



Project Name: LMHA Oberlin Homes **OHFA Project Number:** 11-0054

Address: 1600 Kansas Avenue **Number of Units:** 51 **Number of Buildings:** 41
Lorain OH 44052

County: Lorain **Plan Type:** Initial Plan Updated Plan
 Previous Plan Effective Date: 01/15/19
 Reason(s) for update: Five-Year Update

Owner Name & Address: LMHA Oberlin Homes LLC
1600 Kansas Avenue
Lorain OH 44052
 Phone: 440-288-1600
 Email: lmha1600@lmha.org

Entity Responsible for Marketing (check all that apply)
 Owner Owner Agent Other (specify): _____

Management Company Name & Address: Lorain Metropolitan Housing Authority
1600 Kansas Avenue
Lorain OH 44052
 Phone: 440-288-1600
 Email: lmha1600@lmha.org

Contact information for this AFHMP? Include Name and Address
Lorain Metropolitan Housing Authority
Gale Sayers-Proby, Chief Operating Officer
1600 Kansas Avenue, Lorain OH 44052
 Phone: 440-288-7422
 Email: gsayers@lmha.org

Approved Occupancy of the Project (check all that apply)
 Elderly Family Disabled PSH

1A. Demographic Groups Least Likely to Apply

1B. Housing Market Area: Lorain County

Housing Market Area selection is based on: Population/Density Multiple Sites/Census Tracts Other: Entire County

List the percentage of each demographic group for the project (if occupied), waiting list (if applicable), and housing market area (e.g. census tract, city, county), which may be obtained from a local planning office, or other official source like the U.S. Census Bureau (<https://www.census.gov/>).

A map showing the Housing Market Area; the project and wait list demographic sources should also be attached.

Demographic Characteristics	White	American Indian or Alaskan Native	Native Hawaiian or Pacific Islander	Asian	Black or African American	Hispanic or Latino	Persons with Disabilities	Households with Minor Children	Other (specify) <u>Elderly</u>
% Project	57.42	3.23	.65	.65	60.00	27.74	25.16	72.55	2.58
% Waiting List	81.25	0	0	0	0.25	18.75	12.5	37.5	3.13
% Housing Market Area	85.4	.4	.1	1.6	9.1	11.2	10.7	28.6	20.5

Indicate which demographic group(s) in the housing market area is/are least likely to apply for housing without special outreach efforts. (Check all that apply.)

- White American Indian/ Alaskan Native Native Hawaiian/ Other Pacific Islander
 Asian Black or African American Hispanic/ Latino Persons with Disabilities
 Households with Minor Children Other underserved group, religion etc. (specify): _____

State Protected Classes: Ancestry Military Status Local Protected Classes/Underserved: _____





2A. Brochures, Signs and HUD’s Fair Housing Poster

The Fair Housing Poster must be prominently displayed in all offices in which sales or rental activity takes place.

Location(s): 1600 Kansas Avenue, Lorain OH 44052 and 138 S Main Street, Oberlin OH 44074

AFHMP is available for public inspection at the sales or rental office.

Location(s): 1600 Kansas Avenue, Lorain OH 44052 and 138 S Main Street, Oberlin OH 44074

Project Site Signs, if any, must display the HUD approved Equal Housing Opportunity (EHO) logo, slogan, or statement (24 CFR 200.620(f)). **Submit photo of project signs.** Location(s): No project signs, scattered sites

Will printed materials and advertising include: Equal Housing Opportunity logo or slogan? Yes No

Use of alternative format (e.g. Braille, large print, etc.)? Yes No *If yes, list in 2c*

Use of multiple languages? Yes No *If yes, list in 2b or c as applicable*

2B. Community Contacts for Marketing and Outreach

For each targeted population least likely to apply, identify at least one community contact organization you will use to facilitate outreach to the particular group. *In addition to the organization name, state the name(s) of contact persons, addresses, telephone numbers, emails, and titles.* This may include a social service agency, religious body, advocacy group, community center, etc. **Attach correspondences to organizations.**

Target Population(s) <i>(least likely to apply)</i>	Community Contact(s) Information <i>May be applicable to multiple populations</i>	Explanation of how organization works <i>with population(s) identified</i>
Asian	Oberlin Community Services	Provides community assistance. Provides translation services.
Asian	Asian Services in Action (ASIA)	Asian Services in Action (ASIA) is the largest health and human services agency serving the Asian American/Pacific

2C. Methods of Advertising

For each targeted population, include the Name of Media Organization, Size and Duration of Advertising, and the Type of Media. Examples of media: newspaper, radio, billboards, website, etc. If pertinent, include any language(s) in which the material will be provided or identify any alternative format(s) to be used (e.g. Braille, large print, etc.). **Attach copies of the advertising or marketing materials.**

Target Population(s) <i>(least likely to apply)</i>	Name of Media Organization	Size/Duration	Type of Media
Asian	www.lmha.org; www.affordablehousing.com	Full web page/ongoing	websites
Asian	Town Money Saver	Full page/as needed	Glossy cover advertising mailed to public
Asian	Brochure/LMHA distributes at marketing events	1 page/ongoing	1 page/double-sided

2D. Evaluation of Marketing Activities

Explain the evaluation process used to determine whether your marketing activities have been successful in attracting individuals least likely to apply, frequency of evaluation, and how you will make decisions about future marketing.

Over the last five years (11/1/19-10/31/24), Oberlin Homes has averaged six move outs per year. Most families moving into the property are existing families transferring from other LMHA public housing properties, typically to fulfill a reasonable accommodation for a one-floor plan or accessible unit or as an emergency transfer. As of 11/25/24, there are 32 families on the Oberlin Homes waiting list and 63 families on the internal transfer list. This will take more than two years to exhaust; therefore, it has not been necessary to advertise for external applicants. Since there is minimal marketing required, the evaluation process is passive, meaning we need only review the overall demographics annually.



3A. Marketing Staff

What staff positions are/will be responsible for affirmative marketing? Chief Operating Officer, Senior Property Manager, and Admissions Manager

3B. Staff Training and Assessment: AFHMP

- Have staff been trained on the AFHMP? Yes No *If yes, list in 3d*
- Have staff been instructed on fair housing policies as required by 24 CFR 200.620(c)? Yes No *If yes, list in 3d*
- Are staff skills assessed on the use of the AFHMP and the Fair Housing Act? Yes No *If yes, list in 3d*

3C. Tenant Selection Training of Staff

What staff positions are/will be responsible for tenant selection? Admissions Manager

Have staff been trained on tenant selection in accordance with the project's occupancy policy? Yes No

3D. Staff Instruction/Training

List the names of attendees and dates of trainings below. Provide documentation of fair housing training.

Nan Mckay Fair Housing Training 3/14/23: Brenda Lasaki, Kimberly McComas, Melissa Pacheco, Gale Sayers-Proby, Stacy Thome, and Jennifer Zvosechz. Fair Housing Center for Rights Research Fair Housing and Reasonable Accommodation Training 3/30/23: Scott Patten, Nelson Russo and Scottie Thornton.

4. Additional Considerations

Is there anything else you would like to tell us about your AFHMP to help ensure that your program is marketed to those least likely to apply for housing in your project? Attach additional sheets, as needed.

Since very few families come from the waiting list, few of the families were targeted. Most families transfer to Oberlin Homes from within LMHA public housing as a reasonable accommodation or as an emergency transfer due to VAWA. The property has consistently served a wide demographic.

5. Signature and Acknowledgement

By signing this form, the owner/owner agent agrees to review its AFHMP every 5 years throughout the life of the OHFA compliance period and to update it in order to ensure continued compliance with HUD's Affirmative Fair Housing Marketing Regulations (see 24 CFR Part 200, Subpart M) and OHFA's policies. Under penalties of perjury, I certify that the information provided herein is true and accurate to the best of my knowledge. The undersigned further understands that providing false representation herein constitutes fraud.

Judith Carlin Digitally signed by Judith Carlin
Date: 2025.01.10 13:37:19 -05'00'

Owner/Owner Agent Signature Judith Carlin

Name (type or print)

Chief Executive Officer

Title

1/10/25

Date of Submission

Lorain Metropolitan Housing Authority

Name of Company

<p>For OHFA Use Only</p> <p><u>Barbara Carter</u></p> <hr/> <p>Signature</p> <p><u>Barbara Carter</u></p> <hr/> <p>Name (type or print)</p>	<p><u>01/10/2025</u></p> <hr/> <p>Date Approved (MM/DD/YYYY)</p> <p><u>Compliance Review Coordinator</u></p> <hr/> <p>Title</p>	<p>For OHFA Use Only</p> <p><input checked="" type="checkbox"/> Approval</p> <p><input type="checkbox"/> Disapproval</p>
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