

Home Front

SPRING-SUMMER 2003



538 N. Detroit Street
 Xenia, Ohio 45385
 376-2908/429-7736
 www.gmha.net

ATTENTION!
HOMEFRONT
 newsletters are an
 official means of
 communication with
 residents and
 Section 8 Landlords
 by GMHA.

Vision
*Housing That Works
 To Enhance Life In
 Greene County!*

Mission
*To provide quality
 affordable housing
 and services in an
 efficient and cre-
 ative manner.*

IDA'S CONTINUE

GMHA received a five year grant to fund a maximum of 44 Individual Development Accounts (IDA). The IDA is a savings plan where money is deposited on a monthly basis and GMHA matches the deposit at a rate of 2 to 1. For instance, if you deposit \$25 per month into your account then GMHA will deposit \$50 per month into a corresponding account. GMHA will match a maximum of \$100 per month. For example, if a participant consistently saved \$50 per month, at the end of the program they would have \$5,400 of combined matched money and personal savings to use towards their chosen asset. IDA participants have three years to save money and receive a monthly match. During this time families participate in money management and other classes. At the end of the three years, participants can use their savings and the match money as a down payment on a house, to start a business, or to pay for post-secondary education or training.

If you would be interested in participating in the IDA program, please contact Carrie Dingus at GMHA.

IDA PARTICIPANT USES FUNDS TO START NEW BUSINESS

Annette Clem, a recent IDA participant, is using IDA funds to help open a beauty salon in Fairborn. After two years of consistently saving with the IDA program, Annette was able to realize her dream of owning her own beauty salon.

GMHA would like to congratulate Annette on her inspiring accomplishment!



Alice Varhola, Carrie Dingus, and Annette Clem

"I want to thank Carrie and all the people at GMHA for helping me make this possible. With the IDA program, I was able to reach my personal and professional goal of starting my own business."

- Annette Clem

Submissions for the "Home Front" are welcome. Please send to GMHA, Attention: Connie Paoliello.

GMHA HIGHLIGHTS

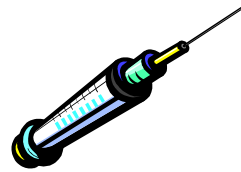
IDA Program	Project TOTAL
IDA's Continue	Volunteers
IDA participant starts business	Lobby Day
Agency Wide	Low Rent
Cash Payments	Help Wanted
Immunization Program	Resident Survey
Head Start	Section 8
Moving To Work	Annual Inspections
MTW Graduates	Contact Information

Agency Wide

IMMUNIZATION PROGRAM

Immunizations provided to Greene County Residents:

- Polio
- Hepatitis B
- Chicken Pox
- MMR (measles, mumps, rubella)
- HIB (haemophilus, influenza type b)
- DTaP (diphtheria, pertussis, tetanus)



The goal of the Immunization Program is to immunize all Greene County children by age 2. This program is provided by the Greene County Combined Health District. Call 374-5600 for a schedule and location in your community.

HEAD START

Greene County Head Start centers are now enrolling for the fall sessions. Families are eligible for the free programs if their income falls within the guidelines established by the federal government, and if they have a child between the ages of birth to five years old. The different options offered include Early Head Start, Home Based, Center Based, and Collaboration with preschool special education and childcare programs. Head Start believes that families are the first and best teachers for their children, and this philosophy is carried out through their programs which include education, health and nutrition, disabilities, and social services.

Please call 376-3303 or 376-0934 to schedule an application appointment for your child.

CASH PAYMENTS



GMHA's office can not accept cash for payments. All payments must be made by check, money order, or certified check. Your understanding is appreciated!

Moving To Work

MTW GRADUATES

GMHA is starting to graduate families off its Moving To Work (MTW) Demonstration, a three year self-sufficiency program. Participants pay a low flat rent, maintain full-time employment and attend money management, home maintenance, and homebuyer education classes. Currently 53 families are participating in MTW.

Seven families will graduate from the program. Two families are purchasing homes and two will rent on their own. Looking at all MTW graduates, 82% increased their yearly income by at least \$3,000, 55% increased their education, and 36% went on to become homeowners. Congratulations on all your hard work graduates and good luck with your future plans!

Project TOTAL

Project TOTAL (Teaching Our Tenants and Landlords) provides outreach case management to families and individuals who are experiencing homelessness or those who are at risk of eviction. Project TOTAL social workers conduct home visits and provide one on one case management to insure that families not only find permanent, stable housing, but also maintain this housing for an extended period of time.

HEART & HOME PEER SUPPORT GROUP

In February, the Heart & Home Peer Support Group had an opportunity to meet with Senator Mike DeWine's staff to address concerns relating to housing and the current state of the welfare system. Each member of the group addressed an issue that is of concern to them. This group discussed a variety of issues including lack of affordable housing and cuts in the Medicaid system. The group has made it a priority to be involved and to advocate for programs that have proven to be beneficial to families in Greene County.

VOLUNTEERS



Mary Jo Post and Melissa Wagner

Project TOTAL would like to take this opportunity to thank Melissa Wagner, Cedarville University Student for her dedication to the homeless in Greene County. Melissa recently completed her internship with over 175 hours of volunteer time to Project TOTAL. We would also like to thank Andrea Plaisted for her continued dedication with the Peer Support Group. Andrea provides childcare services to children during the Heart & Home Peer Support Group. If you are interested in volunteering with Project TOTAL, please contact Mary Jo Post at GMHA.

LOBBY DAY

Mary Jo Post and Bernice Brett, social workers with Project TOTAL joined forces with community agencies such as Women's Recovery Center, SCOPE, and the Family Violence Prevention Center and lobbied in support of Housing Trust Funds. These agencies rely on the Housing Trust Funds to support programs within their agencies. This group lobbied for a dedicated source of funding for supportive housing programs. Meetings were held with Sen. Austria's staff, Rep. Kevin DeWine's staff, and Rep. Chris Widener to advocate for the need of Housing Trust Funds in Greene County.



Bernice Brett and Mary Jo Post

HOLIDAY CELEBRATIONS

Many of the families that Project TOTAL assisted were adopted this year for Christmas. A big THANKS to all the charities and businesses who adopted families and made this past Holiday Season a little brighter. Also, a big THANK YOU to the Xenia Rotary for the tremendous job they did again at this past year's Christmas Party. Many families attended this party and had a wonderful time.

Low Rent

RESIDENT SURVEY



It's about time for HUD's annual Resident Service and Satisfaction Survey. This is one way that HUD evaluates all the Housing Authorities in the country, in addition to evaluating an agency's physical condition, financial condition and management operations. Your household may be randomly selected to participate in this survey. For those selected, a four page survey will be mailed to you directly by HUD. If selected, please complete and return the survey. You should not write your name on it so that your identity will remain confidential. Only overall results of the survey will be shared with housing authority management. If you have any questions, you may call the Technical Assistance Center at 1-888-245-4860. Based on results of this survey last year GMHA:

- Got improved door hangers to leave when maintenance staff completes work in a unit and they need to leave more complete information about work completed or remaining.
- Started a procedure to notify residents specifically when repair work from the annual inspection is scheduled when more than 30 days have passed since the inspection.
- Housing managers have strived to return all phone calls within 48 hours after receiving a message.
- Purchased refrigerator magnets for every unit providing emergency work order information.
- Provided Danita's direct telephone extension number for reporting work orders .

CONGRATULATIONS!

The following clients are being given a heartfelt congratulations from the entire staff here at GMHA:

- Debra Henson** - completed her CDL training
Trina Lovely - graduated with a Social Work Degree and found full-time employment
Leslie Penwell - purchased a home
Carl and Debbie Phillips - purchased a home

HELP WANTED

GMHA expects to be hiring a Resident Trainee Clerical Assistant in the Section 8 department soon. Primary responsibilities are filing, computer work, answering customer questions and other duties. The position is typically 30 hours a week and pays \$7.50/hour. There are benefits of earned sick and vacation leave and paid holidays. This is basically an on-the-job training position to promote resident self-sufficiency. Since this is a training program the income that is earned will not count toward determining rent. For more information or an application, please call J.C. Craig at 376-2908.

REPORT INCOME

A GMHA resident was recently evicted because she did not report income for three years. The Grand Jury heard her case and determined she should go to trial for Deception by Fraud. If convicted, she could face prison, a fine and payment of restitution. *Please don't let this happen to you.* Failure to report income will result in a retroactive charge and typically, eviction.

Remember, you are required to report any change in household composition, income or assets within 10 days of the change. Failure to do so can be considered fraud. Changes need to be reported to your Housing Manager.

FROM OUR MAINTENANCE STAFF

For the spring and summer, please clean gutters if you are capable. Keep your yard free of trash. For those of you where grass mowing is provided, please remove bikes, toys, etc.

We have two resident workers that will be removing branches and cleaning the grounds at our complex units. In order to receive lawn equipment to use on your yard, you need to call in a work order. You will be asked to sign an equipment sign-out sheet. If you do not return the items, you will be charged. Equipment is to be signed-out for two days only. Please pick-up and drop-off equipment if you can.

Vehicles will be checked for expired tags. A warning will be posted before they are towed.

Section 8

PROGRAM VIOLATIONS

Are You at Risk of Loosing Your Section 8 Voucher?

1. Do you have unauthorized individuals living in your household?
2. Have you received child support payments and failed to report them?
3. Have you changed jobs and failed to report?
4. Have you received money from a friend, relative or private organization and failed to report?
5. Does anyone purchase household items for you or pay your utilities?

If you or someone you know has not reported changes within 10 days, you could be terminated from the Section 8 program.

PREPARING FOR YOUR ANNUAL INSPECTION

Don't fall victim to the ten most commonly failed items. Ask yourself these questions:

1. Do all the doors in my unit close and/or latch properly?
2. Are doors weather-stripped and airtight?
3. Is my kitchen sink, bathroom sink, and tub free of leaks, drips, etc.?
4. Do all my windows have screens? And are they free of holes and tears?
5. Do all the windows in my unit close properly? Do the windows that are six feet or less from the ground lock?
6. Is there a smoke detector on every floor of my home?
7. Do all my smoke detectors have batteries and are in working order?
8. Do all electrical outlets and light switches have covers?
9. Do all my light switches & electrical outlets work?
10. Are my floors free of "trip hazards"?

If you answered "No" to any of these questions, please correct the problem or contact your landlord so he/she can correct the problem before the inspection date if possible.

NOTE: These are not the only requirements units must meet to pass the inspection process! The above list represents only what the inspectors have determined are the most common reasons units fail inspection.

CONTACT INFORMATION

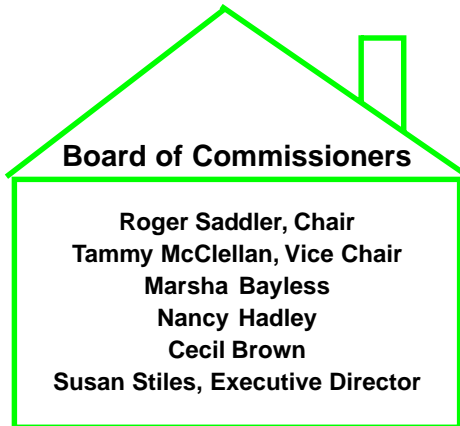
Has your contact information changed? When you move or change phone numbers please contact us and let us know! It is important that contact information is kept up to date. There are many reasons the staff at GMHA might need to contact you. For example, we might need additional information or documentation for paperwork. Or we might need to cancel an inspection at the last minute. Sometimes things can get done more quickly if we can contact you by phone rather than by mail.

BULLETIN BOARD

Are you a landlord with a vacant unit? Or, are you a tenant planning to move this summer? Come in and take advantage of our GMHA bulletin board! The board is located in our lobby. We encourage everyone to use it!

Home Front

Greene Metropolitan Housing Authority
538 N. Detroit Street
Xenia, Ohio 45385
www.gmha.net



HOME FRONT SPRING-SUMMER 2003

SPOTLIGHT

Check out the GMHA web site! It's loaded with helpful information.

WWW.GMHA.NET

STAFF ADDITIONS AND CHANGES



Jane Gaier

Jane Gaier - Section 8 Clerical Assistant retired March 31st after 15 years with GMHA.

Tarija Carr - Section 8 Clerical Assistant began on April 15th.

Lorri Linkhart - Resident Initiative Employee began on March 31st.

GMHA application information is now available in SPANISH. Just ask at the front desk.
