



Clermont Metropolitan Housing Authority

65 South Market Street | Batavia, Ohio 45103

513.732.6010 | Fax 513.732.6520

www.clermontmha.org

Clermont Metropolitan Housing Authority (CMHA) HCV Administrative Plan Summary of Changes 10/1/2025 to 9/30/2026

Criminal Activity [24 CFR 982.553], page 3-27 HCV Administrative Plan

Current: If any household member is currently engaged in any of the following criminal activities, within the past five years, the family will be denied assistance. Active and open warrant or capias.

Amended: If any household member is currently engaged in any of the following criminal activities, or has been within the past five years, the family will be denied assistance. Any active open warrant/capias or periods of incarceration during the last past five years may be used as grounds for denial of assistance.

Purging the Waiting list, page 4-10 HCV Administrative Plan

Current: If the applicant applied to multiple waiting lists, a no response to the interest letter will result in removal from those waiting lists as well regardless of their position.

Amended: If the applicant applied to multiple waiting lists, no response to the interest letter will result in removal from those waiting lists as well regardless of their position.

Local Preferences [24 CFR 982.207; HCV p.4-16], pages 4-14 through 4-15 HCV Administrative Plan

Current: Not currently in plan.

Amended: CMHA will accept up to 25 referrals a calendar year from West Clermont Local School District to provide housing opportunities to homeless families in Clermont County. ** (85 Pts)

Current: CMHA will accept up to 10 referrals a calendar year from Clermont County Board of Developmental Disabilities to provide housing opportunities to homeless families in Clermont County. ** (85 Pts)

Amended: CMHA will accept up to 20 referrals a calendar year from Clermont County Board of Developmental Disabilities to provide housing opportunities to homeless families in Clermont County. ** (85 Pts)

Current: Not currently in plan.

Amended: CMHA will accept up to 25 referrals a calendar year from Bluebird Bus of Hope to provide housing opportunities to homeless families in Clermont County. ** (85 Pts)



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Scheduling an Informal Hearing [24 CFR 982.555 (d)], page 16-21 HCV

Administrative Plan

Current: If the family does not appear within 20 minutes of the scheduled time and was unable to reschedule the hearing in advance due to the nature of the conflict, the family must contact the PHA within 24 hours of the scheduled hearing date, excluding weekends and holidays. The PHA will reschedule the hearing only if the family can show good cause for the failure to appear, or if it is needed as reasonable accommodation for a person with disabilities. If the family cannot show good cause for failure to appear, or a rescheduling is not needed as a reasonable accommodation, the PHA's decision will stand.

Amended:

If the family does not appear within 15 minutes of the scheduled time and was unable to reschedule the hearing in advance due to the nature of the conflict, the family must contact the PHA within 24 hours of the scheduled hearing date, excluding weekends and holidays. The PHA will reschedule the hearing only if the family can show good cause for the failure to appear, or if it is needed as reasonable accommodation for a person with disabilities. If the family cannot show good cause for failure to appear, or a rescheduling is not needed as a reasonable accommodation, the PHA's decision will stand.

Pre-Hearing Right to Discovery [24 CFR 982.555(e)], page 16-22 HCV

Administrative Plan

Current: For in-person hearings, the PHA will not require pre-hearing discovery by the PHA of family documents directly relevant to the hearing.

Amended: For in-person or remote hearings, any documents the family wishes to present must be provided to CMHA at least 48 hours prior to the hearing so copies can be made.

Hearing Officer's Decision [24 CFR 982.555(e)(6)], page 16-25 HCV Administrative Plan

Current: The hearing officer will issue a written decision to the family and the PHA no later than 10 business days after the hearing.

Amended: The hearing officer will issue a written decision to the PHA no later than 10 business days after the hearing. The PHA will send a copy to the family within 1 business day of receipt.



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17-II.B. Units Selected Non-Competitively [FR Notice 1/18/17; Notice PIH 2017-21; 24 CFR 983.51(b)], Pg 17-7 HCV Administrative Plan

For certain public housing projects where the PHA has an ownership interest or control, the PHA may attach PBV assistance non-competitively without following one of the two processes above.

This exception applies when the PHA is engaged in an initiative to improve, develop, or replace a public housing property or site. The public housing units may either currently be in the public housing inventory or may have been removed from the public housing inventory within five years of the date on which the PHA entered into the AHAP or HAP. If the PHA is planning rehabilitation or new construction on the project, a minimum threshold of \$25,000 per unit in hard costs must be expended.

Current: CMHA will not attach PBVs to projects owned by the PHA as described above.

Amended: CMHA may attach PBVs to projects owned by the PHA as described above.

17-II.B. Supportive Services for Project Based Voucher Program Pg 17-17 HCV Administrative Plan

Current: Excepted units will be limited to units identified by HOTMA provisions.

Amended: For excepted units for supportive services, a unit is excepted if any member of the family is eligible for one or more of the supportive services even if the family chooses not to participate in these services. If a family chooses to participate and successfully completes the supportive services, the unit continues to be excepted for as long as any member of the family resides in the unit, even if the members that continue to reside in the unit are ineligible during tenancy for all available supportive services.

17-VI.C. ORGANIZATION OF THE WAITING LIST [24 CFR 983.251(c)] Pg 17-40 HCV Administrative Plan

Current: The PHA will establish and manage separate waiting lists for individual projects or buildings that are receiving PBV assistance. The PHA currently has waiting lists for the following PBV projects:

Birney Lane 52 LLC Highview

Amended: The PHA will establish and manage separate waiting lists for individual projects or buildings that are receiving PBV assistance. The PHA currently has waiting lists for the following PBV projects:

Birney Lane 52 LLC



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Preferences [24 CFR 983.251(d), FR Notice 11/24/08] Pg 17-41 HCV Administrative Plan

Current: The following additional preferences have been established for the PBV program. Families who were at the property at the time of conversation. For existing families, they have the right to first refusal.

Amended: The following additional preferences have been established for the PBV program. Families who were at the property at the time of conversation. For existing families, they have the right to first refusal. Projects with “excepted units” for elderly families or supportive services, the PHA must give preference to such families when referring families to these units [24 CFR 983261(b); FR Notice 1/18/17].