



MIAMI VALLEY FAIR HOUSING CENTER NEWSLETTER

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FALL 2015

JIM MCCARTHY, PRESIDENT/CEO

11th Annual Waikiki Party Fundraiser

The 11th Annual Waikiki Party was held at Sinclair Community College on Saturday, August 29th. This year's event included several new additions, including music by DJ Basim Blunt, Monte Carlo games, a photo booth and the Robert Adams Award of Excellence. The recipient of the Robert Adams Award was the Community Initiative to Reduce Gun Violence. It's never too early to mark your calendar for next year's Waikiki Party—Saturday, August 20, 2016.



More photos from the Waikiki Party on page 3...



Fair Housing webinars
10:00 AM Eastern
Featuring:
John Zimmerman, Vice President
Miami Valley Fair Housing Center

Need Continuing Education Credits? Sign up for a Webinar!

On the third Thursday of every month at 10:00 AM Eastern, the [Greater Dayton Apartment Association](#) will offer a one-hour fair housing webinar featuring Miami Valley Fair Housing Center vice president John Zimmerman. Each class qualifies for Continuing Education Credit (CEC) from the National Apartment Association.

The cost of each webinar is \$10, payable via PayPal once you have registered online.

Topics and Registration Links:

October 15, 2015	Fair Housing Tips on Welcoming Service Animals
November 19, 2015	Fair Housing and Screening Applicants
December 17, 2015	Fair Housing Tips for Welcoming Families with Children

National property management company settles housing discrimination complaint

This September, the Connecticut Fair Housing Center (CFHC), the Fair Housing Center of Central Indiana (FHCCI), and the Miami Valley Fair Housing Center (MVFHC) announced that they have settled a fair housing complaint against TGM Associates, a New York-based property management company that owns and operates apartment complexes throughout the United States.

In their complaint filed with the U.S. Department of Housing & Urban Development in November 2014, the groups alleged that TGM had engaged in systemic discrimination against families with children across five properties evaluated in three states by enforcing an occupancy policy of no more than two people per bedroom in each apartment, regardless of the unit's square footage or whether that unit has a den, office, loft, or other feature that could provide an additional bedroom or living area for a child.

"Where a family lives dictates the parent's access to employment, the children's access to good schools, and the family's access to grocery stores, healthcare, and other vital services," said Jim McCarthy, President and CEO of the Miami Valley Fair Housing Center. "And so we are very pleased that we were able to reach a resolution of our complaint and thus ensure equal housing opportunities for people throughout our region."

The complaint alleged that every apartment complex that was evaluated unlawfully refused to rent units to families with children. According to the complaint, overly restrictive occupancy standards impact the ability of families with children to find affordable, safe housing in neighborhoods of their choice.

The settlement represents the resolution of a systemic investigation that was conducted by CFHC, FHCCI, and MVFHC into the five TGM properties located in their respective states. The properties named in the complaint were TGM Waterford Commons in Manchester, Connecticut; TGM Avalon Lake, TGM Shadeland Station, and TGM Autumn Woods in Indianapolis, Indiana; and TGM Meadow View in Columbus, Ohio.

The U.S. Department of Housing & Urban Development did not make a determination as to the validity of the allegations and TGM denied the allegations and admitted no wrongdoing, but agreed to settle the claims by entering into a Conciliation Agreement with HUD and the private fair housing groups.

"Families with children need access to quality housing in a variety of locations. By agreeing to do away with its 2-person per bedroom rule, TGM has recognized the important role they play in providing that access," said Erin Kemple, Executive Director of the Connecticut Fair Housing Center.

"Resolution of this complaint will enhance housing opportunities available to families with children," said Amy Nelson, Executive Director of the Fair Housing Center of Central Indiana. "We appreciate TGM's attention to this matter and look forward to working with them in the future."



The Video Corner



Making Our Communities Stronger Through Fair Housing

President Obama discusses a new rule announced by his Administration to make it easier for communities to implement

the Fair Housing Act. [Click here to watch the President's July 11, 2015 Weekly Address on YouTube.](#)

WYSO Radio Series - Deconstructing Race

Deconstructing Race is a series of commentaries about racial identity by Miami Valley residents. It's co-curated by Dr. Kimberly Barrett. The series features ten people of varying ages and racial identities responding to one or more of the following questions: *What is your experience with racial identity? Are there pieces of your identity that are frequently misunderstood, invisible, or visible in complicated ways? If you could make one wish about race and identity, what would it be?* [Click here.](#)

Support MVFHC by having lunch or dinner at TGI Fridays



- October 12 & 13 MVFHC Fundraiser at TGI Friday's (see coupon above)
- October 28 Fair Housing for Service Technicians. Sponsored by the Greater Dayton Apartment Association. [Click here to register.](#) Cost is \$55.
- November 3 [WSU Presidential Lecture Series](#) - former US Senator from Iowa, Tom Harkin to discuss Americans with Disabilities Act.
- November 12 Advanced Fair Housing. Sponsored by the Greater Dayton Apartment Association. [Click here to register.](#) Cost is \$55.
- December 9 Miami Valley Fair Housing Center's Annual Meeting will be held at the Dayton Area Board of REALTORS® from Noon to 2:00 PM. [Online registration coming soon.](#)

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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