

COMMUNITY PULSE



DID YOU KNOW?
BUDDY BENCH WINNERS

**YOUR LGBTQ RIGHTS UNDER THE FAIR HOUSING
ACT**

YOUR QUARTERLY HOUSING CONNECTION

FAIR HOUSING RESOURCE CENTER

JULY 2022

Fair Housing Resource Center, Inc.

The Fair Housing Resource Center, Inc. is a non-profit 501(c)(3) organization offering several housing programs to benefit residents of Lake County, Ohio. The mission of the Fair Housing Resource Center is to promote equal housing opportunities for all persons and to advocate for fair housing and diversity in Lake and surrounding counties through the education and involvement of the public, governments, and the business community.

FHRC operates a Landlord/Tenant hotline service for county residents to assist them in protecting their housing rights. FHRC also operates a fair housing intake complaint service for victims of housing discrimination. FHRC is a Housing Counseling agency certified by the U.S. Department of Housing and Urban Development and provides homeowner counseling, such as foreclosure prevention, predatory lending, home financing, and repairs.

*Join our
Board Today!*

Call (440) 392-0147
for more information!

Meet the Team

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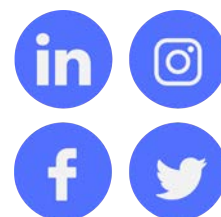
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Celebrating National Pride Month

By: Patricia Kidd, Executive Director

Pride month is a time to appreciate the progress we have seen for the LGBTQ+ people in the community. It is also a time to identify the urgent issues and harms still facing these communities. Lack of access to stable housing affects so many people, and anti-LGBTQ+ housing discrimination has long been a barrier to the safety and welfare of queer and transgender people. Today, stable housing is more important than ever.

LGBTQ+ people continue to face significant bias based on sexual orientation and gender identity in housing. A study from the U.S. Department of Housing and Urban Development found that same-sex couples and transgender people both encountered discrimination in rental housing markets based on their identities. According to data from the National Center for Transgender Equality, 25% of the respondents report experiencing gender-identity-related housing discrimination such as being evicted from their home or denied a home or apartment because of being transgendered.

These patterns are sadly common as discrimination affects LGBTQ+ people across all housing types, from shelters turning away trans people experiencing homelessness to landlords refusing to rent to same-sex couples. However, with the implementation of the Federal Fair Housing Act, and HUD's Equal Access Rule individuals have tools to use to help combat illegal housing discrimination.

Join us in celebrating the hard work of LGBTQ+ activists, voices, culture and the support of LGBTQ+ rights while we commemorate the significance of the Stonewall riots.

Your LGBTQ Rights Under the Fair Housing Act

By: Patricia Kidd, Executive Director

Your Rights Under the Fair Housing Act and HUD's Equal Access Rule, for LGBTQ+ individuals

It is prohibited under the Fair Housing Act for any landlord or housing provider to discriminate against LGBTQ persons because of their actual or perceived sexual orientation or gender identity or any other reason that constitutes sex based discrimination.

- It is unlawful for a landlord or housing provider of a covered dwelling to deny housing because of actual or perceived HIV/AIDS status under the Fair Housing Act, Section 504 of the Rehabilitation Act, and the Americans with Disabilities Act.
- It is prohibited for a lender to deny an HUD-insured mortgage to any qualified applicant based on their actual or perceived sexual orientation, gender identity, or marital status.
- Under the Equal Access Rule, HUD-funded homeless providers must place clients in a shelter or facility that corresponds to the gender with which the person identifies, taking health and safety concerns into consideration. Providers must also ensure that their policies do not isolate or segregate clients based upon gender identity.

If you feel you have been discriminated against, please call our office and speak to one of our experienced counselors.





Homeowner Education Program Redesign

By: Igor Simunovic

Fair Housing Resource Center, Inc. is proud to announce we have redesigned our Homebuyer Education Program to include new classes, new curricula, and new relevant topics. These tools will help foster, preserve, and inspire homeownership and financial literacy throughout Northeast Ohio. The program, which debuted on May 18, 2022, will provide a slew of benefits to would-be home buyers and current homeowners.

Program highlights include individualized home pre-purchase classes sponsored by OHFA (The Ohio Housing Finance Agency); Homeownership preservation counseling/Foreclosure Prevention counseling; Financial Literacy; and Homebuyer Education Classes.

FHRC's Education classes are offered in a group setting for individuals who are seeking to learn the ABCs of the homebuying process. The program provides an in-depth look inside the homebuying process from start to finish and beyond. Individuals can participate in an interactive class and they can also ask questions in real-time and get real answers.

If you or someone you know is looking to further their understanding of the homeownership process, please visit www.FHRC.org or call our office directly at (440) 392-0147 to reach one of our licensed counselors for more information.

The agency is proud to provide a vast array of services to the community to help foster, preserve, and inspire homeownership and financial literacy. FHRC looks forward to many more decades of service in the community.



The Importance of Wildflowers



By: Andrea Evanchak Bissett

Did you know that we have lost more than 97% of our wildflower meadows in the past 75 years? Wildflowers are essential and they need our help. In the U.S. Great Plains alone, more than 33 million acres of wildflowers and grasslands have been lost since 2009. It is essential that we promote wildflowers in our area to fulfill the needs of our local ecosystem.

Native flowers are part of a living network that supports insects, birds, and other wildlife. They lock carbon within the soil, an important part of helping negate the impact of climate change. Wildflowers adapt to their natural habitats and don't need watering or pesticides. Instead, they filter and store water, along with key nutrients, within their extensive root systems. Wildflowers are a significant contribution to modern medicine as they provide certain compounds used in medicines.

A big job that wildflowers do is to provide bees, butterflies, and other pollinators with food sources throughout the seasons, and it takes a wide range of wildflower species to do so. Our favorite fruits and vegetables, such as apples, strawberries, and raspberries, rely on pollination for a good crop. This job is carried out by our local pollinators that depend on wildflowers for their survival.

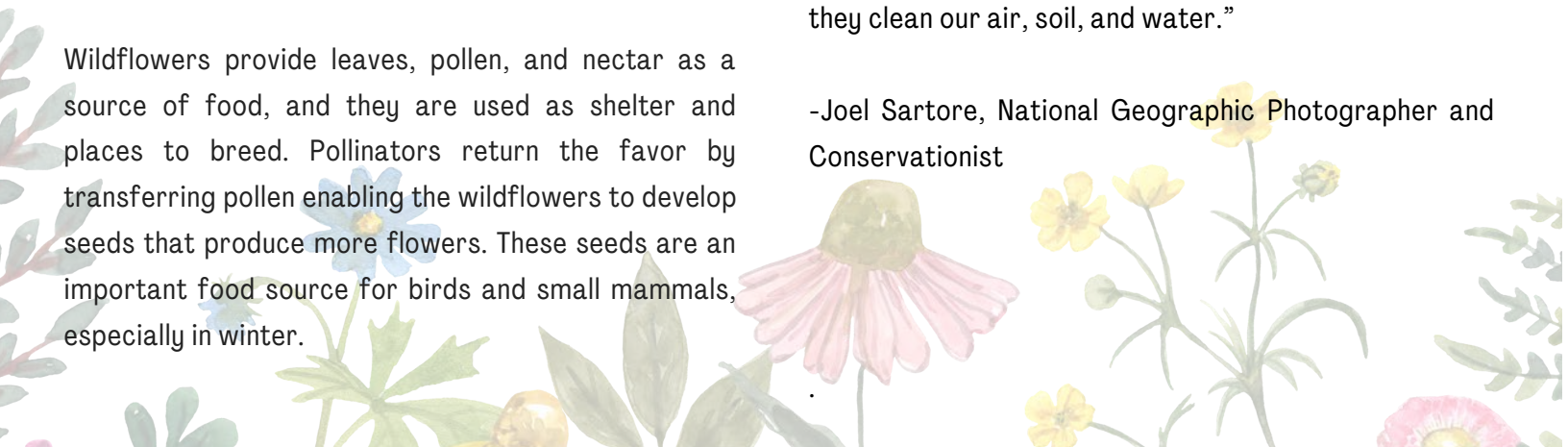
Wildflowers provide leaves, pollen, and nectar as a source of food, and they are used as shelter and places to breed. Pollinators return the favor by transferring pollen enabling the wildflowers to develop seeds that produce more flowers. These seeds are an important food source for birds and small mammals, especially in winter.

Helping native wildflowers in every little case is important, especially in urban areas as pollinators are not able to travel far to find food, and there are very few sources of pollen and nectar.

Tell your family and friends about the importance of wildflowers. Help promote the growth of these species by supporting them and growing them in your yard, especially in urban areas. Wildflowers look beautiful, making them an appealing addition to any landscape. Buying seeds and sharing them with others is a great way to expand wildflowers in your area. Avoiding pesticides in your yard is also very important as it disrupts our natural ecosystem. If you don't have your own yard, you can volunteer at a local nature center or community garden that is planting native species. If you aren't sure what types of plants are native to your area, ask a nearby garden center or search online. Many organizations, such as the Audubon Society, have native plant databases that tell you what species to plant in your zip code.

"If we hope to inspire children to grow up fighting to save the planet, wildflowers are a perfect fit; they're beautiful, help out pollinators tremendously, and get kids thinking about nature with a sense of wonder. These places literally serve as outdoor classrooms, plus they clean our air, soil, and water."

-Joel Sartore, National Geographic Photographer and Conservationist





LGBTQ+ ALLIES LAKE COUNTY

LGBTQ+ Allies Lake County offers an LGBTQ+ support group every 3rd Wednesday of the month from 6:30 pm to 7:30 pm. This program is a support group for LGBTQ+ adults over the age of 18 who are at any stage of the coming-out process. This program offers peer support from a variety of individuals at different stages of life. For more information, call 440-296-9443 or email info@lgbtlakecounty.com.

EDUCATIONAL SERVICE CENTER OF THE WESTERN RESERVE

Educational Service Center of the Western Reserve offers no-cost tutoring for students from any school district in Lake or Geauga Counties. Students in grades 5-12 can receive in-person tutoring in ELA/reading, math, science, and social studies. For more information on this program, call 440-898-3281.

FAMILY PRIDE OF NORTHEAST OHIO

Family Pride of Northeast Ohio offers an Active Parenting Teen course. This course helps guardians develop the skills needed to parent their teenagers. Topics discussed will include social media, bullying, addiction, and sex. For more information on this course, contact 440-286-1553 in Geauga County or 440-536-5680 in Ashtabula County.

DID YOU KNOW.....?

By: Chris Bowles

THE METZENBAUM CENTER

The Metzenbaum Center offers community playgroups providing early intervention for infants and toddlers in Geauga County with developmental delays or disabilities. Playgroups include music therapy, swimming, and socialization. For more information on these playgroups, contact the Early Intervention Manager, Meredith Myers, by phone at 440-729-9406 x1530 or her email is mmyers@geaugadd.org.

ASHTABULA COUNTY CHILDREN'S SERVICES

Ashtabula County Children's Services is seeking foster parents. To qualify, individuals must be 21 years of age or older and must have sufficient income to meet the basic needs of your household. Security clearances, fingerprints, medical exams, and references are required. There is mandatory training involved to ensure individuals are prepared for this endeavor. For more information on becoming a foster parent, call 440-998-1811.

ASHTABULA COUNTY DISTRICT LIBRARY

Ashtabula County District Library is hosting a summer reading contest called Oceans of Possibilities. This challenge is part of the State Library of Ohio's Summer Library Program, which benefits children through literacy development. The school in Ashtabula County with the most students to finish the program will win a trophy. Books are based on age group reading levels. Check their website for details and register at: <https://www.acdl.info/summer/>

NEW

NEED HELP Finding Housing?

New Housing Search Program

CONTACT FHRC

Contact FHRC to complete intake and determine your housing needs.



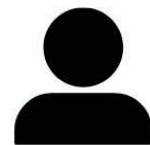
COMPUTER LAB

Utilize our free in office computer lab to search for local available housing with the assistance of a Housing Case Manager.



HOUSING CASE MANAGER

Our Housing Case Manager can hold your hand through the search, application process and connect you with local resources.



Fair Housing Resource Center, Inc,
1100 Mentor Ave.
Painesville, Ohio 44077
Phone: 440-392-0147



Outdoor Summer Cleanup

By: Dana Pritschau

After the winter months, which seem to last forever here in Northeast Ohio, finally pass, they tend to leave behind an awful mess. Long months of leaves and debris left to mildew and rot begin to stain patios and driveways, clog the gutters, and wreak havoc on the yard. Below is a checklist of chores that can help spruce up the outside, leaving you to enjoy the rest of your summer outdoors.

When starting your summer outdoor cleaning, it is always best to start at the top and work your way down. Be aware of cleaning with harsh products like bleach around plants and grass. Try using “green” cleaning products like a pressure washer, vinegar, dish soap, and baking soda.

- Cleaning out the gutters, removing any debris that can block rainwater from draining properly
- Pressure wash the siding, keeping an eye out for repairs that might be needed or areas that could use some touch-up paint
- Remove and clean window screens
- Wash the windows from the outside, clearing away winter dirt for a fresher, cleaner look from the outside in
- Clean the patio/deck furniture. Wash the chairs and cushions and wipe down the tables
- Prepare the grill with a good interior and exterior scrubbing for the upcoming cookouts
- Clean off any buildup and spider webs from the lighting fixtures around the exterior of the house and replace old light bulbs
- Sweep away any debris and use a pressure washer to clean buildup on the patio/decks
- Use a hose and cleaning solution to clean out garbage cans
- Spray down driveways
- Wash off the mailbox, check for any repairs or touch-ups needed
- Check the fence line, remove any debris that gets caught between the posts, and watch for any damage to the fence
- Wash and maintenance bird feeders and bird houses
- Remove weeds and add mulch to flower beds
- Rake up and remove old leaves and dead grass from the yard and add some fertilizer to boost the look of your lawn

Once you have knocked out the outdoor cleaning checklist, it is time to sit back, relax, and enjoy!

Financial Literacy

By: Igor Simunovic

In addition to Fair Housing Resource Center's Homebuyer Education Programs, FHRC has also redesigned its Financial Literacy Program. The program will include a new online class, new curricula, and a new Credit Repair Tool Kit. This is to help foster and inspire financial awareness throughout Northeast Ohio. The program, which debuted on May 25, 2022, provides a variety of benefits to individuals seeking to improve their understanding of the complex world of personal finance.

Program highlights include:

- A comprehensive Financial Literacy Course consisting of budget counseling and credit counseling.
- Money-management training for individuals and families who are looking to improve their financial capabilities and repair their credit.

FHRC understands personal finance can be difficult to discuss with friends and family. That's why we are here to offer a helping hand. If you or someone you know is looking to improve their understanding of personal finance or become more financially literate, please visit www.FHRC.org or call our office directly at (440) 392-0147 to reach one of our HUD-certified counselors.

The agency is proud to provide a vast array of services to the community to help foster, preserve, and inspire financial literacy. We look forward to many more decades of service in the community.





Foreclosure Happens – What to Expect

By: Gregory Gipson, Staff Attorney

As interest rates rise and the housing market remains short on supply and high on demand, industry data supports a rise in foreclosures. In the first quarter of 2022, Cleveland ranked number 1 in foreclosures nationwide among metropolitan statistical areas with a population of 200,000 or more. Ohio also had the third-highest foreclosure rate in the nation, according to ATTOM, the parent company of RealtyTrac, which is the largest online marketplace for foreclosure and distressed properties. The number of foreclosures was drastically reduced during the height of the Covid pandemic, but those days are gone. If you find yourself in a foreclosure situation, here is the outline of what to expect.

The timeline for foreclosure starts when you fall behind on your payments.

0-120 days: Your lender will reach out to you regarding nonpayment or partial payment. Usually, you will have about three months (120 days) before the lender will move to foreclose. This is your best opportunity to talk to your lender. Fair Housing Resource Center can also help in negotiating forbearance, loan modification, or other relief before your home is actually in foreclosure. It is tempting to ignore or dodge contact from your lender. It is easy to be frightened and embarrassed about missing payments. But acting during this initial phase, rather than waiting until foreclosure, is the best solution when you fall behind on your mortgage payments. This is also the best time to try to sell the house for enough money to pay off the mortgage and potentially leave you with enough to start over.

121-180 days: The legal foreclosure process begins with the lender filing a case in court against you.

This document is often called a “complaint” and will be filed in the Common Pleas Court of the county in which your property is located. You will receive service of these documents by mail or in person.

The foreclosure complaint is a lawsuit. You and your spouse or other family members who own the property will be named as defendants. Although you are not required to be represented, it is a very bad idea to try to represent yourself in defending against foreclosure. You should try to hire an attorney. Check with the Legal Aid Society of Cleveland, which provides assistance in Lake, Geauga, and Ashtabula Counties.

You must file an answer to the complaint within 28 days of receiving it. This count starts the day after service and includes weekends and holidays. If the 28th day falls on a weekend or court holiday, you will have until the next business day to file. Filing an answer is your response to the complaint and your statement that you do not agree with the claims in it. Failure to file an answer may permit the lender to seek a default judgment, where the judge rules in their favor because no opposition was asserted.

After the answer, the lender will likely file a motion for summary judgment, asking the court to rule on the matter without a trial, based only on the facts and documents submitted by the parties. Such a motion is typically how foreclosures are decided, and why you should have an attorney representing you in the case.

Day 181+: If the court rules against you and grants the foreclosure, the property will be placed into a sheriff's auction. The property is appraised, then sold at auction for not less than 2/3 of the appraised value. Once the property is sold, the sheriff must notify the court within 60 days. Once the court confirms the sale, the title moves to the new owner. You will then receive an eviction letter from the sheriff telling you the date by which you must vacate the property.

This timeline imagines a smooth process, but foreclosures can sometimes take more than a year to complete. Contact FHRC for guidance on saving your home or contact Legal Aid for assistance if your house is in foreclosure. There are many programs that can help you save your home!

Dear Housing Hollie,

I live in an apartment complex and I have family coming in to stay with me for 2 weeks for summer vacation. I told management in passing, however, now I am being told that the guest visits need to be approved by management. This just seems ridiculous! Can they do that?

Sincerely,
StayCation

HOUSING



Dear StayCation,

Most renters are required to sign a lease agreement upon moving into a new unit. These leases are put in place to ensure the health and safety of all residents. Most landlords have rules in place with which all residents have to comply. Some rules may include time frame limits on overnight guests. Most leases state that if a guest will be staying longer than one week, management needs to be notified. This is to ensure that they are not recognized as an unauthorized tenant and you are not penalized for their visit. If your landlord is putting more extreme guest rules in place, please give me a call!

Sincerely,

A handwritten signature in cursive script that reads "Hollie", with a small heart drawn over the letter 'i'.

Housing Hollie

Dear Housing Hollie,

My landlord for the past few months has been coming over unannounced and entering my home. I feel as though it is not right, and my privacy is being invaded. Is there anything I can do?

Sincerely,
Uncomfortable

Dear Uncomfortable,

Finding yourself in that situation is very stressful, so first and foremost don't panic! The only time a landlord is permitted to enter the unit without 24-hour notice is in the case of an emergency. If you have addressed this with him in the past, you are more than welcome to download a template off of our website requesting he/she provides you with 24-hour notice.

When it comes to the notice, you do have the right to negotiate time, however, you cannot deny him access. If you find yourself in this situation and cannot come to a resolution, please give me a call.

Sincerely,
Housing Hollie

HOLLIE



Dear Housing Hollie;

I am a local senior who is struggling to pay my monthly rent. I make enough money to cover my rent, however, if any emergency occurs, I find myself stuck between handling the emergency, or paying my rent. Are there any resources available for seniors like me?

Sincerely,
Aging in Place

Dear Aging in Place,

I understand how difficult can be to make your rental payments when you are on a fixed income. We currently have a program called STAR. Our STAR program is a rental subsidy program for seniors and/or persons with disabilities who choose to reside in Lake County, (excluding the City of Mentor). Individuals can apply for our program which can provide up to 6 months of subsidy. To qualify you must be a person with a disability or 62 years of age or older, live in Lake County and make enough money to afford your rental payments. Also, your landlord must be willing to participate in the program. If you would like additional information about this program, please do not hesitate to contact our office for assistance.

Sincerely,

A handwritten signature in black ink that reads "Hollie" with a small heart symbol above the 'i'.

Housing Hollie

Do you have a question for Housing Hollie? Write to her at hollie@fhrc.org




Insurance Tips For

By: Andrea Evanchak Bissett

Buying your new home is an exciting time, but the steps it takes to get there can be exhausting. Before you get your keys, you'll need to discuss purchasing homeowners' insurance.

Homeowner's policies are often complicated and written in language that can be difficult to understand. It's important to learn the basics of homeowners insurance so you can purchase a policy that meets your needs. A standard policy provides coverage to protect you from the expense of a dwelling, personal property, or liability loss. Your insurance will also cover other structures on your property, like a fence or detached garage. Loss of Use will cover additional costs to maintain your normal standard of living, including living accommodations, food, and transportation.

*** Know the Difference: Replacement Cost vs. Market Value**




Your insurance will traditionally be based on the replacement cost of your home. Replacement cost is the cost to rebuild your home with similar types and quality materials. You'll want to be sure that this amount is enough to cover a total loss. A market value policy only covers up to the current cash value of your home. The cost of clearing debris and rebuilding your home will most likely be greater than its cash value, so a market value policy will only cover a portion of these expenses.

*** Fill in Coverage Gaps**

Every policy has exclusions, and it's important to fill in coverage gaps that can affect your unique needs. For example, flood, earthquake, and backup sewer damages aren't typically covered in a standard policy. If you're anticipating any of these issues, it may be wise to add additional coverage. You also may want to consider adding extended replacement cost coverage for your dwelling or an umbrella policy for liability coverage. These broader policies set a limit above the amount of coverage you receive from your typical homeowner's policy.

*** Bundle Up**



Often, insurance companies will offer a discount on one policy if you also purchase additional policies, such as auto or life insurance, with their company. This practice is called bundling and can potentially help you save money on your premium.

First Time Buyers

*** Be Smart About Filing a Claim**

Filing a claim is an essential step to recovering from a loss. And there are many things you can do to create an easier and more effective claims process. First, keep good records. Document important conversations and save receipts and contracts. Also, keep a good inventory of your home—you can even use an app or a website to keep track of your items digitally.

When the time comes to report a claim, be sure you have all of this information plus other specifications about your home on hand and ready to pass along. Then, file quickly. Insurance providers have varying amounts of time allotted to report a claim. Be sure to file within these time limits to ensure that your loss is covered.

*** Keep Up to Date**

Review your policies every year. Changes to your home and even your neighborhood can raise or lower your premium. If you've made an addition to your home, such as a finished basement or swimming pool, you'll want to increase your policy so that, in the instance of a large property or liability loss, you're not underinsured.

On the other hand, if risks have been reduced, your premium could decrease. Additions to your home, such as a new roof, burglar alarm, fence, or pool cover, can reduce risk and potentially lower your premium.

Lastly, Talk to an Expert

The best way to determine your coverage needs is by speaking with an independent agent. Shop around at different insurance companies to see what each one has to offer.

Once you have found an agent, let your agent will review your situation, house, and location to make the best policy recommendation for you. Your agent can also explain the details of your policy and optional coverages you may want to add.

Have any questions? Contact our office for assistance from one of our HUD-certified Housing Counselors.



RENTING WITH A CRIMINAL RECORD

By: Chris Bowles

Locating housing in 2022 is not an easy task for anyone. When it comes to those who have a criminal record, rental housing can be even harder to locate. Most housing providers perform background checks on prospective tenants when screening applicants. as a result, those who have criminal convictions on their record are likely to face more scrutiny than those who do not. While criminal history is not a protected class under the Fair Housing Act, housing providers that impose "blanket prohibitions" to rent to any person with a conviction record may violate the Fair Housing Act.

In 2016, the U.S. Department of Housing and Urban Development (HUD) released guidance for taking adverse actions based on an individual's criminal history. HUD says that landlords need to look at providing housing for those with criminal records on a case-by-case basis. Evidence of the record should be reviewed and analyzed to ensure there is legitimate nondiscriminatory interest supporting the denial of housing. Federal law allows landlords to conduct background checks for criminal history. HUD emphasizes the fact that there are racial and ethnic disparities when it comes to the criminal justice system in the United States. There are unequal conviction rates among African American and Latinx individuals, heavily encumbering those members of protected classes when it comes to locating housing. The guidance provided by HUD prevents landlords from doing the following:

- Denial of housing based on arrest records
- Blanket bans for anyone who has a criminal history
- Inconsistently conducting background checks on some individuals, but not everyone equally

For tenants who do have recent criminal convictions on their record, there are some options for housing opportunities. Here are some tips for locating housing if you are someone in this scenario:

1. Locate a landlord who doesn't conduct background checks
2. Try renting from a private party
3. Get as many references as possible
4. Locate local re-entry programs
5. Consider offering more of a deposit than the landlord is requesting





How to Successfully Buy a Mobile Home

By: Gregory Gipson, Staff Attorney

Buying a mobile (also called a manufactured) home can be a great and relatively low-cost way to own your home. But it is not the same as buying a home. In some ways, buying a manufactured home is more like buying a car than a house. If you do not follow through on a few specific steps to purchase, you can find yourself unable to prove you have the title and own the premises.

First, as a background note, a mobile or manufactured home is governed by the Ohio Department of Commerce's Manufactured Homes Program. To be legally occupied, a manufactured home must be inspected and certified that it was properly installed by a certified inspector authorized by the Ohio Department of Commerce Manufactured Homes Program. You should always ask to see that inspection report from any seller and/or mobile home park operator. You can also look up the information on the Ohio Department of Commerce's website:

<https://com.ohio.gov/divisions-and-programs/manufactured-homes-program>.

Secondly, the following description applies to mobile homes that are situated in a park or other property not owned by the prospective buyer of the mobile home. In other words, a home that is in a mobile home park and is not purchased by the park operator.

Purchasing a mobile or manufactured home in Ohio requires three steps:

1. Payment of taxes due
2. Payment of the conveyance fee
3. Receipt of title

Each step requires a visit to a different county office. First, you must contact the county Treasurer's Office to find out the taxes owed. Manufactured homes are assessed at 35% of their value. So long as there are no back taxes owed, you will pay that 35% to the County Treasurer's Office, and receive a tax certificate as proof of payment. Next, you must go to the County Auditor's Office where you will pay the conveyance fee for the registration of the new owner in county records. Finally, you will go to the County Clerk of Courts Title Office with proof of having completed the first two steps. At that time, the Clerk of Courts can issue you the title. All of this happens after you pay the seller the price of the home. The value of the home for tax purposes is the total amount you have agreed to pay to purchase the home.

If you are buying a new manufactured home from a dealer, they may take care of these steps for you, in much the same way a car dealer typically helps with registration, titling, and even license plates. However, if you buy from a prior owner or a park operator, it is your responsibility to complete all three steps in order to have a defensible title for your home.



Finding Childcare During COVID

By Tiffany Whitten

About half of working parents with children at home younger than 12 years old say it has been at least somewhat difficult to handle childcare responsibilities during COVID. One of the reasons why there was so much pressure to reopen schools physically is because parents and families have not gotten the economic support that they need.

Did you know:

Nearly 16,000 childcare centers and licensed family childcare programs across the country closed permanently between December 2019 and March 2021. That is according to a report from Child Care Aware of America. Those closures are due, in large part, to increased operating costs, unpredictable attendance because of COVID, and rising labor costs owing to inflation.

Now, childcare programs are short-staffed, and providers are burned out. Higher costs and fewer providers have a major impact on families.

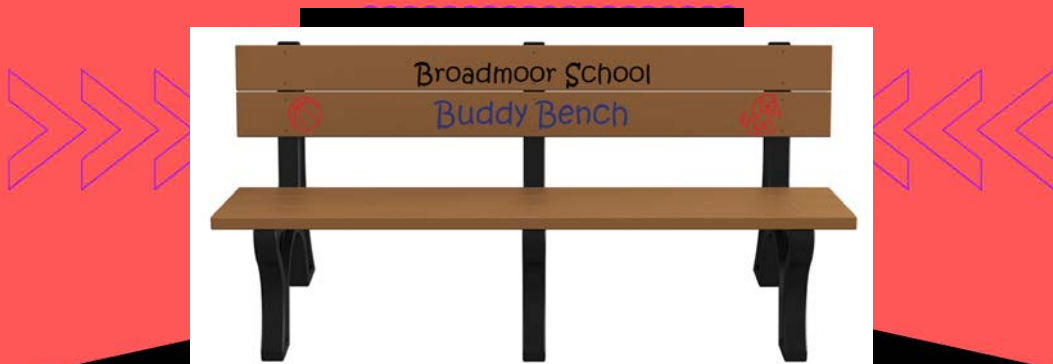
Tools for finding childcare:

Ohio Job and Family Services offers financial assistance with paying for childcare for qualifying families. The website to apply for childcare and other benefits in Ohio is <https://benefits.ohio.gov/>

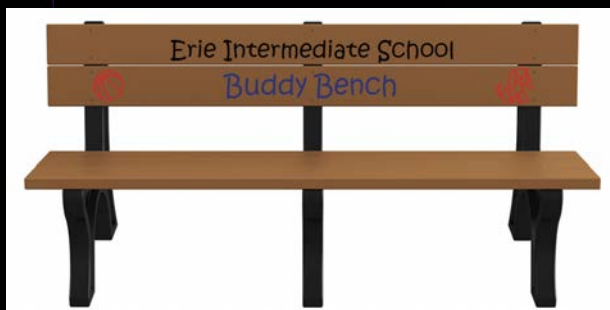
Lake-Geauga United Head Start offers free childcare and an early learning program during school months to prepare little ones for kindergarten. This is for children ages 3-5 from qualifying low-income families.

Research ChildCare.gov to learn the ins and out of child care and early learning programs in your area.

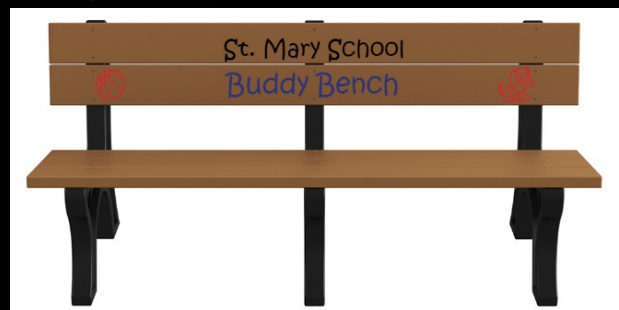
Congratulations **TO THE WINNERS OF THE BUDDY BENCH CONTEST**



Broadmoor School,
Lake County



Erie Intermediate School,
Ashtabula County



St. Mary's School
Geauga County

Thank you for all the support!



FHRC is proud to announce the winners of our 2022 Buddy Bench contest! FHRC is thrilled to have received over 400 votes for local schools in the Tri-County area.

Upcoming Summer Events

**April-
August**

Beach Clean Up 2022

9am - 1pm, every Wednesday April-August
Headlands Beach State Park
9601 Headlands Rd., Mentor, OH 44060



**May-
September**

Painesville Car Cruise Friday

5pm - 8pm, May 20th - Sept. 16th every Friday
Painesville Square
1 Liberty Street, Painesville, OH 44077



July

Fairport Harbor Mardi Gras

July 1st-3rd
Fairport Harbor Lake Front Beach Park
301 Huntington Beach Drive, Fairport Harbor,
OH 44077



July

Lake Metropark's River Jamboree: Snakes and Turtles

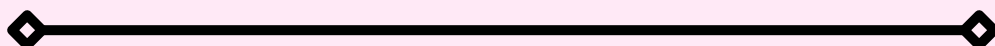
11pm - 4pm, July 10th
FREE - pre-registration required: 440-639-7275
4872 Klasen Rd Madison Ohio 44057



July

Party in the Park

July 15-17
Veterans Park
98 S Park Place, Painesville Ohio 44077



August

The FEST 2022

12pm - 8pm, August 7th
The Center for Pastoral Leadership
28700 Euclid Ave., Wickliffe, OH 44092



Fair Housing Resource Center, Inc.
1100 Mentor Avenue
Painesville, Ohio 44077
Phone: 440-392-0147
Fax: 440-210-6556

FAIR HOUSING RESOURCE
CENTER, INC., PRESENT

FAIR HOUSING: A SOLID FOUNDATION #2022

Topics :

6/23 | Reasonable
Accommodations

7/28 | Assistance
Animals in
Housing

8/25 | Fair Housing
and Zoning

9/22 | Reasonable
Modifications

11/3 | Fair Housing
Basics

MONTHLY

From 10:00 a.m. to 12:00 p.m.
on the scheduled dates.

**100%
ONLINE**

Live on Zoom

VISIT

www.FHRC.org for More
Information or to register.

Register now at :

[WWW.FHRC.ORG/FAIR-
HOUSING-A-SOLID-
FOUNDATION-2022/](http://WWW.FHRC.ORG/FAIR-HOUSING-A-SOLID-FOUNDATION-2022/)

Evictions vs. Non-Renewals

By: Hollie Rondini

Often, tenants call into our office in a panic because they received a notice from their landlord explaining that they need to vacate the premises. Sometimes this notice is an eviction, and other times this is merely a non-renewal of the lease notification. I am here to break down the differences between the two and to explain what they mean for tenants who receive them.

Eviction Notice

An eviction notice is given to a tenant, by a landlord, which often contains certain legal language such as a “3-Day Notice to Vacate” or 30-day Notice to Vacate. These notices advise tenants that they have either 3-days (in situations regarding nonpayment of rent) or 30-days (failure to fulfill tenant obligations that affects health and safety) notice to leave the premises and if they do not, the landlord may go to court and file formal proceedings for eviction. These notices are required by Ohio Landlord-Tenant law and are generally the first step in the eviction process.

However, be advised that if a tenant is not out within the time stated, the landlord has NO right to remove all of their belongings and change the locks on the unit. In the State of Ohio, a landlord must go through formal eviction proceedings with the courts in order to legally evict someone from the unit.

Non-Renewal Notice

Sometimes, things just don't work out between a landlord and their tenant, or circumstances change. At the end of a lease term, both a landlord and a tenant have the right to either choose to renew or not to renew their lease agreement. When a landlord is the one who decides to end a lease, they must send a lease non-renewal notice to their tenant at least 30 days prior to the end of the lease unless otherwise stated in the lease agreement. The purpose of this notice is to inform the tenant(s) that they need to move out at the end of their current lease term, as the lease is not being renewed. While non-renewal notices must be given in writing, the landlord does not have to provide a reason for not renewing the lease.

In that same regard, if a tenant chooses that they do not want to renew their lease agreement at the end of the lease term, they have the same right to send notice of non-renewal. For either party involved who is choosing not to renew the lease agreement, following these guidelines carefully is essential to avoid miscommunication of intentions.

There are some clear differences between evictions and notices of non-renewal. An eviction notice is for a violation of the lease agreement, while a non-renewal of a lease is simply showing that one party has chosen not to renew the lease with the other party involved. If you receive a notice that you don't understand and want further explanation on, it is best to ask your landlord or contact our office so you can fully understand the notice you have received.



Contact us for More information

Fair Housing Resource Center Inc.

1100 Mentor Avenue
Painesville, Ohio 44077

P:(440)392-0147

F:(440)210-6556

Email: Info@fhrc.org

Visit us:www.fhrc.org