

Annual PHA Plan <i>(Standard PHAs and Troubled PHAs)</i>	U.S. Department of Housing and Urban Development Office of Public and Indian Housing	OMB No. 2577-0226 Expires: 02/29/2016
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Purpose. The 5-Year and Annual PHA Plans provide a ready source for interested parties to locate basic PHA policies, rules, and requirements concerning the PHA's operations, programs, and services, and informs HUD, families served by the PHA, and members of the public of the PHA's mission, goals and objectives for serving the needs of low- income, very low- income, and extremely low- income families.

Applicability. Form HUD-50075-ST is to be completed annually by **STANDARD PHAs or TROUBLED PHAs**. PHAs that meet the definition of a High Performer PHA, Small PHA, HCV-Only PHA or Qualified PHA do not need to submit this form.

Definitions.

- (1) **High-Performer PHA** – A PHA that owns or manages more than 550 combined public housing units and housing choice vouchers, and was designated as a high performer on both of the most recent Public Housing Assessment System (PHAS) and Section Eight Management Assessment Program (SEMAP) assessments if administering both programs, or PHAS if only administering public housing.
- (2) **Small PHA** - A PHA that is not designated as PHAS or SEMAP troubled, or at risk of being designated as troubled, that owns or manages less than 250 public housing units and any number of vouchers where the total combined units exceeds 550.
- (3) **Housing Choice Voucher (HCV) Only PHA** - A PHA that administers more than 550 HCVs, was not designated as troubled in its most recent SEMAP assessment and does not own or manage public housing.
- (4) **Standard PHA** - A PHA that owns or manages 250 or more public housing units and any number of vouchers where the total combined units exceeds 550, and that was designated as a standard performer in the most recent PHAS or SEMAP assessments.
- (5) **Troubled PHA** - A PHA that achieves an overall PHAS or SEMAP score of less than 60 percent.
- (6) **Qualified PHA** - A PHA with 550 or fewer public housing dwelling units and/or housing choice vouchers combined, and is not PHAS or SEMAP troubled.

A.	PHA Information.																								
A.1	<p> PHA Name: Cincinnati Metropolitan Housing Authority PHA Code: OH004 PHA Type: <input checked="" type="checkbox"/> Standard PHA <input type="checkbox"/> Troubled PHA PHA Plan for Fiscal Year Beginning: (MM/YYYY): 07/2017 PHA Inventory (Based on Annual Contributions Contract (ACC) units at time of FY beginning, above) Number of Public Housing (PH) Units 5,400 Number of Housing Choice Vouchers (HCVs) 11,124 Total Combined Units/Vouchers 16,524 PHA Plan Submission Type: <input checked="" type="checkbox"/> Annual Submission <input type="checkbox"/> Revised Annual Submission </p> <p> Availability of Information. PHAs must have the elements listed below in sections B and C readily available to the public. A PHA must identify the specific location(s) where the proposed PHA Plan, PHA Plan Elements, and all information relevant to the public hearing and proposed PHA Plan are available for inspection by the public. At a minimum, PHAs must post PHA Plans, including updates, at each Asset Management Project (AMP) and main office or central office of the PHA. PHAs are strongly encouraged to post complete PHA Plans on their official website. PHAs are also encouraged to provide each resident council a copy of their PHA Plans. </p> <p> <input type="checkbox"/> PHA Consortia: (Check box if submitting a Joint PHA Plan and complete table below) </p> <table border="1"> <thead> <tr> <th rowspan="2">Participating PHAs</th> <th rowspan="2">PHA Code</th> <th rowspan="2">Program(s) in the Consortia</th> <th rowspan="2">Program(s) not in the Consortia</th> <th colspan="2">No. of Units in Each Program</th> </tr> <tr> <th>PH</th> <th>HCV</th> </tr> </thead> <tbody> <tr> <td>Lead PHA:</td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> </tbody> </table>					Participating PHAs	PHA Code	Program(s) in the Consortia	Program(s) not in the Consortia	No. of Units in Each Program		PH	HCV	Lead PHA:											
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B.	Annual Plan Elements																								

B.1

Revision of PHA Plan Elements.

(a) Have the following PHA Plan elements been revised by the PHA?

Y N

- ☒ ☐ Statement of Housing Needs and Strategy for Addressing Housing Needs
☒ ☐ De-concentration and Other Policies that Govern Eligibility, Selection, and Admissions.
☒ ☐ Financial Resources.
☐ ☒ Rent Determination.
☒ ☐ Operation and Management.
☐ ☒ Grievance Procedures.
☐ ☒ Homeownership Programs.
☐ ☒ Community Service and Self-Sufficiency Programs.
☐ ☒ Safety and Crime Prevention.
☐ ☒ Pet Policy.
☐ ☒ Asset Management.
☐ ☒ Substantial Deviation.
☐ ☒ Significant Amendment/Modification

(B) IF THE PHA ANSWERED YES FOR ANY ELEMENT, DESCRIBE THE REVISIONS FOR EACH REVISED ELEMENT(S):

STATEMENT OF HOUSING NEEDS AND STRATEGY FOR ADDRESSING HOUSING NEEDS:

Housing Needs of Families on the PHA's Waiting Lists

Waiting list type: (select one)

- ☒ Section 8 tenant-based assistance
☐ Public Housing
☐ Combined Section 8 and Public Housing
☐ Public Housing Site-Based or sub-jurisdictional waiting list (optional)
 If used, identify which development/sub-jurisdiction:

	# of families	% of total families	Annual Turnover
Waiting list total	1,035		883
Extremely low income <=30% AMI	1,013	97.87%	
Very low income (>30% but <=50% AMI)	18	1.74%	
Low income (>50% but <80% AMI)	4	.39%	
Families with children	449	43.38%	
Elderly families	18	1.74%	
Families with Disabilities	201	19.421%	
Race/ethnicity: White	1	.10%	
Race/ethnicity: Black	863	83.38%	
Race/ethnicity: Native American	1	.10%	
Race/ethnicity: Asian	2	.19%	
Characteristics by Bedroom Size (Public Housing Only)			
1BR			
2 BR			
3 BR			
4 BR			
5 BR			
5+ BR			

Is the waiting list closed (select one)? Yes

If yes:

How long has it been closed (# of months)? December 2014

Does the PHA expect to reopen the list in the PHA Plan year? ☐ No ☒ Yes

Does the PHA permit specific categories of families onto the waiting list, even if generally closed? ☐ No ☒ Yes (e.g., specific bedroom sizes may be left open)

Housing Needs of Families on the PHA's Waiting Lists

Waiting list type: (select one)

☐ Section 8 tenant-based assistance

☒ Public Housing

☐ Combined Section 8 and Public Housing

☐ Public Housing Site-Based or sub-jurisdictional waiting list (optional)

If used, identify which development/sub-jurisdiction:

	# of families	% of total families	Annual Turnover
Waiting list total	6,499		900
Extremely low income <=30% AMI	252	3.85%	
Very low income (>30% but <=50% AMI)	94	1.44%	
Low income (>50% but <80% AMI)	6,155	94.71%	
Families with children	5,691	87.56%	
Elderly families	211	3.25%	
Families with Disabilities	597	9.19%	
Race/ethnicity: White	735	11.31%	
Race/ethnicity: Black	5,678	87.37%	
Race/ethnicity: Native American	77	1.18%	
Race/ethnicity: Asian	9	0.14%	
Characteristics by Bedroom Size (Public Housing Only)			
1BR (Includes 21-0 BR)	4,115	63.32%	
2 BR	1,513	23.28%	
3 BR	675	10.38%	
4 BR	159	2.45%	
5 BR	33	0.50%	
5+ BR	4	0.07%	

Is the waiting list closed (select one)? ☒ No ☐ Yes

If yes:

How long has it been closed (# of months)?

Does the PHA expect to reopen the list in the PHA Plan year? ☐ No ☐ Yes

Does the PHA permit specific categories of families onto the waiting list, even if generally closed? ☐ No ☐ Yes (e.g., specific bedroom sizes may be left open)

DE-CONCENTRATION AND OTHER POLICIES THAT GOVERN ELIGIBILITY, SELECTION AND ADMISSIONS:

HOUSING CHOICE VOUCHER [HCV] PROGRAM Summary of Proposed Changes to the 2017-2018 Administrative Plan

1. Chapter 4 – Establishing Preferences and Maintaining the Wait List.

Removal of Preferences for Current participating families with the City of Cincinnati and Hamilton County Ohio's Tenant Based Rental Assistance Program (TBRA) and added additional 50 referrals for Referral from Strategies to End Homelessness

B. LOCAL PREFERENCES [24 CFR 982.207]

- Referral from Strategies to End Homelessness up to **250** referrals.** 30 points
- **Current participating families with the City of Cincinnati and Hamilton County Ohio's Tenant Based Rental Assistance Program (TBRA).** 45 points**
- **Hamilton County Residency Preference **100 points**

2. Chapter 11 – Housing Quality Standards and Inspections

Language was added to update unit standards in accordance with HQS Checklist and Handbook and to clarify overpayments due to abatement of HAP.

Abatement

A Notice of Abatement will be sent to the owner, and the abatement will be effective the day after the repair deadline. For non-emergency repairs, the owner is given up to 30 calendar days to make the repair.

Abatements will go into effect the first of the month following the due date for repairs. If the owner makes repairs during the abatement period, payment will resume on the day the unit passes inspection. CMHA will recoup from future disbursements any amounts owed as an overpayment. Payments **will** be recouped from future of housing assistance payments. **To avoid a hardship on the owner, for overpayments of two or more months may be paid in accordance with a repayment agreement to reimburse the funds.**

CMHA will not abate a unit if the re-inspection is delayed due to scheduling as long as the unit passes on the date of the initial re-inspection.

No retroactive payments will be made to the owner for the period of time the rent was abated and the unit did not comply with HQS.

The steps outlined in this chapter does not prevent CMHA from taking other necessary measures for "corrective action" when necessary.

3. Chapter 12 – Owner Rents, Rent Reasonableness and Payment Standards

Language was added to comply with new regulatory language for HCV program under HOTMA.

D. PAYMENT STANDARDS FOR THE VOUCHER PROGRAM [24 CFR 982.503]

The Payment Standard is used to calculate the housing assistance payment for a family. In accordance with HUD regulations, and at CMHA's discretion, the Voucher Payment Standard amount is set by CMHA between 90 percent and **120 percent of the** HUD published FMR. This is considered the basic range. CMHA reviews the appropriateness of the Payment Standard annually when the FMR is published. In determining whether a change is needed, CMHA will ensure that the Payment Standard is always within the range of 90 percent to **120 percent of FMR**, CMHA may approve a higher payment standard up to **120 percent of the published FMR**, if required as a reasonable accommodation for a family that includes a person with disabilities. CMHA will request HUD approval for payment standards in **excess of 120 percent** if needed as a reasonable accommodation for a family that includes a person with a disability.

4. Chapter 13 Re-certifications

Language added to clarify procedure

CMHA's procedure for conducting annual re-certifications will be:

- Schedule the date and time of appointments and mail and/or email a notification to the family and owner. If the family fails to **attend the initial appointment**, they will be rescheduled for a make-up day. If the family misses both appointments, they **may contact their** Housing Specialist **or the HCV customer service department** to reschedule. **CMHA will make every attempt to work with a family to reschedule the recertification appointment before it proposes the family for termination of assistance.** CMHA may elect to have a family recertify via mail-in.

Completion of Annual Recertification

It is CMHA's goal to have all re-certifications for families completed before the anniversary date. This includes notifying the family of any changes in rent at least 30 days before the **effective** date of the change in the family's rent.

FINANCIAL RESOURCES:

**Financial Resources:
Planned Sources and Uses**

Sources	Planned \$	Planned Uses
1. Federal Grants (FY 2015 grants)		
a) Public Housing Operating Fund	\$21,978,476	
b) Public Housing Capital Fund	\$9,107,292	
c) Annual Contributions for Section 8 Tenant-Based Assistance	\$76,902,648	
d) Other Federal Grants (list below)		
e) Family Self Sufficiency	\$272,981	Section 8 Supportive Services
f) NSP2		NSP2 development
2. Prior Year Federal Grants (unobligated funds only) (list below)		
a) Regional Opportunity Counseling	\$0	Section 8 Tenant Based Assistance
b) Family Self Sufficiency	\$0	Section 8 Supportive Services
c) Resident Opportunity and Self-sufficiency Grants	\$0	Public Housing Supportive Services
d) Capital	\$4,320,824	Public Housing Capital Improvements
e) HOPE VI Revitalization	\$0	
3. Public Housing Dwelling Rental Income		
a) Rental Income	\$10,573,480	Public Housing Operations
4. Other income (list below)		
a) Excess Utilities		Public Housing Operations
b) Non-dwelling Rental	\$49,455	Other
c) Interest & Other Income	\$665,875	Other
5. Non-federal sources (list below)		
Total resources	\$123,871,031	

VAWA UPDATE:

During calendar year 2016, CMHA received ninety-nine (99) submissions for transfers under the Violence Against Women Act (VAWA.) All of these individuals/families sought a transfer from their present residence to another location in order to elude the perpetrator. CMHA is developing its emergency transfer plan in response to the changes in VAWA.

OPERATION AND MANAGEMENT:

Summary of Proposed Changes to the 2017-2018 Admissions and Occupancy Policy

5. **Section II – Part F Local Preference and Points Allocation**

Language was added to the preference section regarding victims of involuntary government displacement. This preference now includes the language below.

These will also include individuals who are participants in the Housing Choice Voucher Program that move from their HCV subsidized unit/HCV participant due to the unit's failed HQS and/or abatement from the program

The Veterans preference was increased to 9 points from 4 points.

6. **Section II – Part G Application Criteria**

In sections (3)(h) and (l) language was added that stated regular traffic offenses are not deemed to be criminal activity.

7. **Section IV – Part E Occupancy and Removal of Household Members**

Language was added to outline the steps a resident needs to take when removing an adult member from the household.

1. Whenever an adult member leaves the household for more than 30 calendar days, the family is required to notify CMHA whether the absence is temporary or permanent. Permanent moves from the household will trigger an interim recertification.
2. The following items will be accepted as verification of the adult's removal from the household:
 - a. Lease of the adult member showing a new address
 - b. Utility bill showing the address of the vacated adult member
 - c. Affidavit of the remaining head of household

4. **Section V – Part B Types of Transfers**

Dating violence, stalking, and sexual assault were added to Category 1 Administrative Transfers.

5. **Section VIII – Part F Dormant Debt**

Language was added to update the policy on dormant debt.

It is CMHA's policy not to collect dormant debt or to hold dormant debts against the applicant seeking admission to its housing programs. A dormant debt is any debt that is barred by the Ohio Statute of Limitations. As of the date of this ACOP, the present statute of limitations is for a period of eight (8) years. If the dormant debt was attributable to fraud or misrepresentation, then this applicant may be denied admission based on the prior fraud or misrepresentation and not the unpaid dormant debt.

6. **Section IX – Part F Termination of Assistance**

Sexual Assault incidents were added as events that will not be construed serious or repeated violation of the lease by the victim or threatened victim of that violence, and shall not be good cause for terminating the assistance, tenancy, or occupancy rights of the victim of such violence.

7. **Section XVI – Designated Housing**

The Evanston at 1820 Rutland Avenue, Cincinnati, Ohio 45207, was added as a location that CMHA may apply with HUD for an "Elderly Designation."

8. **Section XVII – Part 13 Domestic Violence**

This section updated the definition of the Violence Against Women's Act (VAWA).

Additionally, the language below was added to part 13:

A tenant or an applicant may be a victim of domestic violence, dating violence, sexual assault, or stalking regardless of whether the act was perpetrated by a tenant living on the property, or whether the act occurred on the property grounds, or, in cases of sexual assault or stalking, whether the tenant knows the perpetrator.

Summary of Proposed Changes to the 2017-2018 CMHA Lease Agreement

1. **Section II – Part F Payments and Charges Due Under the Lease**

Language was added regarding city and municipal fines as subpart 7. The Proposed language is as follows:

City Municipal Code Fines. CMHA will charge the Tenant any fines it receive, which result from the tenant's action, as a result of a city Municipal code violation. i.e. improper trash removal. If there are multiple Tenant's at an address each tenant will be assessed an equal portion of the fine.

2. **Section XII– Incorporation of the Admissions and Occupancy Plan**

This section was added and states the following:

Tenant acknowledges that the Admissions and Continued Occupancy Policy is incorporated as part of the Residential Lease Agreement, and that it is available for review in any CMHA Property Management Office during normal business hours. The ACOP will be provided to the tenant household upon request and reviewed the at the CMHA property management offices and/or at the CMHA website: www.cintimha.com.

(C) THE PHA MUST SUBMIT IT'S DE-CONCENTRATION POLICY FOR FIELD OFFICE REVIEW.

DE-CONCENTRATION PLAN

De-concentration Plan:

It is the policy of the Cincinnati Metropolitan Housing Authority to provide for de-concentration of poverty and encourage income mixing by bringing higher income families into lower income developments and lower income families into higher income developments. CMHA does this by allowing its pool of applicants in the asset management program to have unfettered choice from the asset management waitlists for asset management housing. The applicant's choice of housing is based on the applicant's decision as to which location would best provide for their housing in light of available employment, educational opportunities, family and community support.

Additionally, the CMHA will support measures to raise the incomes of households that currently reside in its housing programs through the Family Self Sufficiency programs.

Asset Management Programs:

Prior to the beginning of each fiscal year, the CMHA will analyze the income levels of families residing in each development, the income levels of census tracts in which developments are located, and the income levels of families on the waiting list. Based on this analysis, marketing strategies will be determined and de-concentration incentives implemented. CMHA will audit its site based waiting list to ensure that its efforts toward marketing and de-concentration of poverty will not adversely impact members of protected classes.

HUD has selected CMHA to participate in the Rental Assistance Demonstration (RAD) Program. Under RAD, properties are funded through a long-term Section 8 Housing Assistance Payment contract. As a result, CMHA will be converting a number of its Asset Management units to Project Based Rental Assistance (PBRAs) under the guidelines of PIH Notice 2012-32, REV-1 and any successor PIH Notices, rules and regulations. CMHA anticipates that RAD conversion will provide a diversity of incomes within the RAD developments.

CMHA has procured a vendor (Berman Hopkins) to conduct an audit of its waitlist. The waitlist audit will determine if there are any groups that are underserved by the housing authority. The waitlist audit will also determine if the waitlist procedure has any disparate impact upon protected classes.

Voucher Management Program:

CMHA will utilize the bonus indicators as set forth in 24 CFR 985.3. These indicators are:

- ☐ Half or more of all Section 8 families with children assisted by the PHA in its principal operating area at the end of the last completed PHA fiscal year reside in low poverty census tracts;
- ☐ The percent of Section 8 mover families with children who moved to low poverty census tracts in the PHA's principal operating area during the last completed PHA fiscal year is at least 2 percentage points higher than the percent of all Section 8 families with children who reside in low poverty census tracts at the end of the last completed PHA fiscal year; or
- ☐ The percent of Section 8 families with children who moved to low-poverty census tracts in the PHA's principal operating area over the last two completed PHA fiscal years is at least 2 percentage points higher than the percent of all Section 8 families with children who resided in low poverty census tracts at the end of the second to last completed PHA fiscal year.
- ☐ State and regional PHAs that provide Section 8 rental assistance in more than one metropolitan area within a State or region make these determinations separately for each metropolitan area or portion of a metropolitan area where the PHA has assisted at least 20 Section 8 families with children in the last completed PHA fiscal year.

CMHA will utilize the services of its local fair housing advocacy agency, Housing Opportunities Made Equal ("HOME") as a resource for services that affirmatively further fair housing and mobility services.

B.2 New Activities.

(a) Does the PHA intend to undertake any new activities related to the following in the PHA's current Fiscal Year?

Y N

- ☒ ☐ Hope VI or Choice Neighborhoods.
☒ ☐ Mixed Finance Modernization or Development.
☒ ☐ Demolition and/or Disposition.
☒ ☐ Designated Housing for Elderly and/or Disabled Families.
☐ ☒ Conversion of Public Housing to Tenant-Based Assistance.
☒ ☐ Conversion of Public Housing to Project-Based Assistance under RAD.
☐ ☒ Occupancy by Over-Income Families.
☐ ☒ Occupancy by Police Officers.
☐ ☒ Non-Smoking Policies.
☐ ☒ Project-Based Vouchers.
☒ ☐ Units with Approved Vacancies for Modernization.
☐ ☒ Other Capital Grant Programs (i.e., Capital Fund Community Facilities Grants or Emergency Safety and Security Grants).

(b) If any of these activities are planned for the current Fiscal Year, describe the activities. For new demolition activities, describe any public housing development or portion thereof, owned by the PHA for which the PHA has applied or will apply for demolition and/or disposition approval under section 18 of the 1937 Act under the separate demolition/disposition approval process. If using Project-Based Vouchers (PBVs), provide the projected number of project based units and general locations, and describe how project basing would be consistent with the PHA Plan.

HOPE VI OR CHOICE NEIGHBORHOODS:

HOPE VI - CMHA submitted a plan to permit the closure of the Lincoln and Laurel HOPE VI grants. The Lincoln Court plan was approved and CMHA is currently in the process of submitting the final reports to permit closing. The Laurel grant closure is pending resolution of the proposed homeownership plan changes addressing the extraordinarily weak market demands and underwriting changes born out of banking reform. These documents will be submitted upon an agreed upon plan.

MIXED FINANCE MODERNIZATION OR DEVELOPMENT

CMHA will continue to develop affordable units over the next several years, consistent with:

- CMHA's strategic goal of developing affordable housing units.
- Cooperation agreements with Hamilton County and the city of Cincinnati.
- CMHA's long term viability assessment of public housing units.
- CMHA's strategic plan and the Voluntary Compliance Agreement between CMHA and the Department of Housing and Urban Development.

In the development of these units, CMHA will adhere to the following principles:

- Assessment of quality and condition of units for replacement with new construction to meet housing needs.
- Provision of marketable amenities and encouragement of neighborhood amenities.
- Provision of choice and opportunity
- Leveraging of resources, tying into community planning and partnerships where possible
- Provision of comprehensive plan/solution for community/site revitalization which includes people, housing and neighborhoods and partner where possible.
- Provision of housing opportunities and choice for income tiers of 0-120% of Area Median Income (AMI) for seniors, families and other populations.
- Creation of synergistic economic development and economic inclusion with & within communities.

Further, CMHA will consider the following for future developments:

- Feasibility of non-smoking developments, create partnerships to develop assisted living units, plan ongoing senior/family developments and continually evaluate the special needs populations that need served (all within the 0 -120 % of AMI).
- Assessment of CMHA units and properties, while pursuing the forward movement of development goals.
- Availability and feasibility of alternative funding streams - review, analyze and plan new housing programs.
- Synergist partnerships.
- Community and waitlist needs.

CMHA will utilize various methods of public and private financing, and will consider the recommendations of the Hamilton County Housing Study in this initiative. These units will be developed using a variety of development methods (i.e. new construction, acquisition, acquisition/rehabilitation, etc.).

Family Development(s) - In addition to specific development plans outlined below, CMHA plans to develop one or more developments of 60-120 affordable housing units for families within Hamilton County including the city of Cincinnati. CMHA is evaluating multiple approaches to accomplish this objective such as home ownership, lease-purchase, rental, and/or a combination of these.

Senior Development(s) - In addition to specific development plans outlined below, CMHA plans to develop one or more 40-120 dwelling units within Hamilton County including the city of Cincinnati to serve the elderly population.

Fairmount / English Woods - CMHA will undertake development efforts as recommended in the Choice Neighborhood Plan for Fairmount. This plan includes the production family and senior developments in the Lick Run area in South Fairmount, family and senior developments in North Fairmount, assistance to single family homeowners and development on the former English Woods site as well as the demolition of Marquette Manor. CMHA will apply for a Choice Neighborhoods Implementation Grant as well as other various funding sources to implement the transformation plan produced by the Choice Neighborhood Planning grant for the Fairmount/English Woods subject area.

Lincoln Heights – CMHA is considering development of up to 70 family units through renovation or replacement of under positioned buildings.

Walnut Hills – CMHA is considering the replacement of 12 units of Low Income Public Housing units in the Rockdale development in Walnut Hills.

North College Hill – CMHA is considering the development of affordable units on vacant land in North College Hill.

Kennedy Heights – CMHA is considering the development of affordable units in Kennedy Heights.

Workforce Housing - CMHA intends to develop up to 60 units of workforce housing within the city of Cincinnati and/or Hamilton County. CMHA is considering using the Walnut Hills, and North College Hill

Home Ownership at City West – CMHA plans to construct a sufficient number of homeownership units to complete the Ezzard Charles Drive and Laurel Park Circle portion of the original Laurel Homeownership plan. These units will be a mix of market and affordable units.

Replacement Units – As any planned demolition or disposition is undertaken, CMHA will seek to replace these units 1 for 1 in the same neighborhoods. Some neighborhoods that CMHA may undertake these activities in include Norwood, Reading, Anderson Township, Sycamore Township, Colerain Township, Blue Ash, Forest Park, Deer Park, Green Township Englishwoods and Harrison.

Rental Assistance Demonstration Program - CMHA will also be converting several developments to Rental Assistance Demonstration Program, and will undertake several substantial rehabilitation and redevelopment efforts. These will occur in AMPs 211, 212, and 218. CMHA will support The Community Builder's RAD applications for the City West AMPs: 301-308. Lastly, CMHA will be submitting applications for the remaining portfolio AMPs 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 213, 214, 215, 216 and 217.

Planned Funding Sources - CMHA will accomplish the development of affordable housing by using variety of different funding sources including but not limited to:

- Replacement Housing Factor Funds (RHF)
- Demolition/Disposition Transitional Funding (DDTF)
- Capital Grant Funds
- Public Housing Operating Reserves (as permitted)
- Low Income Housing Tax Credits (LIHTC)
- Federal Home Loan Bank (FHLB) grants and loans
- Ohio Housing Finance Agency (OHFA) grants and loans
- Choice Neighborhood Implementation Grants
- Bond funds (as required for 4% LIHTC)
- Private grants and loans
- And other funding sources as appropriate and available

Non-dwelling Space Development - CMHA is considering repurposing existing under-used, non-dwelling space to further resident employment and training. The goals of this undertaking would be to improve outcomes for tenants and create additional revenue for CMHA. In new development efforts, CMHA is also considering the development of Capital Assets that will support employment and training initiatives for residents. This includes the planned commercial development on the site of Cary Crossing.

Accessibility Improvements - CMHA is planning on converting additional units from its existing and future asset management units to 504 compliance standards. These units will be located throughout Hamilton County providing additional accessibility options for the families we serve. One site under construction includes the conversion of the office space formerly used by Tri-Health at the Park Eden. The plan is to convert the units into fully 504 compliant units. All new development efforts will meet or exceed HUD's 504 Accessibility requirements.

Density Reduction - CMHA is planning to conduct a feasibility study that will address density reduction/de-concentration of its larger developments.

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	4/18	23 Units	Part	4/19-4/20	CMHA does not plan to reduce it's housing unit count
207	211 E. Broadway	OH004-58	Dispo	Submitted/Pending	3/16	2 units	Part	7/17-7/18	CMHA does not plan to reduce it's housing unit count
208	415-437 Rockdale	OH004-40	Demo/Dispo	Planned	7/18	12 units	Part	7/20-7/21	CMHA does not plan to reduce it's housing unit count
208	2-52 Washington Terrace	OH004-40	Demo/Dispo	Submitted/Pending	7/17	17 Units	Part	10/18-10/20	This is an eminent domain action
208	415-417 Catherine	OH004-23	Demo/Dispo	Planned	7/17	4 Units	Part	10/19-10-21	CMHA does not plan to reduce it's housing unit count
208	418 Kasota	OH004-40	Demo/Dispo	Planned	7/17	7 Units	Part	10/19-10/21	CMHA does not plan to reduce it's housing unit count
211	3460 Hallwood Lane	OH004-19	Dispo	Planned	4/16	Land Only	Part	4/16-1/17	
218	1999 Sutter (Marquette)	OH004-11	Demo/Dispo	Planned	6/17	140 units	Part	10/18-10/19	
218	English Woods Land	OH004-04	Dispo	Submitted/Pending	6/15	Land Only	Total	10/17-10/18	
	Grandview	OH004-39	Dispo	Planned	7/17	Land Only	Part	1/19-1/20	

DESIGNATED HOUSING FOR ELDERLY AND/OR DISABLED FAMILIES**Asset Management**

During the 2017 Annual Plan period, staff will be developing a Designated Housing Plan for Elderly at the following sites.

Development Name	Designation Type	Application Date	Approval Date	Number of units Affected
Stanley Rowe A (835 Popular)	Elderly Only	N/A	N/A	155
Pinecrest	Elderly Only	N/A	N/A	190

UNITS WITH APPROVED VACANCIES FOR MODERNIZATION:

CMHA on a monthly basis submits for approval all units that are scheduled to receive substantial modernization. Only those units that receive approval are updated in PIC with the status of Modernization. The following table identifies the number of units by AMP with expected completion dates. As a planning tool it also identifies possible projects that may receive substantial modernization activities in the next fiscal year.

AMP	Project	Project Name	Unit Count	Status	Construction Completion Date
AMP 201	Various Addresses	Scattered Sites	4	Pending Submission	
AMP 201	OH004-40	Scattered Sites	4	Pending Submission	
AMP 202	Various Addresses	Scattered Sites	5	Pending Submission	
AMP 203	Various Addresses	Scattered Sites	5	Pending Submission	
AMP 204	Various Addresses	Scattered Sites	4	Pending Submission	
AMP 205	OH004-36	Horizon Hills	12	Approved	4/15/17
AMP 205	OH004-27	Quebec Gardens	40	Pending Submission	
AMP 206	Various Addresses	Scattered Sites	5	Pending Submission	
AMP 207	Various Addresses	Scattered Sites	6	Pending Submission	
AMP 208	Various Addresses	Scattered Sites	4	Pending Submission	
AMP 208	OH004-29	Rion Lane	40	Pending Submission	
AMP 217	OH004-06	Millvale	27	Approved	7/15/17

Civil Rights Certification.

Form HUD-50077, *PHA Certifications of Compliance with the PHA Plans and Related Regulations*, must be submitted by the PHA as an electronic attachment to the PHA Plan.

B.4 Most Recent Fiscal Year Audit.

(a) Were there any findings in the most recent FY Audit?

Y N
☐ ☒

(b) If yes, please describe:

Fiscal Year Audit of CMHA for the period ended June 30, 2015 was completed in January 2016 and submitted to the Auditor of State. The independent auditor gave CMHA an unmodified opinion on the 2015 financial statement with no audit findings. CMHA has received an unmodified opinion on both its balance and income statements since 2008.

B.5**Progress Report.**

Provide a description of the PHA's progress in meeting its Mission and Goals described in the PHA 5-Year and Annual Plan.

CMHA Goals and Objectives:

Strategic Goals

1. Efficiency and Fiscal Responsibility: Develop a strong and profitable financial model and be good stewards of public funds.
2. Improve Processes and Performance: Manage an efficient and cost-effective internal operation.
3. Revive our Communities: Create and generate partnerships that promote healthy and stable neighborhoods in Hamilton County.
4. Quality Customer Service: Provide superior customer services and quality products.
5. Rebranding: Create a new focus centered on being an asset to Hamilton County.

Annual Goals:

1. Obtain High Performer status in the Asset Management and Voucher Management (This is called Housing Choice Voucher above) Programs (PHAS and SEMAP).
2. Continue to train staff concerning on SEMAP, PHAS, and other HUD regulations.
3. Partner with Community Based Organizations and state agencies to collaborate on financial goals for our families.
4. Utilize Six Sigma process to streamline and gain efficiency throughout the organization.
5. Continue to provide training to staff and Board Commissioners relative to any new or revised policy or procedure mandated by HUD.
6. Improve internal and external communications.
7. Explore avenues to generate diverse revenue streams.
8. Continue to increase family income in the HCV Family Self-sufficiency Program.
9. Continue to recruit new property owners for the HCV Program.
10. Project Base Assistance for up to 20% of funded HCV voucher baseline.
11. Develop a 5H program with existing single family homes.
12. Assess, renovate or modernize asset management units:
13. Work towards converting up to 100% of agency's portfolio to RAD, if property assessment shows feasible.
14. Work towards submitting an application for MTW, if the program is made available by HUD.
15. Expand portfolio to provide housing for special populations such as; multi-generational, work-force housing, veterans, individuals with disabilities and seniors.
16. Implement green and sustainable housing initiatives such as; net/near zero, enterprise green and LEED.
17. Continue to further fair housing throughout Hamilton County.
18. Continue to develop and rehab family housing.
19. Continue to develop and improve program portals throughout the organization.
20. Continue to implement MTW like programs to improve resident's self-sufficiency, agency efficiency, and to improve program delivery to all customers.
21. Improve security camera systems throughout the organization once funding allows.
22. Review and update all lease agreements such as; CRC leases, City West Commercial, Mod-Rehab, Headstart, St. Vincent de Paul, Millvale Daddy's Daycare, and second mortgages on HOPE VI homeownership properties, J-RAB, City of Cincinnati, Duke Energy and Hamilton County.
23. Develop RFP's to re-develop parts of English Woods and Lincoln V.

CMHA Progress Report:

- In 2015 CMHA accomplished the following:
 1. Completed year **two** of the Strategic Plan goals. (**Progression**)
 2. **Updated** the selection policy for all clients participating in the LIPH program.
 3. CMHA achieved high performer status under SEMAP for the Housing Choice Voucher Program
 4. Increased sight and sound unit mix over the last year.
 5. Awarded **TBRA and Home** grant dollars.
 6. **Completed construction and lease up for Cary Crossing.**
 7. Continued to **strive towards** Gold Performance Standard.
 8. **Continued** to increased community outreach efforts as it pertains to, MTW awareness, RAD education and overall community; held 4 community barbeques, met with multiple Congressional leaders, State leaders, local Council leaders along with neighborhood and resident groups.
 9. Created over 40 linkages with social service agencies to help our residents achieve a higher quality of life.
 10. **Continued** to implement the M.O.V.E. program to help residents increase their revenue earning potential by linking residents with available organizations that hire on the spot.
 11. **Continued** to participate in the state-wide Home For the Holidays program as it pertains to our veterans.
 12. Averaged **77%** of new hires being Section 3 residents.
 13. Construction contracts were awarded as such; **57%** to Section 3 business concerns, **38.2%** to MBE's and **19%** went to WBE's.
 14. Economic Inclusion program was recognized by **City of Cincinnati, HUD and various communities and other PHA's for the work we have done to ensure inclusion in all of our projects.**
 15. **Continued** our partnership with Sherwin Williams "Home Work" training program. **40** CMHA residents completed 40 hours of training to help them establish full time employment.
 16. Completed and trained employees on **work place violence.**

B.6	<p>Resident Advisory Board (RAB) Comments.</p> <p>Meetings with the Resident Advisory Board were held on the following dates:</p> <p><u>2016 Annual Plan Meeting Schedule and Discussion Topics:</u></p> <ul style="list-style-type: none"> ▪ Thursday, October 6, 2016 - Capital Items ▪ Thursday, October 20, 2016 - Lease / ACOP ▪ Tuesday, November 22, 2016 – Capital Items ▪ Friday, December 02, 2016 – Lease / ACOP ▪ Friday, December 09, 2016 – Capital Items ▪ Tuesday, December 13, 2016 – Final Comprehensive review for the Capital / Lease / ACOP. Meeting was canceled by J-RAB. <p>a) Did the RAB(s) provide comments to the PHA Plan?</p> <p>Y N <input type="checkbox"/> <input type="checkbox"/></p> <p>(c) If yes, comments must be submitted by the PHA as an attachment to the PHA Plan. PHAs must also include a narrative describing their analysis of the RAB recommendations and the decisions made on these recommendations.</p>
B.7	<p>Certification by State or Local Officials.</p> <p>Form HUD 50077-SL, <i>Certification by State or Local Officials of PHA Plans Consistency with the Consolidated Plan</i>, must be submitted by the PHA as an electronic attachment to the PHA Plan.</p>
B.8	<p>Troubled PHA.</p> <p>(a) Does the PHA have any current Memorandum of Agreement, Performance Improvement Plan, or Recovery Plan in place?</p> <p>Y N N/A <input type="checkbox"/> <input type="checkbox"/> <input checked="" type="checkbox"/></p> <p>(b) If yes, please describe:</p>
C.	<p>Statement of Capital Improvements. Required for all PHAs completing this form that administer public housing and receive funding from the Capital Fund Program (CFP).</p> <p>According to The Public Housing Capital Fund Program Final Rule published in the Federal Register October 24, 2013 (Docket No. 5236-F-02) this information is no longer included.</p>
C.1	<p>Capital Improvements. Include a reference here to the most recent HUD-approved 5-Year Action Plan (HUD-50075.2) and the date that it was approved by HUD.</p> <p>See HUD form 50075.2 approved by HUD May 12, 2016 CFP Five-Year Action Plan 2016-2020</p>