

City of Defiance Housing Committee

Wednesday, September 27, 2020

3:00 p.m.

Council Chambers, 631 Perry Street Defiance, OH 43512

Committee members present: Liz Keel, Rita Kissner, Niki Warncke, Mike McCann, Rex Robinson, Angie Franklin, Tami Vanalstine, Sean O'Donnell, Karol Yeager

Committee members joined via Zoom: Rachelle Kuhn, Diana Dennie, Denise Davenport

1. CRA/Developer – update

- a. Liz Keel of the Maumee Valley Planning Organization convened the meeting at 3:05 p.m. Liz began the meeting with an update within the CRA areas. Jerry Hayes, Defiance County Economic Development, has shown several lots within the CRA areas for development of a market rate apartment complex of approximately 30 units. The developer would like to locate in an opportunity zone, and is interested in the Hammersmith, Northtowne Mall, and Maumee River Crossing areas. The developer plans to return to visit these sites.
- b. Rita Kissner provided an overview of the recently held Small Business Symposium. Rita reported that the symposium was well-attended, and that Jerry explained the CRA areas and their benefits during his presentation. The City is still in the process of completing the new CRA brochure.

2. Rent Smart – update

Angie Franklin, NOCAC, gave an update on the Rent Smart program.

- The third session of Tenant Classes is scheduled for 09/28, 09/29, & 09/30 - 6pm -8pm at the Dream Center. Enrollment goal is 10 participants.
- Other sessions were completed in March and June of 2020
 - A total of 20 participants enrolled
 - 9 participants completed all sessions and received the Rent Smart Certificate.
- The final session of the pilot project is scheduled for December 7th, 8th and 9th at The Dream Center
- Committee members and facilitators will utilize experiences gained from the Pilot Project to make adjustments/improvements to the curriculum and the structure of the classes.
- The next phase of Rent Smart is to develop a series of trainings and discussion groups directed towards professional development and resources to benefit landlords.

Aaron Hopson has agreed to lead a committee to identify topics, facilitators and the structure of the program.

A future goal is to establish a Risk Mitigation fund that would be available to landlords that have received a Rent Smart Certificate and have agreed to rent to a Rent Smart Tenant Certificate Holder.

- a. For more information, visit [Rent Smart Northwest Ohio on Facebook](#).

3. Northtowne Estates – status of assessments/update

Assessments

- 27 residents/families completed the assessments and were assigned a team member to help guide them through the resources and referrals
- 4 residents/families official moved to Rolling Hills MH Community and 2 additional are in the process of moving as of 9/14/2020.
- 2 residents/families have plans to move to Rolling Hills MV Community.
- 9 residents/families secured new housing options through different avenues (renting, purchasing or moving out of the area).

Status of Park

- Sean explained that the City is looking into legal options, but it is up to the Director of the Department of Commerce to suspend or enforce a fine and no decision yet on the status of the park.
- Tenants are being referred to Legal Aid.

4. Potential Development

A discussion on upcoming potential new build projects. Several lots are being considered to be purchased by private citizen's to create affordable housing options. A few lots in the East-side area are being pursued.

More information to follow.

5. Adjourn

Next meeting is October 28th at 3 p.m. in the City of Defiance's Council meeting room.