



November 16, 2012

TO: FY 2013 Fair Housing/New Horizons Fair Housing Assistance Program Advisory Committee Members

FROM: Michael A. Hiler, Deputy Chief, Office of Community Development

SUBJECT: *Michael A. Hiler*
FY 2013 Fair Housing/New Horizons Fair Housing Assistance Program Advisory Committee Meeting Minutes

On October 3, 2012, the FY 2013 Fair Housing/New Horizons Fair Housing Assistance Program Advisory Committee met at the Creekside Conference and Event Center in Gahanna from 1:00 p.m. to 4:00 p.m. The following is a summary of the major topics discussed during the meeting.

Introduction

- Joyce Hill, Office of the Office of Community Development (OCD) Civil Rights Specialist, opened the meeting and welcomed the members. The advisory committee members introduced themselves. Betsy Giffin, OCD Technical Assistance Section Supervisor, provided an explanation of the new department structure and name change.

Program Update

- The FY 2013 Fair Housing/New Horizons Fair Housing Program Advisory Committee Meeting packet was distributed to the group. In addition to the agenda and list of committee members, the packet included:
 - FY 2011-2012 Analysis of Impediments (AI) spreadsheet of issues, recommendations and timelines;
 - FY 2012 Fair Housing/New Horizons Fair Housing Advisory Committee Meeting minutes;
 - The National Fair Housing Alliance 2012 Fair Housing Trends Report;
 - Council of State Community Development Agencies (COSFDA) Affirmatively Furthering Fair Housing Regulatory Proposals; and
 - Miscellaneous articles and information.
- The committee reviewed the FY 2012 Fair Housing/New Horizons Fair Housing Program Advisory Committee Meeting minutes and each of the actions recommended by the FY 2012 Fair Housing/New Horizons Fair Housing Assistance Program Advisory Committee.

Performance of Grantees

- The committee recommended no changes for performance reporting for grantees. The committee discussed training sessions that are offered to enhance grantee performance and the special outreach and technical assistance OCD provides to new grantees or those who have issues related to performance and compliance.
- Due to substantial changes in local staff, OCD targeted southern Ohio for technical assistance and monitoring during the FY 2012 program period. A list of monitored grantees was included in the AI spreadsheet. The committee recommended no changes in process for monitoring of grantees.

Application Documents and Instructions

- The committee discussed the format of the Standard Fair Housing Program that is included in the Community Development Program application and the annual Ohio Consolidated Plan. The committee recognized that OCD is currently evaluating potential changes to the Community Development Program. All agreed that the Standard Fair Housing Program format is comprehensive and working well and recommended no changes at this time.
- The format of the fair housing requirements for the Community Housing Improvement Program (CHIP) application was discussed. The committee agreed the format is working well and recommended no changes.
- The New Horizons Fair Housing Assistance Program application and instructions were discussed. No changes or clarifications were recommended by the committee.

Program Review Process and Rating Criteria

- The committee discussed the New Horizons Fair Housing Assistance Program review process and rating criteria. Joyce Hill noted there were no New Horizons Fair Housing Assistance Program applications during the program period. While program funding is currently available, the likelihood of decreased or no funding for the New Horizons Fair Housing Assistance Program in FY 2013 was placed on the table for discussion by Ms. Giffin. No review process or rating criteria changes were recommended by the committee.

Policy or Program Issues

- The committee discussed the Analysis of Impediments (AI) to Fair Housing Choice content and effectiveness. All OCD grantees were required to submit a comprehensive Analysis of Impediments to Fair Housing Choice (AI) for the FY 2010 grant period with subsequent annual updates. The committee discussed the anticipated U.S. Department of Housing and Urban Development (HUD) proposed changes to the Affirmatively Furthering Fair Housing requirements that may include changes to the Analysis of Impediments to Housing Choice. The proposed changes are expected sometime in early 2013. The committee agreed to reconvene if necessary to discuss any changes to the

HUD fair housing requirements and the potential impact on the OCD Standard Fair Housing Program.

- The committee discussed the benefits and disadvantages of regional fair housing programs including regional analysis of impediments. HUD's Sustainable Communities Office encourages a regional approach to community development and planning. The Northeast Ohio Sustainable Communities Consortium (NEOSCC) hopes to complete a 12-county regional AI that includes 22 entitlement areas and eight non-entitlement counties. OCD has encouraged consortia fair housing efforts between non entitlement areas since 1993 with little success. OCD staff will meet with NEOSCC and the non entitlement areas to provide assistance and encourage cooperation. OCD will follow progress of NEOSCC's regional efforts.

Training Needs and Recommendations

The committee voiced satisfaction with the various OCD fair housing trainings held during the FY 2012 program period. The committee made the following recommendations for training and outreach for FY 2013:

- The committee believes there is a continued need for quality sharing of information. It was noted that it is extremely helpful to share information, discuss problems/local issues, etc. with other local fair housing contacts and program administrators.
- The committee felt webinars on accessibility and fair housing-related topics were very helpful and would like to see more made available.
- The Ohio Civil Rights Commission announced an upcoming fair housing conference in May or June 2013 and requested suggestions for session topics.
- Continued training was requested regarding the development and implementation of effective fair housing programs. The committee recommended that OCD continue to make the basic "Introduction to Fair Housing" training and technical assistance available to new fair housing coordinators. In addition, the committee recommended continuation of program-specific training.
- The committee suggested that OCD continue to provide training and education regarding housing issues faced by people with disabilities. Individuals with disabilities filed more housing complaints than any other protected group for the last three years. The committee discussed several instances of potential discrimination against families with autistic children and suggested including this topic in the 2013 OCRC conference. Residents of public housing authorities (PHA) are requesting more accommodations related to their disabilities. PHA staff have little or no training on how to respond to reasonable accommodation requests.
- The committee discussed the fact that more local residents have access to the Internet. The committee suggested conducting more fair housing outreach through links to websites and web pages.

- Housing issues for youth ages 18-25 was discussed. The committee felt that there is a need for educational materials related to housing for this group.
- The committee suggested that OCD continue to collect and share well-written, informative brochures and materials related to fair housing with grantees.
- The committee recommended the continued partnerships between OCD, other agencies and grantees to provide fair housing training and informational materials. The committee maintained that networking with other advocates, such as private fair housing agencies, legal aid associations, various state agencies, the U.S. Department of Housing and Urban Development (HUD), etc. is important to providing equal opportunity in housing to all Ohio residents.
- The committee recommended the continuation of periodic fair housing updates, training opportunities and other information that has been transmitted via the Internet, OCD's web calendar, Ohio Conference of Community Development newsletter, Coalition on Homelessness and Housing in Ohio newsletter, etc.
- OCD will continue to work closely with HUD, OCRC and others to provide fair housing activities throughout FY 2013.

Other Issues

- The committee discussed various impediments to equal access to housing for individuals with disabilities and elderly including:
 - New projections say Ohio will have 16 counties where a third or more of the population will be at least 60 years old. Older populations are common in the economically struggling Appalachian region in southern and eastern Ohio. Noble County is projected to have half of its population 60 years or older by 2050.
 - Ohio, in conjunction with The International Code Council (ICC) and representatives of the federal government, has developed a group of revisions to the Ohio Building Code (OBC) that are intended to streamline accessibility compliance. Effective March 15, 2012, users can refer to the accessibility requirements of OBC Chapter 11 (and Chapter 35 for existing buildings) and ICC/ANSI A1171.1 to comply with the federal Fair Housing Amendments Act and the updated Americans with Disabilities Act requirements. Training is being provided on October 23, 2012 as recommended by the committee last year.
- The committee discussed the potential impact of the oil/gas industry growth on affordable rental housing. The challenge is keeping senior citizens, people with disabilities and low-wage workers in safe, decent and affordable housing. Janet Hofmann provided information on a Coalition on Homelessness and Housing in Ohio (COHHIO) focus group for those involved with homelessness and affordable housing in eastern Ohio. More information can be obtained by contacting Suzanne Gacker at suzannegacker@coohio.org.
- As the foreclosure crisis continues, experience and research have revealed that rental properties and renters comprise 40 percent of the families affected by foreclosure. With

the enactment of the Protecting Tenants at Foreclosure Act (PTFA) in May 2009, most tenants now have the right to remain in the home for the remainder of their lease or at least 90 days before requiring them to vacate the property, and allows tenants with leases to occupy the property until the end of their lease term. PTFA is set to expire at the end of 2014. Bills have been introduced to eliminate the sunset in the current law and extend the PTFA protections indefinitely. OCD will update committee on pending bills.

- Following the meeting, the materials distributed during the meeting were mailed to the advisory committee members who were unable to attend the meeting.

**Ohio Development Services Agency
Office of Community Development**

**FY 2013
Fair Housing/New Horizons Fair Housing Assistance Program
Advisory Committee Meeting**

**Creekside Conference and Event Center
Gahanna, Ohio
October 3, 2012**

Attendance List

<u>Name</u>	<u>Organization</u>
Kim Alexander	ODSA/OCD
Leslie Alley	ACCESS Center
Adams Anderson	ODJFS
Cecilia Castillo	ODSA/OCD
Donald B. Eager	Consultant
Linda Eager	Consultant
Dorothy Ferris	Brown County
Missy Frost	Greene County
Betsy Giffin	ODSA/OCD
Elizabeth Hale	Consultant
Joyce Hill	ODSA/OCD
Janet Hofmann	Ohio Department of Aging
Evelyn King	Cambridge/Guernsey County
Greg Kramer	Access Center for Independent Living
Tamra Lowe	City of Chillicothe
Michael McBeth	Crawford Regional Planning
Karen Sprague	Gallia County
Ronnell Tomlinson	Ohio Civil Rights Commission