



Medina Metropolitan Housing Authority 2023 Annual Report to the Community

A message from Skip Sipos, MMHA Executive Director: We are pleased to share this report of our 2023 achievements. We appreciate the support of our residents, clients, landlords, vendors and suppliers. We also want to thank the funders, partners and community leaders who share our vision of creating safe, affordable housing for all and make our work possible.

Medina Metropolitan Housing Authority

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Board of Commissioners:

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

Skip Sipos, Executive Director

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

Emergency Housing Projects Continue to Move Forward

Plans are underway to develop an Emergency Housing Shelter on Walter Road in the building that formerly housed MMHA's administrative offices. The shelter will provide a minimum of 27 beds for men, women and children in need. The facility will be pet-friendly and supportive services will be provided. The project has a projected budget of \$2.6 million and has the support of local officials and social service agencies. Construction is projected to begin in March 2024.

Community awareness and support for the Emergency Housing Shelter received a boost through the efforts of the 2023 class of Leadership Medina who created and implemented a marketing plan for the Shelter as its class project.

In addition to the Emergency Housing Shelter, plans to construct ten units of Permanent Supportive Housing (PSH) on Lafayette Road in Medina continued to move forward in 2023. PSH units are designed for persons with a federally qualifying disability who face a housing crisis like homelessness. Supportive services such as guidance on education and job training, counseling services, and financial empowerment, will be provided through a network of local agencies. Architectural plans have been developed for the project, which is known as The Lafayette, and the City of Medina has approved rezoning for the property. The project is expected to cost \$1.8 million and will be paid for through a combination of state and local funds. Groundbreaking for The Lafayette is scheduled for March 2024.

MMHA appreciates the support of the Medina County Commissioners, the City of Medina, State Representative Sharon Ray (R-66), and State Senator Mark Romanchuk (R-22) for their support and assistance with both of these important community projects.

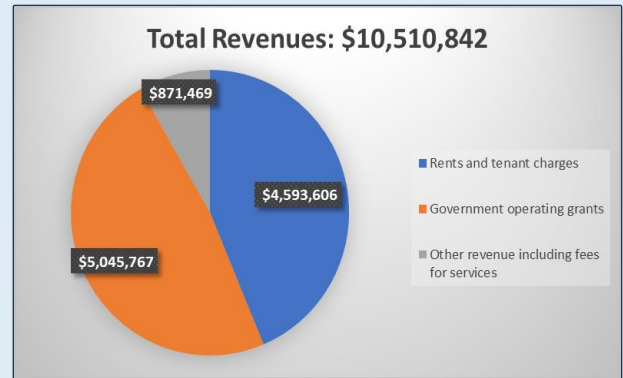


Floor plan of the Emergency Housing Shelter. Drawing provided by TC Architects of Akron, Ohio.

2023 Highlights

- MMHA website improvements for applicants and residents:** The Authority’s website now features a new Applicant Portal that allows easy access to apply to a waiting list, change contact information, view/update existing waiting list applications, contact MMHA caseworkers via direct messaging, update electronic notification preferences, and transmit documents to/from the Authority. The new Family Portal allows current residents to view rent and payment history, pay rent online, submit work orders for MMHA-managed properties, view and edit contact information, set up bank account information, and have a secure document exchange.
- State Auditor’s award:** MMHA once again was recognized with an award for excellence in financial reporting from the Ohio Auditor of State. The Authority is proud of the outstanding work done by our financial team.
- Safe and affordable housing:** MMHA provided safe and affordable housing units or programs for more than 1,300 households monthly, including housing for seniors and individuals with developmental disabilities and mental illness.
- Occupancy rate remains high:** MMHA maintained a 97.1 % average occupancy rate on properties owned or managed by the Authority.

FY 2023 Financial Highlights Fiscal Year Ending June 30, 2023



	2023	2022
Revenue	\$ 10,510,842	\$ 9,746,107
Expenses	9,941,330	8,104,157
Net operating surplus	\$569,512	\$1,641,950

Authority Celebrates 70 Years of Service to Medina County

The Medina Metropolitan Housing Authority (MMHA) was established in 1953 as an independent political subdivision of the State of Ohio. Today the Authority owns or manages multiple properties totaling 565 rental units and provides assistance to more than 700 other households.



MMHA board member Scott Miller holds a proclamation from the Medina County Commissioners acknowledging the Authority’s 70th anniversary. From left: Commissioner Steve Hambley, Commissioner Aaron Harrison, Scott Miller and Commissioner Colleen Swedyk.

Landlord Incentives Provide New Housing Opportunities

Through its participation in HUD’s Moving to Work (MTW) Program, MMHA has the flexibility to try innovative approaches to meeting local needs. One successful MTW project has been the financial incentives offered to landlords beginning in July 2023.

“We are pleased that the financial incentives for landlords to accept Section 8 vouchers have provided more housing options for local residents. This is a win-win for landlords and for renters. We appreciate our partnership with local landlords who work with us to make more safe and affordable housing available within Medina County”, said Piper Morgan, Program Manager.

As a result of the incentives, several new landlords have been added to the Section 8 program.