



The City of Lorain, Ohio

200 West Erie Avenue

Lorain, Ohio 44052

Fair Housing Board Meeting Thursday, January 22, 2026 at 3:30 p.m. Rescheduled from January 15, 2026.

1. Prayer & Pledge of Allegiance
2. Meeting Call to Order
3. Roll Call
 - a. Mr. Dennis Johnson
Ms. Stephanie Alexander Johnson
Mr. Earnest Burke
Ms. Jean Wrice
Mr. Michael Ferrer
Ms. Monica Snipes
Mrs. Rebecca Jones
4. Acceptance of Minutes
 - a. October 2025 minutes: Disposition Required
5. Old Business
 - a. United Way of Greater Lorain County (UW): Presentation on Continuum of Care (COC) and the Coordinated Entry (CE) process.
6. New Business
 - a. Fair Housing Research Center: Training specifically on "Source of Income".
7. Fair Housing Updates

- a. There were several calls from residents reporting FH complaints. All involved landlord/tenant issues.

- 8. Public Comments

- 9. Adjournment



CITY OF LORAIN

Fair Housing Board

3. a.

Meeting Date: 01/22/2026

Subject:

Mr. Dennis Johnson

Ms. Stephanie Alexander Johnson

Mr. Earnest Burke

Ms. Jean Wrice

Mr. Michael Ferrer

Ms. Monica Snipes

Mrs. Rebecca Jones



CITY OF LORAIN

Fair Housing Board

4. a.

Meeting Date: 01/22/2026

Subject:

October 2025 minutes: Disposition Required

Attachments

October's Minutes



Fair Housing Board Meeting Minutes
Thursday, October 16, 2025, at 3:30 p.m.

1. Prayer & Pledge of Allegiance:

2. Meeting Call to Order:

3. Roll Call:

Mr. Dennis Johnson - Present
Ms. Stephanie Alexander Johnson - Present
Mr. Earnest Burke - Unexcused
Ms. Jean Wrice - Unexcused
Mr. Michael Ferrer - Unexcused
Ms. Monica Snipes - Present
Mrs. Rebecca Jones - Present

4. Acceptance of Minutes:

- a. August minutes: Disposed

5. Old Business:

- a. None

6. New Business:

- a. United Way of Greater Lorain County (UW) and Continuum of Care (COC) gave a presentation. UW and collaborating partners discussed the Coordinated Entry process. The group discussed Landlord recruitment and retention and funding that is available to Landlord's to assist residents that have a criminal history, are homeless or at risk of being homeless. UW discussed that there is a lack of affordable housing options in Lorain County. The group discussed the Projects for Assistance in Transition from Homelessness (PATH) program and the Extreme Weather process.

7. Fair Housing Updates:

- a. The FH Board voted to hold meetings quarterly. However, if a report was filed by a resident that required the boards attention in the interim, that the FHB Administrator would advise the FH board to discuss how to address.

8. Public Comments:

- a. None

9. Adjournment : 5:15 PM.



CITY OF LORAIN

Fair Housing Board

5. a.

Meeting Date: 01/22/2026

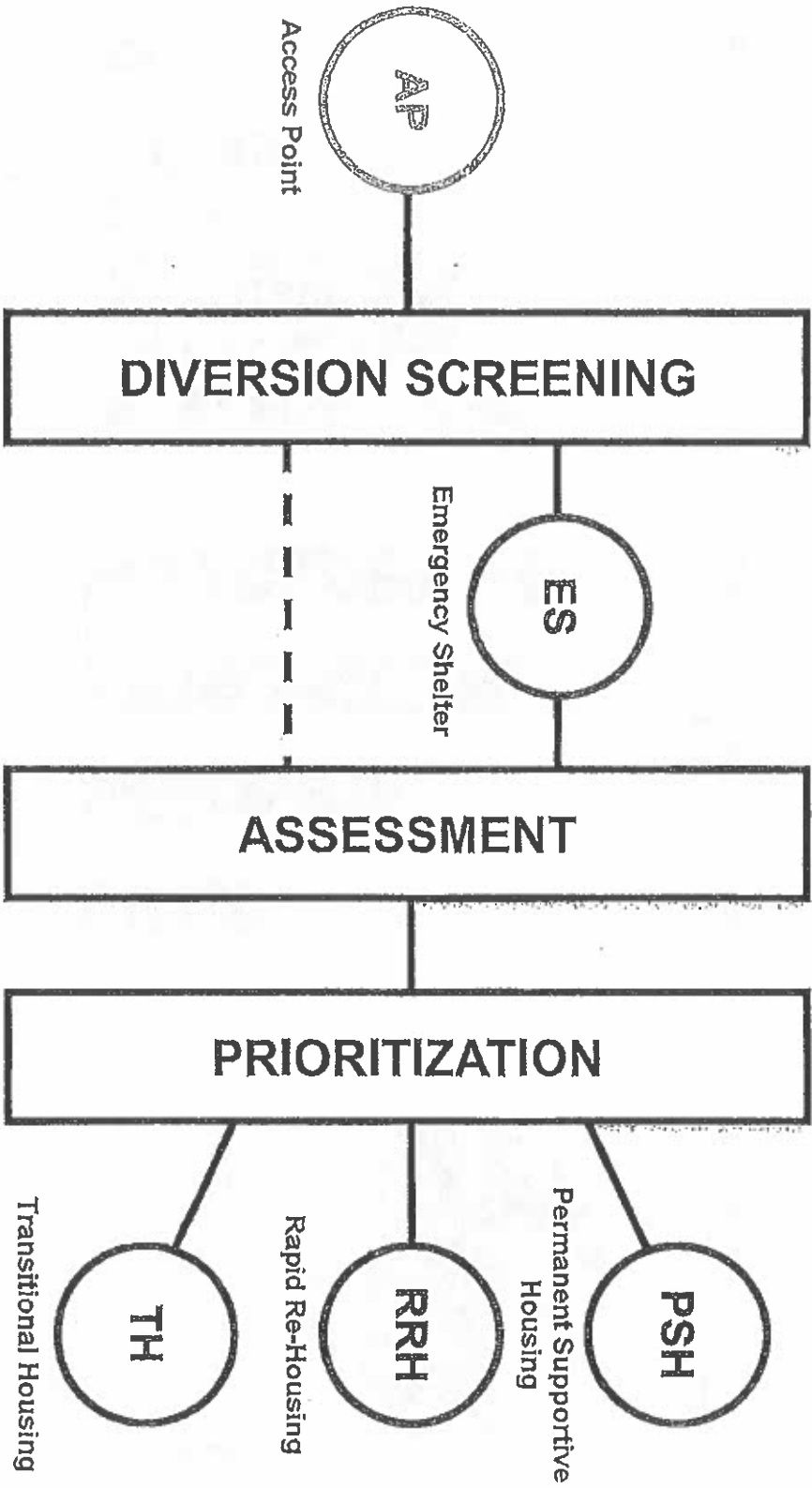
Subject:

United Way of Greater Lorain County (UW): Presentation on Continuum of Care (COC) and the Coordinated Entry (CE) process.

Attachments

Exhibit 1

Coordinated Entry Flowchart



OHIO

#37*

In **Ohio**, the Fair Market Rent (FMR) for a two-bedroom apartment is **\$1,171**. In order to afford this level of rent and utilities — without paying more than 30% of income on housing, — a household must earn **\$3,902** monthly or **\$46,825** annually. Assuming a 40-hour work week, 52 weeks per year, this level of income translates into an hourly Housing Wage of:

\$22.51
PER HOUR
STATE HOUSING
WAGE

FACTS ABOUT OHIO:

STATE FACTS	
Minimum Wage	\$10.70
Average Renter Wage	\$18.62
2-Bedroom Housing Wage	\$22.51
Number of Renter Households	1,594,003
Percent Renters	33%

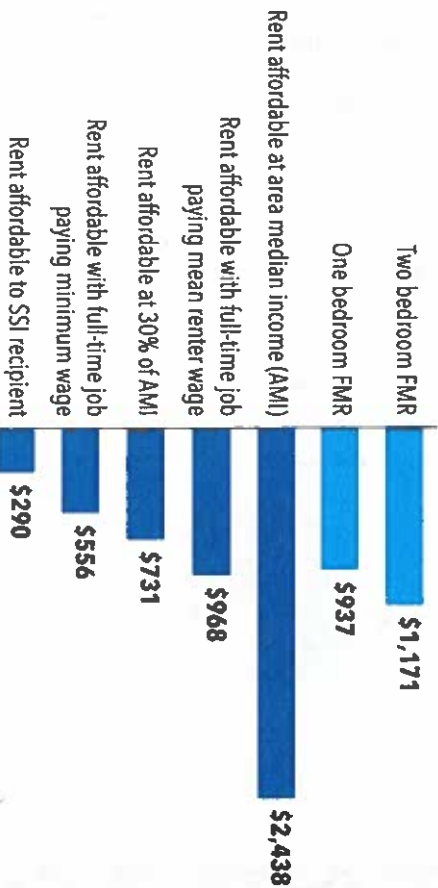
MOST EXPENSIVE AREAS		HOUSING WAGE
Columbus HMFA		\$27.79
Union County HMFA		\$27.40
Cincinnati HMFA		\$24.75
Cleveland-Elyria MSA		\$23.23
Akron MSA		\$21.75

84
Work Hours Per Week At
Minimum Wage To Afford a
2-Bedroom Rental Home (at FMR)

67
Work Hours Per Week At
Minimum Wage To Afford a
1-Bedroom Rental Home (at FMR)

2.1
Number of Full-Time Jobs At
Minimum Wage To Afford a
2-Bedroom Rental Home (at FMR)

1.7
Number of Full-Time Jobs At
Minimum Wage To Afford a
1-Bedroom Rental Home (at FMR)



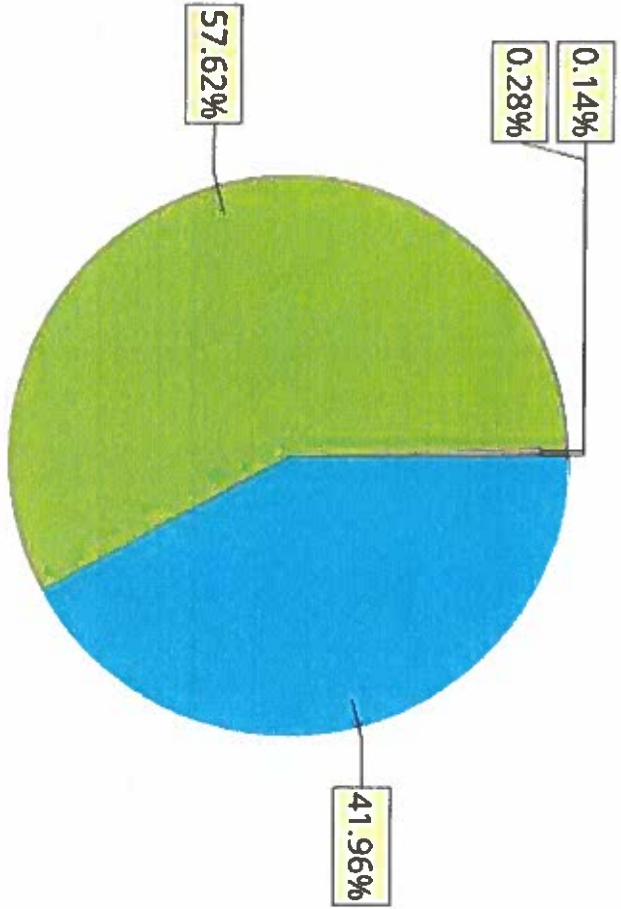
MSA = Metropolitan Statistical Area; HMFA = HUD Metro FMR Area.
* Ranked from High to Low.
Lowest 2-Bedroom Housing Wage. Includes District of Columbia and Puerto Rico.
www.nlihc.org/door // © 2025 NATIONAL LOW INCOME HOUSING COALITION

Landlord Incentive vs. Landlord Mitigation
Comparison Table

	Landlord Incentive	Landlord Mitigation
Program Description	Landlord Incentive Program incentivize landlords to rent to individuals with a *criminal record who have a mental illness and/or substance use disorder, or are being discharged from a psychiatric hospital.	Landlord Mitigation Program operates like an insurance program for eligible landlords who rent to individuals and families with long *histories of criminal justice involvement, have poor rental histories, and have mental illness and/or co-occurring substance use histories.
Target Population	Criminal record AND Mental illness and/or substance use disorder, or being discharged from a psychiatric hospital.	Criminal record AND Mental illness and/or co-occurring substance use histories
Strategy	Landlord recruitment	Landlord retention
Program Participation	33 ADAMHS Boards in Ohio	13 Stepping Up Counties in Ohio
Funding Source	State GRF fund. \$1 million for each fiscal year (SFY2024 & SFY2025)	State GRF fund. Approx. \$380,000 total to be utilized through June 30, 2025.
Program Administrator	Participating boards with their selected partners (local behavioral health providers or housing providers).	OhioMHAS Housing & Homelessness Program Team processes claim requests submitted by Stepping Up Representative and OHFA issue funds to eligible landlords.
Funding Distribution	Participating boards receive lump sum payments from OhioMHAS. Boards/local partners provide <u>upfront</u> payments to eligible landlords.	Claims from the Stepping Up Counties are processed on a <u>reimbursement</u> basis and on first come first served basis until the funding runs out.
Maximum Payment	Up to \$2,000 per new placement; or UP to \$2,000 for lease renewal (one-time only; maximum \$2,000 for each unique tenant/target population) (See guidelines for details.)	Up to \$5,000 per claim
Administration Fee	10% (administration fee) of the payment for each new placement or lease renewal can be shared between participating boards and their local partners.	No administration fee
Eligible Landlords	Private landlords who follow HUD's Housing Quality Standards (HQS) and provide permanent housing settings, with standard landlord-tenant leases, to the Program's target population in Ohio communities. <u>Excludes</u> Class 1, Class 2, and Class 3 Residential Facilities; Recovery Housing Residences; and Permanent Supportive Housing Providers. <u>Excludes</u> properties that are owned by the Boards or their contracted CBHC or Housing agencies.	Private landlords and Class 2 Residential Facilities (Adult Care Facilities), who rent to target population. Landlords need to follow HUD's Housing Quality Standards and provide standard tenant/landlord leases or resident agreement. <u>Excludes</u> Class 1 Residential Facilities, Class 3 Residential Facilities and Recovery Housing residences. <u>Excludes</u> properties that are owned by the Boards or their contracted CBHC or Housing agencies.
Allowable Expenses	Vacancy payment incentive to hold unit until tenant is available to move in (30 – 60 days max); additional security deposit (non-refundable); small repairs in rental units to conform with HUD's Housing Quality Standards (HQS) at time of lease signing; HQS inspections as needed for placements; rent reporting services to improve tenant credit scores; and additional insurance coverage for landlords.	Reimbursement for property damages to the unit by the tenant/target population during tenancy or at move-out that are above normal wear and tear and exceed the deposit; reimbursement of unpaid rent if the tenant/target population abandons the apartment or housing unit/bed before a lease ends. (Maximum of 2 months' rent.)
Reporting Requirements	Quarterly reports need to be submitted by participating ADAMHS Boards.	Besides the Landlord Mitigation Claims Forms, there is no additional data collection or reporting requirements needed from the Stepping Up representatives.

Notes: *Criminal Record/History definition – Individuals who have current or past felony or misdemeanor cases opened in Common Pleas or Municipal/County Courts.

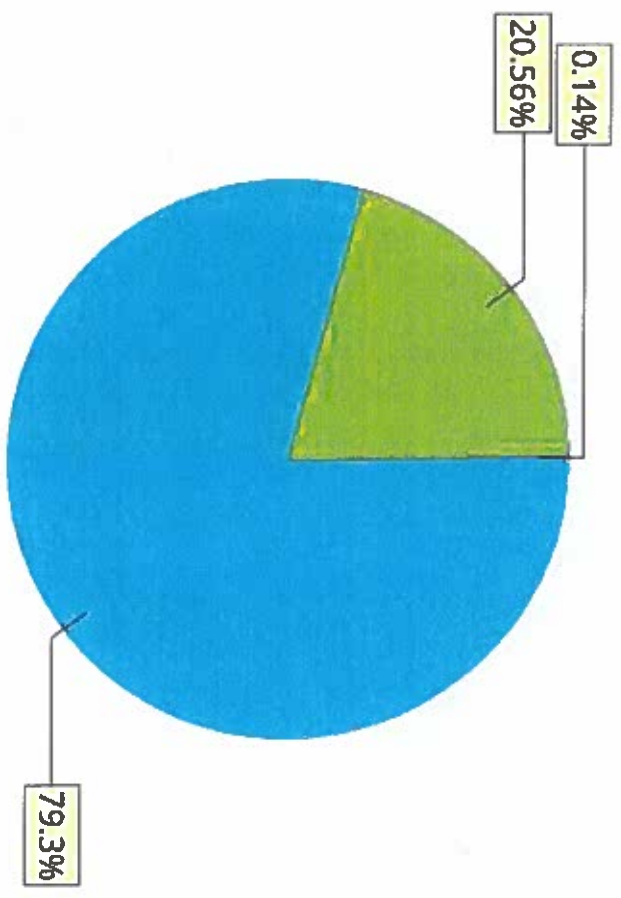
Gender Chart



Gender	# of Clients
Woman	300
Man	412
Culturally Specific Identity	0
Transgender	0
Non-Binary	2
Questioning	0
Different Identity	0

Client doesn't know	0
Client prefers not to answer	1
No Answer	0
Total:	557

Physical Disability Chart

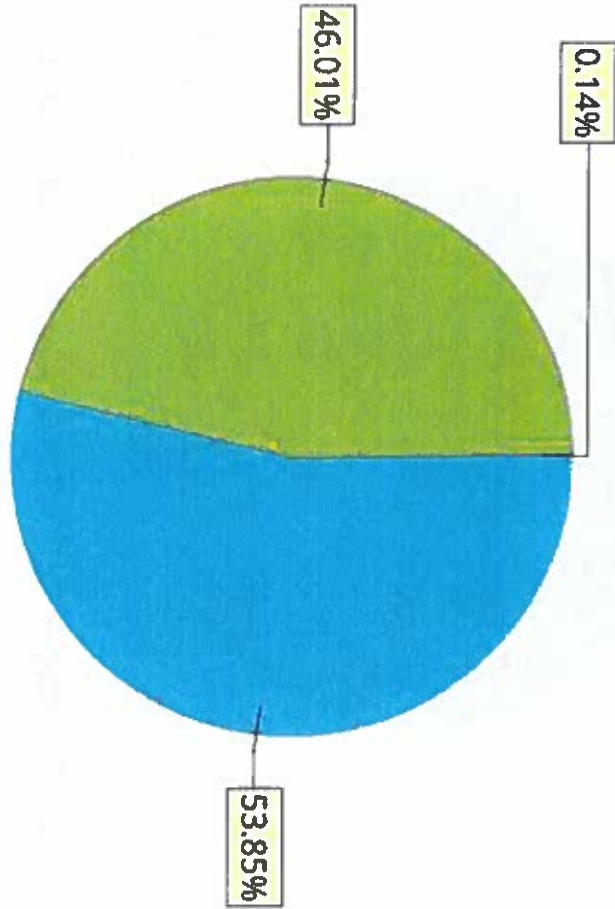


● No
 ● Yes
 ● Client prefers not to answer

Physical Disability		# of Clients
No		567
Yes		147

Client doesn't know	0	
Client prefers not to answer	1	
No Answer	0	
Total:	715	

Mental Health Disorder Chart



No
 Yes
 Client prefers not to answer

Mental Health Disorder		# of Clients
No		385
Yes		329

Exhibit 1

Two Months	26	
Three Months	15	
Four Months	7	
Five Months	9	
Six Months	19	
Seven Months	7	
Eight Months	9	
Nine Months	11	
Ten Months	7	
Eleven Months	1	
Twelve Months	13	
More than 12 Months	85	
Client doesn't know	0	
Client prefers not to answer	0	
No Answer	0	
Not Applicable	224	
Total:	557	

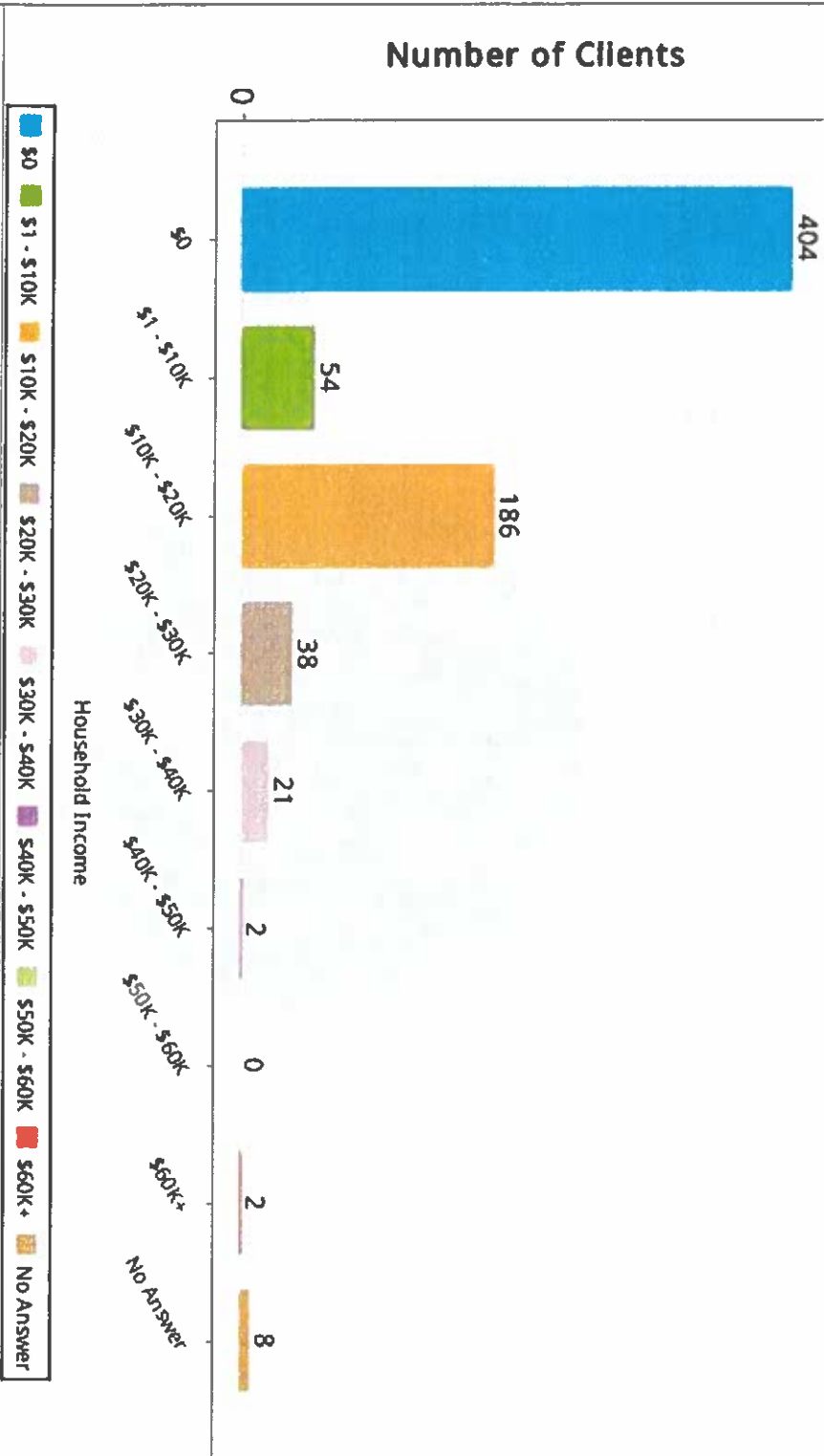
Exhibit 1

Interim Housing (RETIRED)	0	
Rental by client, with GPD TIP housing subsidy (RETIRED)	0	
Rental by client, with VASH housing subsidy (RETIRED)	0	
Permanent housing (other than RRH) for formerly homeless persons (RETIRED)	0	
Rental by client, with RRH or equivalent subsidy (RETIRED)	0	
Rental by client, with HCV voucher (tenant or project based) (RETIRED)	0	
Rental by client in a public housing unit (RETIRED)	0	
Rental by client, with other ongoing housing subsidy (RETIRED)	0	
Total:	557	

Exhibit 1

\$40K - \$50K	2	
\$50K - \$60K	0	
\$60K+	0	
No Answer	4	
Total:	557	

Household Income Chart




\$0	\$1 - \$10K	\$10K - \$20K	\$20K - \$30K	\$30K - \$40K	\$40K - \$50K	\$50K - \$60K	\$60K+	No Answer
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Exhibit 1

Other	0	
Client doesn't know	0	
Client prefers not to answer	0	
No Answer	557	
Total:	557	

Thu Oct 16 10:40:16 AM 2025

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 **CLARITY**
HUMAN SERVICES

1 / 2



CITY OF LORAIN

Fair Housing Board

6. a.

Meeting Date: 01/22/2026

Subject:

Fair Housing Research Center: Training specifically on "Source of Income".



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7. a.

Meeting Date: 01/22/2026

Subject:

There were several calls from residents reporting FH complaints. All involved landlord/tenant issues.



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9.

Meeting Date: 01/22/2026

Subject:
Adjournment
