

# FAIR HOUSING REPORT 2021



"Greetings from Lorain" mural by Mike Sekletar in the Speak of the Devil Alley, 201 W 5th St., Lorain, OH 44052

## City of Lorain - Fair Housing Board

This report has been prepared in accordance with Section 136.05A (f) (5) of the City of Lorain Fair Housing Ordinance – Chapter 136

# Fair Housing Report 2021

## FAIR HOUSING ORDINANCE

The City of Lorain enacted its Fair Housing Ordinance in 1977. The ordinance was most recently amended in 2013, in order to become equivalent to the Federal Fair Housing Act. Currently, the City of Lorain Fair Housing Ordinance 47-13 – Chapter 136 offers broader protection than the State and the Federal Fair Housing Act, by including additional protected classes. The current Ordinance prohibits discrimination in the sale or rental of housing, brokerage services or financing, based on individuals race, sex, color, religion, national origin, disability, and familial status, in addition to marital status, ethnic group, ancestry, sex orientation, age, and Vietnam-era disability or disabled veteran status.

The City of Lorain Fair Housing Ordinance offers protection for more protected classes than any other municipality in Lorain County and has included protected classes in addition to the State and Federal Guidelines.

Ordinance	561	725	628	136	Res. 11-525	628	1185	790	628
Complaint Process	Y	Y	Y	Y	Y	Y	Y	Y	Y
Fair Housing Board	Y	Y	Y	Y	Y	Y	N	Y	Y
Association with a Protected Class									
Occupation	X								
Source of Income									
Physical Characteristic									
Vietnam/Disabled Vet Status				X				X	
Military Discharge Status									
Ethnic Group				X				X	
Sexual Orientation				X			X	X	
Gender Identity							X		
Parental Status									
Marital Status	X		X	X		X		X	
Creed	X	X	X	X		X			
Age			X	X		X		X	
	<b>Lorain County</b>								
	Amherst								
	Elyria								
	Grafton								
	Lorain City								
	Lorain County								
	North Ridgeville								
	Oberlin								
	Sheffield Lake								
	Vermillion								

\*Data provided by the Fair Housing Center for Rights and Research

## FAIR HOUSING BOARD

Chairperson  
Martin Leibas

Vice-Chairperson  
Rhoda Lee

Secretary  
Sylvia DuVall

Dennis Johnson

Yvonne Johnson

Jean Wrice

Teresa Yuzon

The City of Lorain Fair Housing Board met eight times in 2021, a particularly noteworthy achievement given the ongoing Coronavirus Pandemic and its high level of community spread in the beginning of the year. Unfortunately, all Fair Housing Board members were not able to access technology in a productive way, and as such meetings using an online platform were not possible.

The Fair Housing Board worked to understand Fair Housing laws, assist with affordable housing projects in Lorain, advocate for equitable housing, and provide guidance to city officials on how to further affirm fair housing. The City of Lorain impediments to Fair Housing document, along with the City of Lorain Housing Study was discussed at length, with specific actionable items put into place.

The City's Fair Housing Ordinance established a Fair Housing Board. The Fair Housing Board is composed of volunteers, appointed by the Mayor. The Fair Housing Board has the responsibility to administer the provisions of the City's Fair Housing Ordinance and to adjudicate complaints alleging violations under the Ordinance. Previously, the Fair Housing Board subcontracted other agencies in order to provide fair housing services. Subcontracted agencies conducted various Fair Housing activities but those agencies lacked the capacity to process Fair Housing Complaints directly under the City's Ordinance. For this reason, the City of Lorain and Fair Housing Board has designated the Neighborhood Development Specialist in the Building, Housing & Planning Department as the Fair Housing Administrator. The appointed Fair Housing Administrator is responsible for receiving and processing complaints on behalf of the Fair Housing Board. Additionally, the Fair Housing Administrator, among other duties, conducts community outreach events and educational activities.

## PROCEDURE AND COMPLAINT FORM

The Fair Housing Administrator is able to screen potential complaints from residents, conduct an investigation, initiate conciliation, assist if a hearing is necessary, and refer for further enforcement via litigation if necessary. The Complaint form was created with the intention of obtaining all necessary and pertinent information that would help in an investigation.

This form is available on the City's Website and hard copies are available in the Building, Housing & Planning Department.



**CITY OF LORAIN**  
**Department of Building, Housing & Planning**

**FAIR HOUSING COMPLAINT**  
**QUEJA POR DISCRIMINACIÓN EN LA VIVIENDA**

The submission of this Complaint will initiate an investigation, pursuant Chapter 136 - Fair Housing Codified Ordinance 147-08 for the City of Lorain.  
 La presentación de esta queja iniciará una investigación, conforme al Capítulo 136 - Ordenanza de Vivienda Justa Codificada 147-08 para la Ciudad de Lorain.

Your Name (Nombre): \_\_\_\_\_  
 Your Address (Dirección): \_\_\_\_\_  
 Email (Correo Electrónico): \_\_\_\_\_  
 Daytime Phone (Teléfono en el Día): \_\_\_\_\_ Evening Phone (Teléfono en la Noche): \_\_\_\_\_

**I allege that I experienced (Alego que he experimentado):**

Discrimination (Discriminación)  Harassment (Acoso)  Retaliation (Represalias)

**Because of my actual or perceived (Debido a mi real or percibido):**

- Age (Edad)
- Ancestry (Ascendencia)
- Association with a Member of a Protected Class (Asociación con un miembro de una clase protegida)
- Color (Color)
- Disability (Discapacidad)
- Ethnic Group (Grupo Étnico)
- Familial Status, households with children under age 18 (Estado Familiar, hogares con niños menores de 18 años)
- Familial Status, pregnancy or in process of securing legal custody (Estado Familiar, embarazo o en el proceso de obtener custodia legal)
- Marital Status (Estado Civil)
- National Origin, including Language Use Restrictions (Origen Nacional, que incluye restricciones de uso del idioma)
- Race (Raza)
- Religion (Religión)
- Sex- Gender (Género Sexual)
- Sex-Gender Identify or Expression (Identidad de Género o Expresión)
- Sexual Orientation (Orientación Sexual)
- Source of Income (Fuente de Ingreso)

**As a result, I was (Como resultado, yo fui):**

- Denied Loan/Homeowners Insurance (Negado Prestamo or Seguro de Propietarios de Préstamos)
- Denied Equal Terms and Conditions (Negado Términos y Condiciones Iguales)
- Denied Reasonable Accommodation (Negado Acomodación Razonable)
- Denied Rental/Lease/Sale (Negado Alquiler/Arrendamiento/Venta)
- Evicted (Desalojado)
- Retaliated Against for Having Complained (Victima de Represalias En Su Contra Por Haber Denunciado)
- Subjected to Discriminatory Statements/Advertisements (Sometido a Anuncios o Declaraciones Discriminatorias)
- Subjected to Discriminatory Zoning/Land use (Sometido la Distribución de Zonas /Uso De tierra en forma Discriminatoria)
- Subjected to Restrictive Rule/Covenant (Sometido a Reglas Restrictivas Excesivas)
- Other, specify (Otro, favor especificar): \_\_\_\_\_

200 West Erie Avenue, 5<sup>th</sup> Floor, Lorain, Ohio 44052  
 Building Division: (440) 204-2045 Fax: (440) 204-2540  
 Housing & Planning Division: (440) 204-2020 Fax: (440) 204-2080  
 Email: bhp@cityoflorain.org

**What happened to you? (¿Qué le sucedió?)**

**Why do you believe you are being discriminated against? (¿Por qué cree que están discriminando contra usted?)**

**Examples:** Were you refused an opportunity to rent or buy housing? Told that housing was not available when in fact it was? Treated differently from others seeking housing?  
**Prohibited Reasons:** Were you denied housing because of your race? Were you denied a mortgage loan because of religion? Or turned down for an apartment because you have children?  
**Ejemplos:** Te negaron la oportunidad de alquilar o comprar una vivienda? Dijeron que la vivienda no estaba disponible cuando en realidad si lo estaba? Fue tratado(a) diferente que otras personas que buscan una vivienda?  
**Razones Prohibidas:** Le negaron vivienda debido a su raza? Se le negó un préstamo hipotecario debido a su religión? O fue rechazado(a) al intentar alquilar, debido a que tiene niños?

**Explain Briefly (Favor, Explicar Brevemente):**

\_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

(Attach additional sheets, if necessary - Puede adjuntar hojas adicionales, si es necesario)

**Who do you believe discriminated against you? (¿Quién cree que discriminó en su contra?)** A landlord, owner, bank, real estate agent, broker, company or an institution.  
 (Un arrendador, propietario, banco, agente de bienes raíces, una compañía o institución.)

Name (Nombre): \_\_\_\_\_  
 Organization (Institución): \_\_\_\_\_  
 Address (Dirección): \_\_\_\_\_

**Where did the alleged act of discrimination occur? (¿Dónde ocurrió el presunto acto de discriminación?)**

Address (Dirección): \_\_\_\_\_ City (Ciudad): \_\_\_\_\_

**When did the last act of discrimination occur? (¿Cuándo ocurrió el ultimo acto de discriminación?)**

Enter Date (Fecha): \_\_\_\_\_

Is the alleged discrimination continuous or on going? (¿Aún continua la presunta discriminación?):  Yes  No

Signature (Firma): \_\_\_\_\_ Date (Fecha): \_\_\_\_\_

Mail or take this form to the address below.  
 Favor, enviar o llevar este formulario a la dirección en el formulario.



(Form Revised 1/30/18)

200 West Erie Avenue, 5<sup>th</sup> Floor, Lorain, Ohio 44052  
 Building Division: (440) 204-2045 Fax: (440) 204-2540  
 Housing & Planning Division: (440) 204-2020 Fax: (440) 204-2080  
 Email: bhp@cityoflorain.org

It is important to have bilingual form due to the City's current population. Although the City's population as a whole has declined since the 1970's, the Hispanic population has steadily increased since that time.



## COMPLAINTS

Many calls are received from residents who are seeking answers and solutions to their landlord/tenant concerns, fair housing issues, and general housing issues. Landlord/tenant issue calls are usually refer to entities that deal with those issues, such as Legal Aid among others. On occasion, guidance and moderate mediation has been offered regarding these issues. If the call is in reference to a fair housing issue, further investigation is immediately initiated.

The City of Lorain received one Fair Housing Complaint during 2021. The basis of the complaint was determined to not rise to the level of a Fair Housing issue under current laws and regulations by the City of Lorain Law Department.

## AFFIRMATIVELY FURTHERING FAIR HOUSING

During 2021 many steps were taken to provide guidance and administer policies that are helping to ensure that every resident of the City of Lorain has an equal and fair access to housing opportunists. Additionally, as a recipient of federal funds, the City took various affirmative steps in order to overcome housing discrimination, address impediments to fair housing, and provide its residents with more knowledge regarding fair housing laws.

## COMMUNITY MEETINGS, OUTREACH AND INVOLVEMENT

The Fair Housing Board had the opportunity to meet with local governmental and non-governmental organizations to discuss and find solutions to the lack of affordable housing in the City of Lorain.

Guests included:

Lorain County Public Transit CFO

Director of Lorain Metropolitan Housing Authority

The Center for Community Solutions to discuss the Lorain County Racial Disparities Study

Meeting Dates:

April 15, 2021

May 20, 2021

June 17, 2021

August 19, 2021

September 16, 2021

October 28, 2021

November 18, 2021

FAIR HOUSING BOARD  
MEETING MINUTES



**LORAIN FAIR HOUSING BOARD MEETING**

**MINUTES**

**Thursday, April 15, 2021**

Meeting called to order at 4:05 p.m.

**Members Present:**

E. Jean Wrice

Rhoda Lee, Vice Chairperson

Teresa Yuzon

Yvonne Johnson

Dennis Johnson

**City of Lorain Representatives:**

Drew Crawford, Neighborhood Development Specialist

Max Upton, Director, Building, Housing and Planning

**Approval of Minutes:** No minutes to approve from previous meeting

**New Business:**

Judith Carlin, Director of the Lorain Metropolitan Housing Authority, joined the group in person for a robust discussion on housing needs in the City of Lorain, and LMHA's role.

**Next meeting:** Thursday, June 17th 2021 at 4:00pm. Meeting will be held in Council Chambers, Lorain City Hall.

City of Lorain  
Fair Housing Board Meeting Minutes  
May 20, 2021 at 4:00pm

1. Meeting Call to Order, **4:04pm**
2. Roll Call, Present: **Martin Leibas, Rhoda Lee, Yvonne Johnson, Jean Wrice, Teresa Yuzon**  
Absent: **Dennis Johnson**
3. Old Business, **none**
  - a. Approval of meeting minutes from April 2021 meeting  
**Motion Approve by Rhoda Lee, Second by Jean Wrice. Voted to pass unanimously.**
4. New Business
  - a. Stoveworks Site Plan, update. **Discussion was help in regards to the new site plan. The plan was favorable and reflected the board's desire to have single-family for-sale homes at the Stoveworks Site. The group commended the work of the planning firm PORT. Voted to pass a resolution in support of the site plan. Motion to Approve by Rhoda Lee, Second by Jean Wrice. Voted to pass unanimously.**
  - b. Housing Study Recap—**full copies of the Housing Study were passed out to members. Discussion will take place at the June meeting with its implications.**
5. Fair Housing Updates—**mentioned to continue working on School Posters, April as Fair Housing Month, Realtor Workshops, and more training needed.**
6. Adjournment at **5:12pm.**



## Fair Housing Minutes

Thursday, June 17<sup>th</sup>, 2021

**Call to Order:** 4:06p

### **Roll Call:**

Absent—Yvonne Johnson, Teresa Yuzon, Martin Leibas

Present—Sylvia DuVall, Rhoda Lee, Jean Wrice, Dennis Johnson

**Old Business:** Approval of Minutes from May Meeting. Moved to approve by Sylvia DuVall, seconded by Jean Wrice. Approved with amendment seen below unanimously.

Questions on Minutes: Sylvia DuVall moved to amend the resolution in support of the site plan for the former Stoveworks Site. This was seconded by Jean Wrice. Minutes pass with the amendment.

### **New Business: Pam Novak from Lorain County Transit, guest speaker**

- Review of past efforts to extend services
- Two bus fixed routes
- “Dial a ride” available—Priority to ADA/Senior, currently county wide, \$9.00 each way
- Jobs and family services—specific contract for non-emergency transportation and Medicaid transportation
- Discussion on Funding:
  - Levies have not previously been successful
  - Model of service has changed several times
  - \$2 million from federal sources?
- Novak committed to setting up meeting to discuss new model of transportation in June

Discussion on Cleveland State University Housing Study, Assessment of Needs and Analysis

- Moved DuVall/Wrice to place an equity statement in preamble of charter commission
- A copy of the proposed charter will be sent to board member

**Adjournment:** Moved to adjourn by DuVall, seconded by Johnson. Meeting adjourned at 5:07pm.

Fair Housing Board Meeting

August 19, 2021

1. Call to Order: 4:03
2. 4 Present, Martin Liebas, excused absence
3. Max, Sanford, Mayor, Matt, Drew
4. Approval of Minutes, June 17, 2021 – Accepted
5. New Business
  - a. Mitch Fallis, Lead and Healthy Homes, absent
    - i. Max – Lead Safe grant, Erie County agreement
      1. \$150k-\$160k investment into Fulton Homes
      2. Entire 2021 CDBG lead allocation into Fulton Homes
  - b. Transportation in Lorain County, Updates and Discussion
    - i. Mayor - Need to wait until new County Administrator is selected to continue progress
    - ii. Drew – Ms. Pearson, Mobility Manager at United Way
      1. Working on micro-transit options.
        - a. May address concerns from the previous Board meeting
      2. Transportation Survey data
      3. Sept. 30<sup>th</sup> 9:30-11AM, Transportation Zoom meeting
      4. CDBG Eligible Program/Ride Vouchers
- 6.
- 7.

Fair Housing Board Minutes

September 16, 2021

4:00pm

1. Meeting Call to order by Martin Leibas, 4:06p
2. Roll Call: Martin Leibas, Rhoda Lee, Dennis Johnson, Teresa Yuzon, Yvonne Johnson, Sylvia DuVall—present. Jean Wrice—absent.
3. Introduction of Mayor’s Staff:
  - a. Mayor Jack Bradley present, Director of Building, Housing and Planning Max Upton, present
4. Disposition of Minutes: DuVall/Johnson to approve, motion carries
5. New Business
  - a. Discussion with Emily Campbell, The Center for Community Solutions on the Lorain County Racial Disparities Study. Discussion followed.
6. Old Business
  - a. Transportation CDBG Funds must be used for public services. Deadline of November 1<sup>st</sup>. DuVall/Lee moved to proceed with public service project. All in favor.
  - b. DuVall/Yvonne Johnson moved to reach out to Fair Housing Center of Cleveland for training and testing. All in favor.
  - c. Lee/Dennis Johnson moved to purchase a table at NAACP program. All in favor.
  - d. DuVall/Leibas moved to place add in NCNW event. All in favor.
7. Moved to conclude meeting at 5:15p

## Fair Housing Board - October 28, 2021 - Meeting Minutes

1. **Meeting Call to Order:** By Martin Leibas at 4:05PM
2. **Roll Call:**
  - Fair Housing Board:
    - Chairperson, Martin Leibas - Present
    - Vice-Chairperson, Rhoda Lee - Present
    - Secretary, Sylvia DuVall - Absent
    - Yvonne Johnson - Absent
    - Rev. Dennis Johnson - Present
    - Jean Wrice – Present
    - Teresa Yuzon – Absent
  - Mayor's Staff:
    - Mayor, Jack Bradley – Present
    - Safety/Service Director, Sanford Washington Jr. – Present
    - Planning & Zoning Administrator, Drew Crawford – Present
    - Neighborhood Development Specialist, Matt Kuznir – Present
3. **Disposition of Minutes:**
  - a. Meeting Minutes: Sept. 16, 2021
    - Motion to Approve – Rev. Dennis Johnson
    - 2<sup>nd</sup> – Vice-Chairperson Rhoda Lee
    - Motion Carries
4. **Old Business:**
  - a. Vice-Chairperson Rhoda Lee requested an update from the Mayor's staff on the Stoveworks Project.
    - The Mayor and staff informed the Board of the difficulties in acquiring the final parcels needed for the project, the environmental cleanup, and costs related to the cleanup.
5. **New Business:**
  - a. Rev. Dennis Johnson requested an update from the Mayor's staff regarding the demolition of the former St. Joseph's Hospital.
    - The Mayor and staff informed the Board of the environmental concerns related to the demolition and the City's pursuit of an environmental report which will provide details on the condition of the site. The City is also considering all available legal options to hold the demolition contractor accountable.
  - b. Jean Wrice requested an update on other development sites, specifically the former Hills building in South Lorain.
    - The Mayor and staff informed the Board of the development progress of other sites. Redevelopment of the former Hills building is in the very early stages. Some developers at shovel ready sites are delayed due to the increase in materials costs. In order to construct affordable housing, the construction costs of the units must be affordable for the developer.
6. **Fair Housing Updates:**
  - a. No complaints have been received since the previous meeting.
7. **Miscellaneous Concerns:**
  - a. The Board requested materials from the Mayor and Staff. The Board requested the names, titles, and contact information for the current and new staff of the BHP Department and the Fair Housing Ordinance.
8. **Adjournment:**
  - Motion to Adjourn – Vice-Chairperson Rhoda Lee
  - 2<sup>nd</sup> – Jean Wrice
  - Motion Carries

## Fair Housing Board – November 18, 2021 - Meeting Minutes

1. **Meeting Call to Order:** By Vice-Chairperson Rhoda Lee at 4:04PM

2. **Roll Call:**

Fair Housing Board:

Chairperson, Martin Leibas - Absent  
Vice-Chairperson, Rhoda Lee - Present  
Secretary, Sylvia DuVall - Present  
Yvonne Johnson - Absent  
Rev. Dennis Johnson - Present  
Jean Wrice – Present  
Teresa Yuzon – Present

Mayor's Staff:

Mayor, Jack Bradley – Present  
Safety/Service Director, Sanford Washington Jr. – Present  
Building, Housing & Planning Director, Max Upton - Present  
Planning & Zoning Administrator, Drew Crawford – Present  
Neighborhood Development Specialist, Matt Kuszniir – Present

3. **Disposition of Minutes:**

- a. Meeting Minutes: October 28, 2021  
Motion to Approve – Sylvia Duvall  
2<sup>nd</sup> – Teresa Yuzon  
Motion Carries

4. **Old Business:**

- a. A contact list and organizational chart of the Building, Housing & Planning Department staff was distributed and discussed by the Board. Matt Kuszniir described the newly formed verticals/sub-departments, and pointed out the names and positions of the new employees.  
On behalf of the Board, Vice-Chairperson Rhoda Lee extended an invitation to the staff of the Building, Housing & Planning department to attend the next Fair Housing Board meeting, especially the newly hired employees.  
Max Upton indicated that the invitation would be communicated.
- b. A copy of Chapter 136 (Fair Housing) of the City of Lorain's Codified Ordinances was distributed and discussed by the Board.  
The Board discussed the need for updates to the current Ordinance and suggested changes be submitted and discussed at the next Board meeting, specifically the process in which complaints are filed and processed.  
The Staff of the Building, Housing & Planning Department also discussed the need for changes, specifically, adding gender identity as a protected class under the law and bringing the local law to the same standards as the federal laws. City staff will also present a draft of a Fair Housing Report to the Board at the next meeting to be presented to Lorain City Council as established by City ordinances.
- c. The Board discussed adding the Chairperson's email address to the City's website for contact and Fair Housing complaint purposes.  
The Building, Housing & Planning Department staff indicated the updates will be made by the next meeting.
- d. The Board discussed updating the Fair Housing complaint form on the City's website to make filing a complaint easier.  
The Building, Housing & Planning Department staff indicated the updates will be made by the next meeting.

**5. New Business:**

- a. The Board discussed the need to examine Fair Housing Complaint case studies.  
The Staff of the Building, Housing & Planning Department indicated that vendors are being solicited to obtain training for the Board, Staff, Administration, Elected Officials, Tenants, Landlords, and Realtors. Additionally, solicited vendors will be required to submit a proposal for Fair Housing testing.
- b. The Board asked the Building, Housing & Planning staff to research past and existing Deed Covenants in the City of Lorain.  
The Staff indicated that an intern will be assigned to the research and will provide an update.

**6. Fair Housing Updates:**

- a. No complaints have been received since the previous meeting.

**7. Adjournment:**

Motion to Adjourn – Sylvia Duvall  
2<sup>nd</sup> – Jean Wrice  
Motion Carries