



Cincinnati Metropolitan Housing Authority

1627 Western Ave.
Cincinnati OH 45214

<http://www.cintimha.com>

Phone: 513-421-CMHA (2642)

Phone Extension: N/A

Area(s) Served:

Butler County,
Warren County,
Clermont County,
Clinton County,
Hamilton County

Contracted Provider: Not Applicable

Description:

(CMHA) is a non profit (pseudo-governmental) entity established primarily for the purpose of developing and / or operating affordable housing according to rules established by the state and HUD. CMHA as a public housing authority is established under state law and is eligible to develop and operate public housing.

CMHA public housing provides affordable shelter for low income families either citizens or eligible immigrants. CMHA's public housing serves mostly very low-income tenants who pay no more than 30 percent of their adjusted income for rent.

CMHA also administers the tenant-based Section 8 program known also as the Housing Choice Voucher Program. This section 8 voucher program helps very low income individuals and families rent safe and decent housing on the open market. This program pays the landlord the difference between what the individual/family can afford and the actual rent for the unit. In this program payment is made to the landlord on behalf of the qualified person and is not tied to a subsidized housing project. This form of assistance is portable and stays with the qualified person in the form of a Section 8 certificate or voucher.

Public Housing Leasing Office

1635 Western Ave.
Cincinnati, Ohio 45214
Phone Number: 513 421-CMHA (2642)

Housing Choice Voucher

Cincinnati Metropolitan Housing Authority
16 West Central Parkway
Cincinnati, Ohio 45202
Phone Number 513 977-5800

Hamilton County Subsidized Housing Information

CMHA Senior Housing Options

Baldwin Grove

11111 Springfield Pike, Cincinnati Ohio 45246

CMHA opened its newest senior community in 2007 with the goal of providing new affordable apartments to senior adult residents in the northern part of Hamilton County. About half of the apartments are categorized as public housing. The remaining apartments are either subsidized through site based vouchers or tax credits. . Residents still only pay 30% percent of their adjusted gross monthly

income for rent, plus making this new community very affordable for seniors living on fixed income.

Other CMHA Senior Communities

- **Riverview**, O'Bryanville Community, 2538 Hackberry Street
- **Park Eden**, Cincinnati Community, 2610 Park Avenue
- **The President**, Avondale Community, 784 Greenwood Avenue
- **The Redding**, Avondale Community, 3700 Reading Road
- **The Evanston**, Cincinnati Community, 1820 Rutland Ave
- **Maple Tower**, Cincinnati Community, 601 Maple Avenue
- **San Marco**, Walnut Hills Community, 1601 Madison Road
- **Pincrest**, Price Hill Community, 3951 West 8th Street
- **The Beechwood**, Avondale Community, 330 Forest Avenue
- **Stanley Row Towers**, Downtown Cincinnati Community, 1609 Linn Street

Handicapped Accessible Housing

Handicapped accessible housing may be available within CMHA designated senior housing communities.

Additional handicapped-accessible housing is available in CMHA apartments, townhomes and other multi family homes including but not limited to;

- **Findlater Gardens**, Winton Hills Community 595 Strand Lane
- **Winton Terrace**, Winton Hills Community, 4848 Winneste Avenue
- **Liberty Apartments**, West End Community

CMHA Public Housing Program

- CMHA is reportedly the 17th largest housing authority in the United States.
- CMHA owns and manages a portfolio of properties. CMHA has the responsibility of maintaining the properties, screening residents for eligibility and oversees lease enforcement
- CMHA operates throughout Hamilton County:
 - 12 High Rise Buildings
 - 3 large Family Communities in Winton Hills (Winton Terrace and Findlater Gardens) and South Cumminsville (Millvale)
 - Numerous Small Family Communities
 - Many Single Family Homes
- With CMHA a resident typically pays no more than 30% of their adjusted gross income in rent.
- Social Workers are available to help any CMHA housing resident in need. CMHA Social Workers are available to refer residents to local social service agencies for various types of support
- CMHA provides housekeeping classes and assistance.
- The Tri-Health Senior Link Program is located at Park Eden, and offers on site health and day care programs for seniors. The program is open to all CMHA residents, as well as other seniors living in the Walnut Hills area.

Applications for public housing are accepted at the CMHA leasing office at 1635 Western Avenue.

CMHA Public Housing Eligibility Requirements

Public housing is limited to income qualified families and individuals CMHA uses income limits developed by HUD. The income limits for CMHA are available on their web site at www.cintimha.com.

First Preference is given to:

- Head or Co-Head of Household employed full time (avg. 30 hours/week) and has been continuously employed for at least 12 months
- Elderly and Disabled families, regardless of employment status
- Head or Co Head of Household continuously employed full time (avg. at least 30 hours/week) for at least six months

CMHA applies the working Family Preference to both new admissions and current residents seeking an Incentive Transfer.

CMHA reviews rental history for at least the past 3 years. All previous subsidized landlords are reportedly reviewed.

CMHA also reviews all criminal activity for at least the past 3 years.

How Long Can a Resident Remain in Public Housing?

- In general as long as they comply with the lease
- As long as their family income is not sufficient to obtain housing on the private market

How is Rent Determined?

Rent which is referred to as the Total Tenant Payment (TTP) in this program would be based on the family's anticipated gross annual less deductions, if any

HUD regulations allow CMHA to exclude the following allowances from annual income:

- \$480 for each dependent
- \$400 for any elderly family, or a person with a disability
- Some medical deductions for families headed by an elderly person or a person with disabilities.

A CMHA representative determines if any of the allowable deductions should be subtracted from the applicant's annual income

Annual Income is the anticipated total income from all sources received from the:

- Family Head
- Spouse
- Each member of the family 19 years of age or older