

# History

In 1991 the Hancock Metropolitan Housing Authority (HMHA) was chartered under the State of Ohio at the request of City of Findlay, Hancock County Commissioners and local citizens.

The HCV Program provides rent subsidy assistance to eligible families. Families with a tenant-based voucher are able to choose from a variety of safe, affordable, privately-owned units.

In 1999 HMHA had only 53 vouchers. That number has increased to 852 available vouchers.

HMHA's programs generate over \$2,000,000 annually into the community.

HMHA has assisted over 1500 families since 1991.



HMHA provides monthly housing assistance for tenant-based rental assistance, screening, and outreach.

Before qualifying, many very low income and disabled families pay 50%-70% of their income for rent and utilities. Once on the voucher program, the family's obligation is capped at 30%-40% of their monthly income.



**Hancock Metropolitan Housing Authority**



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**Hancock Metropolitan Housing Authority's (HMHA's) primary objective is to offer an opportunity for decent, safe and affordable housing opportunities to low income individuals and families. It is the policy of HMHA to assist persons without regard to race, color, religion, sex, military status, familial status, handicap, ancestry or national origin.**

## Contact Information

**HMHA  
The Family Center - Suite #114  
1800 N. Blanchard St.  
Findlay, OH 45840  
419 424 7848**



## Available Programs

### 1. The Housing Choice Voucher Program

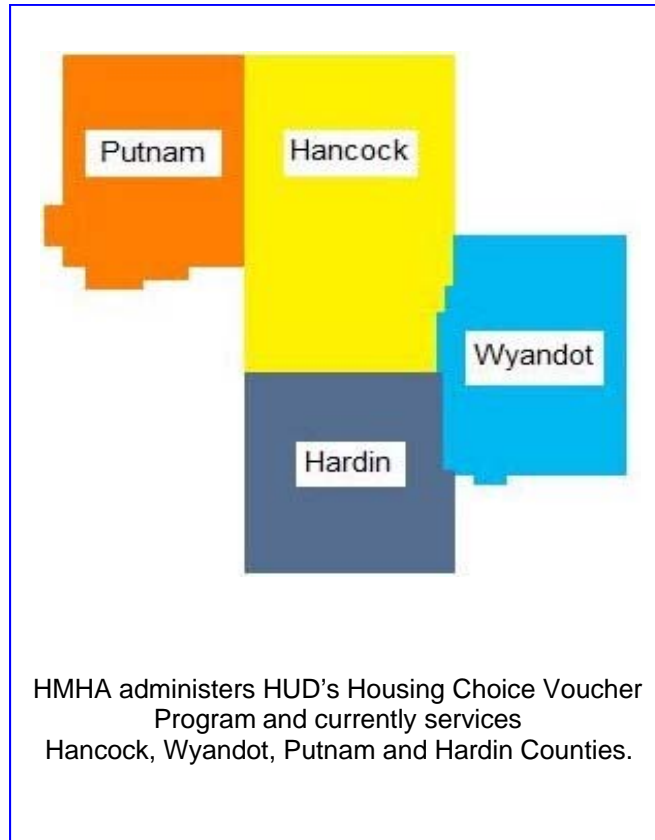
The family has the choice to select a rental unit anywhere in HMHA's jurisdiction. If a family is in good standing, the HCV rental voucher would allow them to move to other areas providing they are in the jurisdiction of another Housing Authority. This provides participants with the flexibility to move to areas where there may be better job opportunities or outside areas of poverty concentration. In the HCV Program, the Housing Authority will approve rents for assisted housing units that are comparable to rents for similar unassisted rentals. Security deposits are normally equal to one full month's rent and paid by the family.

### 2. HOME Program

This program provides families with rent vouchers to be used in a designated county. This is a temporary program that only operates when funding is available and normally runs for an 18-month term.

## Are you eligible?

To qualify, an applicant must be eligible under the income guidelines determined by HUD for the program based on the family size. In addition to income eligibility, HMHA also screens applicants on non-economic criteria, such as involvement in violent and/or drug-related criminal activity.



HMHA administers HUD's Housing Choice Voucher Program and currently services Hancock, Wyandot, Putnam and Hardin Counties.

## Deciding Where to Live

As program funding becomes available, qualified applicants at the top of the waiting list are issued a voucher and are able to search for housing.

HMHA maintains a list of available properties of owners familiar with the program and willing to rent to assisted families. Voucher holders may use this list to find housing or may use other resources available to them to locate suitable housing.

The assisted rental property might be the one where the family now lives. The landlord must agree to participate and the unit proposed must pass HUD's Housing Quality Standards (HQS).

## How Rent is Determined

In order to determine the Housing Authority and family rent portion, the Housing Authority first calculates its portion based on a Payment Standard for the family's unit size. HMHA sets the Payment Standard for our locality by bedroom size and HUD guidelines

1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom
\$456*	\$591*	\$805*	\$854*

Thirty percent of the family's monthly adjusted income is then subtracted from the applicable Payment Standard to arrive at the maximum amount HMHA will pay towards the family's rent. The family's rent is the remaining portion after HUD's share is deducted from the total unit rent. If the family chooses a unit renting for more than the payment standard, the family is limited to a rent portion not to exceed 40% of their adjusted income.

\*Maximum Subsidy Rent + Utility Allowance (Hancock County Only)