



# MIAMI VALLEY FAIR HOUSING CENTER NEWSLETTER

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SPRING 2017

JIM MCCARTHY, PRESIDENT/CEO

## April is Fair Housing Month: Equal Housing Opportunity *#IntegratedLiving creates #VibrantHealthyCommunities*

This April marks the 49th anniversary of the passage of the U.S. Fair Housing Law, Title VIII of the Civil Rights Act of 1968, as amended, which enunciated a national policy of Fair Housing without regard to race, color, religion, national origin, sex, familial status, or disability, and encourages fair housing opportunities for all citizens. Join us and the Dayton Area Board of REALTORS® on April 6, 2017 at the Sinclair Conference Center to celebrate this landmark decision.

### Equal Housing Opportunity



#IntegratedLiving creates #VibrantHealthyCommunities

The workshops are followed by our annual Fair Housing luncheon, featuring keynote speaker [Kimberly Nevels](#), Acting Regional Director of Region V for HUD's Office of Fair Housing and Equal Opportunity.

In addition, spoken word artists [Joseph LMS Green](#) and [Pages Matam](#) are returning to Dayton to perform some of their work related to fair housing and social justice issues. Click on their name for a YouTube video of one of their performances.

Lastly, we will be honoring this year's recipients of the [Marie Kindrick Fair Housing Awards](#).

[Click here to register online](#) for the luncheon and/or workshops.

### Workshop and Luncheon Schedule

8:00 a.m.	Workshop registration
8:30 a.m. – 11:30 a.m.	Workshop sessions See page 2 for a description of the workshops
11:45 a.m. – 2:00 p.m.	Luncheon, Keynote Presentation and Marie Kindrick Awards

## Meet Your Miami Valley Fair Housing Center Board Members

*Each issue we will introduce a member of the MVFHC Board of Directors*

Elaine Zimmers Johnson is a retired Dayton native who has served on the Miami Valley Fair Housing Board since 2004. After 30 years in local government, serving as a county commission assistant and director of real estate, she is passionate about sound public policies especially as it relates to access to affordable housing and eliminating discrimination based on sex, family status, race, and level of abilities.

Elaine is especially proud of MVFHC's accomplishments through the Inclusive Community Fund and the establishment of the Columbus Office of Fair Housing to provide services to the Central Ohio area, as well as the staff at MVFHC which day to day advocate for anyone who believes their rights under the Federal Fair Housing Act have been violated.

She is also humbled to serve with a Board as dedicated to public service as MVFHC.

"It's a new frontier out there and we must continue to foster this community's commitment to accessible fair housing for all."



*Elaine Zimmers Johnson  
MVFHC Board Secretary*

## 3 Workshops that will be presented at the Annual Fair Housing Celebration

### Fair Housing & Disability Awareness for Architects

Fulfills 3.25 HSW clock hours for Architects licensed in Ohio through the Ohio Architects Board and 3.0 civil rights hours for Ohio Realtors. Many disability related complaints today are about design and construction violations in new multi-family developments. The course provides a history of disability rights and a connection to the people that proper accessible design serves; and the fair housing laws around accessibility, design and construction. MVFHC has assembled a panel of experts including Dayton Architect Jane Voisard and Greg Kramer, the Asst. Director of the Access Center for Independent Living who will lead discussions and hands-on exercises about the needs of people with mobility impairments.

### Fair Housing Best Practices for REALTORS®

Fulfills 3.0 civil rights hours for Ohio Realtors and is for real estate professionals seeking to increase their knowledge of fair housing law and the best practices to avoid liability. Developed specifically for Ohio based upon a collaboration between the Fair Housing Center of West Michigan, the Michigan Association of REALTORS®, and the National Fair Housing Alliance. The instructor, Liz Keegan, Director of Education & Outreach, Fair Housing Center of West Michigan, will empower participants with a better understanding of fair housing law, including practical application and risk management strategies. Ms. Keegan, who is a renowned instructor in the Midwest, will use interactive exercises and discussion about practical situations Realtors face in the real world. Attendees will gain knowledge on how to apply best practices in the fast-paced, high stress digital environment of today's housing industry.

### Fair Housing and Community-Police Relations

Fulfills 2.0 elective hours for Ohio Realtors. This course will explore issues surrounding housing, marginalized communities and the impact on community-police relations. The presenters will talk about how long-term community disinvestment caused by racial segregation and income leads to violence and poor community-police relations. Catherine Crosby, Executive Director of The City of Dayton Human Relations Council will lead this class.

**Join the Fair Housing Center today.  
We can overcome with your help!**

Most contributions to MVFHC are tax deductible.  
Check with your tax professional.

Name \_\_\_\_\_

Company/Organization (if applicable) \_\_\_\_\_

Address \_\_\_\_\_

City \_\_\_\_\_ State \_\_\_\_\_ Zip \_\_\_\_\_

Phone \_\_\_\_\_

Email address \_\_\_\_\_

**Individual Annual Memberships**

<input type="checkbox"/> Senior/Student .....	\$20.00
<input type="checkbox"/> Individual .....	\$50.00
<input type="checkbox"/> Family .....	\$100.00
<input type="checkbox"/> Silver Life Membership .....	\$500.00
<input type="checkbox"/> Gold Life Membership .....	\$1,000.00
<input type="checkbox"/> General Donation .....	\$ _____

**Organizational Annual Memberships**  
(based on organizations annual budget)

<input type="checkbox"/> Non-Profit .....	\$100.00
<input type="checkbox"/> \$100,000 to \$300,000 .....	\$100.00
<input type="checkbox"/> \$301,000 to \$500,000 .....	\$200.00
<input type="checkbox"/> \$501,000 to \$700,000 .....	\$300.00
<input type="checkbox"/> \$701,000 to \$1,000,000 .....	\$400.00
<input type="checkbox"/> Over \$1,000,000 .....	\$500.00

New Member       Renewal

Make checks payable to:  
**Miami Valley Fair Housing Center, Inc.**



MIAMI VALLEY  
FAIR HOUSING

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Dayton, OH 45405-4619  
937-223-6035      www.mvfairhousing.com



### 2nd Annual Good Friday Great Fish Fry



Friday, April 14, 2017 from Noon to 7:00 PM

DJ & Happy Hour from 6:00 PM to 9:00 PM

VFW Post 5018, 4110 Free Pike, Dayton Ohio 45416

\$10 meal includes fish or chicken, 2 sides, bread, drink and dessert.  
Pre-orders available and encouraged (937) 626-9697



## Fair Housing Updates

### MVFHC Word and Phrase List – an important tool for advertising

This word and phrase list found at [http://mvfairhousing.com/ad\\_word\\_list.php](http://mvfairhousing.com/ad_word_list.php) is intended as a guideline to assist in complying with state and federal fair housing laws. **It is not intended as a complete list of every word or phrase that could violate any local, state, or federal statutes nor is intended to be legal advice.**

The list is divided into three categories of words and phrases, each with its own key: those that are acceptable are in a font that is underlined, those words and phrases that are *cautionary* are in italic font and the words that are **unacceptable** are in a bold font. The first three entries on the list are a good example of each category and this article has added a fair housing explanation:

**# of bedrooms** – this refers to the structure and has nothing to do with a protected class which is a necessary element if something is to be labeled a violation of fair housing.

**# of children** – this could potentially steer families with children away from a unit or steer other persons away based on the presence of children in a building. Advertising the number of persons allowed in a unit might be a better alternative if this is a necessary element in the advertisement.

**# of persons** – occupancy best practices encourage landlords to have a flexible policy based on HUD guidance that says 2 per bedroom is a reasonable policy unless there are special circumstances. Before making this an element in an advertisement, it would be wise to look at the configuration of your units. In the 1998 Keating Memorandum from HUD on Occupancy Standards it gives an example where one might flex their policy. It says:

“Configuration of the unit: In the case of a family of five wishing to rent a unit of two bedrooms plus den, a strict two person per bedroom occupancy standard could be regarded as over-restrictive if the rooms are spacious and the den is a separate room.”

*This article was prepared by John Zimmerman at the Miami Valley Fair Housing Center with assistance from various web-based resources and MVFHC fair housing curricula.*

### HUD Issues Final Regulation on Harassment in Housing in September 2016

This final rule amends HUD's fair housing regulations to formalize standards for use in investigations and adjudications involving allegations of harassment on the basis of race, color, religion, national origin, sex, familial status, or disability. This rule provides guidance to providers of housing and to victims of harassment and their representatives regarding how to assess potential claims of illegal harassment under the Fair Housing Act. The rule adds to the existing regulation a definition the terms “quid pro quo” (“this for that”) harassment and “hostile environment” harassment, among many important additions.

“Quid pro quo harassment refers to an unwelcome request or demand to engage in conduct where submission to the request or demand, either explicitly or implicitly, is made a condition related to: the sale, rental, or availability of a dwelling; the terms, conditions, or privileges of the sale or rental, or the provision of services or facilities in connection with the sale or rental; or the availability, terms, or conditions of a residential real estate-related transaction. An unwelcome request or demand may constitute quid pro quo harassment even if a person acquiesces in the unwelcome request or demand.”

“Hostile environment harassment refers to unwelcome conduct that is sufficiently severe or pervasive as to interfere with: the availability, sale, rental, or use or enjoyment of a dwelling; the terms, conditions, or privileges of the sale or rental, or the provision or enjoyment of services or facilities in connection with the sale or rental; or the availability, terms, or conditions of a residential real estate-related transaction. Hostile environment harassment does not require a change in the economic benefits, terms, or conditions of the dwelling or housing-related services or facilities, or of the residential real-estate transaction.”

There are many other provisions to this rule and GDA will sponsor, along with the Miami Valley Fair Housing Center, a webinar on this topic in the near future. The final rule is in the *Federal Register* at: <http://bit.ly/2cJhKwy>

*John Zimmerman, VP of the Miami Valley Fair Housing Center developed this article with information from HUD and the National Low Income Housing Coalition.*

Go to <http://nlihc.org/article/hud-publishes-final-fair-housing-harassment-rule> for further reading.



## Need Continuing Education Credits? Sign up for a Webinar!

Miami Valley Fair Housing, in partnership with the [Greater Dayton Apartment Association](#) will offer one-hour fair housing webinars featuring MVFHC 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. To register click on the appropriate webinar.

### - 2017 Webinars -

- March 9 [Fair Housing Tips for Welcoming People with Disabilities](#)
- May 11 [Fair Housing and Reasonable Accommodations](#)
- July 13 [Fair Housing and Reasonable Modifications](#)
- September 14 [Fair Housing Advertising 1—what we write](#)
- November 9 [Fair Housing Advertising 2—what we say](#)

## Celebrating Life and Health



The Celebrating Life and Health Fair first began in 2003, when the Levin Family Foundation decided to host an Easter meal for the community. As they planned, serving the homeless and hungry through a simple meal quickly turned into offering a few free health screenings to the community. In that first year, there were a thousand attendees! In a few short years, the Celebrating Life and Health Fair had grown to five thousand participants.

The Celebrating Life and Health Fair is still underwritten by the Levin Family Foundation, but now offers screenings from over sixty different local health and education related vendors. It is open to everyone, and all attendees receive a free healthy meal and family activities in addition to access to all the screenings.

[Click here for more information.](#)



- April 1 [Celebrating Life and Health](#) at Sinclair Community College
- April 6 [Fair Housing Month Celebration](#)—see story on page 1
- April 14 [Greater Dayton Realtist Association](#) Fish Fry—see page 2
- May 29 Memorial Day—MVFHC office closed
- August 19 13th Annual Waikiki Party Fundraiser

### 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.

### MIAMI VALLEY FAIR HOUSING CENTER, INC.

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