



Our Mission is to provide decent, safe and sanitary housing for low-income families.



Are You Over the Income Limit for HUD Rental Assistance?

Are you thinking about applying to the Housing Authority Waiting List but you are thinking that you may be over income for the program? Have you been mailed an Eligibility Packet to fill-out and submit but you are hesitant because you are thinking you may make too much money for the program?

The 2023 Adjusted Home Income Limits are provided by the U.S. Department of HUD for the State of Ohio, which became effective June 15, 2023. A family's anticipated Gross Income (Not Net Income, Not Take Home Pay) determines not only eligibility for assistance, but also determines the rent a family will pay and the subsidy required. The anticipated income, subject to exclusions and deductions the family will receive during the next 12 months, is used to determine the family's rent.

Fayette & Highland Metropolitan Housing Authority Income Limits Are:

- For 1 Person in the Household ... \$27,450 Annual Gross Income
- For 2 People in the Household ... \$31,400 Annual Gross Income
- For 3 People in the Household ... \$35,300 Annual Gross Income
- For 4 People in the Household ... \$39,200 Annual Gross Income
- For 5 People in the Household ... \$42,350 Annual Gross Income
- For 6 People in the Household ... \$45,500 Annual Gross Income
- For 7 People in the Household ... \$48,650 Annual Gross Income
- For 8 People in the Household ... \$51,750 Annual Gross Income

If you are over the Income Limit for your family size and you have submitted your Eligibility Packet to the Housing Authority - Your application for Section 8 Rental Assistance will be reviewed. Then, you will be mailed a letter letting you know that your gross income exceeds the Housing Authority's income limit and that you are Ineligible for the rental assistance program.

What if I am already an existing Client of the Housing Authority (I currently receive rental assistance), I have reported that my income has increased and I'm now paying my full portion of the rent? Will I be Terminated from the rental assistance program?

If the Housing Authority has mailed you a HAP Contract Addendum of Rent Adjustment Letter that you are now paying your full portion of the rent and the Housing Authority is paying nothing - The Housing Authority will hold your Voucher for 6 Months from the Rent Effective Date on your letter. This means that if your income has not decreased during the 6 month period and you are still paying the full rent, the Housing Authority will expire your Voucher and end your participation in the program. It's very important to remember to report to the Housing Authority if your income has changed so that your income can be adjusted in order to keep your voucher and continue receiving rental assistance.



Be prepared for your **Reexamination** to determine your continued eligibility in the rental assistance program



Fixed Income Biennial Reexaminations

If your household is on a Fixed Income, meaning your only source of income is Social Security or SSI benefits, the Housing Authority will conduct a **Fixed Income Biennial Reexamination** where you will be evaluated every 2 years to determine your continued eligibility in the rental assistance program. You will be mailed a packet 4 months prior to your recertification date in order to allow ample time to process your reexamination.

Upon receiving your packet:

- ◆ You must have All Adult Household Members (18 years old & older) Complete and Sign all the required forms that are included in your packet.
- ◆ If there are no changes to your Social Security and/or SSI Income - Please write No Change on the line in the middle of the page of the *Reporting Change Form*. (Example: I am reporting income change for this family member: No Change.)
- ◆ If there are changes to your income, please list the changes on the Reporting Change Form. Also submit documentation such as Social Security and/or SSI Award Letters, Pay Stubs, etc.
- ◆ If you are 62 years of age or older and/or Disabled you may qualify for Medical Expenses as a Deduction. Please provide written verifications for all medical expenses you would like to claim.
- ◆ If you are a Homeowner - Please submit your most Current Mortgage Statement.
- ◆ Most importantly - Please return all your documents to the Housing Authority by the specified date on the cover letter of your packet.



Annual Reexaminations

If your household has income besides or other than Social Security and/or SSI - the Housing Authority will conduct an **Annual Reexamination** where you will be evaluated every year to determine your continued eligibility in the rental assistance program. You will be mailed a packet 4 months prior to your recertification date in order to allow ample time to process your reexamination.

Upon receiving your packet:

- ◆ You must have All Adult Household Members (18 years old & older) Complete and Sign all the required forms that are included in your packet.
- ◆ Submit All Verification pertaining to you as listed on the cover letter of your packet which includes:
 - Current Rent Receipt or Current Mortgage Statement if you are a Homeowner
 - Current Utility Bills including Trash Removal Receipts or Bill
 - Current Income Verification (including current SS and/or SSI Award Letters, VA Benefits, income from employment - 6 Current Paystubs or Verification, Child Support Verification, TANF Verification (not including SNAP/Food Allowance), Self Employment, Unemployment Compensation, Retirement/Pension Income or Financial Contributions)
 - Current Asset Verification (including Bank Statements, Life Insurance Verification, etc.)
- ◆ If you are 62 years of age or older and/or Disabled you may qualify for Medical Expenses as a Deduction. Please provide written verifications for all medical expenses you would like to claim.
- ◆ Childcare Statement from your provider with your co-pay amount.
- ◆ Most importantly - Please return all your documents to the Housing Authority by the specified date on the cover letter of your packet.

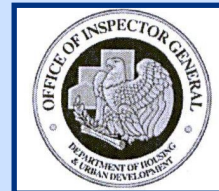
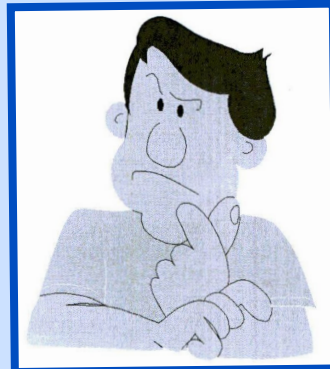


Applying For HUD Housing Assistance? Think About This ... Is Fraud Worth It?

Do You Realize ...

If you commit fraud to obtain assisted housing from HUD, you could be:

- **Evicted** from your apartment or house.
- **Required** to repay all overpaid rental assistance you received.
- **Fined** up to \$10,000.
- **Imprisoned** for up to five years.
- **Prohibited** from receiving future assistance.
- **Subject** to State and Local government penalties.



Do You Know ...

You are committing fraud if you sign a form knowing that you provided false or misleading information.

The information you provide on housing assistance application and recertification forms will be checked. The local housing agency, HUD, or the Office of Inspector General will check the income and asset information you provide with the other Federal, State or Local governments and private agencies. Certifying false information is fraud.

So Be Careful!

When you fill out your application and yearly recertification for assisted housing from HUD make sure your answers to the questions are accurate and honest. You must include:

- All sources of income and changes in income you or any members of your household receive, such as wages, welfare payments, social security and veterans' benefits, pensions, retirement, etc.
- Any money you receive on behalf of your children, such as child support, AFDC payments, social security for children, etc.
- Any increase in income, such as wages from a new job or an expected pay raise or bonus.
- All assets, such as bank accounts, savings bonds, certificates of deposit, stocks, real estate, etc., that are owned by you or any member of your household.
- All income from assets, such as interest from savings and checking accounts, stock dividends, etc.
- Any business or asset (your home) that you sold in the last two years at less than full value.
- The names of everyone, adults and children, relatives and non-relatives, who are living with you and make up your household.

(Important Notice for Hurricane Katrina and Hurricane Rita Evacuees: HUD's reporting requirements may be temporarily waived or suspended because of your circumstances. Contact the local housing agency before you complete housing assistance application.)

Ask Questions

If you don't understand something on the application or recertification forms, always ask questions. It's better to be safe than sorry.

Watch Out for Housing Assistance Scams!

- Don't pay money to have someone fill out housing assistance application and recertification forms for you.
- Don't pay money to move up on a waiting list.
- Don't pay for anything that is not covered by your lease.
- Get a receipt for any money you pay.
- Get a written explanation if you are required to pay for anything other than rent (maintenance or utility charges).

Report Fraud

If you know of anyone who provided false information on a HUD housing assistance application or recertification or if anyone tells you to provide false information, report that person to the HUD Office of Inspector General Hotline. You can call the Hotline toll-free Monday through Friday, from 10:00 a.m. to 4:30 p.m., Eastern Time, at 1-800-347-3735. You can fax information to (202)708-4829 or email it to Hotline@hodoig.gov. You can write the Hotline at: HUD OIG Hotline, GFI, 451 7th Street SW, Washington, DC 20410

Form HUD-1141 (12/2005)

What's better
than a bowl of
Hot Soup
in the
Wintertime?

3 Ingredient Potato Soup

- ◆ 28 ounce package of Frozen Potatoes with Onion & Bell Pepper
- ◆ 1 packet Country Gravy Mix
- ◆ 32 ounces of Chicken Broth

Mix the 3 ingredients together in a big pot. Bring to a boil stirring occasionally. Once it comes to a boil, reduce the heat and simmer until it begins to thicken (the soup will thicken more as it cools). You can top it with Shredded Cheddar Cheese, Crumbled Bacon and Diced Green Onion.



Easy Chicken Noodle Soup

- ◆ 1 Teaspoon Olive Oil
- ◆ 1 Large Diced Sweet Onion
- ◆ 3 Cloves Minced Garlic
- ◆ 3 Diced Celery Stalks
- ◆ 3 Sliced Carrots
- ◆ 1 Teaspoon Dried Thyme
- ◆ 12 Cups of Chicken Broth
- ◆ Shredded Rotisserie Chicken
- ◆ 3/4 Teaspoon Salt
- ◆ 1/4 Teaspoon Black Pepper
- ◆ 8 ounces Kluski Egg Noodles
- ◆ 1 1/2 Teaspoons Corn Starch
- ◆ 2 Tablespoons Lemon Juice
- ◆ 1/4 Cup Chopped Fresh Parsley



Set a large 6-8 quart soup pot over medium heat. Add the oil, then sauté the onions, garlic, celery, carrots, and thyme for 6 minutes. Add the chicken broth and shredded chicken to the pot. Add salt & black pepper. Stir well. Cover and simmer for 30 minutes. (Turn the heat down a little, if needed.) Then stir the egg noodles into the soup and simmer another 8-10 minutes, until the pasta is cooked. When the noodles are almost cooked, measure the cornstarch and lemon juice into a small bowl. Whisk well. Then stir the mixture into the soup to thicken the base a little. Finally, stir in the parsley. Taste, then salt and pepper as needed.

Cinnamon Dough

Christmas Tree Ornaments

You'll Need:

- ◆ 1 Cup Unsweetened Applesauce
- ◆ 1 1/2 Cups Ground Cinnamon
- ◆ 2 Tablespoons Craft Glue
- ◆ Mixing Bowl
- ◆ Drinking Straw
- ◆ Plastic Wrap
- ◆ Rolling Pin
- ◆ Baking Sheet & Baking Rack
- ◆ Christmas Cookie Cutters
- ◆ Fine-Grit Sandpaper
- ◆ Oven
- ◆ Glitter, Puffy Paints, Rhinestones, Etc. for Decorating
- ◆ Ribbon for Hanging
- ◆ Black Sanford Sharpie Marker

1. Mix the applesauce, cinnamon, and glue in a mixing bowl. You'll probably need to stir with your hands, as a spoon won't get the job done. Add more applesauce or cinnamon if needed - you want the dough to be a touch dry, but it still needs to hold together when you roll it out. When the dough can be formed into a ball, you are done mixing. Wash your hands.
2. Place 1/3 of the dough between two sheets of plastic wrap, and use the rolling pin to roll the dough to 1/4" - 1/3" thick.
3. Remove the top layer of plastic wrap and use cookie cutters to cut out ornaments. Repeat with the remaining dough.
4. Use the straw to poke holes for hanging in each ornament.
5. Put the ornaments on a baking sheet in a 200 degree oven for about 2 1/2 hours until the ornaments are dry and hard. Keep an eye on them so that they don't curl or bubble.
6. When the ornaments are completely dried and cooled, buff the edges with a fine-grit sandpaper. Decorate then string each ornament with ribbon. Lastly, use a Sanford Sharpie to write the year on the back of the ornament.



WAYS TO PREPARE FOR A WINTER STORM



Prepare to move snow.

Buy rock salt, sand, snow shovels, and other snow removal equipment to keep your driveways and walkways safe and clear.



Restock heating fuel or firewood.

If your regular fuel sources are cut off, you'll need a backup. Extend the life of your fuel supply by winterizing walls, doors, and windows.



Have communication devices ready.

Keep a battery-powered radio or TV, flashlight, and fresh batteries handy.

While weather varies across the country, most of us will experience extreme weather sometime this winter. And it's extremely important during cold winter conditions to protect your home, your appliances, and your safety. Before you experience the winter's first storm, take the following steps to prepare your home.



Take care of your pets.

Bring your pets inside during severe winter weather, and move other animals to sheltered areas with access to drinking water.



Let 'em drip!

Turn your faucets to a slight drip to keep your pipes from freezing, and be prepared to shut off the water supply if a pipe bursts.



Stock up.

Make sure you have non-perishable foods on hand, and keep a supply of bottled drinking water available.

Prevent Pipes from Freezing

When water freezes, it expands. If your pipes or outdoor spigot freezes, the ice may burst it, causing significant damage. Fixing property damages caused by frozen water pipes can cost thousands of dollars. Pipes with no insulation running through unheated areas are the ones that are most prone to freezing.

The best approach to prevent pipes from freezing during a power outage is to insulate them ahead of time. However, there are a few things you can do if you haven't done so already. Open the doors under kitchen and bathroom sinks. Close your garage door (but make sure you can open it manually). Allow the water to run at a trickle if you know a faucet is connected to a pipe in an outdoor wall. Even allowing a little water to flow through it may prevent the pipe from icing up.

Keep Non-Perishable Food on Hand

Even if you have plenty of emergency food and water, it's smart to keep the normal stockpile of groceries on hand as well. If you lose power during winter weather, your refrigerator will stop working, so anything that can't be eaten frozen should probably go into the freezer. Stock up on canned goods, boxed or bagged grains and pasta, fruits and vegetables that can be eaten raw, nuts and seeds. Be sure to have a manual can opener as well.

The same goes for pets - if you know winter weather is coming, make sure your pets have plenty of food available for at least three days. They should also have a sufficient supply of fresh water for the duration of winter weather.

Stocking Up on Emergency Supplies

No winter storm is going to be a walk in the park, but some storms can be a little more treacherous than others. Before winter weather hits your area, make sure you have an emergency kit of supplies on hand with three days' worth of food and water that doesn't need to be cooked or heated. According to Ready.gov, a national public service campaign from the Federal Emergency Management Agency, your emergency supply kit should also include items like:

- ◆ A first aid kit
- ◆ Flashlight and batteries
- ◆ Extra warm clothing including hats and mittens for every member of the household
- ◆ An ice scraper with a brush
- ◆ Blankets or sleeping bags in case your power goes out overnight
- ◆ A working NOAA weather radio
- ◆ A car cellphone charger

You'll probably want to make sure you have plenty of gasoline in your car for the duration of the storm. It doesn't hurt to check in winter weather conditions, but you should be able to last at least three days without having to refuel your car after a storm has passed. If you live in an area where your electricity could go out, make sure your winter storm plans include plenty of extra batteries on hand for flashlights and other emergency lights.

Outside Vents

Make sure your exterior sidewall vents are clean so that you can use your heating system and water heater safely. It's critical to remember that your outdoor vents must be clear of snow and ice during a blizzard. This should simply be part of your regular snow removal routine - check on those vents whenever you go out to shovel, snow-blow, or plow.

Gas Meters

Keep your natural gas meter clear of ice and snow, and make sure it's visible at all times so that maintenance and emergency responders can access it. Use a broom brush to remove snow - never use plows or snow blower near the meter or other HVAC equipment to avoid harming it. Also, never swing or strike your meter or its pipes with a hammer or any other hard objects to break away ice.

Keeping Your Family Safe

Winter storms can be dangerous, especially if you don't know what to expect or if your car gets stuck in the snow. Before winter weather arrives, make sure that every member of your household knows how to stay safe during winter weather. Teach young children that winter means bundling up. Have them wear a hat and mittens, as well as their coats.

Make sure they know to stay where they can be seen - don't let your little ones play in the snow if you don't have a fenced-in yard. Older kids should make sure they understand that ice is more likely to form on sidewalks and roads than on grass or dirt, so taking an extra moment to put on their gloves and boots before going outside could prevent a concussion.

Travel safely during winter weather by checking road conditions ahead of time. This will help ensure that you're not caught off guard with impassable roads. If possible, wait until the storm has passed to travel or ask a neighbor for a ride.

Check on Your Neighbors

In addition to taking care of yourself and your family, you should also keep an eye on your neighbors. If you have elderly people or pregnant women in your neighborhood, check on them before winter weather arrives. Assess their needs for emergency supplies and other help as necessary to make sure they're safe during the storm.

You'll also want to know who has pets if you have a backyard - be sure they have access to shelter from the snow and ice during winter weather as well as enough food and water to last for three days at least. With all these preparations made ahead of time, winter storms shouldn't be too much of a threat!



Winter Storm Outlook Words To Know

Pay attention to weather reports and warnings of freezing weather and winter storms. Listen for emergency information and alerts where you get your regular news.

Winter Storm Warning

Extreme winter weather conditions are expected to become life-threatening or have already begun within 24 hours.

Blizzard Warning

The blizzards are expected to last for three hours or more. Sustained winds or frequent gusts of 35 miles per hour or greater, as well as significant falling or blowing snow reducing visibility to less than a quarter mile, are anticipated to persist for at least three hours.

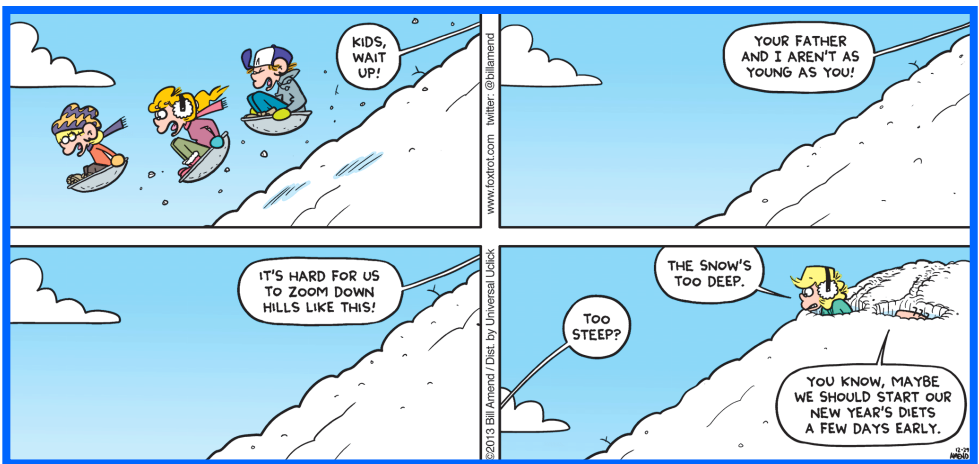
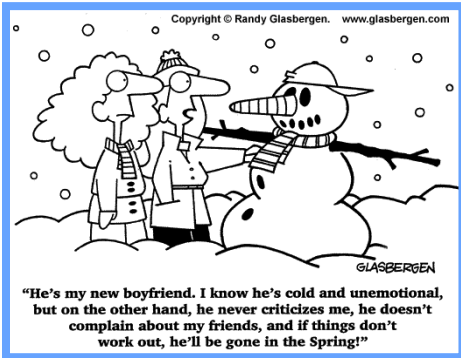
Winter Storm Watch

This advises people about the potential for a blizzard, considerable snowfall, heavy freezing rain, or severe sleet. A Winter Storm Watch is usually issued 12 to 48 hours before the start of a Winter Storm.

Winter Weather Advisory

This is a severe weather alert for accumulations of snow, freezing rain, freezing drizzle, and sleet that would cause significant problems and, if no care is taken, could result in life-threatening situations.





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Office Hours

Monday - Thursday 7:30 am - 3:00 pm
Closed for Lunch Everyday Noon - 1:00 pm
Friday the Office is Closed
Office Closed All Government Holidays

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