



Fayette/Highland Metropolitan Housing Authority

NEWSLETTER

June 1, 2019

Volume 7, Issue 2

- Summer Edition -

What are SEMAP Quality Inspections

Special Points of Interest:

- ◆ The air is like a butterfly with frail blue wings, the happy earth looks at the sky & sings.
- Joyce Kilmer
- ◆ Some old-fashioned things like fresh air and sunshine are hard to beat.
- Laura Ingalls Wilder
- ◆ I love how Summer just wraps its arms around you like a warm blanket.
- Kellie Elmore
- ◆ Then followed that beautiful season ... Summer ... Filled was the air with a dreamy & magical light; and the landscape lay as if new created in all the freshness of childhood.
- Henry Wadsworth Longfellow



Why would a Housing Authority client have a second inspection conducted if they have already had one this year?

Part of the process that the United States Department of Housing & Urban Development (HUD) utilizes to monitor the performance of the Fayette & Highland Metropolitan Housing Authority is an evaluation process they call **SEMAP**. One of the components of SEMAP is to evaluate the performance of the Housing Quality Standards (HQS) Inspectors. In order to do that, the Housing Authority is required to have

an additional inspection conducted by another housing authority's inspector of units that have passed the Fayette & Highland Metropolitan Housing Authority's inspection within the past 60 days. The Fayette & Highland Metropolitan Housing Authority chooses these units at random during varying parts of the year. Your unit may be chosen to undergo the Quality Control Inspection. If this is the case, as with the Housing Authority's other inspections, make sure to have an adult present in your unit on that day to allow access for the inspection. You will receive a letter in the mail notifying you of the date and time of the inspection if you are chosen.



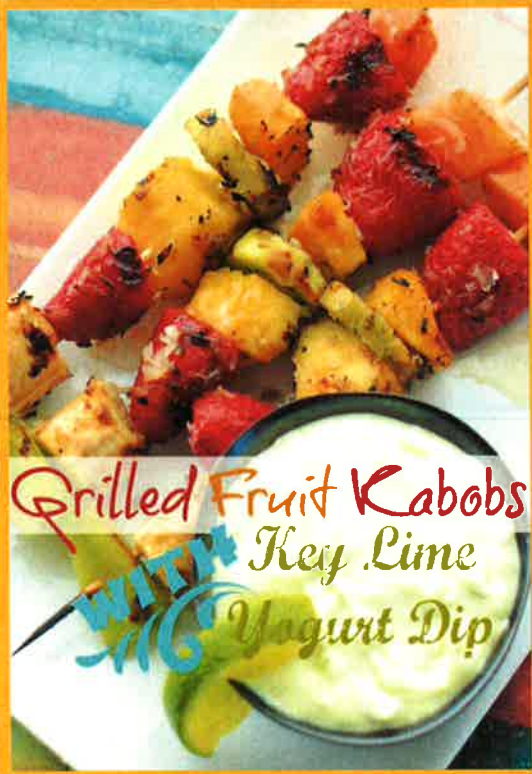
Motivational Message For The Month

What do you want?

What do you want? Really, specifically, sincerely, what do you want to be, to have, to experience in your life? How often do you ask yourself that question, and how clear are you with the answer? Because the degree to which you are clear and detailed about what you seek, determines precisely how successful you will be. You can create what you truly desire, yet you must have a highly developed, detailed picture of what that is. You are absolutely able to have what you want if you're willing to know and understand exactly what it is. It is not some magical, mysterious process. It is simply a matter of directing your life, disciplining yourself to take certain specific actions and to avoid others. The motivation to do so is not found in some clever technique that's known only to a select few. That motivation is found in knowing what you genuinely want, and keeping that knowledge, that aim, at the front of your awareness. Achievement is highly difficult and requires massive commitment. Amazingly, you can do it, and you will, as long as you're clear about exactly what you seek to achieve.

- Ralph Marston

Fire Up The Grill!



Ingredients:

- ◆ Cantaloupe Cubes
- ◆ Strawberries
- ◆ Pineapple Chunks
- ◆ Banana Chunks
- ◆ Kiwi Thick Slices
- ◆ Mango Chunks
- ◆ Honey
- ◆ Coconut Flakes
- ◆ One Personal Size *Key Lime Flavor* Light Yogurt
- ◆ 1/4 cup Marshmallow Fluff
- ◆ 2 oz. Light Cream Cheese

Instructions:

If you use wood skewers, soak them in cold water first to avoid burning on the grill. Turn on grill to medium heat. Thread each skewer with the fruits. Warm some honey in the microwave so it's nice, warm & runny. Baste each kabob lightly with honey then sprinkle with coconut flakes. Grill until the fruit gets some nice grill marks on each side. Remove to a serving plate.

For the Yogurt Dip: Beat the light yogurt, marshmallow fluff, light cream cheese, lime juice and coconut flakes (to taste) together and put in a small dish for dipping. Keep refrigerated.

Grilled BBQ Chicken Pizza

Ingredients:

- ◆ 1 Refrigerated Pizza Dough (or your favorite homemade pizza dough or individual uncooked pizza crusts)
- ◆ Olive Oil
- ◆ 1/4 cup Cream Cheese
- ◆ 1/2 cup BBQ Sauce (divided into 1/4's)
- ◆ 4 Grilled Chicken Breast Halves (cubed)
- ◆ 1 Small Red Onion, thinly sliced
- ◆ 1 1/2 cups Shredded Mozzarella Cheese
- ◆ Parsley for Garnish
- ◆ Grated Parmesan Cheese

Instructions:

Preheat outdoor grill to 450 degrees. Once the grill is hot, lightly brush grates with olive oil. Prepare the dough; it should be stretched or rolled into a thin circle. Brush dough with olive oil. Slide the pizza dough olive oil side down onto the grill grates over direct heat. Close lid and bake for 3-5 minutes or until the dough is browned underneath. In the meantime, prepare the chicken. Combine the chicken pieces and 1/4 cup BBQ sauce in a mixing bowl mixing well until combined. Remove pizza crust from grill and let stand for 2 minutes. Turn the pizza crust over, browned side up. Spread the cream cheese over the entire crust. Spread remaining BBQ sauce over the cream cheese. Top with BBQ chicken, sliced red onion and shredded cheese. Slide the pizza back on the grill. Turn the heat down to medium-high and close the lid. Grill for 3 minutes or until the cheese is melted. Remove the pizza from the grill to top with parsley & grated cheese.

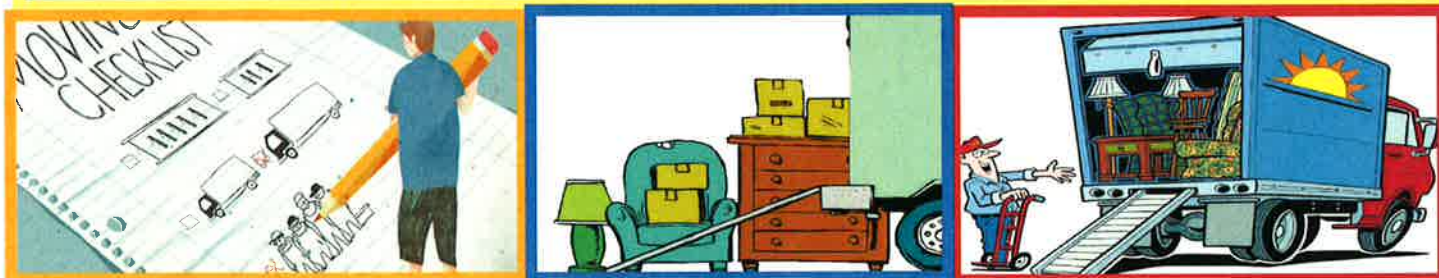


Are you thinking about Moving Within Your Current County?

If you have decided you would like to Move within the borders of your Current County and you have a Voucher in the Housing Authority Section 8 Program

- ◆ In order to Move, You must complete at least one year in the rental unit on the rental assistance program before the Housing Authority can permit you to move.
- ◆ You must submit verification that you are current with your rent and your utilities are paid up in full before the Housing Authority can start the steps for moving.
- ◆ Remember in your planning, that you must first give your Current Landlord a 30-Day Notice before moving. Inform your Housing Specialist who will then give you a Notice of Intent to Move Form for you to sign and your current landlord to sign.
- ◆ Once you have submitted this form to the Housing Authority, your Housing Specialist will schedule you for a Move Appointment where you will be mailed a Letter making you aware of your appointment time & date and a list of the verification you are to bring with you to your appointment along with an Application to have completely filled-out prior to the day of your appointment.
- ◆ During your Move Appointment, you will be Issued a Voucher allowing you to move with your assistance and the necessary paperwork to take to your New Landlord to fill out & return to the Housing Authority.

Please keep in mind, if you want to Move, it is a process that will take 30 Days/1 Month to complete in order to keep your Housing Assistance.



Are you considering Moving Out of Your Current County?

If you have decided you would like to Move out of your Current County and you have a Voucher in the Housing Authority Section 8 Program - This is called a **PORT-OUT**. A Port-Out could be considered moving to another county in Ohio or to another State. There are certain steps you need to take in order to take your Housing Choice Voucher with you and to keep your Section 8 Housing Assistance:

- ◆ In order to Port-Out, You must complete at least one year in the rental unit on the rental assistance program before the Housing Authority can permit you to move.
- ◆ You must submit verification that you are current with your rent and your utilities are paid up in full before the Housing Authority can start the steps for moving.
- ◆ First, do some research
- ◆ Find out the name of the Housing Authority in which you would like to be transferred to and let your Housing Authority Housing Specialist know. A document will be sent to the Housing Authority where you would like to Port called a Portability Questionnaire asking if they are accepting new clients and offering them necessary information regarding your family.
- ◆ Once your Port Request has been accepted ... you then must give your Current Landlord a 30-Day Notice before moving. Your Housing Specialist will give you a Notice of Intent to Move Form for you and your current landlord to sign.
- ◆ Once you have submitted this form to the Housing Authority, your Housing Specialist will schedule you for a Port-Out Appointment where you will be mailed a Letter making you aware of your appointment time & date and a list of the verification you are to bring with you to your appointment along with an Application to have completely filled-out prior to the day of your appointment.
- ◆ During your Port-Out Appointment, you will be Issued a Voucher allowing you to Port-out of your Current County with your assistance. Your Housing Specialist will then forward all the necessary verification & documentation to the New Housing Authority - where they will be contacting you for an Initial Interview.

Please keep in mind, if you want to Port-Out, it is a process that will take 30 Days/1 Month to complete in order to keep your Housing Assistance.

Are You Interested in Owning Your Own Home?

If you are currently a participant in the Housing Authority Program receiving Rental Assistance
- Your Voucher can easily be converted into a Homeownership Voucher.

The mission of **Self-Help Housing** is to facilitate the production of affordable housing and the development of sustainable communities throughout Fayette and surrounding counties of Ross, Greene, Madison, Clinton and Highland in Ohio. We provide safe, permanent, affordable housing and supportive services for low and moderate income individuals and families. Supportive services provided will enable individuals and families to become educated in financial fitness, predatory lending and homeownership. We are committed to livable and sustainable rural communities by asserting the importance of developing safe, healthy, and adequate housing as an integral part of the community infrastructure. We are dedicated to smart growth and the achievement of helping people obtain the American Dream of homeownership.

Services Include:

- ◆ New Home Ownership Opportunities
- ◆ Credit Repair & Credit Analysis
- ◆ Budgeting
- ◆ Financial Literacy
- ◆ Homebuyer Education Classes

Applicants must have acceptable credit however, **FREE** credit analysis and repair is always available. We will provide you with tips and instruction on how to rebuild/repair your credit over time. Applicants must have incomes at or below 80% of the area median income (AMI). (some deductions apply) Call for more details. Families may be eligible for a subsidy from USDA Rural Development to make their mortgage payment more affordable which includes the principal, interest, taxes and insurance. The amount of subsidy is determined by family income with payments ranging from 1% interest up to the current note rate. There is no required down payment. Repayment feasibility is determined by using ratios of repayment (gross) income to principal, interest, taxes, insurance, and to total family debt. Loan terms are for up to 33 or 38 years. Families will perform 65% of the construction labor on each other's homes under qualified supervision. The savings from the reduction in labor costs allows otherwise ineligible families to own their own homes. Families move in to their new homes with an average of \$25,000.00 in equity.

Please contact **Tina Dahmer** for more information on the program:

SELF HELP HOUSING

Community Action Commission of Fayette County

1400 US Route 22 NW

Washington Court House, OH 43160

Phone: (740) 335-1831

Fax: (740) 335-6802

tinadahmer@gmail.com

Hours: Mon- Fri, 8:00 am – 4:30 pm

Check-out the Self Help Housing Program Facebook Page.



DIY Pretty Beaded Flowerbed Ornaments

You'll Need:

- ◆ Wooden Stakes
- ◆ Jelly and/or Pint-Size Mason Jars with Lids
- ◆ Craft Glue
- ◆ Decorative Beads
- ◆ Nails
- ◆ Hammer

Instructions:

Simply glue the beads onto the jar, set aside & let completely dry overnight. Centering the lid over the top of the wooden stake - hammer a nail going through the lid to the stake connecting them to each other. Then, screw the jar onto the lid attached to the stake and position your ornament in the ground in your flower garden where you want it!



DAD SAYS HE CAN'T WAIT UNTIL I'M OLD ENOUGH TO HELP HIM AROUND THE YARD



© 2013 by North America Syndicate, Inc. World rights reserved.

GASP PANT PANT PANT PANT GASP



www.kingfeatures.com

I CAN WAIT



LET'S PRETEND WE'RE AT SCHOOL PRACTISING FOR A SPELLING TEST.

I DON'T TAKE WORK WITH ME ON VACATION!



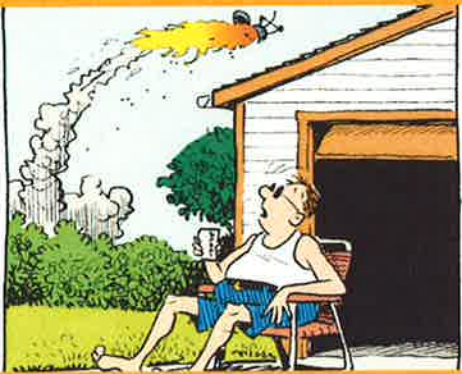
WHERE ARE WE GOING ON OUR SUMMER VACATION?

WE'RE HERE



TIME TO FIRE HER UP!

© 2014 Mediaspex, Inc. Dist. by North America Syndicate



BATJUK & AYERS



THAT'S IT! I'M SWEARING OFF THE SAUCE FOR GOOD!



I TOLD you to wear sunscreen.



Maxine Crabby Road 6-27-13

It's so hot this summer, everybody's common sense about what to keep covered has totally evaporated.

©Hallmark Licensing, LLC

FAYETTE METROPOLITAN HOUSING AUTHORITY

121 E. East Street
Washington Court House,
Ohio 43160

Phone: (740) 335-7525
Fax: (740) 335-6644

Website:
www.fayette-co-oh.com



EQUAL HOUSING OPPORTUNITY