



2002 – 2003 Metropolitan Housing Authorities Report

**Ohio Housing Finance Agency
Ohio Department of Development**

Introduction

The Ohio Department of Development, through the Ohio Housing Finance Agency (OHFA), is responsible for overseeing a variety of activities of Metropolitan Housing Authorities (MHAs), including the creation and expansion of MHAs. MHAs are statutorily required to file a report of their activities as well as a statement of their annual receipts and expenditures with the Ohio Department of Development. OHFA collects and analyzes the annual activities of MHAs, which it uses to produce this report.

The Activities Report of Ohio Metropolitan Housing Authorities provides information on the various low-income housing programs offered by MHAs, and the number of affordable housing units operated by MHAs. The report highlights activities for the 2002-2003 period. Where applicable, information regarding each MHA's 2004 fiscal year is presented.

Description of Metropolitan Housing Authorities

Section 3735 of the Ohio Revised Code (ORC) outlines the responsibilities of MHAs as well as the criteria necessary to create or expand an Ohio MHA. Based on the ORC, a Board of Directors governs on MHA. The Board appoints an Executive Director for each MHA. The Judge of Probate Court, Judge of Common Pleas Court, the Mayor of the largest political subdivision of the county and the County Commissioners appoint the Board members.

Metropolitan Housing Authorities are created by the State of Ohio to administer a variety of HUD and other housing programs. MHAs can manage, construct, buy and sell both owner-occupied and rental housing. All housing must be affordable to families and/or individuals with incomes at or below 80% of the area median gross income. MHAs usually administer these housing programs on a countywide basis.

Metropolitan Housing Authority Programs

The data that follows was collected from a survey of all active Metropolitan Housing Authorities (MHAs) in Ohio for the program years 2002 and 2003. Mostly, data presented is from 2002. The MHAs were asked to report the extent of their involvement in various programs by the number of individuals and families participating in the programs. It is important to note the following as the report is reviewed:

- Approximately 84% of Ohio's MHAs responded to the survey.
- The following MHAs did not respond to the survey: Ashtabula, Coshocton, Darke, Licking, London, Medina, Middletown, Perry, Portsmouth, Preble, Vinton and Warren.
- Reporting of data varied between MHAs, partially due to differing standards of record keeping, categorizations of programs, and varying levels of involvement by each MHA.
- Owing to changes in management, program configuration, or funding, a program may have changed substantially since the MHA's initial participation.
- Because the programs administered by MHAs are myriad in number and in scope, many were combined in order to provide a simplified picture.

Administered by Metropolitan Housing Authorities, Programs fall into four general categories: Homeownership; Rental Housing Assistance; Section 8; and Resident Initiatives. This report will highlight the major MHA programs. Many MHAs are involved in a variety of other housing programs such as the State of Ohio's Low-Income Housing Tax Credit program, the HOME program and HUD's HOPE VI program. MHAs often take part in other programs and initiatives, with or without state or federal financial support, that focus upon the improvement of the lives of the families and individuals they serve.

Homeownership

Turnkey III

The most common homeownership program is the Turnkey III program. Participation in the program is limited to families whose incomes do not exceed 80% of the area median income. The MHA owns the housing development and leases individual single-family homes to eligible families. A portion of the monthly rent is set aside in an earned home payments account until such time that funds in the account accumulate enough to secure a mortgage or make a cash purchase.

A homebuyers' association consisting of Turnkey III homebuyers works with the MHA in resolving project specific problems, screening potential residents, and establishing rules for the community. After 75% of the community (project) has been sold to residents, a homeowners' association replaces the homebuyers' association, assumes its responsibilities and performs maintenance of the common property. Although this program is still in existence, Congress has not funded it for a number of years.

HOPE Program

Housing Opportunities for People Everywhere (HOPE) has been funded through six different phases. The first was HOPE I, which provided homeownership opportunities for low-income individuals and families living in public or Indian housing. HOPE II provided homeownership opportunities for low-income families in multifamily properties owned by or having loans insured or helped by HUD, an MHA, RTC, or state or local governments. HOPE III, provided homeownership opportunities in single-family properties owned or held by FHA, VA, RTC, FMHA or state and local governments. HOPE IV assisted low-income, frail elderly persons live independently in nonrestrictive environments. The program combined Section 8 rental assistance with case management and support services for people age 62 and older who have limitations in three or more life activities such as bathing, dressing, and housekeeping.

HOPE VI, the most recent program, provides revitalization and demolition grants. HOPE VI Revitalization grants are designed to assist public housing agencies to improve the living environment of residents, revitalize sites, provide housing, and build sustainable communities. Additionally, demolition grants are available to expedite the demolition of severely distressed public housing units. The program provides planning and implementation grants to applicants in a competitive process.

Rental Housing Assistance

Conventional Public Housing (Development)

The most commonly known MHAs program is affordable public housing. This program is known as public housing, development and/or conventional. HUD provides funds to Metropolitan Housing Authorities to develop and operate housing for lower-income families. HUD provides funding for 100% of development costs, and annual contributions for operating subsidies. Projects may involve the acquisition of existing property, rehabilitation, or the construction of new units.

Several different methods have been used to develop public housing. "Turnkey" methods enable MHAs to solicit bids from private developers for the construction or substantial rehabilitation of a project. MHAs can also act as their own developer by acquiring the site, preparing plans and subcontracting construction. The MHA can also acquire existing housing with, or without, the need for substantial rehabilitation. The demand for this kind of housing continues to rise. In 2002, over 28,000 Ohio families were waiting for this type of housing to become available to them.

Section 8 Programs

HUD offers a variety of Section 8 programs that MHAs administer: Vouchers; Family Self-Sufficiency; Homeless and Disabled; Moderate Rehabilitation - Single Room Occupancy (SRO); and Moderate Rehabilitation - Shelter Plus Care.

In the past, both the Section 8 certificate and voucher programs were in effect, but the Section 8 certificate program has recently been phased out. The Section 8 voucher program remains, allowing the voucher holder to secure rental housing in the private sector. The resident pays a minimum of 30% of their income for rent, and HUD provides the difference up to the area's Fair Market Rent. All Section 8 voucher units must meet HUD's housing quality standards.

Combined Section 8

The Section 8 Voucher program is the largest MHA-administered housing program in Ohio. From 2002-2003, twenty MHAs used Section 8 certificates for homeownership. This program is growing by leaps and bounds. The last Metropolitan Housing Authority Activity Report reported only two MHAS utilizing this program.

Capital Funds Program

The Capital Funds Program (CFP) are formula grants to MHAs to assist in capital and management activities. This program is a combination of the former Comprehensive Grant Program and the Comprehensive Improvement Assistance Program.

These funds are used in a variety of ways, including: development, financing, and modernization of public housing projects; vacancy reduction; deferred maintenance needs, the replacement of obsolete utility systems and unit equipment; code compliance; management improvement; demolition and replacement; and, finally, resident relocation.

Moderate Rehabilitation - Single Room Occupancy

The purpose of this program is to provide rental assistance on behalf of homeless individuals in connection with the moderate rehabilitation of single room occupancy dwellings. The rehabilitation funds must be obtained from other sources.

Moderate Rehabilitation - Shelter Plus Care

This program links rental assistance to supportive services for hard-to-reach homeless persons with disabilities, primarily those who are seriously mentally ill, have chronic substance abuse problems, or have AIDS and related diseases.

Moving to Opportunity

This demonstration program provides housing counseling services in combination with tenant-based rental assistance. The program serves very low-income families with children who reside in public housing or housing receiving project-based Section 8 assistance. Residents are encouraged to relocate from high-poverty areas to low-poverty neighborhoods.

Resident Initiatives

Drug Elimination Technical Assistance Program (DETAP)

The DETAP assists applicants seeking professional assistance in response to drugs and drug-related crimes in public housing communities. The funds provide for technical assistance consulting services to improve the management and effectiveness of the Public Housing Drug Elimination Program. This program is operating with funds received by HUD.

Ten Ohio MHAs received funds from HUD to conduct activities under this Resident Initiatives program: Akron, Chillicothe, Columbus, Dayton, Lorain, Lucas, Springfield, Trumbull, Youngstown and Zainsville. These MHAs were awarded a total of 14 grants in the amount of \$7,337,054.

Buy Back America

Local PHAs (with HUD funding) partner with local sheriff's offices to reduce the number of guns that are on the street. Those individuals who turn in their weapons in receive fifty dollars in cash plus gift certificates, food vouchers and other donated items. The reduced number of guns in the hands of children and criminals produces a safer environment not only in the projects but in the larger community as well. Returned weapons are then checked to see if they were stolen or used in a criminal activity-otherwise they are destroyed. Funding for this initiative comes from the Public Housing Drug Elimination Program.

Resident Opportunities and Self Sufficiency (ROSS)

The ROSS program links public housing residents with supportive services, resident empowerment activities, and assistance in becoming economically self-sufficient. Three basic funding categories are offered: Technical Assistance/Training Support for Resident Organizations, Resident Service Delivery Models, and Service Coordinators. \$4,141,411 was awarded to 13 MHAs.

Resident Management Technical Assistance Grant

This program provides assistance to Resident Councils, Resident Management Corporations and Resident Organizations to fund training and other activities for the resident management of public housing, including economic development, education and employment programs.

Grants are available from HUD to resident groups to fund the costs of training, education and office equipment. The goal of the program is to build capacity in resident organizations.

Congregate Housing Services Program

This program provides assistance through HUD for supportive services, retrofitting of units and common and public areas of eligible elderly housing. Funding is awarded through 5-year renewable grants. This program requires a cost sharing reimbursement arrangement with restrictions on the percentage of cost of services paid by the grant.

Demolition/Disposition

This program focuses on the demolition of old public housing developments that are prohibitively expensive to bring into compliance with current building codes. Not only have the buildings deteriorated, but the surrounding communities have as well. Instead of demolition, the properties may be leased to interested third parties with the intention of revitalizing the units and the surrounding community. HUD provides technical assistance with this process, which requires local and HUD approvals in varying forms.

Moving to Work Demonstration Program

PHAs who participate in this program receive technical assistance in helping families become more economically self-sufficient. The goal of MTW is to identify which strategies work the best and replicate those with other PHA areas. The mainstay of this initiative is flexibility through exemption from a majority of HUD regulations. HUD recognizes that some requirements may hinder residents in improving their lives, and is willing to explore new initiatives to ensure the objectives of programs are met.

Energy Efficiency Information

Most MHAs had completed their compliance energy audits; a number of others had not started. A few MHAs reported they were progressing with the audits.

APPENDIX A: Overall Survey Results

HOUSING PROGRAM CHARACTERISTICS

A. Conventional Public Housing (MHA-Owned)

	Total	Average
1. Total number of projects:	513	12
2. Number of family units:	29,782	693
3. Percent vacancy in family units:		4%
4. Number of elderly units (including disabled):	16,376	455
5. Percent vacancy in elderly units:		2%
6. Total units (should equal family + elderly):	46,158	1,148
7. Breakdown of types of units (garden, townhouse, etc.):		

Adams Metropolitan Housing Authority

70 Townhomes, 70 Scattered site three-bedroom units

Akron Metropolitan Housing Authority

1,858 High-rise units, 1,767 Townhomes, 580 Single-family/Semi-detached units, 364 Walk-up/Multifamily units

Athens Metropolitan Housing Authority

44 Townhomes, 27 Single-family units

Brown Metropolitan Housing Authority

Single-family units(*no numbers reported*)

Cambridge Metropolitan Housing Authority

74 High-rise units

Chillicothe Metropolitan Housing Authority

180 Elevator structure units; 104 Row houses; 38 Single-family units; 70 units undefined

Cincinnati Metropolitan Housing Authority

1,597 Hi-rise units, 2,958 Townhomes/Row houses, 56 Semi-detached/Duplex units, 328 Single-family units, 945 Garden units

Clermont Metropolitan Housing Authority

78 Garden units, 3 Duplexes, 45 Townhouses, 79 Single-family houses

Clinton Metropolitan Housing Authority

37 Townhouses, 3 Garden units

Columbiana Metropolitan Housing Authority

190 Townhouses/Row houses, 247 High-rise units, 47 Single-family and Duplex units

Columbus Metropolitan Housing Authority

Garden units, Townhouses, High-rise units (*no numbers reported*)

Cuyahoga Metropolitan Housing Authority

114 Buildings (Walk-up units), 525 Row houses, 204 Single-family units, 31 Buildings with elevators

Dayton Metropolitan Housing Authority

30 Townhouses, 9 Buildings with elevators, 4 Walk-up units, 10 Duplex units, 9 Single-family units, 19 Garden units

Fairfield Metropolitan Housing Authority

56 Garden units, 40 Townhouses

Gallia Metropolitan Housing Authority

14 Garden units, 125 Townhouses

Geauga Metropolitan Housing Authority

Row houses, Single-family units, Duplex units, Triplex units (*no numbers reported*)

Greene Metropolitan Housing Authority

156 Single-family units, 26 Duplex units, 26 Townhouses, 128 Garden units, 25 Walk-up units

Harrison Metropolitan Housing Authority

Townhouses (*no numbers reported*)

Hocking Metropolitan Housing Authority

45 Townhouses, 12 Duplex units, 21 Single-family units, 3 Garden units, 71 Mid-rise units

Ironton Metropolitan Housing Authority

36 Garden units, 224 Townhouses

Jackson Metropolitan Housing Authority

55 Elderly hi-rise units, 110 Townhouses

Jefferson Metropolitan Housing Authority

375 Row houses, 331 Hi-rise units, 66 Single-family units

Lake Metropolitan Housing Authority

170 Low-rise units, 70 Townhouses

Logan Metropolitan Housing Authority

Single-family units and Duplexes (*no numbers reported*)

Lorain Metropolitan Housing Authority

4 Elevator structures, 6 Non-dwelling units, 120 Townhouses, 63 Semi-detached units, 115 Single-family units, 2 Walkup/Multifamily units

Miami Metropolitan Housing Authority

10 Single-family units, 1 High-rise (37 units), 80 Townhouses

Morgan Metropolitan Housing Authority

60 Townhouses

Noble Metropolitan Housing Authority

8 Townhouses, 20 Garden units

Pickaway Metropolitan Housing Authority

41 Single-family units, 15 Elderly units (1BR), 26 Duplex units

Pike Metropolitan Housing Authority

100% Townhouses *(no numbers reported)*

Portage Metropolitan Housing Authority

70 High-rise units, 23 Group homes, 25 Single-family units, 12 Duplex units, 15 Garden units, 160 Townhouses

Sandusky Metropolitan Housing Authority

Townhouses and Duplexes *(no numbers reported)*

Shelby Metropolitan Housing Authority

117 Townhouses, 50 High-rise units

Springfield Metropolitan Housing Authority

Detached/Semi-detached units, Row Houses, Building with elevator, Walk-up units *(no numbers reported)*

Stark Metropolitan Housing Authority

374 Single-family units, 710 Row houses, 726 units in semi-detach buildings, 730 units in elevator buildings

Trumbull Metropolitan Housing Authority

715 Garden units, 102 Low-rise units, 547 High-rise units

Wayne Metropolitan Housing Authority

120 High-rise units, 84 Townhouses, 20 Single-family units

Youngstown Metropolitan Housing Authority

494 High-rise units, 15 Walk-up units, 1,010 Row houses, 46 Single-family units

Zanesville Metropolitan Housing Authority

555 Row houses, 19 Single-family units, 100 Garden units

	Total	Average
8. Number of households on waiting list:	28,233	642
9. Percent of unit turnover for FY02:		13%
10. Total number of households (new and current) served through this program in 2002:	49,625	1,128
11. Total number of elderly (62 and older):	10,594	252
12. Total number of disabled served (under 62):	8,142	199
13. Total number of children (up to age 18):	39,794	947

B. Section 8 Existing (Housing Choice Voucher & Certificate Tenant-Based Assistance)

	Total	Average
1. Number of certificates:	469	117
2. Number of vouchers:	75,758	1,184
3. Total number of certificates UNDER BUDGET*:	457	152
4. Total number of vouchers UNDER BUDGET:	62,134	1,130
5. Total number of certificates UNDER LEASE**:	109	39
6. Total number of vouchers UNDER LEASE:	73,615	1,168
7. Number of landlords (approximate):	32,561	515
8. Approximate number of vouchers ported OUT of a jurisdiction:	1,265	27
9. Percent turnover in FY02 (% of permanent outs):		16%
10. Total number of persons served by the program:	185,585	3,140

* Total number available certificates/vouchers

** Total number actually used

Please note: Some MHAs reported being over leased

C. Section 8 Moderate Rehab (Project-Based)

	Total	Average
1. Number of family units:	3,154	243
2. Percent vacancy in family units:		3%
3. Number of elderly units:	108	36
4. Percent vacancy in elderly units:		1%
5. Total number of family units UNDER BUDGET:	1,108	123
6. Total number of family units UNDER LEASE:	1,374	137
7. Total number of elderly units UNDER BUDGET:	108	36
8. Total number of elderly units UNDER LEASE:	100	25
9. Number of landlords:	164	13
10. Percent turnover in FY02:		3%
11. Total number of family members served (housed) in this program: (includes new and current residents)	2,635	240
12. Total number of elderly:	132	15
13. Total number of children (ages 0-18):	1,220	153

D. Section 8 New Construction/Substantial Rehab (Project-Based Assistance)

	Total	Average
1. Number of family units:	2,077	231
2. Percent vacancy in family units:		1%
3. Number of elderly units:	2,588	216
4. Percent vacancy in elderly units:		1%
5. Total number of units:	4,665	446
6. Percent turnover in FY02:		3%
7. Total number of family members served in this program: (includes new and current residents)	8,257	635
8. Total number of households	4,251	304
9. How many units expired 2002:	96	96
10. How many units will expire in 2003:	173	58

E. Other Housing

Is there other housing your agency owns/manages or administers contracts or vouchers for that has not been covered in the above question? If so, please explain and provide information on the number of units and persons served.

Akron Metropolitan Housing Authority

Midtown SRO- 96 Units Rosemary Square S8- 200 Units
 Wilbeth-Arlington- 328 Units LHA Other- 138 Units
 New-Subsidized- 18 Units

Athens Metropolitan Housing Authority

14 non-public housing rental units, manages 15 units for Rural Action Development Corp., manages 3 units for City of Athens, provides subsidy and manages 5 units of Shelter Plus for 317 Board Contracts and administers one new construction, 44 unit family project and 90 elderly apartments.

City of Marietta Metropolitan Housing Authority

Own and manage 59 units for special needs and low income housing.

Columbiana Metropolitan Housing Authority

Continuum of Care- 10 vouchers, TBA (E. Liverpool and Salem)- 20 vouchers

Columbus Metropolitan Housing Authority

CMHA also administers the HUD Shelter Plus Care Program. There is funding for 524 units. Currently, CMHA provides subsidies for 482 homeless and disabled households. The Shelter Plus Care Program serves 716 persons.

Cuyahoga Metropolitan Housing Authority

Homeownership Turnkey III- 40 remaining units to be sold, 27 served families with 89 persons

Dayton Metropolitan Housing Authority

Single Room Occupancy Program/Section 8- 138 units, 18% vacancy, 25 under budget, 113 underleased, 2 landlords

Erie Metropolitan Housing Authority

"Community Plaza" is a 202 PRAC that has 29 units for the elderly. EMHA manages this development for the Erie-Huron Community Action Commission

Fairfield Metropolitan Housing Authority

8 Units managed by FMHA

Gallia Metropolitan Housing Authority

Homeownership Program, Originally 23- 16 sold - 7 remaining

Greene Metropolitan Housing Authority

Wise Manor- Low Income Housing Tax Credit Development---10 Lease to Own Units, 8 Rental Units. 50 people served

Hamilton County Public Housing Agency

Administer 165 units of Tenant Based Rental Assistance through the HOME program

Hancock Metropolitan Housing Authority

Property Manager of 2 units for HCCIL (non-profit with housing for physically disabled- wheelchair accessible)

Harrison Metropolitan Housing Authority

28- 515 Rural Development Units - Elderly 56- 518 Loan Management Set-Aside Units,Family

Hocking Metropolitan Housing Authority

*15 units available for open market housing-11 for elderly/handicapped. Also operates a Housing Assistance Program funded by ADAMH for mental health clients.

Ironton Metropolitan Housing Authority

Approximately 16 port-in vouchers from other jurisdictions

Knox Metroplitain Housing Authority

Community Housing Improvement Program, Provide case processing functions for the city and county, Approximately 50 people served

Lorain Metropolitan Housing Authority

LMHA is a Contract Administrator for Concord Manor Located in Oberlin, Ohio. The building has 50 Units

Lucas Metropolitain Housing Authority

Lucas participates in the Contract Administration Program for Section 8 Project Based as a partner with the Assisted Housing Services Corp. (AHSC Ohio). We oversee 80 projects with a total of 5,651 units.

Meigs Metropolitan Housing Authority

Ohio state MONRO Grants Program for mentally challenged persons, own 7 units.

Miami Metropolitan Housing Authority

Garden Manor- 66 units, Project Based Section 8 - 264 units

Pickaway Metropolitan Housing Authority

Own 16 Units Rural Development Family Housing, Manage 81 Units Elderly 202 Housing, Manage 60 Units Elderly/Family 515/8 Housing

Pike Metropolitan Housing Authority

10 Houses operated with ODMR/DD support- approximately 25 MR/DD clients reside in these houses. 40 unit LIHTC project located in Waverly, Ohio (Emmit Station). 7 rental units.

Portage Metropolitan Housing Authority

27 units with an expiring Section 8 contract were purchased in 1997, they have been renewed under the Mod Rehap program annually, but will lose this subsidy in Fall, 2003. These units were financed through tax exempt bonds issued by PMHA and purchased by Key Corp. through a private bond issuance offered to lenders. PMHA provided the equity.

Sandusky Metropolitan Housing Authority

Eight homes owned and managed by SMHA using Sandusky County/State Board of MMRD Capital Assistance Funds-17 occupants 120 2BR apartment complex (Fremont Village Apartments) managed by SMHA for non-profit owner- 250 occupants

Trumbull Metropolitan Housing Authority

30 Non-HUD funded units serving 60 people

Tuscarawas Metropolitan Housing Authority

TMHA manages a low income Rural Development 515 project called Clay Village Apartments in Urichsville. It is a 40 unit family project with 16 1-BR and 24 2-BR units. Persons served numbers 96. This project was acquired and is being rehabilitated with the use of Housing Development Assistance Program (HDAP) funding.

Wayne Metropolitan Housing Authority

Home Place Housing Corp.-Manage 36 units, 52 persons served. Wayne County Housing, Inc.- Secrest Village Apts. 202 Elderly 45 Units, 45 persons served

Zanesville Metropolitan Housing Authority

Continuum of Care Shelter Plus Care Program Services- 7 individuals

F. OHFA-Administered Funding

Of the above projects (sections A through E):

How many have been funded by Ohio issued tax-exempt bonds?:

Please provide name(s), year(s) placed in service, number(s) of units and location(s).

Columbus Metropolitan Housing Authority

Rosewind--228, The Meadows--95

Hocking Metropolitan Housing Authority

HMHA uses its tax exempt status for its own direct financing.

Pike Metropolitan Housing Authority

None, however OHFA has funded PHMA to construct 4 Single-family houses to house those with mental illness. This housing should be finished this fall.

Youngstown Metropolitan Housing Authority

Gutknecht Towers, 1978, 139 units, Youngstown
West Lake Terrace, 1938, 38 units, Youngstown
Kirwan Homes, 1965, 150 units, Campbell
Brier Hill, 1965, 204 units, Youngstown
Victory, 1965, 140 units, Youngstown
Vasu Manor, 1980, 50 units, Campbell
Norton Manor, 1978, 143 units, Youngstown

How many have been funded by Housing Credits (Low-Income Housing Tax Credits)?

Please provide names, year placed in service, number of units and location.

Akron Metropolitan Housing Authority

Wilbeth Arlington Homes LP, Akron Ohio, 328 Units,
placed in service 1998

Midtown Apartments, Akron Ohio, 91 Units, placed in service 1993

Athens Metropolitan Housing Authority

Part owner of Westview Company that received tax credits to construct
Westview Apartments in Athens, placed in service in 1991, 32 units

Cincinnati Metropolitan Housing Authority

Lincoln Court Phase III, 58 units, Dec. 31, 2002

Columbus Metropolitan Housing Authority

Rosewind--228, The Meadows--95

Greene Metropolitan Housing Authority

Wise Manor, 1991, 18 units in Xenia, Ohio

Harrison Metropolitan Housing Authority

Cadiz Apartments/Bingham Terrace, 1989 Cadiz 56 Units

Hocking Metropolitan Housing Authority

HMHA has submitted two applications, neither of which have been funded.

Stark Metropolitan Housing Authority

Moderate Rehab SRO project funded by Low Income Housing Tax Credits. The Gateway Estates project, located at 1700 Gateway Blvd. S.E. in Canton, Ohio, was placed in service in Nov. 2001. This project has 40 units, 36 of which are covered by a ACC with HUD to provide 10 years of rental assistance on behalf of eligible occupants.

How many have been funded by Affordable Housing Loans?:
Please provide names, year placed in service, number of units and location.

Athens Metropolitan Housing Authority

15 Units in Glouster, Ohio,
5 units on New Street,
1 unit on Broad Street,
9 Units on Palmer Street

Sandusky Metropolitan Housing Authority

Fremont Village Apartments, built in 1973 (48 Units) and 1988 (72 Units) total 120 units. HOME and HTF grants used in 1994 when ownership changed and major rehab work took place. (Property was in hands of Resolution Trust Corp. sold to Sandusky MHA and then transferred to Fort Stephenson Housing Development Corp. non-profit with SMHA under management contract.)

Youngstown Metropolitan Housing Authority

Lowellville Park, 1979, 44 units Lowellville, Ohio

How many units of housing funded by the above-mentioned OHFA programs are subsidized by certificates or vouchers?

Akron Metropolitan Housing Authority - Midtown Apts. 91

Athens Metropolitan Housing Authority

6 currently by voucher and anticipate the 9 family units occupied by voucher participants as well

Columbus Metropolitan Housing Authority

Rosewind--228, The Meadows--95

Greene Metropolitan Housing Authority - 6

Sandusky Metropolitan Housing Authority

25-30 vouchers at any one time

Youngstown Metropolitan Housing Authority

44 units

PROGRAM INFORMATION (if applicable funding years 2002-2003)

Please indicate the total amount of each grant award

	Total
1. Drug elimination - total number of grants:	14
a. Total grant amount:	\$7,337,054
2. Modernization	
a. CIAP grant amount: (21 grants reported)	\$24,024,771
b. CompGrant amount: (19 grants reported)	\$88,390,801
c. RHF amount: (9 grants reported)	\$14,252,451
3. Development grants	
a. Grant amount: (3 grants reported)	\$35,176,400
b. Number of units:	281
c. Have you converted modernization funds to development grants?: (50 respondents)	Total Yes = 3 Total No = 47
d. If yes, grant amount converted:	\$19,171,096
e. Number of units:	584
4. Demolition/Disposition	
a. How many units have been taken out of inventory in 2002?	392
b. How many units have been taken out of inventory in 2003?	763
5. TOPS - Grant amount: (1 grant reported)	\$100,000

	Total
6. Family self-sufficiency	
a. Grant amount: (34 grants reported)	\$1,716,820
b. Number of units allocated toward program:	2,406
c. Number of families served:	4,015
7. Resident Opportunities and Self-Sufficiency (ROSS): (13 grants reported)	\$4,141,411
8. Tenant Based Rental Assistance (Ohio Dept. of Development funded)	
a. Do you run a TBRA? (62 respondents)	Total Yes = 8 Total No = 54
b. Grant amount:	\$2,352,988
c. Number of families served:	234
9. Hope VI	\$37,550,000

OTHER PROGRAM INFORMATION

For the following questions, please provide any literature/pamphlets created by the Authority to describe the programs to the public. (Not all MHAs responded)

	Yes	No
Do you offer any homeownership programs?	26	37
Do you offer any homeownership counseling?	20	43
Do you operate/administer any lease/purchase properties?	3	60
Do you offer Individual Development Accounts or Escrow?	20	43
If yes, how many families are currently in the program?	0	
How many currently have escrow accounts?	0	

	Yes	No
Do you currently use Housing Choice Voucher program/certifications for homeownership?	20	42
If yes, how many vouchers/certs are used?	0	
Do you plan to increase the number of vouchers used?	26	27
If no, do you plan to use vouchers/certs for homeownership in 2003?	3	24

ENERGY EFFICIENCY INFORMATION

What is the status of the Compliance Energy Audits on your units??	Total
Completed:	22
In process:	9
Have not started:	9
Do you have plans to implement Energy Conservation Retrofits on any units?	20
If yes, what method of funding are you using to accomplish these retrofits?	
Performance contracting:	12
Add-on method:	3
Modernization funds:	13
Would you like to be contacted by the Ohio Department of Development's Office of Energy Efficiency to help with the preparation or review your plan?	12

Innovative Activities, Projects, and Programs

MHAs were asked to provide information on programs considered innovative. The following are brief descriptions of programs reported by MHAs.

Akron Metropolitan Housing Authority

Personal Health Partner Program – guides seniors and special needs individuals through the process of health assessments, including: screening and health education programs; preventive care counseling and advocacy services; and support and referral to existing community resources.

Collaboration with University of Akron's Institute for Health & Social Policy has made possible the implementation of a drug-use screening and prevention program for elderly AMHA residents, leading to the reduction of abuse and misuse of prescription and other medications. Ten to twenty community-based elderly volunteers were trained to continue the program past its inception period.

Cincinnati Metropolitan Housing Authority

Housing Choice Voucher Homeownership Program – offers pre-assistance economic counseling and homeownership counseling, plus down-payment assistance.

Columbiana Metropolitan Housing Authority

Youth Education/Recreational Program – School performance and attendance is tracked by program staff, offering encouragement and recognition for efforts. Staff also attends teacher meetings, concerts, art shows and other student performances. At some CMHA locations, career counseling, GED training, life skill instruction and crafts and creative activities are also offered. Availability of CMHA facilities make possible visits from various community organizations such as 4H, Boy Scouts of America, Planned Parenthood, Family & Children First Council, Career Tek, YMCA, East Liverpool and Wellston Police Departments, and Kent State University programs.

Dayton Metropolitan Housing Authority

Dayton HOPE VI Revitalization Program – Implemented in phases over the term of a four-year grant, this program involves the relocation of residents from three public housing complexes into the Old Dayton View neighborhood while new facilities are built to replace the housing. With the restoration of neighborhood block and street patterns, the program will build 50 new, single-family and duplex family rental units, 100 single-

family homeownership units, a 30-unit senior village, and a Family Life Center. The Center will house a child-care center, job training facilities, and recreational opportunities for neighborhood residents. This four-year revitalization program will make the Old Dayton View neighborhood more stable, with lower density and a greater mix of incomes. A variety of families will be attracted to the area because of its desirable housing, proximity to downtown jobs and shopping, major transportation routes, and enhanced social, economic and recreational amenities.

Erie Metropolitan Housing Authority

Housing Choice Voucher Homeownership Program – offers pre-assistance economic counseling and homeownership counseling, plus down-payment assistance

Greene Metropolitan Housing Authority

Moving To Work. Persons who 1) receive monetary or medical assistance, food stamps, or day care 2) have worked less than 36 months in the past 3 years or 3) are in need of housing or in a GMHA assisted housing may received rental assistance for a period of 3 years. In return, the applicant must attend job-training classes, job counseling, and abide by the lease, which governs their housing.

Project Total. This is a program to combat homelessness in Greene County; participants receive landlord-tenant supportive services, crisis intervention, and case management services.

Hancock Metropolitan Housing Authority

Security Deposit Loan Fund – Using a portion of the HOME/CHIP funding, HMHA loans are made to residents to be used for security deposits. No interest charges are attached to the loans, and HMHA agrees to be a credit reference if the funds are repaid as per agreement.

Hocking Metropolitan Housing Authority

Using its non-profit subsidiary, Hocking Housing Management (HHM), an HDAP Homeownership grant was used to construct and sell (to qualified buyers) five homes. Homeownership counseling was provided. The non-profit also used funding from Hocking County's United Way program to expand its homeownership counseling to the community-at-large.

Hocking MHA has partnered with the Tri-County CAC and Akron MHA to use a YOUTHBUILD grant for construction of two homes for eligible families to purchase, and has applied for additional funding from the same source for two more.

Lake Metropolitan Housing Authority

Family Self-Sufficiency Program provides a coordinator to help in locating job training, under-graduate educational opportunities, transportation services, financial assistance and day care services, as well as help in making application to those services.

Logan Metropolitan Housing Authority

Section 8 Homeownership Program

Microenterprise Program – Training and technical assistance for small business start-up and expansion loans up to \$7,500.

“Money Matters” – Economic literacy course (10 hours).

Homeownership Classes – 10 hours each of pre- and post-purchase counseling.

Pickaway Metropolitan Housing Authority

PMHA Homeownership Program. HUD gives PMHA single-family homes without debt so that the latter can sell them to low-income families. Applicants are approved for Down Payment Assistance of \$10,000, but must be able to finance 50% of the appraised selling price. Two promissory notes are generated for each house—if the borrower pays off the first note within 7 years, the second note is forgiven entirely.

Portage Metropolitan Housing Authority

Portage MHA is currently one of approximately twenty MHAs participating in the demonstration of the Moving to Work (MTW). MTW is a demonstration program that allows public and Indian housing authorities to promote self-sufficiency among assisted families and increase housing choice for low-income households.

According to the U.S. Department of Housing and Urban Development: “Congress exempted participating PHAs from much of the Housing Act of 1937 and associated HUD regulations to the extent delineated in an MTW Agreement between HUD and each PHA.”

The results of the demonstration will be used to determine the effectiveness of deregulating housing authorities’ role in promoting tenant self-sufficiency

Stark Metropolitan Housing Authority

Homeownership Program. SMHA provides grants to aid residents in closing costs on a new home. It also allocates money towards the

rehabilitation of older units. Participants are then able to save money for future maintenance expenses.

HOME Program. Homeless individuals, especially the severely mentally ill or disabled, are able to receive aid in acquiring a stable residence. Persons who have substance abuse illnesses are also able to participate.

Shelter Plus Care Program. The hard to serve homeless populations (i.e. persons with disabilities, chronic mental illnesses, and substance abuse issues) are provided with rental assistance and supportive services appropriate to the needs of the individual.

SMHA Credit Union. This feature allows residents a place to put their money in savings, thus helping them to save for future expenses and maintain their current residence.

Rebuild America. A consortium of MHAs purchase gas and electricity in bulk, thereby reducing costs for residents in low-income housing. The MHA under this program also retrofits existing units with energy efficient technology.

Youngstown Metropolitan Housing Authority

Resident Empowered to Achieve the Choice of Homeownership (REACH) – Two programs, REACH First Step Pre-Homeownership and REACH.

1. REACH First Step is for Rockford Village residents to receive assistance in earning a G.E.D., attending college or vocational education, and finding employment. As their income rises, a portion of their rent payment is placed in an escrow account which is used as a downpayment on the home of their choice once the program is successfully completed.
2. REACH participants enter into a contract agreement with YMHA for new and acquired homes throughout Mahoning County. The participant goal is to obtain a mortgage within five years, which will enable them to purchase the home they live in. This is facilitated through the use of an escrow account into which \$100 of their rent is deposited, with the balance going towards the principal. Required participation in additional workshops, as well as property maintenance and payment of all taxes, insurance premiums and utilities further ensures success in the program. At the end of five years, the escrow funds are used to secure the mortgage and close the purchase.

Safety & Security Program – Combating the use of illegal drugs and criminal activity through preventive measures, police presence, education and rehabilitation, are the goals of this program.

Elderly & Disable Service Coordinator Program – makes sure that these residents are linked to service organizations that facilitate an independent lifestyle.

Public Housing Self-Sufficiency Program – provides employment training, business development training and educational services to all YMHA residents with the goal of achieving economic independence.

Family Self-Sufficiency Program – Through the use of Section 8 vouchers and a dedicated coordinator, each resident devises their own five-year plan to financial independence. Either an escrow or savings account is set up on their behalf, and its funds are turned over at the end of the five years.

YouthBuild Program – Designed for young adults between the ages of 18 – 24, basic construction skills are taught to participants, who also attend classroom sessions on responsibility, self-esteem and the steps toward self-sufficiency. An apprenticeship program is the final goal, where their new knowledge is put to use. Stipends are given based on attendance, and those who earn their G.E.D. while enrolled receive \$500 upon its completion.

Youth Enjoying Life & Learning (Y.E.L.L.) – Provides cultural and educational field trips and classroom sessions for the younger residents of YMHA properties.

Prevention Against Neutralizing Drugs and Alcohol Abuse (PANDA) – is a program that helps youth and young adults deal with conflicts, peer pressure and saying “NO!” among other issues.

Midnight Basketball League – provides positive recreational and educational opportunities for 18 – 24 year old male residents of public housing and surrounding neighborhoods.

Appendix B: List of Survey Respondents

Adams Metropolitan Housing Authority	Akron Metropolitan Housing Authority
Allen Metropolitan Housing Authority	Athens Metropolitan Housing Authority
Belmont Metropolitan Housing Authority	Bowling Green Housing Agency
Brown Metropolitan Housing Authority	Butler Metropolitan Housing Authority
Cambridge Metropolitan Housing Authority	Chillicothe Metropolitan Housing Authority
Cincinnati Metropolitan Housing Authority	Clermont Metropolitan Housing Authority
Clinton Metropolitan Housing Authority	Columbiana Metropolitan Housing Authority
Columbus Metropolitan Housing Authority	Crawford Metropolitan Housing Authority
Cuyahoga Metropolitan Housing Authority	Dayton Metropolitan Housing Authority
Delaware Metropolitan Housing Authority	Erie Metropolitan Housing Authority
Fairfield Metropolitan Housing Authority	Fayette Metropolitan Housing Authority
Fulton Metropolitan Housing Authority	Gallia Metropolitan Housing Authority
Geauga Metropolitan Housing Authority	Greene Metropolitan Housing Authority
Hamilton County Public Housing Agency	Hancock Metropolitan Housing Authority
Hardin Metropolitan Housing Authority	Harrison Metropolitan Housing Authority
Henry Metropolitan Housing Authority	Highland Metropolitan Housing Authority
Hocking Metropolitan Housing Authority	Huron Metropolitan Housing Authority
Ironton Metropolitan Housing Authority	Jackson Metropolitan Housing Authority
Jefferson Metropolitan Housing Authority	Knox Metropolitan Housing Authority
Lake Metropolitan Housing Authority	Logan Metropolitan Housing Authority
Lorain Metropolitan Housing Authority	Lucas Metropolitan Housing Authority
Mansfield Metropolitan Housing Authority	Marion Metropolitan Housing Authority
Marietta Metropolitan Housing Authority	Meigs Metropolitan Housing Authority
Miami Metropolitan Housing Authority	Monroe Metropolitan Housing Authority
Morgan Metropolitan Housing Authority	Morrow Metropolitan Housing Authority
Noble Metropolitan Housing Authority	Pickaway Metropolitan Housing Authority
Pike Metropolitan Housing Authority	Portage Metropolitan Housing Authority
Sandusky Metropolitan Housing Authority	Seneca Metropolitan Housing Authority
Shelby Metropolitan Housing Authority	Springfield Metropolitan Housing Authority
Stark Metropolitan Housing Authority	Trumbull Metropolitan Housing Authority
Tuscarawas Metropolitan Housing Authority	Wayne Metropolitan Housing Authority
Williams Metropolitan Housing Authority	Youngstown Metropolitan Housing Authority
Zanesville Metropolitan Housing Authority	

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