



Public Housing Newsletter

NOVEMBER 2011

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“If a fellow isn’t thankful for what he’s got, he isn’t likely to be thankful for what he’s going to get.”

-Frank A. Clark

Introducing our new Public Housing Supportive Services Coordinator!

Hello, my Name is Audrey Cook and I am the new Public Housing Supportive Service Coordinator. I just wanted to introduce myself and let you know how excited I am to be the new employee at Fairfield Metropolitan Housing Authority.

I recently moved back to the Fairfield County area, from Bowling Green, Ohio where I attended school and worked at the County Board of Developmental Disabilities as a Job Coach. I truly enjoy working with people and would love helping you achieve goals.

I am excited about my new position and cannot wait to meet with everyone! I do understand that change does not come easy for everyone and I will try to make this transition as your new coordinator as comfortable as possible. I would love to hear from you and see you at our meetings.

Audrey Cook

Audrey Cook

740-653-6618 ext. 222

acook@fairfieldmha.org

PH Supportive Services

Coordinator

Amy Swartz

740-653-6618 ext. 234

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PH FSS Coordinator

Social Security Cost-Of-Living Adjustment (COLA) coming for 2012

The latest COLA is 3.6 percent for Social Security benefits and SSI payments. Social Security benefits will increase by 3.6 percent beginning with the December 2011 benefits, which are payable in January 2012. Federal SSI payment levels will also increase by 3.6 percent effective for payments made for January 2012. Because the normal SSI payment date is the first of the month and January 1 is a holiday, the SSI payments for January are always made at the end of the previous December.

How does this affect you and your rental amount?

You MUST report this increase by filling out and returning an interim form. Also, if you receive Social Security or Supplemental Security Income and you have a change or recertification for January 1st, it will show the new amounts as HUD is requiring the Housing Authority to use the original amounts plus the increase.

ODJFS Expands and Enhances Online Application Website

ODJFS has made several enhancements to a website that allows Ohioans to apply for food, cash and medical assistance online. Now applicants and recipients of those services can use the site – <http://ODJFSBenefits.ohio.gov> to check the status of their applications, review current and past case information, complete reapplication forms, and complete interim reports. The website updates will allow users to:

- View their benefits
- View their benefit history for the last 12 months
- Check the balance on their food and cash assistance cards
- Enroll in a managed care plan for their medical assistance
- View a list of notices sent to them within the last six months
- Complete and electronically sign reapplication forms
- Complete and electronically sign interim reports, if they receive cash or food assistance and were certified to receive benefits for 12 or 24 months

“Reflect each day on all you have to be grateful for and you will receive more to be grateful for.

-Chuck

Changes in rent policy!

Beginning January 1st, 2012 the rent payment policy will be enforced in its entirety. Residents will only be allowed to be late on rent 3 times in a year and must be sure to request to pay late and have it approved.

If anyone needs a copy of the rent payment policy please contact Jackie Keller, extension 231, and a request will be mailed to you.

We have contracted our UPCS (Uniform Physical Condition Standard) Annual Inspections. They will be performed on Tuesday, November 22 through Wednesday, November 23, 2011 between the hours of 8am-5pm.

I am sure you are wondering why another inspection of your home? Unfortunately, the inspections we had in August were our REAC inspections (which is how the PHA is graded) however only a certain percentage of our rental unit inventory is inspected. Then HUD annually requires that FMHA must contract to have all of our rental units inspected (which is the upcoming UPCS inspections).

You may also note that in March 2012 we will have yet another REAC inspection. Hopefully after this inspection we will do well and not have our REAC inspections again for three (3) years.

If you have questions regarding this or anything else that I may answer for you please feel free to contact me at your earliest convenience. I am always happy to hear from our residents.

Phone: 740-653-6618 ext 231 or email: jakeller@fairfieldmha.org

**Contact Information
for Public Housing**

Staff:

Jackie Keller

Public Housing Manager

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Maintenance Supervisor

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Emergency Maintenance Phone

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Audrey Cook

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2011 Board Meeting Schedule

	Board Meeting 4:00	Contingent. Board Meeting 4:00
January	12	26
February	9	23
March	9	23
April	13	27
May	25	25
June	8	22
July	13	27
August	10	24
September	14	28
October	12 (Annual)	26
November	9	16
December	No Meeting	No Meeting

Office Closures:

November 4th at 12:00 p.m. for Staff Meeting

November 11th in observance of Veteran's Day

November 24th and 25th for Thanksgiving Holiday

2011 Events

November 5th from 9 a.m until 5 p.m.

Homebuyer Education Class

Call now to reserve a spot!