



# Clermont Metropolitan Housing Authority

65 South Market Street | Batavia, Ohio 45103

513.732.6010 | Fax 513.732.6520

[www.clermontmha.org](http://www.clermontmha.org)

## X Annual PHA Plan for Fiscal Year **2022-2023**

### **Attachment A: Resident Comments**

Availability of Information. Pursuant to 42 USC 1437c-1 (i) (5), Clermont Metropolitan Housing Authority (CMHA) made public a copy of the Proposed changes to the PHA Annual Plan at the Clermont Metropolitan Housing Authority's Administrative Office located at 65 S Market St Batavia, OH 45103 and the Community Room located at Bethel Woods 610 Easter Rd Bethel, OH 45106. The required PHA Plan Elements were also made available to the Public at these offices and on the PHA's website at [www.clermontmha.org](http://www.clermontmha.org). A 45-Day Public Comment period for the draft of the 2022 PHA Annual Plan ended on **5/31/2022**. Additionally, letters regarding the proposed plan changes were mailed on **4/14/2022** to all HCV and LIPH residents giving them until **5/31/2022** to respond in writing with any questions or concerns they had with regards to proposed changes. CMHA staff also met with the public on **5/16/2022** at 10:00 a.m. and 1 p.m. at Bethel Woods Community Building. Another public meeting was held on **5/23/2022** at 6 p.m. at Monroe Woods Child Focus Room. The public comments were addressed and posted to the PHA's website ahead of implementation on **6/10/2022**. The final draft of changes and comments were presented to the CMHA Board of Commissioners for approval at the **6/27/2022** Board of Commissioner's Meeting.

- 1) CMHA Annual Plan 2022-2023 Meeting  
May 16, 2022 at 10:00 a.m.  
Location: Bethel Woods Community Building  
In Attendance (CMHA): Tara Cox, Rick Ernst, Susan Smith, Barbara Kaetzel, Erin Hutson  
Residents In Attendance: None
  
- 2) CMHA Annual Plan 2022-2023 Meeting  
May 16, 2022 at 1:00 p.m.  
Location: Bethel Woods Community Building  
In Attendance (CMHA): Tara Cox, Becky Richardson, Rick Ernst, Susan Smith, Erin Hutson  
Residents In Attendance: Amber Cohorn & Geraldine Carter  
Handouts provided to all in attendance.

Tara Cox covered: Introduction, agenda, letter to residents, and covered the Annual Plan to be submitted to HUD.

Becky Richardson covered: HCV Summary of Changes

Susan Smith covered: PH Summary of Changes, Disposition of 20 units

Rick Ernst covered: Capital Fund Project, Five Year Action Plan



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### Questions/Comments from Resident:

- What does the Resident Advisory Board do?
  - Tara responded to the question: They voice their opinions and requests on behalf of the residents. Amber suggested that it is kind of like a “block leader”.
- Geraldine suggested that the patio doors at Bethel Woods be replaced. They have lots of trouble with the locking the doors.
  - Rick responded that the patio door replacement is in the 5-yr. plan.
- What is rent burden preference?
  - Susan & Tara responded: Rent burden preference means a preference in admission if you’re paying more than 50% of your income for rent.
- Amber suggested a change in the flooring at Bethel Woods. The composite tile is not well liked.
- ADA units – what does it mean to be compliant?
  - Rick responded: We have units at Bethel Woods that could more easily be transitioned to ADA compliant units in the 900 and 1000 Buildings. We would need to add handrails and lower the cabinets. It would take a lot more work and material to modify the 100-800 buildings at Bethel Woods.
- What is fungibility?
  - Rick responded to the question: Items can be moved from year to year in the capital fund program.
- Discussed the plan for revamping the Community Building at Bethel Woods in different phases.
- Why does the patio turn black?
  - Rick responded to the question and provided suggested remedies: Mildew makes the patio turn darker. Bleach water (outdoor bleach) can be used or power washing works best.
- Trees – Amber requested that no more trees be cut down.
  - Trees will be getting trimmed down between Building 400-500.
  - Gutter spikes will be reinstalled to deter animals from getting into the attics at Bethel Woods.

### 3) CMHA Annual Plan 2022-2023 Meeting

May 23, 2022 at 6:00 p.m.

Location: Monroe Woods Community Building

In Attendance (CMHA):

Tara Cox, Becky Richardson, Rick Ernst, Sherry Mirick

Residents in Attendance: Robert Cox

Mandatory Annual Handouts provided to all in attendance.

Tara Cox covered: Introduction, agenda, letter to residents and covered the Annual Plan to be submitted to HUD.

Becky Richardson covered: HCV Summary of Changes



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Sherry Mirick covered: PH Summary of Changes, Disposition of 20 units  
Rick Ernst covered: Capital Fund Project, Five Year Action Plan

### **Questions/Comments from Resident:**

- What does the Resident Advisory Board do?
  - Tara responded to the question: They voice their opinions and requests on behalf of the residents. Attendee said he filled out the form and dropped off to office.
- What are the addresses of the units being disposed?
  - Provided attendee a copy of the Public Notice that has the addresses listed.
- Do we create our own lease?
  - For Public Housing, we do have our own lease and it is reviewed by legal when changes are made. For Housing Choice Voucher program, the landlord normally has their own lease.
- Are people required to work on the programs? Should they be? At this time, there are not any requirements for participants to work in order to receive benefits from our programs.
- ADA units – if community room is expanded at Monroe Woods, would the driveway need to be larger?
  - The driveway shouldn't be an issue coming into the property, but if ADA units are approved, then the area around those units would need to be ADA compliant.

### **Questions by callers:**

- For tenants whose addresses are on the disposition list, will they have an opportunity to buy another one of the units being disposed of if they don't want to buy the unit they are living in and the tenant in the other unit doesn't want to purchase theirs? Meetings will be held with the families that are impacted once HUD approves the application for the disposition and the relocation assistance and rules that pertain to the disposition of the property. The application process is in its infancy.
- How many ADA units will you create in Monroe Woods? CMHA intends to create as many ADA units as would be cost effective at the current child focus site on Monroe Woods. The current plan is to create at least 2 units but might do more but this would depend on building expenses and zoning concerns.
- When are you going to create new one-bedroom units? CMHA intends to use the space at Monroe Woods to create a few one-bedroom units along with several ADA units. CMHA is also in process of securing a PBV Contract at Highview and Batavia Meadows which will also put additional one-bedroom units on the program.
- Why are you selling 20 public housing units? CMHA is selling properties that have reached the end of their life of their expensive systems (septic, furnace, roof, etc). The houses have been identified due to this or distance from the office to sell at fair market value. Families in these units will be provided relocation assistance and protections. Additionally, the proceeds from this sell will be used to create new affordable housing in the County.
- What does this mailed information mean to me? CMHA returned the call to the participant. CMHA is required to send the information to all residents impacted by the



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changes proposed as part of the Annual Plan. A copy of each change is provided along with a copy of the proposed Annual Plan submission for your review.

- When are we getting larger washers and dryers at Bethel Community Center? CMHA is working on our plans for 2022-2026 and part of those plans involve expanding the laundry room, improving the kitchen space, and patio areas.
- Why does someone with a criminal history get to come on the program? CMHA screens applicants in accordance with the rules outlined in the HCV Administrative Plan and Public Housing's Admissions and Continued Occupancy Plan (ACOP). CMHA reduced the review period from 15 years to 5 years in 2021. HUD has been suggesting that PHAs lower their review periods and open housing opportunities to families who may be denied unfairly due to possible disproportionate convictions which impact low-income families who may not have been able to afford adequate legal defense.

### **Written Response from the fliers sent to all participants:**

- How long can a guest be in the subsidized unit? A guest is considered an unauthorized person when they have remained in the unit 14 consecutive days or up to 30 days in a calendar year.
- Can a guest be put on the voucher program? A 'visitor or guest' can be added to the household by notifying CMHA and providing the information for CMHA to do a thorough background check. If the individual does not pass the background check, the family has a right to an informal hearing to discuss the barriers to the addition.