



2. Adopt strategies that maintain the maximum program size of the Housing Choice Voucher program when faced with budget constraints.
3. Enhance housing opportunities for voucher holders through outreach to participating communities and to build effective relationships with local municipalities through expansion of the Inner-Ring Suburbs consortium.
4. Maximize the supply of public housing units by maintaining a vacancy rate, adjusted for modernization, of 3% or less.
5. Maximize the supply of public housing units by reducing the average vacant unit turnaround time to less than a 30-day average by 2012.
6. Leverage private or other public funds to create additional public housing units by submitting Low Income Housing Tax Credit applications for new development projects of more than 40 units.
7. Acquire or build 120 new units of public housing by utilizing Replacement Housing Factor (RHF) funds by 2014.
8. Acquire or build at least 60 new units of public housing through the Neighborhood Stabilization Program (NSP) 2 Consortium in target areas, if funded by HUD.
9. Continue to effectively administer replacement voucher program for HUD enforcement actions, as needed.

**B. Manage the properties and physical assets of the Authority in an accountable and responsible manner always striving to meet the highest standards.**

Objectives:

1. Improve public housing management by striving for high-performer status while maintaining standard performance level as measured by PHAS.
2. Improve voucher management by continuing to achieve high-performer status as measured by SEMAP, given appropriate funding from HUD.
3. Continue the modernization of public housing units by renovating 150 units/year through Capital Fund Program (CFP).
4. Address deferred maintenance issues and need to demolish or dispose of obsolete public housing at Garden Valley, Cedar Extension, Lakeview Terrace, and Woodhill Homes by creating redevelopment plans and seeking funding opportunities, including HOPE VI assistance if available.
5. Provide replacement public housing in accordance with CMHA Replacement Housing Policy to fullest extent possible with available resources.
6. Improve interactive aspects of CMHA website, and develop additional web-based services for 24/7 information availability to the public.
7. Implement an IVR telephone system to increase the provision of telephone-based services to HCVP landlords, participants and the public by 2010.
8. Increase housing choices by applying for mobility vouchers and counseling grants, and by maintaining and increasing the voucher homeownership program by adding 10 new participants annually.
9. Increase housing choices by implementing site-based waiting lists for the Public Housing program by 2012.

**C. Improve the living environment and quality of life for residents of Public Housing.**

Objectives:

1. Maintain a Police and Security force that is responsive to the safety of residents and security of CMHA property.
2. Implement public housing security improvements by continuing to upgrade physical security systems (access control and cameras) and lighting at CMHA properties.
3. Continue to provide housing dedicated to the needs of elderly persons by maintaining the designation of certain developments through a Designated Housing Plan for the Elderly with HUD.
4. Implement the Voluntary Compliance Agreement with HUD to make Public Housing units (5%), offices, common areas, and sites fully accessible by UFAS standards for persons with disabilities.

5. Ensure equal opportunity and affirmatively further fair housing by undertaking measures that ensure access to all housing programs regardless of race, color, religion national origin, sex, familial status, and disability.
6. Incorporate green technologies and sustainable practices into all new developments, and existing developments to the highest degree possible.

**D. Develop a highly skilled workforce that provides services to residents and participants with excellence and within a department structure that is flexible, efficient, and promotes teamwork.**

Objectives:

1. Create a new brand identity enhancing the image and identity of CMHA to connect to the community and empower residents and participants, and develop a marketing plan to enhance the brand identity of CMHA and outreach to landlords.
2. Consolidate all administrative functions into one location to improve organizational efficiency and to eliminate departmental silos.
3. Increase response time and increase quality service delivery of the Public Housing AMP structure and Housing Choice Voucher program through ongoing staff development
4. Revise the Administrative Plan for HCVP and the Admissions and Continued Occupancy Policy (ACOP) to provide guidance to staff and train staff on revisions and how to implement policy.

**E. Promote self-sufficiency and asset development of residents and participants through providing quality case management and linkages to supportive services available in the community.**

Objectives:

1. Raise average annual income at family properties through providing job training and economic development programs, including the Section 3, and the Minority and Female Business Enterprise programs.
2. Provide or attract supportive services to improve residents' employability, including the implementation of a Youthbuild grant, which includes training in job readiness skills, occupational skills and life skills for 45 youths.
3. Provide or attract supportive services to assist youths in their transition to self-sufficient adults through programs like Reaching Individual Success in Education (RISE), which will serve 225 youth annually.
4. Continue to seek funding to increase supportive services, and enter into agreements to fill identified service gaps.
5. Maximize annual enrollment in the voucher FSS Program.

## **6.0 PHA Plan Update**

(a) Identify all PHA Plan elements that have been revised by the PHA since its last Annual Plan submission:

(b) Identify the specific location(s) where the public may obtain copies of the 5-Year and Annual PHA Plan. For a complete list of PHA Plan elements, see Section 6.0 of the instructions.

This PHA Plan Update contains the information that the Cuyahoga Metropolitan Housing Authority (CMHA) is submitting as the Public Housing Agency Plan (PHA Plan) for FY2012, and relates the Annual PHA Plan programs and activities to CMHA's mission and goals as described in the Five-year Plan. HUD has implemented an abbreviated template for the PHA Plan, which only requires the presentation of information that has changed from the previous year's (2011) PHA Plan. In addition to the changes and updates from 2011, this document will include a brief summary of CMHA policies and plans that are part of the PHA Plan. All elements of the last full PHA Plan from 2009 are available for reference at the CMHA website: [www.cmha.net](http://www.cmha.net) and the 2012 PHA Plan is available for review at the CMHA Headquarters and all AMP offices.

This PHA Plan is being prepared in collaboration with a Resident Advisory Board comprised of Public Housing and Housing Choice Voucher Program participants. Their participation and comments will be documented in

Section 11.0 (f). The notice for a Public Hearing will be published on August 12, 2011, and a draft of this PHA Plan will be made available for public comment, including being posted on the CMHA website. The Board Chairman will conduct a Public Hearing on September 26, 2011 to obtain comments, which will be documented with a response in Section 11.0 (g). The final FY2012 PHA Plan will be presented for approval to the CMHA Board of Commissioners at the October 5, 2011 Board Meeting.

**6.01 Eligibility, Selection and Admissions Policies, including Deconcentration and Wait List Procedures** are summarized in Section 3 of the Annual Plan. Based upon the requirements of the Quality Housing and Work Responsibility Act (QHWRA) of 1998, CMHA adopted a new Admissions and Continued Occupancy Policy (ACOP) and revised Dwelling Lease for 2001. For 2012, the Public Housing program will continue to use existing seven preference categories that were in effect for 2011. Public Housing program preferences will consist of four high priority (1) preferences for:

- a) victims of natural disasters,
- b) involuntary displacement,
- c) successful completion of a substance abuse treatment or supportive housing program housed within or in partnership with CMHA, and
- d) individuals aging out of foster care;

and three standard priority (2) preferences for:

- e) homelessness {with referral letter from recognized homeless shelter},
- f) working families and those unable to work because of age or disability, and
- g) veterans and veterans' families.

For 2012, the Housing Choice Voucher (HCVP) program will maintain the seven preference categories that were in effect for 2011, which included the addition of a local preference. The HCVP preferences consist of three number 1-ranked preferences for:

- a) Victims of Natural Disasters,
- b) HUD-directed special admissions, and
- c) Public Housing residents displaced by demolition or disposition actions;

one number 2-ranked preference for:

- d) Families participating in the Moderate Rehabilitation program who must relocate because the family is under-housed or has a disabled member and there are no Moderate Rehabilitation units in the appropriate size or type; and

three number 3-ranked preferences for:

- e) Referrals from Gateway program for special needs families,
- f) Referred participants of Money Follows the Person Initiative (HOME Choice), and
- g) persons living or working in Cuyahoga County.

CMHA opened the HCVP waiting list during August 2011 to replenish the list of applicants needed for turnover and/or new vouchers, if they are awarded by HUD. The waiting list will not be reopened during 2012.

As part of implementing project-based management, CMHA is considering the adoption of site-based waiting lists at all public housing locations during 2012. Site based waiting lists will continue to be utilized at the properties managed by our partner organizations (Eastside Homes, Union Court, Westside Homes, Gordon Square, Tremont Pointe I and II), with the possible addition of new tax credit properties at Belmore-Euclid, Lee Road, Miles Pointe, Fairfax Intergenerational and Heritage View (redeveloped Garden Valley). CMHA has upgraded its screening criteria capacity to include national criminal records.

CMHA plans on continuing to meet the QHWRA income targeting requirements of ensuring that 40% of new public housing occupancy and 75% of HCVP new admissions will be given to families with incomes at or below 30% of the average median income. Under deconcentration of poverty, CMHA has identified two properties (Cedar Extension and Olde Cedar) where the average income falls below the HUD prescribed formula (last year, it was Cedar Extension and King Kennedy South), and one property (Carver Park) where the average income

falls slightly above the HUD prescribed formula. To address this issue, CMHA has chosen a strategy of working with the current residents to raise their incomes rather than adjusting it through changes to the admissions criteria.

Updated Waiting List information for the Housing Choice Voucher and Public Housing programs are provided in the following tables:

<i>Housing Needs of Families on the Waiting List</i> <i>Analysis based on July 2011 Wait List</i>			
<b>Section 8 tenant-based assistance (Housing Choice Voucher Program)</b>			
	<i># of families</i>	<i>% of total families</i>	<i>Annual Turnover</i>
Waiting list total	1,642		600
Extremely low income <=30% AMI	1,575	96.0%	
Very low income (>30% but <=50% AMI)	63	3.8%	
Low income (>50% but <80% AMI)	4	.2%	
Families with children	1,458	88.8%	
Elderly families	5	.3%	
Families with Disabilities	53	3.2%	
Black	1,517	92.4%	
White	116	7.1%	
Other	8	.5%	
Is the waiting list closed (select one)? <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes			
If yes:			
How long has it been closed (# of months)? 1 (it was opened during August 2011)			
Does the PHA expect to reopen the list in the PHA Plan year? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes			
Does the PHA permit specific categories of families onto the waiting list, even if generally closed?			
<input type="checkbox"/> No <input checked="" type="checkbox"/> Yes (Supportive service referrals, special admissions, displaced public housing residents, Mod Rehab participants who must be relocated when there is no other Mod Rehab unit of the appropriate size, and Money Follows the Person Initiative {Home Choice})			

<i>Housing Needs of Families on the Waiting List</i> <i>Analysis based on July 2011 Waiting List</i>			
<b>Public Housing program</b>			
	<i># of families</i>	<i>% of total families</i>	<i>Annual Turnover</i>
Waiting list total	11,424		1,400
Extremely low income <=30% AMI	9,847	86.2%	
Very low income (>30% but <=50% AMI)	1,291	11.3%	
Low income (>50% but <80% AMI)	286	2.5%	
Families with children	3,457	30.3%	
Elderly families (62+)	283	2.5%	
Families with Disabilities	447	3.9%	
White	918	8.0%	
Black	10,382	90.9%	
Other	124	1.1%	

**Housing Needs of Families on the Waiting List**

*Analysis based on July 2011 Waiting List*

Characteristics by Bedroom Size			
1BR	7,884	69.0%	815
2 BR	2,811	24.6%	300
3 BR	556	4.9%	200
4 BR	101	0.9%	77
5 BR	56	0.5%	5
6+ BR	16	0.1%	3
Is the waiting list closed (select one)? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes			
If yes:			
How long has it been closed (# of months)?			
Does the PHA expect to reopen the list in the PHA Plan year? <input type="checkbox"/> No <input type="checkbox"/> Yes			
Does the PHA permit specific categories of families onto the waiting list, even if generally closed?			
<input type="checkbox"/> No <input type="checkbox"/> Yes			

**6.02 Financial Resources** of approximately \$242 million will be available to CMHA in FY2012 to operate and/or administer a variety of low-income housing programs. Based upon FY2011 funding levels, CMHA anticipates receiving funding or funding commitments of about \$188 million from HUD during FY2012. Of that amount, \$98 million will be for direct housing assistance payments to HCVP landlords, and about \$64 million is estimated as subsidy to support the management and maintenance operations of the public housing program. About \$21 million is anticipated to be awarded for public housing capital improvements through the Capital Fund Program (CFP) in addition to \$1.5 million of Replacement Housing Factor (RHF) funds.

**Financial Resources:  
Planned Sources and Uses (Estimated)**

Sources	Planned \$	Planned Uses
<b>1. Federal Grants (FY2012 grants)</b>		
a) Public Housing Operating Fund	64,000,000	
b) Public Housing Capital Fund	21,000,000	
c) HOPE VI Revitalization	0	
d) HOPE VI Demolition	0	
e) Annual Contributions for Section 8 Tenant-Based Assistance	98,000,000	
f) Public Housing Drug Elimination Program	0	
g) Resident Opportunity and Self-Sufficiency Grants	720,000	
h) Community Development Block Grant	0	
i) HOME	0	
Other Federal Grants (list below)		
Replacement Housing Fund	1,500,000	
Section 8 New Construction HAP	3,200,000	
Homeownership Turnkey III	0	
Total 2012 Grants (estimated)	188,420,000	
<b>2. Prior Year Federal Grants (unobligated funds only)</b>		
	As of 6/30/11	

<b>Financial Resources: Planned Sources and Uses (Estimated)</b>		
<b>Sources</b>	<b>Planned \$</b>	<b>Planned Uses</b>
Public Housing Capital Fund (CFP)	17,700,000	Capital and Management Improvements (including Police and safety)
American Recovery and Reinvestment Act (ARRA) Capital Funds	0	Capital improvements
Replacement Housing Fund (RHF)	9,300,000	Replacement housing
HOPE VI Revitalization	0	Capital improvements, supportive services, and neighborhood revitalization
HOPE VI Demolition	0	Demolition of public housing
COPS	40,000	Police and Safety
HOME	0	Capital improvements
ROSS Service Coordinators grants	0	Services for elderly
ROSS Neighborhood Networks grant	0	Supportive services
21 <sup>st</sup> Century grant	19,000	Education
Youthbuild grant	132,000	Job training
Salvation Army/Y-Haven grants	386,000	Transitional housing
Neighborhood System of Care	100,000	Supportive services
Other misc. grants	20,000	Supportive services
<b>Total Unobligated prior-year grants</b>	<b>27,697,000</b>	
<b>3. Public Housing Dwelling Rental Income</b>		
Public Housing Dwelling Income	13,500,000	Public Housing operations
Homeownership Turnkey III rental income	0	Homeownership program operations
<b>4. Other income (list below)</b>		
Section 8 Administrative Fees	9,500,000	HCVP program administration
Section 8 New Construction revenue	1,663,000	Housing operations
<b>5. Non-federal sources (list below)</b>		
Interest	49,000	Housing operations
Miscellaneous	1,340,000	Housing operations
HCVP Contract Administration	0	Housing operations
Woody Woods rents	269,000	Housing operations
<b>Total Resources</b>	<b>242,438,000</b>	

Please Note:

- (1) All Federal Grants for FY2012 are estimated based upon FY2011 levels.
- (2) Grant amounts indicate unobligated balances and will not all be spent in FY2012 since HUD allows multi-year periods for obligation and expenditure.

Unobligated balances from prior year grants amount to \$27.7 million, mostly from HUD grant awards for capital improvement programs such as CFP and RHF, which have multi-year obligation and expenditure periods, so only a portion of this amount will be used during 2012. Another \$27 million of funding from other sources is also expected, of which \$13.5 million is anticipated as rental income from residents. The Section 8 program will generate \$9.5 million in administrative fees, most of which is used for the administration of the Housing Choice Voucher Program. CMHA manages three Section 8 New Construction properties that will generate \$1.6 million in revenues other than subsidy, and CMHA anticipates interest income of about \$49,000 in 2012.

**6.03 Rent Determination** policies for the Public Housing and Housing Choice Voucher Programs were revised to meet the requirements of QHWRA in 2001 as part of the new ACOP and revised HCVP Administrative Plan. There are no rent determination policy changes to these documents planned for 2012, which means that CMHA will maintain minimum rent amounts for the Housing Choice Voucher program at \$50 per month and the Public Housing program at \$25 per month, with the “hardship” conditions prescribed by QHWRA. In 2012, the HCVP will operate with a payment standard that falls within a range of 100% to 110% of FMR levels, although exceptions are permitted if authorized by HUD. CMHA adopted the new flat rent structure for public housing as of June 2002, which may be updated in 2012 based on slightly modified criteria. CMHA has implemented the mandatory exclusions from adjusted income determination for employment and increases in earned income.

**6.04 Operations and Management** policies for the Public Housing program are reviewed annually and revised as necessary. The HCVP Administrative Plan is revised and updated annually to reflect continuing programmatic changes from HUD, and adjustments for proposed federal budget limitations. With over 9,000 families in the Public Housing program and about 14,400 families in the HCVP, considerable focus will continue to be placed on improved customer satisfaction, and filling the expected 2,000 units that will become available as a result of program turnover from both the HCVP and Public Housing program. The following table contains updated program information.

<i>Operations and Management table</i>		
<b>Program Name</b>	<b>Units or Families Served at Year Beginning</b>	<b>Expected Turnover</b>
Public Housing	9,000 families	1,400
Section 8 Vouchers	14,392 units	600
Section 8 Mod Rehab	244 units	15
Special Purpose Section 8 Vouchers (list individually)	145 – Mainstream (elderly & non-elderly disabled)	5
	250 – VASH	10
Other Federal Programs:		
Family Self Sufficiency	156 families	15
ROSS Neighborhood Network	3000 contacts	N/A
Youthbuild	32	N/A
Transitional Housing	180 men	50
Section 8 New Construction	570 units	60

**6.05 Grievance Procedures** for the Public Housing program and HCVP are available as supporting documents to the PHA Plan. The Public Housing grievance procedure is part of the ACOP, and the HCVP informal hearing and review procedure is part of its Administrative Plan.

**6.06 Designated Housing for Elderly and Disabled Families.** CMHA has 2510 units at sixteen properties plus a pending request for 83 additional units at two properties that are designated for the elderly as listed in the table below. The initial designated housing plan was approved by HUD in 2001, was revised in 2003, and was amended in 2006 to add Union Court and 2008 to add Riverside Park Homes senior building. HUD granted CMHA a two-year extension of the designated housing plan in 2008, and again in 2010 for 2010-2011. CMHA will request another two-year extension for 2012-2013. During 2012, CMHA will be developing a 40-unit intergenerational housing project in the Fairfax area that will be dependent upon receiving an elderly housing

designation. Through this designation, new admissions or transfers to these estates have been prioritized for the Elderly (age 62+) and Near-Elderly (age 50-61).

<i>Housing Properties Designated for the Elderly table</i>					
	<i>Development Name</i>	<i>AMP#</i>	<i>Development#</i>	<i>Units</i>	<i>Partial/Total</i>
1	Addison Square	905	OH003-034	220	Total
2	Apthorp	907	OH003-037	163	Total
3	Beachcrest	907	OH003-035	236	Total
4	Bohn Tower	908	OH003-042	264	Total
5	Cedar Extension	901	OH003-011	155	Total
6	Euclid Beach	907	OH003-052	150	Total
7	Fairway Manor	910	OH003-077	55	Total
8	King Kennedy North	904	OH003-026	176	Total
9	LaRonde	907	OH003-030	57	Total
10	Lorain Square	910	OH003-040	111	Total
11	Mt. Auburn	906	OH003-039	105	Total
12	Oakwood Villas	906	OH003-054	92	Total
13	Riverside Park Senior Bldg.	924	OH003-120	28	Partial
14	Riverview Towers	909	OH003-025	490	Total
15	Scranton Castle	909	OH003-036	160	Total
16	Eastside/Union Court Apts.	921	OH003-112	48	Partial
17	<i>Lee Road *</i>	<i>931</i>	<i>OH003-134</i>	<i>40</i>	<i>Total</i>
18	<i>Miles Pointe *</i>	<i>933</i>	<i>OH003-135</i>	<i>43</i>	<i>Total</i>

*\*Pending approval of amendment*

**6.07 Community Service and Self Sufficiency** programs are an integral part of CMHA’s efforts to empower its residents to attain and sustain self-sufficiency while living in healthy communities. Programs are designed to provide residents with access to supportive services and resources needed to develop and maintain lifestyles that are economically secure. Programs range from home day care for children to supportive housing for seniors and disabled individuals to cooking classes that promote healthy diets. Working with diverse community resources, job training/ placement, case management services, educational enrichment, recreation, crime prevention, and substance abuse support are among the many services to residents. The primary goal is to support families making the transition from welfare to work and assist others to maintain healthy lifestyles.

CMHA has complied with the QHWRA requirement concerning income changes for welfare recipients through modification of its income definition in the Admissions and Continued Occupancy Plan (ACOP) and the HCVP Administrative Plan. The relevant sections have been modified to exclude the decreasing of tenant payments as a result of welfare fraud, and failure to comply with participation requirement of a self-sufficiency program. Another QHWRA provision that has been implemented is the community service requirement, which requires most non-working adult residents of public housing to perform at least 8 hours/month of community service, and is applicable for residents at all public housing properties.

**6.08 Safety and Crime Prevention** is a key component of CMHA’s housing strategy. CMHA is one of a few housing authorities in the country maintaining a dedicated police force. The CMHA Police Department was nationally accredited in March 1998 with re-accreditations in 2001, 2004, 2007, and 2010. The CMHA Police Department engages in active law enforcement, prevention efforts and interventions with residents. The Department is organized into two (2) functions: Patrol and Administration. In addition to Basic Patrol services, it operates a Crime Suppression Unit, a K-9 Unit and maintains a part-time SWAT Unit. Officers are deployed onto family estates to engage in community policing strategies and utilize the SARA model for identifying and resolving problems.

The CMHA Police Department maintains a communications/dispatch center to answer calls for service generated from residents. It also operates an Internal Affairs Unit to investigate integrity concerns and a Safety Management Unit that conducts agency-wide risk analysis. CMHA Police partners with various community resources to provide prevention and intervention programs for residents. The CMHA Police Department also participates in various multi-jurisdictional task forces with local, state and federal law enforcement agencies. The Department maintains a mutual aid agreement with the City of Cleveland Division of Police to coordinate joint investigations, and the City provides baseline services to CMHA communities.

A key element to improving safety and crime prevention at CMHA properties is the installation of security cameras, which are becoming an important tool for responding to drug-related crime emergencies that exist at the larger family properties. Security cameras will function as a situational measure that will allow areas to be kept under surveillance remotely and assist in abating emergencies. This makes it possible for CMHA PD members to respond to incidents when alerted and to have information about what to look for when they arrive. Digital images allow for post-incident analysis, helpful for successful investigations and prosecutions. The CMHA Radio Communication Center is a modern, state-of-the-art dispatch center that will be the “hub” for monitoring the cameras, and is staffed 24/7. CMHA has installed security camera systems at several of the larger family properties, and has applied for emergency funding from HUD to install advanced security camera systems at the Lakeview Terrace, King Kennedy and Outhwaite properties.

HUD has terminated the Public Housing Drug Elimination Program (PHDEP), which provided a funding source for combating drug and gang-related issues that continue to plague CMHA communities. Nonetheless, CMHA has found alternative methods to continue funding police efforts and focus on security measures, which include camera surveillance, resident safety committees, and referrals to social services.

**6.09 Pets.** CMHA’s Pet Policy is included in the ACOP, which was amended in 2001 to include family properties in accordance with a QHWRA requirement and HUD’s Final Rule. In 2002, CMHA added a provision that allows dogs and cats within the specified size limitations at single-family scattered site housing units. In 2009, in accordance with the Voluntary Compliance Agreement, CMHA amended the Pet Policy to clarify the definition of an “assistance animal” and the conditions that apply to them.

**6.10 Civil Rights Certification** is included with CMHA Plan Certifications.

**6.11 Fiscal Year Audit** of CMHA for the period ended December 31, 2009 was completed in July 2010 and submitted to the Auditor of State. The independent auditor gave CMHA an unqualified opinion on the 2009 financial statements with no audit findings. CMHA has received an unqualified opinion on both its balance and income statements since 2000. The Audit report is available for review as supporting documentation to the PHA Plan.

**6.12 Asset Management** is a key component to CMHA’s planning efforts. To comply with the Operating Fund Final Rule and meet the “stop-loss” criteria that minimizes the subsidy loss under this rule, CMHA started operating under a new Project Based Accounting and Management (PBAM) system as of October 1, 2006, and submitted a “stop-loss” package to HUD in October 2007, which was eventually approved. This asset management approach involves the continuous and on-going review of the physical, fiscal, and management performance of each property. The criteria for this successful conversion to project-based management included the implementation of: project-based accounting, project-based management, a central office cost center, centralized services, review of project performance, capital planning, and risk management responsibilities

related to regulatory compliance. As another step of implementing PBAM, CMHA created Asset Management Project (AMP) groupings of estates based on geographical and size criteria.

For 2012, CMHA is continuing with the initial AMP groupings that HUD approved for CMHA in 2007. The Riverview Replacement Scattered Sites (89 units) and remaining scattered Turnkey III Homeownership (27 units) will become part of the Small and Scattered Sites AMP. Since the original approval, additional new AMPs have been added for the mixed finance properties of Gordon Square, Riverside Park Homes, Tremont Pointe I and II (Valleyview HOPE VI), and Heritage View I (Garden Valley), which will be in effect for 2012. A complete AMP listing is included in the table below.

**Asset Management Project (AMP) groupings for 2012:**

CMHA ACC Units - 6/30/11			Type:	Bedroom size:								Total
AMP	ESTATE NAME	OH #	Family	Hi-rise	0	1	2	3	4	5	6	
901	CEDAR EXTENSION	3011	241	156	0	104	98	108	87	0	0	397
901	CEDAR EXTENSION Ext.1	3023	12	0	0	0	0	12	0	0	0	12
901	OLDE CEDAR	3014	312	0	0	39	181	86	6	0	0	312
901	OLDE CEDAR MROP	3088	238	0	0	15	158	65	0	0	0	238
<b>901</b>	<b>Cedar Central</b>		<b>803</b>	<b>156</b>	<b>0</b>	<b>158</b>	<b>437</b>	<b>271</b>	<b>93</b>	<b>0</b>	<b>0</b>	<b>959</b>
902	OUTHWAITE (Ext.1)	3003	246	0	0	63	116	57	10	0	0	246
902	OUTHWAITE (Miracle Village)	3015	107	0	0	26	65	12	4	0	0	107
902	OUTHWAITE (MROP)	3096	224	0	0	28	101	75	20	0	0	224
902	OUTHWAITE (HOPE VI)	3108	111	0	0	15	39	37	20	0	0	111
<b>902</b>	<b>Outhwaite</b>		<b>688</b>	<b>0</b>	<b>0</b>	<b>132</b>	<b>321</b>	<b>181</b>	<b>54</b>	<b>0</b>	<b>0</b>	<b>688</b>
903	CARVER PARK	3007	251	0	0	103	84	44	20	0	0	251
903	CARVER PARK (MROP)	3092	217	0	0	28	64	101	16	8	0	217
903	CARVER PARK HOPE VI - I	3110	190	0	0	9	55	70	55	1	0	190
903	CARVER PARK HOPE VI - II	3115	89	0	0	3	30	25	30	1	0	89
<b>903</b>	<b>Carver Park</b>		<b>747</b>	<b>0</b>	<b>0</b>	<b>143</b>	<b>233</b>	<b>240</b>	<b>121</b>	<b>10</b>	<b>0</b>	<b>747</b>
904	KING KENNEDY NORTH	3026	0	186	0	184	2	0	0	0	0	186
904	KING KENNEDY SOUTH	3018	24	355	127	186	42	24	0	0	0	379
904	RENAISSANCE (KKS MROP)	3086	66	0	0	0	0	36	20	10	0	66
904	DELANEY (KKS HOPE VI)	3107	126	0	0	0	18	90	12	6	0	126
904	PHOENIX VILLAGE Ph. 1	3109	45	0	0	0	9	29	7	0	0	45
904	PHOENIX VILLAGE Ph. 2	3114	53	0	0	0	11	29	13	0	0	53
<b>904</b>	<b>King Kennedy</b>		<b>314</b>	<b>541</b>	<b>127</b>	<b>370</b>	<b>82</b>	<b>208</b>	<b>52</b>	<b>16</b>	<b>0</b>	<b>855</b>
905	ADDISON SQUARE	3034	0	226	0	225	1	0	0	0	0	226
905	SPRINGBROOK	3022	24	204	16	188	24	0	0	0	0	228
905	SUPERIOR TERRACE	3076	0	0	0	0	0	0	0	0	0	0
905	WADE APTS.	3021	37	196	6	190	37	0	0	0	0	233
905	WILLSON APTS.	3024	56	239	158	81	0	24	32	0	0	295
<b>905</b>	<b>Hough</b>		<b>117</b>	<b>865</b>	<b>180</b>	<b>684</b>	<b>62</b>	<b>24</b>	<b>32</b>	<b>0</b>	<b>0</b>	<b>982</b>
906	GARDEN VALLEY (original)	3013	89	0	0	19	36	18	16	0	0	89
906	GARDEN VALLEY (Ext.1)	3019	54	0	0	15	27	12	0	0	0	54
906	GARDEN VALLEY (Ext.2)	3020	100	0	0	25	45	24	6	0	0	100
906	GARDEN VALLEY (Ext.3)	3027	28	0	0	10	18	0	0	0	0	28
906	MILES-ELMARGE	3041	0	140	0	139	1	0	0	0	0	140
906	MT. AUBURN MANOR	3039	0	109	0	108	1	0	0	0	0	109
906	OAKWOOD GARDENS	3074	25	0	0	0	0	25	0	0	0	25
906	OAKWOOD VILLA	3054	0	92	0	91	1	0	0	0	0	92
906	UNION SQUARE	3044	0	174	0	173	1	0	0	0	0	174
<b>906</b>	<b>Southeast</b>		<b>296</b>	<b>515</b>	<b>0</b>	<b>580</b>	<b>130</b>	<b>79</b>	<b>22</b>	<b>0</b>	<b>0</b>	<b>811</b>
907	APTHORP TOWER	3037	0	167	0	166	1	0	0	0	0	167
907	BEACHCREST TOWER	3035	0	245	19	186	40	0	0	0	0	245

907	EUCLID BEACH GARDENS	3052	0	150	0	149	1	0	0	0	150	
907	LARONDE APTS.	3030	0	60	12	48	0	0	0	0	60	
907	WOODHILL HOMES	3004	496	0	0	139	267	85	0	5	496	
<b>907</b>	<b>Eastside</b>		<b>496</b>	<b>622</b>	<b>31</b>	<b>688</b>	<b>309</b>	<b>85</b>	<b>0</b>	<b>5</b>	<b>0</b>	<b>1118</b>
908	BOHN TOWER	3042	0	267	0	266	1	0	0	0	267	
908	LAKEVIEW TERRACE	3016	506	0	0	140	212	132	16	2	4	506
908	LAKEVIEW TOWER	3031	0	213	0	211	2	0	0	0	213	
<b>908</b>	<b>Downtown</b>		<b>506</b>	<b>480</b>	<b>0</b>	<b>617</b>	<b>215</b>	<b>132</b>	<b>16</b>	<b>2</b>	<b>4</b>	<b>986</b>
909	CRESTVIEW APTS.	3017	0	223	2	118	103	0	0	0	223	
909	MANHATTAN TOWER	330B	0	29	5	24	0	0	0	0	29	
909	PARK DENISON	330A	0	39	4	35	0	0	0	0	39	
909	RIVERVIEW FAMILY	3078	8	0	0	0	0	0	0	8	8	
909	RIVERVIEW TOWER	3025	0	537	16	519	2	0	0	0	537	
909	SCRANTON CASTLE	3036	0	63	0	62	1	0	0	0	63	
909	SCRANTON EXTENSION	353A	0	102	0	102	0	0	0	0	102	
909	WEST BOULEVARD	353B	0	120	0	119	1	0	0	0	120	
<b>909</b>	<b>Near West</b>		<b>8</b>	<b>1113</b>	<b>27</b>	<b>979</b>	<b>107</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>8</b>	<b>1121</b>
910	BELLAIRE GARDENS	3033	0	285	167	116	2	0	0	0	285	
910	BELLAIRE TOWNHOUSES	3071	60	0	0	0	0	32	28	0	60	
910	FAIRWAY MANOR	3077	0	55	0	54	1	0	0	0	55	
910	LORAIN SQUARE	3040	0	111	0	110	1	0	0	0	111	
910	RIVERSIDE PARK	3008	409	0	0	37	237	110	25	0	409	
<b>910</b>	<b>Far West</b>		<b>469</b>	<b>451</b>	<b>167</b>	<b>317</b>	<b>241</b>	<b>142</b>	<b>53</b>	<b>0</b>	<b>0</b>	<b>920</b>
911	BELLAIRE EIGHT	3116	8	0	0	8	0	0	0	0	8	
911	HARVARD TOWNHOUSES	3044	6	0	0	0	0	6	0	0	6	
911	JEFFERSON-WEST 5TH	3050	18	0	0	0	0	14	4	0	18	
911	LANDON	3038	10	0	0	0	0	10	0	0	10	
911	WALTON PLACE	3038	12	0	0	0	0	12	0	0	12	
911	MILES SCATTERED	3041	1	0	0	1	0	0	0	0	1	
911	NOAH EAST	3072	10	0	0	0	0	6	4	0	10	
911	PURITAS GARDENS	3056	24	0	0	0	0	24	0	0	24	
911	PURITAS GARDENS EXT.	3117	6	0	0	0	0	6	0	0	6	
911	RIVERVIEW REPLACEMENT	3118	89	0	0	34	10	36	9	0	89	
911	SCATTERED HOMES	3106	49	0	0	0	5	31	13	0	49	
911	SCATTERED REHAB.	3073	153	0	0	0	61	88	4	0	153	
911	SCATTERED TOWNHOUSES	3075	54	0	0	0	0	54	0	0	54	
911	TURNKEY SCATTERED	3126	27	0	0	0	0	5	19	3	27	
911	WOODHILL SCATTERED	344A	17	0	0	0	0	2	13	0	17	
911	WOODHILL SHALE (Sunrise)	342A	14	0	0	0	0	0	8	0	14	
<b>911</b>	<b>Small or Scattered</b>		<b>498</b>	<b>0</b>	<b>0</b>	<b>43</b>	<b>76</b>	<b>294</b>	<b>74</b>	<b>3</b>	<b>8</b>	<b>498</b>
920	ADDISON TOWNHOUSES	3032	36	0	0	0	0	7	22	0	7	36
921	EASTSIDE HOMES	3112	48	0	0	0	9	32	7	0	48	
921	UNION COURT	3119	0	48	0	48	0	0	0	0	48	
922	WESTSIDE HOMES	3111	38	0	0	12	26	0	0	0	38	
923	GORDON SQUARE	3113	58	0	0	52	6	0	0	0	58	
924	RIVERSIDE PARK HOMES	3120	62	28	0	24	10	38	18	0	90	
925	TREMONT POINTE I	3121	51	0	0	6	34	9	2	0	51	
927	TREMONT POINTE II	3122	44	0	0	0	25	17	2	0	44	
928	HERITAGE VIEW I	3123	81	0	0	3	47	24	7	0	81	
941	VALLEYVIEW HOMES	3001	0	0	0	0	0	0	0	0	0	
<b>PUBLIC HOUSING TOTAL</b>			<b>5360</b>	<b>4819</b>	<b>532</b>	<b>4856</b>	<b>2370</b>	<b>1783</b>	<b>575</b>	<b>36</b>	<b>27</b>	<b>10179</b>
-- Family			52.7%	47.3%	0	866	2022	1783	575	36	27	5309
-- Highrise & Elderly					532	3990	348	0	0	0	0	4870

The ACC unit counts in this table reflect the Public Housing program's unit inventory as of June 30, 2011. From this date through 2012, several new AMPs will be added: AMP 929 for Heritage View (Garden Valley) II (57 units), AMP 930 for Heritage View (Garden Valley) III (69 units), Outhwaite AMP 902 will add a new building (36 units), Small or Scattered AMP 911 will add four buildings at Bellaire Road Apartments (32 units) plus new units at Walton Extension (3 units) and Scattered Replacement Homes (8 units). By the end of 2012, CMHA also expects to add several new development projects: AMP 933 for Miles Pointe (43 units), AMP 931 for two NSP2 development projects on Lee Road (40 units) and Belmore-Euclid (39 units), and AMP 932 for the Fairfax Intergenerational project.

CMHA plans on conducting a physical needs assessment during 2012 in accordance with HUD guidance to update the deferred maintenance and modernization issues at all properties, which will allow for better planning and management of operating and capital funds.

**6.13 Violence Against Women Act (VAWA).** CMHA provides services to assist the child and adult victims of domestic violence and to help them maintain their housing. When the CMHA Police are called into a domestic violence situation at a public housing property, they make an immediate referral to Mental Health Services, who provide follow-up, counseling, and assure that the appropriate resources are in place to assist the victim and any children. They also interact with CMHA staff, who will assist in resolving potential safety issues and transfer actions. CMHA also provides case management services for domestic violence victims through our Self Sufficiency Coordinators that are located at each public housing AMP, which includes making referrals to agencies that have been identified as offering assistance to such victims.

CMHA has incorporated the appropriate provisions, including notification, from the Violence Against Women Act (VAWA) into the ACOP and HVCP Administrative Plan. Both the Public Housing and Housing Choice Voucher programs have notified residents/participants that the provisions of VAWA have been adopted in these policy documents and whom they should contact in the event they are a victim of or are facing lease violations for an actual or threatened domestic abuse incident. In the last year, CMHA has not knowingly denied any person for housing due to their being a victim of domestic violence.

## **7.0 Hope VI, Mixed Finance Modernization or Development, Demolition and/or Disposition, Conversion of Public Housing, Homeownership Programs, and Project-based Vouchers.** *Include statements related to these programs as applicable.*

**7.0 (a). Hope VI or Mixed Finance Modernization or Development.** A **Capital Fund Program (CFP)** annual statement for 2012 and a CFP five-year action plan through 2016 are attachments to this PHA Plan. These statements summarize CMHA strategies for maintaining and improving the public housing stock. Due to fiscal year timing differences, CMHA will be funding most of its capital improvement activities during 2012 with FY2011 and prior year CFP funds. CMHA has based the CFP annual and five-year plans for FY2012 on the FY2011 funding amount of \$20.9 million. The needs and priorities for these plans were developed through input from residents and management, as well as prior capital needs studies and maintenance inspections.

During 2009, CMHA closed out the last two open **HOPE VI** grants for Riverview/Lakeview and Valleyview. CMHA has submitted HOPE VI applications to HUD for Garden Valley in order to complete Revitalization Plan activities for this property, which includes demolition, new replacement housing on and off site, and homeownership opportunities. Depending on funding availability and continuation of the program, CMHA will

consider submitting a FY2012 HOPE VI application for Garden Valley. The following summary provides a brief summary of CMHA's four HOPE VI revitalization grants:

### **1. King-Kennedy/Outhwaite (1993)**

- OH003-018 & OH003-003/015
- Status of grant: Closed
- Summary:
  - Conversion of King Kennedy South highrise into the Carl B. Stokes Social Services Mall {1996} that houses social service programs (originally 20 partners) and transitional housing programs (currently Y-Haven and Salvation Army)
  - Modernization of 126 units at King Kennedy South /Delaney Village {1997}
  - Modernization of 149 units at Outhwaite (with 58 unit reductions) {1998}
  - Modernization of 111 units at Outhwaite (with 27 units reductions) {2002}
  - Rehabilitation of Louis Stokes Community Center {2004}

### **2. Carver Park (1995)**

- OH003-007 (OH003-110 & 115)
- Status of grant: Closed
- Summary:
  - Demolition of 610 units {2002 – 2004}
  - Transfer of land to the Friendly Inn for construction of new Community Center {2003}
  - Construction of 279 new townhouse units on-site {2005}
  - Construction of 96 new units (48 scattered & 48 unit senior building) as Eastside off-site {2005}
  - Rehabilitation of 38 units (3 buildings) as Westside off-site {2005}
  - Rehabilitation of 58 units (Gordon Square) as Westside off-site {2006}
  - Provided 102 families with second mortgage assistance in Homeownership Zone

### **3. Riverview/Lakeview (1996)**

- OH003-025 & OH003-016
- Status of grant: close-out process initiated 2009
- Summary:
  - Acquired 54 scattered site replacement units to relocate Riverview families {1998}
  - Demolished 135 family units at Riverview {2000}
  - Modernization of phase one (56 units) at Lakeview Terrace {2003}
  - Modernization of phase two (64 units) at Lakeview Terrace {2006}
  - Rehabilitation of Lakeview Terrace Community Center {2007}
  - Acquired 89 scattered site replacement units for Riverview {2009}
  - Modernization of phase three (66 units) at Lakeview Terrace {2009}

### **4. Valleyview /Tremont Pointe (2003)**

- OH003-001 (OH003-121 & OH003-122)
- Status of grant: close-out process initiated 2009
- Summary:
  - Demolished 243 units {2005}
  - Received 9% Low Income Housing Tax Credits for Phase I {2005}
  - Phase I construction of 102 rental units (51 public housing) {2007}
  - Received 9% Low Income Housing Tax Credits for Phase II {2007}
  - Phase II construction of 87 rental units (44 public housing) {2009}
  - Committed remaining vacant land for Ohio-Erie Canal Corridor trails {2009}

Under HUD's new **Choice Neighborhoods** Initiative, CMHA applied for a Planning grant in 2011 for the "Central Choice" neighborhood, which is closely aligned with the educationally oriented Promise Community effort in an area that runs between Euclid and Woodland Avenues on the north and south and between East 22<sup>nd</sup> and East 55<sup>th</sup> Streets on the west and east. If awarded, a comprehensive Transformation Plan will be developed for this area that will include the redevelopment of the Cedar Extension family property as the target housing project. If not awarded, CMHA would apply again for a Planning grant in 2012; and if awarded, CMHA might be ready to submit a Choice Neighborhoods application for an Implementation grant in 2012.

During 2012, CMHA will be constructing several **mixed-finance projects** as new public housing/tax credit units: at Miles Pointe (43 units) that will be financed with 9% Low Income Housing Tax Credits (LIHTC) and Replacement Housing Factor (RHF) funds; at Lee Road near Miles (40 units) and Belmore-Euclid in East Cleveland (39 units) that are being financed through 4% LIHTC, RHF, and the assistance of NSP2 funding; and an intergenerational housing development in the Fairfax area of Cleveland, that will utilize 4% LIHTC and NSP2 funding. CMHA will consider other mixed-finance projects in 2011, including Garden Valley Phases 4 and 5, and/or potential projects in the Central, Glenville, Hough, Mt. Pleasant, Bellaire and other westside areas of Cleveland, as well as Linndale.

CMHA will continue to seek other development opportunities for creating replacement housing. One new source of funding for some replacement housing came from the **Neighborhood Stabilization Program (NSP) 2**, where CMHA as part of a consortium with the City of Cleveland, Cuyahoga County and the Cuyahoga County Land Reutilization Corp. won an award from HUD in 2009 where CMHA will play a key role in developing new low-income rental units in Cleveland target areas and East Cleveland as part of the rental project development aspect of the NSP2 plan. The development of 79 units (40 at Lee Road and 39 at Belmore Euclid) exceeds CMHA's commitment of 50 units.

Another source of public housing development or replacement activities available to CMHA is **Replacement Housing Factor (RHF)** funds that are provided on a formula basis by HUD for demolished public housing units. CMHA will continue to accumulate RHF funds until there is sufficient funding for larger development projects. CMHA has initiated plans to use RHF funds to develop 17 new public housing units, consisting of 8 new scattered site units (including 2 UFAS) on vacant parcels owned by CMHA, 3 new UFAS units on excess land at Walton Place, and 6 new units at Woodland-East 115<sup>th</sup> St. (including 2 UFAS). Another RHF project that is in progress is the acquisition and rehabilitation of four buildings (32 units) on Bellaire Road. Other plans utilizing RHF funds include the construction of Garden Valley replacement units, the acquisition of apartment buildings, which could involve the relocation of existing tenants, and scattered site units, and/or the development of new public housing units in potential projects under discussion in the Central, Glenville, Hough, and Mt. Pleasant neighborhoods of Cleveland, East Cleveland, and Linndale.

CMHA will utilize its development entity, the **Western Reserve Revitalization and Management Company (WRRMC)**, for financing and ownership of mixed-finance development projects. Since 2004, WRRMC has been involved in providing low income housing tax credit financing for several development projects that have resulted in 584 new public housing units, plus an additional 162 units that are currently under development.

CMHA has also leveraged a portion of its annual CFP grant funds to finance additional development/modernization activities through the **Capital Fund Financing Program (CFFP)**. In 2007, CMHA realized \$14 million from a bond-leveraging project with the Ohio Housing Finance Agency to fund the modernization of 66 units at Lakeview Terrace, balcony repair and window replacement at Olde Cedar, replacement of roofs at Olde Cedar, and major elevator repairs at several properties. In 2009, CMHA realized \$19.5 million from a bond-leveraging project with Fannie Mae to fund Garden Valley Phase I, the modernization of building #1 at Outhwaite, and ADA upgrades at Carver Park, Riverside Park, King Kennedy South, Willson, Beachcrest, Scranton Castle, Union Square, and West Boulevard to modify units and common areas and make site improvements in accordance with the VCA.

In 2009, CMHA was awarded \$35 million of additional CFP funds under the **American Recovery and Reinvestment Act (ARRA)** and obligated all of these funds by the deadline of March 2010. CMHA chose to utilize these funds on six major projects: 1) Phases I and II of the Garden Valley redevelopment project; 2) ADA upgrades to modify 194 units including site improvements and common areas in accordance with VCA for years 1 (2009) and 2 (2010); 3) vacancy reduction of 133 units that have been in modernization status, including units in need of an electrical service upgrade at Outhwaite and structural repairs at Willson family; 4) roof replacements for 31 buildings at six properties; 5) demolition of one building at Outhwaite and replacing it with a new 36-unit building, additional parking and green space; and 6) renovation and expansion of the long vacant Community Center building at Woodhill Homes. Most of these projects have been completed and all funds will be expended by the expenditure deadline of March 2012.

In 2009, CMHA was also awarded an additional \$34.5 million in ARRA **Capital Fund Recovery Competitive (CFRC)** grants. CMHA received six competitive ARRA grants to make energy improvements at King Kennedy North High Rise, Willson High Rise, Addison Square, Woodhill Homes, Beachcrest, Bohn Tower, West Boulevard, Riverview Tower, and Bellaire Gardens. CMHA will utilize this stimulus funding for several different work items, including replacing boilers and hot water heaters with high-efficiency condensing-type boilers, replacing clear tint metal frame windows with efficient insulated vinyl frame and low-E glass tint windows, replacing incandescent lighting with efficient compact fluorescent lamps, and adding water saving devices such as low flush toilets, low flow shower heads, and flow reducing aerators. These improvements will enable CMHA to improve indoor air quality, measure and verify energy consumption, and decrease energy costs at these properties. CMHA also received a seventh competitive grant for the development of Garden Valley Phase III, which will involve the construction of 69 green ACC/LIHTC units, consisting primarily of two-story townhouse structures ranging from four to seven units each, along with single family detached homes. All of the funds have been obligated and expenditures are on target to meet the HUD deadlines.

CMHA maintains **community center buildings** at several of the larger family properties, including Lakeview Terrace, Riverside Park, Outhwaite and King Kennedy (Social Services Mall). The community center at Woodhill Homes is being renovated and scheduled to open in the Fall of 2011. CMHA will seek funding to build a new community center at Heritage View (Garden Valley), and the Cedars as part of any future redevelopment project.

**7.0 (b). Demolition and/or Disposition** activities have occurred at several CMHA properties since 1995 resulting in the demolition of 1,799 units under HUD-approved plans. Through 2011, CMHA will have demolished 610 units at Carver Park, 357 units at Garden Valley, 270 units at King Kennedy North, 243 units at Valleyview, 163 units at Outhwaite, 135 units at Riverview, 7 Scattered Site units (including approved application of 2 units), 6 units at Harvard-East 113<sup>th</sup>, 6 units at Riverside Park, and 2 units at Puritas Gardens. CMHA also has pending demolition applications for Garden Valley Phase 4 (128 units) and Garden Valley Phase 5 (143 units), which are needed for the last two phases of redevelopment, and three (3) houses from Scattered Sites. During 2012, CMHA will consider developing **demolition plans** for the old Boiler Plant at Lakeview Terrace, a maintenance building at Outhwaite, one of the Homeownership Turnkey III units that was converted to Public Housing, and if necessary the 8 remaining family units at Riverview due to the riverbank stability issue. CMHA is also considering redevelopment projects that could result in demolition plans at Cedar Extension for part of up to all of the 253 family units, at Lakeview Terrace for up to 7 buildings (116 units) located east of West 25<sup>th</sup> Street, and at Woodhill Homes for up to 13 buildings (94 units) identified as Village D in the Master Plan.

During 2011, CMHA submitted **disposition plans** to transfer land at Garden Valley for the mixed-finance development of Phases 4 and 5, and is developing a plan to transfer the remaining vacant land at Valleyview for the Towpath Trail. CMHA is also considering proposals that might require the disposition of a small piece of vacant land at the Broadway/Worley Scattered Townhouses, vacant lots from the demolition of houses in

Scattered Sites, the CMHA Headquarters building and vacant land on West 25<sup>th</sup> Street, a small vacant section of Carver Park (in exchange for a vacant old school lot within Outhwaite), and other parcels of vacant land along Superior Ave. between East 81<sup>st</sup> and East 90<sup>th</sup> Streets.

<b>Demolition/Disposition Activity Description table</b>								
	<i>1a.</i>	<i>1b.</i>	2.	3.	4.	5.	6.	7.
<b>AMP</b>	<b>Development</b>	<b>Dev#</b>	<b>Type</b>	<b>Status</b>	<b>Date</b>	<b>Effected Area</b>		<b>Timeline</b>
901	Cedar Extension (Family)	OH003-011/023	Demo	Planned	1/12	253 units 34 bldgs.	All or Part	1-12/12
901	Cedar Extension (Family)	OH003-011/023	Dispo	Planned	1/12	Vacant land	Part	1-12/12
902	Outhwaite	OH003-003	Demo	Planned	4/12	Maint. Bldg.	Part	1-12/12
903	Carver Park	OH003-007	Dispo	Planned	10/11	Vacant land	Part	10/11-3/12
905	Superior Terrace	OH003-076	Dispo	Planned	1/12	Vacant land	Part	1-12/12
906	Garden Valley (Phase 4)	OH003-013/020	Demo	Submitted	4/11	128 units 12 bldgs.	Part	4/11-12/12
906	Garden Valley (Phase 5)	OH003-13/19/27	Demo	Submitted	4/11	143 units 15 bldgs.	Part	4/11-12/12
906	Garden Valley (Phase 4)	OH003-013/020	Dispo	Submitted	4/11	Vacant land	Part	4/11-12/12
906	Garden Valley (Phase 5)	OH003-13/19/27	Dispo	Submitted	4/11	Vacant land	Part	4/11-12/12
907	Woodhill Homes	OH003-004	Demo	Planned	8/12	94 units 13 bldgs.	Part	1-12/12
908	Lakeview Terrace	OH003-016	Demo	Planned	8/12	116 units 7 bldgs.	Part	1-12/12
908	Lakeview Terrace	OH003-016	Demo	Planned	3/12	Boiler Plant	Part	1-12/12
908	Administrative Headquarters	OH003-031	Dispo	Planned	8/11	1 Bldg & land	Part	8/11-12/12
909	Riverview	OH003-025	Demo	Planned	7/12	8 units 1 bldg.	Part	1-12/12
909	Riverview	OH003-025	Dispo	Planned	7/12	Vacant land	Part	1-12/12
911	Scat. T'houses – Broadway/Worley	OH003-075	Dispo	Planned	1/12	Vacant land	Part	1-12/12
911	Scattered Sites	OH003-106	Demo	Submitted	6/10	2 units	Part	6/10-3/12
911	Scattered Sites	OH003-073,106	Demo	Planned	9/11	3 units	Part	9/11-6/12
911	Scattered Sites	Several	Demo	Planned	4/12	2 units	Part	1/11-12/12
911	Scattered Sites	OH003-073,106	Dispo	Planned	9/11	5 vacant parcels	Part	9/11-12/12
911	Scattered Sites	OH003-126	Demo	Planned	11/11	1 unit	Part	11/11-8/12
941	Valleyview	OH003-	Dispo	Planned	9/11	Vacant land	Part	9/11-12/12

		001						
--	--	-----	--	--	--	--	--	--

**7.0 (c). Conversion of Public Housing** requirement for mandatory conversions still does not apply to any CMHA property. The Required Initial Assessments for voluntary conversions were completed by October 1, 2001 for the applicable estates, and CMHA determined that none of the covered estates are appropriate for conversion.

**7.0 (d). Homeownership.** Since 1971, CMHA has operated a Turnkey III Homeownership (lease-purchase) program, which has now been closed. Of the 385 original units, the last 27 unsold homes were converted to the public housing program in 2011, and have been added to the Scattered Site AMP. To help address a housing need identified in our housing needs analysis, CMHA implemented a HCVP homeownership program in 2003. As of July 2011, 75 families had purchased homes through the HCVP program.

**7.0 (e). Project-based Vouchers.** CMHA operates a Project-based Voucher Program utilizing tenant-based vouchers to encourage property owners to construct new standard housing (new construction) or to upgrade substandard rental housing stock (substantial rehabilitation) and make it available to lower income families in the community.

A total of four projects, representing 118 units, are currently under Project-based Voucher contracts. The HCVP maintains a Project-based Voucher waiting list from which potential tenants of Project-based units must be referred to the owners of these projects.

Project-based voucher assistance provided by CMHA will be consistent with HUD regulations, which include some of the following provisions: 1) it is capped at 25% of the dwelling units in any one project except for single family properties (dwelling units specifically for elderly families, families with disabilities, or families under a supportive services agreement are not counted toward the cap); 2) project-based assistance may be provided for a term of up to 15 years, subject to the future availability of appropriated funds; and 3) administrative requirements exist for issues concerning rents, tenant selection, family choice to move, vacant units, unit inspection and housing quality standards.

**8.0 Capital Improvements.** Please complete Parts 8.1 through 8.3, as applicable.

**8.1 Capital Fund Program Annual Statement/Performance and Evaluation Report.** As part of the PHA 5-Year and Annual Plan, annually complete and submit the *Capital Fund Program Annual Statement/Performance and Evaluation Report*, form HUD-50075.1, for each current and open CFP grant and CFFP financing.

These statements are attachments to this document, as required under section 11.0 (h).

**8.2 Capital Fund Program Five-Year Action Plan.** As part of the submission of the Annual Plan, PHAs must complete and submit the *Capital Fund Program Five-Year Action Plan*, form HUD-50075.2, and subsequent annual updates (on a rolling basis, e.g., drop current year, and add latest year for a five year period). Large capital items must be included in the Five-Year Action Plan.

This plan is an attachment to this document, as required under section 11.0 (i).

### **8.3 Capital Fund Financing Program (CFFP).**

Check if the PHA proposes to use any portion of its Capital Fund Program (CFP)/Replacement Housing Factor (RHF) to repay debt incurred to finance capital improvements.

**9.0 Housing Needs.** Based on information provided by the applicable Consolidated Plan, information provided by HUD, and other generally available data, make a reasonable effort to identify the housing needs of the low-income, very low-income, and extremely low-income families who reside in the jurisdiction served by the PHA, including elderly families, families with disabilities, and households of various races and ethnic groups, and other families who are on the public housing and Section 8 tenant-based assistance waiting lists. The identification of housing needs must address issues of affordability, supply, quality, accessibility, size of units, and location.

The Housing Needs analysis in conjunction with the provisions set forth in the Quality Housing and Work Responsibility Act (QHWRA) help establish the basis for the PHA Plan. The needs analysis is based upon information provided in the Consolidated Plans prepared by entitlement cities within our jurisdiction and 2000 census data (the necessary 2010 census data have not yet been made available).

Although Cuyahoga County consists of 38 cities, 19 villages, and 2 townships, planning in Cuyahoga County is unique in that a housing consortium (Cuyahoga Urban County) comprised of 46 of these communities have joined forces in analyzing their housing needs to be combined into one Consolidated Plan, which also includes information for the entitlement cities of Cleveland Heights, Euclid, Lakewood, and Parma. The City of Cleveland and the City of East Cleveland prepare individual plans and are not part of the consortium.

**9.1 Strategy for Addressing Housing Needs.** Provide a brief description of the PHA's strategy for addressing the housing needs of families in the jurisdiction and on the waiting list in the upcoming year. Note: Small, Section 8 only, and High Performing PHAs complete only for Annual Plan submission with the 5-Year Plan.

As indicated in the Housing Needs tables in Section 1A of the Annual Plan, renters with incomes less than 30% of the area median income (AMI) have a great cost burden in regards to housing affordability in Cleveland, East Cleveland and the Cuyahoga Urban County. In Cleveland, 67% of renters earning less than 30% AMI pay more than 30% of income for rent and utilities. In East Cleveland, 70% of renters earning less than 30% AMI pay more than 30% income for rent and utilities. In the Cuyahoga Urban County, which comprises most of the suburban population, 76% of its renters earning less than 30% AMI pay more than 30% of income for rent and utilities.

The supply and quality of units available to lower-income renters is also a serious concern. Cuyahoga County's housing stock, particularly those units within the central city and the inner-ring suburbs, is aging and the quality of rental housing is often poor. The housing needs study also indicates that the supply and quality of affordable rental housing for families with disabilities is limited, and that there is a need for assisted and supportive services rental units for elderly families.

CMHA has adopted the following strategies to help alleviate this huge need for safe decent affordable housing in Cleveland and Cuyahoga County:

- Maximize the number of available assisted housing units by maintaining a minimal vacancy rate in the Public Housing program and a high utilization rate in the Housing Choice Voucher program
- Increase the supply of assisted housing units by developing new public housing units and applying for new vouchers as made available
- Upgrade the Public Housing stock through the effective expenditure of Capital Funds
- Achieve the 5% goal of fully accessible ADA public housing units through implementation of the Voluntary Compliance Agreement with HUD
- Continue support of the Gateway initiative that provides housing for special needs households through the Housing Choice Voucher program
- Continue to provide housing dedicated to the needs of elderly persons by maintaining the designation of certain public housing properties through the Designated Housing Plan for the Elderly with HUD
- Maintain a CMHA Police force to enhance the safety of public housing properties
- Provide economic opportunities for residents through provision of social service programs and Section 3 component of construction contracts

**10.0 Additional Information.** Describe the following, as well as any additional information HUD has requested.

- (a) Progress in Meeting Mission and Goals. Provide a brief statement of the PHA's progress in meeting the mission and goals described in the 5-Year Plan.
- (b) Significant Amendment and Substantial Deviation/Modification. Provide the PHA's definition of "significant amendment" and "substantial deviation/modification"

**10.0 (a). Progress in Meeting Mission and Goals.**

For Five-Year Plan of 2010-2014 through July 2011:

**1. Public Housing program:**

- maintained vacancy rate adjusted for modernization at less than 1% as of 6/30/11
- submitted and awarded 9% Low Income Housing Tax Credits for Miles Pointe (43 units)
- submitted and awarded 4% Low Income Housing Tax Credits for Heritage View (Garden Valley) Phase 1 (81 units), Phase 2 (57 units), and Phase 3 (69 units) redevelopment
- in process of closing 4% Low Income Housing Tax Credits for Lee Road (40 units) and Belmore Euclid (39 units) that will enable construction of 79 units under the NSP2 program
- maintained standard performer designation under PHAS with score of 89% for 2010
- demolished 357 units at Garden Valley and redeveloped 207 new units as Heritage View
- initiated master planning process for redevelopment of Cedar Extension in 2010
- submitted HOPE VI application for Garden Valley in 2009 and 2010
- performed annual review of ACOP policies and made changes
- completed 196 (101 in 2009 & 95 in 2010) fully accessible units to UFAS standards under VCA
- opened new Administrative Campus in 2011 to house all administrative functions in one location
- applied for and received funding for installation of security cameras at three family properties
- served 276 youths through various educational programs in 2010
- trained 52 participants under Youthbuild
- exceeded Section 3 goals for construction (10%) with 13.2% and for services (3%) with 10.2%
- exceeded MBE goal (20%) with 21.3% and FBE goal (10%) with 14.6%

## **2. Housing Choice Voucher (Section 8) program:**

- maintained high-performer rating for sixth straight year from HUD with SEMAP score of 93% in 2010
- added 75 VASH vouchers in 2010
- performed annual review of Administrative Plan policies and updated them for 2010 and 2011
- continued to build relationships with local municipalities by sharing information through quarterly and weekly reports and addressing specific issues as they arise
- implemented new IVR telephone system
- maximized enrollment in voucher FSS program in 2009, graduated 12 in 2010 and 9 so far in 2011
- increased sales in HCVP Homeownership program to 65 as of 6/30/10 and 75 as of 6/30/11

### ***10.0 (b). Significant Amendment and Substantial Deviation/Modification.***

This section was added to the PHA Plan in 2001 and defines what significant amendments or deviations to the Plan would require resubmission of the Plan. While housing authorities may change or modify their plans and policies described in them, any “significant amendments or modification” to the plan will require the submission of a revised Agency Plan that has met the full public process requirement. CMHA will consider the following actions to be “significant amendments or modifications” with an exception allowed for actions due to changes in HUD regulatory requirements.

- Changes to rent or admissions policies or organization of the waiting list;
- Additions of non-emergency work items (items not included in the current Annual Statement or 5-Year Action Plan) or change in use of replacement reserve funds under the Capital Fund;
- Additions of new activities not included in the current PHDEP Plan; and
- Any change with regard to demolition or disposition, designation, homeownership programs or conversion activities.

HUD also requires that housing authorities explain “substantial deviations” from the 5-Year Annual Plan in their Annual Plan. “Substantial deviations” to CMHA’s 5-Year Plan shall consist of the elimination of a goal or objective without being completed or a significant change to a goal or objective, represented by more than a one year change to the completion date or more than a 30% reduction of an objective activity amount.

### ***10.0 (c). Agreements with HUD.***

**Voluntary Compliance Agreement (VCA):** in March 2007, the HUD Office of Fair Housing and Equal Opportunity, conducted a review of CMHA’s compliance with Section 504 of the Rehabilitation Act of 1973 and the Americans with Disabilities Act (ADA). HUD’s compliance review focused primarily on CMHA’s Low Income Public Housing (LIPH) Program. The review included an examination of CMHA’s LIPH application and resident files, waiting lists, reasonable accommodation requests, transfer requests, and maintenance records, as well as an accessibility review of the Administrative Office and Applications Office. HUD also reviewed a sample of eight public housing developments and conducted physical surveys of 31 dwelling units, including the designated accessible routes and access to common areas. HUD also conducted interviews with CMHA senior management staff, development managers, and residents.

Based on their review, HUD determined that CMHA is not in compliance with Section 504 or the ADA. HUD issued a Letter of Findings of Noncompliance on September 28, 2007 specifying the areas of non-compliance noted by HUD in their review. CMHA voluntarily chose not to appeal or seek a review of HUD’s findings, as was its right to do. CMHA and HUD then participated in multiple collaborative good faith negotiation sessions that resulted in a seven year Voluntary Compliance Agreement (VCA), which was executed on July 25, 2008.

The VCA will ultimately provide disabled residents of Cleveland with additional opportunities to access affordable housing and make five percent (5%) of its public housing units fully accessible for residents and applicants with disabilities. Under the agreement, CMHA will:

- Create a minimum of five percent (currently 482 units) of its housing stock into fully-accessible units that will include lower kitchen counters, ramps, grab bars, and other features of accessible design;
- Make improvements in the management of their housing wait list to maximize the availability of accessible units for disabled individuals and their families;
- Ensure that applicants and residents with disabilities who rely on assistance animals have equal, unrestricted access to CMHA's programs; and
- Train current and new employees about the responsibilities and procedures created under this agreement.

The VCA also sets forth specific reporting and recordkeeping requirements which, when implemented, will enable CMHA to track compliance with the mandates set forth in the VCA. In addition, CMHA agrees, as part of its overall efforts to provide affordable, accessible housing to persons with disabilities in its serving communities, to become an active coordinating agency in the Money Follows the Person Rebalancing Initiative (the MFP Initiative) funded through the Centers for Medicare and Medicaid Services (CMS). The goal of the MFP Initiative is to expand accessible, affordable and integrated housing options for persons with disabilities and seniors to promote the transition of these individuals out of institutional settings and into home and community-based settings.

CMHA will work closely with the local MFP Initiative network to facilitate applications by or on behalf of disabled individuals eligible for participation in the MFP Initiative. CMHA will continue to issue all set-aside Housing Choice Vouchers for otherwise qualified disabled families referred from the Gateway Access Board (GAB). Eden, Inc. serves as liaison between the GAB and CMHA, and administers the selection process. During the term of the VCA, CMHA will reissue expiring Housing Choice Vouchers issued to disabled persons referred from the GAB and that are under contract to the same family or another family referred from the GAB.

**11.0 Required Submission for HUD Field Office Review.** In addition to the PHA Plan template (HUD-50075), PHAs must submit the following documents. Items (a) through (g) may be submitted with signature by mail or electronically with scanned signatures, but electronic submission is encouraged. Items (h) through (i) must be attached electronically with the PHA Plan. Note: Faxed copies of these documents will not be accepted by the Field Office.

***11.0 (a). PHA Certifications of Compliance with the PHA Plan and Related Regulations (HUD-50077) & Civil Rights Certification (HUD-50077-CR)***

– attachment oh003a01

***11.0 (b). Certification for a Drug-Free Workplace (HUD-50070)***

– attachment oh003b01

***11.0 (c). Certification of Payments to Influence Federal Transactions (HUD-50071)***

– attachment oh003c01

***11.0 (d). Disclosure of Lobbying Activities (SF-LLL)***

– attachment oh003d01

***11.0 (e). Disclosure of Lobbying Activities Continuation Sheet (SF-LLL-A)***

– not applicable

**11.0 (f). Resident Advisory Board (RAB) Comments**

Housing Choice Voucher Program (HCVP):

Public Housing program:

**11.0 (g). Challenged Elements (of PHA Plan).**

**11.0 (h). Capital Fund Program Annual Statement/Performance and Evaluation Report (HUD-50075.1)**

- **FY2011 CFP – attachment oh003e01**
- **FY2011 RHF (first increment) – attachment oh003f01**
- **FY2011 RHF (second increment) – attachment oh003g01**
- **P&E Reports on Open CFP grants – attachment oh003h01**
- **P&E Reports on Open RHF grants – attachment oh003i01**
- **P&E Report on Open CFFP – attachment oh003j01**
- **P&E Report on Open ARRA CFP grants – attachment oh003k01**

**11.0 (i). Capital Fund Program Five-Year Action Plan (HUD-50075.2) – attachment oh003m01**