What is a Public Housing Authority?
101 Series Lesson Plan

—Who are the Public Housing Authorities
—What do they do?
—How are they structured?
—How are they funded
—PHA’s and the NEOSCC
Who are the Public Housing Authorities?

What is a Public Housing Authority?
## Who are the Public Housing Authorities?

### Top five largest PHAs in NEO

<table>
<thead>
<tr>
<th>PHA Name</th>
<th>City</th>
<th># of Units/Vouchers</th>
</tr>
</thead>
<tbody>
<tr>
<td>Cuyahoga MHA</td>
<td>Cleveland</td>
<td>10,300/14,000</td>
</tr>
<tr>
<td>Akron MHA</td>
<td>Akron</td>
<td>4,100/4,700</td>
</tr>
<tr>
<td>Stark MHA</td>
<td>Canton</td>
<td>2,500/1,800</td>
</tr>
<tr>
<td>Youngstown MHA</td>
<td>Youngstown</td>
<td>1,500/2,200</td>
</tr>
<tr>
<td>Lorain MHA</td>
<td>Lorain</td>
<td>1,400/2,700</td>
</tr>
</tbody>
</table>

What is a Public Housing Authority?
What is a Public Housing Authority?

15 PHAs within Northeast Ohio
- 2 are small nonprofits only authorized to administer Section 8 Vouchers
78 PHA’s in Ohio

Who are the Public Housing Authorities?

| Cuyahoga MHA |
| Akron MHA |
| Stark MHA |
| Youngstown MHA |
| Lorain MHA |
| Trumbull MHA |
| Ashtabula MHA |
| Geauga MHA |
| Medina MHA |
| Lake MHA |
| Parma PHA |
| Portage MHA |
| Wayne MHA |
| Eden, Inc. (Section 8 only) |
| New Avenues to Independence (Section 8 only) |
What is a Public Housing Authority?

• Formally created by the United States Housing Act of 1937 as a way to provide low-rent housing and clear slums
• Regulated by the US Department of Housing and Urban Development
• 3,300 PHAs across the country
What do Public Housing Authorities do?

Providing Decent Housing

What is a Public Housing Authority?
What do Public Housing Authorities do?

Public Housing Authorities provide housing and rental assistance to low-income families through two programs:

Public Housing

The PHA owns and manages properties. Approximately 1.2 million families reside in public housing around the country. Properties range from single family homes to high-rise apartments.

Housing Choice Voucher Program (Section 8)

Allows families to use a voucher anywhere a landlord is willing to accept it, with the housing authority will subsidize the rent and utilities. Serves about 3 million families nationwide.
CMHA Locations

Cuyahoga Metropolitan Housing Authority
Development Locations in the City of Cleveland with Neighborhood Key

1. Addison Square E
2. Addison Townhouses F
3. Agthorp E
4. Beachcrest E
5. Bellaire Eighth F
6. Bellaire Gardens H
7. Bellaire Townhouses F
8. Bohn Tower E
9. Carver Park F
10. Carver Park HOPE VI F
11. Cedar Extension Family F
12. Cedar Extension Hi-rise E
13. Crestview H
14. Euclid Beach E
15. Fairway Manor E
16. Garden Valley F
17. Gordon Square (CHN) F
18. Harvard Townhouses F
19. Jefferson-West 5th F
20. King Kennedy North Family F
21. King Kennedy North Hi-rise E
22. King Kennedy South Family F
23. King Kennedy South Hi-rise H
24. Lakeview Terrace F
25. Lakeview Village H
26. Landon F
27. Larronde E
28. Lorain Square E
29. Manhattan Tower H
30. Miles Elmgate H
31. Mt. Auburn E
32. NOAH-East F
33. Oakwood Gardens F
34. Oakwood Villas E
35. Old Cedar F
36. Gulfstream F
37. Park Denison H
38. Phoenix Village F
39. Puritas Gardens F
40. Riverside Park F
41. Riverview Family F
42. Riverview Towers E
43. Scranton Castle E
44. Springfield H
45. Union Court (CHN) E
46. Union Square H
47. Valleyview F
48. Wade Apartments H
49. Walton Place F
50. West Boulevard H
51. Wilson Apts. Family F
52. Wilson Apts. Hi-rise H
53. Woodhill Homes F
54. Woodhill Shale F
55. Woodhill Scattered F

F = Family
H = Hi-rise
E = Elderly-designated Hi-rise

Cuyahoga Metropolitan Housing Authority
1441 West 25th Street • Cleveland, Ohio 44113
www.cmha.net
What is a Public Housing Authority?
How are Public Housing Authorities structured?

Community Partners

Who helps us achieve our goals?

- Local, State, and Federal Government
  - Ensuring our development activity will lead to larger community revitalization
- Community Development Corporations
  - Many grants and tax credit applications require community support
- Tax credit investors/syndicators
  - The future of affordable housing is in tax credits
- Supportive Service Providers
How are Public Housing Authorities funded?

AMP=Asset Management Property

• HUD does not fund a PHA’s central cost center
• Each AMP is funded separately, and all agency costs are paid from the AMP’s budget
• Each AMP is evaluated individually, with its funding directly tied to the AMP’s performance (REAC Score)
What is a Public Housing Authority?

PHAs must submit a subsidy request for each AMP to HUD on an annual basis:
- Requests are submitted in the fall for the following year’s funding
- Subsidy is usually not received until September of the funding year

How are Public Housing Authorities funded?

<table>
<thead>
<tr>
<th>PHA Name</th>
<th>Total revenue in millions*</th>
</tr>
</thead>
<tbody>
<tr>
<td>Cuyahoga MHA</td>
<td>$ 248.2</td>
</tr>
<tr>
<td>Akron MHA</td>
<td>80.7</td>
</tr>
<tr>
<td>Stark MHA</td>
<td>30.19</td>
</tr>
<tr>
<td>Youngstown MHA</td>
<td>27.2</td>
</tr>
<tr>
<td>Lorain MHA</td>
<td>32.1</td>
</tr>
<tr>
<td>Trumbull MHA</td>
<td>12.9</td>
</tr>
<tr>
<td>Ashtabula MHA</td>
<td>8.3</td>
</tr>
<tr>
<td>Geauga MHA</td>
<td>3</td>
</tr>
<tr>
<td>Medina MHA</td>
<td>6.7</td>
</tr>
<tr>
<td>Lake MHA</td>
<td>11.6</td>
</tr>
<tr>
<td>Parma PHA</td>
<td>5.5</td>
</tr>
<tr>
<td>Portage MHA</td>
<td>15.1</td>
</tr>
<tr>
<td>Wayne MHA</td>
<td>8.9</td>
</tr>
</tbody>
</table>

* Includes non-operating revenue
What is a Public Housing Authority?

How are Public Housing Authorities funded?

• HUD Operating Subsidy
  – To continue operations and manage properties
• Tenant Rental Payments
• Capital Fund Grants
  – Development, financing, modernization, and management improvements
  – American Reinvestment & Recovery Act
• Competitive Grants
  – Supportive Services (eg. Youthbuild, ROSS)
    • Restricted to providing specific enrichment programs
  – Community Revitalization
    • Examples include HOPE VI and Choice Neighborhoods
• Low Income Housing Tax Credits
  – Fastest growing way to provide affordable housing
Public Housing Authorities and NEOSCC?

PHA’s drivers are its residents and community

- We look at how many families are being served
- We evaluate changes in education level, employment rates, and other social indicators
  - This guides us when applying for grants and creating new partnerships

- We strive to be rated as High Performers by HUD’s Real Estate Assessment Center (REAC)
  - Physical property inspections
  - Operations
  - Financial Soundness
CMHA’s Five Year Goals

- Increase supply of quality affordable housing
- Improve the living environment and quality of life for residents of Public Housing
- Develop a highly skilled workforce that provides services to residents and participants with excellence and within a department structure that is flexible, efficient, and promotes teamwork.
- Promote self-sufficiency and asset development of residents and participants by providing quality case management and linkages to supportive services available in the community.

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