



NEWS FROM HOME

FALL 2022

2400 READING RD. CINCINNATI, OH 45202

ELISABETH RISCH
EXECUTIVE DIRECTOR

- 
- A photograph of a Black woman with short, reddish-brown hair, smiling and kissing a young Black child on the cheek. The child is wearing a white hoodie and yellow shorts. They are positioned in the foreground against a dark background of a city skyline at night, with lights reflecting on water.
- Recent Fair Housing Cases
 - Introducing New HOME Staff Members
 - Fair Housing Luncheon & Judd Award Recipient 2022
 - HOME and Partners Announce Roadmap for Black Homeownership
 - HUD Visits HOME
 - HOME 2021 Audit

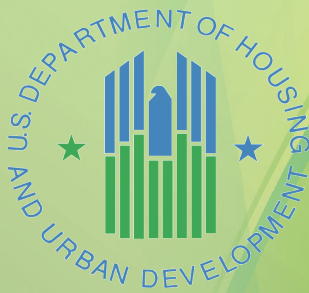
FAIR HOUSING

TENANT ADVOCACY

EDUCATION & OUTREACH

WWW.HOMECINCY.ORG

Thank You 2022 Major Supporters!



GREATER
CINCINNATI
FDN.



THE ROSENTHAL FAMILY
FOUNDATION

HOME's New Executive Director

Elisabeth Risch joined HOME as the new Executive Director in April 2022. She is a Cincinnati native with over 12 years of leadership and expertise in fair housing at the Metropolitan St. Louis Equal Housing and Opportunity Council (EHOC). Most recently, she's been the Assistant Director, managing fair housing and eviction defense programs and overseeing all operations.

She led the agency's fair housing education, outreach and advocacy work, including leading systemic investigations of housing discrimination and authoring widely circulated reports on issues of fair housing and segregation. A nationally recognized expert in fair lending and redlining, she helped found and led a coalition working to hold banks accountable to investing in low-income communities and communities of color. She is currently on the Board of Directors for the National Community Reinvestment Coalition (NCRC).

Elisabeth has a B.A. in Sociology and International Development Studies from Calvin College in Grand Rapids, MI, and a Masters in Social Work from Washington University in St. Louis Brown School of Social Work, where she concentrated on policy and social and economic development. She grew up in the College Hill neighborhood and is a graduate of Cincinnati Public Schools. She loves cooking, exploring neighborhoods, hiking, and being outside with her family.

Now, six months into her new role, Elisabeth says "I am still so excited and honored to be named to this role. HOME has such a legacy of powerful and important work in Cincinnati. We have a fantastic staff that is dedicated, knowledgeable, and passionate about helping those facing discrimination and unjust housing practices. HOME has a long list of partners that I've enjoyed meeting with and collaborating with to move the needle in Cincinnati around issues of tenants' rights, Black homeownership, accessibility, and affordable and equitable housing. We have much work to do, and I am looking forward to digging in to make our community inclusive and fair for all."



HOME's New Director of Education



In October 2022 HOME welcomed Maurice Stewart as the new Director of Education, where he will oversee and institute HOME's comprehensive education program around fair housing.

Maurice has several years serving the greater Cincinnati Community. He most recently served as the Program Director at UpSpring serving the educational and enrichment need of children and youth experiencing homelessness. Maurice has also served as the Conference and Education Manager at Interact or Health.

Maurice is very active in the nonprofit community. Maurice serves on the Board of Directors for Cincinnati Youth Collaborative, Recovery Center of Hamilton County, Mental Health America of Northern Kentucky and Southwestern Ohio, Ohio Afterschool Network and the City of Cincinnati Human Services Advisory Committee.

Along with his work at HOME, Maurice is an Adjunct Professor of Organizational Leadership at the University of Cincinnati. Maurice also owns and operates Moetown Fitness, a small fitness studio located in the Camp Washington Neighborhood specializing in boxing fitness. He also has a BA in Organizational Leadership from the University of Cincinnati and a MS in Organizational Leadership with graduate certificates in Human Resource Management and Nonprofit Leadership from Southern New Hampshire University.

HOME Settles with Clover Group

In August 2022, HOME in collaboration with eleven partner fair housing organizations in six different states announced that a settlement had been reached in a federal civil rights lawsuit against a group of developers, owners, investors, and operators of senior housing generally known as the Clover Group. This settlement will improve access for people with disabilities at 50 senior apartment buildings located across the Northeast and Midwest.

The settlement agreement requires an estimated \$3 million in retrofits to public and common use areas at the properties to improve accessibility for individuals with disabilities. These include providing accessible routes around the exterior and common use areas, adding additional ramps and curb cuts, and replacing sidewalks that have excessive slopes. They will also set aside funds totaling \$3.37 million to pay for modifications to individual units at the request of any resident or applicant at the 50 properties included in the agreement. These modifications will improve access for individuals who use wheelchairs or have other mobility limitations. Clover Group will also pay \$750,000 to the fair housing organizations to compensate them for staff time and other resources expended to investigate the alleged accessibility violations and for attorney's fees. This settlement also includes mandatory training on the accessibility requirements of the Fair Housing Act for any Clover Group employees that are involved in the design and construction of multifamily housing. In total, this case settled for approximately \$7.1 million dollars.

To see our full press release on this settlement with a list of the partner agencies HOME collaborated with on this case, please visit <https://homecincy.org/2022/08/10/home-and-other-fair-housing-organizations-settle-against-clover-management/>

Fair Housing Luncheon & Judd Award 2022 Recipient



On April 13th, 2022, HOME hosted our annual Fair Housing Luncheon, sponsored by Comey & Shepherd Realtors and Sibcy Cline Realtors. We also hosted our first ever Fair Housing Poster Contest award ceremony, sponsored by PNC Bank and Greater Cincinnati Northern Kentucky Apartment Association. This year's winner is Ronica Harrison. Ronica is in 8th grade and attends Woodward Career Technical High School. See the photo to the left for her poster.

This year we had 100 attendees from all around the tri-state area including elected officials Ohio state representatives Tom Brinkman and Catherine Ingram, chiefs of staff for Cincinnati city council members Greg Landsmann and Mark Jefferys, Hamilton County commissioner Stephanie Summerow Dumas, and Cincinnati Vice Mayor Jan-Michele Kearney. Our keynote speaker was HOME board member of 14 years and Learning and Development manager of the City of Cincinnati/Metropolitan Sewer District, Gina Ruffin-Moore. Mrs. Ruffin-Moore gave an incredibly engaging and in-depth address on the history of Black communities and redlining in Cincinnati. She is also the author of "Cincinnati: The Black American Series" a book on the history of Black people in Cincinnati. HOME thanks Mrs. Ruffin-Moore for her riveting keynote address and continued service in the fight against illegal housing discrimination.

At the event, we also announced the recipient of the Charles Judd Founder's Award. This award was established in 2018 and honors the legacy of Charles Judd, a Cincinnati businessman and civic leader who was essential in the fight against illegal housing discrimination years before the Fair Housing Act was passed in 1968. His work to secure initial support and ongoing funding was essential to the formation and sustainability to HOME. This award is given to a social justice advocate in the Greater Cincinnati area who embodies the values of Charles Judd and whose work builds inclusive, integrated, and stable communities at the grassroots level.

This year's recipient is attorney Michael Mann. Michael grew up in Cincinnati and was a graduate of Walnut Hills High School class of 1985. He also received a Bachelor of Arts from Indiana University and graduated top of his class from the University of Cincinnati College of Law in 2001. Michael currently practices law with his father, David Mann, as Mann & Mann, LLC. The firm focuses its practice on housing & employment discrimination, wrongful termination, personal injury, civil litigation, probate administration, estate planning, real estate matters, non-profits, and small business.

Recent Fair Housing Cases

Linda Owen v. East Fork Crossing

Ms. Owen was trying to rent a house in Clermont County, and she tried to apply online. The rental application required to disclose the applicant's race, sex, and national origin, and if you didn't answer any of those questions you were unable to continue with the application process. Requiring this information in rental applications is problematic. The client decided to file a discrimination complaint with HUD based on race, sex, and national origin in August 2021. The case was referred to the Ohio Civil Rights Commission (OCRC). OCRC was able to reach a conciliation agreement with the respondents in August 2022. HOME's client received monetary damages for \$13,500. Respondents also agreed to change the rental application process and all owners, managers, directors, and all other employees must attend to no less than two (2) hours of suitable Ohio Civil Rights Commission approved fair housing training regarding race, sex, and national origin discrimination.

Erica Thornton & HOME v. Lee's Crossing

Ms. Thornton applied for an apartment in Hamilton County for herself and her son who has a disability and receives Social Security Disability income. When Ms. Thornton asked the leasing agent about the application the leasing agent told her that her son could not apply because he does not make 3 times the rent. Ms. Thornton told the leasing agent that her son was disabled and did not make 3 times the rent and that he receives social security income. The agent proceeded to explain why the company did not rent to people unless they worked. She said, "people need to work," and she could not let them apply for a unit at this property.

Ms. Thornton then called HOME, and HOME investigated. Testers were told the same thing that was told to Ms. Thornton, that people with disabilities could not apply to their property because they did not have a job and make 3 times the rent and disability income would not be enough. HOME and Ms. Thornton both filed a HUD complaint against the apartment complex in September 2021. The Ohio Civil Rights Commission investigated the case and reached a conciliation in August 2022. As part of the settlement, she was awarded \$13,000 in monetary damages. HOME also received monetary damages. Respondents agreed to change the policy and all agents at Lee's Crossing will receive fair housing training.

Revina Revels v. Concord Square

Ms. Revels and her children lived in Concord Square Apartments in Lebanon in Warren County. One of her children has a disability and requires an emotional support animal. Ms. Revels made several reasonable accommodation requests to management for an emotional support animal for her daughter. Requests began in late 2017 and 2018 and were met with termination notices for violating the building's "no pet policy." In addition, Ms. Revels and her family were the only African American tenants at the subject property and experienced harassment. In 2018, HOME assisted Ms. Revels in filing a fair housing complaint with HUD for disability and race discrimination. The Ohio Civil Rights Commission investigated the complaint and issued a charge of discrimination in 2019.

The Attorney General's Office of Ohio pursued the complaint and settled in the Court of Common Pleas Civil Division in Warren County, OH in April 2022. The consent decree requires the Respondent to pay damages and vacate the eviction filed against Ms. Revels. Respondent also agreed to fair housing training and a review of all reasonable accommodation requests by an outside monitor.

Despite this significant outcome in the disability complaint, Ms. Revels and her family are still struggling to find stable housing. The race discrimination and harassment they experienced was not resolved. Ms. Revel's personal motto is to pray for strength for today and hope for tomorrow. If you are interested in helping Ms. Revels and her family in any way, please reach out to HOME at 513-977-2620.

HOME and Partners Launch Roadmap for Increasing Black Homeownership

Housing Opportunities Made Equal of Greater Cincinnati Inc. (HOME) and partner organizations are publicly launching the Roadmap for Increasing Black Homeownership: Making generational wealth through homeownership available to everyone in Cincinnati and Hamilton County.

Amid a national housing crisis, Cincinnati finds itself at a crucial tipping point. Black homeownership in the Cincinnati Metro Area is around 33%, while White homeownership is approximately 73% — a 40% gap. This gap is one of the worst compared to other cities across the country and is getting worse over time. The racial homeownership gap is a main driver of the racial wealth gap and contributes to vastly different outcomes for White families and Black families in our community.

A coalition of 30 civic leaders, non-profit agencies, philanthropic groups, and community housing providers have endorsed the Roadmap's comprehensive set of policy recommendations that aim to increase and preserve Black homeownership. If enacted, the set of recommendations will effectively combat the enormous homeownership gap within our City and County and tap into the opportunities existing in a more equitable housing market.

Current endorsers of the Roadmap for Increasing Black Homeownership include Action Tank, Cincinnati Affordable Housing Advocates (AHA), Cincinnati Development Fund (CDF), Cincinnati Metropolitan Housing Authority (CMHA), Cincinnati NAACP, CincyWorks, Community Action Agency, Community Building Institute, Easterseals, Found House Interfaith Housing Network, Greater Cincinnati Foundation, Greater Cincinnati Homeless Coalition, Greater Cincinnati Realtist Association, Greenlight Fund, Human Services Chamber, Legal Aid Society of Southwest Ohio, Local Initiative Support Corporation Greater Cincinnati (LISC), Metropolitan Area Religious Coalition of Cincinnati (MARCC), Over the Rhine Community Housing, Price Hill Will, Santa Maria Community Service, Strategies to End Homelessness, Talbert House, UpSpring, Urban League of Southwest Ohio, Working in Neighborhoods, YMCA, YWCA, and Zillow.

To mark the official public release of the roadmap, HOME held a public conference on November 1st, 2022 at the United Way Convening Center. HOME would like to thank all 20 guests that were able to attend in person along with all of those who watched our livestream via HOME's Facebook page. We appreciate your ongoing support in this important project.

To see our full press release please visit this link on our website: <https://homecincy.org/other-resources/homeownership/>



Left to Right: LaTonya Springs (HOME), Hamilton County Commissioner Denise Driehaus; Elisabeth Risch (HOME), Darrick Dansby (REALTISTS Association), Cincinnati Vice Mayor Jan-Michele Kearney, Hamilton County Commissioner Alicia Reece

2021 Financial Audit

Support and Revenue

Overview	2021	2020
Government Grants	\$769,412	\$580,317
United Way	\$52,866	\$59,200
Other Grants	\$168,369	\$175,000
Programming & Special Events	\$17,627	\$8,949
Payment Protection Program	\$0	\$111,000
Contributions	\$123,130	\$181,825
Total	\$1,131,404	\$1,116,291

Expenses

Overview	2021	2020
Program Services	\$1,045,859	\$958,360
Management & General	\$40,546	\$35,100
Fundraising	\$0	\$4,258
Total	\$1,086,405	\$997,718

Assets

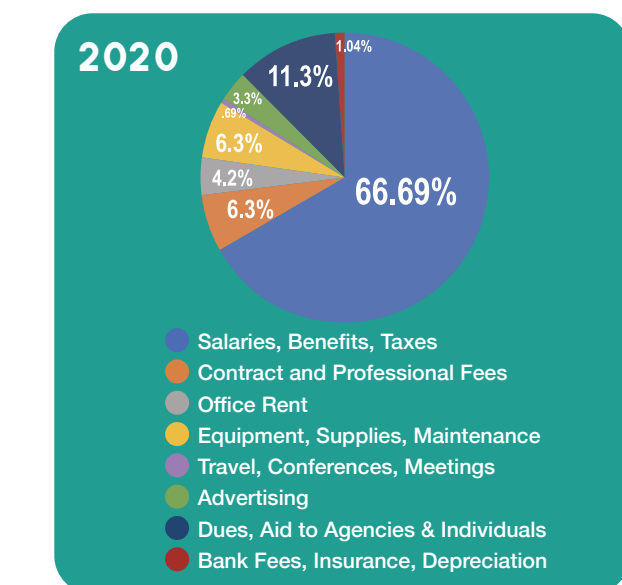
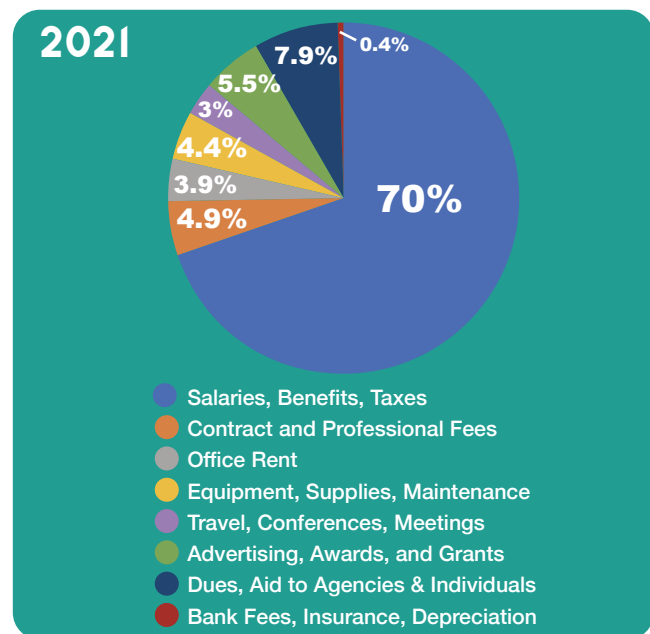
Overview	2021	2020
Total Assets	\$671,383	\$460,757
Total	\$671,383	\$460,757

Liabilities and Net Assets

Overview	2021	2020
Current Liabilities	\$209,062	\$43,435
Net Assets	\$462,321	\$417,322
Total	\$671,383	\$460,757

Expense Breakdown

Overview	2021	2020
Program Services	\$1,045,859	\$958,360
Management and General	\$40,546	\$35,100
Fundraising	\$0	\$4,258
Total	\$1,086,405	\$997,718



HUD Visits HOME's Office



From left to right: Teresita Lewis (HOME Fair Housing Case Specialist), Lon Meltesen (HUD Region V Director), Elisabeth Risch (HOME Executive Director), Ayat Bell (HOME Fair Housing Case Specialist), Denese Been (HOME Director of Finance and Operations), LaTonya Springs (HOME Assistant Director), and Clifton Pendergrass (HUD Region V Intake Chief)

In August, HOME proudly hosted an office visit from HUD Regional Director Lon Meltesen and Intake Branch Chief Clifton Pendergrass. HOME is a Region V FHIP Grantee and we have a three-year PEI grant and ARP PEI Grant. Our Executive Director Elisabeth Risch and Assistant Director LaTonya Springs were both present in this meeting along with several HOME staff members. This meeting included a very productive discussion of the housing issues HOME has encountered in the greater Cincinnati area, recent settlements HOME has secured in fair housing cases, and potential topics that our agency want to see covered by the National Fair Housing Training Academy. HOME thanks both Mr. Meltesen and Mr. Pendergrass for taking the time to come visit our office in person.

HOME Board of Directors 2022

Robert Hall - **President**
 Frank Bowen Jr.- **Vice President**
 Robert Whalke- **Treasurer**
 Julietta Simms - **Secretary**

Rev. James Cantrell	Harold Jones
Michael Cureton	Dottie L. Lewis
Val T. Davis	Stephanie Moes
Amy Goodman	Gina Ruffin Moore
Kyria A. Graves	Lydia Morgan
Shawn Jeffers	Lisa Phair

HOME Staff 2022

Elisabeth Risch - **Executive Director**
 LaTonya Springs - **Assistant Director**
 Denese Benn - **Director of Finance and Operations**
 Janet Brown - **Director of Tenant Advocacy**
 Maurice Stewart - **Director of Education**
 Ayat Bell - **Fair Housing Case Specialist**
 Teresita Lewis - **Fair Housing Case Specialist (English/Español)**
 Chelsea Phillips - **Administrative Assistant of Programs**
 Chad Siekman - **Testing and Investigations Coordinator**

