

2023 Update to Analysis of Impediments to Fair Housing Choice and Action Plan Completed in 2019

FAIR HOUSING COMPLAINTS RECEIVED BETWEEN JANUARY 1, 2021 AND DECEMBER 31, 2022

The overwhelming majority of the complaints received in 2021-2022 were Landlord/Tenant (191/192) 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 worked with Community Legal Aid to organize and fund a regional Eviction Summit Event held April 20, 2023.
3. Trumbull County Planning Commission staff provided additional training programs in coordination with the Trumbull County Zoning Officials Association and the General Public.
4. Trumbull County Planning Commission staff and Community Legal Aid distributed Fair Housing Brochures on a quarterly basis.
5. Trumbull County Planning Commission staff and members attended Racial Equity Training in 2019, 2020, 2021, and 2022.
6. Trumbull County Planning Commission staff provided referrals to Community Legal Aid to assist with landlord / tenant disputes and dispositions with 103 individuals assisted in 2021 and 89 in 2022

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 benefits 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 coordinates with the Stark Trumbull Area Board of Realtors who 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 administer grant funds to provide housing for the homeless population most of whom have an disability.
5. Trumbull County Planning Commission staff through the Warren-Trumbull Home Consortium provides Down Payment Assistance to low- and moderate-income households.
6. 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 Co. Governments.

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 Department of Development 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 2023 STANDARD FAIR HOUSING PROGRAM PERIOD (JANUARY 1, 2024 THROUGH DECEMBER 31, 2025).

Trumbull County Planning Commission staff will take the following steps 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 various targeted census tracts countywide in an effort to reduce segregation.

Education is a critical component. The Stark Trumbull Board of Realtors facilitates their own fair housing events, while Trumbull County has sponsored annual continuing education training for realtors. Trumbull County also participated in hosting 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.

Most recently Trumbull County supported the organization an funding for a regional Eviction Summit. The Eviction Prevention Summit was a collaborative community response to the eviction pandemic that has plagued the Mahoning Valley for decades. Summit organizers believe that all individuals have a right to safe, healthy, affordable housing, regardless of income or socio-economic standing. The 2023 Summit included an invitation to renters, landlords, housing advocates, developers, public officials, nonprofit and for-profit leaders, educators, and community members to come together to share experiences, learn from each other, and design innovative and collaborative solutions to forge a new pathway forward toward housing security and freedom. The county supports Public Service Announcements (PSA) that include well-known figures to speak about fair housing rights. In addition, the county will coordinate with stakeholders to publicize fair housing rights as well as the compliant intake process on social media page for 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 county wide is ongoing. All zoning text amendments that the Planning Commission receives for review under ORC 519 are scrutinized through the fair housing lens. Potential funding includes the New Horizons Grant and partners include Trumbull Neighborhood Partnership, Raymond John Wean Foundation, Community Foundation of the Mahoning Valley, and Stark Trumbull 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, 16.8% of the civilian non-institutionalized population had a disability in 2021. In the City of Warren, the disability rate was 24.7%, and in the City of Niles, it was 19%. When accounting only for the population age 65 and over, 33.4% have a disability in Trumbull County, and 44.9% and 32.8% 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: Stark-Trumbull 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 Department of Development
	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 Department of Development