

# Medina Metropolitan Housing Authority 2022 Annual Report to the Community



**A message from Skip Sipos, MMHA Executive Director:** We are pleased to share this annual report of our accomplishments during 2022. 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.

## Progress Continues on Emergency Housing Projects

Plans for the construction of Permanent Supportive Housing (PSH) continued to move forward in 2022. PSH units are designed for persons with a federally qualifying disability who face a housing crisis like homelessness. Supportive services are provided to each resident to address the root cause of the housing crisis they face. This could include guidance on education and job training, counseling services, and financial empowerment, which would be provided through a network of local agencies. Property on Lafayette Road in Medina was acquired in 2021 and architectural plans have been developed. An application for rezoning has been approved by the City of Medina. The project, known as the Lafayette, is projected to cost \$1.8 million and will be paid for through a combination of state and local funds.

In addition to The Lafayette, plans are underway to develop an Emergency Housing Shelter with a minimum of 25 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.

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.

## Medina Metropolitan Housing Authority

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## Board of Commissioners:

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

Skip Sipos, Executive Director

## Santee Landing Dedication

**Top:** In October U.S. Senator Sherrod Brown and MMHA employees celebrated the dedication of Santee Landing, a 45-unit family-oriented apartment community in Wadsworth.

**Bottom left:** Santee Landing



## 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

## 2022 Highlights

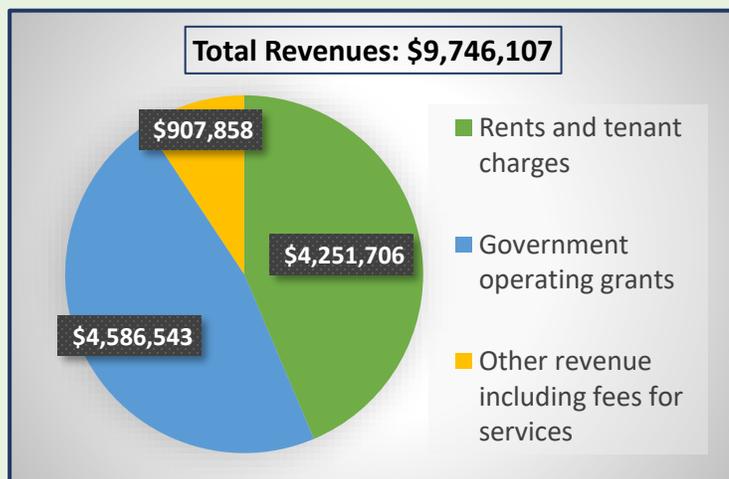
- MMHA selected as Moving to Work Demonstration Agency:** In September 2022, The U.S. Department of Housing and Urban Development (HUD) announced the selection of the Medina Metropolitan Housing Authority as part of its expansion of the Moving to Work (MTW) Demonstration Program. MMHA was one of only 18 agencies selected throughout the country for this expansion and the only one in Ohio. First authorized by Congress in 1996, MTW is a demonstration that provides public housing authorities (PHAs) the opportunity to redefine how they operate by giving them flexibility to try “outside the box” ideas that address local community needs in innovative ways. MTW allows PHAs the flexibility to create customized solutions to their community’s specific challenges. MTW encourages an entrepreneurial spirit to create new solutions. This is consistent with Medina MHA’s Strategic Plan as it works to connect eligible households with resources for affordable housing to aid in meeting other economic, educational, and social needs.
- LEED Certification:** The U.S. Green Building Council awarded Silver LEED certification to the Santee Landing project. LEED (Leadership in Energy and Environmental Design) certification identifies the property as a showcase example of sustainability and leadership in the building industry. The Authority’s South Court Senior Villas were previously awarded LEED certification.
- Safe and affordable housing:** 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.
- Occupancy rate remains high:** MMHA maintained a 97.5% average occupancy rate on properties owned or managed by the Authority.



### Salute to MMHA Maintenance Team

Behind the scenes of the 14 properties owned or managed by MMHA is an 11-member team of maintenance professionals. On call 24/7/365, these dedicated workers respond in all kinds of weather to service requests ranging from a leaky faucet to a malfunctioning HVAC unit. This team also maintains the grounds and common areas of each property and ensures that each of more than 500 units is move-in ready between residents. In 2022, the MMHA maintenance team completed 3,349 work orders.

## FY 2022 Financial Highlights Fiscal Year Ending June 30, 2022



	2022	2021
<b>Revenue</b>	\$ 8,630,542.76	\$ 10,816,650.51
<b>Expenses</b>	7,615,061.33	9,235,882.33
<b>Net operating surplus</b>	\$1,015,481.43	\$1,580,768.18