

Rent Determination

The rent, which is referred to as the Total Tenant Payment (TTP) in this program, is based on the family's anticipated gross annual income less deductions, if any. For example, HUD regulations allow \$480 for each dependant, child care and various medical deductions. Annual income includes all sources received from the family head and spouse, and each additional member of the family 18 years of age or older.

The formula used in determining the TTP is the highest of the following, rounded to the nearest dollar:

- (1) 30 percent of the monthly adjusted income (Monthly Adjusted Income is annual income less deductions allowed by the regulations);
- (2) 10 percent of monthly income; or
- (3) a \$50 minimum rent.

The Role of the Housing Authority

On-going functions: (a) Assure compliance with leases. The lease must be signed by both parties; (b) Set other charges (e.g., security deposits, excess utility consumption and damages to unit); (c) Perform periodic reexaminations of the family's income at least once every 12 months; (d) Transfer families from one unit to another, in order to correct over/under crowding, repair or renovate a dwelling, or because of a resident's request to be transferred; (e) Terminate leases when necessary; and (f) maintain the development in a decent, safe and sanitary condition.

Nondiscrimination Policy

SMHA does not discriminate on the basis of sex, race, religion, national origin, age, sexual orientation, color, familial status, mental or physical disability.

Criminal Background Checks

The Housing Authority conducts criminal background checks on all applicants 18 years of age and older. If you fail to report arrests, charges or convictions, you will be ineligible for housing assistance.

Shelby Metropolitan Housing Authority

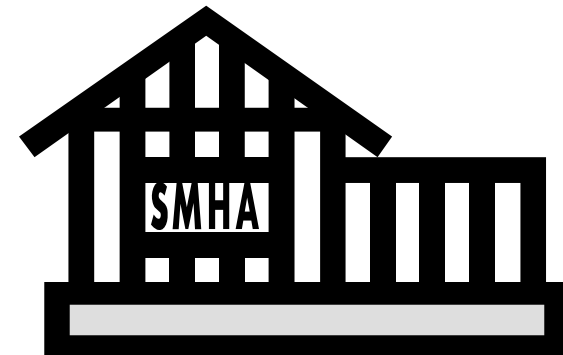
706 North Wagner Avenue
Sidney, Ohio 45365

Phone: 937-498-9898
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Shelby Metropolitan Housing Authority

PUBLIC HOUSING

Serving Our Community Through Quality Housing Opportunities



Shelby Metropolitan Housing Authority
706 North Wagner Avenue
Sidney, Ohio 45365

Phone: 937-498-9898 Fax: 937-498-4946
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Public Housing Staff

Executive Director	Judith J. Wells
Assistant Director/Program Coordinator	Laura Werner
Financial Director	Nancy Spence
Intake Specialist	Diana
Burns	

Maintenance Department

Supervisor	David Frick
Foreman	Tim Lawrence
Maintenance Mechanics	Chad Buroker
	Richard Wagner

Public Housing

Public Housing is federally-funded subsidized rental housing for low-income families. The U.S. Department of Housing and Urban Development (HUD) distributes federal subsidies to Shelby Metropolitan Housing Authority (SMHA). The Housing Authority owns and manages one hundred and seventy five public housing units. These units are located at five different locations throughout Sidney and Jackson Center, ranging in bedroom size from 1 bedroom to 4 bedrooms. The SMHA offers:

- **Jackson Towers:** 50 unit high rise for the elderly, disabled and handicap (5 units being Handicapped and Disabled accessible).
- **Hewitt Villa Complex:** 24 units.
- **Hilltop Manor:** 56 units (4 one bedroom are handicap and disabled accessible).
- **Mount Vernon Complex:** 20 units (2 three bedrooms are handicap and disabled accessible).
- **Shelby Manor:** 25 three bedroom units located in Jackson Center.

Preference for Public Housing

Each Local Preference has a ranking value of 2 points.

- Displaced person(s): Individuals or families displaced by government action or whose dwellings have been extensively damaged or destroyed as a result of a disaster declared or otherwise formally recognized pursuant to Federal disaster relief law.
- Applicants with an adult family member enrolled in an employment training program or currently working (15) hours a week, or attending school on a fulltime basis. This preference is also extended equally to all elderly families and all families whose head or spouse is receiving income based on their inability to work.
- Veterans and veteran's families.
- Resident of Shelby County
- Resident who lives and works in the jurisdiction.
- Victim of domestic violence.
- Families whose children have been placed in foster care pending location of decent housing.
- Homeless disabled individuals.



Waiting List Application

Waiting times are based on our best guess and are hard to accurately predict. As participants leave the program, assistance is offered to people currently on the waiting list. We assist applicants, only after their application has been completed, in order by preference points and their date and time of application.

Program Requirements

Participants will be required to attend a Public Housing Briefing session. This meeting is part of the application process and covers the rules and regulations tenants must follow in order to participate. The Housing Authority also conducts home inspections of prospective tenant's current living conditions. Families will sign a lease with the Housing Authority and provide a security deposit for the unit.