

# Medina Metropolitan Housing Authority 2021 Annual Report to the Community

## *A message to the community from Skip Sipos, Executive Director:*

We are pleased to share this annual report of our accomplishments during 2021. Despite the challenges of the Covid pandemic, Medina Metropolitan Housing Authority (MMHA) continued to provide and advocate for safe, decent and affordable housing; supported those who faced housing challenges; and collaborated with partners who helped us address those challenges.

One long-standing challenge for Medina County has been how to effectively meet the needs of residents who face housing crises like homelessness. MMHA, in conjunction with the County Commissioners and State Representative Sharon Ray, are working on an initiative to study those unique housing needs. The initiative is focusing on a three-pronged approach: Emergency/Crisis Housing, Rapid Re-Housing Units, and Permanent Supportive Housing (PSH) programming.

Through the collective efforts of community leaders, including the Medina County Housing Network, significant progress has been made, including \$100,000 in state set-aside funding for an emergency shelter and the commitment of land and funds to develop a PSH property in Medina.

We look forward to continuing this important work in 2022.



MMHA Properties:  
Left: Southwick Manor  
Right: Jefferson Place

## Plans for permanent supportive housing move forward

Permanent supportive housing (PSH), housing for homeless persons with a federally qualifying disability, is an essential component of a community's continuum of care. In addition to housing, PSH programming includes wrap-around supportive services, such as substance abuse counseling, job training and employment assistance and more. MMHA made significant advancements toward the development of additional PSH in 2021, including:

- Accepting from the County Commissioners the conveyance of a half-acre parcel of land on Lafayette Road in Medina; the Authority then purchased an adjacent half-acre parcel to accommodate the PSH project.
- Receiving a commitment of \$500,000 from the County Commissioners (via the American Rescue Plan) toward the PSH project.
- Receiving a potential allocation of \$70,000 from the City of Medina toward the project. The City will work with MMHA on zoning and design of the proposed development.

In 2022, MMHA will finalize the designing, funding and financing of the PSH plans for what will be known as Lafayette Quarters.



### Medina Metropolitan Housing Authority

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### Board of Commissioners:

Nicholas Hanek, Esq., Chair  
Scott Miller, Vice Chair  
Carol Lawler  
Julie Batey  
J. Jeffrey Holland, Esq.

Executive Director:  
Skip Sipos



MMHA property:  
Wadsworth Villas

# Medina Metropolitan Housing Authority

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#### 2021 Highlights

- ❑ MMHA provided safe and affordable housing units or programs for more than 1,300 households each month, including housing for seniors and individuals with developmental disabilities and mental illness.
- ❑ In conjunction with the Medina County Board of Developmental Disabilities, we completed the fourth independent living house for individuals with special needs. The three residents of this home will receive supportive services from The Society.
- ❑ We maintained a 97.5% average occupancy rate on properties owned or managed by MMHA.
- ❑ We received an Outstanding Community Advocate Award from the Medina County Economic Development Corporation for “consistently going well beyond the minimum expectation of community service...and making outstanding civic contributions.”
- ❑ Construction of Santee Landing, a 45-unit affordable housing apartment building located at 455 Seville Road was completed and fully leased. The building offers 1-, 2- and 3-bedroom units. The project was funded in part by the Ohio Finance Housing Authority and features a community room, energy-efficient appliances and fixtures, a pond with a fountain, and laundry rooms on each of its three floors.



South Court Senior Villas in Medina achieved LEED certification in 2021



#### MMHA Properties

##### Medina:

- Home Place
- Jefferson Place
- North View Manor
- South Court Senior Villas

##### Wadsworth:

- Menwa Apartments
- Santee Landing
- Wadsworth Tower
- Wadsworth Villas

##### Brunswick:

- Manhattan Place
- Southwick Manor
- Southwick Townhomes

#### FY 2021 Financial Highlights

##### Fiscal Year Ending June 30, 2021

	<u>2021</u>	<u>2020</u>
Revenues	\$10,816,651	\$11,068,990
Expenses	\$9,235,882	\$8,749,022
Net position change	\$1,580,768	\$2,350,947

