



MIAMI VALLEY FAIR HOUSING CENTER NEWSLETTER

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JIM MCCARTHY, PRESIDENT/CEO

HUD awards \$325,000 grant to the Miami Valley Fair Housing Center

Through its Fair Housing Initiatives Program, the U.S. Department of Housing and Urban Development (HUD) has awarded a \$325,000 lending discrimination grant to the Miami Valley Fair Housing Center (MVFHC) and its partner [HomeOwnership Center of Greater Dayton](#).

The grant augments both organizations' existing fair lending enforcement and complaint activities. It also allows the



continuation of the Predatory Lending Solutions and Foreclosure Prevention project, which provides legal services to individuals who are victims of lending discrimination and assists homeowners facing foreclosure by offering intervention services to attempt to keep them in their homes whenever possible.

In addition, HUD also announced the continued funding of a 3-year private enforcement grant that was originally awarded to MVFHC in 2011 and that runs through December 2014.

HUD awards \$390,000 to Dayton fair housing groups The funding will support the Welcome Dayton Initiative

The [U.S. Department of Housing and Urban Development](#) (HUD) has awarded more than \$390,000 over a 24-month period to Dayton organizations to further the city's [Welcome Dayton](#) initiative, educational workshops, and other programs meant to stop unfair and discriminatory housing practices.

Part of grants provided nationwide by HUD's [Fair Housing Assistance Program](#), the funds will bolster the following agencies' activities in the region:

- The Dayton [Human Relations Council](#), which will help to implement the Welcome Dayton plan that aims to make the city more immigrant-friendly
- The Miami Valley Fair Housing Center, which will use \$155,000 to conduct workshops and training programs on fair housing and to conduct systemic investigations and to test fair housing practices in the Deaf and LGBT communities

HUD provided nearly \$979,000 to Ohio organizations.



Visit us at the Home Improvement Show at Hara Arena

MVFHC will again be at the Home Improvement Show at Hara Arena. The show runs from January 16th through the 19th.

The legal staff from MVFHC will present a seminar entitled **“Empowering Homeowners Facing Foreclosure.”** They will be discussing the free services and options available to homeowners struggling with their mortgages.

The seminar is scheduled for 2:00 pm on Saturday, January 18, 2014.

HUD, DOJ RELEASE NEW GUIDANCE ON “DESIGN AND CONSTRUCTION” REQUIREMENTS UNDER THE FAIR HOUSING ACT

New guidance released on April 30, 2013 by the U.S. Department of Housing and Urban Development (HUD) and the Department of Justice (DOJ) reinforces the Fair Housing Act requirement that multifamily housing be designed and constructed so that it is accessible to persons with disabilities.

The Fair Housing Act prohibits discrimination in housing based on disability, race, color, national origin, religion, sex and familial status. The Fair Housing Act also requires that multifamily housing built for first occupancy after March 1991 contain accessible features for persons with disabilities.

The new guidance is designed to assist design professionals, developers and builders in understanding and meeting their obligations and to assist per-

sons with disabilities in understanding their rights regarding the “design and construction” requirements of the federal Fair Housing Act.



Since January 2009, HUD and its Fair Housing Assistance Program partners have investigated and either conciliated or charged 300 cases that alleged violations of the design and construction requirements of the Fair Housing Act. The Justice Department’s Civil Rights Division has filed 141 cases to enforce the Fair Housing Act since January 2009, 19 of which have alleged discrimination based on a failure to design and construct multifamily housing in compliance with the Act.

To read the new guidance [click here](#)

Best Practice Tips for Rental Screening

Property Managers should -

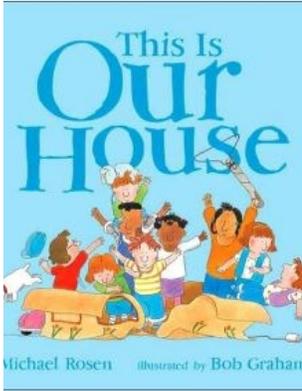
- ✓ *Decide what the acceptance criteria is PRIOR to advertising the unit for rent*
- ✓ *Share the acceptance criteria with all callers and people who actually view the unit*
- ✓ *When completed applications are received, a manager/staff person should write the date & time received on each application*
- ✓ *“Screen” (credit, criminal background, former landlord references, etc.) in the order that applications are received, and*
- ✓ *Offer the unit to the applicant(s) who meet the pre-established acceptance criteria in the same order that the completed applications were received by the manager/staff*

More Screening tips as suggested by National Association of Leasing Professionals -

- ✓ *Require accurate addresses from previous residences*
- ✓ *Require all adult occupants to comply with screening even if they aren’t paying the rent*
- ✓ *Conduct screening for criminal convictions*
- ✓ *Require valid social security or federal tax ID numbers*
- ✓ *Require a government issued photo ID*
- ✓ *Have only one person do the screening and approving or use a third party service if possible or ensure everyone follows the same procedure*
- ✓ *Use standard forms for everyone*
- ✓ *Be as objective as possible*
- ✓ *Follow written rules to the letter*
- ✓ *Consider an objective rating system with no deviation*



The Book Corner



This is Our House

by Michael Rosen with illustrations by Bob Graham

for ages 3 to 6 years old

George has a house made from a big cardboard box, and he says that no one else at the playground can come in. Not Lindy, because George's house "isn't for girls," nor Freddie, because it "isn't for small people." Sophie can't come in because, George says, "This house isn't for people with glasses."

But when George leaves his house for a moment, everyone piles in, and on his return, George gets a taste of his own medicine. Aided by Bob Graham's striking illustrations of an urban playground, Michael Rosen tells the tale of a little boy who makes a big discovery — that letting everyone into his playhouse is a lot more fun than keeping them out.

Click the link to "watch" this book on vimeo.com

MVFHC Annual Meeting



from the 2012 Annual Meeting

The Miami Valley Fair Housing Center will hold its Annual Meeting at the Dayton Area Board of REALTORS® on Wednesday, December 11th.

In addition to the usual business agenda items, there will be an announcement of the initial allocations of the \$1.4 million Inclusive Community Fund.

<p>Mark your calendars for these UPCOMING EVENTS!</p>	December 11	Miami Valley Fair Housing Center Annual Meeting at the Dayton Area Board of REALTORS®
	January 16-19	Hara Home Improvement Show at Hara Arena.
	January 20	MLK Day March and Rally held at the Dayton Convention Center. For more information click here .
	Feb 7-9 and 14-16	HomeWorld Expo at the Dayton Airport Expo Center

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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