

# Breaking Ground

The Monthly Newsletter of the Coalition on Homelessness and Housing in Ohio

..... April 2002

## Conference Update: Details Coming Together

COHHIO's annual conference, "Housing Ohio 2002" is in the final planning stages. The conference, which will be held on April 22-24, brings together over 500 advocates, service providers, and many others to share their successes and to get up-to-date information on many issues. COHHIO is pleased to announce that Phil Mangano, the recently appointed Executive Director of the Interagency Council on the Homeless, will be a keynote speaker at the conference. Mr. Mangano will look back on his successes in transforming Massachusetts' system of care for the homeless into a national model, and look forward to what the future is likely to hold for the Interagency Council.

Other important issues to be addressed at this year's conference include Homeless Management Information Systems (HMIS) and the creative use of Medicaid for housing related services.

*HMIS for Ending Homelessness* will provide an introductory look at HUD's recent mandate regarding the tracking of client-level data as part of the Continuum of Care. Beyond that, the workshop will serve as the first step towards the development of a comprehensive, statewide HMIS framework. If your community is relatively new to the HMIS scene or if you have already taken some preliminary steps down this path, please join Matt White for a timely and thoughtful discussion on the action needed to not only meet the HUD mandate, but to identify service gaps in local communities.

*Using Medicaid Creatively to Provide Mental Health and Housing Services* will take an in-depth look at how Medicaid resources and other mainstream resources for that matter, can be used to better meet the needs of people experiencing homelessness. Some communities have found ways to use Medicaid to fund services to support people in housing, outreach services, and mental health and substance abuse treatment. Informed policymakers and local officials will illustrate how federal policies can translate to the state and local levels to serve homeless people. Join John Rio from the Corporation for Supportive Housing and Jerry Craig from Community Support Services as they explore resourceful ways to access the resources of Medicaid to support people in housing in their communities.

One schedule note - Sheila Crowley from the National Low Income Housing Coalition will not be attending the conference. For additional information, or to view a tentative conference program, please visit the COHHIO web page and click on the link for the 2002 conference ([www.cohhio.org/conference.html](http://www.cohhio.org/conference.html)).



**It's not too late to register for COHHIO's 2002 Annual Conference. Please complete and return the following registration form as soon as possible, to ensure your place at the conference.**

# Registration

(1 person per form, form can be copied, please print clearly)

Name \_\_\_\_\_  
 Organization \_\_\_\_\_  
 Address \_\_\_\_\_  
 City, State, Zip \_\_\_\_\_  
 Phone \_\_\_\_\_ Fax \_\_\_\_\_ E-Mail \_\_\_\_\_  
 County \_\_\_\_\_ Counties Served \_\_\_\_\_

\_\_\_\_\_ Please check for vegetarian lunch

To help us plan for the appropriate space, please CIRCLE the workshops you would be most interested in attending for each set, plus the institute. If you are not planning on attending the institutes, then please do not circle any for that session.

Workshop Set A

- Affordable Housing and NIMBY
- Housing Management Information Systems (HMIS)
- TANF \$ for Housing
- Life After Foster Care and Independent Living
- Creative Uses of Section 8 & Other Voucher Programs
- Tenant Organizing and Community Resources

Workshop Set C

- Housing Dev't. Resources for Very Low-Income
- Housing First, No Fail Housing and Supports
- Connecting Poverty Issues and Housing
- Creative Supportive Housing Solutions for Youth
- Using Medicaid Creatively to Provide Services
- Local Issues in Rental Housing

Workshop Set B

- Increasing Access to Affordable Housing in Rural Ohio
- Preventing Homelessness Through Discharge Planning
- Predatory Lending...Robbing Wealth from Communities
- Education of Homeless Children and Youth
- Shortening the Process for Social Security Eligibility
- Evaluating Potential Preservation Opportunities

Workshop Set D

- Local Housing Trust Funds...The Nuts & Bolts
- Do Homeless People Have Civil Rights?
- Financial Exploitation of the Poor
- Organizing Youth to Make a Difference
- Safe Havens
- Accessibility Issues in Affordable Housing

Institutes

- Predatory Lending
- Housing First, Harm Reduction, No Fail Housing
- Preservation: Past, Present, and Future
- Capacity Building

Conference Registration: \$150 (COHHIO member) and \$200 (non-member), regardless of how many days you plan on attending the conference. Membership fee: \_\_\_\_\_ (optional)

TOTAL ENCLOSED: \_\_\_\_\_ (COHHIO Federal Id. #31-1189029)  
 Payment Amount: Check # \_\_\_\_\_ OR Purchase Order # \_\_\_\_\_

Checks can be made out to COHHIO and registrations may be sent to 35 East Gay Street, Suite 210, Columbus, Ohio 43215-3138. Credit cards are not accepted. Payment must accompany registration. No phone or fax registrations. Registrations not guaranteed after April 15. **Questions? Call 614/280-1984.**

Conference Sponsors

**National City**

Ohio Capital Corporation for Housing

Charter One Bank  
The Wallick Companies

Corporation for Supportive Housing

Bank One  
Fifth Third Bank  
Firststar Bank  
KeyBank

Enterprise Foundation  
Fannie Mae Foundation  
Fentress, Brown CPAs & Associates  
Finance Fund  
Local Initiatives Support Corporation  
National Affordable Housing Trust  
National Church Residences  
Nationwide Insurance  
Donald W. Kelley & Associates  
Unizan Bank

Association of Ohio Philanthropic Homes  
Buckeye Community Hope Foundation  
Columbus Housing Partnership  
Continental Laundry Systems  
Council for Rural Housing & Development of Ohio  
Federal Home Loan Bank of Cincinnati  
Forest City Enterprises  
Franklin Capital Corporation  
Huntington National Bank  
Miller-Valentine Group  
National Housing Trust  
The NRP Group  
Ohio AFL-CIO  
Ohio Association of REALTORS  
Ohio Council of Behavioral Healthcare Providers  
Ohio Home Builders Association  
RLJ Management Company  
Squire, Sanders & Dempsey  
Woda Development, Construction & Management

**Predatory Lending Committee Established**

HB 386, signed by the Governor in February, created the Predatory Lending Study Committee, which according to the legislation “shall conduct a thorough investigation of the impact of predatory lending practices on the citizens and communities of Ohio.”

The bill identifies predatory lending practices for the Committee to investigate including the following: loan flipping, balloon payments, origination fees, prepayment penalties, single premium credit insurance, packing unnecessary insurance coverages, lending without due regard to ability to pay, lending without due regard to tangible benefits to consumers, payments to home improvement contractors, foreclosure rates, appropriateness of subprime loans for customer populations, collusion among occupations related to real estate loans and equity stripping.

As part of its investigation, the Study Committee will evaluate current state and federal laws and regulations that address fraud and other deceptive practices in mortgage lending, including S.B. 76 (the mortgage broker licensing law) and the newly created Office of Consumer Affairs in the Department of Commerce (created by H.B. 386).

The Committee is to evaluate the effectiveness of these current efforts in deterring predatory lending practices and make recommendations it determines necessary to achieve that deterrence.

The Speaker of the House and the President of the Senate named the 15 members to the Committee as follows:

- Senate Members:* Bill Harris, Bob Spada and Tom Roberts
- House Members:* Jon Peterson, Chuck Blasdel and Dixie Allen
- Consumer groups:* Bill Faith, COHHIO; Linda Stallworth, Columbus Urban League; Ron Bridges, AARP
- Industry Groups:* Dayna Baird, Ohio Consumer Finance Association; William Morgan, Ohio Bankers Association; Robert R. Shepherd, Ohio Brokers Association
- Department of Commerce,* Director or Designee
- Department of Aging,* Director or Designee
- Attorney General* or Designee

The Committee is expected to convene in the next month or so and will likely conduct some public hearings in Cleveland and elsewhere around the state. For more information about the Committee, contact Bill Faith at COHHIO at billfaith@cohhio.org or 614/280-1984.

Cathy Johnston at COHHIO is working with local groups who are interested in setting up local community forums about predatory lending. If you are interested in setting up a forum in your area, contact Cathy at COHHIO at cathyjohnston@cohhio.org or 614/280-1984.

**OTAG Funding Restored!**

On March 18, COHHIO received official notice from OMHAR/ HUD that we can again begin to submit invoices for work performed under our Outreach and Training (OTAG) Grant. OTAG staff are busy getting the program up and running at full speed again. During the past six months, OMHAR has continued to assign properties to the Mark-to-Market program - so our work has continued even though our funding was frozen. We are still waiting for reimbursement of funds under the companion ITAG program. For an updated list of Mark-to-Market properties in Ohio, check out COHHIO’s web site at www.cohhio.org and look under projects.

**Proposed Ordinance in Hamilton Tries to Link Crime to Renting**

*By Geoff Berne, Hamilton Resident*

The City of Hamilton, Ohio has joined a budding national trend toward using inspections, fees, and fines to drive low income housing out of the City and make way for new, upscale, and hence higher revenue-producing, residential construction.

In the name of ridding low income areas of crime and derelict housing, the City has stirred a thunderous reaction by investment property owners, tenants and activists who feel that a proposed inspection ordinance unfairly singles out landlords and tenants for monitoring and places an automatic stigma on rental communities as havens for criminals. Investment Property Owners Association, Inc. (IPOA) is waging a multi-front response ranging from demonstrations at public meetings to be held by City Council on April 4th and 18th to possible legal action, referendum, and/or civil rights challenge.

Hamilton, population of 61,000, is located halfway between Cincinnati and Dayton. The proposed ordinance, entitled "Systematic Inspection of Rental Housing" is an almost exact duplicate of a similar plan in Joliet, Illinois, who used its health inspection ordinance to create a more "classy" environment (i.e. an ambiance suited for their riverboat gambling casino).

Hamilton's City Manager, Steve Sorrell, denying a motive of raising additional revenue for the City, says the purpose of the ordinance is strictly "to control crime and to eliminate or reduce the number of derelict properties." At the same time, in what proved to be an inflammatory statement reported in Hamilton's *Journal-News* of February 20, 2002, Sorrell revealed what many took to be a bias against rental housing itself in backing up his advocacy of the inspection plan with police statistics showing that 77 percent of Hamilton crime is "associated with rental properties." Criminals, he said, "are living there . . . People that own their homes aren't creating crime in the community, it's people involved with rental properties."

A spokesperson for the Main Street Area Association, Shirley Burgher, expressed the anti-renter attitude that Sorrell is counting on for support of his plan in a letter to the *Fort Hamilton Post*, a monthly: "Section 8 tends to attract large numbers of lowlifes who live like pigs and expect the government (we the people) to clean up after them. I've been in some of these pig styes and have learned the meaning of the term 'renter mentality', . . . Publish the landlords/slumlords names, put up billboards in front of their slums telling who owns them . . . It's time to pay the piper and become a REAL citizen. As for the people living in these places, I say to you, soap and water is not that expensive and elbow grease is free."

The very first paragraphs of the Ordinance contain wording that reveals its bias: correlation is claimed "between improperly managed rental properties and higher incidence of crimes involving drugs, prostitution, and domestic violence." The Ordinance's whole concept of eliminating crime through health inspection of non-owned housing is premised on this questionable connection between unsanitary living conditions that fall short of code and the commission of crime. It also places tenants and landlords who are almost without exception entirely reputable and law-abiding under automatic suspicion of complicity in tenant-perpetrated crime.

The Hamilton plan would require owners and operators of rented dwellings to register them on an annual basis, and open them to inspections every two years (inspections that would be unannounced as far as can be determined). An inspection would be initiated upon receipt by the health department of a citizen complaint or if the dwelling is the subject of three or more police calls in a twelve month period. Owners would pay per-unit fees for registration and per inspection, higher fees for repeat inspections, and penalty fines for code violations not repaired within the short time period allotted in the ordinance for that purpose.

Tenants' vital statistics would be checked against a database, and apartments found "littered with rubbish or garbage, uncontrolled growth of weeds, or in a state of dilapidation, deterioration, decay, or overcrowding" would be subject to sanctions ranging from a citation up to placarding in the case of unremediated infraction(s). An entire multi-unit building could be placarded based on even one violation going unremediated in just a single one of its units.

The preeminent motive of the health inspections, however, is not public health but finding ways to conduct criminal searches for drug activity without obtaining a warrant. Under the pretense of searching for rotting garbage, surprise "health inspections" will give inspectors police functions while allowing them powers police themselves don't have, of uncovering evidence of drug and other crime-related activity through unannounced entry. Tenants' due process will also be in jeopardy as eviction authority would be transferred to a city-appointed Hearing Officer. Rather than allowing a tenant to go through several stages of court appeal of an eviction order in a civil court under regular statutes, the Hamilton ordinance would use "public health enforcement" to give the Hearing Officer, appointed by the City Manager, ultimate say over eviction with no court appeal.

Public meetings are being held on April 4 and 18 to comment on the ordinance, and then the ordinance is supposed to undergo rewriting by an advisory panel. Citizens are encouraged to reject the linkage of health inspection and crime control, and reject the selective targeting of apartment dwellers for crime surveillance and reprisal.

Article by Geoff Berne, who has worked as a tenants association leader working in conjunction with the New Jersey Tenants Organization against conversion of rental housing to ownership co-ops. Berne may be contacted at gberne@eos.net or at 513/887-0310.

*Editors note: COHHIO has been monitoring this situation and has been in contact with those fighting the ordinance in Hamilton, as well as others that might be helpful in the fight. Although COHHIO is not directly involved, we will continue to monitor and assist where we can, as we are very disturbed by this trend.*

**2002 SuperNOFA Published...**

On March 26th, the U.S. Department of Housing and Urban Development (HUD) published the 2002 SuperNOFA. This year's NOFA opens the proverbial door to more than \$2.2 billion in funding for 41 different HUD programs...everything from the Continuum of Care to Youthbuild. Each of the programs included in the SuperNOFA have different eligibility criteria and application deadlines. To learn more about the SuperNOFA or to get detailed program information, please visit the HUD web page at: [www.hud.gov/offices/adm/grants/fundsavail.cfm](http://www.hud.gov/offices/adm/grants/fundsavail.cfm).

One program area that warrants special attention is the Continuum of Care (a.k.a. McKinney Homeless Assistance Programs). This year's competition, which sets aside an estimated \$950 million to help homeless persons and families move to self-sufficiency and permanent housing, includes several major changes. These changes include:

**SCORING OF CONTINUUM OF CARE:** There have been modifications to the Exhibit 1 questions, and changes to the number of points assigned to various scoring factors. In the Process and Strategy section, there is less emphasis on process and procedure in order to provide greater focus on the goal of eliminating chronic homelessness within 10 years.

A new scoring element – Emphasis on housing – provides points for the percent of the award that will go toward housing activities as opposed to supportive service activities. In order to receive any of the five points, a continuum must have at least half of its award going for housing activities.

For supplemental resources, the points awarded have increased from 10 to 15.

A narrative describing any efforts to implement a homeless management information system (HMIS) is a required part of Exhibit 1 and will be a factor in the scoring of your application.

**THE APPLICATION EMPHASIZES THE USE OF MAINSTREAM SUPPORTIVE SERVICE PROGRAMS:** The programs considered mainstream are specified, along with guidance on the information applicants should provide to respond to application questions. A section on developing strategies to facilitate CoC efforts, including examples of successful strategies, has been added to the Questions and Answers.

**SPECIFIC INFORMATION IS NOW REQUIRED BY PROJECT APPLICANTS RELATED TO CONNECTING HOMELESS CLIENTS TO MAINSTREAM PROGRAMS:** Project applicants must submit a specific plan for ensuring that clients will be assisted to obtain the benefits of the mainstream health, social service, and employment programs for which they are eligible.

**SHP RENEWAL APPLICATION AND TECHNICAL SUBMISSION REQUIREMENTS HAVE CHANGED:** Renewal projects will now provide more detail about their supportive services, leasing and operations cost at the application stage. As a result, information previously required at technical submission will be reduced, avoiding duplication of effort.

**SEPARATE SUPPORTIVE SERVICES AND OPERATIONS BUDGET FORMS FOR NEW AND RENEWAL SHP PROJECTS:** Separate budget forms for new and renewal applicants are being used to streamline the Technical Submission process for renewal projects. Some of the information formerly provided in the Technical Submission is now being submitted with the initial application.

**RENEWAL PROJECT PERFORMANCE REVIEW:** All renewal projects will now be subject to a threshold assessment of their overall performance and their success in obtaining mainstream resources for their clients under their existing grant as part of the project quality review.

**THE GAPS ANALYSIS CHART HAS BEEN STREAMLINED:** We have found that communities have consistently addressed their most pressing needs. Therefore, the relative priority column has been eliminated. The portion of the chart requesting supportive services slots is now optional.

**CALCULATING SHP RENEWAL BUDGETS:** The limit for an SHP renewal request is the average annual amount of the term activities of the grant being renewed. Term activities are leasing, supportive services, and operations. Applicants may request up to five percent of each project award for administrative costs.

**ADJUSTMENT TO THE NEW PERMANENT HOUSING PROJECT INCENTIVE FUNDING:** The incentive has been modified to continue to promote permanent housing for the homeless while ensuring the bonus awarded is not disproportionate to the level of homeless need for smaller CoC's.

CERTAIN SAFE HAVENS PROJECTS COUNT TOWARD 30 PERCENT PERMANENT HOUSING REQUIREMENT: Those Safe Havens projects which have the characteristics of the Supportive Housing Program Permanent Housing for Homeless Persons With Disabilities component, including a lease with the eligible persons, will be counted toward determining compliance with the FY02 Appropriations requirement that 30 percent of the appropriation be used for permanent housing. As was the case in previous years, achieving the 30 percent requirement may result in HUD having to select lower rated permanent housing projects and de-select higher rated non-permanent housing projects.

HOMELESS MANAGEMENT INFORMATION SYSTEMS (HMIS): Implementation and operation of HMIS projects are now eligible supportive services.

NEW REQUIREMENT TO OBLIGATE FUNDS BY SEPTEMBER 30, 2004: The 2002 HUD Appropriations Act requires that recipients conditionally awarded funds in the 2002 funding round must have a fully executed grant agreement or Annual Contributions Contract (for SRO) by September 30, 2004. Funds remain available for expenditure for five years thereafter.

THE APPLICATION KIT INCLUDES COMPLETENESS CHECKLISTS: Each Exhibit now includes a checklist to help you ensure your submission is complete.

CHANGES IN APPLICATION DELIVERY PROCEDURES: Because of enhanced security procedures in the HUD Headquarters building, submission procedures have been changed.

As a result of these changes, COHHIO, along with HUD's Columbus Field Office and the Ohio Department of Development, will be sponsoring a day-long application training session on Thursday, April 11th at All Saints Lutheran Church (6770 North High Street in Worthington). In preparation for their individual Continuum application, representatives from urban Continua will be invited to participate from 10:00 am until 12:00 pm. If you are interested in learning more about this component of the training, please contact Cathy Johnston at either [cathyjohnston@cohhio.org](mailto:cathyjohnston@cohhio.org) or 614/280-1984.

In preparation for the Balance of State Continuum application, representatives from rural Continua will be invited to participated from 1:00 pm until 3:00 pm. If you are interested in learning more about this component of the training, please contact Bob Johnson at either [rjohnson@odod.state.oh.us](mailto:rjohnson@odod.state.oh.us) or 614/752-8096. As a result of the aforementioned changes, it is highly unlikely that any new transitional housing or supportive services only projects submitted in the Balance of State application will be funded in this year's competition. Conversely, new permanent supportive housing projects have a favorable chance of being funded.

In addition to the application training, you might plan on attending the satellite broadcasts HUD has scheduled for the Continuum of Care. The first is scheduled for Friday, April 19th from 1:30 pm to 4:00 pm, with a follow up broadcast set for Tuesday, May 14th from 1:00 pm to 3:00 pm.

**Federal Reserve Board Accepting Comments on Home Mortgage Disclosure Act...**

To assist in the continuing struggle against predatory lending, activists have an opportunity to make sure that HMDA data has information on loan prices and better information on the race and gender of borrowers. The Federal Reserve Board is asking for public comments on their proposals to enhance HMDA data.

The Federal Reserve is proposing that price information be collected and publicly disseminated for high interest-rate loans. They are also proposing improved collection of race and gender for home loans reported under HMDA. The proposed improvements to HMDA data are vital for improving enforcement of anti-discrimination laws and for determining if neighborhood credit needs are being met. The due date for submitting letters to the Federal Reserve Board is April 12. The National Community Reinvestment Coalition has comments on their web page at [www.ncrc.org](http://www.ncrc.org).

Please note that at this time, the Federal Reserve Board is accepting faxes and states that people should not rely on mail (due to September 11-induced delays). The fax numbers are either 202/452-3819 or 202/452-3102. You can also e-mail your comments to [regs.comments@federalreserve.gov](mailto:regs.comments@federalreserve.gov). To see a copy of the Fed's request for comment, use this link: [www.federalreserve.gov/boarddocs/press/boardacts/2002/20020207/attachment.pdf](http://www.federalreserve.gov/boarddocs/press/boardacts/2002/20020207/attachment.pdf).

What a Long Strange Trip It's Been...The ReSTOC Saga on Vine Street

No stranger to controversy, even ReSTOC and its allies were surprised by the hardball politics played against them in their effort to start construction on Vine Street Community Project, a 30-unit tax credit development in the Over-The-Rhine section of Cincinnati. It does look like this deal will get underway this spring (subject to bank and equity closings), but ReSTOC has paid a high price in exchange for getting City Council to honor a signed contract for \$770,000 in HOME funds.

First a little background for those of you unfamiliar with ReSTOC and its struggles. Over-The-Rhine is a highly distressed historic district just north of downtown, full of century old walk-up apartment buildings and storefronts. ReSTOC (Race Street Tenant Organization Cooperative) is the primary housing development, ownership, and management entity that buddy gray led in the 1980's and until his death in 1996. Buddy and his co-workers acquired several dozen vacant buildings in the neighborhood, some deeded to ReSTOC, others to the Drop-Inn Center Shelterhouse. These buildings were consciously stockpiled for future use by the homeless and very low income households, as a hedge against potential gentrification. This strategy was always extremely unpopular with certain for-profit developers and their allies, although due to gradual deterioration and depopulation of the neighborhood, there has never been a shortage of vacant buildings to acquire and renovate.

ReSTOC did succeed in developing many of its buildings into about 150 units, including high-quality projects on Vine Street for homeless men with substance abuse problems. Unfortunately, ReSTOC's enemies continue to find fault both for the unrenovated buildings held off the market and for allegedly discouraging mixed-income development by housing so many homeless people in the area. The vehemence and duration of these attacks, the extent of misinformation, and the degree of polarization in the community is extreme.

In 1999, the current leadership—Bonnie Neumeier, Jennifer Summers, and others—came forward with a strategy to renovate eight of the abandoned buildings in the Vine Street corridor with a total of 45 units. I helped them obtain an award of housing tax credits and other financial assistance from the Ohio Housing Finance Agency (OHFA). Mayor Charlie Luken had provided a letter of support for use in the application, but in June, 2000, Mayor Luken turned against the project, voting with a narrow majority to deny local HOME funds. ReSTOC launched a major campaign to reverse this vote. Finally, in a major concession, ReSTOC agreed to sell one of the key buildings in the project through an intermediary, reducing the Vine Street Community Project to 30 units. Council approved the HOME funds: end of Round One.

Over the next year, a new roadblock emerged as HUD's new lead abatement requirements kicked in and ReSTOC's project was the first to be evaluated under a new process. Costs escalated, design changes were implemented, new private funding sources were tapped, and finally by the beginning of 2002, the project was ready to go: the city administration signed a contract for the HOME dollars. But in the meantime, the political mood in Cincinnati had become even less favorable. Civil disturbances in April, 2001 had followed the police shooting of a young man right behind one of the buildings in ReSTOC's project. John Cranley was elected to Council and persuaded his colleagues to pass a new ordinance banning the development of additional income-restricted housing for families in impacted areas, particularly Over-The-Rhine.

Although most people assumed Cranley's ordinance would not be retroactive, Councilman DeWine found a loophole in ReSTOC's contract, since City staff had failed to provide timely written extensions of the original legislation approving the funding. Round Two had begun. Council then voted against honoring the HOME contract despite the risk of costly litigation (and against the advice of the City Solicitor). But ReSTOC could not give up; so much had been invested financially and otherwise to move the project to the starting gate. After another furious campaign, a second compromise brokered by Councilman Pepper was inked in February, 2002. Council again reversed direction and voted unanimously in support of the deal.

What has been agreed to? ReSTOC's \$770,000 restores its opportunity to develop seven buildings, but its rights with respect to much of its remaining portfolio have been severely curtailed. ReSTOC must divest itself of every vacant property it owns on Vine Street. Two buildings must be sold to a market rate developer; another building to any unrelated party; still another group of eight units in the ReSTOC or Shelterhouse inventory must be converted to low- or moderate-income homeownership. In all cases, the City has the right to step in and acquire these properties at appraised value, regardless of what a buyer has offered. The use of sale proceeds must be reported to the City. ReSTOC is prohibited from acquiring any other buildings (anywhere?) for eight years.

Jennifer Summers, coordinator for ReSTOC, believes that some of these concessions are painful but others are consistent with her organization's goal to develop affordable housing. Having taken the risk of pursuing the Vine Street Community Project, ReSTOC could not easily reject the conditions imposed by the City—however severe—if it ever hoped to develop these buildings. Perhaps completion of the project and other residential and commercial redevelopment along Vine Street will begin to turn around one of the more distressed locations in the city. It would help if other owners of vacant property will now be required to develop or sell them, too! If even some of the talk about market rate development comes to fruition, the socio-economic balance in the neighborhood may have finally begun to shift. According to the *Cincinnati Enquirer*, in Hamilton County, 1,685 family apartments have dropped out of the Section 8 program since 1998. More than half were in Over-the-Rhine. Development of the Vine Street Community Project may be among the last new affordable housing rental choices that low-income households in the area will have.

--Roy Lowenstein, Ohio Capital Corporation for Housing page 8 of 12

**YEP Update**

**Independent Living - HB 38** - COHHIO, in conjunction with Representative Kerry Metzger’s office, is working to gain new state legislation to provide for the care of youth that age out of foster care. This legislation, HB 38, was recently passed by the Ohio House and has been sent to the Senate Finance Committee. HB 38 would provide Ohio with specific guidelines on what services would be available to youth who age out. It will also provide stability in the commitment of the state to provide the required match in order to continue to receive federal funding for this program.

The Foster Care and Independent Living Act of 1999 was passed by Congress to offer assistance to youth in the custody of the state when they turn 18, or “age out.” The Act authorized the new Chaffee Foster Care Independence Program to replace the former Independent Living Initiative. Under the Chaffee program, states apply for funding to support the needs of these youth. The total federal allocation is \$140 million. States are required to provide a 20 percent non-federal match. Ohio received \$4,693,625 in Fiscal Year 2001. Under the guidelines, up to 30 percent of these funds may be used for housing. These funds are administered through the Ohio Department of Job and Family Services (ODJFS). Services may be contracted with non-government agencies.

The Act sets guidelines for services that may be provided to youth that are ages 16 to 21. Some services that may be provided include: Medicaid, Job Training, Independent Living Skills, Educational support, Establishing Housing Options, as well as other related services.

To learn more about Ohio’s Independent Living programs, please attend the workshop scheduled at the COHHIO conference or contact Angela Lariviere at COHHIO at 614/280-1984 or at [angelalariviere@cohhio.org](mailto:angelalariviere@cohhio.org).

**Cincinnati Youth-Council Gains New Strength.** After some membership transitions while people settled into new jobs and living arrangements, the Cincinnati Youth Empowerment Program youth-council has emerged as a group of strong community leaders. Our six active members, our adult volunteers and our many guests over the last few months have been working hard to serve the community and to create a vision for Cincinnati Y.E.P.’s future growth and community involvement. In February, Cincinnati Y.E.P. served a wonderful meal to members of Lighthouse Youth Crisis Center. Youth and volunteers contributed by preparing food, getting donations, serving, cleaning, and spending time with the residents during the meal. The event was a great success for all involved. In March, Y.E.P. hosted presenters from the Center for Peace Education and ClearCorps, a community lead-reduction and education program. After excellent discussions about the importance of breaking down stereotypes, and about the wide variety of health concerns that effect young people these days, Y.E.P. accepted an invitation to present at a community health fair at the end of April. We will also be collaborating with ClearCorps to host a poetry slam in recognition of April as Minority Health Month. Thank you Woody, Hameed, Shanicca, Le-Le, Nikki, Jessica, Christi, Chris, Brionnea and all of our other guests for working so hard to make Cincinnati Y.E.P. a strong community presence both now and in the future. For more information about Cincinnati’s branch of the Youth Empowerment Program, please contact Katie at 513/357-5720.

**Coalition on Homelessness and Housing in Ohio Membership**

Name \_\_\_\_\_  
 Organization \_\_\_\_\_  
 Address \_\_\_\_\_  
 City \_\_\_\_\_ State \_\_\_\_\_ Zip \_\_\_\_\_ County \_\_\_\_\_  
 Phone \_\_\_\_\_ Fax \_\_\_\_\_ Email \_\_\_\_\_

Individual:      \_\_\_\_\_ \$35 (Regular)      \_\_\_\_\_ \$75 (Benefactor)      \_\_\_\_\_ \$250 (Sustainer)  
    \_\_\_\_\_ \$10 (Low-Income)      \_\_\_\_\_ Fee Waiver Requested

Agency (according to budget):  
                                  \_\_\_\_\_ \$35 (\$100,000 or less)      \_\_\_\_\_ \$75 (\$100,001 - \$250,000)  
                                  \_\_\_\_\_ \$125 (\$250,001 - \$500,000)      \_\_\_\_\_ \$200 (\$500,001 - \$1 million)  
                                  \_\_\_\_\_ \$250 (\$1 million-\$1.5 million)      \_\_\_\_\_ \$300 (over \$1.5 million)

Please send your tax deductible check to COHHIO at 35 E. Gay St, Ste. 210, Columbus, Ohio 43215.

**Thank you for your support!**

## COHHIO News

**Board Recruitment.** The COHHIO Board of Directors are accepting board member applications. Board members commit to attending five board meetings and a board retreat yearly and serve one or two year terms. Interested candidates should forward a letter of interest and resume to Bill Faith at COHHIO at billfaith@cohhio.org; 614-463-1060 (fax) or at 35 East Gay Street, Suite 210, Columbus, Ohio 43215 by May 1.

**Compensation Data.** COHHIO is interested in obtaining copies of studies or information regarding compensation for jobs that would be typical in housing and homelessness organizations. If anyone has any such studies available, we would greatly appreciate getting a copy. We will make our compiled results available for those interested. Any personal information will remain anonymous. Please send any such information to Bill Faith at COHHIO at billfaith@cohhio.org; 614-463-1060 (fax) or at 35 East Gay Street, Suite 210, Columbus, Ohio 43215.

**AmeriCorps Welcomes New Leader.** AmeriCorps would like to welcome our new AmeriCorps Leader, Pamela Sorg Hatch, who began her term of service at the end of March. Pamela had served one year as an AmeriCorps member with National Church Residences as the Resident Services Coordinator. In 2001, she finished a Master's in Counselor Education from the University of Dayton while working as the Site Director for the YMCA School Age Child Care Program. We feel honored to have her on board at COHHIO, and are looking forward to a great year.

---

### Community Shelter Board Honored

The National Alliance to End Homelessness awarded the Community Shelter Board with the Non-Profit Sector Achievement Award. According to NAEH, "CSB has worked in partnership with the city officials and numerous corporate partners to develop a holistic approach to ending homelessness in Columbus. CSB had developed a comprehensive system of housing and services that identifies the needs of people experiencing homelessness, then quickly moves them to affordable housing with the appropriate services. This cutting edge approach to homelessness provides an effective model for the rest of America to follow."

### Hunger in Ohio

The Children's Hunger Alliance (formerly the Ohio Hunger Task Force) has issued "Hunger in Ohio: The State of the State 2002." The report is an analysis of hunger in Ohio and offers an overview of problems and possibilities, strategies and next steps. Findings include:

- 11 percent of Ohioans live in households earning under poverty level wages.
- Over one million face dilemmas between having sufficient food and paying for rent or utilities, with nearly a third accustomed frequently to going without eating.
- 1 in 6 children are chronically deprived of adequate food.
- These hungry children are especially apt to do poorly in school, fail to graduate, and ultimately to not get jobs which provide self-sufficiency.

For more information, visit the CHA web site at [www.ohtf.org](http://www.ohtf.org) and select "Hunger Facts."

### Ending Homelessness: California Weighs In

As Ohio communities move to implement their own approaches to ending homelessness, a report from California offers their statewide perspective on this growing movement. Commissioned by Governor Gray Davis to help chart the course for his statewide initiative to address homelessness, the report includes statistics on homelessness, descriptions of existing services and programs addressing homelessness, issues and questions for consideration, best practices from California and other states, and recommended actions for preventing and reducing homelessness. For the full report, see: [www.governor.ca.gov/govsite/msdocs/press\\_release/PR02\\_150\\_HomelessnessFinalReport.doc](http://www.governor.ca.gov/govsite/msdocs/press_release/PR02_150_HomelessnessFinalReport.doc).

### Supreme Court Ruling on Public Housing Evictions Generates Concern

A Supreme Court ruling has upheld the right of public housing authorities to evict families from public housing for the drug-related criminal activity of a member of the household or their guests even though the lease holder may be unaware of such activities. Those challenging the law included an elderly man whose caregiver had drugs in the household, two grandparents whose teenage grandsons were arrested smoking marijuana in the parking lot of the public housing complex and a parent whose mentally disabled adult daughter was arrested with a charge of possession of cocaine. Among those expressing grave concern over the ruling were domestic violence advocates who are wary of placing the burden of controlling the behavior of household members and guests on those who may be victimized by domestic violence. Advocates fear this is a burden that may jeopardize their safety if they take action to exert control over their batterer's behavior and would jeopardize their housing if they did not. Housing advocacy organizations also expressed concern over the ruling and suggested that evictions under these circumstances may particularly affect those with no other housing options.

### Regional News

**Cleveland...**the Sisters of Charity Foundation sponsored a permanent Supportive Housing Forum on Wednesday, April 3 featuring Steve Thoms, Bill Flaherty and Nikki Delgado. According to Sisters' officials over 200 people are expected to attend the event.

**NEOCH** will hold their first annual dinner and silent auction at the Beachland Ballroom on April 20. They will be auctioning off both small and large items, as well as enjoying a catered dinner. All proceeds will benefit NEOCH operations. Tickets are \$35 for an individual, \$250 for a table (eight people). Contact Sarah at 216/241-1104 for more information.

**Dayton...**The 6th annual St. Vincent Hotel Dayton Golf Tournament is scheduled for Friday, July 19 at Kitty Hawk Golf Course. Last year the tournament raised \$8,157 for homeless services.

## Resources

### Ohio Department of Development Materials

- *Ohio Mobile Home Park Issues*. Free. Contact Joyce Hill at 614/466-2285 or [jhill@odod.state.oh.us](mailto:jhill@odod.state.oh.us).
- *Addressing Lead-Based Paint in Local Housing Programs Receiving Community Planning and Development Fund*. Free. Contact David Mack at 614/466-2285 or [dmack@odod.state.oh.us](mailto:dmack@odod.state.oh.us).
- *Governor's Awards for Excellence in Housing and Community Development*. Deadline - June 7. The awards are presented annually to acknowledge innovative programs, projects and policies implemented using OHCP-awarded federal and state funds. The form is accessible at [www.odod.state.oh.us/cdd/ohcp](http://www.odod.state.oh.us/cdd/ohcp), then select "Publications." For questions, contact Les Warner at 614/466-2285 or [lwarnar@odod.state.oh.us](mailto:lwarnar@odod.state.oh.us).

### HUD Materials

- *Tools and Strategies for Improving Community Relations in the Housing Choice Voucher Program*. \$5. ACCN-HUD11167. Contact HUDUSER at [www.huduser.org](http://www.huduser.org) or 800/245-2691.
- *A Community Guide to Factory-Built Housing*. Contact HUDUSER at [www.huduser.org](http://www.huduser.org) or 800/245-2691.
- *An Assessment of the Availability and Cost of Financing for Small Multifamily Properties*. Download at [www.huduser.org/publications/hsgfin/multifamily.html](http://www.huduser.org/publications/hsgfin/multifamily.html).
- *HUD's 2002 Income Limits*. Download at [www.huduser.org/datasets/il/fmr02/index.html](http://www.huduser.org/datasets/il/fmr02/index.html).
- *Study on Section 8 Voucher Success Rates*. Download the two volumes at [huduser.org/publications/pubasst/sec8success.html](http://huduser.org/publications/pubasst/sec8success.html) and [huduser.org/publications/pubasst/sec8\\_vol2.html](http://huduser.org/publications/pubasst/sec8_vol2.html).
- *How is HUD Doing? Agency Performance as Judged by its Partners*. Download at [www.huduser.org/publications/polleg/hows\\_hud.html](http://www.huduser.org/publications/polleg/hows_hud.html).

### Publications and other Materials

- *Relieving the Recession*, Center on Budget and Policy Priorities. Describes actions states can take to help low income families during an economic downturn. Available at [www.cbpp.org](http://www.cbpp.org).
- *Hard to Reach: Rural Homelessness and Health Care*, National Health Care for the Homeless Council. Available at [www.nhchc.org/publist.html](http://www.nhchc.org/publist.html).
- *Predatory Lending: Don't Be Scammed*, National City Bank. Provides a detailed list of questions that should be asked before a borrower signs any mortgage loan documents and reviews the reasons that borrowers should carefully review loan documents. Contact Stefanie Steward-Young at 614/463-6490 or [stefanie.steward-young@nationalcity.com](mailto:stefanie.steward-young@nationalcity.com).
- *Borrower's Guide to Home Loans*, AARP. Free. Available in English and Spanish. To receive a copy for review, contact Cathy Johnston at [cathyjohnston@cohhio.org](mailto:cathyjohnston@cohhio.org) or 614/280-1984.

### Funding Opportunities

- *Intimate Brands*. Emphasis on projects focusing on women, children and/or education. Send request to Intimate Brands, Inc., Attn: Donations & Sponsorships, Three Limited Parkway, Columbus, Ohio 43230.
- *TRW Foundation*. Focus on advancing the well being and quality of life for individuals and help to increase the quality and availability of education to cultivate a skilled workforce and knowledgeable customers. To review guidelines, visit [www.trw.com](http://www.trw.com). Eligible cities in Ohio include: Aurora, Cleveland, Dayton, Fayette, Fremont, Lebanon, Mt. Vernon and Toledo.
- *Best Buy Children's Foundation*. Focus on working with school-aged children to promote personal achievement through mentor relationships; development of life and leadership skills; and educational opportunities outside of regular classroom. For more information, visit [www.bestbuy.com](http://www.bestbuy.com) or call 952/947-2650.
- *Wells Fargo Housing Foundation - Community Support Grants*. Focus on helping low-income families own a home and responding to the shelter needs of the transitionally homeless. For more information, visit [www.wellsfargo.com/about/wfhf/programs.jhtml](http://www.wellsfargo.com/about/wfhf/programs.jhtml) or call 612/667-6326.

### Other Resources

- *Frances Hesselbein Community Innovation Fellows*. For social sectors leaders with a demonstrated record of leadership and entrepreneurial performance, and who are engaged in projects that demonstrate community innovation. Deadline- May 3. Download an application at [www.drucker.org/fellows/index.html](http://www.drucker.org/fellows/index.html) or call 212/224-1174.
- *Gateway's Olympic PCs Donation Program*. Donating computers to community centers whose programs help to enhance access to technology for traditionally under-served communities. For more information, visit [www.gateway.com/olympics/donations.shtml](http://www.gateway.com/olympics/donations.shtml).
- *Business and Professional Women Foundation 2002-2003 Career Advancement Scholarship Program*. Provides financial assistance to disadvantaged women interested in furthering their education. Deadline is April 15. For more information, visit [www.bpwusa.org](http://www.bpwusa.org).
- *Affordable Housing Design Advisor*. Online tool created to help CDCs understand the design process and integrate it into the development cycle of affordable housing. Visit [www.designadvisor.org](http://www.designadvisor.org).

For a listing of upcoming trainings, visit the COHHIO web page at [www.cohhio.org](http://www.cohhio.org).

How to Contact...

**NATIONAL**

**National Coalition for the Homeless:** [www.nationalhomeless.org](http://www.nationalhomeless.org).

**National Low Income Housing Coalition:** [www.nlihc.org](http://www.nlihc.org)

**President Bush** - 1600 Pennsylvania Avenue NW, Washington, DC 20500; 202/456-1414; 202/456-2461 (fax); [president@whitehouse.gov](mailto:president@whitehouse.gov)

**Senators Voinovich & DeWine** - United States Senate, Washington, DC 20510  
Voinovich - 202/224-3353; 202/228-1382 (fax); [voinovich@voinovich.senate.gov](mailto:voinovich@voinovich.senate.gov)  
DeWine - 202/224-2315; 202/224-6519 (fax); [senator\\_dewine@dewine.senate.gov](mailto:senator_dewine@dewine.senate.gov)

**Representatives** - United States House of Representatives, Washington, DC 20515; 202/224-3121

**STATE**

**Governor Taft** - 77 South High Street, Columbus, Ohio 43215; 614/466-3555; 614/466-9354 (fax)

**Ohio Senate** - State House, Columbus, Ohio 43266-0604; 614/644-5466 (fax-R); 614/644-1982 (fax - D)

**Ohio House of Representatives** - 77 South High Street, Columbus, Ohio 43215; 614/644-9494 (fax)

**UPDATED** Legislative Directories are available by contacting us: COHHIO - 35 East Gay Street, Suite 210, Columbus, Ohio 43215-3138; 614/280-1984; 614/463-1060 (fax); [www.cohhio.org](http://www.cohhio.org).

COHHIO Staff

- Bill Faith, Executive Director - [billfaith@cohhio.org](mailto:billfaith@cohhio.org)
- Pam Argus, Housing + Services Coordinator - [pamargus@cohhio.org](mailto:pamargus@cohhio.org)
- Rebecca Bartholomew, AmeriCorps Program Coordinator - [rebecca@cohhio.org](mailto:rebecca@cohhio.org)
- Kevin Blackledge, Youth Empowerment VISTA - [kevinblackledge@cohhio.org](mailto:kevinblackledge@cohhio.org)
- Susan Francis, Communications and Development Coordinator - [susanfrancis@cohhio.org](mailto:susanfrancis@cohhio.org)
- Pamela Hatch, AmeriCorps Leader - [pamhatch@cohhio.org](mailto:pamhatch@cohhio.org)
- Cathy Johnston, Special Projects and Advocacy Coordinator - [cathyjohnston@cohhio.org](mailto:cathyjohnston@cohhio.org)
- Angela Lariviere, Youth Empowerment Coordinator - [angelalariviere@cohhio.org](mailto:angelalariviere@cohhio.org)
- Jill Russ, Section 8 Project Coordinator - [jillruss@cohhio.org](mailto:jillruss@cohhio.org)
- Mary Scott, AmeriCorps Program Support Administrator - [maryscott@cohhio.org](mailto:maryscott@cohhio.org)
- Rick Taylor, Managing Director - [ricktaylor@cohhio.org](mailto:ricktaylor@cohhio.org)
- Ande Ucubagabriel, Finance Director - [andeucubagabriel@cohhio.org](mailto:andeucubagabriel@cohhio.org)
- Kurt Weidner, Conference and Special Projects Assistant - [kurtweidner@cohhio.org](mailto:kurtweidner@cohhio.org)
- Spencer Wells, Tenant Outreach Coordinator - [spencerwells@cohhio.org](mailto:spencerwells@cohhio.org)
- Joy Willis, Administrative Assistant - [joywillis@cohhio.org](mailto:joywillis@cohhio.org)

35 East Gay Street, Suite 210, Columbus, Ohio 43215-3138  
614/280-1984; 614/463-1060 (fax)  
[cohhio@cohhio.org](mailto:cohhio@cohhio.org); [www.cohhio.org](http://www.cohhio.org)

**Newsletter of the Coalition on Homelessness and Housing in Ohio (COHHIO)**  
April 2002 • Volume 7 • Issue 4. Editor: Susan Francis

COHHIO is a coalition of organizations and individuals committed to ending homelessness and to promoting decent, safe, fair, affordable housing for all, with a focus on assisting low-income people and those with special needs.