

**Johnston County Regional Housing Committee**

**NC Balance of State Continuum of Care**

Conference Room – Johnston County Mental Health Center

521 N. Brightleaf Blvd, Smithfield, NC

**Meeting Minutes from June 16, 2016**

**In Attendance:**

Roxanne Curry, Johnston County Mental Health Center

Adrienne O’Neal, Harbor

Bertha Byerson, Volunteers of America

Deidra Creech, Johnston County Veterans Office

Cassandra Herbert, CFAC

Cherri Swails, Johnston Recovery

Shonda Davis, Independent Living

Laura Haygood, Family Endeavors

Branka Buckner, Family Endeavors

Judy Brown, Smithfield Housing Authority

Tiffany King-Batiste, Alliance

Charlene Meyers, Johnston County Mental Health Center

Felecia Ferrell, Johnston County Mental Health Center

Yvonne Cooper, Johnston County Mental Health Center

Janis Nutt, Johnston County Mental Health Center

Frank Bettler, Eastern

Shalonda Pellam, Commwell Health

Kristin Alexander, Community Senior Services

Ashley Benton, DSDHH of Raleigh

**Introductions:**

Attendee introductions were made.

**Approval of Meeting Minutes:**

Minutes were approved by common consent.

**BoS Steering Committee Meeting Updates from 06/16:**

**Short Meeting Summary**

**Review and approval of Final Restructuring Proposal**

         The Restructuring Workgroup:

o   Revised map based on feedback from Regional Committees

o   Created timeline with recommended benchmarks for transition

o   Worked with BoS staff to determine types of support provided during the transition

         The BoS Steering Committee approved the proposal for restructuring Regional

      Committees by January 1, 2017.  See final proposal at <http://www.ncceh.org/files/7125/>

         BoS have released a FAQs document to help in the transition.  It is located at:

<http://www.ncceh.org/files/7137/>

**ESG Update**

         ESG application expected to be released in August

         Regional Committees should choose an ESG Lead and submit name by June 30th.

* Submit name at <http://bit/ly/1spUpWr>

         BoS staff will have phone conversations with ESG Leads and RC leadership in August

to discuss local application process.

         RCs can decide to apply in the current RC structure or in the new restructured system.

**Coordinated Assessment**

         Next Coordinated Assessment Exchange call will be Tuesday, June 14th from 3-4 PM.

      Register for the call at <http://www.ncceh.org/events/951/>.  The call will be on CA

      implementation.

         If your RC has not turned in your 1st quarter outcomes, please do so right away.  2nd

      quarter outcomes will be due on July 15th.  The form is at

<http://goo.gl/forms/QESzakx4xH>.

**Coordinated Assessment Up-Dates:**

Angela Jones - Coordinated Assessment Lead, Johnston-Lee-Harnett Community Action

1102 Massey Street, Smithfield, NC 27577, (919) 934-2145 or [ajones.jlhca@gmail.com](mailto:ajones.jlhca@gmail.com)

**Guest Speaker:** Topic – Fair Housing Project – Legal Aid of North Carolina, Inc.

Kelly Clarke, Supervising Attorney

[KellyC@legalaidnc.org](mailto:KellyC@legalaidnc.org) or 919.865.3825

224 S. Dawson Street, Raleigh, NC 27601

**Discussion:**

The Fair Housing Project of Legal Aid of North Carolina works to eliminate housing discrimination and to ensure equal housing opportunity for all people in North Carolina through education, outreach, public policy initiatives, advocacy and enforcement.

Fair Housing Overview

The federal Fair Housing Act prohibits the denial of housing to a person based on the person’s membership in one or more of the classes protected under the Act. The protected classes are **race, color, religion, national origin, sex, familial status,** and **disability**. It is therefore illegal to discriminate against a person in the provision of housing because of a person’s membership in a protected class in the following situations:

* the sale or rental of most housing;
* the terms, conditions, privileges of sale or rental, or provision of services or facilities in connection with the sale or rental of most housing;
* the advertising of a sale or rental of housing;
* the representation of the availability of housing for rental or sale;
* the provision of reasonable modification to a dwelling for persons with a disability at their expense when necessary for the full use and enjoyment of the dwelling;
* the provision of reasonable accommodation to the rules, policies, practices or services when necessary to provide persons with a disability the equal opportunity to use and enjoy the dwelling;
* the financing or refinancing of housing; and
* the provision of real estate brokerage services.

In addition, it is illegal to coerce, intimidate, threaten or interfere with a person seeking to exercise rights under the Fair Housing Act.

**Fair Housing and Disability**

*Who Is Considered Disabled?*

The federal Fair Housing Act and North Carolina State Fair Housing Act both prohibit discrimination against individuals who are disabled or who are associated with people with disabilities. Under the law, a person is disabled if he or she has a physical or mental disability that affects a major life activity, has a record of having such a disability, or is regarded as having a disability. Examples of disabilities include:

* Hearing, mobility, and visual impairments
* Chronic mental illness
* Dementia
* AIDS/HIV
* Developmental disabilities
* Alcoholism and past drug use

*Does Housing Have to be Accessible?*

The Fair Housing Act requires multi-family housing built for first occupancy after March 13, 1991, to have certain accessibility features. Some housing may be subject to accessibility requirements of other laws, such as the Americans with Disabilities Act (ADA), local building codes, and other laws. In addition, disabled individuals can request reasonable accommodations and modifications. If you have questions about accessibility, contact the Fair Housing Project.

*What is a Reasonable Accommodation?*

A reasonable accommodation is a change in a rule, policy, practice, or service that allows a person with a disability to live in a property on an equal basis with people without disabilities. Examples of reasonable accommodations include:

* allowing a service or therapy animal, despite a no-pet policy;
* allowing a tenant to have a live-in aide who is not on the lease to assist with daily care;
* assigning a reserved parking space to a tenant with a mobility impairment, even if parking is typically “first come/first serve.”

*What is a Reasonable Modification?*

A reasonable modification is a physical change to a unit or common area that allows a person with a disability to fully utilize the premises. In situations involving a private landlord, the person making the request must pay the cost of the modifications. Examples of reasonable modifications include:

* installing a ramp;
* installing grab bars in the bathroom;
* widening doorways;
* installing lever door handles.

Examples of illegal discrimination under the federal Fair Housing Act based upon protected class membership are:

**False denial of availability:** Advising someone because of their class membership that there are no available units when, in fact, there are.

*“Sorry we just rented the last unit.”*

**Refusal to deal:** Refusing to rent, sell — or even negotiate — with a person because of class membership.

*“We don’t rent to Jews.” or “We don’t sell to families with children.”*

**Discriminatory terms and conditions and provision of services or facilities:** Giving less favorable terms in sales or rental agreements because of class membership.

*“The rent is $200 higher for persons with a disability or a service animal.”*

**Discriminatory Advertising:** Indicating any preference, limitation or discrimination because of class membership.

*“No African Americans need apply.”*

**Financial Discrimination:** Denying any type of home loan for discriminatory reasons by lenders, including banks, savings and loan associations, insurance companies, and others, or giving less favorable loan terms because of class membership.

*“Minorities must be charged higher interest rates on loans than similar white homeowners.”*

**Refusal to permit a reasonable modification** to the unit at the expense of the person with a disability, in order that the person may have full enjoyment of the unit.

*“You may not install grab bars in the bathroom.”*

**Denial of a reasonable accommodation to the rules and regulations of rental** in order that the person with a disability may have equal opportunity to use and fully enjoy their unit.

*“It’s against the rules to have another person live with you, even though there is enough room and the person is necessary to help you with your health needs.”*

[Legal Aid of North Carolina](http://www.legalaidnc.org/) offers many services, which you can learn about at their website.

Fair Housing Project 224 South Dawson Street Raleigh, NC 27601 1-855-797-3247 [info@fairhousingnc.org](mailto:info@fairhousingnc.org%20%20%20g)

**Announcements:**

**Next Meeting – July 21, 2016 at 10:30 am**

**Johnston County Mental Health Center Conference Room**