

HCVF News

2019



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Lorain Metropolitan
Housing Authority

2019 Annual Plan available soon

Beginning February 2, 2019, the LMHA Annual Plan, which includes the HCVF Administrative Plan, will be available for your review. It can be located on our website at www.lmha.org. If you do not have access to the internet, you can also review a copy in one of our management offices. Any questions or concerns can be submitted to HCVF manager, Debbie Carter. She can be reached at 440-288-7425 or at dcarter@lmha.org. Please reference "Admin Plan" in the subject line of your email.

Keeping Communities SAFE

Do you know what to do if you suspect fraud or criminal activity occurring at an HCVF assisted home? You can do your part to help keep your community safe by using the link to report fraudulent or criminal activity.



<http://www.lmha.org/about-lmha/contact-us/complaint>

SAVE TIME WHEN YOU USE WWW.LMHA.ORG



The LMHA website is jammed packed with resources for both tenants and landlords. Participants can print frequently used forms like the household change form and view the mandatory "Moving Orientation" prior to a move.

Landlords can view utility allowance sheets, request rent increases, and review the mandatory landlord briefing. Many times using the website can help you avoid a trip to the office. Log-on today and see for yourself.



Lorain Metropolitan Housing Authority 1600 Kansas Ave. Lorain, OH 44052
TDD / TTY (800) 750-0750 www.lmha.org

~ Landlord's Corner ~

AUTO-RESCHEDULING

A friendly reminder that the LMHA will automatically schedule a re-inspection for failed HQS inspections. Please review the letters for important information about dates and adverse actions taken for non-compliance.

ADDRESS CHANGES

If you move remember to report your new address to our office. Also report changes in ownership as soon as the sale is finalized to avoid payment interruptions. The housing assistance payment will be sent based on the effective date of the sale. For example, if a change in ownership is reported Jan. 4th, LMHA will process a change in ownership effective Feb. 1st.

How does the government shutdown affect your HOUSING?

The partial government shutdown that began December 22 continues into the new year. Congressional leadership and the White House are still at a stalemate over funding for border security. However, HUD payments (both Public Housing and HCVP) for January have gone out and funding is expected to be available in February even in the case of a prolonged shut down.

Winter Crisis Program

The Winter Crisis Program provides assistance once per season to eligible households. The program operates between Nov. 1 and March 31. Households must be living at or below 175% of the Federal Poverty Line and be threatened with loss of their heat by one of the following:

- Their heat is disconnected.
- They have received a disconnect notice.
- They have less than a 10-day supply of bulk fuel.

CALL AS SOON AS YOU RECEIVE A DISCONNECT NOTICE

**UTILITY COMPANIES WILL PLACE A HOLD ON YOUR ACCOUNT
ONCE PER SEASON IF YOU HAVE AN APPOINTMENT**

Need Help? Call 1-855-706-9620 24 Hours a Day

a look at 2018

In 2018, the HCVP department:

- Added 397 families to the HCVP (18 of which were homeless Veterans)
- Assisted over 3,000 families currently receiving HCVP assistance.
- Helped 24 families relocate due to a property owner's non-compliance with their HUD contract.

In 2018, the HCVP FSS program :

- Graduated 11 participants who earned over \$48,000
- Built escrow accounts for 24 participants exceeding \$65,000
- 31 of the 46 participants gained or maintained employment
- 20 new participants joined FSS
- 9 are attending post-secondary educational classes, 4 are working on their GED, while 1 person earned their Associate's degree

In 2018, the Homeownership program:

- Educated 63 prospective home buyers during our HUD pre-purchase classes
- 12 HCVP families became home owners
- 83 homeownership families were served
- 171 homes closed on the Homeownership program to-date.

\$**SAVE MONEY**

LMHA Residents
when increasing earned income!



Formerly the FSS program

Ignite your dreams with LMHA's "jumpSTART" self-sufficiency program.

This employment-based program is voluntary, FREE, and available to LMHA residents who work or intend to work. Participants in the jumpSTART program enjoy numerous benefits designed to streamline your path to self-sufficiency.

As you increase your rent by increasing your earned income, WE WILL MAKE MONTHLY DEPOSITS INTO YOUR LMHA SAVINGS ACCOUNT! The more you earn, the higher your account balance gets. Achieve your goals before contract expiration, abide by program rules and you will receive a check for any funds saved during your participation.

jumpSTART graduates received over **\$100,000** in 2018

Many of our graduates have used their escrow funds for down payments on homes... car purchases...paying off debt... building their bank accounts...and more.



All participants receive one-on-one case management, referrals to other agencies, job opening alerts, info on training and educational opportunities and so much more.



DO NOT MISS YOUR CHANCE TO FINALLY GET AHEAD!



HCVP FSS Case Manager (440) 288-7485

JANI JUSTICE

TDD/TTY (800) 750-0750

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www.LMHA.ORG

