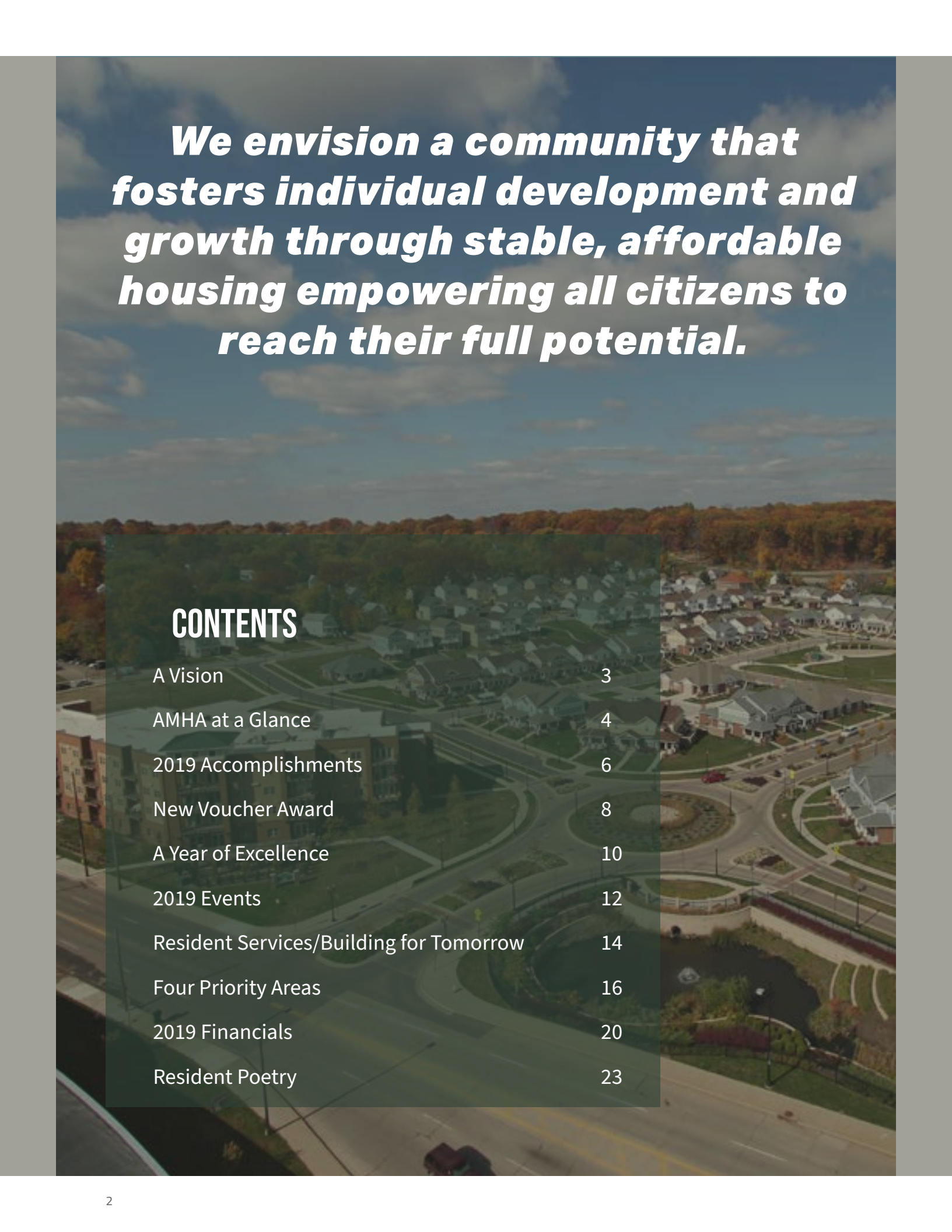




2019 ANNUAL REPORT

**Akron Metropolitan
Housing Authority**





***We envision a community that
fosters individual development and
growth through stable, affordable
housing empowering all citizens to
reach their full potential.***

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MESSAGE FROM THE EXECUTIVE DIRECTOR

Brian Gage

Executive Director of the Akron Metropolitan Housing Authority

A Vision...

My expectations are high for the Akron Metropolitan Housing Authority (AMHA) and those we serve. I expect to provide more physical improvements to our homes and buildings. I expect to create more opportunities for families to find housing that best meets their needs. I expect our children to excel in strong schools and find success in life. I expect that we will continue to help our seniors and families with disabilities find the care and help they need. Most importantly, I expect that all of you will join me in creating this strong future and make this decade one of Summit County's best.

This past year AMHA has expanded housing opportunities through the addition of 106 new Housing Choice Vouchers. In 2019, the voucher program served more families than it



has in our 80 year history. We also took care of our bricks and mortar by investing nearly \$6 million in capital improvements and preservation projects. All this work was complete while maintaining our perennial high performer designation from HUD.

Looking back on 2019, I ask myself why we were so successful in taking care of our residents and properties. The answer is not hidden, it is quickly apparent when you walk through the halls of

our buildings. The answer is AMHA staff. They are qualified, experienced and dedicated to the Summit County community we serve. I am humbled by their service and look forward to a bright future for the Agency.



AT A

Who Do We Serve?

25,000+
PEOPLE IN
SUMMIT COUNTY



How Do We Serve?

4,321
PUBLIC
HOUSING
UNITS

5,095
HOUSING
CHOICE
VOUCHERS

826
OTHER
AFFORDABLE
HOUSING
UNITS

GLANCE



8,423
Children

1,710
FEMALE HEAD OF
HOUSEHOLDS WITH
CHILDREN

AVERAGE ANNUAL INCOME \$11,103

7% SENIORS

16% SENIORS WITH A DISABILITY

27% FAMILIES WITH A DISABILITY

50% FAMILIES

62%
Black

3%
Other

35%
White

2019 ACCOM

94
**ADDITIONAL
VOUCHERS**

14

**VETERANS
EXPERIENCING
HOMELESSNESS**

80

**PERSONS WITH A
DISABILITY
(MAINSTREAM)**



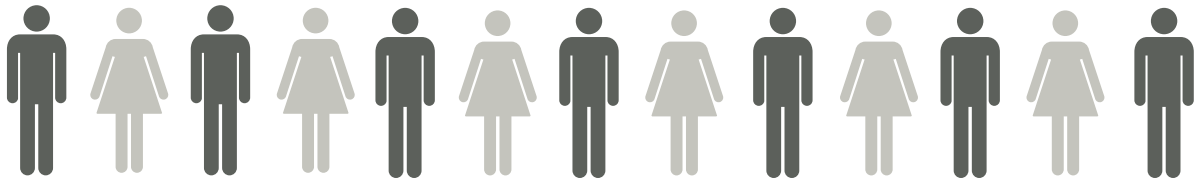
**\$6 MILLION FOR CAPITAL
IMPROVEMENTS TO PRESERVE
EXISTING HOUSING INCLUDING:**

- Hilltop balcony repairs
- Rehabilitation of 42 units
- Replacement of staircases at Maplewood Gardens

**AWARDED
49 PROJECT
BASED VOUCHERS**

- Stoney Pointe II - 45 Units
- Summit County Liberty Homes - 4 Units

PLISHMENTS



**INCREASED HOUSING VOUCHER
PAYMENTS BY **\$856,000**. SERVED
A HISTORICALLY HIGH NUMBER OF
FAMILIES**

OTHER INCREASES:

Increased Public Housing cash and investments by **\$1,768,000** and increased Local Affordable Housing Program income by **\$530,000**

NEW HOUSING PROGRAM FOR FAMILIES WITH DISABILITIES

On Monday, November 25th, Pamela Ashby, Cleveland Field Office Director for HUD presented AMHA with a \$484,580 award to create a new housing voucher program (Mainstream Program) that will assist 80 families struggling to find housing due to a disability. The award was announced at a press conference at the REACH Opportunity Center at Summit Lake. In attendance at the event were Senator Vernon Sykes, and representatives from the offices of Congresswoman Marcia Fudge, Congressman Tim Ryan, Mayor Dan Horrigan, and County Executive Ilene Shapiro.

AMHA is the largest affordable housing provider in Summit County, with 25,000 individuals currently in AMHA subsidized housing. Despite this, there is a significant shortage of affordable housing in Summit County. At all income levels and for all people there is a need to have more housing resources for our community.

One specific population, those individuals and families with a family member with a disability, face even greater challenges finding housing that meets their needs and are impacted most by the county's limited housing options. The lack of accessible and affordable housing is the number one barrier to Ohioans with a disability

to live independently outside of institutions and shelters.

"We are thrilled that AMHA's new voucher program will benefit so many people with disabilities and their families who have housing needs," said Summit DD Superintendent John Trunk. "Once again, we find Summit County leading the way to support all of its citizens and we are grateful for partners like AMHA."

Families impacted by disabilities are frequently on a fixed income of less than \$800 per month. This \$800 must pay for rent, food, medical needs, and all other living expenses. With this limited income, a family may be forced to decide between rent and other family needs. AMHA's Mainstream Program will offer a relief to those families, minimizing the greatest cost they have each month, rent. Participating families in this program will seek out housing that is best suited for the needs of their family. Families will pay 30 percent of their monthly income on rent, and AMHA will pay the landlord the remaining rent amount out of the grant funds made available through this program.

"These new grant funds will allow us to provide assistance to 80 families with disabilities at risk



Awarded \$484,580 for new housing voucher program (Mainstream Program) that will assist 80 families.



of homelessness that may have otherwise ended up on the street or in a shelter,” said Brian Gage, Executive Director of AMHA. “It continues to be AMHA’s priority to utilize housing resources to assist families facing the most challenges.”

There are currently over 20,000 families waiting for AMHA housing assistance, and approximately 4,000 of those families have a disability that would qualify them for the new voucher program. AMHA has begun to contact families that may be eligible for the program.

Although many partners within Summit County are dedicated to serving the population with disabilities, there are very few resources available to provide permanent housing assistance for this population. Programs like AMHA’s new voucher program are critical to developing more stable housing for families living with a disability.

AMHA applied for this federal funding in partnership with local service providers such as Summit County Developmental Disabilities Board, Summit County Continuum of Care, Tri-County Independent Living Center, Direction Home, Family & Community Services, Inc., United Disability Services, Coleman Professional Services, Community Support Services, and County of Summit ADM Board.

“These new grant funds will allow us to provide assistance to 80 families with disabilities at risk of homelessness that may have ended up on the street or in a shelter”.

AGENCY AND EMPLOYEE AWARDS

A YEAR OF E



AMHA has been a High Performer in both Income Public Housing Program for over

CHILD & FAMILY LEADERSHIP EXCHANGE PROGRAM



Congratulations to Shary Page, who successfully completed the Child & Family Leadership Exchange Program (CFLE), Class XXIV. CFLE promotes excellence in leadership among Summit County professionals serving children and families.

Participants gain an in-depth understanding of the County's child and family services systems, expand their network of service delivery partners; and develop their leadership

skills. The program's hands-on approach to learning encourages communication among service providers and enhances the effectiveness of those leaders committed to strengthening family life in the community.



UPCS-V AWARD OF EXCELLENCE

AMHA's UPCS-V team received the Excellence for UPCS-V work in Region V Award from the Washington DC HUD Office. Our Voucher Inspection team has been participating in a pilot program for a new HUD inspection protocol, and were recognized as being a leader in the pilot, producing more inspections than any other pilot agency. HUD leaders made a special trip to Akron to present the team with an award of appreciation for their efforts.

XCELLENCE

in the Housing Choice Voucher Program and Low
19 consecutive years.

2019 GOODWILL EMPLOYEE OF DISTINCTION HONOREES



Team AMHA named Joan Davidson and Dave Krzeminski as the 2019 Employee of Distinction Honorees at the 2019 Goodwill Employee of Distinction Awards Luncheon on Wednesday, September 4, 2019. Joan exemplifies AMHA's core values and is fully committed to our mission. She goes above and beyond in all that she does and supports the entire agency. Dave always takes the lead on major projects as well as consistently goes above and beyond to get the best results, helping AMHA maintain High Performer status. Not only does he take every precaution to make sure work is done right, but he is often seen inspecting finished projects to ensure the work remains intact. Congratulations Joan and Dave!



Ohio Auditor of State
award with distinction for
the 5th consecutive year.



2019 National Night Out

The residents at Edgewood Village, Akron Police Officers and AMHA staff led by Bill Liska, Brenna Herman and Jennifer Kollar joined together to create a safer community. They have held multiple meetings, including a National Night Out event to learn more about each other. National Night Out enhances the relationship between neighbors and law enforcement while

bringing back a true sense of community. Furthermore, it provides a great opportunity to bring police and neighbors together under positive circumstances. These events led to the creation of a community block watch. Residents and individuals from surrounding neighborhoods will continue to meet and forge a stronger community together.



Delivered 181 Valentine's Day cards to Akron Children's Hospital on behalf of AMHA! Our staff's efforts and artistic talents brightened the day of children and their families at Akron Children's Hospital.



On the Table Greater Akron is a one-of-a-kind initiative where thousands of diverse residents from all walks of life and socioeconomic backgrounds gather to discuss meaningful ideas to strengthen our community. For the third year in a row AMHA was considered a super host, hosting over 15 conversations.



Iraq Delegates Visit AMHA

AMHA welcomed Iraq delegates in early November as participants of the International Visitor Leadership Program (IVLP) sponsored by the U.S. Department of State. The IVLP is designed to build mutual understanding between the U.S. and other countries through carefully designed visits that reflect the participants' professional interest and support U.S. foreign policy goals. The arrangements were made through Global Ties Akron, a nonprofit,

nonpartisan organization that links local and international communities by building networks and friendships to promote understanding and world harmony. The delegates learned about housing options AMHA provides for low-income individuals and those with disabilities, as well as how AMHA invests in community partnerships and creates opportunities for self-sufficiency and better quality of life.

National ReBuilding Day

ReBuilders took to the streets of the Summit Lake Neighborhood in Akron to Repair, Revitalize, and ReBuild in honor of National Rebuilding Day. Volunteers from Summit Lake BUILD CORPS, AMHA, and Church of Our Saviour, Episcopal worked on three project sites at Summit Lake.

They completed a number of critical repairs, such as: painting, landscaping, building a fence, replacing kitchen cabinets, and more! Thank you to all of



the volunteers and sponsors who made Rebuilding Day 2019 an incredible day of service.



RESIDENT SERVICES & BUILDING FOR TOMORROW MORE THAN JUST HOUSING

At AMHA, we know that housing is the foundation of poverty alleviation. But housing alone cannot lift individuals out of poverty.

Change happens when individuals have access to things such as education, basic needs, childcare, self-sufficiency resources, community support, quality of life services, job training, transportation, and other catalytic services.

It's more than just housing.

And while AMHA is able to start the process by remaining committed to providing quality, affordable housing to Summit County residents, they are not able to provide the supportive programming to sustain it.

That's why Resident Services and Building for Tomorrow, AMHA's non-profit subsidiary, believe

in offering programs, wrap-around services, and resources to empower our residents to move forward and lift themselves out of poverty.

Resident Services and Building for Tomorrow focus on 4 priority areas to create a comprehensive network of support services for all individuals in AMHA subsidized housing:

- **Education**
- **Digital Inclusion**
- **Health & Wellness**
- **Self Sufficiency**

GIVE BACK TODAY!

To support Resident Services & Building for Tomorrow Programming

visit www.akronhousing.org/BFT.



2019 SUCCESSES & QUICK FACTS:



**128 FSS & SC-F
CLIENTS OPENED
BANK ACCOUNTS**



**48 ECI FAMILY
EVENTS HELD AT
AMHA PROPERTIES**



**101 DIGITAL
DEVICES
DISTRIBUTED**



**5 NEW
EDUCATIONAL
OFFERINGS AT
REACH**



**19 AMHA
BUILDINGS
EQUIPPED WITH
FREE WI-FI**



**118 MATERNAL
DEPRESSION
GROUPS AT 6
LOCATIONS**



**7 WELLNESS
PROGRAMS IN
SENIOR BUILDINGS**



**\$116,233 WORTH
OF ESCROW
PAID TO FSS
GRADUATES**



**3 SENIOR
WELLNESS CLINIC
LOCATIONS**



**27 FAMILY SELF
SUFFICIENCY
GRADUATES**



**50 FREE INTERNET
HOTSPOTS
DISTRIBUTED**



**OVER 30 RS & BFT
STAFF MEMBERS**



EDUCATION



2019 was a busy year for BFT educational programs.

At BFT, our understanding of education is multi-generational, integrated, and person-centered. Our programs focus on making education accessible across the spectrum: early childhood, youth enrichment, adult learning, and everything in between.

EARLY CHILDHOOD INITIATIVES

BFT's Early Childhood Initiative (ECI) manages two home visitation programs that allow families to receive one-on-one instruction from a qualified BFT partner in their own home. This reduces barriers to participation such as transportation, childcare, and scheduling.

In 2019, ECI touched the lives of over 900 men, women, and children through their home visitation programs and maternal depression initiative.

REACH OPPORTUNITY CENTER INITIATIVES

Reach is a community hub for supportive resources, education, and community.

In 2019, Reach started work on a Science, Technology, Engineering, the Arts, and Mathematics (STEAM) lab with the installation of a brand new 3D printer. In 2020, Reach will be working to enhance this space with additional technology and lesson plans to bring the space to fruition.

Reach also started hosting a monthly CPR & First Aid certification class on-site. This has given Summit Lake neighbors the opportunity to become CPR certified, which ultimately improves their job prospects.



DIGITAL INCLUSION

Digital Inclusion partnerships integral to program growth.

Research shows that only 54% of households in public housing nationwide have access to reliable high speed internet. Internet is an integral part of daily life in modern America. Self-checkout counters, fast food kiosks, online bill pay, and online banking are all common obstacles for those without access to broadband, devices, and digital literacy education.

BROADBAND ACCESS

BFT is committed to expanding access to broadband for all of AMHA residents.

In 2019, we were able to equip 19 public housing properties with free Wi-Fi in community room and/or community spaces. Our residents now have better access to the internet in their own neighborhoods.

Additionally, BFT manages a free hotspot lending program so residents can utilize internet in their homes. In 2019, over 50 individuals received a free hotspot.

AFFORDABLE DEVICES

BFT partners with national nonprofit PCs for People, which refurbishes used laptops, desktops, and hotspots, and sells them at a subsidized price to those in poverty.

In 2019, we held 3 distribution days in partnership with PCs for People, distributing over 100 low cost devices to our residents.





SELF SUFFICIENCY



BFT's newest priority area is at the heart of our mission: empower individuals to reach their full potential.

NEW PRIORITY, SAME GOALS

In 2019, BFT added Self-Sufficiency to its list of priority areas. Financial self-sufficiency has always been an AMHA Resident Services Department goal, but in the past, has been entirely funded by HUD.

In the past year, it has become clear that AMHA's current self sufficiency programs are well-positioned for growth and expansion, which led to BFT adding it to the current list of

priority funding areas for 2020.

THE FUTURE

BFT's goal for the coming year is to increase staff capacity, offer additional resident support, expand educational offerings, and continue ongoing efforts to assist families in their quest to become financially empowered.



\$116,233

worth of escrow paid to FSS program participants upon graduation.

HEALTH & WELLNESS

Increased health programming successes for senior & disabled buildings.

AGE IN PLACE

AMHA's senior & disabled program helps our elderly population age in place, keeping them out of assisted living longer.

In 2019, our senior & disabled coordinators partnered with the University of Akron ARI-AHEC to expand "Wellness Wednesday" and "Wellness Thursday" programming in 7 senior highrises.

HEALTHY HOMES INITIATIVES

In 2019, AMHA & BFT launched an Aligning Health and Housing Services planning project in partnership with United Healthcare, Corporation for Supportive Housing, and the Council of Large Public Housing Authorities, funded by the Robert Wood Johnson Foundation. This project led to the creation of a cross sector data sharing agreement to target health priorities among managed care users.

HEALTH EDUCATION

BFT and AMHA partner with community partners and organizations to implement health in our buildings.

- The University of Akron Aging in Place programs are supplemented with Finding A Better You (FABU) Programming for holistic self care and wellness.
- Vantage Aging offers Silver Foxes, Brown Bags, Matter of Balance, and Chronic Disease Self Management in senior buildings.
- Cleveland Clinic Akron General coordinated an 8 week health challenge between Saferstein Towers I and Belcher.
- Weekly "Balloflex" chair aerobics classes are held at the Reach Opportunity Center.





2019 FINANCIALS

	Primary Government	Component Units
<u>Assets</u>		
Current Assets		
Cash and Cash Equivalents	19,991,400	1,134,625
Investments- Unrestricted	10,394,196	-
Restricted Cash and Cash Equivalents	3,597,949	4,438,714
Investments- Restricted	7,983,157	-
Accrued Interest Receivable	7,656,736	-
Other Receivables, Net	1,463,911	40,999
Inventories, Net	642,864	-
Prepaid Expenses and Other Assets	74,553	9,893
Total Current Assets	51,804,766	5,624,231
Non-Current Assets		
Capital Assets, Not Being Depreciated	47,954,732	1,009,800
Capital Assets, Net of Depreciation	89,571,748	39,714,977
Notes Receivable from Component Units and Other	39,291,112	-
Other Non-Current Assets	591,730	501,415
Total Non-Current Assets	177,409,322	41,226,192
Deferred Outflows of Resources		
Pension/OPEB	8,962,503	-
Total Deferred Outflows of Resources	8,962,503	-
Total Assets and Deferred Outflows of Resources	\$238,176,591	\$46,850,423

	Primary Government	Component Units
<u>Liabilities</u>		
Current Liabilities		
Accounts Payable	1,128,823	614,028
Accrued Liabilities	1,197,072	2,471,701
Tenant Security Deposits	405,031	131,513
Unearned Revenue	224,074	765,762
Bonds, Notes, and Loans Payable	2,157,695	311,819
Other Current Liabilities	1,627,884	-
Total Current Liabilities	6,740,579	4,294,823
Non-Current Liabilities		
Bonds, Notes, and Loans Payable	10,424,088	3,188,339
Accrued Compensated Absences, Non-Current	893,293	-
Notes Payable to Primary Government	-	30,559,459
Non-Current Liabilities - Other	360,665	-
Net Pension Liability	27,119,842	-
Net OPEB Liability	13,088,617	-
Total Non-Current Liabilities	51,886,505	33,747,798
Deferred Inflows of Resources		
Pension/OPEB	752,585	-
Total Deferred Inflows of Resources	752,585	-
Total Liabilities and Deferred Inflows of Resources	59,379,669	38,042,621
<u>Net Position</u>		
Net Investment in Capital Assets	111,808,047	6,665,160
Restricted	10,805,758	4,303,069
Unrestricted	56,183,117	(2,160,427)
Total Net Position	\$178,796,922	\$8,807,802

	Primary Government	Component Units
<u>Operating Revenue:</u>		
Tenant Revenue	15,758,723	2,961,098
Government Operating Grants	56,857,903	-
Other Revenue	4,409,418	387,662
Total Operating Revenue	77,026,044	3,348,760
<u>Operating Expenses:</u>		
Administrative	18,420,600	721,374
Tenant Services	2,634,787	-
Utilities	5,361,239	406,254
Maintenance	13,576,382	875,099
Protective Services	1,831,117	-
General	2,440,903	222,313
Housing Assistance Payment	30,413,211	-
Insurance	1,468,453	190,624
Depreciation and Amortization	11,048,683	2,598,117
Total Operating Expenses	87,195,375	5,013,781
Operating Income (Loss)	(10,169,331)	(1,665,021)
<u>Non-Operating Revenues(Expenses):</u>		
Interest and Investment Revenue	1,465,426	38,829
Casualty Gain/(Loss)	(999,361)	-
Interest Expense and Amortization Cost	(386,413)	(378,566)
Gain (Loss) on Sale of Capital Assets	(56,355)	-
Total Non-Operating Revenues (Expenses)	23,297	(339,737)
Income(Loss) Before Capital Contributions	(10,146,034)	(2,004,758)
<u>Capital Revenue</u>		
Capital Contributions	4,908,911	-
Total Capital Revenue	4,908,911	-
Change in Net Position	(5,237,123)	(2,004,758)
Net Position, Beginning of Period, Restated	184,034,045	10,812,560
Total Net Position, End of Period	\$178,796,922	\$8,807,802



Where i'm from

I'm from stacked apartments and dark broken alleys.

I'm from thriving streets, stores,
community, and opportunity.

I'm from miniature apartments,
with a gigantic close-knit family,
Everybody's inclusive -

I'm from rising racism and crushed dreams.

I'm from grown tulips hours away,
still blossoming like Edgewood Village.

- A community poem written by the
residents of Edgewood Village, Akron, OH

Design by Abigail Archer ©2020

In partnership with:

KENT STATE
UNIVERSITY

Wick Poetry Center
College of Arts and Sciences



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