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January 2020

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## Thank You & Goodbye ... Ken Cleveland!

*Ken Cleveland was a founding member of the Medina County Home Builders Association and served on the Board for many years. Without Ken's involvement, our organization as it is today would not exist. Ken was an icon in the building industry both in Medina County, and even nationally, being recognized as one of the top builders in the country. We were lucky to have had Ken Cleveland both in our lives and in our association. For those of you who didn't know Ken, we have included some background information.*

As a young boy growing up in a farming community in Charlton, Massachusetts, Ken learned early on the value of hard work and dedication, even contributing financially to his family.

In 1953 at the age of 20, Ken arrived in a 1950 Studebaker to help shape the Medina County community we know today. He began an apprenticeship with a local commercial builder for 4 years, moved up in the

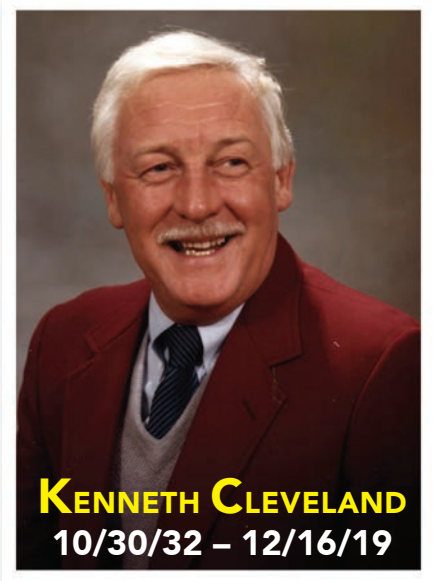


company, even overseeing his own father on the first crew he managed.

Ken started Ken Cleveland Builders in 1960 amidst warnings that it was a very tough market for building. By

the 1970s, Ken's business was one of the

*(Article continued on page 8)*



**KENNETH CLEVELAND**  
10/30/32 – 12/16/19

### In This Issue ...

- Tributes to Members Ken Cleveland & Ted Curran
- OHBA 2019 Year in Review
- Financial Forecast Details
- Upcoming Topgolf Event for Members
- HUD Proposes New Fair Housing Rule & More

# SPIKE CLUB

Ken Cleveland	1,072.5*
John Sumodi	283
Andy Leach	135
Bob Knight	95
Mark Zollinger	35.5
Doug Leohr	30.5
Russ Sturgess	29
Mike Hudak	13.5
Ed Belair	7
Dave LeHotan	6
Michael Kandra	5
Charlie Ash	3
Ted Curran	2.5
Rex Gasser	2.5
Jeremy Krahe	2.5
Chris Chatterelli	2
Ray DiYanni	1.5
Sean Smith	1

Above list has been updated via the most current NAHB Spike Club Roster Report  
 \*Current Life Spike status



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## From the MCHBA Office ...

Members and Friends:

Happy New Year to everyone. I just started my first week at the HBA office and am hopeful in a relatively short amount of time, things will be running smoothly. Still learning some of the software and sites that manage our membership and billing - if you see something strange or a duplicate come through, just drop me a line and let me know. We'll get through this. My email is [susanb@medinacountyhba.com](mailto:susanb@medinacountyhba.com). Thank you to all of you who have been giving me feedback on how things are going. I look forward to seeing you at our upcoming Financial Forecast.

*Susan Bloch*

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## 2020 Dates To Remember

### January 29, 2020

**Financial Forecast – Save The Date - Info emailed & included in this newsletter - see pages 9 and 11.**

### March 2-3, 2020

**OHBA Organizational Meeting - Hilton Easton, Columbus**

### March 12, 2020

**Topgolf – Save The Date - Info on page 13. Visit their website to learn even more about this new virtual fun!**

### June 29, 2020

**OHBA Summer Board of Trustees Meeting - Grand Hotel, Mackinac Island, MI**

## From the Executive Director

Members and Friends:

As we start a new year, and a new chapter in our lives, I would like to encourage all of our members to try and bring in at least one new member each to our organization - let's work towards doubling our size this year and creating more opportunities for all our members to network together and increase their businesses exponentially.

I would like to thank our Financial Forecast sponsors so far for stepping up to support our organization and our events. Specifically, **84 Lumber, All Construction Services, Alpha Insulation and Gutters LLC, Homestead Insurance Agency, Kingdom Title Solutions, Stewart Title Company** and **Third Federal Savings & Loan**. Without your involvement, we wouldn't experience the success that we do.

If you haven't RSVP'd yet, please do so and attend our Financial Forecast on Wednesday, January 29 at Williams on the Lake. This is the perfect opportunity to get ahead of the game, kick off 2020 and be prepared for success.

Respectfully:

Dave LeHotan  
Volunteer Executive Director



**MEDINA  
COUNTY**  
Home Builders  
Association



**MEDINA  
COUNTY**  
Home Builders  
Association

## Board of Directors

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**John Sumodi**

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**LOTS & ACREAGE**

**AKRON**

**4835 Travertine Way:** Desirable Estates of Bath. Approx. 231' frontage & gradually rises to home site approx. 2/3 back, then gradual decline to wooded area. Possibility of w/o lower level. **\$150,000. Gary Stouffer 330-805-6900.**

**1624 Copley Rd:** Vacant land in prime location next to I77 off-ramp. Zoned U4 which allows for many uses. Approx. 160' frontage. Water/sewer at street. **\$99,000. Kelly Folden 330-289-1334, Gary Stouffer 330-805-6900.**

**AURORA**

**V/L St.Rt. 82:** Great corner lot w/high visibility. Zoned C-3. Located next to shopping center & across from car dealership. Approx. 568' frontage on St.Rt.82 & approx. 673' frontage on S. Bissell. **\$825,000. Gary Stouffer 330-805-6900, Jeremy Fennell 330-388-8159.**

**BATH TOWNSHIP – Revere Schools**

**Lot 45 Ira Rd:** Build your dream home. Large 2.28 acre heavily wooded lot w/matured trees. Located near Cuyahoga Valley National Park. Revere LSD. **\$125,000. Gina Luisi 330-814-4747, Gary Stouffer 330-805-6900.**

**681 - S/L 29 Trellis Green Dr., Akron:** Private lot in Arbour Green Dev. w/frontage & possible walk-out basement. Wooded in front & open at the back w/beautiful views. City sewer. **\$113,999. Gary Stouffer 330-805-6900.**

**BRECKSVILLE**

**V/L Woodmill Cir:** Build your dream home on this approx. 1.86 acres in Rockledge Estates. Located on a cul-de-sac, close to Rt. 77 & 82. **\$227,500. Gary Stouffer 330-805-6900.**

**BRIMFIELD**

**V/L Congress Lake Rd:** Approx. 5.25 acre fairly flat from street to hill at back of property. Close to Mogadore Reservoir & Buckeye Trail. **\$70,000. Tara Kleckner 330-289-1315.**

**COPLEY**

**V/L Plainview Dr:** Over 6 acres of heavily wooded property located at end of cul-de-sac. Near highways, local shops & restaurants. **\$49,000. Gary Stouffer 330-805-6900, Gina Luisi 330-814-4747.**

**4520 Medina Rd:** Approx. 2 acres zoned Planned Development District which allows for multi-use. Across from Cleveland Clinic Akron General Health & Wellness Center. Features high setting. Close to north & southbound ramps to I-77. **\$450,000. Gary Stouffer 330-805-6900.**

**CUYAHOGA FALLS**

**Gilbert Rd:** Great opportunity to build your new home in Stow. Fairly level lot on dead end street. Close to shopping & Route 8. 2-3 lots available. All utilities at the street. Currently zoned R-3. Subject to successful lot split approval. **\$31,900-\$46,900. Gary Stouffer 330-805-6900.**

**S/L 1 Hampton Ledges:** Neighborhood of 6 homes. Located at end of cul-de-sac & situated on 2.492 acres. Perfect setting for walkout lower level. **\$99,500. Gary Stouffer 330-805-6900, Matt Stouffer 330-814-4616.**

**HINCKLEY**

**The Trails at Redwood Falls:** Located where old Skyland Golf Course was. Conservation development will have 97 parcels, walking trails, club house & 5 lakes. City water & sewer. **Robin Pickett 330-322-3181.**

**The Hollow at Willow Lakes:** 47-acre new development w/city water. Over 20 2-acre homesites. Call today to build your dream home with Legacy-Carrington Builders. **Robin Pickett 330-322-3181.**

**KENT**

**5439 Burnett Rd:** Approx. 33.5 acres on Summit St. Zoned R-3 High Density Residential. Approx. 630' frontage on Summit St. Sewer/Water/Gas/Electric/Cable (Buyer's responsibility to verify accessibility, capacity, etc. on all utilities). **\$1,200,000. Gary Stouffer 330-805-6900, Matt Stouffer 330-814-4616, Tara Kleckner 330-289-1315.**

**V/L W Campus Center Dr:** Approx. 16.2 acres on east side of W. Campus Center Dr. Approx. 1142' frontage on Campus Center Dr. Subject to new survey, legal description and lot split. **\$125,000. Gary Stouffer 330-805-6900, Matt Stouffer 330-814-4616, Tara Kleckner 330-289-1315.**

**V/L Cline Rd:** Approx. 8.5 acres made up of 3 parcels on Summit St. and Cline Rd. across from Dix Stadium. Zoned R-1 Low Density Residential. **\$300,000. Gary Stouffer 330-805-6900, Matt Stouffer 330-814-4616, Tara Kleckner 330-289-1315.**

**1257 Meloy Rd:** Approx. 8 acres on Meloy Rd. zoned R-1 Low Density Residential. Approx. 756' frontage on Meloy Rd. **\$59,000. Gary Stouffer 330-805-6900, Matt Stouffer 330-814-4616, Tara Kleckner 330-289-1315.**

**V/L Powdermill Rd:** Approx. 7 wooded acres on Powdermill Rd. across from Kent State Golf Course. Zoned C-1 Commercial District. Approx. 558' frontage on Powdermill Rd. **\$165,000. Gary Stouffer 330-805-6900, Matt Stouffer 330-814-4616, Tara Kleckner 330-289-1315.**

**V/L Powdermill Rd:** Approx. 25 acres south of railroad tracks on Powdermill Rd. Zoned R-1 Low Density Residential. Approx. 1076' frontage on Powdermill Rd. Subject to lot split. Sewer/Water/Gas/Electric/Cable (Buyer's responsibility to verify accessibility, capacity, etc. on all utilities). Call agent for additional info. **\$312,500. Gary Stouffer 330-805-6900, Matt Stouffer 330-814-4616, Tara Kleckner 330-289-1315.**

**5036 SR 43:** Approx. 43 acres on SR 43. Zoned G-C General Commercial. Subject to new survey per Portage Co. Sewer/Water/Gas/Electric/Cable (Buyer's responsibility to verify accessibility, capacity, etc. on all utilities). **\$950,000. Gary Stouffer 330-805-6900, Matt Stouffer 330-814-4616, Tara Kleckner 330-289-1315.**

**2346 SR 59:** Approx. 41 acres corner of SR 59 and Powdermill Rd. Zoned C-1 Commercial District. Approx. 1336' frontage on SR. 59. Sewer/Water/Gas/Electric/Cable (Buyer's responsibility to verify accessibility, capacity, etc. on all utilities). **\$1,400,000. Gary Stouffer 330-805-6900, Matt Stouffer 330-814-4616, Tara Kleckner 330-289-1315.**

**LIVERPOOL TOWNSHIP**

**Estates at Rim Rock:** Spectacular 2-3 acre homesites, secluded cul-de-sacs, peaceful country setting. 3 lots left. **Robin Pickett 330-322-3181.**

**MASSILLON**

**V/L West Pointe Cir NW:** 9 parcels total, includes 4 condo pads, each w/2 units (8 units total), 9th unit/"shell" unit (4591 West Pointe, Parcel #504788) included in sale. Unfinished unit, but the exterior & framing have been completed. Being sold as-is. **\$270,000. Sarah Bergert 330-268-0102, Gary Stouffer 330-805-6900.**

**MEDINA**

**V/L Ashford Ct:** Approx 3.38 acre lakefront lot on a cul-de-sac, the lot gently slopes down to 3-acre lake. Large pine trees provide privacy and greenery in the winter. **\$199,600. Gary Stouffer 330-805-6900.**

**RAVENNA**

**V/L Emerald Pkwy:** Approx. 120 wooded fairly flat acres in City of Ravenna zoned R-4. Original approved plan was for 300-400 units w/large pond/wetland area in middle of property. **\$875,000. Gary Stouffer 330-805-6900.**

**V/L Rootstown Rd:** Lakefront property on private Lake Hodgson. Stocked lake w/access to canoeing, kayaking, fishing, boating (NO GAS MOTORS). **\$300,000. Gary Stouffer 330-805-6900.**

**RICHFIELD – Revere Schools**

**3371 Brecksville Rd:** Approx. 5.3 acres zoned Office/Limited Industrial. Land rolls towards back & contains manicured pond. All utilities located at the street. **\$420,000. Gary Stouffer 330-805-6900, Matt Stouffer 330-814-4616.**

**SHARON TWP – Highland Schools**

**Bonnie Glen -** Beautiful lots ranging from 2 to 4 acres w/ravines, woods & open landscape. Spectacular development to bring your own builder & build your dream home. **Robin Pickett 330-322-3181, Gary Stouffer 330-805-6900.**

**STREETSBORO**

**V/L SR 43:** Approx. 43.5 acres w/approx. 682' frontage on SR 43 & approx. 1600' frontage on Kennedy Rd, zoned Rural Residential. Possibility for free gas with well on property. **\$525,000. Gary Stouffer 330-805-6900.**

**TWINSBURG**

**V/L Creekside Dr:** Zoned C-3. Located between busy hotel & Kent State Campus. Conveniently close to freeway access. Great location for restaurant or professional office building. Near other fast food chains. **\$99,000. Jeremy Fennell 330-388-6900, Gary Stouffer 330-805-6900.**

**UNIONTOWN**

**3663 S. Arlington Rd:** Over 4 acres of commercial land w/194' frontage on S. Arlington Rd. & Fortuna Dr. Zoned B-3. Utilities at street. Convenient to I77 & shopping/retail. **\$450,000. Gary Stouffer 330-805-6900, Matt Stouffer 330-814-4616.**

**WADSWORTH**

**599 Brentwood Way S/L 17:** Highland LSD. 2.84 acres on cul-de-sac, well, septic. **\$165,000. Gary Stouffer 330-805-6900.**



# 2019 YEAR IN REVIEW

## HISTORIC FIRST TIME APPEARANCE BEFORE OHIO SUPREME COURT

The Supreme Court of Ohio granted OHBA the opportunity to appear before the court and argue for affirmance in *Gloria Wesolowski v. Planning Commission, City of Broadview Heights, et al.* OHBA previously filed an amicus brief on behalf of the property owner, and after filing a motion for leave to appear was duly recognized by the court and allowed to make arguments before them.

The Court agreed with OHBA's position, and found in favor of the property owner. In a two-part finding, the Court held 1) R.C. 711.09(C), including 30-day time limit for considering subdivision applications, applies to city planning commissions; and 2) a home rule municipality's adoption of subdivision regulations constitutes an exercise of its police powers and the Ohio Revised Code 711.09(C) prevails over city's subdivision regulations.



## URGED PASSAGE OF AFFORDABLE HOMEBUILDING AND HOUSING ACT TO HELP ENCOURAGE RESIDENTIAL DEVELOPMENT

OHBA provided proponent testimony on HB 149 Tax Exemption (Merrin, D.), the Affordable Homebuilding and Housing Act. Beyond very thorough fact-based testimony, laying out for the committee members details on the state of the homebuilding industry in Ohio, and the potential impact HB 149 could have on land development, OHBA worked closely with the sponsor as the main resource to help move the bill through the process, securing an amendment in the budget before the Governor ultimately vetoed the language.

## OHBA STEPS UP WORKFORCE DEVELOPMENT EFFORTS

Following the lead of 2019 OHBA President, OHBA sponsored and provided great support for Skills USA, and its participants. Further, OHBA met with both Governor DeWine's Workforce Development staff, as well as the staff over the Ohio Department of Education's Office of Career Technical Education.

Multiple topics of discussion included curriculum review, vocational education around Ohio, ODE programs, as well as, potential partnerships with the industry on vocational education curriculum.

## MEETINGS WITH EXECUTIVE SECRETARY OF BOARD OF BUILDING STANDARDS (BBS), AND DEPARTMENT OF COMMERCE

OHBA maintains ongoing communication with both the Executive Secretary of the BBS, and the Department of Commerce on the importance of the code adoption process in Ohio. Before the end of the year, the group met to plan for 2020, earlier stakeholder input, and potential appointments to both the Residential Construction Advisory Committee (RCAC) and BBS.

## INSIGHT GIVEN ON CONSTRUCTION GENERAL LIABILITY INSURANCE ISSUES

OHBA held in depth discussions with numerous attorneys and attended a seminar to gain and share key advice for restoring CGL Completed Operations Hazard coverage following the recent Supreme Court ruling damage from faulty work of subcontractor is NOT an occurrence, thus NOT covered under the policy.

## IMPORTANCE OF ALL TYPES OF RESIDENTIAL HOUSING DEFENDED TO GOVERNOR AND LEGISLATURE

OHBA defended the industry and the economic development it provides. In pushing for some relief in property tax assessments on undeveloped residential lots, OHBA firmly expressed the need for equity when considering such types of relief and provided members of the legislature and the Governor with facts and data on the potential impact of new development, as well as, the current state of the housing industry in Ohio.

## LINE EXTENSION CONCERNS RAISED AS HOUSE REVIEWS UTILITY LEGISLATION

OHBA monitored the Competitive retail electric service law HB 247 in the House Public Utilities Committee. OHBA met with the Chairman of the House Public Utilities committee to understand potential impacts on residential line extensions, and continues to monitor any impact on line extension charges.

## ASKED TO PARTICIPATE IN OPPOSITION TO FOSSIL FUEL BAN

OHBA agreed to participate in meetings between industry and business groups on upcoming and ongoing local attempts by the Sierra Club to ban the use of fossil fuels in the future. OHBA will provide important homebuilder perspective from past, present and future dealings in providing energy to homes.

*(OHBA 2019 Year in Review –  
continued on next page)*

## OHBA DEFENDED USE OF SUB-CONTRACTORS DURING LICENSING DEBATES

Discussions continued again this year on the licensure of roofers, plumbers and other specialty trades. During efforts to extend the specialty licensing law to include those doing work on residential, OHBA defended the industry and the importance of allowing the current practice of subcontracting. OHBA has objected to recent actions by the state licensing board requiring all licensed contractors to use employees on the job.

## OHBA ENGAGED IN NUMEROUS PIECES OF LICENSING LEGISLATION UNDER CONSIDERATION

The legislature again gave OHBA plenty of licensing legislation to monitor in 2019. Ranging from commercial roofing to elevator contractors, there were quite a few bills under review dealing with the topic of licensing. OHBA closely watched and engaged in discussions on each and every one. OHBA was able to offer amendments to be included in several of the proposed pieces of legislation. Licenses for interior designers, commercial roofers, residential elevator contractors, and residential specialty contractors were brought up by the legislature in 2019.

## AMICUS FILED IN ZONING REFERENDUM CASE

In this expedited election case, OHBA filed an Amicus in support of relators, seeking a writ of prohibition to prevent Board of Elections from placing a township zoning referendum on the November ballot. The Supreme Court of Ohio denied the writ, thus allowing the referendum to move ahead.

## OHBA MEMBERS CONTINUE TO PROVIDE VALUABLE EXPERTISE FOR COMMERCIAL AND RESIDENTIAL CODE AUTHORITIES

OHBA members served active and valuable roles on both the Residential Construction Advisory Committee (RCAC), as well as, the Board of Building Standards (BBS) helping to maintain reasonable codes and ensuring proper review.

## CONTINUING AGENCY AND LEGISLATIVE FOLLOW UP

While agency issues are always ongoing, the legislative issues from 2019 will remain alive and continue into 2020 with the continuation of the 133rd General Assembly.

**OEPA Ohio Small Business Compliance Program (OCAP)** – OHBA held an informative meeting with OEPA Division of Environmental & Financial Assistance on its role and ways to assist the regulated community with OEPA issues. OHBA provided the agency with several examples where clarification was needed.

**OEPA NPDES/SWPPP Enforcement** – After hearing questions from members in Northwest Ohio on local enforcement of SWPPP requirements, OHBA organized a meeting with OEPA to further discuss potential inconsistent enforcement. Additional follow up is being done within the agency, and OHBA continues to monitor the issue both locally and around the state.

**Electric Service Lines 400AMP Requirement** – After talking to various members from around the state, it appears there are varying practices by electric utilities in requirements for construction requirements and installation of service cables. OHBA gathered insight from members and utilities on where, what and why electric utilities may be requiring different types of service lines around the state.

## MONITORED LEGISLATION

Throughout the year, OHBA tracked and monitored numerous other items receiving attention by the legislature. Some of these included HB 20 Solar Energy Systems, HB 163 Water/Sewer Service, HB 271 Smoke Detectors, HB 380 Construction Payments, SB 2 Watershed Programs, SB 136 Design Professionals, and SB 212 Property Taxation.

# Member News

## New Builders

### *Fred Olivieri Construction Co.*

6315 Promway Ave., NW  
North Canton, OH 44720  
Contact: Michael DeMarsh  
Phone: (330) 494-1007  
Email: [michaeld@fredolivieri.com](mailto:michaeld@fredolivieri.com)  
Web: [fredolivieri.com](http://fredolivieri.com)  
Sponsor: John Sumodi  
Business: *New Home Builder*

## Renewed Builders

Art Graf Builders, Inc. – Wadsworth  
Decor Design Construction LLC –  
Seville

FWM Homes, Inc. – Cuyahoga Falls  
SWM–Steven W. Moore Building  
Corp., LTD – Bath  
Zollinger Builders – Smithville

## Renewed Associates

C.C. Supply Company – Barberton  
First Federal of Lakewood –  
Brunswick



**MEDINA  
COUNTY**  
Home Builders  
Association

*Know someone interested in joining the Medina County HBA? Doing business with companies that aren't members? They should be! Download a member application from our website under Join Us or email [susanb@medinacountyhba.com](mailto:susanb@medinacountyhba.com) with their info.*



Ken and Patricia Cleveland  
Emergency Department

top 500 builders in the country, building more than 300 homes annually. In the mid 1970's, Ken Cleveland Builders went multi-state, building over 800 condominiums in Cape Coral, Florida.

In the 1980s, Ken established The Ken Cleveland Foundation in an effort to give back to and support the community which helped Ken Cleveland Builders succeed.

In 2013, Ken and Patty Cleveland, through The Ken Cleveland Foundation, graciously donated \$4 million to help build the 24,000 square foot Cleveland Clinic

emergency department in Brunswick which bears both of their names today and Ken's on the outside of the medical facility.

Ken always said ...  
"When you leave this world, the only thing we take with us is what we leave behind." And Ken leaves a wonderful giving legacy behind for many, many years to come.  
Thank you, Ken! ■



# Professional Tools for our Members

The HBA has the professional business tools you need for home sales. The MCHBA Home Construction & Limited Warranty Agreement packages are available at the office for only \$35 each. Or if you have your own contract and you just need the Warranty, the warranty and folder are available for just \$25. We encourage you to use these tools for your protection, peace of mind and they make a great resource tool for your customers to keep all their

pertinent home buying paperwork together. Call the HBA office and order your professional tools today.



**MEDINA COUNTY**  
Home Builders Association

**“Help others.  
Follow your heart.  
Love what you do  
and be the best  
you can be.”**  
*– Ken Cleveland*



## Members ...

Remember, whenever possible, always try to do business with and support our Parade Sponsors and support your Medina County HBA & local community!





THE GREAT  
NOKANDUSKI



# 2020 FINANCIAL FORECAST



Wed., January 29, 2020  
Noon to 1:30 pm

@

**Williams on the Lake**

Back Building – Lakeside East

787 Lafayette Rd. | Medina, Ohio 44256

Email: [susanb@medinacountyhba.com](mailto:susanb@medinacountyhba.com)

**Forecast Speakers:**

**Bob Giacomo, Westfield Bank**

**Jim Owen, Fifth Third Bank**

**REGISTRATION:** Builders FREE (RSVP req'd)  
Members – \$25 | Non-Members – \$30  
(includes lunch provided by Williams on the Lake)

**Lunch:** “Soup and Sandwich” - includes Deli Wrap sandwich;  
Chicken Noodle soup; fresh tossed salad, assorted cookies  
and brownies, coffee, water and soft drinks

There are many uncertain, strange and mystical ways to predict the future; however, as a member of the Medina County HBA, we make it easy for you. We are fortunate to have some of the finest financial brains available to clue us in on what to expect in 2020 and beyond. It can positively impact the financial success of your business to learn what to expect next year, how that relates to the local construction industry, and how you can capitalize on that information to thrive.

Remember, ***failing to plan is planning to fail*** so plan for success by attending the 2020 Financial Forecast. It's truly a valuable membership benefit!

**Registration required.** Register online via email to: [susanb@medinacountyhba.com](mailto:susanb@medinacountyhba.com). You will be sent a confirmation and invoice - it's that easy. **Builders MUST RSVP to get FREE lunch. No shows will be charged.**

RSVP / register ***no later than January 17th*** and don't miss this important event to help you plan for and reap the benefits of success in 2020 and beyond.



# Remembering Ted Elden Curran

August 14, 1957 - December 18, 2019  
Medina, Ohio | Age 62

Ted Elden Curran, age 62, passed away on December 18, 2019, while battling cancer. Ted was born to William and Vila (Rooker) Curran on August 14th, 1957 in Cuyahoga Falls, Ohio.

Ted married his wife of 38 years, Esther Jean (Mcpherson) on June 6, 1981. Together they settled in Medina, Ohio with their four children.

Ted was a partner of Curran Brothers Inc, along with his brother Tom Curran, where he was a home builder and land developer. Ted loved his family and above all, he loved God. Ted trusted in what cannot be taken away. Ted also served on the Board of Directors for the Medina County Home Builders Association.

Ted is survived by his wife; Esther Jean, their four children; Scott (Katie) Curran, Steven (Ashley) Curran, Sara (Ian) Mcpherson, and Stacy(Danielle) Curran, his two brothers; Tom and Tim Curran, and 8 grandchildren; Abby, Talon, Colt, Autumn, Cora, Anna, Aubrey, and Jackson.

Ted was preceded in death by his parents; his sister (Becky Springsteen), and his grandson Carter Curran.



## HUD Proposes New 'Affirmatively Furthering Fair Housing' Rule



HUD announced a new proposed Affirmatively Furthering Fair Housing (AFFH) rule this week that represents a significant departure from the Obama-era final rule released in 2015.

Under the 2015 AFFH rule, as a condition of receiving certain HUD funds, state and local governments and public housing agencies (PHAs) must work to identify barriers to fair housing choice, ensure that their practices and policies do not promote racial segregation, and complete costly, administratively burdensome Assessment of Fair Housing plans.

In a press release, HUD said that the 2015 AFFH rule was “ineffective, highly prescriptive and effectively discouraged the production of affordable housing.”

The new AFFH rule is intended to relieve the heavy administrative burdens on program participants. HUD is revising the onerous reporting requirements and codified language of the 2015 regulation. The new rule also considers the supply and quality of affordable housing in a jurisdiction.

Key elements of HUD’s proposed new AFFH rule:

*(Article continued on page 13)*

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*Some thoughts ... I know many of our HBA members knew Ted (Curran), Ken (Cleveland) and even Bob (Suthers) as all of these individuals were heavily involved with this organization over a long period of time. I joined in 1991 and met all three around that time. The Medina County HBA was lucky to have such devoted members and those that made a difference in our organization and in our community. We wish their families peace during this difficult time and are glad we were able to share a bond with them in the housing industry. Godspeed to all!*

WE NEED **JAN. 29, 2020** YOU!!!

## ASSOCIATE MEMBERS

Take advantage of our biggest and best attended meeting all year and **BE RECOGNIZED!**

A \$100 Sponsorship will get:

1. Your name and business publicly mentioned at this well-attended meeting as a supporter
2. Your name on a 24x36 poster at the sign-in table as a sponsor of this important event
3. One lunch included!

It's also a perfect opportunity to network with fellow members and to meet and greet builder members as well. So get involved and be a sponsor!

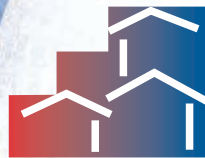
*Get Involved ...*



*Grow with  
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# FINANCIAL



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COUNTY**  
Home Builders  
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# FORECAST



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- Requires jurisdictions to identify three fair housing obstacles/goals within their control that they will address over five years as part of their AFFH certifications;
- Ranks jurisdictions based on metrics;
- Fully incorporates AFFH into jurisdictions' Consolidated Plans and require jurisdictions to report progress through their annual plans;
- Allows, but does not require, jurisdictions to make changes to zoning or land-use policies as one method of complying with their AFFH obligation;
- Eliminates the costly and burdensome Assessment of Fair report; and
- Requires PHAs to participate in the development of a consolidated plan process and file their AFFH certifications.

The proposal also substantially revises the definition of AFFH.

The current regulation defines AFFH as “taking meaningful actions that, taken together, address significant disparities in housing needs and in access to opportunity, replacing segregated living patterns with truly integrated and balanced living patterns, transforming racially and ethnically concentrated areas of poverty into areas of opportunity, and fostering and maintaining compliance with civil rights and fair housing laws.”

HUD proposes changing the definition of AFFH to “advancing fair housing choice within the program participant’s control or influence.”

Comments on the proposal are due 60 days after it is published in the Federal Register.

For more information, contact Michelle Kitchen at 800-368-5242 x8352. ■

# New Environmental Review Process Will Boost Infrastructure Projects

*Article reprint from NAHB Codes & Regulations*



The Trump administration proposed on January 9th regulatory reforms to the National Environmental Policy Act that will boost infrastructure projects that are needed to support residential land development projects.

“The plan to reform the National Environmental Policy Act (NEPA) is the most recent example of the Trump administration’s ongoing efforts to reduce harmful regulations that hurt small businesses and impede economic growth,” said NAHB Chairman Greg Ugalde. “Updating NEPA will streamline the federal permitting process and allow badly needed transportation and infrastructure projects to move forward. In turn, this will build strong communities and support a thriving housing market.”

NEPA was intended to provide an important environmental check on major federal actions. However, it has often been misused to improperly delay or prohibit vital infrastructure projects or to thwart implementation of needed reforms to federal environmental regulations.

For the housing industry, those uncertainties and delays create challenges for communities, business and builders, and further exacerbate the current housing affordability crisis.

NAHB CEO Jerry Howard, far left, listens as President Trump announces new NEPA reforms.

NAHB CEO Jerry Howard represented NAHB at the White House event announcing the proposed overhaul on how federal agencies will implement NEPA. NAHB believes the administration deserves credit for its actions to remove federal regulatory barriers across all federal agencies that impact the larger U.S. economy, including regulations that affect housing.

“We welcome any NEPA reforms that streamline the regulatory process and reduce unnecessary costs and delays,” said Howard. “At the same time, we urge President Trump and the administration to continue their efforts to highlight and eliminate regulatory barriers to affordable housing at all levels of government.” ■





**SAVE THE DATE**  
**Thursday, March 12, 2020**



## Topgolf Cleveland – Everyone’s Game

Welcome to **Topgolf** – the premier entertainment destination in Independence. And by entertainment destination, we’re talking birthday parties, bachelor or bachelorette parties, corporate events, date nights, or just a night out with friends, where everyone will have a great time.

No matter the occasion or who you share it with, we believe every great time starts with play, is fueled by food and drinks, moved by music and all made possible through community. There’s no pressure to have a good golf swing or score a lot of points. It’s about everyone having fun.

At **Topgolf**, we’ve made socializing a sport through a blend of technology and entertainment – and that’s just the game! As you journey through our venue, you’ll see the place buzzing with energy, dozens of climate-controlled hitting bays for year-round comfort with HDTVs in every bay, in our sports bar and in our restaurant.

We take amazing eats seriously. Our **Topgolf Cleveland** restaurant features an accomplished Executive Chef and experienced team, using high-quality ingredients to deliver a fresh twist on familiar favorites ... one of the best restaurants around.

If you’re looking for things to do in Independence, there are plenty of places to go – but if you’re looking for a unique experience, look no further than **Topgolf**.

For more information, visit [topgolf.com/us/cleveland/](http://topgolf.com/us/cleveland/)

MCHBA Members:

We are planning a March event at the new Topgolf facility scheduled for completion this December, 2019 at I-480 and Rockside Road, across the street from the Embassy Suites in Independence, Ohio. We need your feedback to finalize this event. Those of you that have played Topgolf know how much fun it is and those of you that haven’t, you are in for a real treat.

Here’s what to expect:

- **3 hours of Topgolf play**
- **Best ball scramble**
- **6 person teams**
- **Lifetime members for all guests**
- **FREE club rental**
- **Game demonstration**
- **Dedicated event host**

Events can be scheduled for breakfast, lunch or dinner, but our most cost efficient option will be lunch. Perhaps in the future, we can hold a dinner event.

**Lunch Menu** – chicken tenders with honey mustard sauce, mini hot dogs with cheese and house relish, pulled pork sliders, fresh seasonal fruit, assorted kettle chips, chocolate chip cookie bites, fountain sodas, iced tea and water. Beer, liquor and wine available at a cash bar.

**BE A SPONSOR** – We will have sponsorships available for our members:

Water Sponsor, Lunch Sponsor, Hole Sponsor, Long Drive, Putt Off and more.

Watch for more details on these opportunities to get more involved!

