



# GROWING TOGETHER

2022 ANNUAL REPORT





Fix up  
the houses



The Akron Metropolitan Housing Authority provides quality, affordable housing and services as a platform to develop people, property and community.

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**The Akron Metropolitan Housing Authority (AMHA) has been housing families with dignity for decades and celebrated 85 years of unwavering service to low-income families of Summit County on January 27, 2023.**

Efforts to create public housing and improve the living conditions of poor people in Akron were met with staunch opposition from local elected officials; however, Martin P. Lauer and Paul E. Belcher persevered and garnered support to create AMHA in 1938. They built the foundation for the accomplishments and success stories we relish year after year. We are also grateful for past and present supporters and advocates of public and affordable housing who share our passion to serve people, maintain property and contribute to the community.

**Below summarizes AMHA's economic impact in 2022:**

- ▶ \$15,863,694 in payroll for 277 full-time and 142 part-time employees;
- ▶ \$2,233,664 in income taxes paid to federal, state and local governments;
- ▶ \$33,580,273 paid to 1,582 landlords in our Housing Choice Voucher Program;

- ▶ \$22,734,814 paid to Ohio companies and \$8,759,261 paid to companies outside of Ohio for supplies and services;
- ▶ \$680,491 paid to Summit County for Payments In Lieu Of Taxes (PILOT) for public housing properties;
- ▶ \$144,388 paid to Summit County for property taxes for non public housing properties.

**Our team housed 489 new families, completed 40,600 work orders, and readied 567 housing units.** We are thankful for our partners in the cities of Akron, Barberton, Cuyahoga Falls, Stow, and Twinsburg for standing with us in the delivery of safe, affordable housing and meaningful programs and services for our families. Our Resident Services department made 1,737 referrals to various services throughout the community.

**Our partnership with landlords allowed us to help 796 families obtain housing in the private market.** We issued housing choice vouchers to low-income, homeless and disabled families as well as youth aging out of foster care and veterans. The number of landlords in our housing choice voucher

program grew with units under lease in Akron, Barberton, Cuyahoga Falls, Fairlawn, Hudson, Lakemore, Macedonia, Mogadore, Munroe Falls, New Franklin, Northfield, Norton, Peninsula, Richfield, Stow, Tallmadge, Twinsburg, and Uniontown.

**Staff and residents offered invaluable feedback and input during the development phase of our Diversity, Equity and Inclusion Strategic Plan.**

The Plan is near completion and when implemented will provide a path forward on developing a more diverse, equitable and inclusive workplace.

**After a two-year planning process, we submitted our Choice Neighborhoods Final Transformation Plan to HUD.** This year will be pivotal as we pursue federal and local funding to build close to 500 affordable housing units in the Summit Lake community.

We are proud of our partnership with Community Action Akron Summit to close the digital divide by making **1,000 hotspots available to families who need access to the Internet.**



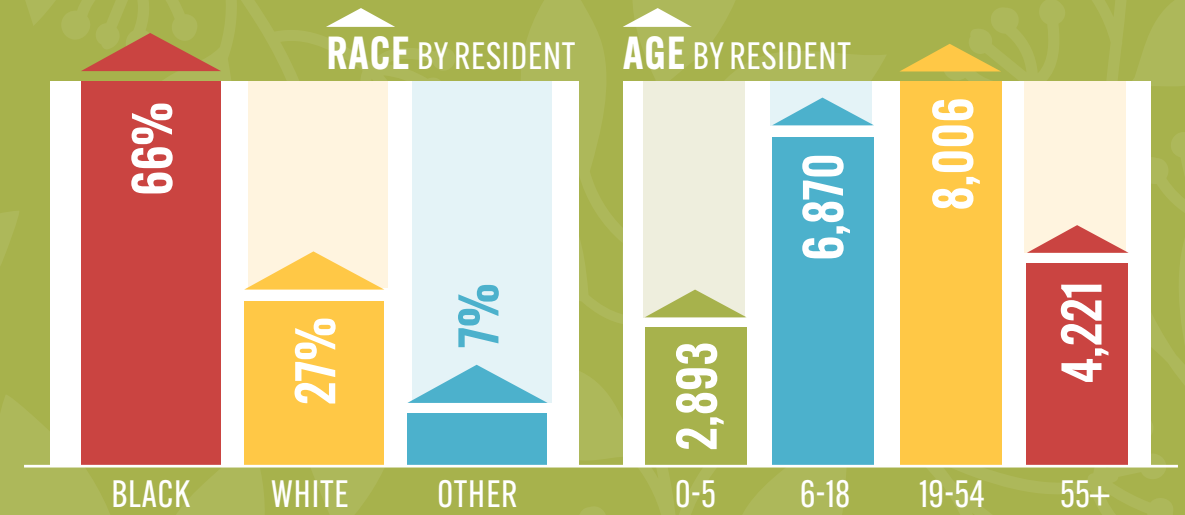
Our work to make Summit County better never stops. We are more than a housing agency. We enrich the lives of those we serve. **Join us in our service to others.**

**Herman L. Hill**  
AMHA Executive Director



# AMHA 2022 YEAR AT A GLANCE

## OVER 20,000 PEOPLE SERVED IN SUMMIT COUNTY



**5,491**  
HOUSING CHOICE VOUCHERS

**\$13,863.81**  
AVG ANNUAL HOUSEHOLD INCOME

**40%**  
FEMALE-HEADED HOUSEHOLDS  
WITH CHILDREN

**58%**  
HOUSEHOLDS WITH AN ELDERLY  
&/OR DISABLED MEMBER

**4,813**  
PUBLIC HOUSING UNITS

**9,442**  
CHILDREN AGES 0-17



# A NEIGHBORHOOD IN BLOOM

## A COMMUNITY TRANSFORMED

The Akron Metropolitan Housing Authority ("AMHA") along with the City of Akron ("City"), as co-grantee, completed a two-year HUD **Choice Neighborhoods Planning Grant** in December 2022. AMHA and the City worked side-by-side with community residents and other partners over the past two years to develop a Transformation Plan for **Summit Lake Apartments** and the surrounding neighborhood.

The plan is based on the community residents' comprehensive vision for Summit Lake and focuses on the three areas of **Housing, People and Neighborhood**. AMHA is grateful to all the residents who helped support the planning process by serving as Resident Ambassadors, completing surveys, participating in interviews, attending community workshops and focus groups, and by celebrating the completion of the plan at our final planning workshop.

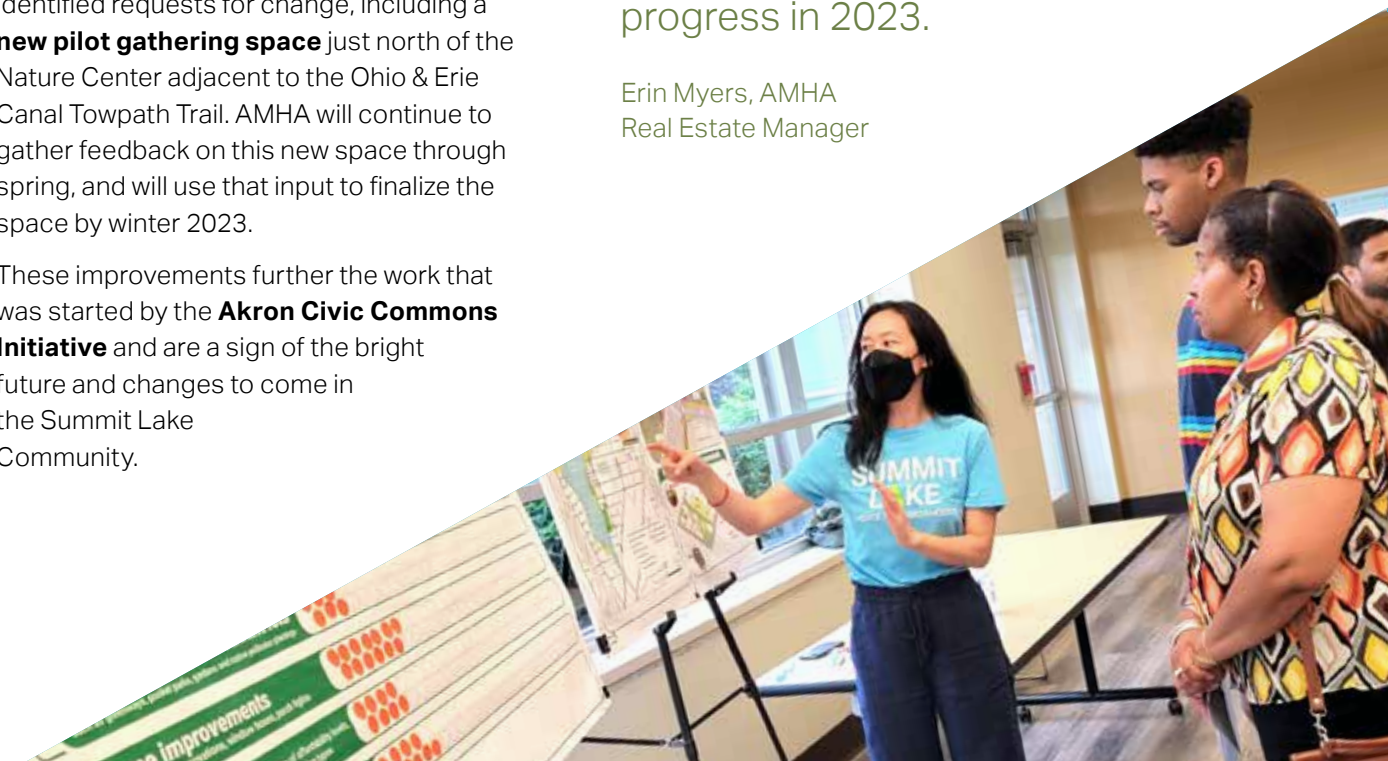
In addition to developing the plan, several neighborhood investments are completed or underway in response to resident identified requests for change, including a **new pilot gathering space** just north of the Nature Center adjacent to the Ohio & Erie Canal Towpath Trail. AMHA will continue to gather feedback on this new space through spring, and will use that input to finalize the space by winter 2023.

These improvements further the work that was started by the **Akron Civic Commons Initiative** and are a sign of the bright future and changes to come in the Summit Lake Community.

Using the **Transformation Plan** as the guiding framework, AMHA will begin moving into implementation in 2023. Next steps include identifying the resources needed to implement the plan, including applying for up to \$40,000,000 through HUD's Choice Neighborhoods Implementation Grant program.

It has been exciting to see the community unite and clearly articulate its vision for Summit Lake. Ideas transitioned into action resulting in a gathering space for all people to enjoy. I am inspired by the promise Summit Lake holds and looking forward to more progress in 2023.

Erin Myers, AMHA  
Real Estate Manager



# TENDING THE GARDEN OF HEALTH

To advance health equity, close gaps in care, and positively impact health outcomes, Akron Metropolitan Housing Authority, in collaboration with the Council of Large Public Housing Authorities (CLPHA), is participating in United Healthcare's community-based initiative, Community Catalyst.

Working together with partners Project Ujima, Minority Behavioral Health, Community Support Services, and Asian Services In Action, the Community Catalyst model collaborates, assesses, builds trust, develops shared outcomes, and helps residents access and navigate the difficult systems that were not built to benefit them. Through data sharing agreements, the catalyst team is able to be strategic and intentional in impacting health outcomes together.

A few of the desired outcomes are increasing primary care visits, decreasing emergency room visits, providing culturally competent, accessible and patient-centered care, and improving patient reported measure of self-determination and hope.

The pilot started in Saferstein Towers I and Saferstein Towers II. Together these properties house 347 individuals, of which 81% have identified having a disability and 65% are Black/African American, a population that has historically been underserved, show poorer health outcomes, and often mistrust the medical community.

Knowing improving outcomes starts and ends with trust, in 2022, six residents were trained as Resident Ambassadors in Mental Health First Aid and Circles. These trainings equipped them to provide support to their neighbors in accessing primary care, behavioral health, and resources to meet their social determinants of health needs.

In 2023, health surveys will be deployed where residents can self-identify a need for assistance making appointments or accessing a resource. The Resident Ambassadors will reach out to their neighbors to assist in making that appointment or providing information on community resources to address their needs, which may be food insecurity, transportation, a health or hygiene need for example.

The Resident Ambassadors will also be facilitating Discussion Circles and Deliberative Dialogues within their buildings to enable neighbors to come together, discuss issues of shared concern, develop relationships of trust, discover common ground, and go from talk to action.

**More exciting things to come in 2023 as this project encourages thinking differently and acting differently to provide a holistic health approach.**



A few of the desired outcomes are increasing primary care visits, decreasing emergency room visits, providing culturally competent, accessible and patient-centered care, and improving patient-reported measure of self-determination and hope.

OUR GOALS



# SEEDS OF SUCCESS

**JOBS PLUS** is a program offered at the **Reach Opportunity Center**, with the goal of providing residents at five properties (Summit Lake Apartments, Lakeshore Apartments, Lakeshore Duplexes, Roulhac Circle, and Dorothy O. Jackson Terrace) with resources and support to **identify their strengths, address any barriers to employment, and set goals related to employment and education.**

Jobs Plus staff helps residents build skills, connect to employers and educational opportunities, and access resources to break down barriers to achieve their goals.

**Jobs Plus also consists of an Earned Income Disregard, which helps residents who increase income from employment keep their rent low and save money to assist them in furthering their goals.**

At the end of 2022, there were a total of 165 residents enrolled in the Jobs Plus Earned Income Disregard, who saved a total of over \$135,000 in rent throughout 2022. Jobs Plus also participated in 21 events in 2022 with the aim of building community connections and sharing resources.



Two young residents caught a fish at our community-building canoeing and fishing event in September 2022.

**A Jobs Plus participant set a goal of getting her GED.** She is a stay-at-home mom and found it easier for her to do her courses virtually. **She completed coursework for one subject at a time, and completed her final test and received her GED in December.** She also was able to find childcare for her children so that she could find full-time employment sometime soon.

**Another Jobs Plus participant has completed every goal she has set with her life coach, and has been active in the program for over 2 years.** She wanted to start working full time, and she now has more hours than she knows what do with. She is a single mother with dreams of one day owning her own home. She is currently attending the financial workshops the life coaches offer at the Reach Opportunity Center, **she hasn't skipped a beat, and she attends everything that will help keep her motivated and will help to stay focused.**



AMHA staff Myia sharing information at the partner cookout in May 2022.

## THE FAMILY SELF-SUFFICIENCY PROGRAM

**assists AMHA families to reach their goals, increase their income, and dream of their future.** In 2022, we enrolled 56 new families and served a total of 233 families over the year. We also had 29 program graduates this year. FSS graduates in 2022 had an average wage increase of 307% and the average wage at the end of participation was \$34,892.

There were 29 FSS program graduates during 2022. These graduates received a combined total of \$176,446 in escrow funds.

**One of the graduates from 2022 was Sara Dorsey.** Sara started the FSS program in July 2017 while working part time and also attending school full time towards an associate degree in sonography.

She had two children with another on the way. While in the FSS program, **Sara was able to achieve many goals including finishing school with an Associate's degree in Sonography, obtaining a full-time job as a Sonographer, obtaining 3 different certifications within her field, increasing her credit score, and saving money.**

She was able to earn a significant amount of escrow along the way. Sara plans to continue saving money and looking at affordable homes for sale. **She hopes to use her escrow as a down payment to buy her own home.**

# CULTIVATING CHANGE

**Moving to Work (MTW) is a demonstration program for public housing authorities (PHAs) that provides them the opportunity to create and test locally designed strategies that use federal dollars more efficiently, helps residents find employment and become self-sufficient, and increases housing choices for low-income families.**

AMHA submitted its first MTW Supplement in April 2022 and HUD fully approved it in December 2022. The Supplement contains all of AMHA's requests to waive certain requirements and in future years will contain the progress of previously requested waivers.

**The following waivers were approved:**

## SELF-CERTIFICATION OF ASSETS

Allowing current households and applicants to self-certify their income from assets up to \$50,000. This waiver will decrease staff time spent verifying assets while having a minimal impact on rent portions.

## VERIFICATION PROCEDURAL CHANGES

Extending the time verifications are valid to reduce the burden on current households, applicants, and staff.

Condensing the current HUD verification hierarchy so that AMHA staff can obtain proof of income, assets, and expenses more quickly and therefore process applications and household changes more efficiently.

## RENT REFORM

Changing the way AMHA calculates rent for some households to increase efficiency, make the rent calculation process easier to understand, and lessen the burden for participants and staff.

A randomly selected portion of eligible households will utilize the new rent calculation process in which AMHA will group households by their gross income into tiers. Each household in the tier will pay the same rent portion and will only have to undergo an income reexamination every three years rather than annually.

This process is part of a seven year study sponsored by HUD and will begin in the spring of 2023.

## AMHA PROJECT-BASED VOUCHER (PBV) UNITS

For PBVs that AMHA has an interest in, AMHA staff may conduct rent reasonableness tests and inspections, which quickens these processes and offers continuity of service for our participants.

## LANDLORD INCENTIVES

Landlords of units in zip codes of opportunity can:

- ▶ Request vacancy loss payments in between voucher holding tenants to cover the cost of the time a unit is vacant.
- ▶ Request a pre-inspection of their unit before they have an interested tenant to speed up the lease process.

## EXTENDING ZERO HAP STATUS FOR HCV HOUSEHOLDS

Allowing Housing Choice Voucher households to graduate from the program after 12 months paying their full rent (no subsidy payments from AMHA). Previously, households only had 6 months, so this additional time will provide a greater chance at stability and a longer safety net.

AMHA envisions a MTW Program that reduces administrative burdens and costs, and ultimately enhances the quality of housing and services that empower residents to reach their full potential. More flexible regulations in spending allowances permits MTW agencies to do their jobs more efficiently, creating cost savings to the agency. These savings can then be reallocated to address the needs specific to Summit County and to collaborate with organizations to provide programs or services most needed by our participants.

**To learn more about MTW, please visit the MTW page on AMHA's website or on HUD's website.**





# WATERING YOUNG MINDS



## BARBERTON ALL-AMERICA CITY

Partnerships work! The National Civic League and the Campaign for Grade-Level Reading presented the City of Barberton with one of ten 2022 All-America City Awards on July 21. **This award recognizes communities that are committed to improving the prospects for early school success and equitable learning recovery for kids whose families are served by public housing agencies and affordable housing organizations.**

The theme for the 2022 All-America City Award was "Housing as a Platform to Promote Early School Success and Equitable Learning Recovery."

◀ Resident Services staff and residents participating in the annual City of Barberton Labor Day parade.

## BARBERTON AFTER SCHOOL TUTORING

**In December 2018, AMHA and the Barberton City School District (BCSD) launched a one-of-a-kind partnership** after realizing a need for additional support for public housing students and their families. Program participants are from grades K-12.

**BCSD provides teachers, in-kind, to administer onsite after school programming and tutoring to ensure that learning gaps are being closed.**

AMHA Resident Services utilizes Tenant Participation Funds to provide after school snacks for all children that participate. This after school tutoring program has continued to grow over the years.



"You help us with our homework and if we get stuck on a problem, you (tutoring teacher) explain it."

When asked if tutoring helped her, Sa'niyah answered, "I was failing, but now I am not."

Per BCSD, both students have shown improvement in core subjects.

# EARLY CHILDHOOD INITIATIVE

HOME VISITING



FAMILY EVENTS

MATERNAL DEPRESSION

AMHA's Early Childhood Initiative began in 2007 as a small program that focused on Born Learning playgroups held onsite at AMHA's family developments. These groups explored ways to turn everyday moments into fun learning opportunities.

To further support AMHA families, ECI expanded to include the evidence-based Parents as Teachers (PAT) curriculum in 2010. It focused on home visitation for children ages prenatal to three from 2010 to 2015 and expanded to extend services through kindergarten entry from 2015 to present.

AMHA further strengthened ECI's services by adopting the free SPARK Ohio curriculum in 2017. SPARK stands for Supporting Partnerships to Assure Ready Kids and focuses on the concrete skills families need to transition their children into kindergarten successfully. It serves preschool aged children in the Summit County areas and serves the Akron Public School District, Barberton, Woodridge, and Twinsburg.

Families engaged in our program receive monthly home visits from their assigned Parent Partner plus 10-12 individualized

lessons with a book and all the necessary materials needed to complete that lesson.

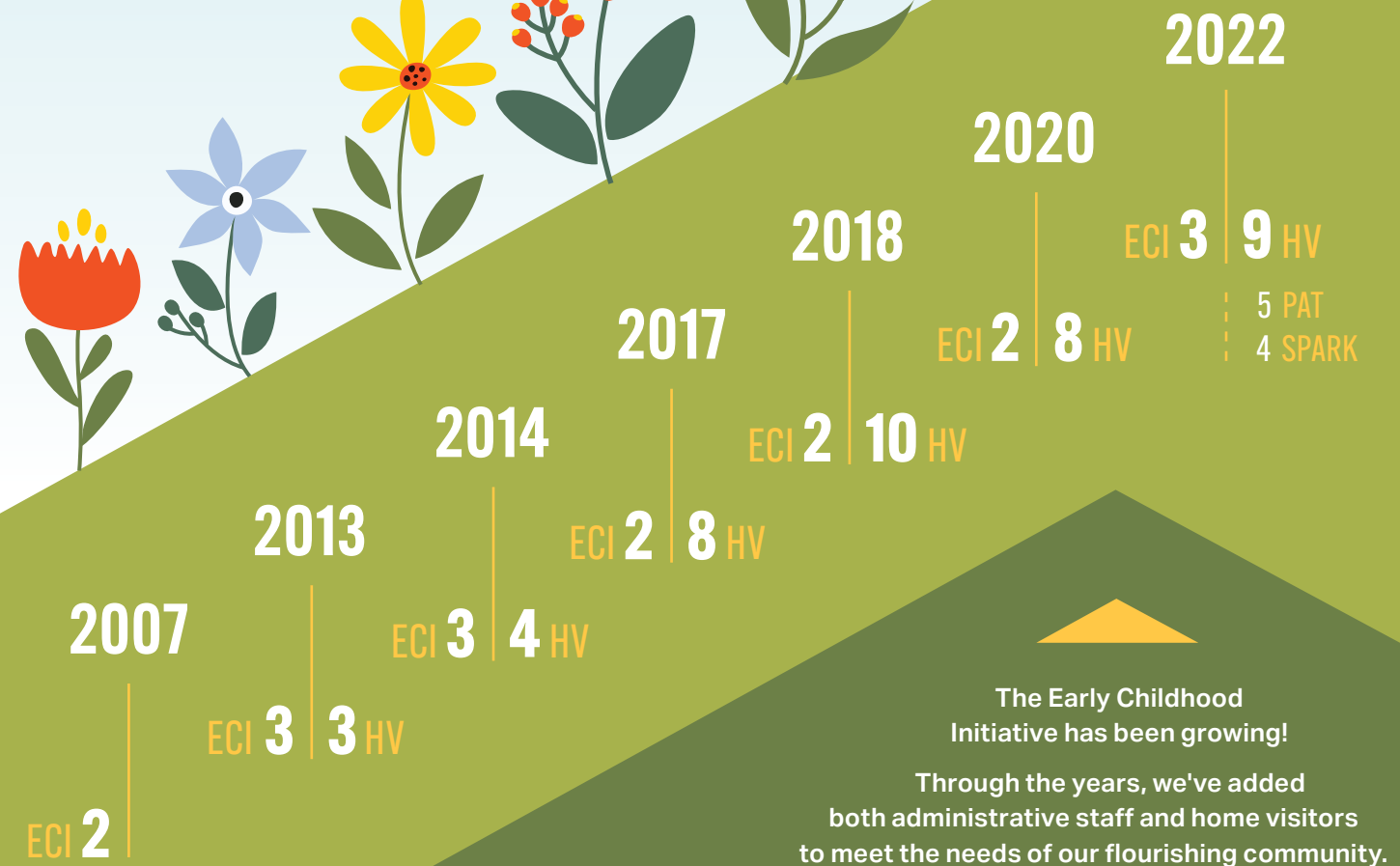
All supplies brought to the visit are left with the family, as well as additional activities to promote learning in the home.

The Parent Partner is there to help engage both the parent and the child in their learning. This advantage means SPARK children start school ready and are excited to succeed.

The Early Childhood Initiative hosts several events through the year at various locations throughout Summit County, which promote family engagement through enriching experiences, and provide our families with direct access to local resources and agencies.

Our enrolled mothers are also able to participate in a weekly Maternal Depression Support Group, facilitated through partnership with Child Guidance and Family Solutions.

JUST LOOK AT US GROW!



ECI EARLY CHILDHOOD INITIATIVE ADMINISTRATIVE STAFF HV HOME VISITORS STAFF

# BRANCHING OUT

Levi is currently in both our ECI programs, SPARK and Parents as Teachers. Families in SPARK are assigned a Parent Partner who helps navigate the child's learning and provides resources to help the parent and child get ready for school together.

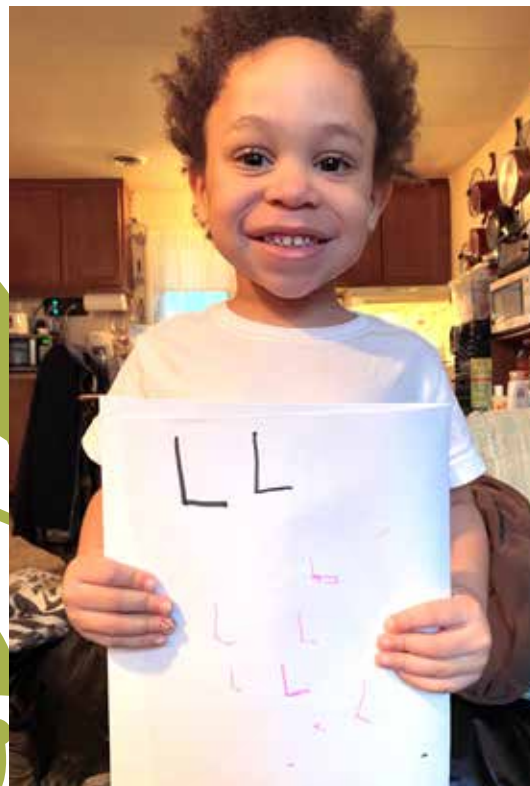
Each child receives monthly visits with corresponding lessons that focus on concepts needed for kindergarten.

Lessons are individualized to fit the child's needs and offer early access to intervention.

**Through SPARK, Levi has started to trace his name and moved up to writing the letter L without any help!**

Levi is not enrolled in a daycare or preschool setting at the moment, so mom looks forward to our monthly visits and always wants extra activities to do with him after the visit is over.

**Mom is so proud to see how much growth Levi has shown since starting the program, and both mom and Parent Partner will be there to help him grow and become kindergarten ready!**



**Charley began working together with us in the fall of 2021 when she was pregnant with her second child.**

Charley was enrolled at University of Akron pursuing her bachelors in criminal justice. She was interested in home visiting for the resources and support, as a single mother to one already, she knew this new journey would not be without challenges.

**From our first visit, Charley expressed how much graduating would mean to her.**

She gave birth to a healthy baby girl in March of 2022. This past year, Charley has faced many challenges as a single mother of two, a student, and an employee.

**Despite all of the things she's had to overcome, Charley not only passed her classes, but she maintained a 3.0 average and graduated on May 5, 2023!**

Charley has been consistent with her visits, and we've seen so much growth in her confidence in her parenting! Avianna is happy and healthy — and hitting all her developmental milestones.

**We are so proud of Charley and can't wait to see what's next for her!**



**Shanice Knox and her family have engaged with Parents as Teachers since 2019 ...**

most recently with Braisyn, her 3-year-old son. Braisyn has achieved so much with the help of his family and Child and Family Partner!

When reading together, he helps turn the pages while talking about the pictures he sees. He is speaking in full sentences and learned to use the bathroom independently before his third birthday.

**During home visits, Shanice receives information about Braisyn's overall health and wellness, his development, and ways she can encourage and promote positive behaviors or new skills.** Braisyn also receives developmental screenings annually.

Doing this helps the family celebrate his achievements and continue the learning with Braisyn once the visit is over.

Braisyn's older brother and sister sit on the floor alongside mom — reading together or helping Braisyn work through the activity of the day.

Shanice is working toward attaining her G.E.D. and starting a new career path.

**Through engaging with Parents as Teachers, the Knox family has the tools, knowledge, and support they need to achieve their goals.**



## REACH OPPORTUNITY CENTER/STEAM LAB

Since 2014, The Reach Opportunity Center has grown into a community hub within the Summit Lake neighborhood, supporting 239 public housing units as well as the surrounding neighborhoods.

The center sought to refine the educational outreach services provided, each year striving to grow opportunities for children and families. **Since 2019, Reach saw the need to inspire youth and families through the inception of an in-house lab that would create a community play place focused on Science, Technology, Engineering, the Arts, and Mathematics.**

Grants and an Amazon wish list allowed the center to acquire a 3D printer, microscopes, musical instruments, art supplies, Lego, snap circuits, and much more to begin a meaningful, self-directed learning experience for youth.

**The Center then identified the need for the STEAM Lab to travel.** Throughout 2022, the Lab attended Farmer's Markets, Local First Friday Events, Akron Public Schools Family Resource days, and In-House Community events which provided learning experiences for children and families along with take-home activities.

### In 2022 The STEAM Lab provided:

- ▶ **262 hours of STEAM Education** through the onsite lab and attended many community events with a diverse curriculum of activities, which resulted in 967 participants.
- ▶ **In addition to the STEAM Lab's standard operation, partner organizations were able to use the lab throughout the year during parent-focused events.** The AMHA Jobs Plus Program was able to hold resource events in which parents could relax, set goals, and enjoy fun group activities while they partnered with the YMCA or Reach staff in order to provide child care through the STEAM Lab. South Street Ministries Rich Kids program was able to use the lab and its resources throughout the Summer months to conduct many different activities for students grades K through 5.
- ▶ **The AMHA ECI staff also meets with families in the STEAM Lab during Parents as Teachers and SPARK visits.** Children are also always able to acquire free books during their visits to the lab as well as utilize the STEAM activities to inspire lifelong paths of learning.

In 2022, Reach formed new partnerships and supports, including Portage Path Behavioral Health, Stark State College, Love Akron Grief Recovery, Ohio Means Jobs through Jobs Plus, and the Bounce Innovation Hub.



The center hosted and was a large part of several events that produced more attendance than in any other year. These events included:

The Summit Lake Easter Event, Camp What If, Let's Move Summit County Bike and Hike Event, Jobs Plus Partner Cookout, Choice Neighborhoods Workshops, Touch a truck, The Knight Foundation Annual Board Meeting, The Summit Lake Properties Trunk or Treat, The Back to School Giveaway event and cookout with Growing Mindz, The Reach Opportunity Center Building Breakfast, Community Action's Tax Prep Service, the Polar Express Holiday event, and many Jobs Plus group activities.

The center has seen an average of 500 visitors per week. Class average for Project Learn is 11 students, 26 for the APS Early Learning Program, and 31 for Headstart. SWAG had an average of 21 students attending, and Stitching at the Summit had nine attendees.





# SUPPORTING NEW GROWTH



## AMHA CARES ABOUT VETERANS

**The HUD-Veterans Affairs Supportive Housing (HUD-VASH) program combines Housing Choice Voucher rental assistance for homeless veterans with case management and clinical services provided by the Department of Veterans Affairs (VA).** The VA provides these services for participating Veterans at VA medical centers and community-based outreach clinics. There is at least one site offering VASH vouchers in each of the 50 states, in the District of Columbia, Puerto Rico, and Guam.

**HUD awarded funding for over 106,000 HUD-VASH vouchers nationally in 2022.** AMHA has collaborated with the VA, local service providers, and the community to successfully manage the VASH program since 2009.

We maintain virtually 100% utilization within the program. **We currently maintain 120 VASH vouchers and recently received 30 more vouchers.**

Additionally, over the past seven years, **AMHA has assisted over 320 veterans and their families through the VASH program.**

The Cleveland VA staff refers all eligible HUD-VASH families to AMHA and provides the associated case management services.

Once on the VASH program, our VA partners work with the participants towards self-sufficiency, including improvements in housing, basic needs, access to resources, physical health, family/social health, substance abuse, mental health, and finances.

When participants have achieved an appropriate level of self-sufficiency, they are reviewed for graduation from the HUD-VASH program. These participants are then given regular vouchers so that the VASH vouchers can be used for other homeless veterans.

**We have graduated 26 veterans to regular vouchers during our work with the VASH program.**



## PRESERVING AFFORDABLE HOUSING

Over \$4.5 million was expended during 2022 on capital improvements to various units and properties throughout our portfolio including furnace replacements in 100 units at Joy Park and roof replacements at Stephanie Keys, Copley Road, Bon Sue, and 42 single family homes.

We also completed elevator upgrades at Hilltop House and site improvements at several properties, including concrete replacement in nine parking lots at Pinewood, and added a new parking lot at Stephanie Keys.

Eighteen residential buildings at Pinewood Gardens received new roofs, gutters and downspouts, and we enhanced the appearance of all 19 residential buildings at Willow Run to include new siding, shutters, gutters, and downspouts.

## MAINTENANCE

Providing quality, affordable housing requires regular maintenance of our housing portfolio. AMHA's maintenance department consists of over one hundred maintenance staff, including our skilled trades division.

Our skill trades division includes an electrician, a mason, a vehicle and equipment operator, four pest control technicians, a licensed HVAC mechanic, an HVAC mechanic and a HVAC mechanic/plumber, two additional plumbers, a siding applicator, a sanitation truck driver and a carpenter. Our skilled trades division also does the snow plowing and ice removal at our properties.

- ▶ AMHA's maintenance department turned a total of 567 vacant units in the 12-month period of January through December 2022.
- ▶ AMHA's maintenance department completed 39,502 regular work orders and 1,108 emergency work orders

Each year, the Housing and Urban Development (HUD) conducts physical inspections based on set standards to make sure our housing is decent, safe and sanitary. The properties are inspected every one to three years. How often they are inspected is based on their previous inspections score. Properties that score well are inspected less often.

In 2022, AMHA had 14 properties inspected using the Real Estate Assessment Center (REAC) protocol and 2 properties inspected using the National Standards for the Physical Inspection of Real Estate (NSPIRE) demonstration protocol. Our average score was 91 percent.



AMHA

encourages the growth and teamwork of staff

by participating in events that allow them to

showcase their maintenance skills as well as challenge

them to be creative with the materials they use on a daily basis.

Staff participated in the Maintenance Mania event sponsored by the Northern Ohio Apartment Association where they each built a race car and challenged other housing agencies in timed events.



"I love my new home; it is a blessing for me and my family."

FRIENDS & FAMILY  
GATHER HERE

### FIRST FAMILY SUPPORTIVE HOUSING PROPERTY FULLY LEASED

**New Frontier Homes is fully leased** thanks to the collaboration between Tober Development Company, Community Support Services, the City of Akron, Summit County Land Bank, Family & Community Services, Summit County's Continuum of Care, Coordinated Entry, and Akron Metropolitan Housing Authority.

These 44 units of scattered site, family supportive housing **preserve and strengthen vulnerable and homeless families in Summit County, while helping to reduce the foster care caseload and homeless populations.** The units, which are primarily single-family homes are located in several neighborhoods of Akron and Summit County and include **eight 1-bedroom units, thirty 3-bedroom homes and six 4-bedroom homes.**

New Frontier Homes received 44 project-based vouchers from AMHA through a competitive process.

**"It was a game changer for my family," said Jennifer who moved into New Frontier Homes in September after being homeless for two months.** "I went to the Peter Maurin Center and shared my story and they hooked us up with 2-1-1 and AMHA."

**Jennifer and her friend Stacy navigated the homeless system together, supporting each other along the way.** "I like the separation of a single-family home," says Stacy. "You have your own space and aren't living on top of other families. I love my new home; it is a blessing for me and my family."

## AMHA HONORED BY GOODWILL

AMHA's Diversity Committee was honored at the 2022 Goodwill Employee of Distinction Awards on September 7, 2022. Christina Hodgkinson and Debbie Barry nominated the committee for their intentionality and engaging in tough conversations. They have learned about each other, appreciated each other's differences and opinions and have had the ability to collectively lead changes that need to happen in order for our workforce to not just survive but also strive to thrive in the workplace.



Additionally, **Robin McNichol** of AMHA was nominated by Debbie Barry for her willingness to jump in wherever she is needed to help in any way she can, her attention to detail and her kind and compassionate heart for staff and our residents. **Congratulations to the DEI committee and Robin!**



(L to R) Top row: Matt Odeh, Robin McNichol, Herman Hill, Crystal Neloms, Kathy Patton, Clyde Elkins, Jason Colon, Darrin Toney. Bottom row: Christina Hodgkinson, Melissa Haskins, Tammy Zents, Yvette Mahone, Shary Page. Not pictured: Amy Marsteller, Jenny Mehen, Debbie Barry.

## BELCHER APARTMENTS BEAMS WITH PRIDE

Barry Roberts and Crystal Neloms accepted a Platinum Key Award for Belcher Apartments at the 19th Annual Northern Ohio Apartment Association (NOAA) Key Awards on September 14, 2022. The Key awards are an acknowledgment of excellence within the apartment industry in the Northern Ohio region. Properties compete in various categories and are awarded silver, gold or platinum awards. **Congratulations to the entire staff at Belcher Apartments!**



The residents at Belcher know how to celebrate the holidays right! For Valentine's Day, they rolled out the red carpet, added a backdrop and shared the love with their community.





# 2022 FINANCIAL REPORT

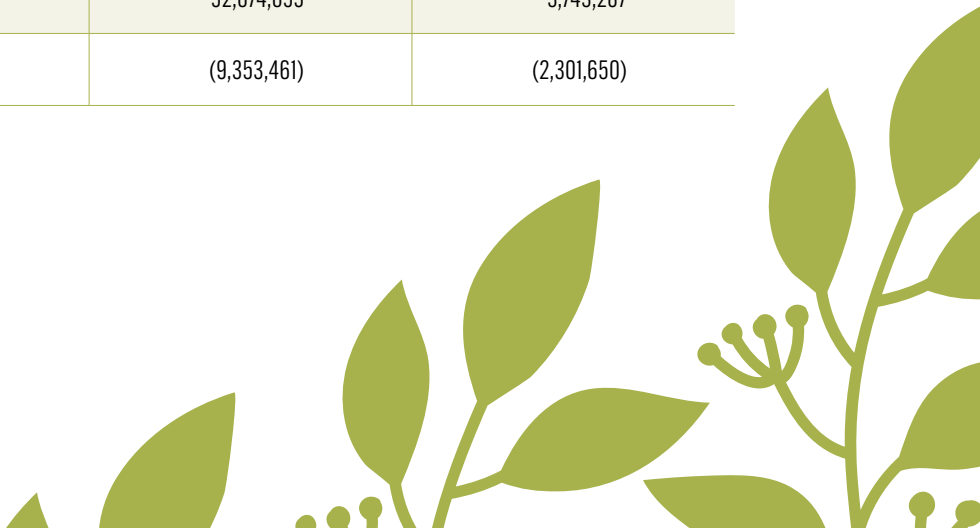
Statement of Revenues, Expenses and Changes in Net Position for the Year Ended December 31, 2022.  
 \*Reflects pre-audited financial position.

## OPERATING REVENUE

	PRIMARY GOVERNMENT	COMPONENT UNITS
Tenant revenue	15,590,629	1,397,014
Government operating grants	64,422,758	-
Other revenue	3,307,847	44,623
<b>TOTAL OPERATING REVENUE</b>	<b>83,321,234</b>	<b>1,441,637</b>

## OPERATING EXPENSES

	PRIMARY GOVERNMENT	COMPONENT UNITS
Administrative	15,739,759	304,702
Tenant services	3,163,956	32,492
Utilities	5,456,288	279,998
Maintenance	14,527,687	721,164
Protective services	2,060,441	128,927
General	4,378,732	60,663
Housing assistance payments	35,134,903	-
Insurance	1,438,826	140,119
Depreciation and amortization	10,774,103	2,075,222
<b>TOTAL OPERATING EXPENSES</b>	<b>92,674,695</b>	<b>3,743,287</b>
<b>TOTAL OPERATING REVENUE</b>	<b>(9,353,461)</b>	<b>(2,301,650)</b>



## NON-OPERATING REVENUES (EXPENSES)

	PRIMARY GOVERNMENT	COMPONENT UNITS
Interest and investment revenue	206,156	-
Casualty gain/(loss)	(558,639)	(51,346)
Interest Expense and amortization costs	(283,921)	(190,517)
Gain (loss) on sale of capital assets	978	-
Special Item – net gain/(loss)	5,538,433	-
<b>TOTAL NON-OPERATING REVENUES (EXPENSES)</b>	<b>4,903,007</b>	<b>(241,863)</b>
<b>INCOME (LOSS) BEFORE CAPITAL CONTRIBUTIONS</b>	<b>(4,450,454)</b>	<b>(2,543,513)</b>

## CAPITAL REVENUE

	PRIMARY GOVERNMENT	COMPONENT UNITS
Capital contributions	6,869,989	-
Total capital revenue	6,869,989	-
<b>CHANGE IN NET POSITION</b>	<b>2,419,535</b>	<b>(2,543,513)</b>
<b>NET POSITION, BEGINNING OF PERIOD, RESTATED</b>	<b>195,528,574</b>	<b>2,781,892</b>
<b>TOTAL NET POSITION, END OF PERIOD</b>	<b>197,948,109</b>	<b>238,379</b>





# 2022 IMPACT REPORT

Building for Tomorrow is AMHA's Nonprofit.



## 2022 BY THE NUMBERS

**403**

People who participated in at least one of the **nine Early Childhood events** hosted in 2022.

**967**

Visitors who attended the Reach Opportunity Center's fully equipped **STEAM lab**, thanks to many generous donors.

**725**

**Low-income public housing units** to date connected to AMHA's Wi-Fi Zones, along with 1,000 hotspots to distribute in partnership with Community Action Akron Summit.

**20,205**

**Individual diapers** distributed to growing families by the Early Childhood Initiative.

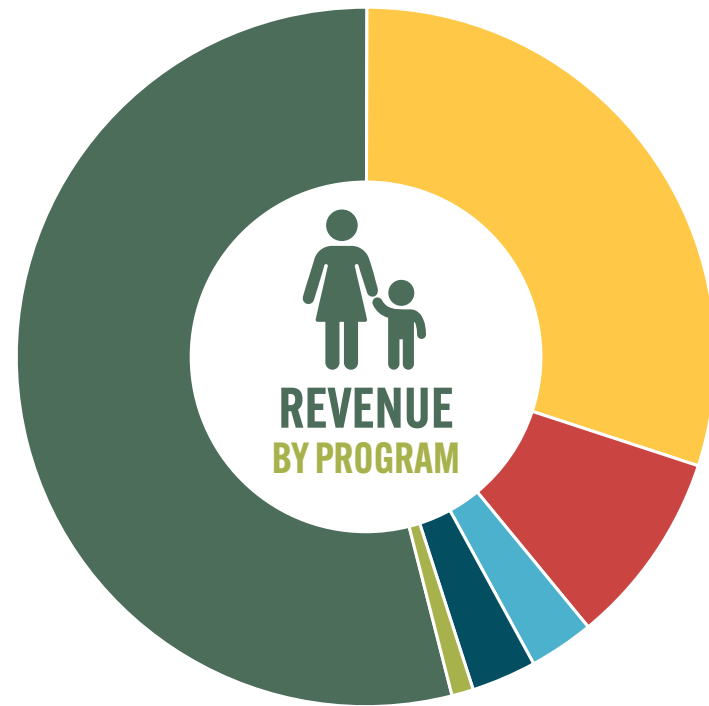
**62.5%**

SPARK 4-year-olds who reached eight lessons and transitioned to kindergarten.

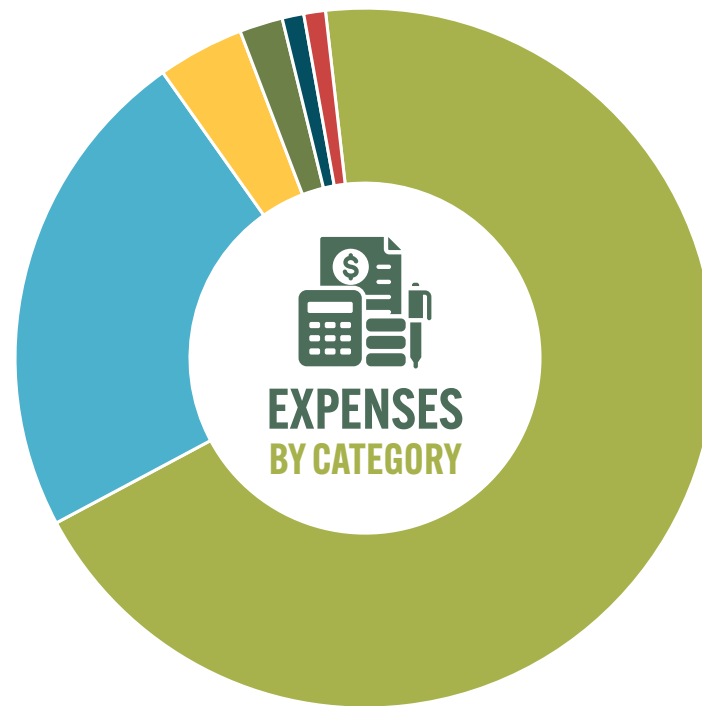
**\$759,473**

Dollars were generated through **Building for Tomorrow** to support special initiatives.

# BUILDING FOR TOMORROW 2022 FINANCIALS



- ◀ 54% Early Childhood Initiative
- ◀ 30% ECI — SPARK
- ◀ 9% Reach Opportunity Center
- ◀ 3% Edgewood/Eastland
- ◀ 3% ConnectHome Programming
- ◀ 1% General & Admin



- Salaries 69%
- Benefits 23%
- Other admin. expenses 4%
- Maintenance 2%
- Utilities 1%
- Insurance 1%

\*Reflects pre-audited financial position.



## THANK YOU PARTNERS, DONORS, AND BOARD MEMBERS

Acro Tool and Die  
Akron Children's Hospital  
Akron Civic Commons  
Akron Community Foundation  
Akron Marathon Runners  
AMHA Staff  
Burton D. Morgan Foundation  
Cleveland Clinic Akron General  
Corbin Foundation  
Early Childhood Resource Center  
GAR Foundation  
Huntington Foundation  
Key Bank Foundation  
Maynard Family Foundation  
Ohio Capital Impact Corporation

Ohio Department of Health-Help Me Grow  
Omnova/Synthomer Foundation  
Sisler McFawn Foundation  
Summit County Executive, Ilene Shapiro's,  
Department of Job and Family Services  
United Way of Summit and Medina County  
And all our amazing individual donors!

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