2026 Update to Analysis of Impediments to Fair Housing Choice and Action Plan Completed in 2025

FAIR HOUSING COMPLAINTS RECEIVED BETWEEN JANUARY 1, 2025 AND DECEMBER 31, 2025

4 Fair Housing Complaints and 60 Landlord-Tenant Complaints were received between 1/1/2025 and 12/31/2025.

SUMMARY OF ACTIONS TAKEN TO ADDRESS THE IMPEDIMENTS TO FAIR HOUSING CHOICE IDENTIFIED IN THE AI SUBMITTED IN JUNE 2024:

EDUCATION

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 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 2024.
5. Trumbull County Planning Commission staff provided referrals to Community Legal Aid to assist with landlord/tenant disputes and dispositions with 118 individuals assisted between 2023 and 2024.
6. Trumbull County Planning Commission staff provided referrals to Community Legal Aid to assist with landlord/tenant disputes and dispositions with 64 individuals assisted in 2025.

INCREASE SUPPLY AND IMPROVE CONDITIONS OF HOUSING

1. Trumbull County Planning Commission staff continue to work with the Trumbull County Housing Collaborative to promote affordable housing opportunities by attending bi-monthly meetings for updates on services available.
2. Trumbull County Planning Commission staff provide housing-related assistance to hundreds of homeowners to address health, safety, and energy deficiencies that affect residents throughout Trumbull County.
3. Trumbull County Planning Commission staff continue to promote the development of affordable housing in the rural areas of Trumbull County.
4. Trumbull County Planning Commission staff are in the process of collecting countywide zoning data in partnership with the Eastgate Regional Co. Governments.

INCREASE ACCESSIBILITY TO HOUSING AND ACTIVITY CENTERS

1. Trumbull County Planning Commission staff provides referrals to Direction Home and works with the Western Reserve Independent Living Center to promote accessibility.
2. Trumbull County Planning Commission staff provide housing-related assistance to address accessibility issues to residents throughout Trumbull County.
3. Trumbull County Planning Commission staff continue to work with the Mental Health and Recovery Board (TCMHRB) to provide outreach and education for the benefit of constructing different types of housing throughout Trumbull County.

INCREASE FUNDING FOR HOUSING INITIATIVES AND PROJECTS

1. Trumbull County Planning Commission staff through the Warren-Trumbull Home Consortium offers grants to income-eligible people to promote affordable housing and homeownership opportunities throughout Trumbull County.
2. Trumbull County Planning Commission staff administer grant funds to provide housing for the homeless population, most of whom have a disability.
3. Trumbull County Planning Commission staff through the Warren-Trumbull Home Consortium provides Down Payment Assistance to low-and moderate-income households.

ACTION PLAN – 2024 TO 2029

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

Goal	Action Step	Cost	Funding	Timeframe	Partners/responsible Entities
Education	Continue to implement fair housing training throughout Trumbull County.	Low	CDBG	Short (Ongoing)	Trumbull County, Niles, Warren, Community Legal Aid
	Implement fair housing testing in Trumbull County by hiring an entity with ample experience in testing. Each fair housing contact is responsible for their own testing program.	Medium	CDBG	Medium	Trumbull County, Niles, Warren
	Provide education to local elected officials, community leaders, and residents about fair housing issues, and provide materials and the AI document to local municipalities and townships to distribute to their constituents.	Low	CDBG	Short (Ongoing)	Trumbull County, Niles, Warren, Other Communities in Trumbull County, Community Legal Aid
	Compile a list of housing and fair housing initiatives and programs in Trumbull County using 211 as an existing means of distribution and develop a flyer for distribution at local event.	Low	CDBG	Short	Trumbull County, Niles, Warren, Community Legal Aid, TMHA, TCBDD, TNP, MHRB, JFS, TCAP, TNP, TCHC, Stark Trumbull Area Realtors

Goal	Action Step	Cost	Funding	Timeframe	Partners/responsible Entities
Increase Supply and Improve Condition of Housing	Increase supply of safe and affordable housing in Trumbull County, by acquiring tax delinquent structures and rehabilitating them into safe and affordable units.	High	CDBG, HUD, Grants, FHLB	Long	Trumbull County, Niles, Warren, TNP, TMHA, Housing partners and developers, TCLRC
	Increase use of Housing Choice Vouchers (HCV) as the required inspections for HCVs are more rigorous.	High	CDBG, HUD, Grants	Long	Trumbull County, Niles, Warren, TMHA, Landlords
	Petition local representatives in Congress to increase funding for Housing Choice Voucher (HCV) program.	Low	Local Efforts	Short	Trumbull County. Niles, Warren, Other municipalities
	Develop mixed-income housing in urban and suburban areas.	High	CDBG, HUD, Grants, FHLB	Long	Trumbull County, Niles, Warren, TNP, TMHA, Housing partners and developers, TCLRC
Increase Accessibility to Housing and Activity Centers	Continue to retrofit aging housing units for elderly and aging in place, and persons with disabilities.	High	CDG, HUD, Grants, FHLB, CDS	Long	Trumbull County, Niles, Warren, TNP, TMHA, CRA Representative
	Increase WRTA bus service in Warren and Trumbull County.	High	WRTA	Medium	Trumbull County, Niles, Warren, Other municipalities, State of Ohio WRTA, Eastgate
	Increase the value of Housing Choice Vouchers (HCV) to meet the expenses of renters in 2024.	High	HUD	Medium	Trumbull County, Niles, Warren, TMHA, Local TCHC and Nonprofits
	Trumbull County will advocate for the implementation of ordinances to restrict out-of-state and out-of-country ownership of rental units. Research whether home rule townships can enact, as well.	Low	Eligible local commu-nities	Short	Niles, Warren, Other municipalities

Goal	Action Step	Cost	Funding	Timeframe	Partners/responsible Entities
Increase Funding for Housing Initiatives and Projects	Create incentives for developers to construct mixed-use and mixed-income infill housing.	High	Grants such as Welcome Home Ohio, CHIP, and HOME	Long	Trumbull County, Niles, Warren, TCLRC
	Identify funds available for landlords to bring their rental properties to code.	High	CDBG, HUD, Grants	Medium (Ongoing)	Trumbull County, Niles, Warren, TNP, TCLRC, Landlords
	Use the "Detroit Model" to increase safe and affordable housing and identify funding sources.	High	CDBG, HUD, Rocket Mortgage, Community Reinvestment Area, Carol Peterson Fund/FHLB	Long	Trumbull County, Niles, Warren, TNP, TCLRC, TCHC
	Increase funding for home repairs for landlords and homeowners.	High	CDBG, CHIP, HOME, HUD, Grants	Long	Trumbull County, Niles, Warren, TNP, TCLRC, TCAP