



Clermont Metropolitan Housing Authority

65 South Market Street | Batavia, Ohio 45103

513.732.6010 | Fax 513.732.6520

www.clermontmha.org

RAB Meeting held on 5/3/2023 & Annual Plan Meeting 5/9/2023 to discuss Annual Plan Changes

- 1) Can I still have things hung up in my front door area if it does not reach into the walkway? Residents may hang things up in their doorway if they do not reach past the doorway into the main walkway and do not infringe upon being able to go in and out of the doorway safely.
- 2) Are residents required to throw things into the back of the dumpster? As a courtesy, you should always put your trash and other belongings as far back from the doors as possible.
- 3) Regarding the 20 SF Disposition units, can a family purchase the unit who lives there currently? The family residing in the Public Housing (PH) unit can purchase the property. However, CMHA cannot give preference to the family, meaning that their offer must be the best offer received on the property. CMHA is required to sell all 20 units at/or above the appraised value of the property and the properties would be sold 'as is.'
- 4) Can the unit be sold at a lower price? No. The units must be sold at the best offer, that is at/above the appraised amount.
- 5) Will the families being displaced be homeless? Once the Special Application Center (SAC) gives CMHA the approval to sell the properties, the family will get a 90-day notice. A relocation specialist will help the families locate housing. The family will be given the option to move to a PH unit, a Project Based Voucher unit, or receive an HCV unit. The family will also receive relocation funds as outlined under the Disposition regulations.
- 6) I see VAWA updates to the ACOP, do the same updates apply to HCV? Ms. Cox is reviewing the HCV Administrative Plan and will make any necessary updates to include "human trafficking" in the Plan if it is missing.
- 7) Is Vaping allowed in the PH Units? Per HUD guidance, at this time, vaping is permitted to be done inside PH units. It is not considered smoking.
- 8) Can a resident smoke marijuana in a PH unit? There is no smoking in public housing units. How about in the doorway? You are not permitted to smoke on public housing property unless you are more than 25 feet away from all structures.
- 9) Can I use marijuana in a PH unit? Per HUD regulations, currently, marijuana is still considered an illegal drug and therefore is not permitted in subsidized housing for any program.
- 10) Why can't CMHA just kick people out who violate their lease? There are provisions under HUD regulations and Ohio/Tenant Law which require CMHA to serve the appropriate notice which will cite the family's lease violations. CMHA is like all other landlords in Ohio and must abide by federal, state, and local governance.
- 11) Can CMHA staff just walk into a unit if there are violations? CMHA is required to post notice to our residents just like any other landlord. There is an exception if there is an emergency.
- 12) Can someone smoke on the walkways? No. They are not 25 feet away from the buildings.



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- 13) What about all the cats that are just wandering around during the day and let in at night by residents? This is not permitted. In the pet policy it is written that the family understands that they are to be always in control of their pets.
- 14) Why can't I have a pot-bellied pig as a pet? It is not permitted by CMHA for a resident to have a pig as a pet.
- 15) Under Inspections and Repairs, you have listed that Management cannot enter my dwelling for performance of repairs unless my pet is under control. Can maintenance continue to come to the unit? No CMHA staff member will enter if a pet is not under control for them to complete their necessary tasks.
- 16) When is the blacktop going to be put back at Bethel Woods? CMHA projects that the Bethel Woods parking lot will have asphalt installed during the next two weeks, provided that the weather condition will permit it. The parking lot will be lined approximately 30 days after the asphalt is installed.
- 17) Can we have a coin changer in the laundry room? CMHA researched this when it was proposed during a RAB meeting last year. The provider indicated that the washer/dryers were not used enough to install a machine. What about an electronic card system? CMHA can investigate this as an alternative. Several residents at the meeting indicated that they did not want this option as it was 'too difficult to use.'
- 18) If RAB doesn't buy the units being proposed for disposition/sale what happens? The units will be sold at fair market prices and the proceeds will be used to purchase/develop new units. The families impacted will be given relocation assistance and funds to locate new housing. The families will also receive 90-day notice to move.
- 19) The new HOTMA changes only impact Section 8 families, right? No. Section 102-104 impact Public Housing. Section 102 and Section 104 impact Public Housing, HCV, and PBV families.
- 20) Can residents occasionally put up a bouncy house and are we allowed to as long as we take it down right after playing for a few hours and not leave it up? A bouncy house is a springy inflatable structure often resembling a building and used for children for jumping. This is like a trampoline and is prohibited.
- 21) Under the HCV & PBV programs, will VAWA also include human trafficking? Yes, this will also need added under any VAWA statements in the HCV Administrative Plan to include human trafficking.