



# MIAMI VALLEY FAIR HOUSING CENTER NEWSLETTER

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SUMMER 2018

JIM MCCARTHY, PRESIDENT/CEO

## Celebrate *THE MOVEMENT* coming this August

This year commemorates the 25<sup>th</sup> anniversary of the founding of the Miami Valley Fair Housing Center. Since 1993, the Center has been leading our area with equal housing opportunity education and outreach, and proactive public policy advocacy. We also are the go-to resource for victims of housing discrimination who need assistance with enforcing their fair housing rights.

Celebrate *THE MOVEMENT* is the theme of our anniversary event, which is set for Saturday, August 18, 2018, at the Sinclair Conference Center. We chose this theme since our 25<sup>th</sup> anniversary coincides with the 50<sup>th</sup> anniversary of the passage of the Fair Housing Act, which the country commemorated earlier this year.

The celebration begins at 6:30 PM and will include appetizers, dinner, a silent auction and a brief program during which we will be posthumously honoring former Montgomery County Recorder Willis Blackshear for his dedication to equal housing opportunity and his service on the Fair Housing Center's Board of Directors. Attire is summer casual.

[Click here](#) to register for the event or make a donation.

### Commemorative Art:

Dr. Martin Luther King, Jr. often called the fight for fair housing "the movement" and so we asked nationally recognized artist Alice Gatewood Waddell to create an original artwork entitled *Dance to THE MOVEMENT*. Until the event, the original artwork is on display at [Ed Dixon Art Gallery](#), 12 South Ludlow Street in downtown Dayton. Contact Mr. Dixon at 937-313-7886 to view the piece.

A very limited edition of 55 signed and numbered 17 x 22 prints are available for \$250.00. Contact the Miami Valley Fair Housing Center at 937-223-6035 or [click here](#) to reserve a print.



Dance to *THE MOVEMENT*

## Meet Your Miami Valley Fair Housing Center Board Members



Kiya Patrick  
MVFHC Board Member

One of Kiya Patrick's favorite quotes is "take the road less traveled." Her career path has unfolded this way and she literally looks for the path less traveled in her commutes and adventures. As a biology major from Wright State University, she began her career in public service as a data encoding specialist with the U.S. Postal Service. The work was mundane at best and most definitely unfulfilling. As a single mom in 1997, she took a leap of faith and 30% reduction in pay to work for the county health department where her skill-sets and passions started to develop for community development.

Twenty-one years, and three positions later, she is currently leading development for the local housing authority. In this work, she leads two of the largest development efforts the authority has under taken in over a decade. The work is difficult, resources are limited and rules are

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## \$50,000 grant awarded for education and outreach

The Miami Valley Fair Housing Center is pleased to announce that the Center is the recipient of a \$50,000 grant from the Harry A. Toulmin, Jr., and Virginia B. Toulmin Fund of The Dayton Foundation. The grant will sustain the Fair Housing Center’s education and outreach program throughout the Miami Valley region.

“We are grateful for this support that enables us to continue teaching the general public about their rights under fair housing laws and housing professionals about their responsibilities under these laws,” said Jim McCarthy, President/CEO.

Fair housing education and outreach is a critical component to realizing equal housing opportunity and reducing residential segregation. It teaches individuals to recognize discrimination, and encourages compliance by housing providers. A 2015 regional analysis found high segregation in the Dayton area, barriers to housing for people with disabilities, and the need for addition of affordable housing in well-resourced areas of opportunity.



“This grant is critically important to the core mission of the Fair Housing Center,” said Ronald Jackson, Chair of the Fair Housing Center’s Board of Directors, “and ensures that our important work continues in spite of a loss of federal funding this year.”

With this funding, the center will focus on renters, homebuyers and housing providers, with the goal of reaching low and middle income households, people of color, immigrants, families with children, and people with disabilities to educate them on how to assert their rights under the federal and state Fair Housing Acts.

In 2010, Virginia B. Toulmin gave a \$26.4 million dollar legacy gift to The Dayton Foundation in her name and that of her late husband, Col. Harry A. Toulmin, Jr. The gift is the largest single gift since the Foundation’s establishment in 1921. Mrs. Toulmin had called Dayton home for over 41 years and said that she and her husband had a very happy and successful life here and wanted to give something back.

## Photos from MVFHC’s Fair Housing Month Celebration



Andrew Sims, CEO Dayton REALTORS®, delivers his opening remarks



250 attendees enjoy their lunch prior to the keynote presentation and awards



Ronald Jackson, MVFHC Board Chairperson, and artist Alice Gatewood Waddell



Marie Kindrick Award Winner  
Nicholas Popadyn



Marie Kindrick Award Winner  
Stephen Ross accepting for Glenna Mae Ross



Marie Kindrick Award Winner  
Veronica Bedell-Nevels

## Montgomery County Recorder's Office Fraud Alert Notification System



Enroll today in the **FREE** Montgomery County  
Fraud Alert Notification (FAN) System



- Sign-Up Instructions for  
Fraud Alert Notification (FAN) System**
- Step 1: Visit the FAN System link on the left side of the following page: [www.mcrecorder.org/](http://www.mcrecorder.org/)
  - Step 2: Search property by parcel, owner or address
  - Step 3: Select desired property you intend to be notified about by the Montgomery County Recorder's Office
  - Step 4: Fill out the required contact information
  - Step 5: Maintain your email to make room for FAN System notifications



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The Montgomery County Recorder's Office has recently implemented a Fraud Alert Notification (FAN) System to combat property fraud. This **FREE** service can be used by property owners to obtain notification by email or correspondence when a document is recorded that is associated with your property. Homeowners or investors must register in order to be notified.

From 2008 until present day, property fraud has plagued many communities and surrounding areas within the Southern District of Ohio, which is the same district our Montgomery County resides. In 2016, six suspects throughout Hamilton County were involved in taking possession of real estate by filing fraudulent deeds, liens, and other false documents. Three of those suspects remain at large. Since 2017, the Deed Transfer Division of the Montgomery County Auditor's Office has referred at least a dozen suspected deed fraud occurrences to law enforcement officials for criminal investigation.

Registration is a quick process that can be accomplished by either going online at [www.mcrecorder.org](http://www.mcrecorder.org) or visiting the Montgomery County Recorder's Office between 8 AM to 5 PM weekdays on the 5th Floor of the County Administration Building.

## More photos from MVFHC's Fair Housing Month Celebration



Attendees review the Chicago Freedom March Exhibit on Thursday, April 4, 2018



L to R: Andrew Sims, CEO Dayton REALTORS®, Bernard Kleina, Ronald Jackson, MVFHC Board Chair



Bernard Kleina, Civil Rights Activist and Artist, delivers his Keynote Presentation

*Kiya Patrick continued from page 1 ...*

extremely complex, however the results are rewarding. She is motivated by visualizing and seeing real improvements in communities and in the families that need support the most. She is also fortunate to serve with talented, passionate and mission driven colleagues and partners that fuel her motivation for public service and community development.

She has lived in the Miami Valley for 41 years, been married for 20 years (this year), with two young adult children. She is entering her 4<sup>th</sup> year of official board service with the MVFHC Board, but has been a supporter of the mission for 11 years. The mission of MVFHC is more important than ever in this current political and social climate. She is proud to serve with such a committed and talented team of staff and fellow board members.

## Fair Housing Update: What happens when you file a fair housing complaint?

HUD will notify you when it receives your complaint. Normally, HUD also will:

- ✓ Notify the alleged violator of your complaint and permit that person to submit an answer
- ✓ Investigate your complaint and determine whether there is reasonable cause to believe the Fair Housing Act has been violated
- ✓ Notify you if it cannot complete an investigation within 100 days of receiving your complaint

### Conciliation

HUD will try to reach an agreement with the person your complaint is against (the respondent). A conciliation agreement must protect both you and the public interest. If an agreement is signed, HUD will take no further action on your complaint. However, if HUD has reasonable cause to believe that a conciliation agreement is breached, HUD will recommend that the Attorney General file suit.

### Complaint Referrals

If HUD has determined that your state or local agency has the same fair housing powers as HUD, HUD will refer your complaint to that agency for investigation and notify you of the referral. That agency must begin work on your complaint within 30 days or HUD may take it back.

### What if You Need Help Quickly?

If you need immediate help to stop a serious problem HUD may authorize the Attorney General to go to court to seek temporary or preliminary relief, pending the outcome of your complaint, if:

- ✓ Irreparable harm is likely to occur without HUD's intervention
- ✓ There is substantial evidence that a violation of the Fair Housing Act occurred

Example: A builder agrees to sell a house but, after learning the buyer is black, fails to keep the agreement. The buyer files a complaint with HUD. HUD may authorize the Attorney General to go to court to prevent a sale to any other buyer until HUD investigates the complaint.

*The information in this article was collected by John Zimmerman, VP Miami Valley Fair Housing Center from resources from HUD. To view more information go to <https://portal.hud.gov> and use these search words: "Fair Housing-It's Your Right."*

## Fair Housing Update: What happens after a complaint investigation?

If, after investigating your complaint, HUD finds reasonable cause to believe that discrimination occurred, it will inform you. Your case will be heard in an administrative hearing within 120 days, unless you or the respondent want the case to be heard in Federal district court. Either way, there is no cost to you.

### The Administrative Hearing:

If your case goes to an administrative hearing HUD attorneys will litigate the case on your behalf. You may intervene in the case and be represented by your own attorney if you wish. An Administrative Law Judge (ALA) will consider evidence from you and the respondent. If the ALA decides that discrimination occurred, the respondent can be ordered:

- ✓ To compensate you for actual damages, including humiliation, pain and suffering.
- ✓ To provide injunctive or other equitable relief, for example, to make the housing available to you.
- ✓ To pay the Federal Government a civil penalty to vindicate the public interest. The maximum penalties are \$16,000 for a first violation and \$70,000 for a third violation within seven years.
- ✓ To pay reasonable attorney's fees and costs.

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## 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. [Click here for more webinar information and registration.](#)

### - 2018 Webinars -

- July 11 Fair Housing and Welcoming Immigrants
- September 12 Fair Housing and Welcoming Families with Children
- November 7 Fair Housing and the Issue of Hoarding

*Fair Housing Update continued from page 4...*

### Federal District Court

If you or the respondent choose to have your case decided in Federal District Court, the Attorney General will file a suit and litigate it on your behalf. Like the ALA, the District Court can order relief, and award actual damages, attorney's fees and costs. In addition, the court can award punitive damages.

You may file suit, at your expense, in Federal District Court or State Court within two years of an alleged violation. If you cannot afford an attorney, the Court may appoint one for you. You may bring suit even after filing a complaint, if you have not signed a conciliation agreement and an Administrative Law Judge has not started a hearing. A court may award actual and punitive damages and attorney's fees and costs.

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July 9 thru July 15

[Montgomery County Fair](#) will be at their new location at 645 Infirmiry Road

August 18

Celebrate *THE MOVEMENT* at Sinclair Conference Center. See story on page 1.

August 18

[African American Cultural Festival](#) at Island MetroPark, 101 E. Helena Street from 12:00 PM to 8:00 PM

#### 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, the State of Ohio, and nationally.

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 our region, the State of Ohio, and nationally.

#### 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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