



SHAKER HEIGHTS

Fair Housing Review Board Agenda
Thursday, February 9, 2023, 6:00 p.m.

VIA ZOOM PURSUANT TO CHAPTERS 113 AND 115 OF THE CODIFIED
ORDINANCES

(AS AMENDED IN ORDINANCE 22-28), AND RESOLUTION 22-29,
ENACTED ON MARCH 22, 2022

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1. Meeting called to order - Council Member Earl Williams, Chairperson
2. Welcome & Introduction
3. Approval of Minutes - November 10, 2022

Documents:

[11-10-2022 MINUTES.PDF](#)

4. Fair Housing Program Update
 - A. Financial Report
 - B. Complaint Update
 - C. Education & Outreach
 - D. Partnership Grant (FY 2022)
5. New Business

- A. Review of upcoming hearing date(s), general meeting dates for 2023
- B. Fair Housing Month - April 2023 - possible activities

6. Adjourn

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SHAKER HEIGHTS

Fair Housing Review Board

Meeting Minutes

November 10, 2022 - 6:00 p.m.
Remotely Held Meeting – Via Zoom

Members Present: Council Member Earl Williams, FHRB Chairperson
Ann Millette, FHRB Member
Sacara Miller, FHRB Member

Staff Present: William M. Ondrey Gruber, Director of Law/Fair Housing Administrator
Lisa Gold-Scott, Assistant Dir. of Law/Housing Attorney

I. Preliminary Matters

The meeting was called to order by Chairperson Williams at approximately 6:04 pm and a quorum was established. Members and staff introduced themselves. The minutes of the August 11, 2022 meeting were reviewed. Ms. Millette moved to approve the minutes, and Ms. Miller seconded the motion. The motion was unanimously approved.

II. Report On Fair Housing Program

- **Financial Report & Budget for 2022**

Mr. Gruber presented an updated report, through 11/10/2022. The year 2022 was reviewed. We received \$28,900 which included part of an old grant of \$10,000. \$34,000 was spent. We have a contract signed with HUD for \$32,640 – we may receive part of it this year, or more likely during 2023. \$15,000 of it is for a reimbursable grant. For 2022 budget, some of Ms. Gold-Scott's salary comes from HUD funds. We spent \$1414 for a full-page ad in Shaker Life this past issue. \$23,000 was spent for contractual services for assistance in complaint processing. There is also \$6500 (HUD partnership funds), which we will get once we receive the final deliverables from the Fair Housing Center. The budget for 2023 was reviewed. We increased the amount available for special contracts, which likely will be used for assistance with complaint processing in the coming year.

Ms. Miller moved to approve the budget and send the proposed 2023 budget to Council for further appropriation. Ms. Millette seconded the motion, which was approved by all.

- **Complaint Update**

Ms. Gold-Scott reported that there are 19 active fair housing cases. There may be a new case involving an apartment. This is the highest number of cases we have had. Of these, 2 have been conciliated and will be presented to the Board during this meeting for review. There are also 4 cases where there may be cause to believe discrimination occurred. Of these, 2 were brought to us by the Fair Housing Center as there is no bona fide complainant and we have not had any response from two of the Respondents. Hearing dates will be discussed as well.

CITY OF SHAKER HEIGHTS

3400 Lee Road Shaker Heights, Ohio 44120 P 216.491.1400 F 216.491.1465 Ohio Relay Service 711
shakeronline.com www.shaker.life

- **Education & Outreach Presented or Attended by City Staff**
 - Aug 22, 2022: End of the year meeting for all FHAPs in Region V.
 - September 21, 2022: NFHTA and HUD hosted a forum on Addressing Systemic Housing Challenges – Uncovering Racism in the Homebuying Process. There were a few HUD attorneys that spoke, as well as advocates from various private fair housing organizations across the country.
 - October 13, 2022: the Fair Housing Resource Center of Lake County reconvened its annual Northeast Ohio Fair Housing Conference, which was in-person. Ms. Gold-Scott participated on a panel titled Land Use and Exclusionary Zoning.
 - October 26, 2022: the National Community Reinvestment Coalition hosted a webinar on appraisal bias. They conducted a comprehensive testing project, involving homeowners where one partner was white, and the other black. The results led to further testing and some potential enforcement based on the many inconsistencies that occurred during the appraisals where the only thing changing was the race of the person “living” there. The presenter also touched on the overwhelming lack of diversity in the appraisal industry and the need for change.
 - Shaker Life magazine: we took out a half-page ad in the most recent (Fall 2022) issue.

- **HUD Partnership Grant (FY 2021):** This \$6500 grant involved a few activities centered around housing stability, and was done in partnership with the Fair Housing Center. They were to produce one brochure for tenants facing eviction, that could be utilized by our Court; the other was to focus on condominiums (unit owners and management companies). We received a draft, that needs additional work. The other component was for FHC to do a review of our website and our fair housing pages. The feedback was positive – including praise for our online complaint form and general information for the public. Ms. Millette suggested that the brochures be made available at the library, once finalized. Ms. Gold-Scott noted that part of FHC’s responsibilities under the grant were to assist in distribution of the brochures.

III. Review of Proposed Conciliation Agreements

Ms. Gold-Scott presented two (2) proposed conciliation agreements, seeking ratification and approval by the Board of the terms and conditions contained in each agreement, as the Board is a party to all conciliation agreements.

The Board approved conciliation agreements for the following two cases: *HRAC v. Jacops*, and *Holiday et al. v. Reds Property Management et al.*

IV. New Business

HUD Partnership Grant (FY 2022): funds must be spent by June 2023, but we have not yet submitted proposed deliverables to HUD. We are looking to explore our partnership opportunities.

V. Future Meetings

The Board discussed whether future meetings should continue to be virtual, in person, or hybrid. Members voted to continue with zoom meetings for next year. Proposed meeting dates are February 9, May 11, August 10, and November 9. Board members recognize that for special meetings, such as hearings, in person meetings would be preferable.

VI. Adjournment

Hearing no further business, the meeting was adjourned.

Approved _____

Submitted By: _____
 William M. Ondrey Gruber, Fair Housing Administrator