



MIAMI VALLEY FAIR HOUSING CENTER NEWSLETTER

Published by the Miami Valley Fair Housing Center, Inc.

DECEMBER 2012

JIM MCCARTHY, PRESIDENT/CEO

We're Relocating!!

Over the past ten years, the Miami Valley Fair Housing Center (MVFHC) has experienced tremendous growth and expansion of services to residents of the region. MVFHC's staffing has grown too, but until now the Center has been making due in the 3,200 square foot building on Babbitt Street that we began renting in April 2002. In fact, for the past fourteen months, MVFHC has had four to five staff members working at tables in the conference room.

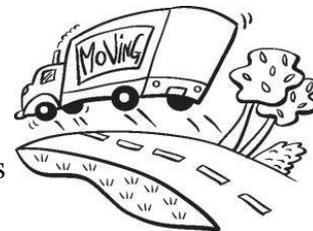
With the region's ongoing challenges associated with the housing collapse and foreclosure crisis, and the social entrepreneurship project that MVFHC launched in August 2011—*The CE Store*—it was clear that larger office facilities were needed to accommodate the Center's ongoing operations.

The Board of Directors authorized staff to begin researching alternatives in December 2011. That work culminated on September 28, 2012, when MVFHC closed on the purchase of a 6,760 square foot, 2-story office building, about 4 blocks northeast from our current location on Babbitt Street. The new location not only offers ample room for all of MVFHC's professional staff, but also will feature a 620 square foot, state-of-the-art classroom for providing continuing education courses to licensed healthcare professionals.



*MVFHC's new home located at
505 Riverside Drive*

MVFHC's *CE Store* markets affordable products that build the skills of social workers, family therapists; discharge nurses and community nurses to assist the elderly and people with disabilities identify and secure accessible and affordable housing outside of institutional settings.



MVFHC's President/CEO, Jim McCarthy, sought support for the relocation plan from The Robert E. Kolze Housing Justice Fund, which decided to dissolve and distribute all of its remaining assets, amounting to approximately \$30,000, to the Miami Valley Fair Housing Center.

In addition, MVFHC was able to take advantage of the unprecedented low mortgage rates and secured a loan through Wright Patt Credit

Union for the purchase and renovation of the building that will reduce the Center's monthly costs for rent by at least 50%.

Upon closing on the building, MVFHC launched an aggressive 70-day renovation of the building to ready it for MVFHC's occupancy and operations. The new office is similarly situated to the Babbitt Street location in that it is within 2 blocks of several major bus routes, within walking distance of the central downtown Dayton business district, offers

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Relocation story continued...

ample free parking for clients and the public.

The general contractor is making good progress, and plans are for the professional staff to relocate into the building mid to late December 2012. During the relocation, MVFHC plans to close its offices to the public for five (5) days to conduct a smooth transition.

Needless to say, everyone at MVFHC is very excited about the impending move. With this newsletter, the Center is announcing the move and sharing some photos of the renovation in progress.

MVFHC is thankful to the long-time Directors of the Robert E. Kolze Housing Justice Fund, for their magnanimous gift that really jump-started the effort to secure funding for the relocation. In addition, MVFHC has received commitments from the City of Dayton, the City of Kettering, and Montgomery County, for additional monetary support to the Fair Housing Center to assist with its location.

MVFHC will open at its new location on Wednesday, January 2, 2013. Limited office hours will be maintained between 12/21/2012 and 1/2/2013 to allow for a smooth transition into the new space.

An open house for the public at the new location is planned for February 2013.



The open space in the left picture is being converted into three new offices



New walk installed at entrance for accessibility



Workers prepare to install new energy efficient windows

MVFHC To Participate at Universal 1 Credit Union HomeWorld Expo

Staff, Board members and volunteers from the Miami Valley Fair Housing Center will conduct education and outreach at the Universal 1 Credit Union 2013 HomeWorld produced by the Cox Media Group Ohio.

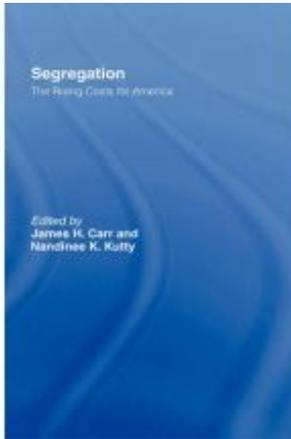
The show will be held the first two weekends of February. The first weekend starts on Friday, February 1 and runs through Sunday, February 3, 2013. The second weekend is February 7 through February 9, 2013. The MVFHC booth at HomeWorld Expo will feature information on Mortgage Rescue Scams and Predatory Lending.

Visit www.myhomeworld.com for more information.



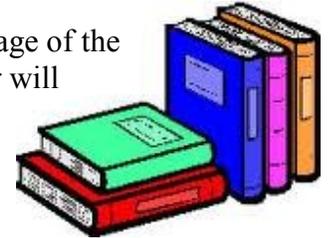
The Book Corner

Segregation: The Rising Costs for America



Segregation: The Rising Costs for America documents how discriminatory practices in the housing markets through most of the past century, and that continue today, have produced extreme levels of residential segregation that result in significant disparities in access to good jobs, quality education, homeownership attainment and asset accumulation between minority and non-minority households.

This coming April marks the 45th anniversary of the passage of the Fair Housing Act. The Miami Valley Fair Housing Center will celebrate Fair Housing Month on April 4, 2013 and Jim Carr, co-author of this book, will be the keynote speaker. More information will follow in our March newsletter.



Fair Housing Facts for People with Disabilities

Regardless of whether you live in private or public housing, Federal laws and many local and state laws, provide the following rights to persons with disabilities:

- It is unlawful for a housing provider to refuse to rent or sell to a person simply because of a disability.
- Requires housing providers to make **reasonable accommodations** for persons with disabilities which is a change in rules, policies, practices, or services so that a person with a disability will have an equal opportunity to use and enjoy a dwelling unit or common space.
- Requires housing providers to allow persons with disabilities to make **reasonable modifications** which are structural changes that are made to allow persons with disabilities the full enjoyment of the housing and related facilities. Reasonable modifications are usually made at the resident's expense. However, for those that live in federally assisted housing, the housing provider may be required to pay for the modification if it does not amount to an undue financial and administrative burden.
- In new covered multifamily housing consisting of 4 or more units with an elevator all units must comply with seven design and construction requirements including accessible entrances, accessible public areas, doors that a wheelchair can get through, routes through the unit that wheelchairs chairs can use, accessible light switches, electrical outlets and environmental controls, reinforced walls in bathrooms so that grab bars can be safely installed if needed, and kitchens and bathrooms that a person in a wheelchair can maneuver through and use all fixtures.

If you need more information you can call the Miami Valley Fair Housing Center at 937-223-6035 or visit our website at www.mvfairhousing.com.



Become a Fair Housing Tester!

Miami Valley Fair Housing Center is currently seeking honest, well-organized, detail-oriented individuals to assist us in fulfilling our mission to prevent housing discrimination through our testing program. Program includes paid training session and a per-assignment stipend. Test assignments are coordinated with your schedule. For more information about the program and to fill out an application, please go to www.mvfairhousing.com/testing.php

Miami Valley Fair Housing Partners with the Access Center for Independent Living on Fair Housing Education at Hara Home Show

John T. Zimmerman, Vice President of the Miami Valley Fair Housing Center and Greg Kramer, Asst. Director at the Access Center for Independent Living are presenting a seminar on “visitability” for the [2013 Miami Valley Home Improvement Show](#) at Hara Arena.

The seminar is called “*Visitability – an affordable way to add important accessibility features to your house*” and is scheduled for Saturday, January 12, 2013 at 2:00 PM on the Main Stage close to the BALLARENA entrance.



Visitability is a construction term used in both the world of new construction and home rehabilitation. It means a unit is built or rehabbed in a manner that all people, regardless of ability or disability, can easily visit or live in the unit because of three elemental features: having access to private bathrooms on the ground floor, ease of entry into the unit and the ease to go from room to room through widened doorways.

Check the Hara website for more info www.haracomplex.com.



Mark your calendars
for these
UPCOMING EVENTS!

December 12	MVFHC Annual Meeting
January 10 thru 13	Miami Valley Home Improvement Show
January 21	Martin Luther King Day
February 1 - 3, and 8 - 10	HomeWorld Expo at Airport Expo Center
April 4	Fair Housing Month Celebration

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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