HUD does not require State and Entitlement jurisdictions to commence a data collection effort in order to complete an AI. It believes such jurisdictions can use existing available data.
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Executive Summary

Methodology
The Medina County Fair Housing Office completed this report regionally for all entitlement communities in Medina County like, Medina City. This report was paid for by Community Development Block Grant dollars from Medina County and Medina City. This report is based on basic information sources such as the US Census, studies and reports done by the U.S. Department of Housing and Urban Development (HUD), the Housing Research & Advocacy Center (HRAC), the Ohio Department of Development Housing and Community Partnership Office and information provided by the Medina County Housing Network members. The Fair Housing Office also relied on public participation, through two public meetings. A full list of meetings is given in Appendix A. This report follows the Fair Housing Planning Guide (Vol. 1) from the HUD Office of Fair Housing and Equal Opportunity as well as the Ohio Department of Development’s How to Analyze Impediments to Fair Housing and Develop a Plan, (January 2016) as closely as practicable. The Analysis to Impediments to Fair Housing (AI) was funded by the Community Development Block Grant program.

Ohio Fair Housing Law
The following is excerpt is from: the Ohio Development Services Agency, State of Ohio Analysis of Impediments, May 2015.

Ohio Fair Housing Law (Ohio Revised Code 4112.02(h)) gives all persons in the federally protected classes the right to live wherever they can afford to buy a home or rent an apartment. Ohio law also adds two additional protected classes: ancestry and military status. According to Ohio law, it is unlawful, on the basis of race, color, religion, sex, national origin, ancestry, military status, disability, or familial status to:

- Refused to rent, sell, finance, or insure housing accommodations or residential property.
- Represent to any person that housing accommodations are not available for inspection, sale, rental, or lease.
- Refuse to lend money for the purchase, construction, repair, rehabilitation, or maintenance of housing accommodations or rental property.
- Discriminate against any person in the purchase, renewal, or terms and conditions of fire, extended coverage, of homeowners or renter’s insurance.
- Refuse to consider without prejudice the combined income of both spouses.
- Print, publish, or circulate any statement or advertisement which would indicate a preference or limitation.
- Deny any person membership in any multiple listing services or real estate broker’s organization.

No one may take any of the following actions based on race, color, national origin, religion, sex, familial status, or disability:

- Refuse to make a mortgage loan.
- Fail to provide information regarding loans.
- Deny or make different terms for home loans, such as different interest rates, points, or fees.
- Discriminate in appraising the property.
- Refuse to purchase the loan or set different terms or conditions for purchasing a loan.
In addition, it is illegal for anyone to:

- Coerce, intimidate, threaten, or interfere with anyone exercising their rights granted under the Fair Housing Act or assisting others who are exercising that right.
- Make, print, publish, or post statements or advertisements that a house or an apartment is available only to persons of a certain race, color, religion, sex, familial status, or disability.

In Ohio, the Ohio Civil Rights Commission enforces state laws against discrimination. The Commission receives and investigates discrimination charges – on the basis of protected class – in the areas of employment, public accommodation, housing, credit and disability in higher education.

**U.S. Department of Housing and Urban Development (HUD)**

HUD requires communities receiving funds under the Community Development Block Grant program to certify that they affirmatively further fair housing as a process consisting of three components:

1. Complete an AI.
2. Implement action in order to overcome the identified impediments.
3. Document the actions taken in order to overcome these impediments.

HUD is the federal agency charged with enforcing the Fair Housing Act. The Fair Housing Act prohibits discrimination in the sale, rental, and financing of dwellings, and in other housing-related transactions, based on race, color, national origin, religion, sex, familial status (including children under the age of 18), and disability. When an individual files a complaint, HUD will notify the complainant and will also:

- Notify the alleged violator of the complaint and allow the party to submit a response.
- Investigate the complaint and determine whether there is reasonable cause to believe a violation occurred.
- Notify the complainant if HUD cannot complete an investigation within 100 days of receiving the complaint.

**Medina County Fair Housing**

Medina County is a suburban metropolitan area county. Apart from the protected classes under Ohio law of race, color, religion, sex, national origin, ancestry, military status, disability, and familial status; within Medina County, marital status and creed are also protected.

The Fair Housing Office participates in the Medina County Housing Network. The mission of the Housing Network is to assist Medina County public, private and non-profit organizations in the planning, coordination, and development of attainable housing options for at-risk persons and families in Medina County. To achieve this mission the Network will seek to:

- Offer educational and networking opportunities for providers/care givers, community leaders, consumers and the general public.
- Facilitate research and data collection on the local housing needs in Medina County.
- Support the planning, funding and development of services to meet identified needs.

Housing Network meetings are held the second Thursday of each month at 1:00 PM at Job and Family Services, 246 Northland Drive, Medina, Ohio 44256. All meetings are open to the public. Additional information may be obtained by contacting the Medina County Commissioner's Office at (330) 722-9210.
Defining Protected Classes
The following are definitions for protected classes in Medina County, true definitions may vary.

- **Race.** A class or kind of people unified by shared interests, habits, or characteristics.
- **Color.** A person’s complexion or skin tone.
- **Creed.** Any statement of principles, opinions, or beliefs.
- **Sex.** Either of the two main categories (male and female) into which humans and most other living things are divided on the basis of their reproductive functions.
- **Religion.** A particular system of faith and worship.
- **Marital Status.** A person's state of being single, married, separated, divorced, or widowed.
- **National Origin.** An individual's, or his or her ancestor's, place of origin; or an individual’s physical, cultural or linguistic characteristics being of a national origin group.
- **Disability.** A physical or mental condition that limits a person's movements, senses, or activities.
- **Family Status.** The status of being related to another person by blood, marriage or adoption.

Medina County Fair Housing Impediments
After analyzing the compiled data for the state’s 2015 AI along with data collected by the Fair Housing Coordinator, United Way’s 211 housing intake calls, HRAC, and HUD; Medina County has identified four impediments to fair housing in 2019.

1. **Access to public transit in rural areas.** Medina County Public Transit (MCPT) currently only serves Medina, Brunswick, and Wadsworth with fixed routes. While MCPT provides service to any location within Medina County, these must be scheduled one day in advance. As the rural population grows older and relies more on public transit, Medina County will need to provide more trips per year.

2. **Affordable rental housing.** The supply of affordable rental housing units in rural areas is not sufficient to meet demands for residents of Medina County. The Fair Housing Office often mitigates potential zoning impediments that could prevent affordable housing from being built. 30% of Medina’s population will soon hit the 65 years of age or older segment of the population and will be in need of affordable housing options. According to ODSA’s County Profiles – 2018 Annual Edition, the Median gross rent as a percentage of household income was at 26.7%. The Fair Housing Office would like to see this number come down to 20%.

3. **Housing for older adults.** By 2030, nearly 30% of Ohio’s population will be 55 years or older. Many older adults also have an accompanying disability, the most common being ambulatory. In addition to increasing the stock of affordable housing options for an older population, Medina County will need to increase the affordable housing stock for disabled older adults who may need more specialized services than the general disabled population.

4. **Housing discrimination.** Most of the calls and messages that the Fair Housing Office receives are landlord/tenant complaints; however, some are the result of housing discrimination. The Fair Housing Office will need to continue to provide fair housing services to individuals as well as education and outreach regarding their rights.
Medina County Overview

The following is a demographic overview from the American Community Survey (ACS), datausa.io, 2017: Medina County, Ohio has a population of 175,543 people with a median age of 41.8 and a median household income of $69,319. Between 2015 and 2016 the population of Medina County grew from 174,831 to 175,543, a 0.41% increase and its median household income grew from $66,952 to $69,319, a 3.54% increase. The population of Medina County is 94.3% White, 1.87% Hispanic, and 1.44% Black. 4.73% of the people in Medina County speak a non-English language, and 99% are U.S. citizens. The largest post-secondary schools in Medina County are Hamrick School, with 177 graduates, Medina County Career Center, with 45 graduates, and Raphael's School of Beauty Culture Inc.-Brunswick, with 23 graduates.

The median property value in Medina County is $182,100, and the homeownership rate is 79.7%. Most people in Medina County commute alone (“Drove Alone”), and the average commute time is 26.3 minutes. The average car ownership in Medina County is two cars per household. Medina County is the 16th most populated county in Ohio and borders Ashland; Cuyahoga; Lorain; Summit; and Wayne counties.

The economy of Medina County employs 90,341 people. The economy of Medina County is specialized in the areas of Manufacturing; Wholesale trade; and Management of Companies & Enterprises, which employ 1.56; 1.3; and 1.24 times more people respectively than what would be expected in a location of this size. The largest industries in Medina County are Manufacturing, Healthcare & Social Assistance, and Retail Trade employing 14,576, 12,919, and 10,808 individuals respectively, and the highest paying industries are Mining, Quarrying, Oil, Gas Extraction ($105,039 annually), Management of Companies & Enterprises ($98,500 annually), and Utilities ($68,241 annually).

Median household income in Medina County is $69,319 annually. Males in Medina County have an average income that is 1.25 times higher than the average income of females, which is $52,736. The income inequality of Medina County (measured using the Gini index) is 0.458 which is lower than the national average.

Property

The median property value in Medina County is $182,100, which is 0.89 times smaller than the national average of $205,000. Between 2015 and 2016 the median property value increased from $179,500 to $182,100, a 1.45% increase. The homeownership rate of Medina County, Ohio is 79.7%, which is higher than the national average of 63.6%.

People in Medina County have an average commute time of 26.3 minutes. Car ownership in Medina County is approximately the same as the national average, with an average of 2 cars per household. In Medina County the largest shares of households pay taxes in the $3,000+ range.
In 2016, 79.7% of the housing units in Medina County were occupied by their owner. This percentage grew from the previous year’s rate of 79.4%. The percentage of owner-occupation is higher than the national average of 63.6%. This chart shows the ownership percentage in Medina County compared to its parent geographies.

The following charts display, first, the property values in Medina County compared to other geographies and, second, owner-occupied housing units distributed between a series of property value buckets compared to the national averages for each bucket. In Medina County the largest share of households have a property value in the $200k-$250k range.
Household Income

The following chart displays the households in Medina County, Ohio distributed between a series of income categories compared to the national averages for each category. The largest shares of households have an income in the $75-$100k range.

In 2016, the census tract with the highest Median Household Income in Medina County, Ohio was Census Tract 050 with a value of $100,408, followed by Census Tract 083.01 and Census Tract 070, with respective values of $93,864 and $92,244. The following map shows all of the census tracts in Medina County, Ohio colored by their Median Household Income.
In 2016, the census tract with the highest Median Household Income (White) in Medina County, Ohio was Census Tract 050 with a value of $100,434, followed by Census Tract 083.01 and Census Tract 070, with respective values of $92,955 and $91,761. The following map shows all of the census tracts in Medina County, Ohio colored by their Median Household Income (White).

In 2016, the census tract with the highest Median Household Income (Black) in Medina County, Ohio was Census Tract 083.02 with a value of $34,559. The following map shows all of the census tracts in Medina County, Ohio colored by their Median Household Income (Black).
In 2016, the census tract with the highest Median Household Income (Asian) in Medina County, Ohio was Census Tract 080.02 with a value of $250,001, followed by Census Tract 083.01 and Census Tract 080.03, with respective values of $95,833 and $80,777. The following map shows all of the census tracts in Medina County, Ohio colored by their Median Household Income (Asian).

In 2016, the census tract with the highest Median Household Income (Hispanic) in Medina County, Ohio was Census Tract 083.02 with a value of $103,472. The following map shows all of the census tracts in Medina County, Ohio colored by their Median Household Income (Hispanic).
In 2016, the census tract with the highest Median Household Income (Multiracial) in Medina County, Ohio was Census Tract 070 with a value of $109,118, followed by Census Tract 090.02 with value of $60,268. The following map shows all of the census tracts in Medina County, Ohio colored by their Median Household Income (Multiracial).

In 2016, the census tract with the highest Median Household Income (White Non-Hispanic) in Medina County, Ohio was Census Tract 050 with a value of $100,434, followed by Census Tract 083.01 and Census Tract 070, with respective values of $93,182 and $91,761. The following map shows all of the census tracts in Medina County, Ohio colored by their Median Household Income (White Non-Hispanic).
Transportation

In 2016, the most common method of travel for workers in Medina County, Ohio was “Drove Alone,” followed by those who “Carpooled” and those who “Work at Home.”

Poverty by Age and Gender

6.63% of the population for whom poverty status is determined in Medina County, Ohio (11,532 out of 173,981 people) live below the poverty line, a number that is lower than the national average of 14%. The largest demographic living in poverty is Female 25-34, followed by Female 45-54 and then Female 35-44.

The Census Bureau uses a set of money income thresholds that vary by family size and composition to determine who classifies as impoverished. If a family's total income is less than the family's threshold than that family and every individual in it is considered to be living in poverty.

Poverty by Race and Ethnicity

The most common racial or ethnic group living below the poverty line in Medina County, Ohio is White, followed by Black or African American, and Hispanic or Latino.
The Census Bureau uses a set of income thresholds that vary by family size and composition to determine who classifies as impoverished. If a family's total income is less than the family's income threshold then that family and every individual in it is determined to be living in poverty.

Race and Ethnicity
In 2016, there were 50.3 times more White residents (165,491 people) in Medina County, Ohio than any other race or ethnicity. There were 3,288 Hispanic and 2,536 Black residents, the second and third most common racial or ethnic groups. The following bar chart shows the eight races and ethnicities represented in Medina County, Ohio as a share of the total population.
Age by Nativity

In 2016, the median age of all people in Medina County, Ohio was 41.8. Native-born citizens, with a median age of 41.5, were generally younger than foreign-born citizens, with a median age of 50. But people in Medina County, Ohio are getting older. In 2015, the average age of all Medina County, Ohio residents was 41.4.

Non-English Speakers

8,119 Medina County, Ohio citizens are speakers of a non-English language, which is lower than the national average of 21.1%. In 2015, the most common non-English language spoken in Medina County, Ohio was Spanish. 1.11% of the overall population of Medina County, Ohio are native Spanish speakers. 0.42% speak German and 0.33% speak Other West Germanic, the next two most common languages.
When compared to other counties, Medina County, Ohio has a relatively high number of residents that are native Hungarian speakers. In 2015, there were 420 native Hungarian speakers living in Medina County, Ohio, approximately 9.2 times more than would be expected based on the language's frequency in the US more broadly.

**The State of Rent in Medina County**

**The Fiscal Year (FY) 2019 Fair Market Rent (FMR)s for All Bedroom Sizes**

The following excerpt is from: the FY2019 Fair Market Rent Documentation System which is available at www.huduser.gov/portal/datasets/fmr/fmrs/FY2019_code/2019summary.odn.

Medina County, Ohio is part of the Cleveland-Elyria, Ohio Metropolitan Statistical Area (MSA), which consists of the following counties: Cuyahoga; Geauga; Lake; Lorain; and Medina. All information presented here applies to the entirety of the Cleveland-Elyria, Ohio MSA.

<table>
<thead>
<tr>
<th>Year</th>
<th>Efficiency FMR</th>
<th>One-Bedroom FMR</th>
<th>Two-Bedroom FMR</th>
<th>Three-Bedroom FMR</th>
<th>Four-Bedroom FMR</th>
</tr>
</thead>
<tbody>
<tr>
<td>FY 2019</td>
<td>$569</td>
<td>$678</td>
<td>$836</td>
<td>$1,102</td>
<td>$1,158</td>
</tr>
<tr>
<td>FY 2018</td>
<td>$529</td>
<td>$634</td>
<td>$785</td>
<td>$1,032</td>
<td>$1,091</td>
</tr>
</tbody>
</table>

The FY2019 FMRs for All Bedroom Sizes shows that an individual working a minimum wage job at $8.55/hour in 2019 would have to work 67 hours to afford an Efficiency, 79 hours to afford a One-Bedroom, 98 hours to afford a Two-Bedroom, 129 hours to afford a Three-Bedroom, and 135 hours to afford a Four-Bedroom.

**Affordability of Rent in Medina County**

When measuring housing affordability, it is typically based on no more than 30% of household income going to housing. The percentage of income standard for housing affordability may not fully consider the effects of housing and neighborhood quality. Housing that may appear affordable based on cost alone, for example, might be far from employment and/or public agencies. This would increase the percentage of income a household dedicates to transportation.

A household may also choose a low-quality housing unit or a low-opportunity neighborhood to reduce housing costs. An individual working a minimum wage job at $8.55/hour in 2019, working an average of 40 hours/week would earn a gross $1,368. This individual, if they lived in a 2019 Fair Market Efficiency would be spending almost 42% of their income on housing alone. Therefore, Medina County does not have sufficient affordable rental housing.

**Fair Housing Complaints in Medina County**

**Fair Housing Center for Rights & Research Data**

The following excerpt is from: The Fair Housing Center for Rights & Research, *The State of Fair Housing in Northeast Ohio* by Michael Lepley & Lenore Mangiarelli (April 2018).

To compare rates of complaints across counties, The Fair Housing Center undertook an analysis of the number of complaints filed in the six-county region (Cuyahoga, Lake, Ashtabula, Geauga, Lorain, and Medina) per 100,000 residents for the period of 1993 to 2017. During the 25-year period of 1993 to
2017, 6.51 complaints were filed on average per year per 100,000 people in the six county regions. Ashtabula, Lorain, and Medina Counties had incidences of complaints at 4.25, 3.57, and 3.34 per 100,000 people respectively.

The difference in rates of cases filed in each county is likely due to a number of factors including the differential rates of discrimination, the racial and ethnic makeup of the region, the percentage of rental (as compared to owner-occupied) housing, housing mobility, and the presence or absence of fair housing organizations in the counties that might educate and assist victims of discrimination and conduct systemic testing. The following is the chart from the *The State of Fair Housing in Northeast Ohio* (Lepley & Mangiarelli, April 2018) showing type of complaint in Medina County:

<table>
<thead>
<tr>
<th>Year</th>
<th>Race</th>
<th>Color</th>
<th>Religion</th>
<th>National Origin</th>
<th>Sex</th>
<th>Familial Status</th>
<th>Disability</th>
<th>Retaliation</th>
<th>Total</th>
</tr>
</thead>
<tbody>
<tr>
<td>2010</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>2011</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>1</td>
<td>2</td>
<td>1</td>
<td>0</td>
<td>4</td>
</tr>
<tr>
<td>2012</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>1</td>
<td>0</td>
<td>0</td>
<td>1</td>
</tr>
<tr>
<td>2013</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>1</td>
<td>0</td>
<td>0</td>
<td>1</td>
</tr>
<tr>
<td>2014</td>
<td>2</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>1</td>
<td>4</td>
<td>0</td>
<td>7</td>
</tr>
<tr>
<td>2015</td>
<td>2</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>1</td>
<td>3</td>
<td>0</td>
<td>6</td>
</tr>
<tr>
<td>2016</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>4</td>
<td>0</td>
<td>4</td>
</tr>
<tr>
<td>2017</td>
<td>3</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>1</td>
<td>2</td>
<td>3</td>
<td>0</td>
<td>9</td>
</tr>
<tr>
<td>Total</td>
<td>7</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>2</td>
<td>8</td>
<td>15</td>
<td>0</td>
<td>32</td>
</tr>
</tbody>
</table>

Note: In 2018 there have not been any substantiated discrimination complaints forwarded to OCRC or HUD, however based on anecdotal evidence the following protected classes have been identified as potential discrimination complaints; disability, familial status, and race.

The above data indicates that most complaints in Medina County are as a result of discrimination to persons with a disability.

**Fair Housing Complaint Data**

The following excerpt is from: the Ohio Development Services Agency, *State of Ohio Analysis of Impediments, May 2015*:

*The OCRC compiles information on all complaints related to housing discrimination in Ohio. These include complaints that are investigated by HUD as well as those investigated by FHAP partners. Individuals who believe they experienced discrimination in their search for a home, based on their color, race, national origin, sex, religion, disability, or familial status, have one year to file a complaint with HUD. Information collected on these complaints includes the local jurisdiction of the complaint, basis, type of complaint, and complaint outcome. In Ohio, a complainant may also file on the basis of military status or ancestry. In Medina County, marital status and creed may also be filed on. Medina County, like other non-entitlement jurisdictions has disability as the most common basis for complaint.*
Partnerships
The Fair Housing Office collaborates with local governments, fair housing organizations, state agencies, and other stakeholders at the Medina County Housing Network meeting. In addition, the Fair Housing Office works closely with clients to understand their needs and find solutions.

The purpose of the Medina County Housing Network is to assist Medina County public, private, and non-profit organizations in planning, coordination, and development of attainable housing options for at-risk persons and families in Medina County.

Fair Housing Assistance
Ohio Civil Rights Commission
Cleveland Office
216-787-3150

U.S. Department of Housing and Urban Development (HUD)
1-800-581-3247

Community Legal Aid
Summit/Medina Counties
1-800-998-9454

Medina County
Cheryl Heinly
124 W. Washington St.
Medina, OH 44256
330-722-9219

City of Medina
Sandy Davis
132 N. Elmwood Ave.
Medina, OH 44256
330-722-0397

Medina County Bar Association
330-725-9794

Medina Municipal Court
135 N. Elmwood
Medina, Ohio
330-723-3287

City of Brunswick
Pam Plavecski
4095 Center Rd.
Brunswick, OH 44212
330-558-6875

City of Wadsworth
Jeff Kaiser
120 Maple St.
Wadsworth, OH 44281
330-335-2752

Wadsworth Municipal Court
120 Maple Street
Wadsworth, Ohio
330-335-1596
Impediment 1 - Access to Public Transit in Rural Areas

The following is from the *Ohio Statewide Transit Needs Study Final Report* by the Ohio Department of Transportation (January 2015).

The need and demand for transit is changing in response to both underlying demographic changes in Ohio’s population and to cultural preferences. The evidence for these changes is clear through socio-economic and demographic data analyzed as part of the Ohio Statewide Transit Needs Study Final Report by the Ohio Department of Transportation wherein; state policy centers, such as the Greater Ohio Policy Center and the Scripps Gerontology Center at the University of Miami, and national research organizations, including the Urban Land Institute and the Brookings Institute. The Statewide Transit Needs Study also collected their own data, including surveys with transit riders, interviews with stakeholders and surveys with the members of the general public. Through this collective the following issues were identified:

1. Changing cultural preferences for transportation are evident from both younger (millennials) and older generations (baby boomers). A large portion of these populations express a desire to live in communities that are bikeable, walkable and have transit.

2. Ohioans are getting older and poorer, especially in rural areas. Seniors and low-income individuals will rely more on public transportation, putting more pressure on transit systems to meet this growing demand.

3. Health and human services are increasingly focused on serving people in their communities and encouraging people to stay in their homes. Implementing these programs requires a corresponding investment in transportation; this can be coordinated with public transportation services to reduce duplication of service and effort.

4. Ohioans travel across municipal and county boundaries to get to work but also for other reasons, such as shopping, school, and to access health care.
   a. These regional patterns include a need to travel between cities and suburbs as well as between rural areas.
   b. Ohio’s transit agencies are largely organized around municipal and county boundaries. As a result, they are not always able to take people where they want and need to go. This is especially true for Medina County, where Medina County Public Transit currently only serves Medina, Brunswick, and Wadsworth with fixed routes. While MCPT provides service to any location within Medina County, these must be scheduled one day in advance. As Ohio’s rural population grows older and relies more on public transit, Medina County will need to provide more trips per year.

Actions to Address Impediment 1

Short-Term

1. The Medina County Commissioners will continue to fund Medina County Public Transit so that they can continue to provide free or reduced Rides to individuals with Disabilities, Individuals with Low Income, and Individuals 65 Years of Age and Older.

2. The Fair Housing Office will work closely with Medina County Public Transit to identify effective ways to outreach to individuals who may not know of the services they offer.
**Long-Term**

1. All jurisdictions will encourage walkability and multi-modal transportation within Medina County for the benefit of LMI residents
2. All jurisdictions will encourage area businesses to identify the transportation needs of their LMI employees and customers. This data can help the Medina County Public Transit to identify necessary routes.

**Impediment 2 – Affordable Rental Housing**

The following is an excerpt from a Featured Article on HUDuser.gov, *Defining Housing Affordability* (August 2017).

Housing programs in the United States have long measured housing affordability in terms of percentage of income. In the 1940s, the maximum affordable rent for federally subsidized housing was set at 20% of income, which rose to 25% of income in 1969 and 30% of income in 1981. Over time, the 30% threshold also became the standard for owner-occupied housing, and it remains the indicator of affordability for housing in the United States. Keeping housing costs below 30% of income is intended to ensure that households have enough money to pay for other nondiscretionary costs; therefore, policymakers consider households who spend more than 30% of income on housing costs to be housing cost burdened.

When the costs of available housing options in an area are high relative to household income, households may need to make tradeoffs. To curb high costs, households may choose housing that is far from employment centers and would require long commutes or share housing with other households, which could lead to overcrowding. Alternatively, households might reduce spending in other areas, such as transportation, health care, food, and education, to offset high housing expenditures.

Accurately understanding housing cost burdens is essential to determining the scope of housing needs and ensuring that families can afford other nondiscretionary costs but defining affordability in terms of a percentage of household income creates challenges.

Housing costs reflect more than just the price of housing units alone; these costs also account for neighborhood school quality, public safety, and access to jobs and amenities. The percentage of income standard for housing affordability may not fully consider the effects of housing and neighborhood quality. Housing that may appear affordable based on cost alone, for example, might be far from employment centers, increasing the percentage of income a household dedicates to transportation. A household may also choose a low-quality housing unit or a low-opportunity neighborhood to reduce housing costs. As a result, the conventional measure of affordable housing may underestimate the number of households who are burdened by combined housing and transportation costs as well as the number of households in need of quality affordable housing.

In addition to meeting the basic need for shelter, housing can also be a component of efforts to promote positive life outcomes for low- and moderate-income families. Research shows that affordable housing has the capacity to help improve residents’ health, access to education, and employment prospects. Conversely, high housing cost burdens are associated with negative life outcomes such as declines in mental health, reduced parental enrichment spending and cognitive achievement for low- and moderate-income children, and reduced educational attainment among children. Ensuring that policymakers define housing affordability in a way that allows families to obtain quality housing and comfortably pay other nondiscretionary costs is important to helping those families thrive.
The following chart from the Ohio Development Services Agency, County Profiles – 2018 Annual Edition, shows that Medina County may be doing better than the FY2019 Fair Market Rent shows.

The supply of affordable rental housing units in rural areas is not enough to meet demands for residents of Medina County. Medina County Department of Planning Services and Fair Housing Office often mitigates potential zoning impediments that could prevent affordable housing from being built. 30% of Medina’s population will soon hit the 65 years and more segment of the population and will need affordable housing options. According to ODSA’s County Profiles – 2018 Annual Edition, the Median gross rent as a percentage of household income was at 26.7%. Medina County Department of Planning Services and Fair Housing Office would like to see this number come down to 20%.

Moreover, according to the United Way of Medina County’s 2-1-1, “Housing 2-Year Trend Comparisons for Medina County” (2018-2019); majority of calls they receive are for Rent Payment Assistance, Home Rental Listings, Homeless Shelter, and Emergency Shelter Clearinghouses. From this data, it is thought that there is a segment of the population that simply is struggling to afford housing in Medina County.

<table>
<thead>
<tr>
<th>Gross Rent</th>
<th>Number</th>
<th>Percent</th>
</tr>
</thead>
<tbody>
<tr>
<td>Specified renter-occupied housing units</td>
<td>13,493</td>
<td>100%</td>
</tr>
<tr>
<td>Less than $100</td>
<td>30</td>
<td>0.2%</td>
</tr>
<tr>
<td>$100 to $199</td>
<td>74</td>
<td>0.5%</td>
</tr>
<tr>
<td>$200 to $299</td>
<td>179</td>
<td>1.3%</td>
</tr>
<tr>
<td>$300 to $399</td>
<td>296</td>
<td>2.2%</td>
</tr>
<tr>
<td>$400 to $499</td>
<td>586</td>
<td>4.3%</td>
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<tr>
<td>$500 to $599</td>
<td>856</td>
<td>6.3%</td>
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<tr>
<td>$600 to $699</td>
<td>1,713</td>
<td>12.7%</td>
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<tr>
<td>$700 to $799</td>
<td>2,035</td>
<td>15.1%</td>
</tr>
<tr>
<td>$800 to $899</td>
<td>1,986</td>
<td>14.7%</td>
</tr>
<tr>
<td>$900 to $999</td>
<td>1,383</td>
<td>9.9%</td>
</tr>
<tr>
<td>$1,000 to $1,499</td>
<td>2,995</td>
<td>22.2%</td>
</tr>
<tr>
<td>$1,500 or more</td>
<td>756</td>
<td>5.6%</td>
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<tr>
<td>No cash rent</td>
<td>649</td>
<td>4.8%</td>
</tr>
<tr>
<td>Median Gross Rent</td>
<td>$833</td>
<td></td>
</tr>
<tr>
<td>Median gross rent as a percentage of household income</td>
<td>26.7</td>
<td></td>
</tr>
</tbody>
</table>

**Actions to Address Impediment 2**

**Short-Term**

1. All jurisdictions will build strong relationships with owners and landlords.
   a. Engaging owners and landlords consistently will result in improved access to available units, greater housing stability for tenants and increased profitability for the owner/operator.
   b. Strong positive relationships between service providers and housing owners and operators are critical for ensuring that households with the greatest barriers have equitable access to housing units.

2. All jurisdictions will message effectively. Develop effective public messaging to mobilize awareness and support of fair housing.

**Long-Term**

1. All Medina County jurisdictions should consider a Rental Registry. Creating a rental registry can ensure that all rental properties are registered with the jurisdictions and require inspections.
2019 Analysis of Impediments to Fair Housing Choice in Medina County

a. Current system relies on complaints.
b. Current system does not allow for proactive inspection of interior.
c. Inspections help ensure that individuals are not living in sub-standard conditions.
d. Reinforces the responsibilities of the property owner.
e. Proactive inspection code helps bring buildings into compliance more quickly and protects renters.
f. Proactive inspection can help preserve property values.
g. Proactive inspection can decrease fires.

2. All jurisdictions will encourage developers to utilize the Low-Income Housing Tax Credit to develop or preserve homes for LMI.

Impediment 3 – Housing for Older Adults
The following is an excerpt from Grantmakers In Aging (GIA), “Affordable Housing” by Alisha Sanders, MPAff, Senior Policy Research Associate, LeadingAge Center for Applied Research

A significant number of older adults are economically challenged. In 2010, more than a third of all seniors had annual incomes below 200% of the national poverty level ($20,916). This number will certainly grow in the near term as many Boomers on the verge of retirement face declining home values, decreased earnings, rising debt, and depleted savings, with little time to recoup their losses. The long-term picture is even less encouraging, given the aging of the population. By 2050, the number of individuals 65+ in the U.S. will double, and one out of every four of them will have reached extreme old age (85+).

A growing number of elderly households are burdened by housing costs. Older adults are more likely than their younger counterparts to spend more than 30% of their income on their home. Almost half of the poorest seniors (those earning less than 50% of the area median income) pay more than half of their income for housing. For every unit of Section 202 housing (a federal-assisted housing program targeted to seniors) that becomes available, ten seniors are waiting. While federal housing programs are meeting only a fraction of the need, funding for rental subsidies and new housing production is being slashed.

This convergence of trends places an enormous strain on older adults, family caregivers, and the U.S. health and long-term care systems. Research shows correlations among age, race/ethnicity, income, and chronic illnesses and disability, resulting in higher health and long-term care service utilization and costs. While older adults have an overwhelming desire to age in place, low- and modest-income seniors face the dual challenge of finding affordable housing that can also accommodate their changing needs and support their health and quality of life as they grow older.

By 2030, nearly 30% of Ohio’s population will be 55 years or older. Many older adults also have an accompanying disability, the most common being ambulatory. In addition to increasing the stock of affordable housing options for an older population, Medina County will need to increase the affordable housing stock for disabled older adults who may need more specialized services than the general disabled population.

Actions to Address Impediment 3
Short-Term
1. All jurisdictions will communicate effectively.
2019 Analysis of Impediments to Fair Housing Choice in Medina County

a. Develop effective public messaging to mobilize awareness and support for accommodating disabled older adults.

b. Ensure that the CHIP (Community housing Impact and Preservation) program is reaching the disabled older adult population that may need home modifications.

2. All jurisdictions will encourage senior housing and reasonable accommodations awareness in cities and townships in Medina County.

a. Assist communities in identifying areas that would serve well for senior housing.

b. Assist communities in creating a plan for outreach to older adults that could benefit from learning about reasonable accommodations.

Long-Term

1. All jurisdictions will encourage developers to utilize the Low-Income Housing Tax Credit or the Section 202 Supportive Housing Program to develop or preserve homes for LMI Older Adults with disabilities.

2. All jurisdictions will encourage long-term care policy initiatives that provide for affordable housing programs for LMI Older Adults.

Impediment 4 – Housing Discrimination

Majority of the calls and messages that the Medina County Fair Housing Office receives are landlord/tenant complaints; however, some complaints are the result of housing discrimination. It is imperative that our Fair Housing Office continues to find ways to minimize the possibility of housing discrimination in the greater community.

Actions to Address Impediment 4

Short-Term

1. The Fair Housing Office will update outreach materials to make it easier for clients and stakeholders to understand what housing discrimination is and how to identify it.

2. The Fair Housing Office will produce easy to understand trainings for landlords, property manager, owners, and other individuals involved in the housing process to know their responsibilities when it comes to ensuring that they are abiding by laws protecting protected classes.

3. The Fair Housing Office will create relationships with landlords, property managers & owners, and other stakeholders to maximize opportunities for trainings related to housing discrimination.

Long-Term

1. The Fair Housing Office will provide additional training for landlords and property managers.

2. The Fair Housing Office will conduct additional complaint-based testing related to unlawful discrimination.

3. The Fair Housing Office will work with the Ohio Civil Rights Commission to identify ways to make it easier for individuals to file complaints.

Conclusions and Recommendations

Medina County Fair Housing Office has been short-staffed for some time. Despite that, the Department continues to provide extensive training opportunities as well as Fair Housing contract services to
surrounding communities. Recently, the Medina County Fair Housing Office has tried to reanalyze how it is conducting its Fair Housing efforts. In that effort, these specific impediments have been identified in this AI and staff is making a new plan to improve education, outreach, and other actions to improve the status of Fair Housing in Medina County.

The Department will work closely in the future with the Medina County Housing Network to maximize all resources and efforts to create a more integrated planning process in coordination with community-based organizations as well as human services and government-sponsored housing programs. The Department always assesses existing land use plans, zoning regulations, and building codes to promote development of a range of housing options to meet the needs of the county’s aging population, including access to transportation, walkable distance from everyday needs, and more.

Appendix 1

Public Meetings

The Medina County Fair Housing Office provided public meetings regarding the Analysis of Impediments on May 6th and May 16th.

Result of the meeting on May 6th was, two attendees which provided comment on each aspect of the Analysis of Impediments and provided a modification to the Transportation Impediment to include long-term actions to address multi-modal transportation and walkability for LMI residents of Medina County.

Result of the meeting on May 16th was one attendee, which provided comment on each aspect of the Analysis of Impediments and provided great insight into the challenges of organizations in serving LMI populations with regards to housing in Medina County.

Copies of Flyer, Agenda, Minutes, and Handouts can be obtained from the Medina County Fair Housing Office.
Appendix 2

Medina County Service Location Map

Image source: http://www3.uakron.edu/src/DataServ/Census_2000/medina/medina_data.htm

Service locations are focused on Medina, Brunswick, and Wadsworth.
Appendix 3

Medina County LMI Block Groups Map
## Appendix 4

### Medina County ACS LMI Block Groups Chart

2011-2015 Low-Moderate-Income Summary Data for Ohio Non-Entitlement Counties and Places

<table>
<thead>
<tr>
<th>Area</th>
<th>Low Pop</th>
<th>Low-Mod Pop</th>
<th>LMI Universe</th>
<th>LMI Percent</th>
<th>Margin of Error***</th>
</tr>
</thead>
<tbody>
<tr>
<td>Medina County</td>
<td>24,120</td>
<td>46,790</td>
<td>173,500</td>
<td>26.97%</td>
<td></td>
</tr>
<tr>
<td>Brunswick City</td>
<td>5,445</td>
<td>9,895</td>
<td>34,265</td>
<td>28.88%</td>
<td>+/-2.50</td>
</tr>
<tr>
<td>Brunswick Hills Township</td>
<td>750</td>
<td>1,740</td>
<td>10,140</td>
<td>17.16%</td>
<td></td>
</tr>
<tr>
<td>Canaan Township</td>
<td>30</td>
<td>85</td>
<td>145</td>
<td>58.62%</td>
<td></td>
</tr>
<tr>
<td>Chatham Township</td>
<td>215</td>
<td>415</td>
<td>2,190</td>
<td>18.95%</td>
<td>+/-9.10</td>
</tr>
<tr>
<td>Chippewa Lake Village</td>
<td>130</td>
<td>260</td>
<td>710</td>
<td>36.62%</td>
<td>+/-12.50</td>
</tr>
<tr>
<td>Gloria Glens Park Village</td>
<td>95</td>
<td>300</td>
<td>485</td>
<td>61.86%</td>
<td></td>
</tr>
<tr>
<td>Granger Township</td>
<td>585</td>
<td>845</td>
<td>4,550</td>
<td>18.57%</td>
<td></td>
</tr>
<tr>
<td>Guiford Township</td>
<td>285</td>
<td>735</td>
<td>3,280</td>
<td>22.41%</td>
<td></td>
</tr>
<tr>
<td>Harrisville Township</td>
<td>320</td>
<td>630</td>
<td>1,965</td>
<td>32.06%</td>
<td></td>
</tr>
<tr>
<td>Hinckley Township</td>
<td>725</td>
<td>1,525</td>
<td>7,825</td>
<td>19.49%</td>
<td></td>
</tr>
<tr>
<td>Homer Township</td>
<td>480</td>
<td>1,005</td>
<td>1,960</td>
<td>51.28%</td>
<td></td>
</tr>
<tr>
<td>Lafayette Township</td>
<td>780</td>
<td>1,215</td>
<td>5,635</td>
<td>21.56%</td>
<td></td>
</tr>
<tr>
<td>Litchfield Township</td>
<td>530</td>
<td>840</td>
<td>3,325</td>
<td>25.26%</td>
<td></td>
</tr>
<tr>
<td>Liverpool Township</td>
<td>500</td>
<td>1,100</td>
<td>5,095</td>
<td>21.59%</td>
<td></td>
</tr>
<tr>
<td>Lodi Village</td>
<td>925</td>
<td>1,545</td>
<td>2,750</td>
<td>56.18%</td>
<td>+/-6.60</td>
</tr>
<tr>
<td>Medina City</td>
<td>5,745</td>
<td>9,535</td>
<td>26,130</td>
<td>36.49%</td>
<td>+/-3.50</td>
</tr>
<tr>
<td>Medina Township</td>
<td>630</td>
<td>1,885</td>
<td>8,730</td>
<td>21.59%</td>
<td></td>
</tr>
<tr>
<td>Montville Township</td>
<td>685</td>
<td>1,940</td>
<td>11,495</td>
<td>16.88%</td>
<td></td>
</tr>
<tr>
<td>Seville Village</td>
<td>290</td>
<td>610</td>
<td>2,255</td>
<td>27.05%</td>
<td>+/-7.00</td>
</tr>
<tr>
<td>Seville Village Township</td>
<td>290</td>
<td>610</td>
<td>2,255</td>
<td>27.05%</td>
<td></td>
</tr>
<tr>
<td>Sharon Township</td>
<td>565</td>
<td>990</td>
<td>5,230</td>
<td>18.93%</td>
<td></td>
</tr>
<tr>
<td>Spencer Township</td>
<td>145</td>
<td>450</td>
<td>1,525</td>
<td>29.51%</td>
<td></td>
</tr>
<tr>
<td>Spencer Village</td>
<td>110</td>
<td>255</td>
<td>685</td>
<td>37.23%</td>
<td>+/-11.50</td>
</tr>
<tr>
<td>Wadsworth City</td>
<td>3,590</td>
<td>6,875</td>
<td>21,540</td>
<td>31.92%</td>
<td>+/-3.70</td>
</tr>
<tr>
<td>Wadsworth Township</td>
<td>260</td>
<td>670</td>
<td>4,330</td>
<td>15.47%</td>
<td></td>
</tr>
<tr>
<td>Westfield Center Village</td>
<td>40</td>
<td>110</td>
<td>1,160</td>
<td>9.48%</td>
<td>+/-3.40</td>
</tr>
<tr>
<td>Westfield Township</td>
<td>350</td>
<td>615</td>
<td>2,530</td>
<td>24.31%</td>
<td></td>
</tr>
<tr>
<td>York Township</td>
<td>130</td>
<td>745</td>
<td>3,520</td>
<td>21.16%</td>
<td></td>
</tr>
</tbody>
</table>
## Appendix 5

### Analysis of Impediments Plan of Action 5-Year Timetable

<table>
<thead>
<tr>
<th>Year</th>
<th>Action Items</th>
<th>Impediment</th>
<th>Implementation Partners</th>
</tr>
</thead>
</table>
| 2020 | 1. Provide at least one training in partnership with Medina County transit to further Fair Housing and provide education regarding services transit offers.  
2. Communities are encouraged to fund Medina County Public Transit with CDBG funding.  
3. Begin conversations with partners regarding multi-modal transportation and walkability within their LMI communities.  
4. Encourage area businesses in partnership with Medina County Economic Development Corporation and Medina County Public Transit to identify transport needs of LMI employees and customers. | Access to Public Transit in Rural Areas | City of Medina  
City of Wadsworth  
City of Brunswick  
Medina County Public Transit  
Medina County Economic Development Corporation  
Office for Older Adults  
Community Action Medina  
United Way  
Bike Medina County  
Medina County Parks |
| 2020 | 1. Provide at least two fair housing trainings for landlords/property managers.  
2. Provide at least one fair housing training for homeowners.  
3. Work closely with surrounding communities to message effectively regarding fair housing to mobilize awareness and support.  
4. Educate Medina County communities on an on-going basis regarding Rental Registries and how they can be effective.  
5. Remind communities to encourage developers to utilize Low-Income Housing Tax Credits. | Affordable Rental Housing | City of Medina  
City of Wadsworth  
City of Brunswick  
Medina County Board of Realtors  
Medina County Landlords & Property Managers  
Medina County Homeowners  
Operation Homes  
Medina County Metropolitan Housing Authority |
| 2020 | 1. Provide at least two fair housing trainings for individuals over 55 years of age.  
2. Ask communities to identify where disabled older adult population resides and determine strategies for outreach regarding program opportunities.  
3. Remind communities to encourage developers to utilize Low-Income Housing Tax Credits or the Section 202 Supportive Housing Program.  
4. Encourage communities to create long-term care policy initiatives that provide for affordable housing programs for LMI Older Adults. | Housing for Older Adults | City of Medina  
City of Wadsworth  
City of Brunswick  
Operation Homes  
Medina County Metropolitan Housing Authority |
| 2020 | 1. Review outreach materials and determine if updates need to be made. Update as needed.  
2. Provide at least two fair housing trainings for landlords/property managers.  
3. Provide at least one fair housing training for homeowners.  
4. Create and maintain relationships with landlords, property managers, & owners by making quarterly visits to various apartment complexes and LMI areas to maximize opportunities for trainings related to housing discrimination.  
5. Work with Fair Housing Contact Services as-need to provide complaint-based testing related to unlawful discrimination.  
6. Meet with Ohio Civil Rights Commission representative to identify ways to make it easier for individuals to file complaints.  
7. Provide legal counsel for at least one training. | Housing Discrimination | Professional Services for Fair Housing  
Medina County Board of Realtors  
Medina County Landlords & Property Managers  
Medina County Homeowners  
Operation Homes  
Medina County Metropolitan Housing Authority  
Community Action Medina |
| 2021 | 1. Provide at least one training in partnership with Medina County transit to further Fair Housing and provide education regarding services transit offers.  
2. Communities are encouraged to fund Medina County Public Transit with CDBG funding. | Access to Public Transit in Rural Areas | City of Medina  
City of Wadsworth  
City of Brunswick  
Medina County Public Transit  
Medina County Economic |
3. Continue conversations with partners regarding multi-modal transportation and walkability within their LMI communities.
4. Review feedback garnered from early talks with area businesses in partnership with Medina County Economic Development Corporation and Medina County Public Transit to identify transport needs of LMI employees and customers, begin to develop a strategic plan to serve identified needs.

<table>
<thead>
<tr>
<th>2021</th>
<th>1. Provide at least two fair housing trainings for landlords/property managers.</th>
<th>Affordable Rental Housing</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>2. Provide at least one fair housing training for homeowners.</td>
<td>City of Medina</td>
</tr>
<tr>
<td></td>
<td>3. Work closely with surrounding communities to message effectively regarding fair housing to mobilize awareness and support.</td>
<td>City of Wadsworth</td>
</tr>
<tr>
<td></td>
<td>4. Educate Medina County communities on an on-going basis regarding Rental Registries and how they can be effective.</td>
<td>City of Brunswick</td>
</tr>
<tr>
<td></td>
<td>5. Remind communities to encourage developers to utilize Low-Income Housing Tax Credits.</td>
<td>Medina County Board of Realtors</td>
</tr>
</tbody>
</table>

2021 1. Provide at least two fair housing trainings for individuals over 55 years of age.
2. Keep database of where disabled older adult population resides and begin implementing strategies for outreach regarding program opportunities.
3. Remind communities to encourage developers to utilize Low-Income Housing Tax Credits or the Section 202 Supportive Housing Program.
4. Encourage communities to create long-term care policy initiatives that provide for affordable housing programs for LMI Older Adults.

<table>
<thead>
<tr>
<th>2021</th>
<th>1. Review outreach materials and determine if updates need to be made. Update as needed.</th>
<th>Housing Discrimination</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>2. Provide at least two fair housing trainings for landlords/property managers.</td>
<td>Professional Services for Fair Housing</td>
</tr>
<tr>
<td></td>
<td>3. Provide at least one fair housing training for homeowners.</td>
<td>Medina County Board of Realtors</td>
</tr>
<tr>
<td></td>
<td>4. Create and maintain relationships with landlords, property managers, &amp; owners by making quarterly visits to various apartment complexes and LMI areas to maximize opportunities for trainings related to housing discrimination.</td>
<td>Medina County Landlords &amp; Property Managers</td>
</tr>
<tr>
<td></td>
<td>5. Work with Fair Housing Contact Services as-need to provide complaint-based testing related to unlawful discrimination.</td>
<td>Medina County Homeowners</td>
</tr>
<tr>
<td></td>
<td>6. Provide legal counsel for at least one training.</td>
<td>Operation Homes</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>2022</th>
<th>1. Provide at least one training in partnership with Medina County transit to further Fair Housing and provide education regarding services transit offers.</th>
<th>Access to Public Transit in Rural Areas</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>2. Communities are encouraged to fund Medina County Public Transit with CDBG funding.</td>
<td>City of Medina</td>
</tr>
<tr>
<td></td>
<td>3. Identify ways multi-modal transportation and walkability can be improved within LMI communities.</td>
<td>City of Wadsworth</td>
</tr>
<tr>
<td></td>
<td>4. Assess if more feedback is necessary from more businesses in the area or if the strategic plan to serve LMI employees and customers can be implemented. If implementation is possible, work with Medina County Public Transport to assess goals/timeline for action.</td>
<td>City of Brunswick</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>2022</th>
<th>1. Provide at least two fair housing trainings for landlords/property managers.</th>
<th>Affordable Rental Housing</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>2. Provide at least one fair housing training for homeowners.</td>
<td>City of Medina</td>
</tr>
<tr>
<td></td>
<td>3. Work closely with surrounding communities to message</td>
<td>City of Wadsworth</td>
</tr>
<tr>
<td></td>
<td></td>
<td>City of Brunswick</td>
</tr>
<tr>
<td></td>
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<td>Medina County Board of Realtors</td>
</tr>
<tr>
<td>Year</td>
<td>Action</td>
<td>Location</td>
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</tr>
<tr>
<td>2019</td>
<td>Effectively regarding fair housing to mobilize awareness and support.</td>
<td>Medina County Landlords &amp; Property Managers, Medina County Homeowners Operation Homes, Medina County Metropolitan Housing Authority</td>
</tr>
<tr>
<td>2022</td>
<td>Provide at least two fair housing trainings for individuals over 55 years of age.</td>
<td>Housing for Older Adults, City of Medina, City of Wadsworth, City of Brunswick Operation Homes</td>
</tr>
<tr>
<td>2022</td>
<td>Keep database of where disabled older adult population resides and continue implementing strategies for outreach regarding program opportunities.</td>
<td>Housing Discrimination, Professional Services for Fair Housing, Medina County Board of Realtors, Medina County Landlords &amp; Property Managers, Medina County Homeowners Operation Homes, Medina County Metropolitan Housing Authority</td>
</tr>
<tr>
<td>2022</td>
<td>Remind communities to encourage developers to utilize Low-Income Housing Tax Credits.</td>
<td>Access to Public Transit in Rural Areas, City of Medina, City of Wadsworth, City of Brunswick, Medina County Public Transit, Medina County Economic Development Corporation, Office for Older Adults, Community Action Medina, United Way, Bike Medina County, Medina County Parks</td>
</tr>
<tr>
<td>2023</td>
<td>Provide at least two fair housing trainings for landlords/property managers.</td>
<td>Affordable Rental Housing, City of Medina, City of Wadsworth, City of Brunswick, Medina County Board of Realtors, Medina County Landlords &amp; Property Managers, Medina County Homeowners Operation Homes, Medina County Metropolitan Housing Authority</td>
</tr>
<tr>
<td>2023</td>
<td>Provide at least one fair housing training for homeowners.</td>
<td></td>
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<tr>
<td>2023</td>
<td>Work closely with surrounding communities to message effectively regarding fair housing to mobilize awareness and support.</td>
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<tr>
<td>2023</td>
<td>Educate Medina County communities on an on-going basis regarding Rental Registries and how they can be effective.</td>
<td></td>
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<td>Provide at least two fair housing trainings for individuals over 55 years of age.</td>
<td>Housing for Older Adults, City of Medina, City of Wadsworth, City of Brunswick</td>
</tr>
</tbody>
</table>
3. Remind communities to encourage developers to utilize Low-Income Housing Tax Credits or the Section 202 Supportive Housing Program.
4. Encourage communities to create long-term care policy initiatives that provide for affordable housing programs for LMI Older Adults.

<table>
<thead>
<tr>
<th>Year</th>
<th>Task Details</th>
</tr>
</thead>
</table>
| 2023 | 1. Review outreach materials and determine if updates need to be made. Update as needed.  
2. Provide at least two fair housing trainings for landlords/property managers.  
3. Provide at least one fair housing training for homeowners.  
4. Create and maintain relationships with landlords, property managers, & owners by making quarterly visits to various apartment complexes and LMI areas to maximize opportunities for trainings related to housing discrimination.  
5. Work with Fair Housing Contact Services as-need to provide complaint-based testing related to unlawful discrimination.  
6. Provide legal counsel for at least one training. |
| 2024 | 1. Provide at least one training in partnership with Medina County transit to further Fair Housing and provide education regarding services transit offers.  
2. Communities are encouraged to fund Medina County Public Transit with CDBG funding.  
3. Reassess goals and timetables created by Medina County Economic Development Corporation and Medina County Public Transit to reach LMI employees and customers. Determine if goals were achieved successfully or if a new strategy should be pursued.  
4. Review the strategic plan with Medina County Public Transit to assess how LMI employees and customers are being reached with transit services and if success has been measured. |
| 2024 | 1. Provide at least two fair housing trainings for landlords/property managers.  
2. Provide at least one fair housing training for homeowners.  
3. Determine if since 2020 the amount Fair Housing Complaints increased or decreased. Determine if attendees at trainings increased or decreased since 2020. Create new goals based on the data.  
4. Evaluate how many Medina County communities implemented Rental Registries and if those communities achieved success with their code enforcement goals. If no communities implemented rental registries, determine the why and evaluate what was impeding communities from implementing them.  
5. Remind communities to encourage developers to utilize Low-Income Housing Tax Credits. Ask communities how many developers utilized Low-Income Housing Tax Credits since 2020 and if those had been effective in providing affordable rental housing/housing in general for LMI.  
6. Assess if Medina County’s housing-to-income ratio increased or decreased from the 26.7% figure. |
| 2024 | 1. Provide at least two fair housing trainings for individuals over 55 years of age. |
2. Keep database of where disabled older adult population resides and continue implementing strategies for outreach regarding program opportunities.

3. Remind communities to encourage developers to utilize Low-Income Housing Tax Credits or the Section 202 Supportive Housing Program. Ask communities how many developers utilized Low-Income Housing Tax Credits or Section 202 Supportive Housing Program since 2020 and if those had been effective in providing affordable housing for older adults.

4. Determine if long-term care policy initiatives were created since 2020 that provide for affordable housing programs for LMI Older Adults. If none created, assess what was impeding the long-term care policy initiatives.

<table>
<thead>
<tr>
<th>2024</th>
<th>City of Brunswick Operation Homes Medina County Metropolitan Housing Authority</th>
</tr>
</thead>
<tbody>
<tr>
<td>1.</td>
<td>Review outreach materials and determine if updates need to be made. Update as needed.</td>
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<td>2.</td>
<td>Provide at least two fair housing trainings for landlords/property managers.</td>
</tr>
<tr>
<td>3.</td>
<td>Provide at least one fair housing training for homeowners.</td>
</tr>
<tr>
<td>4.</td>
<td>Utilize and update database of relationships with landlords, property managers, &amp; owners as needed.</td>
</tr>
<tr>
<td>5.</td>
<td>Work with Fair Housing Contact Services as-needed to provide complaint-based testing related to unlawful discrimination.</td>
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<tr>
<td>6.</td>
<td>Meet with Ohio Civil Rights Commission representative to identify ways to make it easier for individuals to file complaints.</td>
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<tr>
<td>7.</td>
<td>Provide legal counsel for at least one training.</td>
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<tr>
<td>8.</td>
<td>Evaluate if number of complaints increased or decreased since 2020.</td>
</tr>
</tbody>
</table>
Signature Page
By my signature I certify that this Analysis of Impediments to Fair Housing for Medina County is in compliance with the intent and directives of the Community Development Block Grant program regulations.

Robert Henwood, AICP
Director
Medina County Department of Planning
Services & Fair Housing Office
124 West Washington Street, Suite B-4
Medina, Ohio 44256

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President
Medina County Board of Commissioners
144 North Broadway Street
Room Number 201
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