



Medina Metropolitan Housing Authority 2024 Annual Report to the Community

A message from Skip Sipos, MMHA Executive Director: We are pleased to share our 2024 Annual Report and our accomplishments over the past year. Our work would not be possible without the funders, partners and community leaders who share our vision of creating safe, affordable housing for all and who make our work possible. We also appreciate the support of our residents, clients, landlords, vendors, and suppliers.

Next Step Up Emergency Housing Shelter to Open in Early 2025

The long-awaited opening of Medina County's first emergency housing shelter is planned for early 2025. The former MMHA administrative offices on Walter Road have been transformed into a welcoming shelter that will provide a minimum of 27 beds for men, women, and children in need. Through the support of local officials, social service organizations, and other community leaders, this much-needed resource for individuals and families facing housing challenges is now a reality.



Funds for the \$2.05 million project came from the Medina County Commissioners (\$1.3 million), State Senator Mark Romanchuk (R-22, \$50,000), and State Representative Sharon Ray (R-66, \$300,000). Funds were provided through the U.S. Department of Housing and Urban Development, the Ohio Housing Finance Agency and the Authority-managed properties it has funded, the Medina County Mental Health and Recovery Board, the Medina County Commissioners, Westfield, and the timely rents paid by residents of more than 560 rental units managed by the Authority.

The MMHA Board appointed members of the Next Step Up Board of Directors, which will provide administrative guidance and operational oversight to the Authority's Board and staff operating the shelter. The members of the Next Step Up Board are:

- **Debbie Boehmke**, Executive Director, Northern Medina County Chamber Alliance
- **Jamie Charlton**, Community Representative
- **Chris Easton**, Retired Service Director, City of Wadsworth
- **Katy Fuerst**, Major Gifts Officer, Akron Children's Foundation
- **Gail Houk, LPCC-S**, Director of Forensic Services, Alternative Paths
- **Robert Hlasko**, Superintendent, Medina Educational Services Center
- **Barbara Leatherman**, Former Wadsworth FISH Leader
- **Tom O'Connell**, Executive Director, Habitat for Humanity of Medina County
- **Robert Safran**, Chief of Police, Brunswick



The dining room and a guest room at the Next Step Up shelter are ready for the first guests.

Next Step Fund Established

In July 2024, the MMHA Board established the Next Step Fund to help shelter guests with their costs to transition out of the shelter. Individuals moving on from the shelter may need help with security deposits, first month's rent, utility fees, and basic household items. Learn more about donating, volunteering, and staying informed at

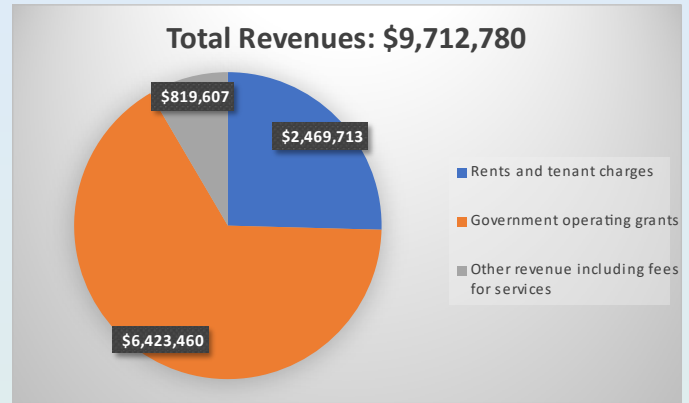
<https://www.mmha.org/emergencyHousingShelter.aspx>

Groundbreaking for The Lafayette Scheduled for Spring 2025

Construction will begin in early 2025 on The Lafayette, a property that will provide ten units of supportive housing. Located on Lafayette Road in Medina, the property is for persons with a federally qualifying disability who face a housing crisis like homelessness. Supportive services will be provided through a network of local agencies. 100% of the \$3+ million project has been secured including funding from the Ohio Housing Finance Agency as well as a Congressional Funding Allocation from Congressman Max Miller (OH-7); Congressman Miller’s funding will provide for solar panels and geothermal HVAC for the property allowing it to operate more efficiently thereby providing more resources to resident services.

FY 2024 Financial Highlights for Fiscal Year Ending June 30, 2024

	2024	2023
Revenue	\$ 9,712,780	\$ 10,510,842
Expenses	8,895,053	9,941,330
Net operating surplus	\$817,728	\$569,512



Grant from Ohio CDC Association Helps Affordable Home Ownership

A collaboration among MMHA, Westfield Bank, United Way Summit Medina, and OSU Extension Office - Medina County will provide Individual Development Accounts (IDAs), a program of the Ohio CDC Association, to Medina County. IDAs offer savings for low- and moderate-income households aimed at affordable home purchase/repairs. The goal of the program is to help qualifying households save for or retain home ownership with an 8:1 match of funds deposited. The OSU Extension Medina County Office provides an eight-week homebuyer education program for program recipients. United Way provides case management services through its Financial Empowerment Center and Westfield Bank acts as the servicing bank for the IDA Accounts. MMHA determines eligibility for families that apply and refers program participants to affordable home purchase programs provided by our partners Medina County Habitat for Humanity, and the Ohio Housing Finance Agency.

2024 Highlights

- **MMHA was awarded \$3.724 million from the Ohio Housing Finance Agency** to be used in conjunction with other resources to totally rehabilitate North View Manor Apartments in Medina. North View Manor is the longest held affordable housing development in the MMHA portfolio; the total project costs will be \$13.136 million. North View Manor has 85 apartments that serve low- and moderate-income older adults and those with federally defined disabilities.
- **Menwa 50th anniversary celebration:** On September 26, 2024, the Menwa Apartments in Wadsworth marked 50 years of providing safe and affordable housing. Residents and local dignitaries celebrated with the historical Menwa Fish Fry, which was attended by Wadsworth Mayor Robin Laubaugh and State Representative Sharon Ray, a Wadsworth native.
- **Safe and affordable housing:** MMHA provided safe and affordable housing units or programs for more than 1,300 households each month.
- **Occupancy rate remains high:** MMHA maintained a 97.1 % average occupancy rate on properties owned or managed by the Authority.

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Skip Sipos, Executive Director