

What is a Public Housing Authority?

NEOSCC 101 SERIES

NEO Sustainable
Communities
Consortium

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?

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Who are the Public Housing Authorities?

Top five largest PHAs in NEO		
PHA Name	City	# of Units/Vouchers
Cuyahoga MHA	Cleveland	10,300/14,000
Akron MHA	Akron	4,100/4,700
Stark MHA	Canton	2,500/1,800
Youngstown MHA	Youngstown	1,500/2,200
Lorain MHA	Lorain	1,400/2,700

What is a Public Housing Authority?

Who are the Public Housing Authorities?

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

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?

What do Public Housing Authorities do ?

- 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



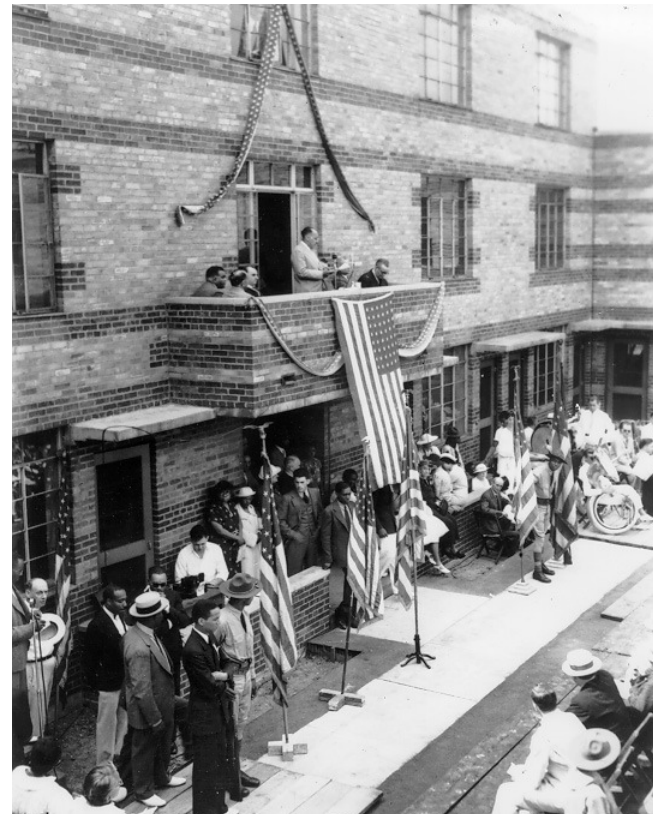
Slum in Tremont, Cleveland 1939

What do Public Housing Authorities do ?

Providing Decent Housing



AN INTERIOR BEDROOM.
TOTALLY DARK—PICTURE TAKEN BY FLASHLIGHT



Outhwaite Grand Opening 1937

What is a Public Housing Authority?

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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

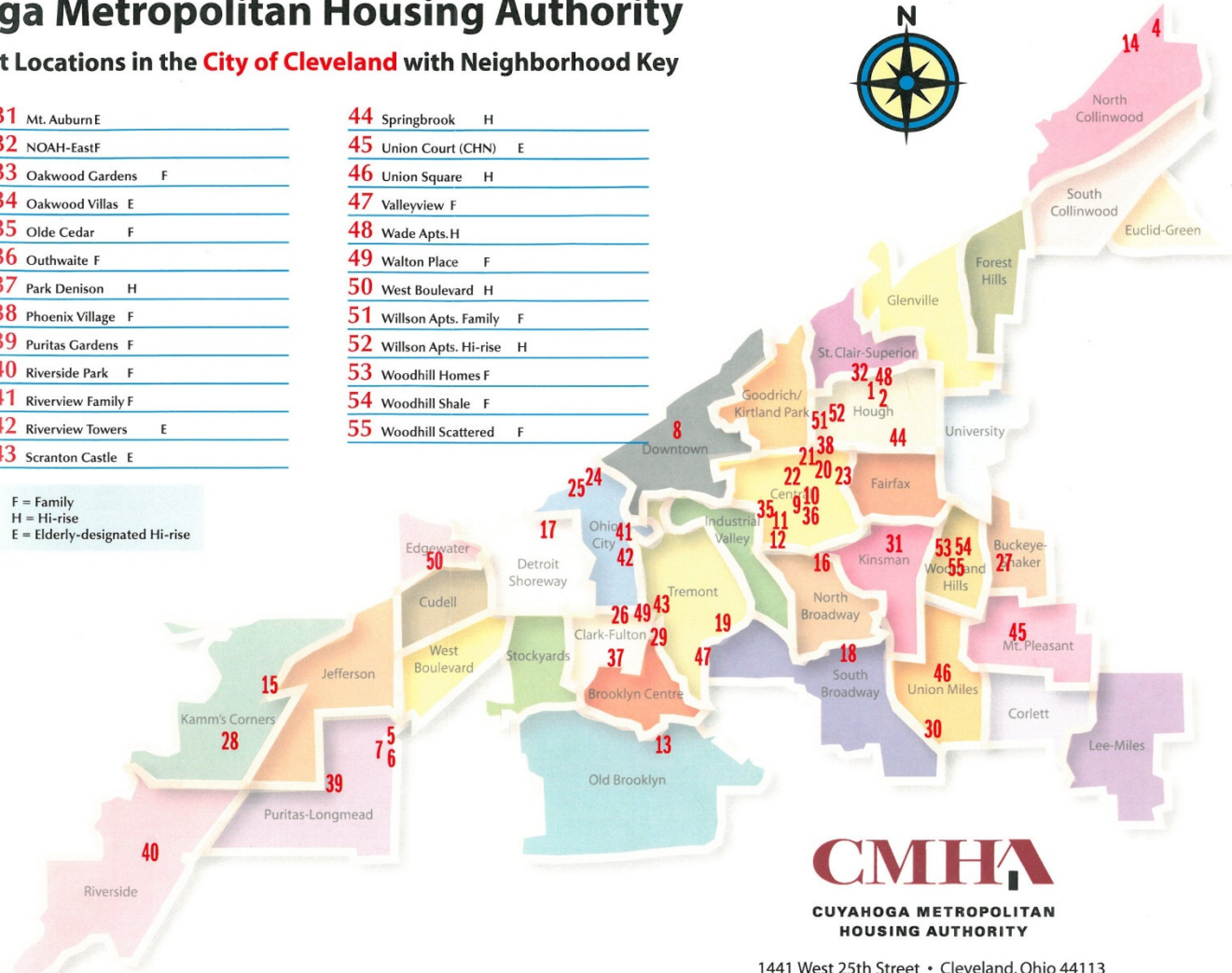
Cuyahoga Metropolitan Housing Authority Development Locations in the **City of Cleveland** with Neighborhood Key

- 1 Addison Square E
- 2 Addison Townhouses F
- 3 Apthorp E
- 4 Beachcrest E
- 5 Bellaire Eight 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 Tower H
- 26 Landon F
- 27 LaRonde E
- 28 Lorain Square E
- 29 Manhattan Tower H
- 30 Miles Elmerge H

- 31 Mt. Auburn E
- 32 NOAH-East F
- 33 Oakwood Gardens F
- 34 Oakwood Villas E
- 35 Olde Cedar F
- 36 Outhwaite 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 Springbrook H
- 45 Union Court (CHN) E
- 46 Union Square H
- 47 Valleyview F
- 48 Wade Apts. H
- 49 Walton Place F
- 50 West Boulevard H
- 51 Willson Apts. Family F
- 52 Willson 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



CMHA
CUYAHOGA METROPOLITAN
HOUSING AUTHORITY

1441 West 25th Street • Cleveland, Ohio 44113
www.cmha.net

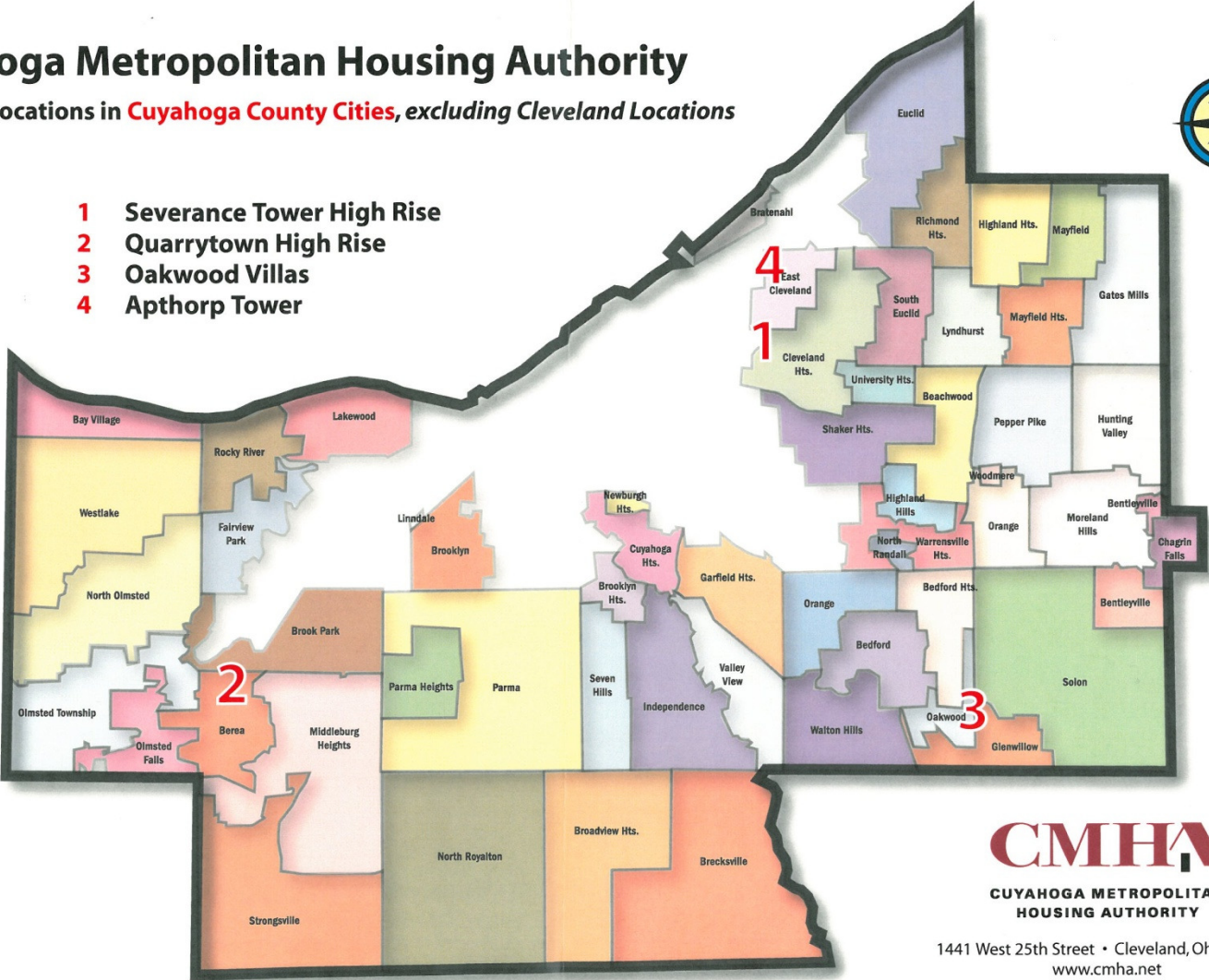
CMHA Locations

Cuyahoga Metropolitan Housing Authority

Development Locations in **Cuyahoga County Cities**, excluding Cleveland Locations

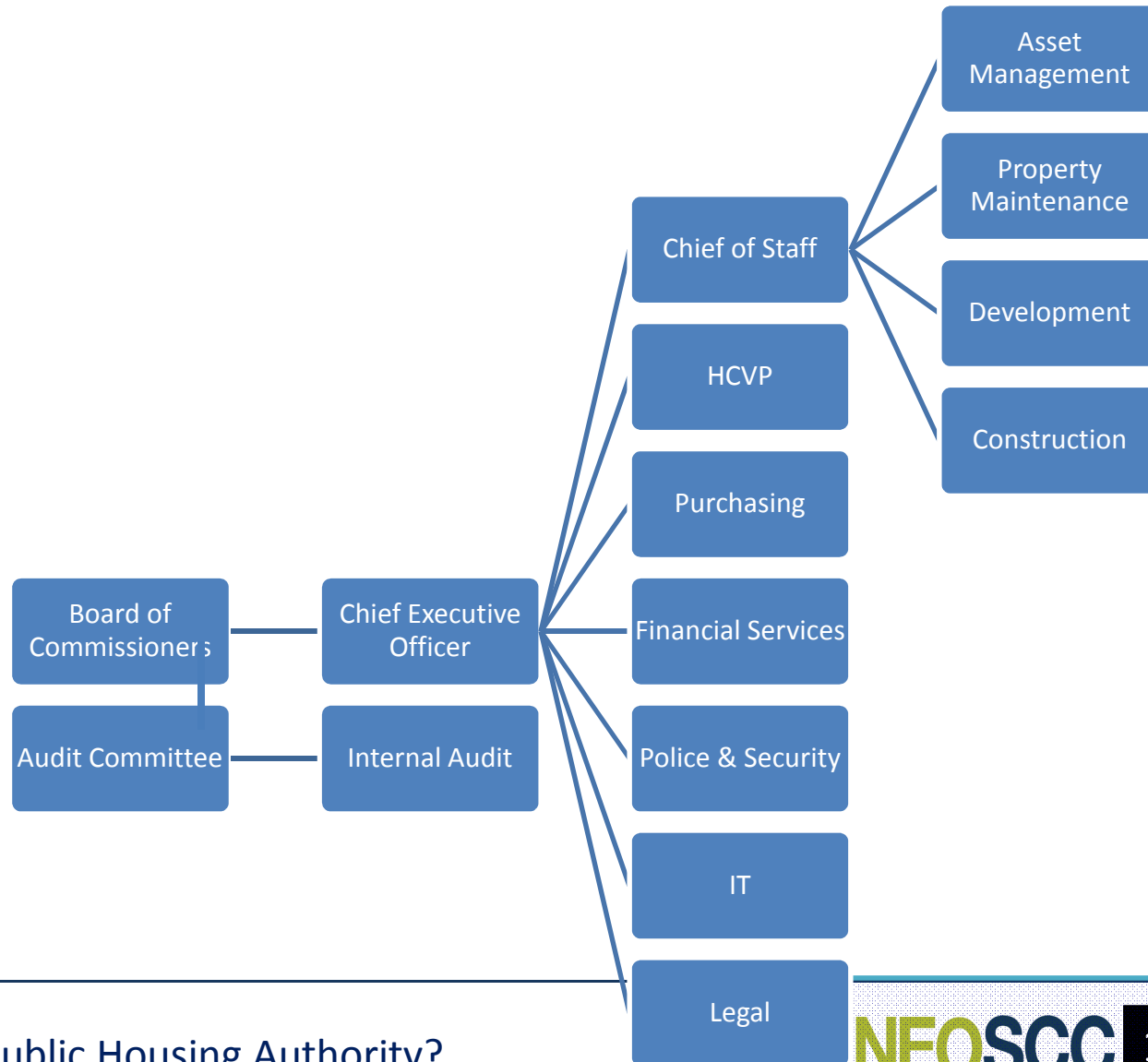


- 1** Severance Tower High Rise
- 2** Quarrytown High Rise
- 3** Oakwood Villas
- 4** Apthorp Tower



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www.cmha.net

How are Public Housing Authorities structured ?



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)

How are Public Housing Authorities funded?

- 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

* Includes non-operating revenue

PHA Name	Total revenue in millions*
Cuyahoga MHA	\$ 248.2
Akron MHA	80.7
Stark MHA	30.19
Youngstown MHA	27.2
Lorain MHA	32.1
Trumbull MHA	12.9
Ashtabula MHA	8.3
Geauga MHA	3
Medina MHA	6.7
Lake MHA	11.6
Parma PHA	5.5
Portage MHA	15.1
Wayne MHA	8.9

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?

NEOSCC.ORG

Economic Development
Environment
Communities
Connections
Quality Connected
Places

Equity LENS

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

What is a Public Housing Authority?

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CMHA's Five Year Goals

Communities/QCP

Environment/
Communities/Quality
Connected Places

Economic
Development

Connections
Quality Connected
Places

NEOSCC.ORG

- 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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Who are the Public Housing Authorities?



AKRON METROPOLITAN HOUSING AUTHORITY



Akron Metropolitan Area Transportation Study
Akron Metropolitan Housing Authority
Akron Urban League
Catholic Charities, Diocese of Youngstown
City of Akron
City of Cleveland
City of Youngstown
Cleveland Museum of Natural History
Cleveland State University
Cuyahoga County
Cuyahoga Metropolitan Housing Authority
Eastgate Regional Council of Governments
Fund for Our Economic Future
Greater Cleveland Regional Transit Authority
Lorain County Growth Partnership
Mahoning County
Northeast Ohio Areawide Coordinating Agency
Northeast Ohio Four County Regional Planning & Development Organization
Policy Bridge
Regional Prosperity Initiative
Stark County
Stark County Regional Planning Commission/
Stark County Area Transportation Study
Summit County
Summit County Health District
Trumbull County

What is a Public Housing Authority?

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NEO Sustainable Communities Consortium

Coming together to create a vibrant, sustainable and competitive Northeast Ohio

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