



# MIAMI VALLEY FAIR HOUSING CENTER NEWSLETTER

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JIM MCCARTHY, PRESIDENT/CEO

## Annual Fair Housing Month Workshop and Luncheon Inclusive Communities Foster Great Neighborhoods

Each April, we come together as a community and a nation to celebrate the anniversary of the passing of the Fair Housing Act and recommit to that goal which inspired us in the aftermath of Martin Luther King Jr's assassination in 1968: to eliminate housing discrimination and create equal opportunity in every community.

On Thursday, April 3, 2014 the Miami Valley Fair Housing Center along with the Dayton Area Board of REALTORS® will once again celebrate the occasion with the Annual Fair Housing Workshops and Luncheon. The event will be held at the Sinclair Conference Center, 444 W. Third Street, Dayton, Ohio. [Click here to register online.](#)

Guest speaker at the luncheon will be Shanna Smith, President/CEO of the National Fair Housing Alliance in Washington, DC, followed by the presentation of the Marie Kindrick Awards. See page 2 for a description of the Workshops and the Marie Kindrick Awards.

### Program Agenda:

8:00 a.m. to 8:30 a.m.	Workshop registration
8:30 a.m to 11:30 a.m.	Workshops
11:45 a.m to 2:00 p.m.	Luncheon and Marie Kindrick Awards

**Shanna Smith, President/CEO, National Fair Housing Alliance, Washington, DC**—Ms. Smith was selected by the board of directors to open NFHA's first office in 1990. As President, she is responsible for all NFHA's program activities and directly supervises the enforcement and resource development programs. Under her leadership, NFHA has expanded from a staff of two to a staff of twenty with programs in enforcement, membership services, compliance, education and outreach, hate crime prevention and response, and resource development. In addition, Shanna has been an expert witness in several fair housing cases and consults with private fair housing agencies in the development of testing for rental, sales, lending, and insurance complaints



Shanna Smith  
NFHA President/CEO



## **Fair Housing Month Workshops and Marie Kindrick Awards...**

### **Workshop A: Fair Housing and Disability Awareness**

This is the fourth year for this most popular interactive fair housing workshop for leasing agents and REALTORS® presented by a team of experienced professionals from the Access Center for Independent Living. Participants will learn about their fair housing role in assisting people with disabilities who might need reasonable accommodation and modifications in the process of seeking, purchasing or renting and moving into a new home. They will learn about different concepts and levels of accessibility in the design and construction of structural features as well. A few of the things participants will experience are: mobilizing with a manual wheelchair and functioning with a mobility/dexterity impairment, in addition to experiential activities that simulate hearing impairment and visual impairment as well as activities designed to raise awareness of cognitive and speech disabilities.

### **Workshop B: Fair Housing Trends and Scenarios**

In the spring of 2013 HUD published its study called “Housing Discrimination Against Racial and Ethnic Minorities 2012.” This was the fourth national study of its type over 40 years which applied pair-testing methodology in 28 metropolitan areas “to measure the incidence of and forms of discrimination experienced by black, Latino and Asian renters and home-buyers.” Unfortunately, the study concluded that white homeseekers are more likely to be favored than minorities. Most important, minority homeseekers are told about and shown fewer homes and apartments than whites. This seminar will feature both an expert panel on this topic and a set of “scenarios” depicting normal activity by REALTORS® that can have a discriminatory effect without them being aware that their common practices need to be altered in today’s diverse society.

### **Marie Kindrick Awards**

Marie Kindrick was a remarkable woman who for nearly sixty years was committed to working for the rights of those who are under-represented. Born into a wealthy family, she defied convention and expectation and made her life a testament to the kind of work that we honor with these awards. As a community REALTOR®, she was a volunteer tutor for the DABR Partners in Education at Ruskin School and taught ESL in Kettering Schools. She served on the DABR Equal Opportunity Committee in 1992 until her untimely passing in 1998. Each year we pay tribute to Marie and honor her for the inspiration to work for fairness and equity for everyone by honoring a Community Professional, a Community Volunteer, and a REALTOR®.

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## **Inclusive Community Fund established as an Innovative Program to reclaim Neighborhoods affected by REO neglect**

The Miami Valley Fair Housing Center (MVFHC) announced the beginning of its *Inclusive Community Fund (ICF)*, an effort to reinvest in Miami Valley neighborhoods of color and to counteract the devastating damage resulting from the foreclosure crisis and its aftermath.

Funds for the Inclusive Community Fund come from the settlement of a federal fair housing complaint against Wells Fargo Bank. The complaint alleged that foreclosed homes owned by Wells Fargo (also known as real-estate owned homes or REOs) in predominately white communities were much better maintained and marketed by Wells Fargo than were homes in African-American and Latino neighborhoods. MVFHC’s subsequent agreement with Wells Fargo required that Wells Fargo provide funds to promote home ownership, neighborhood stabilization, property rehabilitation, and development in communities of color.

ICF will focus initially on two ZIP codes in the Dayton area that encompass communities of color that have experienced the highest numbers of foreclosures over the past three years: ZIP code 45417 in the City of Dayton and ZIP code 45426 in the City of Trotwood.

To begin the work of the Inclusive Community Fund, MVFHC is announcing the allocation of a combined \$553,000 to

*continued on page 3...*

*Inclusive Community Funds continued from page 2...*

six partnerships. These groups of partners applied for the funding through a competitive process and will be able to apply to renew these grants when all funds awarded in this first round are exhausted. The first program year is January 1, 2014 through December 31, 2014.

The goal of ICF is to begin reclaiming neighborhoods that have been disproportionately impacted and destabilized by predatory mortgage lending, resulting foreclosures, and the blight of vacant, abandoned and neglected REO properties. In order to do so, ICF is working to address the needs of various residents of the neighborhoods:

- Long-term residents who have seen the equity in their homes eroded by the myriad of foreclosures surrounding their homes;
- Residents who have no other access to capital for home repairs, renovations, and improvements;
- First-time homebuyers and others who are willing to move into and invest in the neighborhoods;
- Civic, fraternal and/or social organizations that work in the neighborhoods to increase the quality of life for residents.

*“Poorly maintained REOs in communities of color exacerbate the multitude of racial and ethnic disparities in the highly segregated Dayton area. We are grateful to be able to bring these resources to the community and to address the blight created by these problems.”*

*Jim McCarthy  
MVFHC President/CEO*

The partnerships and their grant activities are:

- [HomeOwnership Center of Greater Dayton](#) (HOCGD) and [Wright-Patt Credit Union](#) (WPCU) — Down payment assistance to homebuyers in ZIP codes 45417 and 45426. Using ICF funds, this partnership will work in these ZIP codes to stabilize home values and encourage new investment by owner-occupied residents. Through this partnership, ICF will provide up to a 20% equity contribution in the form of down payment assistance, with a target of provided funding for approximately fifty homes. Highlights of the partnership include terms that allow for minimum borrower contributions, no mortgage insurance coverage requirements due to 20% down payment, up to 80% Loan-to-Value ratios, 30-year fixed rate amortization, and borrower’s income at or below 200% of the HUD area median income (AMI) for Montgomery County, which equates to approximately \$120,400 for a family of four.

- [Dayton Ohio Habitat for Humanity](#) — Critical home repair/rehabilitation targeted to existing single family owner-occupied homes in ZIP codes 45417 and 45426, with special emphasis on reaching seniors and veterans, to provide extensive interior or exterior work to alleviate critical health, life and safety issues or code violations. Repairs will be made using grants, backed by five-year silent subordinate mortgages, 100% of which will be forgiven after 60 months. Homeowners who are at or below 200% of AMI are eligible to receive assistance.
- [Rebuilding Together Dayton](#) — House repair/rehabilitation targeted to existing single family owner-occupied homes in ZIP codes 45417 and 45426, who are at or below 200% of AMI.

Accessibility modification targeted to existing single family owner-occupied homes in ZIP codes 45417 and 45426, who are at or below 100% of AMI and are disabled or elderly, needing modifications to their homes to enable them to more fully use and enjoy their residence and/or to age in place. Examples include the

installation of aluminum modular ramps for people who use wheelchairs, bathroom modifications, and installation of grab bars, etc.

Repairs and modifications will be made using grants, backed by five-year silent subordinate mortgages, 100% of which will be forgiven after 60 months.

- [CountyCorp](#) — Home improvement loan program targeted to existing single family owner-occupied homes in ZIP codes 45417 and 45426. This program is specifically different from repair/rehabilitation, targeting not emergency repairs but rather home improvements such as additions, energy efficient upgrades, right of way improvements, exterior improvements to the front and sides of houses, and interior improvements such as kitchen and bath upgrades. This is not an all-inclusive listing of eligible home improvements; therefore CountyCorp may be required to determine eligible improvements on a case-by-case basis.

For more information visit [www.icf-dayton.com](http://www.icf-dayton.com).





## Civil Rights Organizations File Housing Discrimination Complaint against Deutsche Bank

February 25, 2014—The [National Fair Housing Alliance](#) (NFHA) and three of its member organizations announced that they have filed a federal housing discrimination complaint with the U.S. Department of Housing and Urban Development against Deutsche Bank. The civil rights organizations allege that Deutsche Bank maintains and markets foreclosed homes in majority white neighborhoods in a strikingly better manner than it does in majority African-American and Latino neighborhoods. Failing to maintain and market homes based on the racial or ethnic composition of the neighborhood violates the federal Fair Housing Act.

The metropolitan areas named in the complaint are: Chicago, Ill.; Memphis, Tenn.; and Washington, D.C., including Prince George's and Montgomery Counties, MD. The three member organizations that conducted investigations with NFHA are the South Suburban Housing Center (Homewood, IL), Open Communities (Winnetka, IL), and HOPE Fair Housing Center (West Chicago, IL).

The fair housing organizations investigated the maintenance and marketing of REO properties for 39 different types of maintenance deficiencies, including broken windows and doors, overgrown lawns and shrubs, trash on the property, mold, water damage and other problems that could cause health and safety issues for the neighbors and community at large if not taken care of properly.

In June 2013, Deutsche Bank settled a lawsuit with the City of Los Angeles, which accused the bank of allowing hundreds of foreclosed properties to turn into slum conditions, leading to the destabilization of communities.

“Deutsche Bank settled a lawsuit with the City of Los Angeles because it failed to maintain its REO properties. That \$10 million settlement should have inspired Deutsche to change its business model and increase quality control measures,” said Shanna L. Smith, President and CEO of the National Fair Housing Alliance. “However, this initial investigation, including foreclosed homes within range of the nation’s Capitol, clearly demonstrates the opposite. It is simply bad business not to mow lawns, remove trash or perform routine maintenance in order to preserve the home and get top dollar at sale.”

Trash on a property is not only an eyesore for neighbors, but it makes a home unappealing to buyers and is a potential health and safety hazard. Trash attracts rats,

mice, and stray animals and signals to vandals the home is vacant and neglected. Regular maintenance and a good quality control process would correct trash problems, but in Memphis, 69 percent of Deutsche Bank REOs in communities of color had substantial amounts of trash. In Chicago, 55 percent of REO properties in communities of color had substantial amounts of trash. In the Washington, DC suburb of Prince George’s County, MD, NFHA identified 52 percent of the Deutsche Bank REOs as having substantial trash on the properties.

“Deutsche Bank is causing harm to Chicago homeowners, schools and local governments by neglecting to provide basic maintenance to these homes,” said John Petruszak, Executive Director of the South Suburban Housing Center. “The bank’s failure to maintain its properties listed for sale brings down property values and reduces tax revenue for schools and city services. Homeowners have lost the opportunity to refinance at historic low levels because of the damage to property values.”

Having secured doors and windows on a vacant home is essential for community safety and preservation of the REO. In Chicago, 27 percent of properties in communities of color had broken doors or locks and 40 percent of properties in communities of color had damaged windows. In Washington, D.C., 22 percent of properties in communities of color had broken doors and **35 percent** of properties in communities of color had unsecured windows.

“Deutsche Bank needs to ensure they are protecting children and the safety of the community,” said Anne Houghtaling, Executive Director of HOPE Fair Housing Center. “By not properly securing doors and not fixing broken windows, Deutsche Bank encourages vandalism. Just one home damaged by fire and left in disrepair can cause health issues for neighbors and blight in the neighborhood.”

One property in a predominately non-white community in the suburbs of Chicago had trash, boarded and unsecured windows, damaged fence, peeling paint, and damaged siding. “Deutsche Bank must be held responsible for maintaining and marketing its properties,” said Gail Schechter, Executive Director of Open Communities. “No one at Deutsche Bank would want to live next door to one of these poorly maintained REOs. So why should African-American and Latino homeowners have to suffer economic harm and threats to their health and safety?”

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*Housing Discrimination from page 4...*

Another property in a predominately African-American neighborhood in Memphis was listed “for sale” and had trash in the yard, broken windows and doors, a severely damaged fence and piles of wood and debris scattered over the front yard and the public sidewalk. “This house and yard are disgusting. Not only is it a safety hazard for anyone walking down the street, it attracts rodents and has an immediate impact on the quality of life for the neighbors,” continued Smith. NFHA and its member agencies are represented by Stephen Dane, Jean Zachariasiewicz, and Anne Bellows of Relman, Dane & Colfax PLLC located in Washington, DC.

Additional detailed statistics and photos are available at [www.nationalfairhousing.org](http://www.nationalfairhousing.org).

NFHA has filed similar complaints against Bank of America and US Bank. Many of the neighborhoods investigated overlap. Added together, the blight and damage caused to these communities by the banks is compounded.

Health and safety factors increase because of accumulated trash and overgrown lawns attracting rodents and insects and broken windows and doors inviting vandalism. Deutsche Bank paid \$10 million to the City of Los Angeles and still fails to maintain its REOs in other cities across America.

The Fair Housing Act makes it illegal to discriminate based on race, color, national origin, religion, sex, disability or familial status, as well as the race or national origin of residents of a neighborhood. This law applies to housing and housing-related activities, which include the maintenance, appraisal, listing, marketing and selling of homes.

### [The National Fair Housing Alliance](#)

Founded in 1988, the National Fair Housing Alliance is a consortium of more than 220 private, non-profit fair housing organizations, state and local civil rights agencies, and individuals from throughout the United States. Headquartered in Washington, D.C., the National Fair Housing Alliance, through comprehensive education, advocacy and enforcement programs, provides equal access to apartments, houses, mortgage loans and insurance policies for all residents in the nation.

### [HOPE Fair Housing Center](#)

HOPE, established in 1968, is the oldest fair housing center in Illinois. HOPE Fair Housing Center seeks to end the hurt and devastation of housing discrimination and segregation because of race, color, religion, national origin, sex, disability, familial status, or any other characteristics protected under state or local laws.

### [Open Communities](#)

Open Communities is proud of its grassroots history as an integral part of Chicago's Civil Rights Movement of the 1960s. Open Communities works with current and prospective residents and local groups to promote economically and culturally diverse communities in north suburban Chicago.

### [South Suburban Housing Center](#)

Initially organized in April of 1975 by local chapters of the League of Women Voters, the mission of the South Suburban Housing Center (SSHC) is the promotion and fostering of long-term diversity throughout all communities in its service area

by working to eliminate all forms of discrimination and exploitation in the housing market, including predatory mortgage lending.

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#### **CHICAGO, IL**

73 percent of Deutsche Bank-owned homes in Chicago communities of color had more than five maintenance or marketing problems.

#### **MEMPHIS, TN**

88 percent of Deutsche Bank-owned homes in Memphis communities of color had more than five maintenance or marketing deficiencies, and 25 percent had more than 10 maintenance or marketing deficiencies.

#### **WASHINGTON, DC**

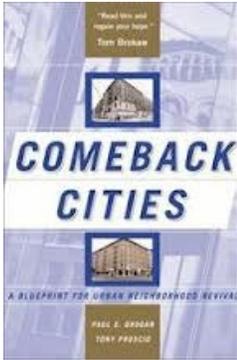
91 percent of Deutsche Bank-owned homes in Washington, D.C. communities of color had more than five maintenance or marketing deficiencies.

## **Celebrating** life & health

The Celebrating Life & Health Fair is the area's largest health-related event and offers attendees a wide array of free services and support services to at-need populations to ensure their good health and identify potential risk-factors. It is provided by the [Levin Family Foundation](#) and hosted at the Sinclair Community College Ponitz Center.

The fair will be held on Saturday, April 5 from 10:00 a.m. to 3:00 p.m

## The Book Corner



### Comeback Cities: A Blueprint for Urban Neighborhood Revival

by Paul Grogan and Tony Proscio

The authors highlight four trends that explain the urban upswing affecting not just the South Bronx, but American cities in general: the growth of neighborhood nonprofit groups; the creation of new markets, including the willingness of retailers to move into old areas; falling crime rates; and "the unshackling of

inner-city life from the giant bureaucracies that once dictated everything that happened there--in particular, the welfare system, public housing authorities, and public schools.

10th Annual Waikiki Party

Mark your calendars for the 10th Annual Waikiki Party Fundraiser on Saturday, August 23, 2014

Bring in this COUPON & T.G.I. Friday's

**WILL DONATE 20% OF YOUR CHECK TOTAL to:**

**The Greater Dayton REALTIST Association**

on: April 7, 2014

At TGIFriday's in Centerville, Dayton, Ohio



Mark your calendars for these **UPCOMING EVENTS!**

- April 3 Annual Fair Housing Workshop and Luncheon (see cover story)
- April 5 [Celebration of Life](#) from 10:00 a.m. to 3:00 p.m. at Sinclair College
- April 7 TGI Friday Fundraiser for Dayton Realtists (Dayton Mall TGIF)
- April 23 [Greater Dayton Apartment Association Trade Show](#)
- May 5 TGI Friday Fundraiser for the Dayton Fund (Dayton Mall TGIF)
- June 14-15 [African-American Wellness Walk](#)
- Aug 23 10th Annual Waikiki Fundraiser—More info coming later!!

### MVFHC Mission Statement

The mission of the Miami Valley Fair Housing Center (MVFHC) is to eliminate housing discrimination and ensure equal housing opportunity for all people in our region.

Specifically, the Miami Valley Fair Housing Center seeks to eliminate housing discrimination against all persons because of race, color, religion, national origin, sex, disability, familial status, or any other characteristic protected under state or local laws. In furthering this goal, MVFHC engages in activities designed to encourage fair housing practices through educational efforts; assists person who believe they have been victims of housing discrimination; identifies barriers to fair housing in order to help counteract and eliminate discriminatory housing practices; works with elected and government representatives to protect and improve fair housing laws; and takes all appropriate and necessary action to ensure that fair housing laws are properly and fairly enforced throughout the Miami Valley.

### MVFHC Vision Statement

The Miami Valley Fair Housing Center recognizes the importance of "home" as a component of the American dream. We envision a country free of housing discrimination where every individual, group and community enjoys equal housing opportunity and access in a bias-free and open housing market. We envision a country where integrated neighborhoods are the norm, and private and public sectors guarantee civil rights in an open and barrier-free community committed to healing the history of discrimination in America.

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