

The special meeting of the Green Township Board of Trustees held on June 5, 2013 was called to order at 4:30 p.m.

Roll Call: Chairman Boiman, present; Trustee Rosiello, excused; Trustee Linnenberg, present; Fiscal Officer Straus, excused.

**RESOLUTION #13-0528-A**

Chairman Boiman moved to appoint Kevin Celarek as the acting Fiscal Officer to take minutes of this meeting. Trustee Linnenberg seconded the motion. Trustee Linnenberg: Aye; Chairman Boiman: Aye.

Trustee Linnenberg began the meeting by stating that the Cincinnati Metropolitan Housing Authority and its Executive Director Greg Johnson were present in order to outline the process of how CMHA will select and purchase 32 units of CMHA housing in Green Township.

Trustee Linnenberg stated that the Township Trustees are working with the Cincinnati Metropolitan Housing Authority in order to make sure that the mandated 32 units are scattered throughout the Township. Trustee Linnenberg pointed out that there are over 24,000 mailboxes in Green Township with over 58,000 residents. These 32 units will not add to the existing housing stock of Green Township, but rather be a small part of the existing stock. As a result, there will not be a significant increase in the number of people in Green Township. Trustee Linnenberg also stated that opting in or out of the Community Development Block Grant (CDBG) program has no effect on the mandate for additional housing units in the township. As a result, the township has opted back into the CDBG Fund program in order that township residents could participate in programs such as that offered by People Working Cooperatively.

Greg Johnson then addressed the audience, beginning with introductions of the CMHA staff members who were present at the meeting. He then began a PowerPoint presentation. Mr. Johnson said that the CMHA board made a decision on March 28, 2013 to go with the scattered site process. On April 30, 2013 the CMHA board adopted Option C, which entailed seeking two and four unit apartment buildings to satisfy the scattered site criteria. Mr. Johnson stated that CMHA plans to put a maximum of 6 units in different areas of Green Township in order to meet the scattered site criteria.

Mr. Johnson noted that CMHA will need to purchase these 32 units by June of 2015 and complete occupancy of the 32 units by June of 2016. In order to purchase an apartment building CMHA needs to take the following steps:

1. Seek appraised value for the building.
2. Do environmental research on building.
3. Secure option to purchase from owner.
4. Secure CMHA board approval to purchase.
5. Secure HUD approval to purchase the building.
6. Relocate the current residents of the building.
7. Renovate the purchased building.
8. Begin leasing the newly renovated apartment building to citizens.

Mr. Johnson stressed that these activities take a considerable amount of time which is why CMHA must purchase the 32 units by June, 2015.

Mr. Johnson then addressed questions from the audience. The first question came from Maria Leonhardt who lives on Diehl Road. Ms. Leonhardt asked whether CMHA would purchase only properties that are listed for sale, or if CMHA would approach property owners to buy buildings that are not listed on the market. Mr. Johnson answered that CMHA can do either.

Jim Grawe asked if there would be more than six CMHA units in one area. Mr. Johnson stated that there could be as many as eight units in an area, but he hopes that they can be scattered and have six units per area.

David Lopez asked if HUD's timeline was rigid. Mr. Johnson said that HUD's timeline is very rigid and if CMHA does not complete the purchase and occupation of the buildings that HUD could step in and do the work instead of CMHA.

Bernie Hess asked if there were renovation standards that CMHA must meet. Mr. Johnson replied that all of the purchased buildings must be inspected and meet high standards. Mr. Hess asked if CMHA would consider building new multi-family units. Mr. Johnson said that they would not consider that because they do not have that source of grant money available. Mr. Johnson stated that he would not purchase four buildings in a row as that would be contrary to scattering the units.

Stephanie Parker asked how CMHA determines the neighborhood boundaries. Trustee Linnenberg stated that in Green Township there are no distinct neighborhood boundaries. There are general feelings about large areas such as Bridgetown, Monfort Heights, etc., but there are no distinct boundaries. Mr. Johnson stated that the realtor outlined the various neighborhoods in Green Township.

Mr. Henderson stated that there are limited or no transportation systems in many parts of Green Township and asked if that presented a problem with locating these scattered sites. Mr. Johnson said that the transportation system is not crucial because many of the residents drive their own cars.

Jim Campbell asked how many other CMHA units in Hamilton County are planned. Mr. Johnson stated that there are approximately nine units in Hyde Park/Mt. Lookout that were recently purchased and renovated. Further purchases will be done after the CMHA board reviews a future marketing study for other sites. Mr. Campbell also asked about the cost for rehabilitating each apartment unit.

Gary Dressler asked if the HUD agreement allows CMHA to locate senior citizens and couples in these units versus only families. Mr. Johnson said there will be seniors, single people, and families in these scattered sites. Mr. Johnson also said that that CMHA would let existing residents stay in the buildings that they purchased for renovation.

Jim Grawe asked whether it is more important to scatter the sites or to only locate these individuals in two or four family units. Mr. Johnson responded that scattering the sites is the most important issue and that if they could not find other units in different locations, then CMHA may be forced to purchase eight units in an area instead of six units per area.

There being no further business, Trustee Boiman thanked Greg Johnson for coming out to Green Township to explain CMHA's process.

Trustee Boiman moved to adjourn the meeting. Trustee Linnenberg seconded the motion. Trustee Linnenberg: Aye; Chairman Boiman: Aye. The meeting was adjourned at 7:49 p.m.