



Maximum Accessible Housing of Ohio

Annual Report March 1, 2009 to February 28, 2010

Maximum Accessible Housing of Ohio (MAHO) provides and promotes accessible housing for people with physical mobility disabilities. MAHO owns and operates the accessible and affordable **Vistas Apartment Communities** in University Circle, Parma, Mentor-on-the-Lake, Sheffield Township, and Avon Lake. Through the **Accessible Housing Resource Center**, MAHO provides information about and advocates for accessible housing.

Maximum Accessible Housing of Ohio is cosponsored by Lutheran Metropolitan Ministry and Paralyzed Veterans of America, Buckeye Chapter.



MISSION STATEMENT: Maximum Accessible Housing of Ohio's mission is to develop and/or facilitate options in housing for persons with physical disabilities.

Leadership Report

There's ordinary housing. There's accessible housing. **Then there's maximum accessible housing.**



We apply this philosophy to all of our work as we provide and promote the best accessible housing for people with mobility disabilities.

We continue to provide the highest quality accessible, affordable housing through our five Vistas Apartment Communities. We work closely with the tenants to ensure that their homes meet their needs. High scores on external reviews and audits verify that our operations are outstanding.

Our experience with the Vistas allows us to advocate for accessible housing outside of our own communities. Our Accessible Housing Resource Center provides education and advocacy as opportunities arise. In order to maximize our effectiveness, we are working to create permanent programs for the Accessible Housing Resource Center, both online and at a physical location in New Circle Vistas.

New Circle Vistas is creating much excitement and we are looking forward to starting construction in 2011. This building will include full accessibility and green design, making it the best possible home for our tenants.

Ann Russell, P.T., Ph.D.
President, Board of Trustees

Stephen P. Hansler
Executive Director

Accessible Housing Resource Center

The Accessible Housing Resource Center is designed to allow us to advocate for and educate on accessible housing. **In 2009, over 170 people directly received accessibility information** through a variety of activities:

- Executive Director Steve Hansler was awarded a Judson Smart Living Award in the health care category, honoring his work in University Circle for people with mobility disabilities.
- Hansler presented information on accessible housing and universal design at The ARC of Greater Cleveland.
- Governor Ted Strickland appointed Board member Frank Anderson to sit on the Ohio Rehabilitation Services Commission.
- Our display board on the elements of accessible housing was shown at the Tools for Today and Tomorrow Conference. It was also included as part of Greater Cleveland Habitat for Humanity's display at the Cleveland Home and Garden Show.



The Habitat for Humanity display at the Cleveland Home and Garden Show included accessibility information.

- MAHO staff continued to serve on the Housingcleveland.org and Gateway advisory boards.

In addition to continuing activities such as these, the Board of Trustees established priorities for the Accessible Housing Resource Center, including providing accessibility information online and at a physical location. These two activities will create permanent and regular outlets of accessibility information. The full list of priorities can be found at www.mahohio.org.

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Vistas Accessible Apartment Communities



Tenants William "Chip" Negray and Jamie Osmann enjoy the Pine Tree Vistas 20th Anniversary picnic.

The Vistas Apartment Communities provide fully accessible and affordable housing for people with disabilities and their families. **Over 250 people call a Vistas apartment their home.**

In 2009, Circle Vistas celebrated its 25th Anniversary and Pine Tree Vistas celebrated its 20th. Both anniversaries were commemorated with a celebration for the tenants, staff, and Board members. In addition to these two properties in Cuyahoga County, we own and operate Lake Vistas in Lake County and Sheffield Vistas and Meadow Vistas in Lorain County.

The Vistas apartments provide an accessible home that the tenants need and appreciate. Pine Tree Vistas tenant Barbara Miterko said, "Without this building, many of us would have to live in a nursing home and couldn't be independent."

Apply for a Vistas Apartment

Would you or someone you know benefit from living in a fully accessible and affordable MAHO apartment? For an application, call 216.231.7221 or visit www.mahohio.org.

Staff

Stephen Hansler, Executive Director
Diana Pickering, Finance Director
Russ Croyle, Operations Director
Beth Glas, Assistant Executive Director
Jim Menszyk, Maintenance Director
Susan Ritter, Office Manager



Administrative staff at the Circle Vistas 25th Anniversary celebration.

Superintendents

Fred McLin, Circle Vistas
Nicholas Slaninka, Lake Vistas
Anthony Pisco, Meadow Vistas
Ron Inghram, Pine Tree Vistas
Arthur Hood, Sheffield Vistas

Custodians

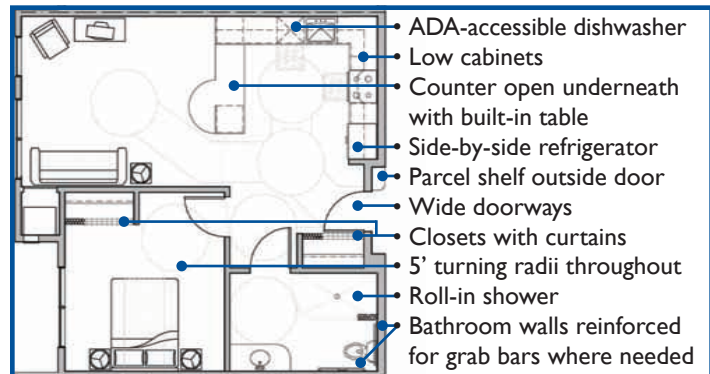
Danny Dillard, Circle Vistas
Donna Inghram, Pine Tree Vistas

New Circle Vistas

Visit www.mahohio.org to see New Circle Vistas designs & donate to the Capital Campaign!



The main entrance of New Circle Vistas.



A sample of accessibility features in a typical 1-bedroom unit.

New Circle Vistas will be unique, combining state-of-the-art accessibility with LEED Silver green design. This project will replace the current Circle Vistas and be located right next door, on East 115th Street in University Circle. HUD has approved the transfer of the subsidy contract to New Circle Vistas so that it will stay affordable.

This is an excellent opportunity for the Circle Vistas tenants, all of whom have mobility disabilities. MAHO will be able to create a permanent home for the Accessible Housing Resource Center. Case Western Reserve University will also be able to continue its Uptown development by buying the current Circle Vistas.

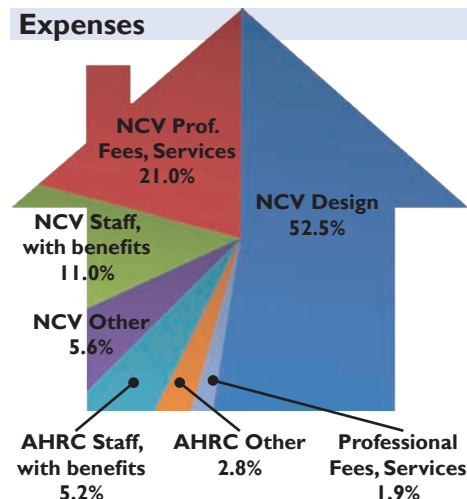
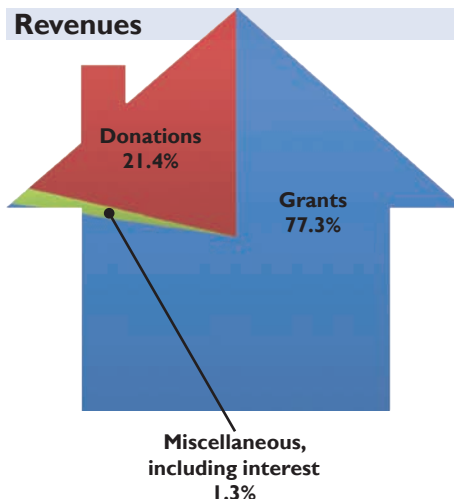
New Circle Vistas development has steadily progressed: the building designs were approved by the City of Cleveland Planning Commission and the University Circle Design Review Committee, MAHO staff submitted the application for low-income housing tax credits, and the Capital Campaign has raised over \$280,000.

MAHO Financials*: March 1, 2009 to February 28, 2010

Revenues	
Grants	75,000
Donations	20,736
Miscellaneous, including interest	1,322
Total Revenues	\$97,058

Expenses	
New Circle Vistas	
Design	52,207
Professional Fees and Services	20,842
Staff, including benefits	10,896
Other	5,577
Accessible Housing Resource Center	
Staff, including benefits	5,189
Other	2,830
Professional Fees and Services	1,925
Total Expense	\$99,466

Net Income **\$(2,408)**



* The five Vistas Communities are audited individually and not reflected here. To request a copy of the audited financial statements or 990s, please contact Steve Hansler at 216.231.7221.

Thank you for your support!

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