



Meeting Minutes October 25, 2012

Attendees:

Isir Abdi, DHHS Region 6, Dallas (VC)
Lisa Banks, Oklahoma Department of Human Services
Colleen Bishop, Sunbeam Family Services
Karla Brown, OSDH Health Equity & Resource Opportunities
Ken Bryan, City of OKC Planning Department
JeVonna Caine, OSDH Community & Family Health Services
Betty Chern-Hughes, DHHS Region 6, Dallas (VC)
Dennie Christian, Garfield County Health Dept., Enid (VC)
Cordelia Clapp, Pawnee Tribal Nurse, Cedar Vale, KS (VC)
Tamy Cox, Planned Parenthood
Martha Culver, DHHS Region 6, Dallas (VC)
James Dickens, DHHS Region 6, Dallas (VC)
Joani Dotson, Tulsa City County Health Dept. Tulsa (VC)
Mary Dulan, Metropolitan Fair Housing
Aprille Franks, Think Community
Leslie Gelders, Oklahoma Department of Libraries
Angie Girgenti, DHHS Region 6, Dallas (VC)
Charlotte Gish, DHHS Region 6, Dallas (VC)
Lydia Green, Metropolitan Fair Housing
Jeff Hamilton, First Christian Church
Stacy Harper, DHHS Region 6, Dallas (VC)
Renetta Harrison, Rogers & Washington Cty Health Dept. (VC)
Larry Hopper, Oklahoma Alliance for Public Transportation
Amanda Horn, Oklahoma County, OSU Extension Office
Hilary Hullinger, OSDH Quality Assurance
Albert Janco, OK Alliance on Aging
Tina Johnson, Pottawatomie County Health Department, Shawnee (VC)
Keith Kleszynski, United Way
Genie Koen, Woodward County Health Dept., Woodward (VC)

VC= Videoconferencing

David Lee, OSDH Health Equity & Resource Opportunities
Cheryl Lively, OSU Extension Office, Mangum (VC)
Richard Marshall, Oklahoma City Housing Authority
Viviana Martinez, Catholic Charities
Scott Meador, Tulsa City County Health Dept., Tulsa (VC)
Gail Mills, OSU Extension Washington County, Bartlesville (VC)
Doug Moore, City of Tahlequah
Marisa New, OSDH Health Equity & Resource Opportunities
David Nilaseana, DHHS Region 6, Dallas (VC)
Barbara Norton, Stephenson Cancer Center
Gina Peek, OSU Extension Office
Marge Petty, DHHS Region 6, Dallas (VC)
Chester Phyffer, Advocate
Debi Ream, OK Dept. of Human Services
Dorothy Rhoades, Stephenson Cancer Center
Diana Romano, OSU Extension, OK County
Connie Schlittler, OK Department of Human Services
Sandra Schmidt, Rogers and Washington Counties, Claremore (VC)
Michael Shepherd, American Lung Association, OKC
Liesa Sherwood-Fabre, DHHS Region 6, Dallas (VC)
Melinda Snowden, Oklahoma Health Care Authority, Enid (VC)
Mary Surbeck, Oklahoma City Community Foundation
Leslie Vick, Seminole County Health Dept., Seminole (VC)
Betty Weber, OSDH, Pontotoc County, Ada (VC)
Sinita Wells, Metro Fair Housing, OKC
Beverli Williams, OSDH, Community Health Service
Pamela Williams, OSDH Office of Communications
Lissa Wohltmann, Veterans Administration Hospital
Mary Beth Wren, Garfield County Health Department, Enid (VC)

New Members: Isir Abdi, Lisa Banks, Karla Brown, JeVonna Caine, Betty Chern-Hughes, Tamy Cox, Martha Culver, Joani Dotson, Aprille Franks, Lydia Green, Stacey Harper, Amanda Horn, Genie Koen, Cheryl Lively, Viviana Martinez, Scott Meador, Doug Moore, David Nilaseana, Barbara Norton, Gina Peek, Marge Petty, Debi Ream, Dorothy Rhodes, Diana Romano, Sandra Schmidt, Michael Shepherd, Melinda Snowden, Liese Sherwood-Fabre, Sinita Wells and Mary Beth Wren

Health Literacy Summit Update: Leslie Gelders

Attendance goal was 200 attendees; the dream was 250 people attending.

Very pleased with the actual attendance of 290 people, including speakers and vendors.

Some of the featured speakers included Dr. Andrew Pleasant, a national speaker on health literacy and Toni Cordell, an adult learner from Oklahoma who learned to read as an adult. Toni later roller skated across the US to draw attention to health literacy, and was featured on an AMA health literacy video. At the end of the summit the health and literacy people worked together with adult learners to look at some documents currently available for different health issues, using clear communication techniques tried to make them more readable for a greater number of the population.

Presentations:

Kate Richey, Policy Analyst from the Oklahoma Policy Institute gave a presentation on "Place Matters: Health, Housing and Equity in Oklahoma". The Oklahoma Policy Institute is a non-profit, non-partisan think-tank with core values and opinions that provide data driven information on state policy issues. The Institute believes that core public services should be adequately funded, and that all Oklahoman's should have the opportunity to advance economically. Four aspects of health and housing in OKC.

1. The neighborhood and housing conditions, and how it relates to health
 - a. Commercial or Institutional area
 - b. Industrial and Factory area
2. Nutrition, and its relation to health
 - a. Is your water safe to drink

- b. Easy access to a grocery store
- c. Inadequate or incomplete kitchens
- 3. Carchitecture: within 300 ft. of your neighborhood is there a 4 lane highway or airport.
 - a. 20% of African American neighborhoods are within 300 ft. of a 4 lane highway or airport.
 - b. 10% of Hispanic neighborhoods are within 300 ft. of a 4 lane highway or airport.
- 4. Why people don't move? What is the main reason why people live where they do?
 - a. 27% of African American households chose to live in the neighborhoods that they live because it was closest to your job or transportation to where you work.

Housing has enormous implications for health and wellness. From the physical structures we inhabit, to our proximity to opportunities for outdoor exercise or dangerous pollutants - where we live constrain our choices and determine our fate in ways that are beyond individual control. The presentation provided an overview of the ways that housing implicates health status and outcomes and how both can reveal, perpetuate, and exacerbate underlying income and resource disparities.

Mary Daniels Dulan, Executive Director and Lydia Green, Law Clerk/Lead Investigator both from the Metropolitan Fair Housing Council (MFHC)

The MFHC is housed in OKC, but serves all of Oklahoma in response to people who allege unfair treatment in housing. HUD advocates for safe, decent, affordable and fair housing. MFHC is funded by HUD to serve the entire State of Oklahoma, and they are a private non-profit agency who must adhere to HUD'S policy due to funding.

Environmental repair issues can easily flip into a fair housing claim when you have a family or a disabled person in a dwelling with an environmental issue such as a water leakage which causes mold to grow. They help the client talk to code enforcement and make a repair request to the landlord, if he does not respond to the request. This is an example of a landlord/tenant complaint. This did not start out as fair housing, but it became fair housing through the landlord's negligence. Many times you have families with children with an environmental disability, which can become a fair housing complaint. Under the fair housing act which protects race, color, religion, sex, national origin, familial status and disability. The category of disability adds two categories of protection.

- 1. Reasonable accommodation, and
- 2. Reasonable modification

The landlord/tenant complaint then becomes a request for reasonable accommodation due to disability under the fair housing act if the property is covered under the act. If the request is denied, then the person has a right to file a formal housing discrimination complaint due to disability with the Department of Housing & Urban Development, where MFHC would serve as their fair housing advocate throughout the HUD Administrative Process.

Questions during and after the presentation included:

Q: How many people in the state of Oklahoma do not have access to safe water?

A: Kate Richey: There is no independent comprehensive study of the safety of tap water in the state of Oklahoma. We do have government and agency data from the various federal and state agencies. Kate stated that even if the water quality is good, there can be other things that affect the quality of water such as the water lines. Older homes sometimes have lead pipes which adversely affect the quality of the water, and are especially dangerous for children under the age of six.

Mary Daniels Dulan: It can also be a challenge when you are dealing with an older residence, which may have lead pipes. The water itself may be safe, but the pipes it travels through in older homes may not. We have to make sure that our clients are aware of the environmental challenges that may affect them, then we may have to deal with it on a landlord – tenant issue to see if the landlord will repair the property.

Q: What are one or two general policy recommendations you have for the housing issues?

A: Kate Richey: The policy recommendations that I would get behind are a lot of the things that OKC is trying to move forward in terms of mass modifications in the city, when we make major transportation decisions and think about putting giant highways through city space that we think more holistically about what carchitecture does to the community, to their health, and their options. There needs to be engagement in every part of the community that those decisions will affect. The 2nd thing in terms of policy recommendations would be to have a more holistic economic development. There is a huge gap between the unemployment rate between white, black and Hispanic workers. If your choices of a job are constrained, it will constrain your choice of a place to live, which could affect your health. We need a more broad based economic development that pays more attention to the economic inequities that exist now. The other issue is public transportation, if we had public transportation that went more

places, more efficiently people would not have to base where they live by if there is a bus stop close to their home. We need broader more connected neighborhoods.

Mary Daniels Dulan/Lydia Green: feel that the landlord/tenant act is very lacking in comparison to some states like Texas. They would really like to see some policy that enforces and makes landlords more accountable in maintaining their rental properties. They would like to see more fines assessed to violators of housing codes. One thing that they see happen is if a client has repeated requests for repairs, and the landlord does not make the repairs, the client will not pay their rent because the landlord does not make the repairs. So, the client withholds rent and in Oklahoma you can not withhold rent for non-repair. The landlord can evict the tenant for non-payment of rent, and the judge will not listen to the repair issue. In Texas under the Texas property code, you can withhold rent after the landlord does not honor the 2nd repair request, but you have to put it into the court's register and escrow account until they make the repair. There is nothing like this in Oklahoma law.

Q: Are most of the rental properties rented by single women? Is the percentage higher than say men?

A: Kate Richey: Does not think there is a huge difference in the number of women vs. men who rent, but she has not looked at the data very carefully.

Metropolitan Fair Housing Council: In their experience it is single women with children that are the primary renters in OKC.

Q: What is the demographic composition of the population that is renting vs. owning in the OKC housing market?

A: OKC Housing Authority - Based on their work, they provide subsidized housing, so therefore the majority of the people they serve are elderly, disabled and working single head of households. They do have some single males and females who are in between jobs, but the problem is that the jobs available to them do not supply enough funding in order for them to rent in better neighborhoods.

Q: Is rent to own homes a scam?

A: Mary Daniels: Some are legitimate, but you have to weed between them. There are so many that are not and are very predatory. One community that has been targeted is the Hispanic community due to language barriers.

Q: Is there a state question on this year's ballot that will impact anything we have spoken about today? Is there anything that we need to be looking at on the ballot that might be a way for us to respond?

A: Kate Richey: There is one thing on the ballot that is not obviously a housing issue, but not having a job will affect where you can live and your health, and that is the state question to eliminate equal opportunity employment in public contracts, hiring and education would be a huge step backwards in terms of employment and equity. It is State Question 759. If you vote yes, it would ban it, and a no vote would preserve equal opportunity practices. If you go to the Oklahoma Policy Institute website you can read their blog, which goes over all the state questions. Their answers are guided by the policy institutes values. The other state question allows local communities the bonding authority to upgrade water treatment facilities. It allows local government to deal with water issues.

Q: Why did the OKC housing survey not include any American Indian Data?

A: Kate Richey: They do have basic demographic data, at the outset of the survey, they provide a breakdown of the number of units occupied by Native American households, and are they owned, rented, or low-income. They only break it down further by the responses by African American, White, Hispanic Heads of Household, above or below poverty. Why that is she does not know, it is not only just a problem on the American Housing Survey, but a problem in terms of data collection in the United States in any part of Indian Country.

Q: Can you repeat again what the State Question 759 is?

A. Kate Richey: It is the affirmative action question concerning equal opportunity hiring practices. To vote yes is to affirm the ban on equal opportunity hiring practices. A no vote would keep it as it is now.

Q: There are several articles about the end of the American Dream of private ownership of home. There is the issue of public housing and the issue of burgeoning apartment complex housing. That must have some kind of implication in the issue of housing.

A. Mary Daniels, it does affect home ownership. We partner with organizations like Neighborhood Housing Services, Community Action Agencies, Langston University, and Oklahoma Housing Finance Agency when they do their fair housing fair lending training at their first time home ownership classes, There is an impact on ownership, but HUD does have a platform to try to encourage home ownership.

Q. How does public housing work?

¶ **A. OKC Housing Authority:** There are two forms of subsidized housing, there is public housing, which the housing authority owns and they qualify by income and background. The other program is section 8 housing, where client has a voucher, and find their own place to live, and pay for the rent with the voucher. The renter pays 30% of the cost of rent, which is the same as public housing.

Q. Can anyone speak briefly about Mixed Development Communities?

A. City of OKC: Typically when planners are talking about mixed use development we are talking about a vertical mix of use. There are a lot of examples, in Oklahoma City such as Montgomery downtown. It has some use for retail or restaurants, offices and apartments. The Level downtown is another such example.

Q. Can anyone speak about Mixed Income Development?

A. City of OKC: A mixed income community is one that allows for households with a wide range of incomes to live, work, learn, and play. It would be characterized by a variety of housing types (single family, townhomes, duplexes, condos, 4 to 16 unit apartment buildings (not suburban style apartment complexes)) and a variety of home and lot sizes. There would be relatively easy access to a variety of jobs including government staffers J, public safety professionals, other types of office professionals, students, and support services. There would be relatively easy access to variety of recreational & entertainment opportunities, both free (e.g. parks) and private (e.g. theatres, gyms).

We concluded the meeting with the viewing of www.okhealthequity.org video.

Announcements

- There is a Fair Housing and American with Disabilities Act (ADA) Training on Nov 13-15. Please register soon as slots are limited. Pass it on to any planners, engineers, city employees or others who might be interested.
- [Oklahoma Health Equity Campaign Meeting, Wednesday, January 23, 2013, 2- 4 p.m.](#)
Kate Lorig, RN, DrPH, Founder of the Stanford University Chronic Disease Self Management Program
RSVP call 405/271-9444, ext. 56543 or email karlab@health.ok.gov
Partnering with the Oklahoma Career Technology Centers, the Oklahoma Department of Human Services Aging Services Division and the Oklahoma State Department of Health