



**PY 2016 Ohio Consolidated Plan Fair Housing and New Horizons Program Advisory
Committee Meeting Minutes**

Date of Meeting: September 29, 2015

Location of Meeting: Creekside Conference and Events Center in Gahanna, Ohio

Advisory Committee Members in Attendance:

Matt Curie
Bess Dunlop
Missy Frost
Kris Keniray
Ash Lemons—substitute Shelly Papenfuse
Tamra Lowe
Joe Maskovyak
Jim McCarthy
Jessie Powers
Nadine Thompson
Marilyn Tobocman
Spencer Wells

Others in Attendance:

Myia Batie
Debbie Leasure
Janes Hales

Ohio Development Services Agency (ODSA) Employees:

Timothy Allen
Sheila Bradshaw
Marquette Jackson

The following is a summary of the topics discussed during the meeting.

Introduction

Tim Allen, Office of Community Development (OCD) Training and Technical Assistance Section Supervisor opened the meeting and welcomed the attendees. The attendees introduced themselves.

Program Update

Tim discussed OCD's Training and Technical Assistance Section structure, including employees, titles, and responsibilities. He also provided an overview of the Ohio Development Services Agency (ODSA) website, including the New Horizons Fair Housing Assistance Program webpage and Civil Rights and Fair Housing resources. As previously requested by the committee, he noted the posting of an updated Fair Housing Contact List on the ODSA website.

Tim provided an overview of the Office of Community Development's ongoing fair housing actions, including:

- Training (annual conference, program application/implementation trainings, and individual)
- Technical assistance
- Monitoring
- Grant application review and grant agreement language
- Standard Fair Housing Program requirements associated with OCD grants

- Analysis of Impediments (State Analysis of Impediments (AI) and review of non-entitlement local government AIs)
- New Horizons Fair Housing Assistance Program

He discussed how the U.S. Department of Housing and Urban Development's (HUD) Affirmatively Furthering Fair Housing (AFFH) rule, published July 16, 2015, replaces the Analysis of Impediments (AI) with a new Assessment of Fair Housing (AFH), but noted that, per regulation, the State of Ohio's first AFH will be due in 2019. The committee suggested that OCD consult with entitlement communities, the Ohio Housing Finance Agency, the Attorney General's Office, and the Ohio Civil Rights Commission (OCRC) while preparing the first statewide AFH.

He informed the committee about the Section 3 report that OCD will submit to HUD in October.

Performance of Grantees

Tim discussed the fair housing technical assistance offered by the OCD, and showed a sample of the OCD monitoring tool and file guide. He detailed the monitoring process for the OCD Standard Fair Housing Program. Since the monitoring tool and file guide require grantees to classify complaints as "Fair Housing" or "Tenant-Landlord," a committee member pointed out that many citizen complaints ultimately include both fair housing and landlord/tenant issues. The committee inquired if the Ohio Civil Rights Commission (OCRC) could provide training to communities regarding complaint processing.

Committee members had several additional suggestions:

- Communities should work with the OCRC to establish testing programs. A committee member stated that private fair housing organizations can provide assistance outside of their immediate jurisdictions when necessary.
- OCD could create a list of where private fair housing organizations are willing to investigate complaints and advocate for clients.
- A committee member suggested that communities should consult with the OCRC first to determine if a complaint involves a fair housing issue.
- Require grantees to record how many individuals they refer to the OCRC or private fair housing organizations, and to document how complaints are resolved.

Application Documents and Instructions

Tim provided an overview of the Standard Fair Housing Program requirements for Community Development Program and Community Housing Impact and Preservation (CHIP) Program grantees. One component of the Standard Fair Housing Program is the Analysis of Impediments (AI), and Community Development Program grantees will submit new AIs with the PY 2016 grant application. OCD requires Community Development Program grantees to generate a new AI every five years, and after PY 2016 grantees will transition to the Assessment of Fair Housing (AFH) process outlined in HUD's new Affirmatively Furthering Fair Housing (AFFH) Rule. Tim asked the committee if any of the other components of the Standard Fair Housing Program – education, outreach, and having a local fair housing contact – should be modified in light of HUD's new AFFH rule. The committee expressed support for the Standard Fair Housing Program concept, and agreed that it was still an effective tool for helping communities meet their obligation to affirmatively further the purposes of the Fair Housing Act.

Tim informed the committee that the State of Ohio's Analysis of Impediments, submitted to HUD with the FY 2015-2019 Consolidated Plan, is on ODSA's Civil Rights and Fair Housing website. Committee members discussed several issues the State of Ohio should evaluate, including discrimination associated with source of income, LGBT, domestic violence victims and restored citizens.

In response to a grantee inquiry, Tim asked the committee if grantees should be permitted to use fair housing webinars to meet the Standard Fair Housing Program's education and outreach requirements. The committee stated that webinars could be offered in addition to the face-to-face training required by

the Standard Fair Housing Program, but that webinars could not replace the requirement for on-site training.

The New Horizons Fair Housing Assistance Program application and instructions were discussed. No changes or clarifications were recommended by the committee

Application/ Project Review Process and Rating Criteria

Tim gave a brief update on the status of the New Horizons Fair Housing Assistance Program. The committee discussed the application review process and rating criteria. Tim said that OCD will continue to encourage eligible applicants to apply for New Horizons Fair Housing Assistance Program funding, including at the application and implementation training as well as OCD's annual conference. He stated that OCD had one application in 18 months and it was not funded.

Policy or Program Issues

The committee discussed HUD's Affirmatively Furthering Fair Housing (AFFH) Rule. Tim informed the committee that HUD is currently developing a separate assessment tool for state programs.

Training Needs/ Recommendations

The committee stressed the importance of training local fair housing contacts. Local fair housing contacts may not have the experience or expertise to effectively evaluate complaints and provide information regarding fair housing or landlord-tenant issues. Tim informed the committee that OCD provides a fair housing training session at its annual conference.

The committee discussed the impact of the oil and gas industry growth and its effect on affordable housing and homeownership.

Other Issues:

A committee member stated that she would like to receive fair housing news and updates from OCD more often. Tim stated that a committee member hosts a list serve for local fair housing contacts and committee members, but it has been underutilized.

The Ability Center of Greater Toledo presented materials to the committee regarding zoning laws and reasonable accommodations for citizens with disabilities. The Ability Center recommended that local government jurisdictions that receive ODSA funding be required to adopt a reasonable accommodation ordinance as a condition of receiving ODSA funding.

The committee is concerned that the currently proposed Ohio Senate Bill 134 will weaken Ohio's fair housing law, and ultimately threaten Ohio's ability to receive HUD funding.

A committee member stated the COHHIO Tenant Rent Information Line will again be taking calls in the October. It was shut down in September due to very high call volume.

The committee adjourned at 4:00 p.m.