

2021 Update to Analysis of Impediments to Fair Housing Choice and Action Plan Completed in 2019

FAIR HOUSING COMPLAINTS RECEIVED BETWEEN JANUARY 1, 2020 AND DECEMBER 31, 2020

The overwhelming majority of the complaints received in 2020 were Landlord/Tenant (78/79) complaints.

SUMMARY OF ACTIONS TAKEN TO ADDRESS THE IMPEDIMENTS TO FAIR HOUSING CHOICE IDENTIFIED IN THE AI SUBMITTED IN JULY 2019

INCREASE FAIR HOUSING TRAINING AND OUTREACH OPPORTUNITIES IN TRUMBULL COUNTY, AND TARGET TENANTS, LANDLORDS, REALTORS, CONCERNED CITIZENS, AND ELECTED OFFICIALS

1. Trumbull County Planning Commission staff worked with Community Legal Aid to provide training for landlords and property managers. Community Legal Aid provided Fair Housing and Education Sessions to the local legal bar association, general population, Continuum of Care agencies, the elderly and disabled populations, and commercial realtors throughout Trumbull County.
2. Trumbull County Planning Commission staff provided additional training programs in coordination with the Trumbull County Zoning Officials Association and the General Public.
3. Trumbull County Planning Commission staff and Community Legal Aid distributed Fair Housing Brochures on a quarterly basis.
4. Trumbull County Planning Commission staff and members attended Racial Equity Training in 2019, 2020 and 2021.

5. Trumbull County Planning Commission staff provided referrals to Community Legal Aid to assist with landlord / tenant disputes and dispositions with almost 80 individuals assisted in 2020.

REDUCE HISTORIC AND INSTITUTIONAL SEGREGATION ACROSS TRUMBULL COUNTY

1. Trumbull County Planning Commission staff continues to work with the Mental Health and Recovery Board (TCMHRB) to provide outreach and education to the benefit of constructing different types of housing throughout Trumbull County.
2. Trumbull County Planning Commission staff and Community Legal Aid continues to provide training and education to local Zoning Officials and their roles in eliminating NIMBY Syndrome.
3. Trumbull County Planning Commission staff works with the Warren Area Board of Realtors to provide extensive training and education on prohibited steering of buyers and key points on eliminating historic segregation to local Realtors.
4. Trumbull County Planning Commission staff continues to promote development of affordable housing in the rural areas of Trumbull County.
5. Trumbull County Planning Commission staff raised over \$7,500 in 2019 in order to present an Equity for All Event on May 23rd, 2019. See attached flyer. Over 200 persons attended the event held at Packard Music Hall in order to hear about the history of redlining and segregation in Trumbull County and how it translates to inequity today for persons of color.
6. Trumbull County Planning Commission staff participates in numerous grassroots coalitions organized around addressing institutional racism including the Healthy Community Partnership and Inspiring Minds working groups.

INCREASE SUPPLY OF ACCESSIBLE AND AFFORDABLE HOUSING FOR THOSE PERSONS WITH DISABILITIES

1. Trumbull County Planning Commission staff continues to work with the Trumbull County Housing Collaborative to promote affordable and accessible housing opportunities by attending bi-monthly meetings for updates on services and assistance available and using a strong referral network system.
2. Trumbull County Planning Commission staff through the Warren-Trumbull Home Consortium offers grants to income-eligible persons to promote affordable housing and homeownership opportunities throughout Trumbull County.
3. Trumbull County Planning Commission staff provides housing related assistance to hundreds of homeowners to address health, safety, energy deficiencies and accessibility issues to residents throughout Trumbull County.
4. Trumbull County Planning Commission staff through the Warren-Trumbull Home Consortium provides Down Payment Assistance to low- and moderate-income households.
5. Trumbull County Planning Commission staff provides referrals to Direction Home and works with the Western Reserve Independent Living Center to promote accessibility.

ESTABLISH A BASELINE AND BEST PRACTICES TO TRACK IMPEDIMENTS TO FAIR HOUSING CHOICE TO AFFIRMATIVELY FURTHER FAIR HOUSING

1. Trumbull County Planning Commission staff continues to collect and review CRA and HMDA data.

2. Trumbull County Planning Commission staff continues to collect and review OCRC complaints.
3. Trumbull County Planning Commission staff is in the process of collating countywide zoning data in partnership with the Eastgate Regional Council of Governments. Once it is complete a resulting deliverable GIS zoning layer will be utilized to analyze existing zoning patterns countywide for potential discriminatory regulations.

2019 IMPEDIMENTS, FAIR HOUSING CONCERNS, OR PROBLEMS

After conducting and completing the eight-month long planning process in coordination with Youngstown state University Center for Urban Research, the cities of Warren and Niles and local Stakeholders, Trumbull County compiled the 2019 Analysis of Impediments To Fair Housing Plan and identified the following impediments to fair housing.

These identified impediments are the focus of Trumbull County’s Action Plan for the next 5 years:

- Increase fair housing training and outreach opportunities in Trumbull County, and target tenants, landlords, realtors, concerned citizens, and elected officials
- Reduce historic and institutional segregation across Trumbull County
- Increase supply of accessible and affordable housing for those persons with disabilities
- Establish a baseline and best practices to track impediments to fair housing choice to affirmatively further fair housing

A complete copy of the entire 2019 Analysis of Impediments to Fair Housing Plan was submitted to the State of Ohio Development Services Agency on or before July 1, 2019. The plan is currently available to the public for review and comments.

A SUMMARY OF PROPOSED ACTIONS TO ADDRESS IMPEDIMENTS TO FAIR HOUSING CHOICE THAT WILL BE IMPLEMENTED DURING THE PY 2021 STANDARD FAIR HOUSING PROGRAM PERIOD (JANUARY 1, 2022 THROUGH DECEMBER 31, 2023).

Trumbull County Planning Commission staff will take the following measures to promote awareness and encourage willing compliance with all Fair Housing laws:

Action steps to address historical segregation may include earmarking a certain percentage of grant dollars from HOME, CHIP, and other housing-related programs, to be expended within less segregated census tracts of the county.

Education is a critical component. The Warren Area Board of Realtors (WABOR) facilitates their own fair housing events, while Trumbull County sponsors an annual continuing education training for realtors. Trumbull County also hosted the 1st Equity for All event to shed light on historic redlining practices in Trumbull County and the negative impact it has today on persons of color. The county intends to lead and produce a Public Service Announcement (PSA), and include well-known figures to speak about fair housing rights. This PSA will be aired on local television stations and radio. In addition, the AI implementation team will create a social media page for complaint intake and education purposes, as many residents, especially low-income residents, do not have access to cable television but do have cell phones and access to social media. Education and outreach related to NIMBY syndrome will be targeted to realtors, appraisers, developers, and elected officials.

A review of zoning restrictions countywide will be completed by 2022. Potential funding includes the New Horizons Grant and potential funding partners include local entities such as Trumbull Neighborhood Partnership, Raymond John Wean Foundation, Community Foundation of the Mahoning Valley, City Club, Empowering and Strengthening Ohio’s People (ESOP), Trumbull County Planning Commission and Warren Area Board of Realtors.

Finally, there is a need to retrofit older housing, particularly in the urban core, but also in rural areas where the housing stock is also aged, to make it accessible to persons with disabilities. In Trumbull County, 14.6% of the civilian noninstitutionalized population had a disability in 2017. In the City of Warren, the disability rate was 17.5%, and in the City of Niles, it was 17.1%. When accounting only for the population age 65 and over, 33.1% have a disability in Trumbull County, and 39.7% and 40.0% have a disability in the Cities of Warren and Niles, respectively.

ACTION PLAN – 2019 TO 2024

The following are action steps that are being proposed by Trumbull County, and the cities of Warren and Niles, to affirmatively further fair housing.

Goal	Action Steps	Cost	Funding Type	Timeframe	Project Partners
Increase fair housing training and outreach opportunities in Trumbull County, and target tenants, landlords, realtors, concerned citizens, and elected officials	Provide additional fair housing education and outreach opportunities to Landlords and Tenants	Low	CDBG	Long	Lead: Trumbull County, cities of Warren and Niles Partners: Warren Area Board of Realtors
	Provide outreach to schools and other groups that deal with fair housing issues	Low	CDBG	Long	Lead: Trumbull County Partners: Local school districts
	Produce a Public Service Announcement about fair housing, including success stories. Include local public officials and celebrities.	Medium	CDBG	Short	Lead: Trumbull County, cities of Warren and Niles Partners: Local production company, local media
	Develop a combined and comprehensive registry of landlords in the cities of Warren and Niles, and the remainder of Trumbull County	Medium	CDBG	Medium	Lead: Trumbull County, cities of Warren and Niles Partners: YSU

Goal	Action Steps	Cost	Funding Type	Timeframe	Project Partners
	Require all landlords to undergo fair housing training as a requirement to receiving an occupancy permit for rental housing units	Low	CDBG	Long	Lead: Trumbull County, cities of Warren and Niles
Reduce historic and institutional segregation across Trumbull County	Diversify the location construction of low-income housing	High	CDBG County/cities Local non-profits Developers	Long	Lead: Trumbull County, cities of Warren and Niles Partners: Other Trumbull County communities, local non-profits, developers
	Work to change regulations at the state level that lead to segregation, including requirement that CDBG and HOME funds, and tax credits be used in low-income areas	Low	CDBG County/cities	Long	Lead: Trumbull County, cities of Warren and Niles Partners: Residents, elected officials
	Consider limited testing as a measure to confirm or deny the existence of housing discrimination	Medium	CDBG	Long	Lead: Trumbull County, cities of Warren and Niles Partners: Ohio Development Services Agency
	Develop one affordable housing unit in a rural area of Trumbull County	High	CDBG County/cities Local non-profits Developers	Medium	Lead: Trumbull County, cities of Warren and Niles Partners: Other Trumbull County communities, local non-profits, developers
	Work with local elected officials to adopt policies that affirmatively further fair housing	Low	CDBG County/cities	Long	Lead: Trumbull County, cities of Warren and Niles Partners: Residents, elected officials
Increase supply of accessible and affordable housing for those persons with disabilities	Work with local elected officials and landlords to identify available affordable housing that is or can be retrofitted for accessibility for those persons with disabilities	Medium	CDBG County/cities Developers	Medium	Lead: Trumbull County, cities of Warren and Niles Partners: Landlords, developers, YSU
Establish a baseline and best practices to track impediments to fair housing choice to affirmatively further fair housing	Continue to track all data related to fair housing, including demographic changes, housing conditions, HMDA loan applications and originations, and fair housing complaints	Medium	CDBG	Long	Lead: Trumbull County, cities of Warren and Niles Partners: YSU
	Review housing-related complaints to Community Legal Aid in Trumbull County and the city of Warren, and housing-related complaints to the city of Niles to determine the location and causes of fair housing issues	Low	CDBG	Long	Lead: Trumbull County, cities of Warren and Niles Partners: Community Legal Aid
	Conduct a countywide analysis of zoning enforcement and recovery housing	Medium	CDBG	Medium	Lead: Trumbull County Partners: Ohio Development Services Agency