

Attachment S – Section 18

CMHA is amending its Annual PHA Plan for 2023 under section B.2-New Activities. The Significant Amendment describes CMHA’s decision to undergo the Demolition and/or Disposition by requesting HUD’s approval to remove public housing property from public housing requirements with Waggoner/Senior-Chestnut Grove specifically being an additional property that will be affected by the Demolition/Disposition process along with Thornwood Commons as mentioned in the already approved 2023 Annual Plan.

As a Significant Amendment to the Annual PHA Plan for 2023, CMHA is also requesting approval to complete the Demolition/Disposition process for Waggoner Senior/Chestnut Grove via a RAD/Transfer of Assistance blend.

Section 18 Significant Amendment

As authorized by Section 18 of the United States Housing Act of 1937 (42 U.S.C. 1437p) (1937 Act), the Authority intends to partially dispose of [WAGGONER SENIOR/CHESTNUT GROVE] properties using Section 18.

COBBLESTONE MANOR

In accordance with Notice PIH 2021-07 (HA), up to 60% (18-Units) of the 30 units may be partially disposed of through Section 18. The Authority will request Tenant Protection Vouchers (TPVs) for the units disposed of through Section 18 and the RAD Blend Process.

1 – Description of units to be converted: Cobblestone Manor, a new construction project senior designated development, will convert to RAD through the Transfer of Assistance process, taking the public housing assistance from 30 units at Chestnut Grove Senior Housing (aka Waggoner Senior Housing) and transferring that assistance over to Cobblestone Manor in the form of PBVs. Columbus Metropolitan Housing Authority (CMHA) commits to providing a Housing Assistance Payment Contract and Public Housing subsidy for sixty (60) units at Cobblestone Manor with the HAP Contract having a term of twenty (20) years. There will be 20 1-Bedroom and 2 2-Bedroom LIHTC-only units, 30 1-Bedroom Transfer of Assistance (TOA) PBV units, and 26 1-Bedroom and 4 2-Bedroom PBV units.

2 – No change in the number of units proposed as part of the RAD conversion: Transfer of Assistance Units

Current Bedroom Size:

1-Bedroom: 30 2-Bedroom: 0 3-Bedroom: 0 4-Bedroom: 0 5-Bedroom: 0
Total Bedroom Size of Current Units: 30

3 – No change in bedroom distribution after RAD conversion: Transfer of Assistance Units

Proposed Bedroom Size After Renovations:

1-Bedroom: 30 2-Bedroom: 0 3-Bedroom: 0 4-Bedroom: 0 5-Bedroom: 0
Total Bedroom Size of Current Units: 30

5 – Transfer of Assistance at the time of conversion: As of the date of this PHA Plan submission, CMHA is anticipating offering Tenant Protection Vouchers for either the permanent or temporary relocation of approximately eighteen (18) families in our Waggoner Senior housing units, which should be disposed of in mid-2025.

The section below is the excerpt from the Annual plan where the edits requiring the amendment occurred. Edits are underlined and in red.

B.2 (b)	<p>Project-Based Vouchers – CMHA is projecting to utilize a number of project-based vouchers throughout Franklin County in a number of locations and for purposes that are consistent with the Goals for FY 2021-2025. This will include the construction of new designated housing for elderly and/or disabled families and or new family PBV communities. CMHA will acquire land if needed to create additional mixed-income, deeply affordable, LIHTC, and PBV communities throughout Franklin County.</p> <p>CMHA Goals for FY 2021-2025: (1) Continue to increase the availability of decent, safe, and affordable housing; (2) Promote self-sufficiency and asset development of families and individuals; (3) Improve community quality of life and economic vitality; and (4) Ensure compliance with Equal Opportunity and Affirmatively Furthering Fair Housing requirements.</p> <p>Demolition and /or Disposition – CMHA has requested HUD approval to remove public housing property (residential and non-residential) from public housing requirements, including use restrictions imposed under the Annual Contributions Contract and the Declaration of Trust/Declaration of Restrictive Covenants. CMHA will request this approval from HUD under the demolition/disposition laws at Section 18 of the 1937 Act and 24 CFR part 970. The public housing properties affected by this are Thornwood Commons (86 units) <u>and Waggoner Senior-Chestnut Grove (30 units)</u>. Thornwood Commons will be sold at fair market value or leased by way of a long-term lease to other local affordable housing developers and/or operators to renovate the property. Thornwood will remain as affordable housing after the sale or long-term lease of the property. CMHA will provide vouchers and TP vouchers to all remaining households at the time of conversion. <u>Waggoner Senior-Chestnut Grove will complete the Transfer of Assistance and RAD Blend processes which will ultimately put the property in the Section 18 demolition-disposition process while transferring assistance to Cobblestone Manor, a senior affordable housing that is being developed; as well as issuing (18) tenant-protection vouchers to current Waggoner Senior-Chestnut Grove Residents as a part of the RAD Blend process.</u></p> <p>Conversion of PH to PBV under RAD – CMHA pursues RAD as previously described and approved in the 2021 5-Year Plan. See attachment R for more information.</p>
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Order Confirmation

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Customer Address:	Columbus Metropolitan Housing Authority 880 E 11Th AVE Columbus OH 43211-2771
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Contact Phone:	6144216218
Contact Email:	
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Date:	07/10/2023
Order Number:	9044295
Prepayment Amount:	\$ 0.00

Column Count:	2.0000
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Product	#Insertions	Start - End	Category
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Order Confirmation Amount	\$307.12
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Ad Preview

**PUBLIC NOTICE: Waggoner Senior-Cobblestone Manor
RAD-Transfer of Assistance**

On July 15th, 2023 CMHA released its Significant Amendment to the 2023 Annual Plan for the 45-day public review and comment period.

The Significant Amendment describes CMHA's decision to modify its existing plan to only complete the process of disposing of public housing property under Section 18 of the United States Housing Act of 1937, specifically for Thornwood Commons. In the Significant Amendment, CMHA is also including Waggoner Senior/Chestnut Grove to be disposed of via the Section 18 process. The proposed amendment is incorporated in its entirety into the 2023 PHA Annual Plan through an attachment entitled, "Amendment S - Section 18". A public hearing will be held on Tuesday, August 29th, 2023 at 11:00 in the 2nd Floor Conference Room at CMHA offices located at 1407 Cleveland Ave., Columbus, Ohio 43211. The Significant Amendment can be viewed on CMHA's website, cmhanet.com. Written comments may be mailed to CMHA's main office, Attn: Significant Amendment, 880 East 11th Ave. Columbus, Ohio 43211. Written comments must be received by Tuesday, August 29th, 2023.

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