 perseveration 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 for 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.

Columns 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***

AM P	1a. Development	1b. Dev #	2 Type	3 Status	4 Date	5 Effected Area	6	7	8
201	1708-1726 Race Street	OH004-39	Demo/ Dispo	Planned	4/25	23 Units	Partial	2/26-8/26	CMHA may complete a one for one replacement
201	122 & 130 McMicken Ave	OH004-40	Dispo	Planned	4/25	5 Units	Partial	4/26-4/27	CMHA may complete a one for one replacement
208	415-437 Rockdale	OH004-40	Demo/ Dispo	Planned	7/25	12 Units	Partial	8/26-8/27	CMHA may complete a one for one replacement
201	4048 Ledgewood	OH004-39	Dispo	Planned	7/25	12 Units	Partial	8/26-8/27	CMHA may complete a one for one replacement
208	415-417 Catherine	OH004-23	Demo/Disp o	Planned	7/25	4 Units	Partial	6/26-10/27	CMHA may complete a one for one

208	418 Kasota	OH004-40	Demo/Disp o	Planned	7/25	7 Units	Partial	10/26-10/27	CMHA may complete a one for one replacement
211	3460 Hallwood Lane	OH004-19	Dispo	Planned	4/25	Land Only	Partial	4/26-4/27	
218	English Woods Land	OH004-04	Dispo	Planned	4/25	Land Only	Total	6/26-10/27	
	Laurel Homes	City West	Dispo	Amend Approved	2/24	Land Only	Partial	4/26-4/27	Home Ownership
207	211 E. Broadway	OH004-58	Dispo	Planned	4/24	Land Only	Partial	2/26-8//26	
206	1701-1705 Vinton	OH004-	Dispo	Planned	12/23	2 units	Partial	2/26-4/27	
208	Washington Ter	OH004-	Dispo	Planned	5/25	Land only	Partial	4/26-8/27	
205	518 Rosemont	OH004-59	Dispo	Planned	2/25	2 units	Partial	2/26-2/27	
208	920-922 Nassau	OH004-39	Dispo	Planned	2/25	Buildings and Land	Partial	2/26-2/27	
201	2821 Rosella	OH004-40	Dispo	Planned	2/25	Land	Partial	2/26-2/27	

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
201	125	Dispo	Planned	2026-2027	CMHA is exploring disposition of 1-4 family buildings
202	37	Dispo	Planned	2026-2027	CMHA is exploring disposition of 1-4 family buildings
203	42	Dispo	Planned	2026-2027	CMHA is exploring disposition of 1-4 family buildings
204	119	Dispo	Planned	2026-2027	CMHA is exploring disposition of 1-4 family buildings
205	79	Dispo	Planned	2026-2027	CMHA is exploring disposition of 1-4 family buildings
206	85	Dispo	Planned	2026-2027	CMHA is exploring disposition of 1-4 family buildings

207	156	Dispo	Planned	2026-2027	CMHA is exploring disposition of 1-4 family buildings
208	52	Dispo	Planned	2026-2027	CMHA is exploring disposition of 1-4 family buildings