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XENIA, OHIO
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937.376.2908
OR
937.429.7736

GMHA's Homefront

SPRING/SUMMER 2007

SPECIAL POINTS OF INTEREST:

- Start your own IDA
- Borrow a Lawn Mower
- Join your Advisory Board
- Report all Income — We will verify
- Don't miss your inspection
- Project TOTAL: Homelessness

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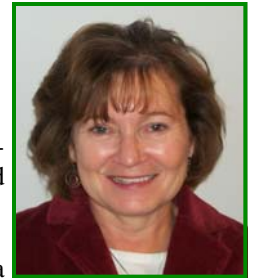
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Director's Corner

Greene Metropolitan Housing Authority (GMHA) purchased sixteen single-family homes from Yellow Bird at the end of March 2007. GMHA's Board of Commissioners has named the units Quail Run.

Our goal in purchasing the units is to preserve affordable housing in Xenia for low and moderate income level families. The units need a lot of repairs and updates. GMHA hopes over the next few years to receive funding to rehabilitate the units.

GMHA intends to continue renting the units to the current residents as long as they meet responsibilities of their lease. Available units will be rented to families with income below 80% of the area median income level. The units have no subsidy, so GMHA can accept Section 8 Housing Choice Vouchers.



Susan Stiles
Executive Director

Individual Development Account

Are you ready to invest in your future? The Individual Development Account (IDA) program is an exciting savings program that can help you save for a home, business, or post-secondary education. What makes this savings program so special is we will match your deposits at a 2 to 1 rate up to \$100 per month. For example, if you save \$25 a month, we will match your deposit with \$50 giving you \$75 total in the account. If you put \$50 in a month, we will match it with \$100! You can save for up to five years. Think about the possibilities of saving for the home you always wanted, the education you have been thinking about, or the great business idea you have been considering. The IDA program could be your first step in making those dreams a reality. Each participant in the program will be set up with an individualized plan to help you meet your savings goal: This could include such things as a home-buyers training, credit repair, or budgeting. We want to see you succeed!

My name is Kim Baker and I am the new IDA Program Manager. I would love to speak to you about the IDA program and how it can work for you. Call me at GMHA, 352-0259.

Applications Department

The Application Department has approximately 1,200 applicants on the Section 8 Waiting List and 142 applicants on the Public Housing Waiting List. Our new Resident Initiative, Peggy Rigney, started with the department in January. She is a wonderful asset and will help process the large number of GMHA applicants.

Accounting Department

The Accounting Department welcomes Sandy Filo as the Accounting Assistant.

Low Rent Department

Community Service

The Quality Housing and Work Responsibility Act of 1998 requires that all tenants of the Low Rent Department complete 8 hours of community service to maintain continued housing. There are several exemptions to this requirement such as: 62 years or older, disabled, employed, in school, working with either a “welfare to work” program or a “self sufficiency” program.

If you are deemed exempt because you are working and then become unemployed, you must begin completing community service the month following your status change. If you are in school and take a quarter or a semester off, you must complete community service beginning the first month following the status change.

Please know that it is your responsibility to find a volunteer activity and a site to volunteer with. Many agencies, charities and schools offer possible volunteer opportunities. GMHA also has volunteer opportunities for you. If interested, please call Mary Jo Post.

Failure to complete the mandatory requirement will result in termination from assistance from GMHA. Don't let this happen to you! Please contact your housing manager if you are unclear of your present status.

Resident Advisory Board

The Resident Advisory Board (RAB) is accepting new members to be active on both the Family and Senior/Disabled Resident Advisory Boards. GMHA encourages residents to become active in the RAB as your voice and your concerns need to be heard. If you are interested in participating, please contact your housing manager.

The Family Resident Advisory Board meeting will be held at GMHA and have been scheduled for 5:30 P.M.
Tuesday, August 7th
Tuesday, November 13th

The Senior/Disabled Resident Advisory Board meeting will be held at the following Community Rooms and will begin promptly at 1:30 pm:
Wednesday, May 9th at Maple Terrace
Tuesday, August 7th at Maggie McKnight
Tuesday, November 13th at Lawson Place

Senior Companions

To become a Senior Companion through Senior Corps, you must be at least 60 years of age, can volunteer 20 hours a week, have limited income, and love to help neighbors. Senior Companions become part of a team of caregivers who alert doctors and family members to potential health problems. A

Senior Companion will receive pre-service and on-going training, annual physical examination, supplemental insurance, help with meals and transportation costs, a small stipend for those who qualify and the joy of helping others live on their own. Interested candidates can go to www.seniorcorps.org or call Diane Colvin at 937-534-7937. Hurry, because you don't want to miss out on a friendship of a lifetime.

Senior Nutrition Meals

The Community Action Partnership has taken over the Senior Nutrition Meals program at Hawthorne Community Room. Food is offered Monday – Friday from 11:00 am to 12:00 pm. Anyone living at Hawthorne and/or anyone 60 years of age or older may donate \$2.00 or more for this service (donations are not required). Anyone under 60 years of age and not living at Hawthorne will pay \$6.50. If interested please call 427-3377 to make a reservation.

Maintenance Suggestions

Clean your gutters if physically able.
Clean up sticks in your yard or on your grounds.
Take advantage of the yard waste drop-off site in Xenia.
Keep your grass mowed.
Check your outside water faucets for leaks from winter freezes.
For ants, try “Thoro” purchased from your local hardware store (GMHA will only treat for carpenter ants)

Borrow a Lawn Mower

You may borrow a lawn mower from GMHA for two days and pay \$5.00. There is a \$5.00 delivery fee and an additional \$5.00 pickup fee. If you would like to pickup and return the mower yourself to avoid fees (early mornings only) call GMHA at 352-0257. Residents have 48 hours to use the mower. If the resident wants to keep the mower for an additional day, there will be another charge of \$5.00.

Grass should be no higher than 6 inches when cut with the GMHA mower. If the grass is more than 6 inches high, GMHA will not leave the mower and will have the grass mowed at the residents expense. Charges for mowing a residents yard have been increased, ranging from \$50 to \$125 depending on the size of the yard.

The lawn mower borrowing program is to help residents while they are getting on their feet. An inexpensive lawn mower may be purchased for about \$100. Residents are encouraged to purchase a lawn mower when able.

New Resident Initiative

The Low Rent Department welcomes Michelle Yankee. She is a new addition who will be very helpful to staff while she is in this training position.

Section 8 Department

Landlord Reminders

When you have a unit become available that you would like to rent through the Voucher Program, please contact the GMHA Receptionist and she will put your listing on the bulletin board in the lobby.

If you have multiple units and would like your name and number listed in our briefing packets for clients to call you to check on availability of units, please contact Connie McPherson at 352-0261 and she will add your name to the list.

Please remember we must receive a lease signed by both you and your clients before rental assistance can begin on a new unit. We request this and all final paperwork with 48 hours of the unit's passed inspection so that we may get the rent started for you.

If you have a client move-out of a unit that has not signed a GMHA intent to vacate notice, please contact the clients housing manager ASAP to ensure proper move-out dates are documented.

Client Reminders

Clients must report all income for all household members such as wages, welfare payments, social security and veterans' benefits, child support, pensions, retirement, etc.

Clients must report all assets such as bank accounts, savings bonds, certificates of deposit, stocks, real estate, etc. for all household members.

Clients must report the names of everyone, adults and children, relatives and non-relatives, who are living in the household.

Failure to report any of the above can and will result in termination of assistance.

Missed Annual Inspections

Every Section 8 participant is responsible for insuring the Inspector has access to the unit for the Annual Recertification process. When inspections are missed due to a medical necessity, a new inspection must be requested in writing. If a participant is unable to attend an inspection, it is the participants responsibility to have someone over the age of 18 at the unit for the inspection. Failure to have your unit inspected will result in termination of assistance.

Criminal Background Checks

GMHA completes criminal background checks on all adult family members age 18 and over at the time a client moves or has their annual recertification. If any member has engaged in criminal or drug-related activity, termination of assistance notification will be sent to the client and the landlord.

Income Verification

GMHA is participating with HUD to improve the accuracy of income and other benefit information for Public Housing and Section 8 assisted families. This means GMHA will get reports on earned income, Social Security and Supplemental Security benefits coming to all members in the household. Your housing manager will access information that has been collected by the State of Ohio and the Social Security Administration. You may be asked to provide additional information about your sources of income if there are discrepancies between the information that you have reported and the information that is obtained by HUD and GMHA. If GMHA determines that there has been a deliberate attempt to hide income, the family will be terminated from the Section 8 Program and referred to law enforcement for prosecution.

Project TOTAL

Project TOTAL (Teaching Our Tenants and Landlords) is an Outreach Case Management Program at GMHA to help homeless families obtain and stabilize in permanent housing. Families *at risk* of becoming homeless are also assisted in preventing eviction through case management. Families "enroll" in Project TOTAL and work with a Case Manager to reach the goals they identify as significant factors in reaching stability. The focus is on areas which have contributed to homelessness or risk of becoming homeless. Tenants are helped to understand their rights and responsibilities in being successful tenants and work with other area resources to overcome obstacles. Landlords are also involved in Project TOTAL as landlord mediation is a vital part of helping tenants remain in housing as disputes are resolved. Guest speakers at monthly Landlord

Meetings help landlords stay up to date on current Section 8 practices and other important areas. Meetings are open to any local landlord utilizing the Section 8 Program or those interested in learning more about GMHA and Project TOTAL.

Currently, the program has over 85 families enrolled. Families and individuals are working hard at reaching stability in their homes and many have successfully completed the program.

Project TOTAL is open to anyone who is a Greene County resident and has very low income. Landlords can refer tenants who may be at risk of eviction. Anyone needing assistance or wanting more information can call the Project TOTAL office at 352-0270.



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937.376.2908 or 937.429.7736**

BOARD OF COMMISSIONERS:

- Cecil Brown, Chair
- Roger Saddler, Vice Chair
- Marsha Bayless
- Nancy Hadley
- Esther Mills, Resident Board Member
- Susan Stiles, Executive Director

**Housing That Works to Enhance Life in
Greene County.**



Wise Manor Section III

**Now
Building
New
Homes**



GMHA'S Sensible Shelter is now building 7 **NEW** homes, with 7 more (14 total) to be started at a later date. These affordable new homes are priced for moderate income buyers:

- Located in Xenia
- 3 and 4 bedrooms
- Priced between \$141,500 and \$146,500
- Low, Low down payment
- State subsidy of over \$39,000 available to reduce the mortgage

Call today to see if you qualify for one of these beautiful 3 and 4 bedroom homes!

**Contact GMHA, Connie Paoliello
at 937-352-0263**

Priority will be given to applicants who live or work in Xenia that are first time home buyers or participate in our IDA program.