



# **OFFICE OF FAIR HOUSING AND EQUAL OPPORTUNITY**

## **ANNUAL REPORT TO CONGRESS**

**FY 2016**

**Released on January 19, 2017**

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# ABOUT FHEO

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## OUR MISSION

The mission of the Office of Fair Housing and Equal Opportunity (FHEO) is to eliminate housing discrimination, promote economic opportunity, and achieve diverse, inclusive communities by leading the nation in the enforcement, administration, development, and public understanding of federal fair housing policies and laws.

FHEO enforces laws that protect people from discrimination on the basis of race, color, religion, sex, national origin, disability, and familial status. In addition, FHEO ensures fair housing compliance by housing providers that receive HUD funding.



## WHAT WE DO

Conduct compliance reviews  
Investigate complaints

Ensure civil rights in HUD programs  
Manage fair housing grants



498 full-time employees



10 regional offices



\$ 65.9M FHEO Budget



48 field offices

# FHEO EVENTS

## FAIR HOUSING MONTH

The theme of Fair Housing Month in FY 2016 was “Shared Opportunity in Every Community”. FHEO hosted a kickoff ceremony at HUD on April 4, 2016, featuring remarks from Secretary Julián Castro, Deputy Secretary Nani Coloretti, and Assistant Secretary Gustavo Velasquez. Diane Bell McKoy, President of Associated Black Charities, delivered the keynote address underscoring HUD’s critical role in eliminating structural barriers to opportunity in American cities.

*(Right) The FY 2016 Fair Housing Month poster depicts the resources that all communities need to foster shared opportunity for all.*



*(Left) Secretary Julián Castro addresses the attendees at the Fair Housing Month 2016 Opening Ceremony, underscoring the importance of fair housing in HUD’s mission to be the “Department of Opportunity.”*

# GUIDANCE

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## REDUCING RACIAL DISPARITIES IN HOUSING OPPORTUNITIES

On April 4, 2016, HUD released guidance that explains how the Fair Housing Act's discriminatory treatment and discriminatory effects standards apply in cases where a housing provider's use of criminal history information is alleged to be discriminatory. The Fair Housing Act does not prohibit housing providers from considering the criminal history of applicants or tenants when making housing decisions, but the provider may not intentionally discriminate based on race, national origin, or another protected characteristic when using criminal history information. A housing provider also violates the Act if the provider uses criminal history information in a manner that disproportionately excludes members of one or more protected classes without a legally sufficient justification.

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***“When landlords refuse to rent to anyone who has an arrest record, they effectively bar the door to millions of folks of color for no good reason.”***

– Secretary Julián Castro

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*Secretary Castro and Attorney General Loretta Lynch meet with participants of the first Annual National Reentry Week in April 2016.*



## Don't speak perfect English?

You should still feel right at home. HUD is working to protect people who do not speak, read, or write English proficiently from housing discrimination.

Read more at [HUD.gov/FairHousing](http://HUD.gov/FairHousing).



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## PROTECTING INDIVIDUALS WITH LIMITED ENGLISH PROFICIENCY

On September 15, 2016, HUD's Office of General Counsel released guidance on how the Fair Housing Act applies to claims of housing discrimination brought by people because they do not speak, read, or write English proficiently. More than 25 million people in the United States have limited English proficiency. The Act prohibits discrimination based on national origin, which is closely linked to the ability to communicate proficiently in English. The guidance addresses how various legal approaches, such as discriminatory effects and disparate treatment, apply in Fair Housing Act cases in which a housing-related decision – such as a landlord's refusal to rent or renew a lease – involves a person's limited ability to speak, read, write, or understand English. Discriminatory practices, for example, could include applying a language-related requirement only to people of certain races or nationalities; posting advertisements that contain blanket statements, such as "all tenants must speak English;" or immediately turning away applicants who are not fluent in English. Targeting persons with limited English proficiency of certain racial or national origin groups for scams related to housing also constitutes intentional discrimination.

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## USING THE FAIR HOUSING ACT TO REDUCE HARASSMENT IN HOUSING

HUD published a new rule on September 14, 2016, detailing how the Fair Housing Act protects residents against harassment from their housing providers and others. Harassment in housing threatens a resident's safety and privacy in his or her own home. In HUD's experience enforcing the Fair Housing Act, low-income women—often racial and ethnic minorities and women with disabilities—may be particularly vulnerable to sexual harassment in housing. HUD's final rule on harassment in housing:

- Formalizes standards for investigating and adjudicating Fair Housing Act cases regarding alleged harassment because of race, color, national origin, religion, sex, disability or familial status (protected characteristics).
- Defines Quid Pro Quo Harassment as subjecting a person to an unwelcome request or demand because of his or her protected characteristic that makes submission to the request or demand implicitly or explicitly a condition related to the person's housing or a residential real estate related transaction.
- Defines Hostile Environment Harassment as subjecting a person to unwelcome conduct that is sufficiently severe or pervasive as to interfere with a person's right to use or enjoy the housing or engage in a residential real estate related transaction.
- Clarifies when housing providers and other covered entities or individuals may be held directly or vicariously liable under the Fair Housing Act for all types of discriminatory housing practices.

HUD aggressively pursues violations involving harassment in housing, including, most recently, charging St. Louis landlords with sexual harassment against a female tenant. The U.S. Department of Justice filed a lawsuit against these landlords.

Every woman should feel  
safe in her own

**Home.**

HUD is working to protect  
survivors of domestic  
violence and other vulnerable  
residents in housing.

Read more at [HUD.gov/FairHousing](http://HUD.gov/FairHousing).



## EXPANDING ACCESS TO OPPORTUNITY THROUGH AFFH

On July 16, 2015, the Affirmatively Furthering Fair Housing (AFFH) Final Rule was issued by HUD. AFFH empowers communities with tools, data, and guidance to ensure that all Americans have equal access to housing, transportation, employment opportunities, and quality education. Over the next five years, every community in the nation will benefit from this new approach.

### The Assessment of Fair Housing Planning Process

AFFH provides a new and effective planning process that keeps decision-making power in the hands of local communities and expands access to opportunity for all Americans. Under the new AFFH planning process, HUD program participants will complete an Assessment of Fair Housing (AFH) at least once every five years. HUD has developed innovative and intuitive data and mapping tools to support communities as they complete an AFH. The graphic to the right details the process.



### HUD Support for Communities

HUD received the first fifteen (15) Assessments of Fair Housing in the first quarter of FY2017. HUD provided the following data, tools, and technical assistance to communities to help them reach their goals throughout FY2016:

#### Data and Mapping Tools



72 different maps and 18 data tables are available for over 1200 American cities and counties



In its first year, these tools have already allowed more than 25 communities to partner together as they complete their Assessment of Fair Housing (AFH).

#### Technical Assistance and Training for Communities

HUD has provided technical assistance, training, and thorough guidance to support communities throughout this new planning process.

- 8 regional trainings were provided to 143 distinct program participants in FY2016
- 5 program participants received direct technical assistance
- HUD developed 6 AFFH fact sheets and the comprehensive AFFH Guidebook

See more information on AFFH at: <https://www.hudexchange.info/programs/affh/>



# ENFORCEMENT

FHEO enforces the Fair Housing Act by investigating complaints of housing discrimination. HUD is assisted in these efforts by the state and local agencies in the Fair Housing Assistance Program.

8,342

Completed investigations by  
HUD and FHAP agencies

\$25,247,453

Monetary relief in housing  
discrimination cases

Basis of Complaint	Number of Complaints
Disability	4,908
Race	2,154
National Origin	917
Familial Status	882
Sex	800
Retaliation	785
Religion	204
Color	143
Total	8,385

*Retaliation is not one of the seven protected classes but it is covered under Section 818 of the Fair Housing Act.*

## BASES OF COMPLAINTS

The Fair Housing Act prohibits discrimination on the basis of race, color, national origin, religion, sex, disability and familial status. The majority of complaints filed under the Fair Housing Act in FY 2016 were on the basis of disability with 4,908 complaints. Race was the next most common basis, making up 2,154 complaints in FY 2016. National origin became the third most common basis for complaint in FY 2016, up from fifth most common in FY 2015. Complaints often allege more than one basis of discrimination, and each basis is counted as a complaint.



# COMPLIANCE

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## VOLUNTARY COMPLIANCE AGREEMENTS

FHEO regularly reviews recipients of HUD funding for their compliance with civil rights laws. Violations are often resolved through Voluntary Compliance Agreements (VCA). Below are examples of VCAs from FY 2016.

### City of Phoenix, Arizona, September 2016

- Protected class: National origin and persons with disabilities
- Issue: The Southwest Fair Housing Council (SFHC) and the Arizona Fair Housing Center (AFHC) alleged Phoenix's Housing Choice Voucher program did not make its online pre-application process accessible to persons with disabilities, did not provide vital documents in languages other than English, and failed to notify applicants with limited English proficiency (LEP).
- Under the Voluntary Compliance Agreement, the City of Phoenix will:
  - Accept both online and paper pre-applications for the Housing Choice Voucher program;
  - Provide reasonable accommodations to people with disabilities, including accepting pre-applications over the phone, providing one-on-one assistance to people with disabilities in completing their applications, and providing interpreter services to applicants who are deaf or hard of hearing;
  - Provide oral language assistance, including interpreter service, to LEP persons who need assistance in the application process; continue ensuring staff are available during business hours to respond to reasonable accommodation and language assistance requests;
  - Prominently display on its website the availability of language assistance and reasonable accommodations; post the particulars of the Conciliation/Voluntary Compliance Agreement on its website in English, Spanish, Arabic, Vietnamese, and Chinese; and obtain fair housing training for its staff.



## East Chicago Housing Authority (ECHA), November 2016

Protected class: Race and persons with disabilities

Issue: The Sargent Shriver National Center on Poverty Law alleged ECHA mismanaged the relocation of residents from the West Calumet Housing Complex who were dealing with, or who were facing environmental hazards. Specifically, ECHA did not provide the time or resources for households to make decisions in the best interest of their health and safety, made housing unavailable on the basis of race, familial status, and/or disability, and failed to offer higher rent subsidies if needed, and to provide reasonable accommodations to households that included members with disabilities, in accordance with Section 504.

Highlights of Voluntary Compliance Agreement:

Under the terms of the agreement, the East Chicago Housing Authority agreed to:

- Offer relocation benefits to all eligible residents of the West Calumet Public Housing Complex, including residents who moved out prior to the lead disclosure if they moved out due to health concerns or if they have children under the age of 6.
- Waive the rent owed by residents residing at the West Calumet Housing Complex from July 22, 2016 through March 31, 2017 or the end of their tenancy.
- Reimburse any rent paid by tenants for November 2016.
- Extend search time for families to find new housing that accepts housing choice vouchers.

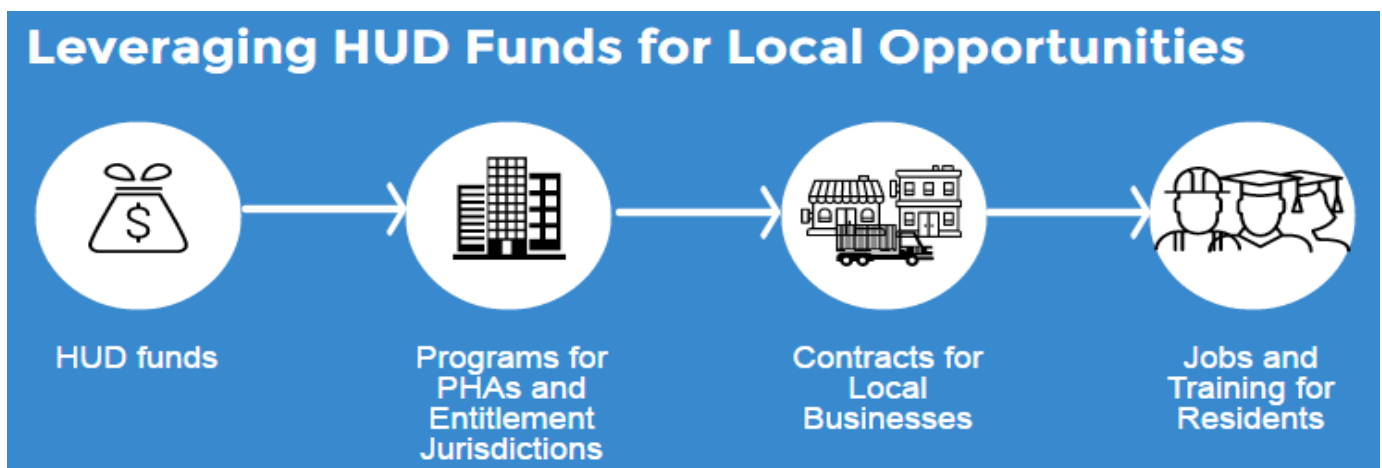
## Puerto Rico Public Housing Administration (PRPHA), October 2016

- Protected classes: Persons with disabilities
- Issue: A HUD review revealed that PRPHA's units failed to meet accessibility requirements. A previous 7-year voluntary compliance agreement from 2003-2010 did not fully bring PRPHA into compliance.
- Under the Voluntary Compliance Agreement, Puerto Rico Public Housing Administration will commit \$65 million for retrofitting 2,560 housing units to make them accessible by December 31, 2021. The five-year agreement also includes flexibility for the housing administration to meet that requirement through a combination of actions, including:
  - Retrofit up to 1,489 units in housing projects that were built, modernized and/or rehabilitated after July 11, 1988;
  - Create up to 1,108 new replacements or modernized units in 25 project sites that are currently undergoing or which will undergo modernizations in the future.
  - Setting aside \$3.6 million each year for five years to cover activities related to this agreement.
  - Produce up to 1,209 units in 184 housing projects which were built, modernized and/or rehabilitated before July 11, 1988, and/or;
  - Create up to 1,108 new replacements or modernized units in 25 project sites that are currently undergoing or which will undergo modernizations in the future.
  - Setting aside \$3.6 million each year for five years to cover activities related to this agreement.

# FAIR HOUSING AND EQUAL OPPORTUNITY PROGRAMS

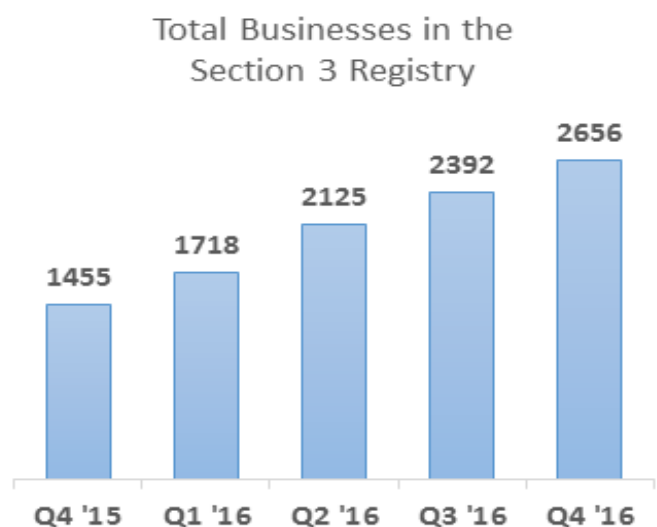
## SECTION 3: CREATING OPPORTUNITIES FOR LOW-INCOME RESIDENTS

Every year, HUD funds create thousands of jobs across the country that range from construction to professional services like accounting or engineering. Section 3 of the Housing and Urban Development Act of 1968 ensures that HUD-funded jobs, training and contracts are provided to local low-income residents, particularly those who reside in public housing and businesses that employ them. Section 3 helps foster local economic development, neighborhood improvement, and individual self-sufficiency.



### National Business Registry

- Began March 2015, after a 3-year pilot in select cities
- 1,200 businesses registered in FY2016, nearly doubling the registry's size
- Registered businesses are located in 49 states, 2 territories, and the District of Columbia

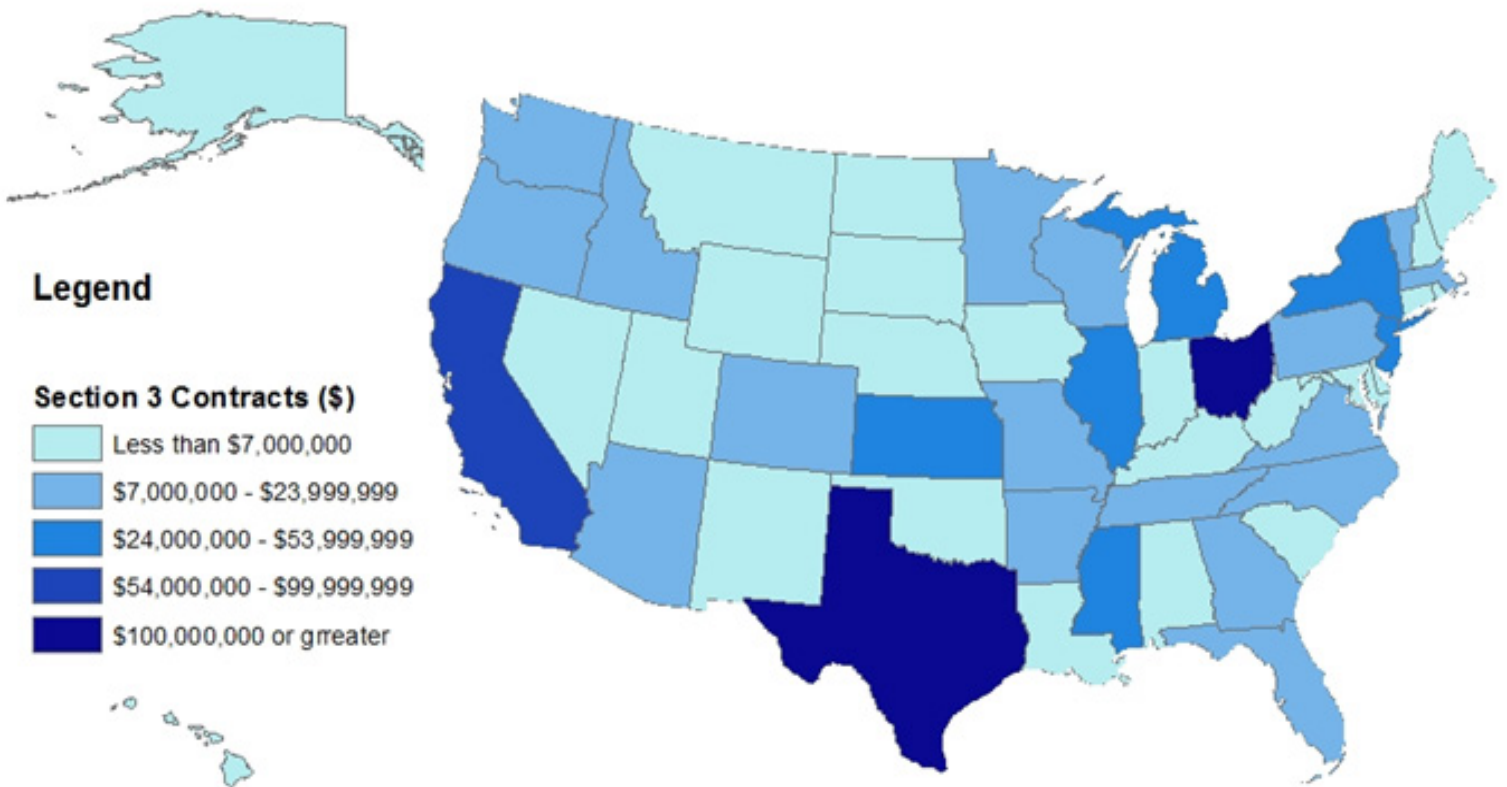


The Section 3 program encourages agencies that receive HUD funds to hire companies that employ low-income individuals. In FY 2015, \$868 million was directed to Section 3 qualifying businesses. The below map shows the value of Section 3 contracting in each state.

**\$868 million**  
 In contracting to Section 3  
 qualifying businesses

**28,359**  
 New hires and trainees

## Value of Section 3 Contracting by State



Based on FY2015 data reported by agencies participating in Section 3.

## THE FAIR HOUSING INITIATIVES PROGRAM (FHIP)

FHIP provides funds to eligible organizations through competitive grants under three initiatives that are designed to prevent or eliminate discriminatory housing practices and inform individuals of their rights and responsibilities under the Fair Housing Act. In FY 2016, the FHIP program awarded \$38 million in grants to 155 organizations to meet the objectives under one or more of the core program initiatives: enforcing the Fair Housing Act under the Private Enforcement Initiative, educating the public and industry stakeholders on fair housing under the Education and Outreach Initiative, and building organizational capacity under the Fair Housing Organizations Initiative. Information on individual grants is available in the Appendix.

**\$30.35  
million**

Private Enforcement  
Initiative

**\$7.45  
million**

Education and Outreach  
Initiative

**\$500k**

Fair Housing  
Organizations Initiative

### National Media Campaign

As part of the Education and Outreach Initiative, the FHIP program awards up to \$1 million for a national media campaign each year. In FY 2016, the National Fair Housing Alliance (NFHA) received \$999,988 to develop a comprehensive, centralized multi-media and online educational campaign entitled, *A Zip Code Should Not Determine a Child's Future*. Major deliverables resulting from the campaign included: print public service advertisements in seven different languages; television and radio public service advertisements in English and Spanish; online pre-roll videos in English and Spanish; and Zillow banner advertisements.



**A ZIP CODE  
SHOULD NOT DETERMINE  
A CHILD'S FUTURE.**

Many variables can shape a child's outcome in life—like the zip code where a child grows up. That's because not all neighborhoods have the same opportunities and resources, such as quality schools, transportation, housing, healthcare, food and jobs. The good news is that there are many ways to improve our communities so that everyone has a fair chance to succeed, regardless of zip code. You can play a vital role in your local community.

Find out how at:  
[hud.gov/fairhousing](http://hud.gov/fairhousing)

  **NFHA**  
National Fair Housing Alliance

**FAIR HOUSING. SHARED OPPORTUNITY IN EVERY COMMUNITY.**

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## THE FAIR HOUSING ASSISTANCE PROGRAM (FHAP)

HUD provides FHAP funding annually on a noncompetitive basis to state and local agencies that enforce fair housing laws that are substantially equivalent to the Fair Housing Act. FHAP agencies support a variety of fair housing administrative and enforcement activities, including complaint investigation, conciliation, administrative and/or judicial enforcement; training; implementation of data and information systems; and education and outreach.

At the close of FY16, there were 85 FHAP agencies.

50 FHAP agencies serve a locality and 35 FHAP agencies provide state-wide services.

FHAP agencies filed 7,019 complaints in FY16.

FHAP agencies closed 6,858 complaints in FY16.







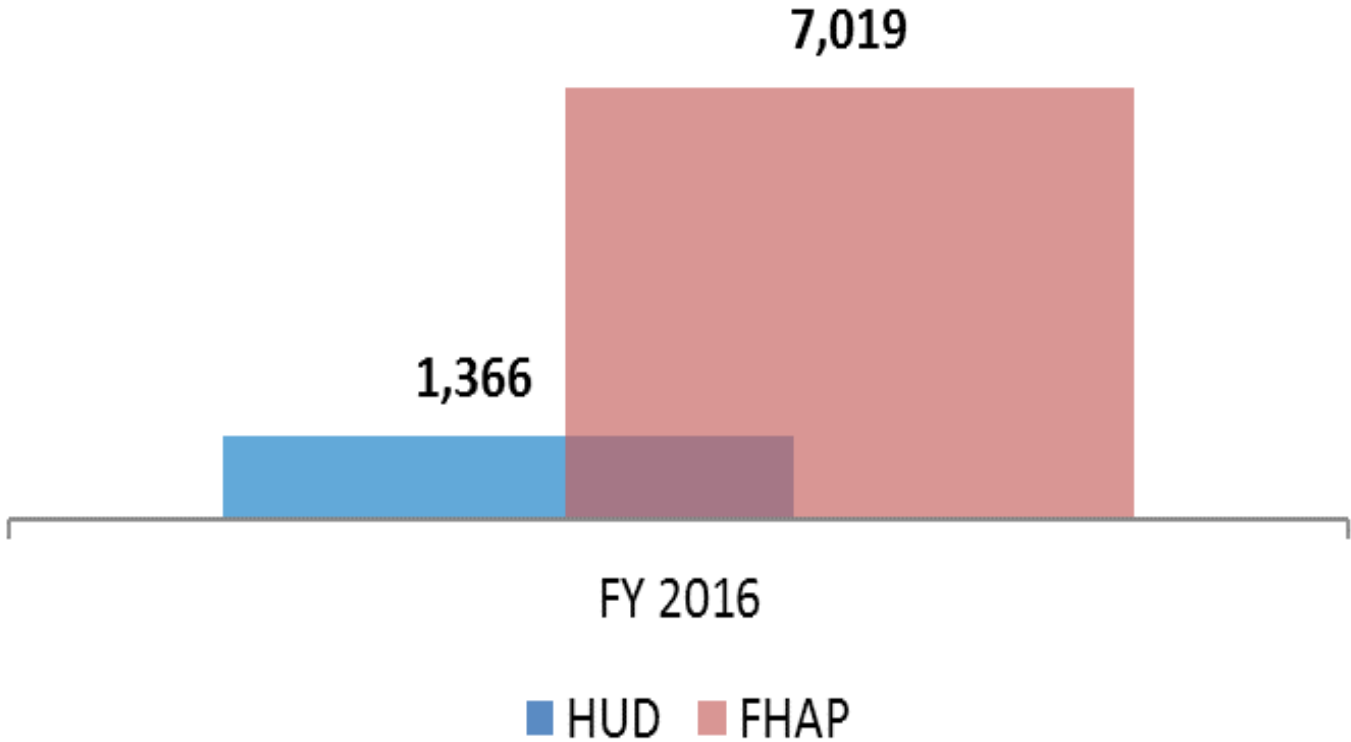
# APPENDIX

# FAIR HOUSING ACT COMPLAINT DATA

## Complaint Investigations

### Number of Complaints Filed

Chart 2.1: Complaints Filed with HUD and FHAP Agencies, FY 2016<sup>1</sup>



Source: HUD Enforcement Management Systems (HEMS)

### Bases for Complaints

Table 2.1 shows the number of complaints filed with HUD and FHAP agencies combined that alleged a violation on each basis. If a single complaint alleged multiple bases, it was counted under each alleged basis. The bases are shown in reverse order by percentage of complaints filed.

<sup>1</sup> All HEMS data was pulled on December 12, 2016.

**Table 2.1: Bases of Complaints Filed with HUD and FHAP agencies, FY 2016**

Basis of Complaint	Number of Complaints	Percentage of Complaints
1. Disability	4,908	58.5%
2. Race	2,154	25.7%
3. National Origin	917	10.9%
4. Familial Status	882	10.5%
5. Sex	800	9.5%
6. Retaliation	785	9.4%
7. Religion	204	2.4%
8. Color	143	1.7%
<b>Total</b>	<b>8,385</b>	<b>100%</b>

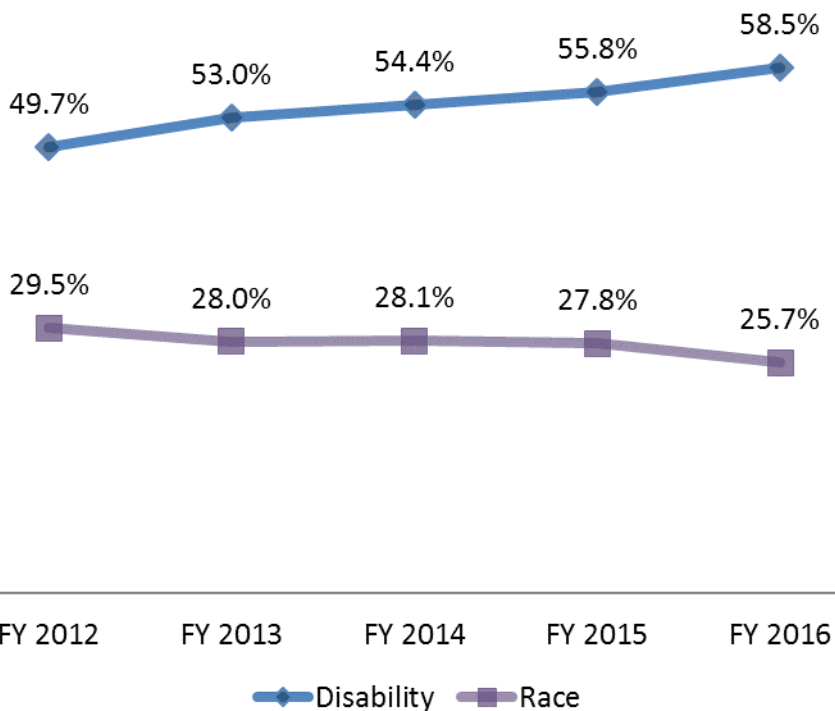
Source: HUD Enforcement Management Systems (HEMS)

Note: Retaliation is not one of the seven protected classes but it is covered under Section 818 of the Fair Housing Act.

### Trends in Bases for Complaints

Previously identified trends in disability and race complaints continued in FY 2016, with another year-over-year increase in the percentage of complaints based on disability and a decrease in the percentage of complaints based on race.

**Chart 2.2: 5-Year Trends in Bases of Complaints, FY 2012 – FY 2016**



Source: HUD Enforcement Management Systems (HEMS)

## Issues Reported in Complaints

HUD and FHAP agencies record discriminatory practices in categories known as “issues.” Table 2.2 shows the number of complaints filed with HUD and FHAP agencies in FY 2016, by issue. If a single complaint alleged multiple issues, it is counted under each issue alleged.

**Table 2.2: Filed HUD and FHAP Cases by Issue, FY 2016**

<b>Issue</b>	<b>Number of Complaints</b>	<b>Percentage of Complaints</b>
<b>Discriminatory terms, conditions, privileges, or services and facilities</b>	5,859	69.9%
<b>Failure to make reasonable accommodation</b>	3,376	40.3%
<b>Discriminatory refusal to rent</b>	2,343	27.9%
<b>Discriminatory acts under Section 818 (coercion, etc.)</b>	1,424	17.0%
<b>Discriminatory advertising, statements and notices</b>	877	10.5%
<b>Otherwise deny or make housing unavailable</b>	798	9.5%
<b>Other discriminatory acts</b>	475	5.7%
<b>Discriminatory financing (includes real estate transactions)</b>	253	3.0%
<b>Failure to permit reasonable modification</b>	191	2.3%
<b>False denial or representation of availability</b>	177	2.1%
<b>Discriminatory refusal to sell</b>	162	1.9%
<b>Non-compliance with design and construction requirements</b>	67	0.8%
<b>Steering</b>	74	0.9%
<b>Discriminatory brokerage service</b>	61	0.7%
<b>Using ordinances to discriminate in zoning and land use</b>	24	0.3%
<b>Redlining</b>	9	0.1%
<b>Blockbusting</b>	8	0.1%
<b>Discriminatory acts under Section 901 (criminal)</b>	7	0.1%
<b>Refusing to provide insurance</b>	4	0.0%
<b>Total</b>	<b>8,385</b>	<b>100%</b>

*Source: HUD Enforcement Management System (HEMS)*

## Case Outcomes

Table 2.3: HUD and FHAP Case Outcomes, FY 2016

Case Completion Type	Number of HUD Cases	Percentage of HUD Cases	Number of FHAP Cases	Percentage of FHAP Cases	Number of Total Cases	Percentage of Total Cases
Administrative Closure	220	14.8%	563	8.2%	783	9.4%
Cause (FHAP)	NA	NA	361	5.3%	361	4.3%
Charged (HUD)	37	2.5%	NA	NA	37	0.4%
Conciliated	532	35.8%	1,980	28.9%	2,512	30.1%
DOJ Closure	12	0.8%	NA	NA	12	0.1%
No Cause	560	37.7%	3,474	50.7%	4,034	48.4%
Withdrawn with Resolution	123	8.3%	480	7.0%	603	7.2%
<b>Total</b>	<b>1,484</b>	<b>100.0%</b>	<b>6,858</b>	<b>100.0%</b>	<b>8,342</b>	<b>100.0%</b>

Source: HUD Enforcement Management System (HEMS)

## MONETARY RELIEF

# \$25,247,453

Source: HUD Enforcement Management System (HEMS)

## COMPLIANCE WITH NOTICE REQUIREMENTS

### Complainant Notification

The Fair Housing Act requires HUD to serve notice upon the aggrieved person filing a housing discrimination complaint. The notice acknowledges the filing of a complaint and provides information regarding important deadlines and the choice of forums provided by the Fair Housing Act. In FY 2016, HUD issued notices for all 8,385 complaints that were filed.

### Respondent Notification

Similarly, the Fair Housing Act requires HUD to serve notice on each respondent named in a complaint. The notice, which must be sent within 10 days of the filing of a complaint or the identification of any additional respondent, must identify the alleged discriminatory housing practice(s), advise the respondent of all procedural rights and obligations, and include a copy of the complaint. In a small number of Fair Housing Act complaints, the respondent may not have been notified within 10 days. For instance, pursuant to a memorandum of understanding (MOU) with the U.S. Department of Justice (DOJ), if a criminal investigation is underway, HUD may delay notification to the respondent until DOJ concludes its criminal investigation.

### Timeliness of Investigations

The Fair Housing Act and substantially equivalent state and local fair housing laws require that HUD and FHAP agencies complete the investigation of each complaint within 100 days of the date it was filed, unless it is impracticable to do so.

Table 2.4 shows the number of HUD and FHAP newly-aged complaints, i.e., the number of investigations that passed the 100-day mark in FY 2016.

**Table 2.4: Newly-Aged HUD and FHAP Complaints, FY 2016**

Protected Characteristics	Number Newly Aged HUD Complaints	Number Newly Aged FHAP Complaints	Total
Newly Aged	896	3,791	4,687

Source: HUD Enforcement Management System (HEMS)

## ADJUDICATING FAIR HOUSING ACT COMPLAINTS

### Fair Housing Act Administrative Proceedings and HUD’s Office of Administrative Law Judges (OALJ)

When HUD issues a charge of discrimination, the parties may choose to pursue the matter either in an administrative proceeding or in federal district court. In an administrative proceeding, HUD represents the government, bringing the case on behalf of the aggrieved person and the public interest. The aggrieved person may intervene as a party in the proceeding in order to separately represent his or her own interests. If any party to the case elects to go to federal court, HUD transfers the case to DOJ, which prosecutes the case.

Administrative Law Judges (ALJs) adjudicate the Fair Housing Act complaints that HUD brings on behalf of aggrieved persons when neither party elects to proceed in federal court. The Fair Housing Act requires that an administrative hearing begin within 120 days of the issuance of a charge, unless it is impracticable to do so. The Fair Housing Act requires that an ALJ issue an initial decision within 60 days after the end of the hearing, unless impracticable to do so. ALJs may award actual damages to the aggrieved person, injunctive or other equitable relief, and assess a civil penalty against the respondent. The ALJ may also allow attorney fees and costs to be paid to a prevailing party other than HUD. Charges may also be resolved by the parties through an initial decision and consent order, which is signed by the ALJ.

Any party adversely affected by the initial decision may file a motion with the Secretary of HUD asking that the initial decision be modified, set aside, in whole or in part, or remanded for further proceedings. The Secretary has 30 days from the issuance of the initial decision to serve the final decision on all parties. If a motion is not filed with the Secretary, or if the Secretary does not serve a final decision within this time period, the initial decision becomes the final decision of HUD. A final decision may be appealed to a federal court of appeals.

In addition to conducting HUD’s administrative hearings, ALJs assist parties with settlement negotiations and provide training to the public and attorneys. Table 2.5 shows the HUD ALJ caseload in FY 2016, and Table 2.6 summarizes the outcomes of those cases.

**Table 2.5: OALJ Fair Housing Act Caseload, FY 2016**

Status	Number of Cases
Fair Housing Act Cases Pending on October 1, 2015	11
Fair Housing Act Cases Docketed in FY 2016	24
<b>Total Fair Housing Cases During FY 2016</b>	<b>35</b>

*Source: Office of Administrative Law Judges*

**Table 2.6: OALJ Fair Housing Act Case Outcomes, FY 2016**

Status	Number of Cases
Settlement by Consent Order	5
ALJ Decisions	1
Election to U.S. District Court	20
Secretarial Remand	0
Carried Over to FY 2017	9

Source: Office of Administrative Law Judges

**Table 2.7: Post-Charge Consent Orders Issued in FY 2016**

Status	Basis	Penalties	Damages
DeRomo	Familial Status	\$0.00	\$2,330.86
Persaud Bramante Apartments	Disability	\$0.00	\$2,500.00
Goodsell General Contracting	Sex	\$0.00	\$24,600.00
Lenox Woods Properties	Disability	\$0.00	\$30,000.00
Blackacre	Familial Status	\$2,000.00	\$5,525.58

Source: Office of Administrative Law Judges

All of the cases in table Table 2.7 were docketed in FY 2015 but closed in FY2016.

### [HUD Fair Housing Act cases handled by the U. S. Department of Justice \(DOJ\)](#)

If any of the parties to a case charged by the Department elect to proceed to federal district court, DOJ represents the government, bringing the case on behalf of the aggrieved person. If discrimination is proven, a district court may award actual damages for the aggrieved person, injunctive or other equitable relief and attorney fees and costs for the prevailing party other than DOJ. Federal district courts may also impose a civil penalty.

In FY 2016, DOJ achieved 19 outcomes in Fair Housing Act cases that it received following a charge of discrimination by HUD. Table 2.8 shows the outcomes of these cases. The chart is sorted by Outcome, showing the sixteen cases resolved by consent decree and the three that were dismissed or closed without filing a complaint. All of the consent decrees are available on [DOJ's website](#). Three of the cases resulted in consent decrees containing \$100,000 or more in monetary relief. On September 20, 2016, the court entered a consent decree in *United States v. Kent State University* (N.D. Ohio), requiring the university to pay \$130,000 in monetary damages to the HUD complainants and a \$15,000 civil penalty. On August 12, 2016, the court entered a consent order in *United States v. Encore Management* (S.D. W. Va.), requiring the payment of \$110,000 to seven adult and four minor victims of sexual harassment, as well as a \$10,000 civil penalty. On December 17, 2015, the court entered a consent decree in *United States v. Twin Oaks Mobile Home Park* (W.D. Wis.), providing for \$40,178 in payments to the two HUD familial status complainants, a \$45,000 victim fund and a \$10,000 civil penalty. In *United States v. Westminster Asset Corp.* (C.D. Cal.) and *United States v. Andover Forest Homeowners Ass'n* (E.D. Ky.), DOJ agreed to dismiss the complaints without obtaining relief for the complainants. In the Southgate matter, the parties informed HUD that



they had reached a private out-of-court settlement.

**Table 2.8: Outcomes in 2016 for Fair Housing Act Cases Sent to DOJ**

<b>Name</b>	<b>Outcome</b>	<b>Compensatory Damages</b>	<b>Civil Penalty</b>	<b>Victims' Fund</b>	<b>Other</b>
<b>US v. Kent State University</b>	Consent Degree or Settlement	\$130,000.00	\$15,000.00	\$0.00	\$0.00
<b>US v. Encore Management</b>	Consent Degree or Settlement	\$110,000.00	\$10,000.00	\$0.00	\$0.00
<b>US v. Twin Oaks (Gutzmer)</b>	Consent Degree or Settlement	\$45,000.00	\$10,000.00	\$45,000.00	\$0.00
<b>US v. Loecher (Westland Apts)</b>	Consent Degree or Settlement	\$45,000.00	\$5,000.00	\$25,000.00	\$0.00
<b>US v. Noble Homes, Inc.*</b>	Consent Degree or Settlement	\$20,000.00	\$40,000.00	\$0.00	\$5,000.00
<b>US v. Nals Apartments Homes, LLC</b>	Consent Degree or Settlement	\$20,000.00	\$0.00	\$25,000.00	\$0.00
<b>US v. Applewood of Cross Plains</b>	Consent Degree or Settlement	\$40,000.00	\$0.00	\$0.00	\$0.00
<b>US v. Brinson</b>	Consent Degree or Settlement	\$14,000.00	\$12,000.00	\$10,000.0	\$0.00
<b>US v. Brooklyn Park 73<sup>rd</sup> Leased Housing Assoc, LLC</b>	Consent Degree or Settlement	\$35,000.00	\$0.00	\$0.00	\$0.00
<b>US v. Avatar Properties, Inc.</b>	Consent Degree or Settlement	\$25,000.00	\$0.00	\$0.00	\$0.00
<b>US v. Cecil Collier</b>	Consent Degree or Settlement	\$10,000.00	\$0.00	\$0.00	\$0.00
<b>US v. Hillside Park Real Estate, LLC</b>	Consent Degree or Settlement	\$9,000.00	\$0.00	\$0.00	\$0.00
<b>US v. Christensen, Robert and Linda</b>	Consent Degree or Settlement	\$6,000.00	\$0.00	\$0.00	\$0.00
<b>US v. Pendencygraft</b>	Consent Degree or Settlement	\$5,000.00	\$0.00	\$0.00	\$0.00
<b>US v. Blass</b>	Consent Degree or Settlement	\$5,000.00	\$0.00	\$0.00	\$0.00
<b>US v. Schimnich</b>	Consent Degree or Settlement	\$2,000.00	\$0.00	\$0.00	\$0.00

<b>Name</b>	<b>Outcome</b>	<b>Compensatory Damages</b>	<b>Civil Penalty</b>	<b>Victims' Fund</b>	<b>Other</b>
<b>US v. Westminster Asset Corp.</b>	Case Dismissed	NA	NA	NA	NA
<b>US v. Southgate Apt Co., LLP</b>	Investigation Closed	NA	NA	NA	NA
<b>US v. Andover Forest Home-owners Ass'n, Inc.</b>	Case Dismissed	NA	NA	NA	NA

*Source: U.S. Department of Justice*

\*In the matter of US v. Noble Homes, Inc, Defendants must deposit \$100,000 into an interest bearing escrow account entitled Retrofit Fund. Also, Defendants must inform each homeowner that he or she will be paid \$1,000 as payment for inconvenience beyond retrofits and a separate payment of \$1,000 if the homeowner chose to have walkways modified.

## SECRETARY-INITIATED ENFORCEMENT

Under 42 U.S.C. § 3610, the Secretary of HUD has the authority to conduct an investigation and file a complaint where there is reason to believe that a discriminatory housing practice has occurred or is about to occur.

### Secretary-Initiated Complaints

HUD filed two Secretary-initiated complaints in FY 2016. Table 2.9 provides the breakdown of these complaints by bases.

**Table 2.9: Bases of Secretary-Initiated Complaints, FY 2016**

Basis	Number of Complaints
Race	2
National Origin	1
Total	2

Source: HUD Enforcement Management Systems (HEMS)

Note: While two total cases were filed, one case was filed with two bases: national origin and race.

### Secretary-Initiated Complaints Closed

This section includes cases in which HUD entered into a conciliation agreement, or administratively closed the case. Table 2.10 shows the outcomes of the Secretary-initiated complaints closed in FY 2016.

**Table 2.10: Secretary-Initiated Complaints Closed, FY 2016**

Outcome	Number of Complaints
Conciliation Settlement	4
Administrative Closure	2
Total	6

Source: HUD Enforcement Management Systems (HEMS)

# FAIR HOUSING INITIATIVES PROGRAM FUNDING

In FY 2016, HUD awarded \$38 million to 155 national and local fair housing organizations to confront violations of the nation's landmark Fair Housing Act. Summaries of each grant are provided below organized by year then by state, city, and organization.

## **PRIVATE ENFORCEMENT INITIATIVE (PEI)**

PEI provides funding to private, tax-exempt fair housing enforcement organizations for the investigation of housing discrimination complaints and the administrative or judicial enforcement of federal, state, or local fair housing laws. PEI recipients conduct intake, investigation, mediation, and litigation of housing discrimination complaints and perform tests of the housing, lending, and insurance markets.

The Multi-Year Funding Component under PEI provides 36-month grants of up to \$975,000 (\$325,000/year), subject to appropriation, to Fair Housing Enforcement Organizations and Qualified Fair Housing Enforcement Organizations that meet certain requirements related to the length and quality of their fair housing enforcement experience set forth in the Notice of Funding Availability (NOFA).

## **EDUCATION AND OUTREACH INITIATIVE (EOI)**

EOI provides funding to develop, implement, carry out, and coordinate education and outreach activities that inform the public about their rights and responsibilities under federal, state, and local fair housing laws.

## **FAIR HOUSING ORGANIZATIONS INITIATIVE (FHOI)**

FHOI provides funding to help establish new fair housing enforcement organizations and to build the capacity of existing organizations, particularly in areas of the country which are currently underserved by fair housing enforcement organizations, including rural areas or areas with a large number of recent immigrants.

# FY 2016 FAIR HOUSING INITIATIVES PROGRAM GRANT RECIPIENT SUMMARIES BY STATE

## Alabama

### Birmingham

#### **Fair Housing Center of Northern Alabama**

##### **FY2016 Private Enforcement Initiative – Multi-Year Component - \$202,816.03**

The Fair Housing Center of Northern Alabama will use its grant to provide a systematic approach to combating the discriminatory pattern and practices experienced by the seven protected classes under the Federal Fair Housing Act. The services will include: interviewing potential victims of discrimination, taking complaints, test; evaluating test results, conducting preliminary investigations, conducting mediation; conciliation, enforcing meritorious claims through litigation or referral to administrative enforcement agencies, and disseminating for housing information. The project will focus on sales, rental, insurance and lending discrimination through systemic and complaint based testing, in addition to education and outreach activities, as well as conducting test parts, including insurance, sales, mortgage lending, and accessibility/design/construction, and site assessing REO properties.

### Mobile

#### **Mobile Fair Housing Center, Inc. FY15 Private Enforcement Initiative – Multi-Year Component - \$300,000.00**

The Mobile Fair Housing Center (MFHC) will use its grant to provide investigation and enforcement services to MFHC's service area of Mobile, Baldwin, Washington, Clarke, Choctaw, Conecuh, Escambia and Monroe Counties. The enforcement activities include addressing impediments to fair housing choice and counseling by way of staff training. The MFHC will continue, expand, and/or implement broad investigation and enforcement strategies with activities that include: recruiting & training testers and offering refresher training for current testers; providing MFHC staff, student interns, and Board of Directors training in fair housing and civil rights enforcement; conducting accessibility workshops; conducting compliance audits for housing for persons with disabilities; partnering with one new grassroots/faith-based organization; and conducting one regional fair housing summit during National Fair Housing Month. In addition, the organization will undertake the following activities: expanding staff training curricula to include insurance discrimination investigations and expanding the MFHC website to include informative and useful consumer information in support of the new AFFH Rule. Further, the MFHC will conduct new education activities to include: conducting speaking engagements and/or meetings with government staff in support of the new AFFH Rule; providing developers with information on universal design and visitability standards to increase supply of affordable housing for persons with disabilities; as well as providing information to local zoning officials on obligations to AFFH and the discriminatory impact of legacy residency requirement and local preference standards.

## Alabama, cont.

### Montgomery

#### **Central Alabama Fair Housing Center**

##### **FY16 Education and Outreach Initiative – General Component - \$124,979.00**

Central Alabama Fair Housing Center (CAFHC) will use its grant for an education and outreach campaign designed to raise public awareness of fair housing rights in a 29-county, underserved region of central Alabama. The project will augment and enhance CAFHC's current Private Enforcement Initiative enforcement activities and increase fair housing intakes and referrals to HUD by at least 25 percent. CAFHC's grant activities are targeted to combat discriminatory practices through increasing public awareness. This project will use current social media technology to reach a greater number of people than can be reached through a traditional education and outreach campaign. Activities will include: a twelve-month social media campaign including a new and expanded website and Facebook page; two fair housing testimonial videos and monthly e-newsletters that will highlight local fair housing issues; focus groups, workshops, and traditional outreach events targeted to underserved communities and to people working with underserved communities; and a fair housing summit to commemorate Fair Housing Month.

#### **Central Alabama Fair Housing Center**

##### **FY15 Private Enforcement Initiative – Multi-Year Component - \$300,000.00**

The Central Alabama Fair Housing Center (CAFHC) will use its grant to continue and expand full service fair housing activities in Montgomery, Selma, Dothan, the west Alabama "Black Belt", and other counties in its service area. Activities will include: challenging racial steering and other discriminatory housing practices in Montgomery tri-county and adjacent counties; combating racial discrimination in the west Alabama "Black Belt"; rental testing to combat escalating discrimination against Latino residents; targeting lack of efforts by entitlement jurisdictions of AFFH; continuing to investigate and combat race discrimination in small Central Alabama entitlement communities; and breaking down barriers for people with disabilities.

## Alaska

### **Anchorage**

#### **Alaska Legal Services Corporation FY16 Education and Outreach Initiative – General Component - \$125,000.00**

Alaska Legal Services Corporation (ALSC), Alaska's first HUD funded enforcement organization will use its grant to provide outreach and education to Alaskans statewide about their rights and responsibilities under fair housing and fair lending laws through presentations, trainings, brochures, public service announcements, an informative website, and other activities. ALSC will also consult with agencies representing traditionally marginalized communities, including persons with limited English proficiency (LEP) and Alaska Native populations, to create a fair housing campaign that effectively reaches those communities. Further ALSC will maintain a toll-free Fair Housing Hotline and provide victims of discrimination with referrals to ALSC fair housing attorneys for advice and representation. The project goal is to increase the level of knowledge of fair housing laws, increase fair housing services to traditionally underserved populations, increase the number of enforcement actions referred to HUD, increase the number of housing discrimination victims obtaining appropriate remedies, and to affirmatively further fair housing in the state of Alaska.

### **Alaska Legal Services Corporation**

#### **FY16 Private Enforcement Initiative – Multi-Year Component - \$300,000.00**

The Alaska Legal Services Corporation's (ALSC) Fair Housing Enforcement Project will use its grant to directly assist housing discrimination victims and affirmatively further fair housing statewide by screening intakes; investigating complaints; conducting preliminary investigations; conducting testing and systemic investigations; providing referral to administrative agencies and legal representation for administrative and judicial relief; engaging with government officials and the community regarding affirmatively further fair housing and Assessment of Fair Housing process; and educating the community about rights and responsibilities under fair housing laws. The project will address discrimination based on all federally protected classes. The goal of the project is to increase the number of enforcement actions referred to HUD, to increase the number housing discrimination victims obtaining appropriate remedies, to elevate the level of knowledge of fair housing laws, and to affirmatively further fair housing in the state of Alaska.

## Arizona

### Phoenix

#### **Arizona Fair Housing Center**

##### **FY14 Private Enforcement Initiative – Multi-Year Component - \$300,000.00**

The Arizona Fair Housing Center (AFHC) will use its grant to provide fair housing enforcement activities throughout Arizona including fair housing tests; and intake and investigation of complaints, with referrals to HUD, a local Fair Housing Assistance Program (FHAP) agency, or a private attorney. The Center will also provide counseling, mediation, and referral services; and it will recruit, train, and retrain new and/or existing testers. The purpose of this AFHC project is to carry out a fair housing program to ensure equal housing opportunity to all residents living in Arizona. The Center will use up to 13 percent of the grant funds toward education and outreach activities designed to inform the public of its rights and responsibilities under the Fair Housing Act and to increase the awareness of potential housing discrimination victims. The project's educational efforts will specifically address the low- to moderate-income and underserved populations, including non-English speaking individuals, minorities, immigrants, and persons with disabilities. The project will also direct media efforts, community educational campaigns, and enforcement efforts toward these underserved populations.

### Tucson

#### **Southwest Fair Housing Council**

##### **FY16 Education and Outreach Initiative – General Component - \$124,231.00**

The Southwest Fair Housing Council (SWFHC) will use its grant to conduct education and outreach activities in the Phoenix metro area to inform housing consumers and housing professionals about fair housing rights and responsibilities. In addition, the project will raise awareness of SWFHC's fair housing enforcement program and increase the number of meritorious complaints and successful lawsuits. Also, SWFHC will work in collaboration with public and private agencies and organizations throughout the Phoenix metro area and assist jurisdictions and others to affirmatively further fair housing. SWFHC will continue using tested and proven methods that have yielded successful outputs and outcomes including fair housing trainings, fair housing counseling, attending meetings of partner organizations, attending public meetings, participating in community events, distributing literature, and other activities. Further, SWFHC will employ new and promising methods and activities including increasing and improving its online presence and partnering with a local university to expand its Tucson Opportunity Index to reach a wider audience and lead the conversation about creating integrated communities of opportunity envisioned by the Fair Housing Act.



## **Southwest Fair Housing Council**

### **FY15 Private Enforcement Initiative – Multi-Year Component - \$300,000.00**

The Southwest Fair Housing Council (SWFHC) will use its grant to provide statewide enforcement, education, and outreach activities. SWFHC will conduct complaint-based investigations to assist individuals who believe they have experienced illegal housing discrimination. SWFHC will also conduct systemic fair housing investigations using a new site assessment methodology to uncover illegal housing discrimination in the housing market. SWFHC will conduct fair housing tests as part of its investigations. If allegations are meritorious, SWFHC will mediate a resolution, file a fair housing complaint, or file a fair housing lawsuit. SWFHC will also develop partnerships with attorneys to file fair housing lawsuits. This project will provide fair housing training to housing consumers and providers throughout the state to support enforcement efforts. Trainings for housing consumers and providers will focus on fair housing rights and responsibilities, recognizing and reporting discrimination, and affirmatively furthering fair housing (AFFH). AFFH is covered in more tasks and in greater depth in this project because of growing interest and focus. Outreach also includes distributing fair housing literature, staffing booths at events, creating videos, and maintaining a strong internet presence.

## California

### **Bakersfield**

#### **Greater Bakersfield Legal Assistance, Inc.**

### **FY15 Private Enforcement Initiative – Multi-Year Component - \$ 300,000.00**

Greater Bakersfield Legal Assistance, Inc. (GBLA) will use its grant to provide fair housing investigation and enforcement activities throughout Kern County, California. GBLA's activities and services include, but are not limited to recruiting testers; conducting or coordinating site assessments; conducting systemic investigations; referring complaints to HUD and others; engaging in extensive outreach and education targeting protected populations; and other activities. The long term outcome will include increasing community awareness of fair housing law, providing a well-publicized easily accessed intake and complaint system, reducing the incidences of housing discrimination, and identifying and reducing and/or eliminating systemic barriers to affirmatively furthering fair housing (AFFH) in Kern County.

### **Fresno**

#### **Fair Housing Council of Central California**

### **FY14 Private Enforcement Initiative – Multi-Year Component - \$300,000.00**

The Fair Housing Council of Central California will use its grant to increase the number of enforcement actions and referrals made by complainants; discover and remedy discrimination in public and private real

## California, cont.

estate markets; detect and remedy subtle and sophisticated forms of housing discrimination; reduce the incidence of steering and other practices perpetuating segregation; and increase the number of complaints filed by new immigrants, undocumented persons, and persons with disabilities. Since 1995, the Fair Housing Council of Central California has successfully provided broad-based and comprehensive fair housing services, i.e., education, outreach, complaint intake, testing, investigation, mediation, and enforcement services to victims of housing discrimination. Additionally, the organization is deeply rooted in the region and community and has established linkages with a number of community and faith-based organizations in order to promote its mission and goal of eradicating housing discrimination in the Central Valley.

## **Los Angeles**

### **Mental Health Advocacy Services, Inc.**

#### **FY16 Education and Outreach Initiative – General Component - \$125,000.00**

Mental Health Advocacy Services, Inc. will use its grant to provide outreach and education to increase awareness of fair housing rights and the remedies available under federal and state fair housing and civil rights laws. Activities will include: conducting fair housing workshops and distributing materials for 200 individuals, including people with mental disabilities; conducting fair housing workshops and distributing materials for 300 representatives of housing providers and other organizations; disseminating 12 “Fair Housing Tip of the Month” messages in English, Spanish and Korean to 2,000 individuals and 200 organizations through e-mail distribution and social networking; and provide providing individualized fair housing information to people with disabilities, housing and service providers, and community-based organizations. Further, the project will provide access to fair housing information to individuals with Limited English Proficiency (LEP) who speak Spanish or Korean.

### **Southern California Housing Rights Center**

#### **FY14 Private Enforcement Initiative – Multi-Year Component - \$300,000.00**

The Southern California Housing Rights Center (HRC) will use its grant to conduct systemic testing in areas within Los Angeles County, in particular to address persistent housing discrimination based on race, national origin, familial status, or disability. HRC will also provide intake of allegations of housing discrimination and provide resolution for housing discrimination, including mediation and litigation. Other activities include: systemic rental tests; design and construction inspections; accessibility surveys of tenants; referring tests that uncover discriminatory activity to HUD; litigation for appropriate enforcement action; fair housing counseling, investigation, and resolution for complainants; intakes of fair housing queries; training of new testers; refresher courses; reasonable accommodation/modification requests for persons with disabilities; monitoring fair housing settlement agreements and zoning changes; as well as a host of education and outreach activities.

## **Napa**

## California, cont.

### **Greater Napa Valley Fair Housing Center**

#### **FY15 Private Enforcement Initiative – Multi-Year Component - \$300,000.00**

Greater Napa Valley Fair Housing Center will use its grant to conduct intake interviews; open complaint-based allegations (cases); individuals; assist clients with reasonable accommodation/ modification requests; recruit testers; conduct combined complaint-based and systemic-based rental test parts in investigating housing discrimination based on federal and state protected categories; where meritorious claims arise, refer cases to HUD/ DFEH, DOJ, or private counsel; complete staff training hours; complete property site assessments; conduct tester refresher course for active testers; assist persons with disabilities, mediate/conciliate complaints; form partnerships with local agencies/ organizations; conduct education and outreach trainings; retool and maintain website and distribute Tagalog fair housing brochures and educational materials on fair housing; attend speaking engagements and/or meetings with housing industry and/or government staff in support of efforts to AFFH; conduct meetings with landlords to inform them of need to AFFH and of their responsibilities under the Fair Housing Act; provide information to households on available affordable housing in jurisdictions which have open, diverse, and equitable housing patterns and practices; and create and maintain a Facebook social media content calendar to promote fair housing awareness.

### **Oakland**

#### **Bay Area Legal Aid**

#### **FY16 Private Enforcement Initiative – Multi-Year Component - \$300,000.00**

Bay Area Legal Aid (BayLegal) will use its grant to continue fair housing enforcement services to address the fair housing needs of low-income Bay Area residents in the protected classes and build capacity among local, state, and regional public and private organizations. Specifically, BayLegal will: conduct intake and investigate complaints; conciliate complaints of housing discrimination; file and/or litigate meritorious complaints for judicial enforcement; and conduct complaint and audit-based testing. In addition, BayLegal will submit legal opinions regarding the performance of local entitlement jurisdictions in meeting their obligations to affirmatively further fair housing under applicable laws and regulations. The organization's education and outreach activities will include fair housing education presentations, fair housing enforcement trainings for staff of local Bay Area government and community-based organizations, and regional trainings on fair housing law and litigation.

### **California Rural Legal Assistance, Inc.**

#### **FY16 Education and Outreach Initiative – General Component - \$125,000.00**

California Rural Legal Assistance, Inc. (CRLA) will use its grant to implement a comprehensive education and outreach campaign, enhanced by traditional and social media content development and dissemination, and backed

## California, cont.

by a full-service direct assistance component, targeting underserved populations throughout 24 rural California counties. Grant activities will include outreach and education, including distributing fair lending materials in at least two community-appropriate languages in addition to English, developing radio and TV spots, and conducting workshops. In addition, CRLA will provide compliance based technical assistance and training for public and private service providers, provide direct client assistance in discriminatory lending matters.

### **California Rural Legal Assistance, Inc.**

#### **FY15 Private Enforcement Initiative – Multi-Year Component - \$300,000.00**

California Rural Legal Assistance, Inc. (CRLA) will use its grant to provide legal advocacy through enforcement, outreach and education in housing, civil rights, employment, health, environmental justice and education. CRLA will assist protected classes by referring fair housing complaints and enforcement proposals to HUD or DFEH, and filing civil actions in court; reducing systemic housing discrimination against underserved rural agricultural communities and target populations; producing and distributing PSAs to media outlets, participating in fair housing talk shows; and providing outreach and training to State, regional and local government organizations, public housing authorities, advocates and partners on fair housing rights and affirmatively furthering fair housing in the implementation of their policies, practices and programs.

## Ontario

### **Inland Mediation Board**

#### **FY16 Private Enforcement Initiative –Multi-Year Component - \$ 300,000.00**

Inland Fair Housing and Mediation Board (IFHMB) will use its grant to continue the enforcement work of its previous multi-year grant, and, additionally, investigate three pattern-and-practice housing discrimination cases in a region that ranks in the top 10 of the FBI's Mortgage Asset Research Institute report for predatory housing discrimination activity. Enforcement activities will include matched-pair fair housing tests, with referrals of systemic discrimination cases to HUD for additional review and enforcement, and affirmatively furthering fair housing enforcement monitoring efforts utilizing municipal Consolidated Plans and Analysis of Impediment documents for 13 jurisdictions. Education and outreach efforts will include workshops in disabled and communities with limited English proficiency and fair housing educational literature distribution throughout the service area.

## Riverside

### **Fair Housing Council of Riverside County, Inc.**

#### **FY15 Private Enforcement Initiative – Multi-Year Component - \$300,000.00**

The Fair Housing Council of Riverside County, Inc. (FHRC) will use its grant to undertake various, enforcement,

## California, cont.

education and outreach activities that Affirmatively Further Fair Housing. The activities are designed to minimize and eliminate impediments to fair housing choice. Specifically, FHCRC will conduct systemic investigations, provide technical assistance to municipalities regarding compliance with fair housing laws, and provide fair housing education to the population of Riverside County. FHCRC's proposed activities include conducting fair housing tests on rentals, sales and design and construction; hosting, the 2017 Annual Housing Conferences during National Fair Housing Month; creating partnerships with local agencies and three partnerships with universities and colleges, conducting town hall meetings to connect the public with housing professionals and industry leaders and systemic investigations which will help remove barriers to fair housing.

## **Santa Ana**

### **Orange County Fair Housing Council, Inc.**

#### **FY16 Education and Outreach Initiative – General Component - \$ 125,000.00**

Orange County Fair Housing Council, Inc. will use its grant to expand the agency's existing education and outreach activities within its broad-based, full-service fair housing services. This 12-month project will primarily serve Orange County, California, the nation's 6th most populous county. While expanding education and outreach generally, it will have a focus on minority, immigrant or disabled individuals. The added activities will help ensure a greater understanding of fair housing laws and rights, the lack of which can result in the denial or loss of housing opportunities, particularly for this target population. For immigrants, particular attention will be given to those with limited English proficiency. Further, additional activities will include: making 80 educational presentations to diverse, multi-lingual audiences; distributing about 16,000 pieces of fair housing informational literature in English, Spanish and Vietnamese; improving and expanding the agency's social media presence; conducting 10 fair housing workshops; educating and training the staff of 2 local housing authorities; holding 4 special events, including 1 during Fair Housing Month, April 2017; and, running a 24-week bus poster advertising campaign.

### **Orange County Fair Housing Council, Inc.**

#### **FY15 Private Enforcement Initiative – Multi-Year Component - \$ 300,000.00**

Orange County Fair Housing Council, Inc. will use its grant to expand its existing broad-based, full-service, complaint-driven, private enforcement program to focus on Fair Housing Act violations having particular impact on minority, immigrant or disabled individuals seeking housing, while continuing its long-standing enforcement efforts. Activities will include, but not be limited to, systemic testing to possibly identify and take action against discriminatory rental practices, steering or discouragement by real estate sales agents and brokers, and in the 3rd year possible lending discrimination. With regard to violations involving immigrants, particular attention will be given to those with limited English proficiency. The project will also include education and outreach activities directed primarily and the groups or organizations serving them, in order to assist in identifying possible discriminatory practices and victims of those practices.

## California, cont.

### **Santa Clara**

#### **Project Sentinel, Inc.**

##### **FY14 Private Enforcement Initiative – Multi-Year Component - \$300,000.00**

Project Sentinel (PS) will use its grant to conduct fair housing investigations and take administrative enforcement action. Together with Fair Housing Law Project (FHLP), PS will also work to build inclusive sustainable communities free from discrimination through complaint-based investigation, systemic testing, and legal representation designed to help victims of discrimination access or maintain the housing of their choice. The goals of the proposed project are to: enforce fair housing laws; perform systemic investigations of housing discrimination; conduct outreach and education in concert with partner agencies to reach individuals still unfamiliar with their rights/obligations under the fair housing laws; and investigate local municipalities' compliance with their obligation to affirmatively further fair housing. The proposed project's activities will increase community awareness of fair housing laws through educational presentations among tenants, landlords, and social service agencies and the investigation of municipalities' compliance with their obligation to affirmatively further fair housing will lead to more members of the community becoming educated about fair housing laws, which in turn will lead to discrimination becoming more easily identified and becoming less socially acceptable. The goals of the proposed project are to: enforce fair housing laws; perform systemic investigations of housing discrimination; conduct outreach and education in concert with partner agencies to reach individuals still unfamiliar with their rights/obligations under the fair housing laws; and investigate local municipalities' compliance with their obligation to affirmatively further fair housing.

### **San Diego**

#### **Legal Aid Society of San Diego, Inc.**

##### **FY16 Private Enforcement Initiative – Multi-Year Component - \$300,000.00**

The Legal Aid Society of San Diego, Inc. (LASSD) and partner contractor, Fair Housing Council of San Diego (FHCSO) will use its grant to provide fair housing services in the heart of the newly designated Promise Zone in Southeastern San Diego (Promise Zone Exhibit). LASSD and FHCSO will utilize its enforcement staff and testers, along with the services of experts on testing to conduct enforcement efforts in the San Diego region. LASSD/FHCSO will implement enforcement activities consisting of testing, litigation, HUD complaints, conciliations, and broad-based intake of fair housing complaints. Additionally, the project will conduct systemic testing in the areas of nation origin, familial status, and mental health disability, and to address findings that these issues are limiting housing choice in San Diego. The secondary and supportive component, outreach and education will implement a broad-based multi-lingual educational fair housing community trainings to create further utilization of the PEI project to the community.

## California, cont.

### San Rafael

#### **Fair Housing of Marin**

##### **FY16 Private Enforcement Initiative – Multi-Year Component - \$300,000.00**

Fair Housing of Marin (FHOM), will use its grant to strengthen existing programs while expanding into new areas of investigation. FHOM activities will include fair housing intake, mediation, complaint referral, and investigation. The activities include weekly onsite bilingual fair housing counseling for immigrants, counseling for protected class clients with loan modifications, short sales, assisted foreclosure, administrative complaints, and/or lawsuits for Fair Housing Act violations, and deaf/hard-of-hearing, national origin/familial status, race/Section 8, and real estate owned (REO) systemic investigations. FHOM will serve people of all protected classes in Marin, Sonoma, and Solano counties through newspaper ads, distribution of fair housing literature, presentations, predatory lending and foreclosure prevention counseling and workshops, and annual Fair Housing Law and Practice seminars. The organization also will make presentations at a local disability rights agency and hold reasonable accommodations conferences in Solano and Marin/Sonoma counties.

## Colorado

### Denver

#### **Denver Metro Fair Housing Center**

##### **FY16 Education and Outreach Initiative – General Component - \$124,999.72**

The Denver Metro Fair Housing Center (DMFHC) will use its grant to expand fair housing education and outreach activities in the Denver Central Metropolitan Area (CMA) and throughout Colorado. DMFHC will serve all persons covered by Fair Housing Act to inform people of their rights and responsibilities under the Fair Housing Act. DMFHC will partner with the State of Colorado Division of Housing, and the Civil Rights Education and Enforcement Center (CREEC) to conduct community educational training events for housing consumers and the general public, conduct educational training events for housing providers, conduct fair housing workshops for housing consumers, the general public, and local municipality, conduct in-person one-on-one fair housing counseling across Colorado, and to advocacy organization staff, and distribute 5,000 fair housing brochures to the general public, individuals and families seeking housing counseling services, and other underserved populations, and partner with community service providers that work with persons with disabilities and households with limited English proficiency. DMFHC will place Public Service Announcements in the community, develop fair housing materials for posting on its website, maintain a protocol for referral of complaints of discrimination, and refer meritorious housing discrimination complaints to HUD/FHAP, DOJ and private attorneys as appropriate. Lastly, DMFHC will work with agencies such as disability rights community organizations, HUD-certified housing counseling agen-

## Colorado, cont.

cies, local municipalities, and other community services organizations to reach protected classes and other underserved populations to increase knowledge of rights, responsibilities, and remedies under the Fair Housing Act.

### **Denver Metro Fair Housing Center**

#### **FY15 Private Enforcement Initiative – Multi-Year Component - \$300,000.00**

Denver Metro Fair Housing Center (DMFHC) will use its FHIP grant to conduct systemic testing investigations involving lending, REO maintenance, home sales, insurance, disability accommodation/modification, new construction of multi-family housing for design and construction violations, and rental housing. These investigations affirmatively further fair housing and serve people and communities by investigating and examining differences in treatment and services based on race national origin, disability or familial status. DMFHC will also provide education to individuals with disabilities who need accessible housing to avoid displacement from their homes and provide education and outreach. Services will be in English, Spanish, and Chinese.

## Connecticut

### **Hartford**

#### **Connecticut Fair Housing Center, Inc.**

#### **FY16 Education and Outreach Initiative – General Component - \$125,000.00**

The Connecticut Fair Housing Center will use its grant to provide the full range of core fair housing services including intake, investigation, testing, and litigation of fair housing cases and systemic testing and investigations. The organization will perform enforcement activities to include: conducting intakes for callers who allege violations of the fair housing laws, referring meritorious complaints to attorneys, and conducting and requiring attendance of refresher course for experienced testers. Education and outreach related activities include providing an informative and useful website that allows users to find and use the fair housing and fair lending materials developed by the Center as well as targeted outreach to disability groups. Other activities to affirmatively further fair housing include counseling for complaints by new immigrants and on discriminatory housing practices and providing information to households on available affordable housing jurisdictions which have open, diverse, and equitable housing patterns and practices.



## Delaware

### Wilmington

#### **Community Legal Aid Society, Inc.**

##### **FY14 Private Enforcement Initiative – Multi-Year Component - \$300,000.00**

Community Legal Aid Society, Inc. (CLASI) will use its grant to reduce the instances of housing discrimination in Delaware through increased enforcement efforts. All services and activities under this project will be available to the class members protected under the federal, state and local fair housing acts; and all activities, facilities and materials funded by this program will be fully accessible to persons with disabilities. The project will continue activities conducted under previous PEI grants, including continued action on systemic complaints filed. The project will emphasize the investigation of systemic fair housing violations through testing and will include an investigation of real estate owned (REO) property maintenance in Delaware, conducted with the assistance of the University of Delaware's Center for Community Research and Services (CCRS). CLASI will also collaborate with other housing advocates in the state to implement recommendations in the Analysis of Impediments to Fair Housing Choice in Delaware. Activities will include fair housing tests, intake and investigation of complaints of discrimination in housing-related activities; filing of housing discrimination complaints with HUD and/or the Delaware Division of Human Relations for any meritorious claims; and outreach via fair housing presentations in the targeted community.

## District of Columbia

### Washington

#### **Equal Rights Center**

##### **FY16 Education and Outreach Initiative – General Component - \$125,000.00**

The Equal Rights Center (ERC) will use its grant to benefit individuals in all federally protected classes: race, color, religion, sex, familial status, disability, and national origin, as well as some locally protected classes that serve as proxies for discrimination against federally protected groups. Additionally, the ERC will produce an informative, compelling video about housing accessibility issues that will help diverse audiences understand the significance and extent of accessibility requirements in housing. Other activities include conducting at least ten "Know Your Rights" style fair housing trainings in community-based settings throughout the area and providing quarterly expert fair housing guidance to ERC members and visitors to the ERC's website by publishing a web-based fair housing advice column, tailored to fair housing issues as they arise in the greater Washington Metropolitan area.

#### **Equal Rights Center**

##### **FY16 Private Enforcement Initiative – Multi-Year Component - \$300,000.00**

## District of Columbia, cont.

The Equal Rights Center (ERC) will use its grant for projects that will benefit individuals protected by all federally protected classes as well as many locally protected classes in the District of Columbia and surrounding areas. The projects activities include: assist individuals with submitting requests for reasonable accommodation or modifications to their housing provider(s); continue work on or initiate work on at least two systemic housing investigations, complete rental test parts based on intake allegations, and/or information ERC becomes aware of regarding trends or systemic issues in the local housing market indicating the possibility of fair housing violation; complete sales test parts on the basis of specific allegations, local trends, systemic issues, or as part of ongoing investigations conducted in prior grant years, as is allowable in consideration of statute of limitation issues, and other enforcement related actions. ERC will also recruit and train testers to conduct rental tests, and will provide refresher tester training or training in an advanced or specialized testing methodology, provide fair housing guidance to individuals in the greater Washington, D.C. metro area.

### **Housing Counseling Services**

#### **FY16 Education and Outreach Initiative – General Component - \$125,000.00**

Housing Counseling Services (HCS) will use its grant to conduct fair housing outreach and education activities targeted to low- and moderate-income households and underserved populations, including the LEP community, minorities, and persons with disabilities; encourage housing industry professionals, landlords, housing providers, community-based service providers, and community and faith-based leaders to play a more active role in promoting equal housing opportunity; curtail housing discrimination; and increase the number of complaints filed with fair housing enforcement agencies throughout the DC Metropolitan area (including suburban MD and VA). The primary goal of this initiative is to educate consumers on fair housing, financial literacy, credit management, and how to avoid high-cost loans and abusive lending practices that violate the Fair Housing Act.

### **National Community Reinvestment Coalition**

#### **FY16 Education and Outreach Initiative – General Component - \$124,999.06**

National Community Reinvestment Coalition's (NCRC's) National Training Academy (NTA) will use its grant to conduct fair housing education and Assessment of Fair Housing (AFH) technical assistance in the southern states of Mississippi and Alabama. Project staff will utilize its local partners, who have submitted letters of support and firm commitment, to provide meeting space, assist with recruiting participants, and promote affirmative marketing strategies. NCRC fair housing experts will travel to these locations each quarter to train and provide local community partners with the necessary AFFH and fair housing expertise to deploy a comprehensive outreach strategy. This project will focus on the following goals and activities: 1) increase Social Media reach by creating fair housing specific Facebook and Twitter accounts and post fair housing information every week; 2) increase the knowledge of government officials by providing fair housing training to minimum of 40 government officials; 3) increase knowledge of fair housing by distributing 1,000 fair housing brochures in multiple languages; 4) increase knowl-

## District of Columbia, cont.

edge about the AFH process by hosting an AFH meeting in each city; 5) increase access to those with limited mobility by providing fair housing webinars quarterly for no less than a total of 50 people; 6) increase knowledge of fair housing by training no less than 50 college or high school students and collaborating on outreach activities; and 7) increase the access to persons with Limited English Proficiency LEP by conducting 4 trainings and 4 webinars in Spanish.

### **National Community Reinvestment Coalition**

#### **FY14 Private Enforcement Initiative – Multi-Year Component - \$300,000.00**

The National Community Reinvestment Coalition (NCRC) will use its grant to complete an estimated 200 matched-pair rental site and telephonic tests, 100 matched-pair sales site tests, and 160 matched-pair site and telephone lending tests. NCRC's deliverables will produce a cutting-edge, comprehensive, fair housing audit, documenting how rental-housing providers are providing access to rental units to members of protected classes in historically segregated communities that are hard-hit by the foreclosure crisis and how real estate companies and lenders are treating home seekers reentering the sales and lending markets. NCRC will test in the following jurisdictions based upon foreclosure, demographic, and rental indices data: Washington, D.C. metropolitan statistical area (MSA); 2) Baltimore, MD MSA; 3) Houston, TX MSA; 4) Las Vegas, NV MSA; 5) Phoenix, AZ MSA; 6) Naples, FL MSA; 7) Atlanta, GA MSA; 8) Detroit, MI MSA; 9) Los Angeles, CA MSA; and 10) Cleveland, OH MSA. NCRC will also draft, publish, and distribute comprehensive white papers discussing audit results, best practices, and policy recommendations. Work will be coordinated from NCRC's office in Washington, D.C.

### **National Fair Housing Alliance**

#### **FY16 Education and Outreach Initiative - National Media Campaign Component –**

**\$ 1,249,997.00**

The National Fair Housing Alliance (NFHA) will use its grant to enhance a centralized, coordinated multi-media and web-based effort. The campaign elements will be cohesive and complementary. NFHA will subcontract with The Causeway Agency (a public service marketing and advertising firm). The campaign will be distributed throughout the United States and utilize social media efforts such as Google Adwords advertising, YouTube TrueView online video campaign, micro-targeted Facebook marketing, mobile marketing through real estate web giant Zillow.com, and Twitter Promoted Tweets. Two videos will feature persons who have experienced discrimination and reached a successful resolution through the complaint process. A third video will describe the process of HUD investigations in order to meet consumer demand to understand what happens when a complaint is filed. NFHA will also capitalize on existing resources by adapting 12 PSAs into 192 national and localizable formats designed for use as billboards, mall posters, and various forms of public transit advertising. Other project activities include creating PowerPoint training programs and fair housing informational brochures that can be localized

## District of Columbia, cont.

and downloaded, webinars, and fair housing posters.

### **National Fair Housing Alliance**

#### **FY16 Private Enforcement Initiative – Lending Component - \$324,999.00**

The National Fair Housing Alliance (NFHA) will use its grant to implement two major lending and enforcement activities. First, NFHA will develop broad-based investigations of mortgage lenders. The organization will analyze Home Mortgage Disclosure Act data for 100 lenders in the target area markets to identify lenders for in-depth testing or other investigations focusing on identifying market share disparities, geographic distribution of loans, and population penetration for access to mortgage credit. Also, NFHA will examine if redlining or other practices are limiting access to mortgage credit by training 12 testers to conduct 60 lending test parts. Second, NFHA will conduct 100 investigations of foreclosed homes in the targeted areas and provide intensive follow-up collaboration with HUD investigators in five HUD Regions and Headquarters that are currently working on systemic HUD complaints filed by NFHA. Further, NFHA will contract through legal counsel to provide analysis and expert reports to the HUD investigators working on more than the 3,900 foreclosed homes in 65 cities that are part of the current HUD complaints.

### **National Fair Housing Alliance**

#### **FY14 Private Enforcement Initiative – Multi-Year Component - \$300,000.00**

The National Fair Housing Alliance (NFHA) will use their grant to conduct rental, sales, lending, insurance, and design and construction investigations. NFHA will conduct these tests in multiple Community Development Block Grant (CDBG) jurisdictions across the country, focusing on underserved cities where no private, non-profit, full-service fair housing centers are located. These systemic investigations will provide CDBG recipients with more knowledge about how discrimination occurs in their localities so they can design better remedies in their consolidated plans for eliminating barriers to fair housing. NFHA will develop systemic investigations based on initial testing evidence and bring administrative or legal enforcement actions. The service areas include Albuquerque-Santa Fe, New Mexico; Louisville, Kentucky; and at least three additional CDBG communities where residential segregation continues unchallenged. NFHA's project has five related testing and investigation activities designed to provide a strategic, systemic approach to challenging illegal activities by rental management companies, real estate brokers, insurance agents, mortgage lenders, servicers and banks, and builders and developers. NFHA will recruit and train rental, sales and lending testers to help conduct the investigations. NFHA will collaborate with FHAP agencies and local non-profits to identify companies for investigations.

## Florida

### **Daytona Beach**

## **Community Legal Services of Mid-Florida, Inc.**

### **FY14 Private Enforcement Initiative – Multi-Year Component - \$300,000.00**

Community Legal Services of Mid-Florida, Inc. (CLSMF) will use its grant to serve residents of Brevard, Citrus, Flagler, Hernando, Lake, Marion, Orange, Osceola, Putnam, Seminole, Sumter and Volusia Counties in Central Florida who may be victims of housing discrimination, lending discrimination, or mortgage rescue fraud. The full-service project will perform fair housing outreach/education throughout Central Florida in order to identify victims of housing and lending discrimination or mortgage rescue scams. Materials will be distributed in English, Spanish, Vietnamese and Creole; and CLSMF staff will conduct fair housing/fair lending/mortgage rescue educational workshops in English, Spanish and Creole to educate area residents on discriminatory housing practices. The project will also continue or initiate at least 30 systemic investigations over a three-year period; project staff will work with local counties and municipalities on identifying and overcoming impediments to fair housing choice, and will build the capacity of local jurisdictions to affirmatively further fair housing through annual training for state/local government staff and housing providers; and CLSMF will enforce the Fair Housing Act and fair lending laws against violators through complaints filed with HUD or substantially equivalent agencies and through conciliating, mediating and litigating appropriate cases in administrative forums and state/federal court.

## **Jacksonville**

### **Jacksonville Area Legal Aid, Inc.**

#### **FY14 Private Enforcement Initiative – Multi-Year Component - \$424,979.00**

The Jacksonville Area Legal Aid, Inc. (JALA) will use its FHIP grant to increase compliance with the Fair Housing Act and fair housing laws through education, outreach, testing, and filing/litigation. JALA will investigate systemic complaints; investigate discriminatory practices and litigate property maintenance, zombie foreclosure, and Garn-St. Germaine cases (loan modification for widows). Enforcement will include requesting reasonable accommodations or modifications, mediation, and conciliation or voluntary resolution of housing discrimination complaints prior to filing or after the case has been filed. Services and activities will be expanded to additional systemic investigations including zoning restrictions that discriminate against persons with disabilities, and apartments that may have been constructed in violation of the Fair Housing Act's Design and Construction standards. Additional systemic investigations may include testing for discrimination in rental, sales, lending, public and private housing providers. The service area includes Florida northeast counties: Baker, Bradford, Clay, Duval, Nassau, and St. Johns.

## Florida, cont.

### **Lantana**

#### **Fair Housing Center of the Greater Palm Beaches, Inc.**

##### **FY15 Private Enforcement Initiative – Multi-Year Component - \$300,000.00**

The Fair Housing Center of the Greater Palm Beaches, Inc. (FHC) will use its grant to address housing discrimination throughout 36 municipalities to include the Cities of West Palm Beach, Riviera Beach, Boynton Beach and others. FHC will also provide comprehensive services to persons with limited English proficiency and persons with disabilities. The organization's enforcement and education and outreach activities will include: complaint intake, completing systemic or complaint based investigations, recruiting and training testers, conducting refresher/ advanced tester training, conducting complaint-based and/or survey test parts, conducting workshops geared towards LEP new immigrants; distributing fair housing educational material, and other activities. FHC's private enforcement and education and outreach efforts will address impediments to fair housing choice and Affirmatively Further Fair Housing.

### **Melbourne**

#### **Fair Housing Continuum, Inc.**

##### **FY14 Private Enforcement Initiative – Multi-Year Component - \$300,000.00**

The Fair Housing Continuum, Inc. (Continuum) will use its grant to start a new systemic investigation of senior/ assisted living facilities and continue two systemic investigations of REO maintenance and a deaf/hard of hearing test program throughout its six-county area. The Continuum will provide the full range of fair housing enforcement activities to all persons protected under the Fair Housing Act. The organization will recruit and train testers; conduct test parts; provide a website; present at speaking engagements; conduct site assessments and market reviews; provide AFFH to households; initiate systemic investigations with other fair housing organizations; and assist persons with reasonable accommodations/modifications and other activities. The Continuum has added the City of Orlando to its geographical operating area and will continue services to the underserved communities of homeless persons while focusing on the issues of immigrant populations (limited English speaking) and persons with disabilities. Testing investigations indicate that the design and construction of 80% of condominiums have not come into compliance with the accessibility requirements of the Fair Housing Act; and with new construction on the rebound, the Continuum will continue its investigation of new construction accessibility under this grant.

### **Miami**

#### **Housing Opportunities Project for Excellence, Inc.**

##### **FY14 Private Enforcement Initiative – Multi-Year Component - \$300,000.00**

## Florida, cont.

Housing Opportunities Project for Excellence, Inc. (HOPE) will use its grant to conduct a full-service project providing culturally competent and accessible fair housing services to all members of protected classes in Miami-Dade and Broward Counties, with the goal of increased numbers of complaints from south Florida's immigrant population, other minorities, persons with disabilities, and other underserved populations. Annually, HOPE will conduct the following project activities: conduct fair housing intake and investigate allegations of housing discrimination; assist clients requesting reasonable accommodations; provide fair housing counseling to households, including immigrant families, on discriminatory housing practices; recruit and train testers; conduct review of housing markets and the practices of businesses for the development of systemic investigations; conduct site assessments and other methods of investigation; conduct rental, sales, accessibility design/construction, and lending tests; test parts; evaluate housing discrimination complaints for enforcement and refer enforcement proposals to HUD, private attorneys, and other administrative agencies for appropriate action; establish/ maintain partnerships with agencies/organizations; provide fair housing information to local officials on obligations to Affirmatively Furthering Fair Housing (AFFH); and conduct targeted outreach to specific groups, including landlords, to inform them about fair housing rights and obligations.

## **Tampa**

### **Bay Area Legal Services, Inc.**

#### **FY14 Private Enforcement Initiative – Multi-Year Component - \$300,000.00**

Bay Area Legal Services, Inc. will use its grant to provide services to underserved, vulnerable populations in nine high needs, including Plant City, Ruskin, Gibsonton, Wimauma, and the City of Tampa. The project will address communities: 1) educational activities to residents with lack of knowledge of fair housing rights, and to housing providers about fair housing obligations; 2) discriminatory practices in rental, sales and lending against African Americans, Hispanics, Asians, the elderly and persons with disabilities; 3) the preservation of affordable, decent housing and create more inclusive communities especially for populations at increased risk of discriminatory housing practices; and 4) reasonable accommodations and accessibility for disabled persons. The project will affirmatively further fair housing rights through investigation and/or enforcement of 100 cases, 100 paired tests, and 12 educational events.

## **West Palm Beach**

### **Legal Aid Society of Palm Beach County, Inc.**

#### **FY16 Education and Outreach Initiative – General Component - \$125,000.00**

The Legal Aid Society of Palm Beach County, Inc., will use its grant to explain to the general public and local housing providers what "equal opportunity in housing" means and what housing providers need to do to comply with

the Fair Housing Act. Through this project, the organization will address the subtler and technical forms of housing discrimination, such as racially discriminatory lending, discrimination against seniors and persons with mental illness, and discriminatory targeting of persons of limited English proficiency.

**Legal Aid Society of Palm Beach County, Inc.**

**FY14 Private Enforcement Initiative – Multi-Year Component - \$300,000.00**

Legal Aid Society of Palm Beach County, Inc. (LASPBC) will use its grant to address local discriminatory housing practices by increasing compliance with the federal FHA and with substantially equivalent state and local fair housing laws through the following enforcement activities: 1) systematically investigate at least 70 cases, of which it is estimated that approximately 15 will be litigated; 2) recruit and train 30 new testers; 3) conduct 75 tests of the local housing market, of which 15 will be sales, 45 will be rental, and 15 will target accessibility/reasonable accommodation/modification; 4) conduct at least 12 education and outreach activities targeting underserved communities of immigrant populations, persons with disabilities, veterans and seniors; 5) conduct at least 3 fair housing workshops; and (6) refer at least 15 complaints to HUD or the local FHAP agency. The project will concentrate on resolving fair housing complaints through mediation or other voluntary resolution processes whenever possible, practical, and in the best interest of the client. The service area includes Palm Beach, Martin, Okeechobee and Hendry Counties.

[Georgia](#)

**East Point**

**Metro Fair Housing Services, Inc.**

**FY15 Private Enforcement Initiative – Multi-Year Component - \$300,000.00**

Metro Fair Housing Services, Inc. (Metro) will use its grant to continue its core fair housing activities in the greater Atlanta Metropolitan Statistical Area (MSA) by maintaining a satellite office in the northern region of Gwinnett County to provide greater access to Georgia residents in bordering areas with large Latino communities that include Forsyth, Hall, Cherokee, Cobb Counties and the northern end of Fulton and DeKalb Counties. Metro will perform 598 rental, sale and lending tests based on race, national origin, familial status, and disability. Metro will collaborate with faith-based and community organizations to conduct 132 education events to reach 2,500 persons. Metro expects to receive 600 housing inquiry intakes from residents throughout the MSA. Metro will file 36 bona fide fair housing allegations with HUD. Metro will mediate or conciliate a minimum of nine complaints and recruit and train a minimum of 40 new testers. Metro will sponsor three Fair Housing Month events in April.



## Hawaii

### **Honolulu**

#### **Legal Aid Society of Hawaii**

##### **FY14 Private Enforcement Initiative – Multi-Year Component - \$350,000.00**

The Legal Aid Society of Hawaii (LASH) Fair Housing Enforcement Program will use its grant funds for a statewide project. Project activities will include materials development; conducting intakes, mediating complaints, assisting with requests for reasonable accommodations and/or modifications; referrals for representation; training for testers; conducting tests; and education and outreach programming/activities. The full-service enforcement program for fair housing will focus on increasing education and outreach; increasing disability testing and enforcement; increasing systemic testing for accessibility and structural violations; and expanding the testing program statewide, as well as concentrating on increasing recruitment and training for testers on islands other than O’ahu.

## Idaho

### **Boise**

#### **Intermountain Fair Housing Council, Inc.**

##### **FY16 Education and Outreach Initiative – General Component - \$119,890.00**

The Intermountain Fair Housing Council (IFHC), the newly full-time fair housing enforcement organization in Boise, Idaho, will use its grant to provide a statewide, full-service fair housing education and outreach program, focused on low-income rural persons, recent immigrants (LEP), persons with disabilities, single-female heads-of-households with children, and offer a full-spectrum of fair housing services to all Fair Housing Act protected persons. The IFHC will provide various activities of which some include produce and provide two radio Spanish fair housing programs or written articles; provide fair housing outreach and education “interpreted” events for LEP households in the Treasure and Magic Valleys in Spanish, Arabic, Swahili and Somali; conduct a Hispanic youth (HY) outreach project; utilize trained fair housing HY Coordinator & college students to teach 200 Latino youth fair housing for dissemination to their families and communities through Hispanic Youth Symposium, Future Hispanic Leaders of America (FHLA), and other methods; and in turn, they teach other community youth in protected status groups, including lesbian, gay, bisexual and transgender; and implement the New Social Media Strategy, Mobile Mondays, and Wednesday Web Chats as well as on-line training.

#### **Intermountain Fair Housing Council, Inc.**

##### **FY15 Private Enforcement Initiative – Multi-Year Component - \$300,000.00**

The Intermountain Fair Housing Council (IFHC), will use its grant to provide a statewide full-service fair housing enforcement program designed to address systemic housing issues across agencies and industries; focused on low-income rural, recent immigrants (LEP), persons with disabilities, and single female heads-of-households with children, LGBTQ persons, veterans, and homeless; and providing a full-spectrum of fair housing services to all protected persons protected by the Fair Housing Act.

## Illinois

### Chicago

#### **Access Living of Metropolitan Chicago**

##### **FY16 Private Enforcement Initiative – Multi-Year Component - \$300,000.00**

Access Living of Metropolitan Chicago (Access Living) will use its grant to advance the housing rights of people with disabilities within its service area. Investigation and enforcement services will include work on behalf of individuals with disabilities to combat discrimination, expand fair housing opportunities and choice, assist individuals' transition from institutions into community-based housing, improve rental housing, promote accessible housing, and foster compliance with fair housing laws. Access Living will recommend policy changes to expand housing opportunities and advance fair housing protections for people with disabilities, ensure interagency coordination to further fair housing, and educate and collaborate with public and private partners on developing affordable, accessible, and integrated housing. The organization's education assistance activities will include empowering consumers to solve fair housing disputes on their own, instructing housing providers on how to comply with fair housing laws, and teaching architects and developers about new construction requirements.

#### **Chicago Lawyers' Committee for Civil Rights Under Law, Inc.**

##### **FY16 Private Enforcement Initiative – Multi-Year Component - \$300,000.00**

The Chicago Lawyers' Committee for Civil Rights (CLC) will use its grant to conduct intake; investigation, including testing and systemic investigation; mediation and litigation; and outreach, education, and training. Specifically, CLC will receive discrimination complaints and refer cases to a panel of 35 pro bono lawyers from Chicago law firms. CLC will also recruit testers and conduct complaint-based and systemic testing for housing rental, sales, or lending. Lastly, CLC will reach people through its education and outreach efforts with fair housing brochures and presentations in English, Spanish, and other languages. CLC will also hold events in collaboration with the Illinois Department of Human Rights.

#### **The John Marshall Law School**

##### **FY16 Education and Outreach Initiative – General Component - \$ 124,972.75**

The John Marshall Law School will use its grant to expand its Fair Housing Legal Support Center's (Center) ef-

## Illinois, cont.

forts to inform and educate persons in the Chicago Metropolitan area, especially college and university students in protected classes, about fair housing and fair lending laws and their rights under these laws. The 18-month program, Fair Housing/Fair Lending: The Next Generation, will target its audiences with age-appropriate presentations and materials. Further, the program will consist of two components. First, the Center will teach two, 3-credit hour one-semester fair housing/fair lending courses at the law school to a total of 24 college and university students. A purpose of the course is to create a new generation of fair housing advocates. Students will be allowed to take the Fair Housing/Fair Lending course at no cost to them. John Marshall will establish scholarships to cover their full tuition and fees. Second, the Center will schedule a minimum of 15 education and outreach events at which 24 fair housing/fair lending law presentations will be made specifically targeting audiences ranging from students to seniors and all protected classes.

### **The John Marshall Law School**

#### **FY15 Private Enforcement Initiative – Multi-Year Component - \$300,000.00**

The John Marshall Law School will use its grant to conduct a broad-based, full-service project under the Private Enforcement Initiative (PEI) Multi-year Component (MY) to affirmatively further fair housing by assisting persons who have been discriminated against in housing with legal representation. The work of the Clinic is certified to be consistent with Sustainable Communities Planning and Implementation. The Clinic employs an executive director and a project manager who are attorneys, two additional experienced full-time attorneys, one part-time attorney, a test coordinator, two project assistants, intake and financials and a bookkeeper/office manager. The grant project includes training approximately 25 interns each year. The law interns work in the Clinic under the supervision of practicing attorneys. Over 500 persons are expected to contact the Clinic each year for assistance. Interns or an attorney reviews each case and, if the case presents a matter that is potentially covered by the fair housing laws, interviews the complainant and make a recommendation whether the case can be effectively handled by the Clinic. The attorneys collectively make the final decision on whether the claim is meritorious and falls within the Clinic's guidelines. In appropriate cases, the Clinic conducts testing to determine if discrimination has occurred. The Clinic also conducts testing to uncover systemic discrimination. When necessary, the Clinic seeks appropriate remedies for its clients in state and federal administrative and judicial proceedings. It will maintain an active case-load of approximately 40 cases a year and will conduct 80 tests a year under this grant.

### **Homewood**

#### **South Suburban Housing Center**

#### **FY16 Education and Outreach Initiative – General Component - \$125,000.00**

South Suburban Housing Center (SSHC), which has served over 100 municipalities in the south Chicago metropolitan region for the last 41 years, will use its grant to address activities needed to assist with recovery from

## Illinois, cont.

the mortgage foreclosure crisis. It will provide education, counseling and advocacy assistance for mortgage distressed households victimized by prior discriminatory practices, to prevent predatory lending, mortgage and short sale fraud and mortgage modification scams. SSHC will also create partnerships with local organizations, governments and FHAP agencies to build capacities to overcome these mortgage lending problems through regional efforts to Affirmatively Further Fair Housing.

### **South Suburban Housing Center**

#### **FY14 Private Enforcement Initiative – Multi-Year Component - \$300,000.00**

South Suburban Housing Center (SSHC) will use its grant to address the continuing need for comprehensive fair housing enforcement activities in over 100 municipalities in the south Chicago metropolitan region and in underserved areas of northwest Indiana and central Illinois to treat historic impediments to fair housing causing patterns of segregation and assist with the recovery from the mortgage foreclosure crisis. This will be done by implementing fair housing complaint intake, strategic testing with increased capacity to conduct systemic investigations, dispute resolution, and when necessary, the filing of HUD and federal court Fair Housing Act violation actions. The project also features education and outreach efforts for persons with disabilities, general population, and municipal and public housing providers to provide awareness of Affirmatively Furthering Fair Housing obligations.

### **Rockford**

#### **Prairie State Legal Services, Inc.**

#### **FY14 Private Enforcement Initiative – Multi-Year Component - \$300,000.00**

Prairie State Legal Services, Inc. will use its grant to 1) recruit/train more testers, including developing a base of testers in the Peoria area; 2) conduct market reviews and determine testing sites for both audit and complaint-based testing and conduct paired and phone fair housing tests at those sites; 3) conduct investigations of systemic discrimination against Hispanics or African-Americans in rental, sales or lending markets to identify barriers to housing choice, and file enforcement proposals with HUD or DOJ; 4) intake and represent clients experiencing unfair housing practices, including assistance to persons with disabilities with requests for reasonable accommodations; 5) file complaints with HUD, the Illinois Department of Human Rights (IDHR) or the courts and represent clients in those proceedings; 6) negotiate, monitor, and enforce settlement agreements; 7) sign formal partnership agreements with community agencies and faith-based groups; 8) conduct fair housing education and outreach presentations to targeted groups and housing consumers, train housing providers and entitlement jurisdictions and their sub-grantees about standards that affirmatively furthering fair housing; and 9) raise public awareness of housing discrimination, legal protections and project services through a media campaign reaching Spanish-speaking households, community-wide fair housing month events, PSA's, the distribution of written

## Illinois, cont.

materials and brochures, and social networking sites. In years two and three, PSLs continue these activities but also: 1) increase its systemic investigations, 2) represent more people with disabilities, and 3) offer communities a training session on how zoning laws and building codes can limit housing choice.

### **West Chicago**

#### **H.O.P.E. Inc., dba HOPE Fair Housing Center**

##### **FY16 Education and Outreach Initiative – General Component - \$124,893.00**

H.O.P.E. Inc. dba Fair Housing Center will use its grant to create a fair housing presentation that highlights the elimination of discrimination and the promotion of integrated living patterns and informs youth about current Fair Housing Act protections for young people. The project purpose is to instruct, nurture, inspire, and give young people and new immigrants learning English useful fair housing information and resources. HOPE will develop an accompanying curriculum appropriate for English as a Second Language (ESL) classes and a before and after survey tool to assess audience knowledge and attitude towards fair housing. HOPE will conduct 80 in-person presentations at selected high schools and ESL classes in the service area. HOPE will also review and analyze the before and after fair housing surveys and create a report documenting that information.

#### **HOPE Fair Housing Center**

##### **FY14 Private Enforcement Initiative – Multi-Year Component - \$300,000.00**

HOPE Fair Housing Center's will use its grant to conduct rental, accessibility, and real estate sales investigations. HOPE will also continue to provide the complaint intake, testing, and investigation services it has offered to housing consumers for the past 18 years. This grant will allow HOPE to continue to expand its systemic investigations, conduct activities to increase voluntary compliance with fair housing laws, and continue its nationally acclaimed education and outreach programs.

### **Winnetka**

#### **Open Communities**

##### **FY14 Private Enforcement Initiative – Multi-Year Component - \$300,000.00**

Open Communities will use its grant to serve 16 northern Cook and southern Lake County suburbs north of Chicago by conducting a full-service, broad-based fair housing enforcement project. Comprehensive enforcement activities will be provided through systemic and complaint-based investigations that monitor and act upon discriminatory practices in the housing industry to ensure that all people have an equal opportunity to apply for and retain housing of their choice. Open Communities is currently engaged in complaint intake and investigation, testing for fair housing violations, and enforcement of meritorious claims.

## Indiana

### Indianapolis

#### **Fair Housing Center of Central Indiana, Inc.**

##### **FY16 Education and Outreach Initiative – General Component - \$87,513.00**

The Fair Housing Center of Central Indiana (FHCCI) will use its grant to provide fair housing education on the federal Fair Housing Act throughout the FHCCI service area. To this end, the goal is to provide fair housing education and outreach through trainings, webinars, new publications, PSAs, and outreach mailings across the FHCCI's 24 county service area. Project activities will include the following: (1) conducting 10 fair housing trainings with three of these trainings being in counties outside of MSAs; (2) conducting two Spanish language fair housing trainings; (3) conducting four fair housing disability trainings; (4) conducting three fair housing LGBT trainings; (5) conducting five fair housing webinars; (6) conducting a fair housing legal seminar; (7) conducting a fair housing training for Columbus city staff; (8) conducting three topic specific trainings on fair lending, AFFH, and disparate impact (emphasis on affordable housing placement); and (9) creating new fair housing publications and Public Service Announcements in English, Spanish, and Burmese.

#### **Fair Housing Center of Central Indiana, Inc.**

##### **FY14 Private Enforcement Initiative – Multi-Year Component - \$300,000.00**

The Fair Housing Center of Central Indiana (FHCCI) project area will use its grant to serve over 1.8 million residents, primarily the 13 counties of central Indiana (Boone, Clinton, Delaware, Hamilton, Hancock, Hendricks, Johnson, Madison, Marion, Monroe, Morgan, Rush, and Shelby). This area encompasses the Indianapolis Metro Area, surrounding counties, and two rural counties. The primary purposes of this grant are to: continue current efforts to affirmatively further fair housing; expand the public's knowledge of the services of the FHCCI to uncover incidents of housing discrimination; conduct testing and other investigation tools to effectively address identified unlawful discrimination; support a variety of training programs on fair housing and further diversify the types of programs; and continue projects related to the investigation of systemic predatory lending allegations and other systemic investigations begun under previous FHIP awards. Activities include: conduct intake and investigations of housing discrimination; complete rental test parts; conduct systemic investigations; partner with other fair housing organizations on systemic investigations; file meritorious fair housing complaints with HUD/FHAP/ courts; conduct fair housing trainings; and conduct an accessibility training seminar, an attorney training seminar, an Olmstead/fair housing training, and yearly April fair housing conference.

## Kentucky

### Lexington

#### **Lexington Fair Housing Council, Inc.**

##### **FY14 Private Enforcement Initiative – Multi-Year Component - \$300,000.00**

The Lexington Fair Housing Council will use its grant funding for the purpose of continuing its successful enforcement program. The funds will be used to conduct the following tasks: an expanded program of systemic paired sales and rental testing throughout Kentucky; reasonable accommodation testing; accessibility surveys; a hotline for housing providers seeking legal advice on fair housing laws; fair housing trainings for housing providers; trainings for housing providers on working with the mentally ill; continue to staff and advertise a program to provide immediate advice to those under pressure to take out predatory loans; providing education and monitoring for local homeownership programs; outreach to the community (including workshops in languages other than English); promotion of language access by housing providers; partner with Kentucky State University (a Historically Black College) to educate their students about fair housing laws; intake on housing discrimination issues; obtaining reasonable accommodations/modifications; filing fair housing complaints; litigation; and mediations.

## Louisiana

### New Orleans

#### **Greater New Orleans Fair Housing Action Center, Inc.**

##### **FY16 Education and Outreach Initiative – General Component - \$125,000.00**

The Greater New Orleans Fair Housing Action Center (FHAC) will use its grant to concentrate on educating protected class members and housing providers throughout the state of Louisiana about their rights and responsibilities under the Fair Housing Act and applicable local and state fair housing regulations. Activities will include: 1) host one fair housing summit for at least 100 participants, 2) host three educational events for Fair Housing Month 2017, 3) provide education and outreach services and materials in English and at least two other languages (French, Spanish, Vietnamese, and/or Portuguese) regarding the rights and responsibilities afforded by the Fair Housing Act; 4) update fair housing educational material to include information on HUD's criminal background guidance and the 2015 Louisiana Violence Against Women Act; and 5) create webinar, website, or other online learning tools to provide housing providers with information about their responsibilities under the Act.

#### **Greater New Orleans Fair Housing Action Center, Inc.**

##### **FY14 Private Enforcement Initiative – Multi-Year Component - \$300,000.00**

The Greater New Orleans Fair Housing Action Center (FHAC) will use its grant to continue providing fair housing services to individuals and families in the service area of southeast Louisiana. This project is designed to serve all individuals protected under the federal Fair Housing Act. Activities will include: intake and investigate new housing queries; conduct rental test parts and additional test parts; conduct investigations of alleged discrimination that is pervasive or institutional in nature or where the collection and analysis of data to develop a complaint will involve complex issues, novel questions of fact or law, or will potentially affect a large number of persons; make fair housing presentations to first time homebuyers; conduct targeted outreach about fair housing; evaluate business practices of businesses covered by housing discrimination laws; and conduct a variety of other activities such as analysis and the provision of technical assistance to help covered entities meet their obligation to AFFH, including the Housing Authority of New Orleans and the City of Baton Rouge.

## Maryland

### **Baltimore**

#### **Baltimore Neighborhoods, Inc.**

#### **FY14 Private Enforcement Initiative – Multi-Year Component - \$300,000.00**

Baltimore Neighborhoods, Inc. (BNI) will use its grant funds to address the need for meaningful fair housing enforcement, education, and outreach services in Maryland. BNI will utilize a comprehensive approach of fair housing investigation and enforcement, providing technical assistance and training to fair housing organizations, and providing education and outreach to the public. Specifically, BNI will recruit and train testers; coordinate and conduct fair housing tests; conduct intake and investigation of allegations of housing discrimination and file applicable enforcement referrals of complainants to HUD; conduct MFD surveys; conduct “Fair Housing Matters” trainings; respond to fair housing inquiries; and conduct “Fair Housing 101” events to Metropolitan Baltimore Quadel (MBQ), its staff, landlords, and tenants, and introduce audiences to their fair housing rights and responsibilities.

## Maine

### **Portland**

#### **Pine Tree Legal Assistance**

#### **FY16 Private Enforcement Initiative – Multi-Year Component - \$300,000.00**

The Pine Tree Legal Assistance will use its grant to represent individuals who have been victims of discriminations; advocate for protected classes in local, regional, and statewide forums; educate the community about fair housing; and affirmatively further fair housing. In addition, testing will be used to identify systemic discrimination against all protected categories, education and outreach efforts will be designed both to strengthen awareness of fair housing laws and protections among individuals vulnerable to discrimination and to strengthen capacity among government and nonprofit partners to enforce and extend fair housing protections for all vulnerable indi-



viduals around Maine.

## Massachusetts

### **Boston**

#### **Fair Housing Center of Greater Boston**

##### **FY16 Education and Outreach Initiative – General Component - \$124,999.98**

Fair Housing Center of Greater Boston (FHCGB) in cooperation with its partners will use its grant to undertake its “Fair Housing for All” Campaign to inform the general public about their rights, duties and obligations under the Fair Housing Act. Activities include (a) providing 60 fair housing trainings for protected class members with a special focus on fair lending, families with children, Section 8 voucher holders, domestic violence, lead paint, harassment, criminal background checks and Affirmatively Furthering Fair Housing (AFFH) policy; (b) marketing “Fair Housing for All” campaign by selecting segments of its Fair Housing trainings to be recorded and used to create 5 webinars on the FHCGB website which end with a short advertisement urging people to host fair housing trainings and file complaints; (c) upgrading all of the organization’s educational materials (brochures and factsheets) and produce new materials in the 12 languages of the region for every federal protected class and special issues such as Section 8 voucher holders, domestic violence, lead paint, harassment, criminal background checks and AFFH policy; (d) distributing 1000 brochures throughout the region in the 13 prominent languages of the region; (e) conducting outreach to its regional audience by designing and implementing a regional media campaign to parallel its educational work by utilizing print media (writing 10 op-eds/articles for local newspapers, newsletters, websites and housing blogs), electronic media (appearing on 10 television, radio, cable shows, YouTube shows and distributing 50 PSAs) and social media (Facebook, Twitter, creating a YouTube channel for videos), and upgrading the FHCGB website to be more user-friendly, accessible to the visually impaired and inter-active in the 13 prominent languages of the region; (f) continuing to strengthen and expand its participation in various partnerships; and (g) participating in a major Fair Housing Month event during April 2017 and 2018.

#### **Fair Housing Center of Greater Boston**

##### **FY14 Private Enforcement Initiative – Multi-Year Component - \$300,000.00**

Fair Housing Center of Greater Boston (FHCGB) will use its grant to provide services in Essex, Middlesex, Norfolk, Suffolk and Plymouth Counties; and the project will serve members of all protected classes under the FHA and substantially equivalent state law. Planned activities include: intake of housing discrimination inquiries; investigate individual and/or systemic housing discrimination complaints and refer complaints to HUD/MCAD; utilize a full-service testing program for rental, sales, mortgage and insurance housing discrimination; assist 10 cities, towns and/or municipalities with their Analysis of Impediments Plans, providing 10 Affirmatively Furthering Fair Housing trainings to non-profit organizations, cities, towns and/or municipalities; cultivate current/new partnerships with coalitions; provide education and training sessions to housing seekers and housing providers in 12 different languages; distribute 2000 brochures as a part of fair housing trainings; and provide housing counseling

## Massachusetts, cont.

sessions for individuals/families.

### **Suffolk University**

#### **FY16 Education and Outreach Initiative – General Component - \$123,778.00**

The Suffolk University Law School Housing Discrimination Testing Program (HDTP) will use its grant to engage in a number of activities designed to provide fair housing information to large groups of people. HDTP's grant activities will build upon the work that the organization has already completed in previous grants, and provide an excellent complement to the organization's ongoing fair housing work in the areas of testing, enforcement, and academic studies, to allow HDTP to maximize the impact of its fair housing activities. Activities will include: providing fair housing trainings for members of community groups, with a special focus on the most common languages in the project area: English, Spanish, and Chinese; offering an online and/or hybrid fair housing course for law students; exploring platforms for an online and/or hybrid fair housing course for housing professionals; reaching out to housing authorities regarding problematic language on websites; continuing to host quarterly meetings for fair housing professionals; offering a fair housing conference for those who work in the fair housing field; continuing to offer various other fair housing training sessions; and developing an assessment form or survey to measure presentation effectiveness and have the tool translated into languages other than English.

### **Suffolk University**

#### **FY14 Multi-Year Initiative – Multi-Year Component - \$300,000.00**

The Suffolk University Law School (SULS) Housing Discrimination Testing Program (HDTP) will use its grant to continue and expand its fair housing work, which includes systemic and complaint-based testing, intake, investigations and representation of people with fair housing complaints. SULS students, particularly those in the Accelerator Practice (formerly known as the Housing Clinic), will have significant live client contact and will interview and counsel clients with fair housing matters; prepare pleadings, discovery, and memoranda; prepare and argue motions; and conduct negotiations, administrative hearings, and trials. Students will also assist clients with reasonable accommodation or modification requests. Students handle administrative matters before various housing authorities, housing discrimination matters before the Massachusetts Commission Against Discrimination, and housing cases in Boston Housing Court and Chelsea District Court. Clients have the benefit of not only working with a dedicated student, but also an experienced attorney who supervises the student's work. The service area will be the Greater Boston area; however, testing may be done in other areas of Massachusetts based on ability and test requests.

### **Holyoke**

#### **Massachusetts Fair Housing Center, Inc.**

**FY16 Private Enforcement Initiative – Multi-Year Component - \$300,000.00**

Massachusetts Fair Housing Center, Inc., (MFHC) will use its grant to expand its capacity to conduct systemic testing investigations for language access, steering practices, and discrimination based on family status and disability. MFHC will build on the success of its Housing Mobility Support Program (the only housing mobility program operated by a FHIP agency in Massachusetts) through a new collaboration with HAPHousing. To increase public awareness of fair housing rights, MFHC intends to increase its education and outreach program through collaboration with public and private partners and by shifting costs onto those liable for discrimination. MFHC will conduct 750 complaints intakes and conduct 1,090 tests. Included in the testing are four special systemic testing investigations to uncover discriminatory treatment of: (1) victims of domestic violence who have limited English proficiency; (2) Hispanics and African Americans in the sales market; (3) families with children; and (4) people with disabilities. MFHC will also undertake policy advocacy with six (6) municipalities for zoning policies that promote inclusive communities.

**New Bedford**

**SouthCoast Fair Housing, Inc.**

**FY16 Education and Outreach Initiative General Component – \$125,000.00**

SouthCoast Fair Housing (SCFH) will use its grant to implement fair housing education and outreach activities in underserved Rhode Island and Bristol and Plymouth Counties, in Massachusetts. SCFH's education and outreach activities will include training for public housing authorities, housing counselors and housing providers; outreach to first-time homebuyers, linguistically-isolated individuals, and disabled individuals; enhancement, translation to Portuguese and Spanish, printing and distribution of fair housing informational materials; enhancement of SCFH's website and social media presence; and development of a complaint referral protocol with Rhode Island Commission on Human Rights. Further, SCFH will leverage its existing partnerships and develop new ones to specifically target education and outreach activities that have the most impact in the region as well as continue its participation in the Massachusetts Statewide Fair Housing Coalition.

**SouthCoast Fair Housing, Inc.**

**FY16 Private Enforcement Initiative Multi-Year Component – \$300,000.00**

SouthCoast Fair Housing (SCFH) will use its grant to continue and expand its fair housing enforcement and education and outreach activities in underserved Bristol and Plymouth Counties, in southeastern Massachusetts, and in the underserved state of Rhode Island. This project will expand SCFH's capacity to meet the fair housing needs of a region that experiences substantial rates of housing segregation. SCFH will expand its service area to include Rhode Island, doubling the population of its service area to approximately 2 million. SCFH's full service project will include fair housing intake, evaluation, and enforcement; audit- and complaint-based fair housing testing; sys-

## Massachusetts, cont.

temic investigations; and monitoring of rental real estate advertisements. Education and outreach activities will include adding to SCFH's current fair housing brochures, website, and press kit to appropriately reference Rhode Island; printing and distributing 15,000 brochures in English, Spanish, and Portuguese; conducting outreach and workshops/trainings; informing local officials about their obligation to affirmatively further fair housing; and building on SCFH's current website and social media presence. Lastly, SCFH will support efforts to hold a fair housing training event in Rhode Island and to organize the Annual Fair Housing and Civil Rights Conference in Springfield, Massachusetts as well as participate in the Massachusetts Statewide Fair Housing Coalition.

### **Springfield**

#### **HAP, Inc.**

#### **FY16 Education and Outreach Initiative General Component –\$125,000.00**

HAP, Inc., in partnership with the Massachusetts Fair Housing Center will use its grant to provide services to more than 825,000 individuals living in Hampden, Hampshire, Franklin, and Berkshire counties in Massachusetts. HAP's fair housing education program will provide a variety of outreach, education and counseling services to increase the understanding of fair housing rights among members of all protected classes as well as help housing providers gain a better understanding of fair housing and reasonable accommodation obligations.

### **Worcester**

#### **Community Legal Aid, Inc.**

#### **FY16 Private Enforcement Initiative – Multi-Year Component - \$300,000.00**

Community Legal Aid, Inc. (CLA) of Worcester will use its grant to perform fair housing investigation and enforcement activities throughout central Massachusetts. Specifically, CLA will conduct outreach and investigate complaints of housing discrimination, recruit and train testers, and litigate meritorious cases, obtaining monetary damages and injunctive relief for clients. In addition, CLA will educate the region's public housing authorities on their obligations to limited English proficiency applicants and tenants and their fair housing responsibilities during the admissions and eviction processes. In addition, CLA will develop and distribute fair housing materials, and hold community legal education workshops for vulnerable populations, housing providers, local government, and human service providers. Lastly, CLA will participate in a working group of the U.S. Department of Housing and Urban Development (HUD), Fair Housing Initiatives Program-funded organizations and the Commonwealth's largest HUD Fair Housing Assistance Program agency.

## Michigan

### Ann Arbor

#### **Fair Housing Center of Southeastern Michigan**

##### **FY14 Private Enforcement Initiative – Multi-Year Component - \$300,000.00**

The Fair Housing Center of Southeastern Michigan (FHC-Southeast) will use its grant to provide fair housing enforcement services and systemic testing in Washtenaw, Clinton, Eaton, Ingham, Jackson, Lenawee, Livingston, and Monroe Counties in southern mid-Michigan. Project activities will include: developing a plan for taking new fair housing complaints; completing test parts, including systemic testing; rental testing, sales testing, lending testing, and investigating the accessibility of new construction; training new testers; and gaining reasonable accommodations or modification for complainants with disabilities.

### Detroit

#### **Fair Housing Center of Metropolitan Detroit**

##### **FY14 Private Enforcement Initiative – Multi-Year Component - \$300,000.00**

The Fair Housing Center of Metropolitan Detroit (FHCMD) will use its grant to conduct the following fair housing related enforcement activities: recruit and train testers; conduct complaint intake; assist individuals in filing complaints with HUD or the Michigan Department of Civil Rights (MDCR); refer complaints to HUD; conduct complaint based tests including rental, sales, and tests of mortgage lenders, and conduct systemic tests of housing providers in the metropolitan Detroit area. FHCMD anticipates receiving and investigating a number of complaints of discrimination involving affordable rental housing primarily involving properties in Wayne, Oakland and Macomb Counties. These will be complaints alleging discrimination based on any of the characteristics protected under the Fair Housing Act or substantially equivalent fair housing laws. Testing will be conducted in relation to those complaints, complainants will be advised of their right to file their complaint with HUD, and, if adequate evidence of unlawful treatment is present some complainants will choose to be referred to attorneys.

### Flint

#### **Legal Services of Eastern Michigan**

##### **FY14 Private Enforcement Initiative – Multi-Year Component - \$300,000.00**

Legal Services of Eastern Michigan (LSEM) will use its grant to support the Fair Housing Center of Eastern Michigan, which offers comprehensive fair housing services in Bay, Genesee, Midland, and Saginaw Counties, as well as conducts complaint-based testing in the remainder of LSEM's 14-county region. Fair housing services include testing, enforcement, outreach, education, and research. While testing and enforcement activities are the heart

## Michigan, cont.

of the fair housing services the Center provides, the Center also readily responds to housing discrimination complaints from community members.

### **Grand Rapids**

#### **Fair Housing Center of West Michigan**

##### **FY16 Education and Outreach Initiative – General Component - \$125,000.00**

The Fair Housing Center of West Michigan (FHCWM) will use its grant to provide technical fair housing education and training to housing providers, local governments, landlords, and developers; provide general fair housing education and outreach to homeless and disability support organizations, home seekers, community members and social service agencies; provide translated materials and the use of translation services and interpreters to help ensure meaningful access to information on fair housing rights and protections; and develop and provide new and innovating fair housing curricula and materials to further awareness of fair housing rights and expand equal housing choice and access for families with children.

#### **Fair Housing Center of West Michigan**

##### **FY14 Private Enforcement Initiative – Multi-Year Component - \$300,000.00**

The Fair Housing Center of West Michigan (FHCWM) will use its grant to provide comprehensive fair housing enforcement services throughout a 12-county service area in west Michigan to include the counties of Allegan, Grand Traverse, Isabella, Ionia, Kent, Muskegon, Mecosta, Montcalm, Newaygo, Oceana, Osceola and Ottawa, as well as other areas without services. FHCWM will work within all aspects (i.e., sales, rental, lending, insurance, etc.) of the housing market to provide fair housing enforcement and related services to people within all federally protected classes. This project will enforce compliance of the Fair Housing Act; detect, address and remove systemic barriers to fair housing choice and equal housing opportunity; promote inclusive patterns of housing occupancy; and educate those in the service area on fair housing rights. Among FHCWM's planned activities include providing fair housing enforcement services; providing complete site and allegation investigation; providing fair housing education via outreach, training, publications, documents, and a website; and partnering with local and national fair housing organizations/groups to provide technical assistance and guidance, promote knowledge sharing and capacity building, increase compliance with fair housing laws, and affirmatively further fair housing.

### **Kalamazoo**

#### **Fair Housing Center of Southwest Michigan**

##### **FY16 Education and Outreach Initiative – General Component - \$125,000.00**

The Fair Housing Center of Southwest Michigan (the Center) will use its grant to conduct five “Mobile Meet-Ups” forums designed to bring community members together in each of the entitlement cities in the organization’s service area to work together to create a culture of housing opportunity. The Center’s emphasis will be to increase the knowledge and understanding of the root causes of segregation and housing discrimination and to help prepare community members to engage in the process of eliminating barriers to housing choice in their community. In particular, the Center will continue to work directly with local governments and non-profit organizations to understand and meet their affirmatively further fair housing obligations.

### **Fair Housing Center of Southwest Michigan**

#### **FY14 Private Enforcement Initiative – Multi-Year Component - \$300,000.00**

The Fair Housing Center of Southwest Michigan (the Center) will use its grant to continue promoting integration and eliminating housing discrimination in nine counties of southwest Michigan. Project emphases will be to increase systemic investigation activities, particularly in the areas of disability, race and familial status; and to continue to work with local governments and non-profit organizations to understand and meet their “Affirmatively Furthering Fair Housing” obligations. With the assistance of the Center, people will realize their rights and responsibilities and we will be on the road to increasing integration and eliminating housing discrimination in southwest Michigan.

## Minnesota

### Minneapolis

#### **Mid-Minnesota Legal Assistance**

#### **FY16 Private Enforcement Initiative – Lending Component - \$325,000.00**

Mid-Minnesota Legal Assistance (Legal Aid), and Southern Minnesota Regional Legal Services (SMRLS) will use its grant to address discriminatory lending and related unfair practices affecting persons in all protected classes in the Twin Cities metro area. The activities include: partnering with homeownership groups and their clients to educate clients, detect and investigate violations and enforce fair lending rights of home seekers; partnering with homeownership groups, legal and social science experts, community members and others to investigate the specific sources of home lending disparities and develop systemic responses to fair lending violations; providing fair lending enforcement services including investigation, testing, legal advice, negotiation, and litigation using Fair Housing Act and consumer protection rights to at least 150 complainants, including victims of lending discrimination and financing scams, mortgage servicing errors, equity stripping and other violations, with the goal to affirmatively protect and extend the homeownership interests of protected class persons; establishing partnerships to develop and support public and private policy actions that affirmatively further fair housing by increasing homeownership for protected classes and, more broadly, increasing housing choices throughout the

region; and sharing knowledge and expanding capacity by training homeownership counselors, attorneys, other professionals, government officials and community groups on best practices to address lending discrimination and other causes of home ownership disparities in the region.

## **Mid-Minnesota Legal Assistance**

### **FY16 Private Enforcement Initiative – Multi-Year Component - \$300,000.00**

Mid-Minnesota Legal Aid (Legal Aid) will use its grant to partner with Southern Minnesota Regional Legal Services to improve Fair Housing Act enforcement in 53 southern and central Minnesota counties. Legal Aid will provide fair housing enforcement services to complainants, conduct fair housing testing, and collaborate with the St. Paul Department of Human Rights to address systemic discrimination through testing, training, and enforcement. Legal Aid also will help strengthen area jurisdictions' efforts to develop the Regional Analysis of Impediments, participate in local transit oriented development planning, analyze regional Section 8 voucher utilization data and use the analysis to develop and advocate for best practices to increase use and mobility of the vouchers, and create a Spanish language mirror site for its web-based fair housing resource guide.

## Mississippi

### Jackson

## **Housing Education and Economic Development**

### **FY2015 Private Enforcement Initiative Multi-Year Component - \$233,538.00**

Housing Education and Economic Development (HEED) has been conducting fair housing activities that include education and outreach, intake, and testing projects, for Mississippi residents from across the state, for more than 26 years from its Jackson, Mississippi office. HEED will use its grant to increase its capacity to perform fair housing enforcement as well as to continue to educate persons of all the protected classes, including persons with disabilities, local government officials, housing industry workers, and disability rights advocates as well as the general public about the fair housing rights of individuals and federal accessibility guidelines. HEED will conduct a series of systemic tests throughout the State to determine if fair housing laws and regulations are being adhered to in the State of Mississippi. Complaint interviews will be conducted and fair housing violations will be referred to HUD for investigation. In addition, HEED will perform some fair housing education and outreach with this grant. This 36-month project will result in more awareness of fair housing laws and regulations and especially an increased number of fair housing complaints being filed in this State to get the message across that fair housing is the law.

## **Mississippi Center for Justice**

### **FY16 Education and Outreach Initiative – General Component - \$125,000.00**



The Mississippi Center for Justice, a private, non-profit 501(c)(3) public interest organization with the mission of advancing racial and economic justice in the state of Mississippi, will use its grant to conduct a community-based, statewide fair housing education and outreach project targeting underserved populations living in rural areas. Specifically, the project will conduct 15 fair housing educational workshops in the following rural counties: Chickasaw, Clarke, Franklin, Greene, Holmes, Humphreys, Jasper, Jefferson, Marion, Neshoba, Panola, Perry, Sharkey, Smith, and Tishomingo. The organization's project activities are designed to advance the Affirmatively Furthering Fair Housing (AFFH) Assessment to be conducted by the Entitlement City of Hattiesburg, Mississippi in 2017. The project includes providing education to municipal officials regarding HUD's new AFFH assessment process, and the AFFH assessment tool provided by HUD. Lastly, the project will identify community stakeholders and provides assistance and tools designed to maximize stakeholder engagement and participation in the AFFH assessment process.

## **Mississippi Center for Justice**

### **FY16 Fair Housing Organization Initiative Continuing Development Component - \$86,473.00.00**

The Mississippi Center for Justice will use its grant to provide for the expansion and/or creation of systemic investigations of housing discrimination throughout the State of Mississippi. The Project will provide full service, broad-based comprehensive fair housing enforcement services to all protected classes in all markets, with special emphasis upon education and enforcement service delivery to underserved populations living in rural areas. The organization will conduct systemic testing and testing to investigate individual complaints alleging discriminatory housing practices in all markets to determine compliance with the Fair Housing Act, including reasonable accommodation and modification policies of the Fair Housing Act.

## Missouri

### Jefferson City

## **Missouri Commission on Human Rights**

### **FY16 Education and Outreach Initiative – General Component - \$124,989.00**

The Missouri Commission on Human Rights (MCHR) will use its grant to provide a multidimensional fair housing education and outreach program. The focus will be centered on providing education and outreach on fair housing laws and affirmatively furthering fair housing (AFFH) in the Missouri Bootheel and the St. Louis Promise Zone. MCHR will promote fair housing through youth programs, advertising, radio public service announcements, a direct mail campaign to rental households, and free educational sessions targeted to housing industry professionals, service providers, government officials, and consumers designed to increase awareness of fair housing rights and AFFH obligations and participation process.

## St. Louis

### **Metropolitan St. Louis Equal Housing and Opportunity Council**

#### **FY16 Private Enforcement Initiative – Multi-Year Component - \$300,000.00**

The Metropolitan St. Louis Equal Housing and Opportunity Council (EHOC) will use its grant to affirmatively further fair housing in Missouri and Southern Illinois by offering fair housing complaint intake and investigation, advocacy, education, and systemic and complaint-based testing. Education and outreach will include a newsletter, workshops, “Know Your Rights” sessions/workshops, and speaking engagements in the community. EHOC will continue to update its neighborhood housing locator for five counties in Missouri and Illinois that helps people move to areas of opportunity and utilize email testing to examine rates of discrimination in the rental, sales and lending markets.

## Montana

### **Butte**

#### **Montana Fair Housing, Inc.**

#### **FY14 Private Enforcement Initiative – Multi-Year Component - \$205,838.00**

Montana Fair Housing, Inc. (MFH) will use its grant funds to support the citizens of the state of Montana. Planned activities include: completion and distribution of its quarterly newsletter; implementation of an educational radio advertising campaign; coordination with state and local agencies, and agencies and organizations serving protected class members, to facilitate outreach and education activities; and complete mediations (dispute resolutions) including those involving requests for reasonable accommodations and modifications. MFH will also continue to initiate and complete investigations of systemic violations; train additional testers; conduct systemic and complaint-based testing; and refer testing-based enforcement actions to HUD.

## Nebraska

### **Omaha**

#### **Family Housing Advisory Services, Inc.**

#### **FY14 Private Enforcement Initiative – Multi-Year Component - \$300,000.00**

Family Housing Advisory Services, Inc. (FHAS) will use its grant to continue to operate the Fair Housing Center of Nebraska as one of its key programs. The scope of its activities is full-service and broad-based in nature, covering all types of housing transactions and all protected classes under federal, state, and local laws. It expands enforcement activities to specific areas in Nebraska and western Iowa, with a focus on systemic issues facing new immigrant populations, especially individuals and families with limited or no English skills, and persons with

disabilities, including returning veterans. Project activities will include intake and fair housing assessments; conducting matched pair fair housing tests; and investigating all complaints of housing discrimination generated by project activities. Additionally, a 24-hour toll free hotline and internet website will be maintained to assist persons throughout the states of Nebraska and Iowa with complaints of discriminatory housing actions; and education and outreach services will be provided.

## Nevada

### Reno

#### **Silver State Fair Housing Council**

##### **FY14 Private Enforcement Initiative – Multi-Year Component - \$300,000.00**

Silver State Fair Housing Council (SSFHC) will use its grant funds to address the increasing demand for its services throughout Nevada, which has no FHAP agency to enforce fair housing laws. SSFHC will continue its current enforcement program and expand capability to conduct systemic investigations of housing discrimination through implementation of varied activities. These activities will include: conducting complaint intakes; investigation allegations; developing viable enforcement proposals; referring all bona fide claims to HUD; referring at least one bona fide complaint to an attorney; facilitating at least two conciliations of client complaints per year; facilitating reasonable accommodation/modification requests; recruiting testers and providing tester refresher training for experienced testers; conducting rental test parts and additional accessibility testing; identifying and tracking new multi-family housing permits and conducting on-site assessments; promoting compliance with fair housing laws by conducting yearly trainings for housing consumers, housing providers, and social service providers; and providing fair housing information through the web, advertising, social media, and mail.

## New Hampshire

### Concord

#### **New Hampshire Legal Assistance**

##### **FY15 Private Enforcement Initiative – Multi-Year Component - \$300,000.00**

New Hampshire Legal Assistance (NHLA) will use its grant to sustain and expand its statewide fair housing work performed by its Fair Housing Project. NHLA will continue its comprehensive, multi-faceted work plan to address and combat housing discrimination in New Hampshire. Further, NHLA will conduct systemic testing and provide phone-assisted counsel and advice or full legal representation, as applicable, to those in need of fair housing assistance; enhance its capacity to serve Spanish speaking clients by hiring a bilingual intake worker; and engage in targeted outreach to persons with disabilities, including those seeking to enter or remain in assisted living facilities; survivors of family violence experiencing difficulties in housing; and immigrants. Founded in 1971, NHLA is a statewide legal aid organization dedicated to providing high quality legal services to vulnerable low-income

and elderly clients. NHLA has received statewide recognition for the expertise of its attorneys in fair housing law, landlord/tenant law, state and federal housing subsidy regulations, and homelessness prevention.

## New Jersey

### **Hackensack**

#### **Fair Housing Council of Northern New Jersey**

##### **FY16 Private Enforcement Initiative – Multi-Year Component - \$300,000.00**

The Fair Housing Council of Northern New Jersey (the Council) will use its FHIP grant to serve the entire state of New Jersey. The Council will intake, investigate and refer FHIP funded complaints of housing discrimination to the U.S. Department of Housing and Urban Development (HUD). The Council will work closely with HUD, the U.S. Department of Justice, and the New Jersey Division on Civil Rights on developing and investigating systemic complaints of housing discrimination, including recruiting and training testers and conducting rental and sales tests. The Council will provide education and outreach on fair housing and Title VIII by addressing community organizations and distributing 5,000 flyers to faith-based, veterans, religious, and disability advocacy groups, as well as to local merchants and grass roots organizations. The Council also will purchase newspaper, print, and journal ads to advertise the project and its services.

### **Newark**

#### **Citizen Action of New Jersey**

##### **FY16 Education and Outreach Initiative – General Component - \$125,000.00**

Citizen Action of New Jersey (aka NJ Citizen Action/NJCA) will use its grant to educate NJ's traditionally underserved communities on their rights under the Fair Housing Act and other consumer protection laws, as well as help consumers understand, avoid and report housing discrimination in all its forms (i.e. discrimination in rental housing, predatory mortgage lending, foreclosure rescue scams, etc.). NJCA will also work to identify new fair housing issues and trends that arise (e.g., housing discrimination against displaced homeowners/renters affected by Hurricane Sandy, or mortgage lending discrimination against women on maternity leave). As part of these efforts, NJCA will increase knowledge of community leaders on housing discrimination, predatory lending and foreclosure rescue scams so they in turn can teach their clients how to avoid and report fair housing violations; increase fair housing knowledge of consumers in communities with high concentrations of minorities, people with disabilities, new immigrants, and/or people with Limited English Proficiency across NJ; and increase identification and referral of fair housing complaints to HUD and Fair Housing Enforcement Organizations.

## New York

### **Bohemia**

#### **Long Island Housing Services, Inc.**

##### **FY16 Education and Outreach Initiative General Component - \$125,000.00**

Long Island Housing Services, Inc. (LIHS) will use its grant to inform people of their rights and responsibilities under the Fair Housing Act through four major paths: (1) develop educational and outreach capacities of the agency; (2) develop media capabilities; (3) develop partnerships with organizations and jurisdictions to foster educational opportunities while providing direct contact with individuals regarding fair housing; and (4) assist and support fair housing investigations. LIHS will conduct the following education and outreach activities: train staff; develop a protocol on press releases and publish press releases; host “Vivienda Justa/Fair Housing” podcast programs in English and Spanish to inform Long Island of their fair housing rights; refine and update training presentations; conduct presentations on LIHS’ fair housing services to the public; identify the 6 most used languages on Long Island and develop a language access plan; use agency social media pages and website to communicate about fair housing; identify community-based organizations and university/college Chinese and Haitian Creole language programs to assist in translating LIHS’ outreach materials; reach out to NYS, Suffolk and Nassau County Bar Associations to co/sponsor a fair housing training for attorney Continuing Legal Education Units (CLEs); organize a fair housing Training for 13 of Long Island’s largest Community Development Entitlement Jurisdictions and associated sub-grantees to provide updated information and resources on HUD’s new AFFH rule and AFH tool; and conduct a 6 month evaluations of the EOI program to verify that it is effectively affirmatively furthering fair housing.

#### **Long Island Housing Services, Inc.**

##### **FY16 Private Enforcement Initiative Multi-Year Component - \$300,000.00**

Long Island Housing Services (LIHS) will use its grant to provide comprehensive Fair Housing services for the Long Island region. Services will include counseling, investigations, and tests for familial status in the rental market. LIHS will pursue enforcement actions in cases where evidence supports an ability to challenge discrimination. LIHS also will conduct systemic rental and sales investigations of real estate and housing providers for discrimination based on race, national origin, and disability, and investigate lenders’ practices related to real estate owned (REO) Quick Sales in communities with disproportionately large African Americans and Latino populations identified as impacted by foreclosure crisis and predatory lending abuses. Outreach and education activities will include educational events and presentations to raise awareness of rights/resources for vulnerable target groups, including limited English proficiency and English language learner populations, Language Line facilitation of communication with limited English proficiency requests, and expansion of materials for people with visual and

auditory disabilities.

## **Brooklyn**

### **Brooklyn Legal Services Corporation A**

#### **FY16 Education and Outreach Initiative - General - \$125,000.00**

Brooklyn Legal Services Corporation (Brooklyn A) will use its grant to support their Fair Housing Education Outreach Project (the Project). Through the Project, Brooklyn A will provide affirmative, informational, and educational outreach to apprise Kings (Brooklyn) County residents of their protections under the federal and local fair housing laws, and how they can enforce them in the face of housing discrimination. In raising fundamental awareness of fair housing laws, these services will empower county residents to assert their rights and prevent fair housing transgressions. In addition, Brooklyn A will implement a comprehensive outreach schedule of 142 fair housing know-your-rights workshops, community presentations, and informational meetings, scheduled throughout the county, expecting the education and outreach efforts to directly reach 2,220 residents of Kings (Brooklyn) County and impact an additional 16,160 individuals.

### **Brooklyn Legal Services Corporation A**

#### **FY16 Private Enforcement Initiative - Multi-Year - \$300,000.00**

Brooklyn Legal Services Corporation will use its grant to work with an experienced coalition of partners to provide comprehensive assistance to New York City residents facing foreclosure because of Fair Housing Act violations. BLSC will generate and accept referrals of clients at risk of foreclosure and eviction due to fair housing violations in New York City; screen, investigate, and analyze all complaints through testing to identify individual and systemic patterns of discrimination; generate maps to support housing discrimination claims; refer meritorious housing discrimination complaints to state and federal enforcement agencies; file affirmative enforcement litigation to address systemic fair housing violations; and provide legal and other assistance to help targeted households retain safe and affordable housing and access fair credit. In addition, project staff will provide training and support to partner local agencies and organizations and education to the public about discriminatory practices and available remedies.

### **Brooklyn Legal Services Corporation (formerly South Brooklyn)**

#### **FY16 Private Enforcement Initiative - Multi-Year - \$300,000.00**

The Brooklyn Legal Services will use its grant to provide comprehensive assistance to New York City residents facing foreclosure because of Fair Housing Act violations. This project will investigate individual and systemic lending and insurance abuses, provision of legal services to redress and eliminate lending discrimination, and outreach and workshops to educate homeowners about fair housing; train advocates about complaint investigation, lending and insurance discrimination, and preventing home loss. This project will generate and accept

referrals of clients at risk of foreclosure due to lending discrimination in Brooklyn; screen, investigate and analyze all complaints; conduct testing and analyze test results; through contractor, New Economy Project, generate computerized maps to support housing discrimination claims; refer meritorious housing discrimination complaints to state and federal enforcement agencies; file affirmative enforcement litigation to address systemic lending abuses; provide legal and other assistance to help targeted homeowners avoid foreclosure and access affordable loan modifications. In addition, project staff will provide training and support to partner local agencies and organizations; and promote fair housing choice by educating the public about discriminatory practices in lending and home sales and foreclosure prevention.

## **Buffalo**

### **Housing Opportunities Made Equal, Inc.**

#### **FY14 Private Enforcement Initiative – Multi Year Component - \$300,000.00**

Housing Opportunities Made Equal, Inc. (HOME) will use its grant funds to: conduct intake interviews; record allegations of housing discrimination; provide paralegal counseling, emotional support, and referrals to resource agencies; assist clients requesting reasonable accommodations or reasonable modifications; and conduct systemic investigations of larger housing providers. HOME will also recruit and select new fair housing testers; train new fair housing testers; conduct paired/sandwiched rental test parts; conduct sales test parts; complete 120 hours of training for HOME staff; conduct a refresher course for experienced fair housing testers; monitor settlement agreements negotiated with respondents; monitor zoning changes/issues in municipalities; mediate validated cases of discrimination; refer or prepare cases of housing discrimination under federal, state, or municipal fair housing laws; and establish partnerships with a minimum of eight (8) agencies and organizations to promote fair housing in western New York. Additionally, a number of outreach and education activities will be undertaken.

## **Dunkirk**

### **Chautauqua Opportunities, Inc.**

#### **FY16 Education and Outreach Initiative – General Component - \$125,000.00**

Chautauqua Opportunities, Inc. (COI) will use its grant to provide outreach and education on discriminatory housing practices to minorities, homebuyers, non-English speakers, persons with disabilities, and renters. COI's outreach and education activities include: 4,000 households, 750 Non-English speakers, and 1250 disabled individuals will receive Fair housing information; 50 potential homebuyers and 375 renters will receive one-on-one counseling about landlord/tenant fair housing rights and responsibilities, types of discrimination, the signs of discrimination in lending and renting, mortgage abuse, fair lending practices, and housing choice; 10 individuals will be referred to the Fair Housing Enforcement Organization for fair housing complaints; 12 individuals will be referred to legal aid for fair housing complaints; public service announcements on Affirmatively Furthering Fair Housing will air on local radio and cable television stations; COI staff will attend public hearings for the develop-

## New York, cont.

ment of CDBG Action Plans to support adoption of best practices in fair housing; and impediments to fair housing in Cattaraugus County will be researched and published.

### **New York City**

#### **Fair Housing Justice Center**

##### **FY14 Private Enforcement Initiative – Multi-Year Component - \$300,000.00**

The Fair Housing Justice Center, Inc. (FHJC) will use its grant funds to continue providing fair housing counseling and intake, investigative services (testing), and legal and administrative referrals of housing discrimination complaints. In order to affirmatively further fair housing and reduce poverty concentration and racial segregation, the FHJC will additionally assist households with federal housing choice vouchers and homeless individuals and families with rental subsidies to overcome barriers to housing choice based on source of income discrimination (prohibited by the New York City Human Rights Law). The FHJC will focus much of its work on activities that combat systemic housing discrimination based on race, national origin, and disability in the rental and sale of housing through implementation of carefully designed systemic testing investigations. Conducting systemic testing to document and challenge discriminatory housing practices will remain a high priority for the FHJC under this grant. The FHJC will also conduct legal seminars for cooperating attorneys; provide ongoing legal research/support on fair housing cases; monitor compliance with settlement agreements/ orders; produce and distribute FHJC's Opening Acts e-Newsletter; maintain the FHJC website ([www.fairhousingjustice.org](http://www.fairhousingjustice.org)); and conduct in-service training for FHJC staff on vital fair housing issues. The FHJC service area includes the boroughs of New York City and seven suburban counties of Dutchess, Nassau, Orange, Putnam, Rockland, Suffolk, and Westchester.

### **Rochester**

#### **Legal Assistance of Western New York, Inc.**

##### **FY16 Private Enforcement Initiative – Multi-Year Component - \$300,000.00**

Legal Assistance of Western New York, Inc. (LawNY) will use its grant to focus on testing and enforcement in urban/suburban Monroe County and five adjoining rural counties. LawNY's complaint based and systemic testing of the rental housing market will be coordinated with the Geneva Human Rights Commission (GHRC) and systemic testing for discriminatory practices related to Section 8 Voucher use with the Rochester Housing Authority. LawNY will conduct testing of Low Income Tax Credit projects. Meritorious complaints from the rural area surrounding Geneva will be investigated and referred to LawNY attorneys for enforcement in U.S. District Court and administrative forums. The project will assist the Rochester Housing Authority and the City of Rochester to formulate strategies to address discriminatory housing practices revealed by systemic testing.



## New York, cont.

### **Syracuse**

#### **CNY Fair Housing, Inc.**

##### **FY16 Education and Outreach Initiative – General Component - \$125,000.00**

CNY Fair Housing, Inc., which has provided comprehensive fair housing services for 25 years, will use its grant to provide wide-ranging fair housing education and outreach services to Central and Northern New York, including the counties of Cayuga, Jefferson, Madison, Oneida, Onondaga, Oswego, St. Lawrence and Tompkins. Under this project, CNY Fair Housing will conduct a comprehensive education and outreach program aimed at increasing fair housing knowledge among housing providers, members of protected classes, human service workers that work with protected class members, government officials and sub-recipients of federal housing funding. Further, CNY Fair Housing will expand its outreach efforts to underserved populations including the growing numbers of refugees and New Americans. To educate both housing consumers and housing providers on fair housing rights and responsibilities, CNY Fair Housing will conduct trainings and public speaking engagements to provide in-depth knowledge of fair housing rights and responsibilities. The agency will also provide informational tables at community events targeted to members of protected classes in order directly engage consumers and provide them information on their fair housing rights. The organization will also produce and distribute informational materials in four languages other than English. CNY Fair Housing will meet with local government officials and other sub-recipients of HUD funding to educate them about their obligation to AFFH and new developments in fair housing. Finally, CNY Fair Housing will conduct one regional conference which will include training and technical assistance to ensure municipalities in the service area are meeting their obligation to affirmatively further fair housing under HUD's new AFFH rule and help prepare them for conducting their first Assessments of Fair Housing.

#### **CNY Fair Housing, Inc.**

##### **FY14 Private Enforcement Initiative – Multi-Year Component - \$300,000.00**

CNY Fair Housing, Inc. will use its grant funds to provide comprehensive fair housing services to central and northern New York, including the counties of Cayuga, Jefferson, Madison, Oneida, Onondaga, Oswego, St. Lawrence and Tompkins. Under this project, CNY Fair Housing will accept complaints of housing discrimination, conduct investigations of complaints including testing, and provide legal representation for victims of housing discrimination. CNY Fair Housing will also provide fair housing counseling, advocacy, and legal representation to people needing reasonable accommodations and modifications. In addition to complaint-based testing, CNY Fair Housing will conduct systemic investigations which will include testing in rentals, sales, insurance, and lending. Among the issues to be addressed through these systemic investigations are insurance redlining, steering in real estate sales, discrimination against people with disabilities in rentals, and discrimination against families with children in rentals, "student housing." To educate both housing consumers and particularly in units advertised as

housing providers on fair housing rights and responsibilities, CNY Fair Housing will conduct trainings and public speaking engagements, distribute informational materials and PSAs, and will maintain a website and active social media presence. Finally, CNY Fair Housing will work with local municipal officials and housing providers, to provide training and technical assistance to ensure municipalities in the service area are meeting their obligation to affirmatively further fair housing and addressing identified impediments.

## **White Plains**

### **Westchester Residential Opportunities, Inc.**

#### **FY16 Education and Outreach Initiative – General Component - \$125,000.00**

Westchester Residential Opportunities, Inc. (WRO) will use its grant to inform people in Westchester, Rockland and Putnam Counties of their fair housing rights and maximize equal housing opportunities through fair housing education and outreach. WRO will continue to carry out a robust program of fair housing education and outreach throughout the counties, including the following activities: (1) fair housing workshops for members of the Hudson Gateway Association of Realtors® (“HGAR”) and for landlords, cooperative and condominium boards, and management companies, with an emphasis on their duty to allow reasonable accommodations and modifications for persons with disabilities and the important public interest in visitability and universal design; (2) education addressing LGBT issues; (3) distribution of bilingual fair housing brochures; (4) co-sponsorship of the annual Westchester County Fair and Affordable Housing Expo; (5) predatory lending workshops; and (6) a regional symposium on fair and affordable housing. WRO will continue to provide mobility counseling to residents who may wish to move into one of the new units developed under the HUD housing settlement. WRO will develop a regional multimedia campaign to promote fair housing choice by educating residents about the societal benefits of full integration and foster the grassroots “buy-in” necessary to Affirmatively Further Fair Housing.

### **Westchester Residential Opportunities, Inc.**

#### **FY15 Private Enforcement Initiative – Multi-Year Component - \$300,000.00**

Westchester Residential Opportunities, Inc. (WRO) will use its grant to continue to implement a systemic fair housing testing program and expand its geographic reach by engaging in more comprehensive testing throughout the lower Hudson Valley region of New York, including Westchester, Rockland, and Putnam Counties; place emphasis in its testing and enforcement in the following areas: disabilities, lesbian, families with children, race/national Origin; continue administering its comprehensive fair housing enforcement program, providing assistance to victims of housing discrimination through a vigorous program of complaint intake and investigation, and resolution through mediation or litigation; co-sponsor a fair housing training for attorneys, to train regional lawyers how to litigate fair housing complaints; and sponsor a Fair Housing Symposium.

### **Westchester Residential Opportunities, Inc.**

#### **FY15 Private Enforcement Initiative – Lending Component - \$325,000.00**

Westchester Residential Opportunities, Inc. (WRO) will use its grant to complete a comprehensive lending testing initiative, including addressing allegations of lending discrimination, conducting complaint intake; educating the public regarding identification of lending scams and other violations of fair housing and lending laws, and providing preventative education about predatory lending. The WRO will also conduct systemic investigations/enforcement through a fair lending paired testing program. In addition, organization staff will also intervene with lenders to assist homeowners in default to obtain any or all possible means of relief, including loan modifications, refinancing and other workouts.

## North Carolina

### Raleigh

#### **Legal Aid of North Carolina, Inc.**

##### **FY14 Private Enforcement Initiative – Multi-Year Component - \$300,000.00**

Legal Aid of North Carolina (LANC) will use its grant to provide a full-service fair housing project to residents throughout North Carolina, targeting underserved populations including racial and ethnic minorities, people with disabilities, individuals with LEP, low-income rural residents, and immigrants. Each year LANC will provide complaint intake and referral services, assisting people with fair housing matters and making referrals to HUD, FHAPs, state and federal courts, and private attorneys; conduct matched pair tests; conduct systemic investigations; conduct education and outreach events; conduct events for local governments and Public Housing Authorities; conduct trainings for shelter providers; conduct a Fair Housing Month conference; convene a Fair Housing Working Group consisting of FHAP agencies and local advocates; distribute 5,500 pieces of literature in English and Spanish; distribute PSAs to media outlets; and maintain and update its website. In addition, LANC will conduct CLE [continuing legal education] seminars on fair housing and disability law (Year 2) and advanced fair housing litigation practice (Year 3).

## North Dakota

### Grand Forks

#### **High Plains Fair Housing Center**

##### **FY16 Fair Housing Organization Initiative – Continuing Development Component - \$163,718.00**

High Plains Fair Housing Center will use its grant to develop a lending testing and investigations program while continuing to strengthen the organization's rental and design and construction testing capacity. This grant is a continuation of the organization's development of testing, investigation and enforcement abilities in the state of North Dakota. The grant project will train High Plains' staff on lending testing and investigations, and the staff will use the skills acquired to conduct lending investigations of over 80 banks throughout the state of North Dakota. The investigations will include document data, interviews and testing. High Plains will also continue support

complaints of victims of discrimination through testing, advocacy and investigations, and provide education and outreach to lending institutions, the ND bar and non-native English speakers.

## Ohio

### **Akron**

#### **Fair Housing Contact Services, Inc.**

##### **FY16 Education and Outreach Initiative – General Component - \$125,000.00**

Fair Housing Contact Service, Inc. (FHCS) will use its grant to conduct fair housing education and outreach activities throughout Summit, Stark, Portage, and Medina Counties in Northeastern Ohio. Further, FHCS will expand current activities to include development of public awareness advertisements, campaigns, billboards and banners as well as conducting housing rights clinics and trainings and redesign of non-English brochures.

#### **Fair Housing Contact Services, Inc.**

##### **FY14 Private Enforcement Initiative – Multi-Year Component - \$300,000.00**

Fair Housing Contact Service, Inc. (FHCS) will use its grant to conduct fair housing investigation and enforcement activities throughout Summit, Stark, Portage, and Medina Counties in northeastern Ohio. FHCS will expand its activities to include systemic housing investigations, promoting AFFH, lending testing, and identification of local policies to remove identified impediments to fair housing choice.

## Cincinnati

### **Housing Opportunities Made Equal of Greater Cincinnati, Inc.**

##### **FY16 Education and Outreach Initiative General Component - \$125,000.00**

Housing Opportunities Made Equal of Greater Cincinnati (HOME) will use their grant to effectively communicate the fair housing message to various audiences in a variety of media. For example, in-person education will be provided for people with disabilities and their families. Consumer presentations will be arranged through partnerships with local agencies that support people with physical and mental disabilities. Further, a television advertising campaign will raise awareness of fair housing rights and encourage people to report discrimination. The campaign will include both paid advertising and a significant amount of time donated by a local television station partnering with HOME. HOME also plans to use social media and online tools such as Google Adwords to ensure that local people doing online searches related to housing see HOME's fair housing related ads. Lastly, HOME is partnering with the Legal Aid Society of Southwest Ohio to host an Emerging Issues in Fair Housing Summit geared to educating service providers of the fair housing rights of the Lesbian, Gay, Bisexual, Transgender and Questioning (LGBTQ) communities and the needs of ex-offenders.

## **Housing Opportunities Made Equal of Greater Cincinnati, Inc.**

### **FY16 Private Enforcement Initiative Multi-Year Component - \$300,000.00**

Housing Opportunities Made Equal of Greater Cincinnati (HOME) will use its grant to provide comprehensive fair housing enforcement services to all protected classes under state and local civil rights laws, including investigating client concerns and advising clients on enforcement options, and conducting systemic testing of the housing market. HOME will audit new multifamily construction to ensure compliance with the accessibility requirements of the Fair Housing Act and review condominium and homeowner association rules for discrimination against families with children. HOME also will train local government departments on fair housing law and conduct advertising and presentations in the community to ensure that residents know their fair housing rights and are aware of HOME's services. Lastly, HOME will help families with Housing Choice vouchers make integrative moves to neighborhoods of opportunity and sponsor a roundtable to share best practices in building stable integrated communities.

## **Cleveland**

### **Housing Research & Advocacy Center**

#### **FY16 Private Enforcement Initiative – Multi-Year Component - \$300,000.00**

Housing Research & Advocacy Center (HRAC) will use its grant to provide services to all protected class members in Cuyahoga and Lorain Counties and will focus on activities designed to reduce race, national origin, familial status and disability-based discrimination. Service delivery will be targeted to reach underserved populations. HRAC's grant activities include: 1) performing 435 fair housing audits for rental, sales, lending, insurance and accessibility; 2) reviewing rental policies and procedures; 3) conducting fair housing trainings for real estate professionals and local government employees; 4) conducting trainings for HUD-funded transitional housing residents and/or providers; 5) assisting potential victims of housing discrimination through intakes, investigation of complaints, direct advocacy, and assistance with the filing of complaints with administrative agencies; 6) monitoring housing advertisements for illegal statements; 7) completing 6 fair housing related research reports; 8) providing a quarterly newsletter; 9) creating a new brochure, updating existing brochures, and having brochures translated; 10) creating and implementing a social media plan; and 11) participating in 6 community resource fairs.

## **Columbus**

### **Central Ohio Fair Housing Association, Inc.**

#### **FY16 Education and Outreach Initiative General Component - \$125,000.00**

The Central Ohio Fair Housing Association (COFHA), the only comprehensive fair housing education program in the Columbus metropolitan area, will use its grant to inform the general public about their rights and obligations under the Fair Housing Act and substantially-equivalent state fair housing laws. COFHA will use professional

## Ohio, cont.

curricula, brochures, fact sheets, and Public Service Announcements for radio, television, and internet, utilizing localized materials from HUD's national fair housing ad campaigns whenever possible. COFHA will provide Limited English Proficiency (LEP) individuals with information about and access to program benefits through translation and interpretation services in accordance with HUD's published LEP Guidance. The public will be educated through COFHA's fair housing and fair lending workshops and will be informed about how to file fair housing complaints in order to assert their rights under the Fair Housing Act. The project will reach underserved populations including: people with disabilities and recent immigrant populations. The project's professional educational symposia will focus on the effective implementation of affirmative fair housing and fair lending strategies and will target property management staff, real estate agents, social workers and discharge nurses who coordinate housing needs, local governments and subsidized housing providers as well as architects, developers and others who make decisions on accessible design and construction.

### **Ohio State Legal Services Association**

#### **FY16 Education and Outreach Initiative General Component - \$125,000.00**

Ohio State Legal Services Association will use its grant to bring comprehensive fair housing education and outreach to 35 Appalachian/rural counties in southeast Ohio. The project will bring together highly experienced rural legal services attorneys, statewide experts working with marginalized populations, and local community groups in an effort to provide both broad-based and targeted fair housing education and outreach throughout rural Appalachian Ohio. Through the expertise of statewide advocacy partners, Disability Rights Ohio and the Ohio Poverty Law Center, the project will provide targeted fair housing education and outreach to individuals with disabilities, minority and immigrant communities, and offenders (and their service providers) who are reentering southeast Ohio communities following incarceration. Seventy-five outreach events are planned to provide fair housing education to these targeted groups.

## Dayton

### **Miami Valley Fair Housing Center, Inc.**

#### **FY16 Education and Outreach Initiative – General Component - \$125,000.00**

The Miami Valley Fair Housing Center (MVFHC), the only comprehensive fair housing education program in the Dayton metropolitan area, will use its grant to inform the general public and housing professionals about their rights and obligations under the Fair Housing Act and substantially-equivalent state fair housing laws. Further, MVFHC will use professional curricula, brochures, fact sheets, and Public Service Announcements for radio, television, and internet, using whenever possible materials from HUD's national fair housing ad campaigns that are localizable. MVFHC will conduct fair housing and fair lending workshops for the public and will provide information on how to file fair housing complaints. The project will reach underserved populations including: people

## Ohio, cont.

with disabilities, people living in rural areas of the MSA and contiguous counties, homeless people and people in self-sufficiency programs, and immigrant populations. The project's professional educational symposia will focus on the effective implementation of affirmative fair housing and fair lending strategies and will target financial services staff, property management staff, real estate agents, social workers and discharge nurses who coordinate housing needs, local governments and subsidized housing providers as well as architects, developers and others who make decisions on accessible design and construction. MVFHC will provide Limited English Proficiency (LEP) individuals with information about and access to program benefits through translation and interpretation services in accordance with HUD's published LEP Guidance.

### **Miami Valley Fair Housing Center, Inc.**

#### **FY14 Private Enforcement Initiative – Multi-Year Component - \$300,000.00**

The Miami Valley Fair Housing Center, Inc. (MVFHC), will use its grant to provide a full-service project to support its enforcement activities, with the goal of addressing housing discrimination through enforcement and education activities. The project will also support MVFHC's work on conducting investigations of systemic housing discrimination issues, and litigation of fair housing cases, including procuring expert witnesses. The target service area is the Dayton MSA, comprised of Montgomery, Greene, Miami, and Preble Counties in Ohio, including, in particular, expanded activities in underserved areas of the MSA. The project will reach individuals and families in the residential housing market and private and public housing professionals, as well as underserved individuals and all of the protected classes under federal, state and local laws.

## Painesville

### **Fair Housing Resource Center, Inc.**

#### **FY16 Education and Outreach Initiative – General Component - \$125,000.00**

Fair Housing Resource Center Inc., will use its grant to implement a broad based proposal that includes an aggressive and full-service education and outreach project in the Tri-County region of Lake, Geauga and Ashtabula Counties, Ohio that will be completed over the course of a 12-month period. These activities will promote fair housing and fair lending awareness among all persons in the Tri-County area which include: a two-day multi-track conference on fair housing and fair lending; fair housing webinars that will provide a comprehensive overview of key issues related to discrimination in housing; and a Reasonable Accommodation and Assistance animal awareness event. FHRC will expand their seminars to include one intermediate course and one advanced course; host a motorcycle run to raise awareness of discrimination, fair housing and fair lending; and create a Housing Hollie YouTube channel to help encourage fair housing compliance and bring awareness to the current housing issues and rally supporters.

## Ohio, cont.

### **Fair Housing Resource Center, Inc.**

#### **FY14 Private Enforcement Initiative – Multi-Year Component - \$300,000.00**

Fair Housing Resource Center, Inc. (FHRC) will use its grant to continue to conduct a comprehensive enforcement effort within the Lake, Geauga and Ashtabula County Ohio region that will involve conducting the following types of testing: rental, REO sales, lending, homeowner’s insurance, and new construction. FHRC intends to update its methodologies and expand its rental testing program, with a focus the specific protected classes of: deaf/hard of hearing individuals, visually impaired individuals, and Housing Choice Voucher recipients. In addition, FHRC will conduct an aggressive review of all homeowner association rules and/or condominium association rules for compliance with the FHA throughout 83 communities. FHRC will hold meetings with local stakeholders and provide information on the obligations to affirmatively further fair housing and the discriminatory impact of some legacy siting standards, legacy residency requirements, and local preference standards. FHRC also plans to expand its educational and outreach services to help promote fair housing and fair lending awareness among all persons within the tri-county area; and this monitoring project will increase the number of meritorious claims submitted to HUD to increase its enforcement efforts.

## **Toledo**

### **Fair Housing Opportunities, Inc. dba Fair Housing Center**

#### **FY16 Education and Outreach Initiative – General Component \$125,000.00**

The Toledo Fair Housing Center (TFHC) will use its grant to conduct activities in order to educate the general public about their rights and responsibilities under the Fair Housing Act, counteract discrimination, and ensure broader knowledge of and access to TFHC’s services. TFHC’s education and outreach activities will include developing translated educational materials; engaging in increased outreach efforts to individuals with limited English proficiency (LEP individuals); revamping and conducting new and innovative trainings independently and in collaboration with community organizations; redesigning a website to ensure that it is accessible to individuals with disabilities and limited English proficiency; developing a “know your rights” social media campaign; and providing all brochures and advertisements created under the grant to fair housing organizations free of charge through the NFHTA Clearinghouse.

### **Fair Housing Opportunities of NW Ohio, Inc.**

#### **FY15 Private Enforcement Initiative – Multi-Year Component \$300,000.00**

Fair Housing Opportunities of NW Ohio, Inc. will use its grant to continue to conduct intake of complaint-based and systemic housing discrimination allegations; research of housing practices to monitor market activities and identify systemic patterns of housing discrimination, including the coordination of testing as part of investiga-



## Oklahoma

tions; resolve housing discrimination complaints through mediation, negotiation, administrative complaints, or litigation; assisting persons with disabilities with the submission and successful resolution of reasonable accommodation and modification requests; conduct fair housing education activities, including as a result of cases involving prohibited acts under the Fair Housing Act including case settlements and resolutions; build the organizational capacities of TFHC and other fair housing centers; and monitor outcomes to ensure that respondents/defendants are in compliance with fair housing laws and settlement agreements.

### **Oklahoma City**

#### **Legal Aid Services of Oklahoma, Inc.**

##### **FY16 Private Enforcement Initiative-Multi-Year Component - \$300,000.00**

Legal Aid Services of Oklahoma, Inc. (LASO) will use its grant to provide private enforcement of the Fair Housing laws in Oklahoma. LASO's enforcement efforts will work with HUD to implement/achieve the HUD Policy Priorities of Affirmatively Furthering Fair Housing, capacity building, knowledge sharing, and applicable Strategic Goals. LASO will provide full service, state-wide comprehensive fair housing enforcement services to all protected classes in Oklahoma, emphasizing services for underserved populations. Enforcement via service delivery will include housing-related issue analysis, complaint intake, investigation of alleged discrimination, complaint-based and systemic testing; mediation services, and enforcement of meritorious claims through litigation and/or referrals to HUD, the Oklahoma Attorney General's office of Civil Rights enforcement, attorneys, and/or Department of Justice(DOJ). While enforcement through education will include activities such as development/distribution of literature/PSA's in English, Spanish and Vietnamese, workshops on Fair Housing Laws to subsidized housing developers, public and private renters and present/potential homeowners, Latino advocacy groups, 38 Oklahoma tribes, disability rights advocates, ex-offenders, and persons served by LASO Medical Legal Partnerships; and three (3) CLE presentations on lending/fair housing. Lastly, areas of special concentration include complaint-based/systemic testing/remedial methodology for: patterns of lenders with foreclosed properties; difference in property maintenance based upon race; compliance with requirements of the FHAA; and discrimination in the rental market targeting the Latino, African-Americans and Choctaw, Cherokee and Comanche Nations.

#### **Metropolitan Fair Housing Council of Oklahoma City**

##### **FY16 Private Enforcement Initiative - Multi-Year Component - \$300,000.00**

The Metropolitan Fair Housing Council of Oklahoma, Inc. (MFHC) will use its grant to increase complaint referrals to HUD using fair housing testing and other HUD-approved enforcement tools to gather evidence and investigate complaint-based and systemic complaints. In addition, MFHC will educate low-and-moderate income persons with disabilities, the LGBT community, veterans, the elderly, minorities, housing providers, faith-based communities, families with children, persons who are non-English speaking or have limited English proficiency (LEP),

## Oregon

persons from low-opportunity areas, and natural disaster victims about fair housing opportunity to reduce the impact of historical segregated housing patterns, prevent foreclosure and homelessness, expand knowledge of renter's rights and increase rental and home ownership opportunities.

### **Portland**

#### **Fair Housing Council of Oregon**

##### **FY16 Education and Outreach Initiative – General Component - \$125,000.00**

The Fair Housing Council of Oregon (FHCO) will use its grant to reinforce and promote the latest developments on emerging issues into its education and outreach activities in Oregon. Further, the organization will expand fair housing awareness and increase housing choice through strategic areas of focus. FHCO's education and outreach activities will include: promoting and implementing developments related to HUD's guidance on use of criminal records into education and outreach activities throughout Oregon, increasing awareness of and providing education about best practices related to fair housing issues for emergency shelters and transitional housing providers, and collaborating with qualified fair housing organizations in Region X to share resources and develop strategies for regional fair housing education and outreach.

#### **Fair Housing Council of Oregon**

##### **FY16 Private Enforcement Initiative – Multi-Year Component - 300,000.00**

The Fair Housing Council of Oregon (FHCO) will use its grant to conduct a full service fair housing enforcement-related project throughout Oregon and SW Washington State, serving housing providers, housing consumers (in particular those with limited English proficiency, people with disabilities, and the homeless), and advocates serving the targeted consumer populations. FHCO's activities will include: identification, investigation, and referral of alleged fair housing violations to the U.S. Department of Housing and Urban Development; continued development and expansion of current systemic investigations efforts; increased fair housing enforcement, including expanding intakes from groups who are least likely to report discrimination; and increasing housing choice for protected class groups through identification and elimination of community policies that perpetuate segregation.

## Pennsylvania

### **Fort Washington**

#### **Fair Housing Council of Suburban Philadelphia, Inc.**

##### **FY14 Private Enforcement Initiative – Multi-Year Component - \$300,000.00**

## Pennsylvania, cont.

The Fair Housing Council of Suburban Philadelphia (FHCSP) will use its grant funds to affirmatively further fair housing and reduce discrimination against protected classes in Greater Philadelphia and Lehigh Valley, Pennsylvania. Project objectives include: recruit and train new sales, rental, disability access, and insurance testers; intake/investigate allegations of housing discrimination; assist persons with disabilities and people requesting reasonable accommodation/modification; conduct paired tests; refer complaints to HUD, U.S. Department of Justice (DOJ), Pennsylvania Human Relations Commission (PHRC) or private attorney; mediate and monitor settlements; conduct racially identifiable voice-based, paired rental phone tests; conduct systemic housing investigations; review zoning ordinances in Montgomery, Lehigh, and Northampton Counties; engage in agency partnerships; website outreach; conduct education/outreach with subcontractors Lutheran Children and Family Service and Self-Determination Housing Project, including three (3) trainings on HUD-funded program access for limited English proficiency (LEP) persons; conduct fair housing speaking engagements meetings; and conduct consumer workshops for disabled/LEP populations. FHCSP will serve all protected classes under the Fair Housing Act, with particular focus on persons with disabilities, new immigrants, refugees and LEP individuals, racial/ethnic minorities, and families with children.

## Philadelphia

### **Fair Housing Right Center in Southeastern Pennsylvania**

#### **FY14 Private Enforcement Initiative – Multi-Year Component - \$300,000.00**

The Fair Housing Rights Center in Southeastern Pennsylvania (FHRC) will use its grant to conduct a fair housing enforcement project in southeastern Pennsylvania (SEPA) serving all protected classes under the Fair Housing Act, focusing on vulnerable and underserved populations. The project will be conducted in the geographic areas of Philadelphia and surrounding counties: Bucks, Chester, Delaware, and Montgomery. The fair housing enforcement project will focus on intake, investigation, testing and enforcement activities regarding fair housing violations in the sale or rental of housing; increasing access to housing opportunities for persons with disabilities by enforcing design and construction; filing meritorious complaints with HUD, the Pennsylvania FHAP agency, and in court; and working collaboratively with city planners, entitlement communities, offices of Housing and Community Development, and Philadelphia promise zones to affirmatively further fair housing. FHRC provides a full service, broad-based program of systemic housing investigations and enforcement of fair housing laws.

## **Reinvestment Fund**

#### **FY16 Fair Housing Organization Initiative – Continued Development General Component - \$249,809.00**

The Reinvestment Fund in partnership with the Housing Equality Center of Pennsylvania (HECP) will use its grant to expand testing experience and expertise with a strategy based on quantitative investigation of Home Equity Conversion Mortgage (HECM) patterns including foreclosures. The Reinvestment Fund's will: identify where reverse mortgage foreclosures are concentrated and refer actionable cases under the Fair Housing Act; help sustain

minority populations in racially integrating areas subject to gentrification pressures; support the stability of racial/ethnic minority communities; refine investigation and testing protocols that can be used across the country to address similar problems. All of the grant activities, taken together, will affirmatively further fair housing in the Philadelphia region. Further, the Reinvestment Fund will streamline and enhance client services and targeted education and outreach efforts to increase awareness of and attention to fair housing considerations around reverse mortgage products. This will be achieved by holding five public meetings in areas where minority populations are determined to be at risk from reverse mortgage foreclosures.

## **Pittsburgh**

### **Fair Housing Partnership of Greater Pittsburgh**

#### **FY15 Private Enforcement Initiative – Multi-Year Component - \$300,000.00**

The Fair Housing Partnership (FHP) of Greater Pittsburgh will use its grant to address housing discrimination in neighborhoods and work to affirmatively further fair housing to the City of Pittsburgh and the Pittsburgh MSA. The FHP will provide the enforcement and advocacy services that are desperately needed. Through this project FHP will conduct intake of allegations of housing discrimination, carry out both audit and complaint based testing and assist in the enforcement of alleged violations of the Fair Housing Act and substantially equivalent State and local fair housing laws.

## **Washington**

### **Southwestern Pennsylvania Legal Services, Inc.**

#### **FY16 Education and Outreach Initiative – General Component - \$125,000.00**

Southwestern Pennsylvania Legal Services, Inc. (SPLAS), which has provided comprehensive legal assistance, representation, education and outreach for forty-nine years will use its grant to renew its education and outreach effort in Western Pennsylvania and northern West Virginia. Through this Initiative, SPLAS will address two problems identified in the target region: the fair housing implications for people denied or terminated from housing as a result of their criminal records and the discrimination people that disabilities face as a result of a lack of education regarding reasonable accommodations and modifications.

### **Southwestern Pennsylvania Legal Services, Inc.**

#### **FY14 Private Enforcement Initiative – Multi-Year Component - \$300,000.00**

Southwestern Pennsylvania Legal Services, Inc. (SPLAS), in coordination with four legal services program partners, three independent living services partners, and one county fair housing office partner, will use its grant to expand its established testing program for housing discrimination and increase the provision of legal counsel and representation on behalf of individuals who, through the project's information/outreach process, are made aware of

illegal acts affecting themselves or others in their community because of their race, color, religion, national origin, sex, familial status or disability. The 24 Pennsylvania counties targeted are situated within Appalachia, deemed to be a significant area of widespread unemployment, low per capita income, and poverty. SPLAS will be expanding its protection and enforcement services into Brooke, Hancock, Ohio and Marshall Counties in West Virginia. Through this project, SPLAS and its partners will recruit and train new testers; maintain a protocol for referral of complaints of discrimination; review complaints made and litigate appropriate complaints in state and federal court; conduct educational outreach meetings; and conduct special events.

## Puerto Rico

### **Cieba**

#### **Corporacion de Desarrollo Economico de Ceiba**

##### **FY16 Education and Outreach Initiative – General Component - \$87,177.00**

Corporacion de Desarrollo Economico de Ceiba (CDEC) will use its grant for dissemination of information, outreach, and to provide education and assistance to potential victims of housing discrimination under the Fair Housing Act. CDEC's activities will include workshops, conferences, one-on-one counseling, public service announcements and any other education and outreach activities. The program will educate and inform audiences in regards to the fair housing law and its protection when renting, buying, financing housing for ownership, predatory lending activities and modification scams. Activities will be focused in impacting low and very low income individuals, protected classes and the general population. Program activities will include outreach, education workshops, conferences, counseling, and dissemination of information through various means including flyers, brochures, posters, radio, and newspapers. It will also provide fair housing training to private and public housing providers and lenders. The program will also establish collaboration agreements with entities such as universities, local government agencies and other organizations with purpose of expanding knowledge to other areas thus furthering fair housing and promoting inclusion and diversity in communities.

## South Carolina

### **Greenville**

#### **Greenville County Human Relations Commission**

##### **FY16 Education and Outreach Initiative – General Component - \$122,090.00**

Greenville County Human Relations Commission (GCHRC) will use its grant to expand its current fair housing program beyond Greenville County into the larger Greenville-Spartanburg-Anderson Combine Statistical Area (CSA) in South Carolina. The GCHRC will achieve this by developing and/or maintaining partnerships with agencies that serve the target population, including nonprofits housing developers, disability support organizations, and government agencies that represent the six jurisdictions which form the Greenville Spartanburg-Anderson CSA.

## South Carolina, cont.

Further, the GCHRC will partner with the South Carolina Human Affairs Commission to reach underserved jurisdictions of the state for the purpose of building fair housing capacity through shared resources and knowledge. The GCHRC will also provide fair housing outreach, education, and information to residents with an emphasis on traditionally underserved populations, including persons with physical and mental disabilities, immigrants and other limited English proficiency populations, low- and moderate-income level persons, persons subject to predatory lending practices, prospective homebuyers, and persons in need of foreclosure prevention counseling. Lastly, the GCHRC will launch a public awareness campaign consisting of literature distribution throughout the target communities and use mass media to advise individuals of fair housing and housing counseling services available through GCHRC, including HUD opportunities.

## Tennessee

### **Jackson**

#### **West Tennessee Legal Services, Inc.**

##### **FY14 Private Enforcement Initiative – Multi-Year Component - \$300,000.00**

West Tennessee Legal Services, Inc. will use its FHIP grant to implement a project that includes analyzing housing related issues; complaint intake; investigation of allegations of discrimination; complaint-based and systemic testing; mediation services; and enforcement of meritorious claims through litigation, administrative processes, and/or HUD, DOJ referral. Special focus will be placed on examination of (with testing) and remedial methodology for: 1) difference in services provided to REO properties by race/ethnicity; 2) discrimination in the rental market targeting a Hispanic population in rural development properties; 3) discrimination toward persons with disabilities/agencies/entities that assist them to reside in group homes; 4) requests for Reasonable Modification and/or Reasonable Accommodation (RM/RA) by military personnel seeking medical attention at locales with VA medical facilities focusing on large management companies; 4) assisting (with testing) victims of domestic violence in danger of or having lost housing and/or are denied housing due to past violence in the home; and 5) development/implementation of a fair housing program for survivors of domestic and sexual violence.

### **Nashville**

#### **Tennessee Fair Housing Council, Inc.**

##### **FY15 Private Enforcement Initiative – Multi-Year Component - \$300,000.00**

The Tennessee Fair Housing Council will use its grant to engage in intake, case investigation, filing of complaints with HUD and/or substantially equivalent agencies, and litigation when appropriate. The Council will have a broad-based testing program and also intends to engage in a number of education and outreach projects, including an annual one-day Tennessee Fair Housing Matters Conference; a technical assistance effort, consisting of a

handbook and on-site training designed to help jurisdictions understand and fulfill their new obligations under HUD's Affirmatively Furthering Fair Housing rule; trainings for case managers and others on disability; trainings for Drug Court operators on discrimination against group homes; trainings for affordable multifamily owners/operators; training on sex discrimination; and face-to-face contact with consumers at various festivals.

## Texas

### **Austin**

#### **Austin Tenants Council**

##### **FY16 Private Enforcement Initiative – Multi-Year Component - \$300,000.00**

The Austin Tenants' Council (ATC) will use its grant to identify discrimination and enforce violations under the Fair Housing Act. Specifically, ATC will provide intake and referral of fair housing complaints, source of income, minority homebuyers', and accessibility of new multi-family rental housing audits, conduct fair housing testing and refer bona fide complaints to the City of Austin Equal Employment/Fair Housing Office, the Texas Workforce Commission Civil Rights Division, or the U.S. Department of Housing and Urban Development (HUD) for enforcement and/or to legal services, and refer enforcement proposals to HUD. ATC also will partner with the Housing Authority of the City of Austin to train new Section 8 voucher holders on their fair housing rights and promote fair housing and the availability of ATC's services on television and radio and in print advertisements focused on disability and minority homebuyers.

### **Garland**

#### **City of Garland**

##### **FY16 Education and Outreach Initiative – General Component - \$125,000.00**

The City of Garland Fair Housing Services will use its grant to provide concentrated education and outreach to persons with physical and mental disabilities; underserved populations, including immigrants and others with Limited English Proficiency; persons at risk for abusive lending practices; low- and moderate-income persons; homeless and near homeless persons; prospective homebuyers, and persons in need of foreclosure prevention counseling. Additionally, all protected classes will be reached through outreach practices. The project will utilize the Shared Housing for All campaign, including A Zip Code Should Not Determine a Child's Future message, consistent with HUD's national outreach campaign. The geographic location of the program will be the City of Garland, Dallas County, Texas.

### **Houston**

#### **Greater Houston Fair Housing Center, Inc.**

## **FY16 Private Enforcement Initiative – Multi-Year Component - \$300,000.00**

The Greater Houston Fair Housing Center (GHFHC) will use its grant to provide fair housing enforcement services. The activities will include complete bilingual full service enforcement capability in English and Spanish; intake and investigation of complaints or allegations of housing discrimination; conducting investigations; development of systemic investigations; recruitment and training of testers; performance of fair housing tests; performance of accessibility and design audits; conducting Affirmatively Furthering Fair Housing (AFFH) capacity building programs for local partners (jurisdictions, non-profit and faith based organizations); conducting new media campaigns to promote AFFH/fair housing enforcement; referral of appropriate cases to HUD for enforcement actions; assisting complainants in determining their rights and remedies; and assisting other agencies in discovery of fair housing enforcement evidence.

### **San Antonio**

#### **San Antonio Fair Housing Council, Inc.**

## **FY14 Private Enforcement Initiative – Multi-Year Component - \$375,000.00**

The San Antonio Fair Housing Council, Inc. (SAFHC), doing business as the Fair Housing Council of Greater San Antonio, will use its grant to provide fair housing enforcement activities in Bexar County and an additional 36 counties in South Texas. Among other fair housing activities, SAFHC will conduct intake interviews; receive and evaluate allegations of housing discrimination; assist clients requesting reasonable accommodation or reasonable modification requests; conduct systemic investigations; train new fair housing testers; conduct rental test parts; conduct sales test parts; conduct lending test parts; conduct design and construction site assessments; assist persons with disabilities; mediate/conciliate complaints; and refer housing discrimination complaints to HUD. Additionally, in collaboration with the Texas FHAP, SAFHC will conduct one fair housing seminar in Bexar County to affirmatively further fair housing in the area.

### **Utah**

#### **Salt Lake City**

#### **Disability Law Center**

## **FY16 Private Enforcement Initiative – Multi-Year Component - \$282,830.00**

The Disability Law Center (DLC) will use its grant to continue to provide information and referrals, short term assistance, technical assistance, legal representation, and assistance with administrative complaints to Utahans who have experienced housing discrimination. The DLC will educate communities, organizations, consumers and policy makers about fair housing laws, with an emphasis on AFFH and continue to partner with other agencies with an investment in fair housing to address systemic issues.



## Vermont

### Burlington

#### **Champlain Valley Office of Economic Opportunity, Inc.**

##### **FY16 Education and Outreach Initiative – General Component - \$124,999.00**

Champlain Valley Office of Economic Opportunity, Inc. (CVOEO) will use its grant to support a comprehensive statewide fair housing education and outreach campaign with an Affirmatively Furthering Fair Housing (AFFH) focus. CVOEO's program, Building a Vibrant Inclusive Vermont, will collaborate with a range of agencies to address AFFH and systemic barriers to fair housing. As Vermont's only program exclusively dedicated to fair housing education, outreach, and training, they will continue essential ongoing efforts to educate governments, organizations, and the general public about fair housing compliance and AFFH responsibilities. Working with partners the program will deliver a campaign aimed at mitigating barriers to fair housing choice via training as well as broad public education and outreach.

#### **Vermont Legal Aid, Inc.**

##### **FY14 Private Enforcement Initiative – Multi-Year Component - \$300,000.00**

Vermont Legal Aid, Inc. (VLA) will use its grant to provide a statewide, full-service project of systemic and complaint-based testing; complaint intake and fair housing counseling; representation of complainants in private enforcement actions; targeted outreach including mobility counseling; and land use planning and policy advocacy with state and local officials. Systemic testing will focus primarily, though not exclusively, on Chittenden County in northwest Vermont. VLA will conduct complaint-based testing, represent complainants, and do systemic advocacy statewide.

## Virginia

### Newport News

#### **Hampton Roads Community Action Program**

##### **FY16 Education and Outreach Initiative – General Component - \$65,271.95**

The Hampton Roads Community Action Program, Inc. (HRCAP) will use its grant to provide fair housing and minority homeownership education and outreach activities in the Newport News, Virginia geographic area. Specifically, HRCAP will provide information on fair housing issues to local residents and housing professionals, assisting them in recognizing, reporting and preventing incidents of housing discrimination within our services area. Activities include education and outreach as well as a complaint referral process for those facing housing discrimination issues. The organization will also provide fair housing education and complaint referral services to the

## Virginia, cont.

growing Spanish speaking population within our service area; develop or obtain appropriate materials (English and bi-lingual handbook and brochures) for distribution to local resident, increasing knowledge of fair housing issues in the community; organize and lead two discussion forums with Newport News city government, faith and community based organizations (to include bi-lingual population that work with low-income individuals in target area) who may need Fair Housing Education or Homeownership advice; coordinate and provide additional training to local governments and agency staff to develop policies that will affirmatively further fair housing with regards to site and neighborhood standards and in the implementation of HUD Programs.

## **Richmond**

### **Housing Opportunities Made Equal of Virginia, Inc.**

#### **FY16 Education and Outreach Initiative – General Component - \$125,000.00**

Housing Opportunities Made Equal of Virginia, Inc. (HOME) will use its grant to serve the Commonwealth of Virginia with targeted education, outreach, and engagement efforts in the City of Portsmouth and Loudoun County. HOME will educate a variety of audiences about HUD's Affirmatively Furthering Fair Housing Rule and their rights and obligations under the law; educate, prepare, and assist community members in two jurisdictions with upcoming AFH due dates (Loudoun County and the City of Portsmouth, both due October, 2018) to participate meaningfully in the Assessment of Fair Housing process; and based on community needs, implement targeted outreach campaigns in Loudoun and Portsmouth, Virginia.

### **Housing Opportunities Made Equal of Virginia, Inc.**

#### **FY14 Private Enforcement Initiative –Multi-Year Component - \$300,000.00**

Housing Opportunities Made Equal of Virginia, Inc. will use its grant to serve residents of the Commonwealth of Virginia who still suffer from housing discrimination. Many instances of illegal discrimination continue to be underreported, especially among vulnerable populations, including people with disabilities, Latino/Hispanic families, and LGBTQ individuals, thus delaying the promise of fair housing. Discrimination in Virginia occurs not only through individuals, but through institutions that have policies or practices that result in unequal opportunities for housing. The Commonwealth has a great need for more robust enforcement of state and federal fair housing laws to address inequities and serve as examples that prevent individual and systemic discrimination. The primary purposes of this grant project are to: uncover allegations of housing discrimination, especially among vulnerable populations; conduct thorough and comprehensive investigations into allegations, including systemic investigations designed to examine the incidence of extensive discrimination; and execute robust enforcement of state and federal fair housing laws when evidence of discrimination is established.

## Washington

### Spokane

#### **Northwest Fair Housing Alliance**

##### **FY16 Education and Outreach Initiative – General Component - \$125,000.00**

Northwest Fair Housing Alliance (NWFHA) will use its grant to continue providing comprehensive fair housing education and outreach for all protected classes across 17 counties throughout Washington state. Activities include: 1) increase outreach to limited English proficient population by translating fair housing brochures into Russian, Vietnamese, Chinese, Korean, Arabic, and Laotian; 2) producing three video PSAs in Russian and distributing brochures and videos via NWFHA's website, HUD's FH Clearinghouse, NWFHA social media sites, and email; 3) educate policymakers on Affirmatively Furthering Fair Housing and the Fair Housing Act through coordinated training with Region X FHIPs to inform policymakers about Assessment of Fair Housing plans; 4) educate housing consumers, providers, and health care professionals about reasonable accommodations by localizing existing reasonable accommodation materials for medical and therapeutic professionals, and creating a brochure for tenants about reasonable accommodations in English, Spanish and Russian; 5) provide community outreach via six public outreach events, conduct interviews on English and Spanish outreach via 6 public outreach events, and conduct interviews on English and Spanish radio programs; and print, radio, and TV PSAs and 5) continue sex discrimination education.

#### **Northwest Fair Housing Alliance**

##### **FY14 Private Enforcement Initiative – Multi-Year Component - \$300,000.00**

Northwest Fair Housing Alliance (NWFHA), the only fair housing advocacy organization in east Washington, will use its grant funds to continue and expand its systemic enforcement activities. NWFHA will provide services for all protected classes in 17 counties in east/central Washington (Spokane, Whitman, Garfield, Columbia, Asotin, Walla Walla, Franklin, Benton, Yakima, Grant, Adams, Lincoln, Douglas, Ferry, Okanogan, Stevens and Pend Oreille) through intake, counseling, reasonable accommodation requests, mediation interventions, complaint referral to HUD, continued advocacy for complaints previously referred to HUD, targeted outreach and education activities, and updating NWFHA's website.

### Tacoma

#### **Fair Housing Center of Washington**

##### **FY16 Education and Outreach Initiative – General Component - \$125,000.00**

The Fair Housing Center of Washington (Fair Housing Center) will use its grant to focus on persons represented by federal protected classes and enhance their ability to successfully negotiate reasonable accommodation/modifi-

cations, consider key opportunity factors as they choose the best location for their families to live, increase community-based involvement in fair housing planning, and increase elected officials' understanding of and involvement in the key principles to the Assessment of Fair Housing (AFH). Amongst other activities, the Fair Housing Center will: provide fair housing information, with specific emphasis on reasonable accommodations/modifications; conduct fair housing training and outreach in underserved areas; coordinate, plan, and hold the 30th Annual Fair Housing Conference in partnership with Fair Housing Assistance Program (FHAP) partners; collaborate with Tacoma Housing Authority to develop an online guide for tenants; provide existing Branch mobility materials to HUD-assisted renters of 45 housing authorities; partner with the White Center Community Development Corporation/Regional Equity Network and three FHIP partners to develop a community participation manual; expand outreach to new immigrant and refugee populations through the region utilizing existing translated brochures in Chinese, Arabic, Vietnamese, Cambodian, Russian, Spanish, Korean, and English and further translate material into Somali, and ensure referral of bona-fide discrimination complaints to HUD or a FHAP.

### **Fair Housing Center of Washington**

#### **FY14 Private Enforcement Initiative – Multi-Year Component - \$300,000.00**

Fair Housing Center of Washington will use its grant to serve 22 counties in western and central Washington. Planned activities include: intake and investigation of complaints, with a focus on systemic investigations; filing of complaints and enforcement proposals; test parts; recruit and train testers and provide refresher trainings; assist with reasonable accommodation/modification requests; education and outreach; and collaboration and partnerships.

### [West Virginia](#)

#### [Morgantown](#)

### **Northern West Virginia Center for Independent Living**

#### **FY14 Private Enforcement Initiative – Multi-Year Component - \$300,000.00**

The Northern West Virginia Center for Independent Living (NWVCIL) will use its grant to complete complex systemic investigations currently underway in West Virginia surrounding lack of compliance with design and construction requirements, discrimination against families with children, and denials of reasonable accommodations for people with disabilities. In total, NWVCIL's enforcement work will include conducting rental, design and construction, insurance, and sales test parts. NWVCIL will also conduct extensive outreach through statewide networks of groups working with protected classes to generate intakes and to file enforcement proposals with HUD. Enforcement work is expected to uncover the presence of discrimination, assist individuals who are experiencing discrimination, and allow NWVCIL to document and analyze patterns of discrimination.

## Wisconsin

### Milwaukee

#### **Metropolitan Milwaukee Fair Housing Council**

##### **FY16 Education and Outreach Initiative - Testing Coordinator Training Component - \$249,938.00**

The Metropolitan Milwaukee Fair Housing Council (MMFHC) will use its grant to provide training and technical assistance to FHIP-funded testing organizations throughout the country. The purpose of the project, entitled Investigative Support for Testing and Enforcement Programs (ISTEP), is to achieve greater consistency in the quality of testing investigations, enhance the capacity of participating FHIP-funded testing organizations to conduct testing and enforcement activities, and assist HUD to enforce the federal fair housing law and affirmatively further fair housing. Over an 18-month period, the project will use a variety of instructional methods to provide comprehensive training programs on fair housing testing for Testing Coordinators and offer technical assistance to meet the needs of fair housing testing organizations. Additional educational opportunities that will be offered throughout the project period include: conducting three video conferences on specialized topics, and access to experienced fair housing attorneys and technological tools and resources for Test Coordinators. Lastly, the project will also use an array of evaluation tools to assess the impact and effectiveness of the project activities.

#### **Metropolitan Milwaukee Fair Housing Council**

##### **FY14 Private Enforcement Initiative – Multi-Year Component - \$300,000.00**

The Metropolitan Milwaukee Fair Housing Council (MMFHC) will use its grant to conduct statewide enforcement activities for the purpose of identifying and eliminating discriminatory housing practices and affirmatively furthering fair housing. These activities will be implemented in MMFHC's 10-county service area, as well as 8 additional Wisconsin counties. Overall, 66% of Wisconsin's population will be served by the project. MMFHC's service area is: Milwaukee, Waukesha, Washington, Ozaukee, Dane, Brown, Calumet, Fond du Lac, Outagamie and Winnebago Counties. Additionally, MMFHC will conduct activities in: Dodge, Jefferson, Kenosha, Manitowoc, Racine, Rock, Sheboygan and Walworth Counties. Activities will include systemic investigations; statewide intake, investigation and case management of fair housing complaints to expand statewide coordinated enforcement; partnership with a statewide disability advocacy agency to conduct inter-organizational technical assistance and referral of complaints on the basis of disability; partnership with 50 non-profit organizations in MMFHC's service area to recruit testers and assist in other fair housing activities; specialized training for MMFHC staff; and referring complaints to HUD, other administrative agencies, and/or attorneys to increase enforcement and eliminate illegal housing discrimination.

# FAIR HOUSING ASSISTANCE PROGRAM

## FHAP Agencies by State, as of September 30, 2016

State	Jurisdiction	Name of FHAP
Arizona	State	Arizona Attorney General's Office
	Locality	City of Phoenix Equal Opportunity Department
Arkansas	State	Arkansas Fair Housing Commission
California	State	California Department of Fair Employment and Housing
Colorado	State	Colorado Civil Rights Division
Connecticut	State	Connecticut Commission on Human Rights and Opportunities
Delaware	State	Delaware Division of Human Relations
District of Columbia	State	District of Columbia Office of Human Rights
Florida	State	Florida Commission on Human Relations
	Localities	Broward County Office of Intergovernmental Affairs and Professional Standards/ Human Rights Section
		Jacksonville Human Rights Commission
		City of Orlando Office of Community Affairs – Human Relations Department
		Palm Beach County Office of Equal Opportunity
		Pinellas County Office of Human Rights
Tampa Office of Human Rights		
Hawaii	State	Hawaii Civil Rights Commission
Illinois	State	Illinois Department of Human Rights
Indiana	State	Indiana Civil Rights Commission
	Localities	City of Evansville – Vanderburgh County Human Relations Commission
		Elkhart Human Relations Commission
		Fort Wayne Metropolitan Human Relations Commission
		Gary Human Relations Commission
		Hammond Human Relations Commission
South Bend Human Relations Commission		
Iowa	State	Iowa Civil Rights Commission

<b>State</b>	<b>Jurisdiction</b>	<b>Name of FHAP</b>
<b>Iowa</b>	Localities	Cedar Rapids Civil Rights Commission
		Davenport Civil Rights Commission
		Des Moines Human Rights Commission
		Sioux City Human Rights Commission
<b>Kansas</b>	Localities	Lawrence Human Relations Commission and Human Relations/Resources Department
		Salina Human Relations Department
<b>Kentucky</b>	State	Kentucky Commission on Human Rights
	Localities	Lexington-Fayette Urban County Human Rights Commission
		Louisville Metro Human Relations Commission
<b>Louisiana</b>	State	Public Protection Division, Louisiana Department of Justice
<b>Maine</b>	State	Maine Human Rights Commission
<b>Maryland</b>	State	Maryland Commission on Human Relations
<b>Massachusetts</b>	State	Massachusetts Commission Against Discrimination
	Localities	Boston Fair Housing Commission
		Cambridge Human Rights Commission
<b>Michigan</b>	State	Michigan Department of Civil Rights
<b>Minnesota</b>	Localities	City of Duluth Human Rights Office
		City of St. Paul Department of Human Rights and Equal Opportunity Commission
<b>Missouri</b>	State	Missouri Commission on Human Rights, Department of Labor and Industrial Relations
	Localities	Kansas City Human Relations Department
		St.Louis Civil Rights Enforcement Agency
<b>Nebraska</b>	State	Nebraska Equal Opportunity Commission
	Localities	Lincoln Commission on Human Rights
		Omaha Human Rights and Relations Department
<b>New Jersey</b>	State	New Jersey Division on Civil Rights
<b>New York</b>	State	New York State Division on Human Rights
	Localities	Rockland County Commission on Human Rights
		Westchester County Human Rights Commission
<b>North Carolina</b>	State	North Carolina Human Relations Department

State	Jurisdiction	Name of FHAP
North Carolina	Localities	City of Charlotte/Mecklenburg County Community Relations Committee
		Durham Human Relations Commission
		Greensboro Human Relations Department
		Orange County Department of Housing, Human Rights and Community Development
		Winston-Salem Human Relations Commission
North Dakota	State	North Dakota Department of Labor and Human Rights
Ohio	State	Ohio Civil Rights Commission
	Localities	City of Canton Fair Housing Commission
		Dayton Human Relations Council
		Shaker Heights Fair Housing Review Board
Pennsylvania	State	Pennsylvania Human Relations Commission
	Localities	Pittsburgh Human Relations Commission
		Reading Commission on Human Relations
Rhode Island	State	Rhode Island Commission for Human Rights
South Carolina	State	South Carolina Human Affairs Commission
Tennessee	State	Tennessee Human Rights Commission
Texas	State	Texas Workforce Commission
	Localities	City of Austin Equal Employment/Fair Housing Office
		City of Corpus Christi Department of Human Relations
		City of Dallas Fair Housing Office
		Fort Worth Human Relations Commission
		Garland Office of Fair Housing
Utah	State	Utah Anti-Discrimination Division
Vermont	State	Vermont Human Rights Commission
Virginia	State	Virginia Department of Professional and Occupational Regulations, Fair Housing Administration
	Locality	Fairfax County Human Rights Commission
Washington	State	Washington State Human Rights Commission



State	Jurisdiction	Name of FHAP
Washington	Localities	King County Office of Civil Rights
		Seattle Office of Civil Rights
		City of Tacoma Human Rights, Neighborhood and Community Services Department
West Virginia	State	West Virginia Human Rights Commission

Source: FHAP Division, Office of Fair Housing and Equal Opportunity

**Table 2.12: HUD and FHAP Complaints by State, FY 2016**

State	Number of HUD Complaints	Number of FHAP Complaints	Total Number of Complaints
Alabama	62	NA	62
Alaska	9	NA	9
Arizona	12	194	206
Arkansas	1	98	99
California	118	909	1,027
Colorado	9	113	122
Connecticut	7	85	92
Delaware	0	25	25
District of Columbia	0	21	21
Florida	57	457	514
Georgia	174	NA	174
Hawaii	2	41	43
Idaho	36	NA	36
Illinois	11	252	263
Indiana	9	236	245
Iowa	4	192	196
Kansas	34	14	48
Kentucky	5	135	140
Louisiana	17	73	90
Maine	3	35	38
Maryland	0	110	110
Massachusetts	7	301	308
Michigan	18	379	397
Minnesota	46	5	51
Mississippi	25	NA	25
Missouri	20	288	308
Montana	15	NA	15

State	Number of HUD Complaints	Number of FHAP Complaints	Total Number of Complaints
Nebraska	8	128	136
Nevada	91	NA	91
New Hampshire	15	1	16
New Jersey	10	79	89
New Mexico	37	NA	37
New York	114	410	524
North Carolina	16	150	166
North Dakota	0	26	26
Ohio	18	374	392
Oklahoma	105	NA	105
Oregon	21	39	60
Pennsylvania	6	168	174
Puerto Rico	34	NA	34
Rhode Island	3	65	68
South Carolina	16	66	82
South Dakota	11	NA	11
Tennessee	20	97	117
Texas	35	1,137	1,172
Utah	6	53	59
Vermont	0	7	7
Virginia	2	91	93
Washington	34	148	182
West Virginia	2	16	18
Wisconsin	47	NA	47
Wyoming	11	NA	11
No state selected	3	1	4
<b>Total</b>	<b>1,366</b>	<b>7,019</b>	<b>8,385</b>

Source: HUD Enforcement Management Systems (HEMS)

Note: The states marked "NA" in the FHAP column have neither a state FHAP nor local FHAPs. Kansas has local FHAPs but no state FHAP.

# FAIR HOUSING AND CIVIL RIGHTS IN HUD PROGRAMS

## OVERSIGHT OF RECIPIENTS OF HUD FUNDS

HUD monitors HUD-funded recipients, e.g. state and local governments, to determine their performance under the civil rights-related program requirements of HUD’s Office of Community Planning and Development, Office of Public and Indian Housing, and Office of Housing.

### Complaints Against Recipients of HUD Funds

HUD investigates discrimination complaints against recipients of HUD funds to determine whether the recipient violated civil rights laws or civil-rights related program requirements. At the conclusion of the investigation, HUD issues written findings of violations of civil rights laws or program requirements based on its investigation.

Table 2.13 shows the number of complaints received in FY 2016 that alleged discrimination or noncompliance by a recipient of HUD funds and the civil rights law that was allegedly violated.

**Table 2.13: Complaints against Recipients of HUD Funds, FY 2016**

Legal Basis for Complaint	Number of Complaints Filed	Number of Investigations Closed
Section 504	352	462
Title VI	163	202
Title II of ADA	84	170
Section 109	17	49
Age Discrimination Act	0	3
Section 3	2	2
<b>Total</b>	<b>618</b>	<b>888</b>

Source: HUD Enforcement Management Systems (HEMS)

## Compliance Reviews of Recipients of HUD Funds

HUD conducts compliance reviews to determine whether a recipient of HUD funds is in compliance with applicable civil rights laws and their implementing regulations. HUD may initiate a compliance review whenever a report, complaint, or any other information indicates a possible failure to comply with applicable civil rights laws and regulations. HUD initiates most compliance reviews based on risk analyses, issues raised during a limited monitoring review, or when a civil rights problem is detected through HUD program monitoring.

Table 2.14 shows the number of compliance reviews that HUD initiated in FY 2016, and the civil rights law under which they were conducted. The table also shows the number of compliance reviews that were closed during the fiscal year. These numbers include compliance reviews that were initiated in FY 2016 or in previous fiscal years.

**Table 2.14: Compliance Reviews of Recipients of HUD Funds, FY 2016**

<b>Legal Basis for Complaint</b>	<b>Number of Compliance Reviews Initiated</b>	<b>Number of Compliance Reviews Closed</b>
<b>Section 504</b>	2	16
<b>Title VI</b>	3	13
<b>Title II of ADA</b>	1	5
<b>Section 109</b>	0	8
<b>Section 3</b>	1	1
<b>Affirmatively Furthering Fair Housing</b>	1	0
<b>Total</b>	<b>8</b>	<b>43</b>

*Source: HUD Enforcement Management Systems (HEMS)*

## HUD'S REPORTING RESPONSIBILITIES

The Fair Housing Act requires that HUD annually report to Congress, and make available to the public, data on the race, color, religion, sex, national origin, age, disability, and family characteristics of households who are applicants for, participants in, or beneficiaries or potential beneficiaries of programs administered by the Department to the extent that such characteristics are within the coverage of the provisions of law and Executive Orders set forth below:

- Title VI of the Civil Rights Act of 1964
- Title VIII of the Civil Rights Act of 1968
- Section 504 of the Rehabilitation Act of 1973
- Age Discrimination Act of 1975
- Equal Credit Opportunity Act
- Section 1978 of the Revised Statutes (42 U.S.C. § 1982)
- Section 8(a) of the Small Business Act
- Section 527 of the National Housing Act
- Section 109 of the Housing and Community Development Act of 1974
- Section 3 of the Housing and Urban Development Act of 1968
- Executive Orders 11063, 11246, 11625, 12250, 12259, and 12432.

### Racial and Ethnic Categories

Prior to the 2000 census, the Office of Management and Budget (OMB) significantly revised standards for federal agencies that collect, maintain, and report federal data on race and ethnicity. HUD offices implemented this data format on January 1, 2003.

Under OMB's policy, individuals responding to inquiries about race have the option to select one or more of five racial categories: (1) "American Indian or Alaska Native," (2) "Asian," (3) "Black or African American," (4) "Native Hawaiian or Other Pacific Islander," and (5) "White." OMB's policy treats ethnicity separately from race. Persons must choose one of two ethnic categories: (1) "Hispanic or Latino," or (2) "Not Hispanic or Latino."

In FY 2016, most HUD programs collected ethnicity separately from race, however, a few programs combined race and ethnicity into a single category. The following sections briefly describe HUD-funded programs and report on the protected characteristics of beneficiaries of these programs.

**Federal Housing Administration**

The Federal Housing Administration, generally known as “FHA,” provides mortgage insurance on loans made by FHA-approved lenders throughout the United States and its territories. FHA insures mortgages on single family and multifamily homes including manufactured homes and hospitals. It is the largest insurer of mortgages in the world, insuring more than 34 million properties since its inception in 1934. FHA mortgage insurance provides lenders with protection against losses as the result of homeowners defaulting on their mortgage loans. The lenders bear less risk because FHA will pay a claim to the lender in the event of a homeowner’s default provided that the application for insurance benefits is acceptable to the Commissioner. Loans must meet certain requirements established by FHA to qualify for insurance.

Table 2.15 provides data on the race and marital status of mortgagors who obtained FHA-insured single-family home purchase loans or FHA-insured single-family refinanced loans in FY 2016. The marital status category divides mortgagors into those who are “married,” “separated,” or “unmarried.”

**Table 2.15: Protected Characteristics of Mortgagors Who Obtained FHA-Insured Single Family Home Purchase Loans or FHA-Insured Single Family Refinanced Loans, FY 2016**

Protected Characteristics	Number of Purchase Loans	Value of Purchase Loans	Number of Refinance Loans	Value of Refinance Loans
<b>Race</b>				
White	59.1%	56.7%	58.3%	56.7%
Black	11.2%	11.1%	10.2%	9.8%
American Indian or Alaska Native	0.3%	0.3%	0.5%	0.5%
Asian and Hawaiian	3.2%	4.3%	2.9%	4.1%
Hispanic	19.6%	20.5%	12.6%	13.8%
Not Disclosed	6.5%	7.0%	15.5%	15.1%
<b>Mixed Race</b>				
Yes	0.2%	0.2%	0.3%	0.3%
No	99.8%	99.8%	99.7%	99.7%
<b>Marital Status</b>				
Married	52.6%	57.1%	64.5%	68.3%
Separated	0.5%	0.5%	0.5%	0.5%
Unmarried	46.9%	42.5%	35.0%	31.2%
<b>Total</b>	<b>879,517</b>	<b>\$171,633.16</b>	<b>378,541</b>	<b>\$73,773.69</b>

Source: Single Family Data Warehouse (SFDW) as of 4/30/2016

Note: Value of loans provided in millions.

## **Multifamily Subsidized Housing Programs**

The housing subsidies described below are paid to owners on behalf of tenants to keep their rents affordable. This assistance is tied to the property and differs in that respect from tenant-based rental assistance program (e.g. housing choice vouchers), where the subsidy follows the tenant when the tenant moves to another property.

### **Project-Based Section 8**

Through Project-Based Section 8, HUD provides rental assistance to families in assisted FHA-insured and non-insured properties to ensure that these properties remain affordable to low-income families.

### **Rent Supplement Contracts**

The Rent Supplement program was established by the Housing and Urban Development Act of 1965 and was the first project-based assistance program for mortgages insured by HUD's Office of Housing. These contracts were available to Section 221(s)(3) BMIR, Section 231, Section 236 (insured and noninsured), and Section 303 properties for the life of the mortgage. The program was suspended under the housing subsidy moratorium of January 5, 1973. The moratorium stopped the funding of any additional projects, although previously funded projects continue to receive funding.

### **Rental Assistance Payment (RAP) Contracts**

RAP was established by the Housing and Community Development Act of 1974 to provide additional rental assistance to property owners on behalf of very low-income tenants. RAP is available only to Section 236 properties and was the predecessor of the Project-Based Section 8 program.

### **Section 202 Supportive Housing for the Elderly**

Section 202 Supportive Housing for the Elderly helps expand the supply of affordable housing with supportive services for the elderly. Section 202 housing provides elderly persons with options for independent living in an environment that offers services such as cooking, cleaning, and transportation. Once the project is developed, funding is provided through the Section 202 project rental assistance contract (PRAC) to cover the difference between the HUD-approved operating cost for the project and the tenants' contributions toward rent.

In order to live in Section 202 housing, a household must be very low-income (below 50 percent of the median income for the area) and must have at least one member who is age 62 or older.

### **Section 811 Supportive Housing for Persons with Disabilities**

Section 811 Supportive Housing for Persons with Disabilities allows persons with disabilities to live independently, by providing a supply of rental housing that has supportive services. Once the project is developed, funding is provided through a Section 811 project PRAC to cover the difference between the HUD-approved operating cost

for the project and tenants' contributions toward rent.

In order to live in Section 811 housing, a household, which may consist of a single qualified person must be very low-income and at least one member must be at least 18 years old and have a disability such as a physical or developmental disability or chronic mental illness.

## **Direct Loans**

### **Section 202 Direct Formula Interest Rate Loans**

The Section 202 Direct Formula Interest Rate Loan Program replaced the Section 202 Direct Low-Interest Loan Program. Both programs provided long-term, direct loans to finance housing for elderly persons or persons with disabilities. However, formula interest rate loans carried an interest rate based on the average yield on 30-year marketable obligations of the United States, and properties were developed with 100 percent Section 8 assistance to help keep units affordable to low-income families. This program is commonly referred to as Section 202/8. While no new projects have been developed under this program since 1991, previously developed projects are still in operation.

The Direct Formula Interest Rate Loan Program ended in 1991, becoming the Section 202 Capital Advance Program and the Section 811 Capital Advance Program. Both programs have PRAC funding which is described above. The Section 202 Capital Advance Program serves elderly persons, while the Section 811 Capital Advance Program develops housing for persons with disabilities.

**Table 2.16: Protected Characteristics of Households Provided with Housing Assistance from Rental Subsidies and Direct Loans, for the 18-month period ending September 30, 2016**

Protected Characteristics	Section 8 Project-Based	Rent Supp.	Rental Assist. (RAP)	Section 202/8	Section 202/ PRAC	Section 811/ PRAC	All Programs
<b>Race of Head of Household</b>							
White	50.3%	47.3%	43.5%	64.0%	58.8%	65.5%	52.8%
Black or African American	35.8%	32.9%	39.5%	22.2%	23.5%	24.3%	33.0%
American Indian or Alaskan Native	1.0%	0.2%	0.7%	0.5%	0.6%	1.0%	0.9%
Asian	4.4%	1.8%	8.3%	6.2%	8.2%	1.2%	4.9%
Native Hawaiian or Pacific Islander	0.3%	0.1%	0.1%	0.3%	0.3%	0.4%	0.3%
Other	7.3%	16.6%	7.2%	6.1%	7.8%	6.8%	7.2%
Multiple Race	1.0%	1.0%	0.7%	0.6%	0.7%	0.9%	0.9%
<b>Ethnicity of Head of Household</b>							
Hispanic or Latino	15.8%	32.7%	18.3%	11.2%	14.4%	6.2%	15.0%
Not Hispanic or Latino	84.2%	67.3%	81.7%	88.8%	85.6%	93.8%	85.0%



Protected Characteristics	Section 8 Project-Based	Rent Supp.	Rental Assist. (RAP)	Section 202/8	Section 202/ PRAC	Section 811/ PRAC	All Programs
<b>Age of Head of Household</b>							
Younger than 31 years	13.3%	13.3%	11.1%	1.4%	0.0%	9.9%	15.8%
31 - 41	12.6%	12.9%	12.7%	2.1%	0.0%	16.4%	10.5%
42 - 51	9.9%	13.3%	10.2%	4.1%	0.1%	22.6%	8.7%
52 - 61	14.4%	18.8%	14.5%	10.0%	0.3%	32.2%	13.1%
62 or older	43.2%	41.7%	51.6%	82.4%	99.7%	18.9%	52.0%
<b>Sex of Head of Household</b>							
Female	73.7%	74.0%	69.8%	64.5%	71.2%	46.5%	71.7%
Male	25.7%	25.9%	30.0%	34.8%	28.2%	52.6%	27.7%
<b>Disability</b>							
Any household member with a disability	28.0%	30.2%	22.1%	28.4%	6.2%	98.1%	27.6%
Head of household has a disability	27.1%	28.5%	20.6%	28.4%	6.2%	98.1%	26.9%
<b>Familial Status</b>							
Households with children	32.1%	30.5%	26.3%	0.4%	0.1%	2.4%	25.0%
<b>Total Households</b>	<b>1,039,440</b>	<b>1,678</b>	<b>5,525</b>	<b>149,556</b>	<b>122,372</b>	<b>32,834</b>	<b>1,368,389</b>

Source: Tenant Rental Assistance Certification System (TRACS)

Note: The data on race, ethnicity, age, and sex were provided for the head of household only, regardless of the composition of the household. The number of households represents only those beneficiaries that have submitted data to HUD.

### **Section 236**

This FHA program, established by the Housing and Urban Development Act of 1968, combined federal mortgage insurance with interest reduction payments to encourage the production of low-cost rental housing. While no longer providing insurance or subsidies for new mortgage loans, existing Section 236 properties continue to receive interest subsidies. Under this program, HUD provided interest subsidies in order to lower a project's mortgage interest rate to as little as one percent. The interest reduction payment resulted in lower operating costs and, consequently, a reduced rent structure.

The Section 236 basic rent is the rent that the owner must collect to cover the property's costs, given the mortgage interest reduction payments made to the property. All tenants pay at least the Section 236 basic rent and, depending on their income level, may pay rent up to the Section 236 market rent.

Some Section 236 properties experienced escalating operating costs, causing the basic rent to increase beyond levels readily affordable to many low-income tenants. To maintain the financial health of the property, HUD may have allocated project-based rental assistance through Section 8 Loan Management Set-Aside (LMSA) to a

Section 236 property. Some Section 236 properties receive other forms of project-based rental assistance from programs such as the Rent Supplement program.

### **Section 221(d)(3) Below Market Interest Rate (BMIR) Program**

This FHA program insured and subsidized mortgage loans to facilitate the new construction or substantial rehabilitation of multifamily rental or cooperative housing for low- and moderate-income families. This program no longer provides subsidies for new mortgage loans, but existing Section 221(d)(3) BMIR properties continue to operate under it.

Families living in Section 221 (d)(3) BMIR projects are considered subsidized because the reduced rents for these properties are made possible by subsidized mortgage interest rates. Some BMIR projects experienced escalating operating costs that have caused the BMIR rents to increase beyond levels that are affordable to lower- and moderate-income tenants. When this occurs, HUD may allocate project-based rental assistance through a Section 8 Loan Management Set-Aside (LMSA) to these properties to decrease vacancies and improve the project's financial position.

**Table 2.17: Protected Characteristics of Recipients of Mortgage Insurance and Mortgage Interest Rate Subsidies, FY 2016**

Protected Characteristics	Section 236	Below Market Interest Rate (BMIR)	All Programs
<b>Race of Head of Household</b>			
White	43.8%	93.8%	52.8%
Black or African American	39.8%	4.2%	33.0%
American Indian or Alaskan Native	0.4%	0.0%	0.9%
Asian	3.3%	0.0%	4.9%
Native Hawaiian or Pacific Islander	0.3%	0.0%	0.3%
Other	11.4%	2.1%	7.2%
Multiple Race	1.1%	0.0%	0.9%
<b>Ethnicity of Head of Household</b>			
Hispanic or Latino	17.3%	87.5%	15.0%
Not Hispanic or Latino	82.7%	12.5%	85.0%
<b>Age of Head of Household</b>			
Younger than 31 years	16.3%	0.0%	15.8%
31 – 41	15.1%	0.0%	10.5%
42 – 51	12.9%	0.0%	8.7%
52 – 61	16.8%	4.2%	13.1%
62 or older	38.8%	95.8%	52.0%
<b>Sex of Head of Household</b>			

Protected Characteristics	Section 236	Below Market Interest Rate (BMIR)	All Programs
Female	65.4%	62.5%	71.7%
Male	34.1%	37.5%	27.7%
Disability			
Any household member with a disability	15.9%	0.0%	27.6%
Head of household has a disability	15.2%	0.0%	26.9%
Familial Status			
Households with Children	30.0%	0.0%	25.0%
<b>Total Households</b>	<b>16,714</b>	<b>48</b>	<b>1,368,389</b>

Source: Tenant Rental Assistance Certification System (TRACS)

Note: The data on race, ethnicity, age, and sex were provided for the head of household only, regardless of the composition of the household. The number of households represents only those beneficiaries that have submitted data to HUD.

## Housing Counseling Assistance Program

The Housing Counseling Assistance program counsels consumers on seeking, renting, owning, financing, and maintaining a home. HUD provides counseling services through HUD-approved housing counseling agencies. Such agencies and national, regional, or multi-state intermediaries may apply for one-year grants through a notice of funding availability published by HUD.

Table 2.18 contains information on the race and ethnicity of those participating in the Housing Counseling Assistance Program during FY 2016.

**Table 2.18: Protected Characteristics of Households that Participated in HUD-Funded Housing Counseling Programs, FY 2016**

Protected Characteristic	Percentage of Participants
<b>Race</b>	
White	44.1%
Black or African American	33.7%
American Indian or Alaska Native	0.7%
Asian	3.1%
Native Hawaiian or Other Pacific Islander	0.4%
Other Multi-Racial	7.4%
Black or African American and White	0.6%
American Indian or Alaska Native and Black or African American	0.1%
American Indian or Alaska Native and White	0.3%
Asian and White	0.1%
Chose not to Respond	9.4%
<b>Ethnicity</b>	
Hispanic or Latino	18.5%
Not Hispanic or Latino	73.7%
Chose Not to Respond	7.8%
<b>Total Number of Households</b>	<b>945,096</b>

Source: Aggregate Data from HUD Form 9902 FY 2016

Note: Data above represent the first three quarters of 2016 (September 30, 2015 through June 30, 2016). Participating housing counseling agencies have three months after the end of the quarter to report data to HUD. At the time of printing, HUD had not yet completed quality control of the fourth quarter data. Upon certification, HUD Form 9902 data will be available on [HUD Exchange](#).

**Community Development Block Grants (CDBG)**

CDBG is authorized by Title I of the Housing and Community Development Act of 1974, as amended, to provide annual grants on a formula basis to states, metropolitan cities, and urban counties for activities that benefit persons of low- and moderate-income and aid in the prevention or elimination of slums or blight, or meet certain community development needs that have a particular urgency.

Table 2.19 contains information on the race and ethnicity of households that benefited from CDBG’s owner-occupied housing rehabilitation, rental housing rehabilitation, and homeownership assistance in FY 2016. The number of participants represents only those beneficiaries that have submitted data. Additional CDBG activities also had beneficiaries.

**Table 2.19: Protected Characteristics of Beneficiaries of CDBG’s Owner-Occupied Housing Rehabilitation, Rental Housing Rehabilitation, and Homeownership Assistance Programs, FY 2016**

Protected Characteristics	Owner Occupied Housing Rehabilitation	Rental Housing Rehabilitation	Homeownership Assistance
<b>Race</b>			
White	52.3%	60.4%	59.3%
Black/African American	36.5%	27.6%	30.7%
American Indian/Alaskan Native	0.4%	1.2%	0.4%
Asian	1.9%	5.7%	3.5%
Native Hawaiian/Other Pacific Islander	0.2%	0.3%	0.2%
Black/African American & White	0.3%	0.9%	0.4%
American Indian/Alaskan Native & White	0.4%	0.2%	0.2%
Amer. Indian/Alaskan Native & Black/African American	0.1%	0.1%	0.3%
Asian & White	0.1%	0.0%	0.4%
Other Multi-Racial	7.7%	3.6%	4.5%
<b>Ethnicity</b>			
Hispanic or Latino	15.2%	15.5%	24.3%
Not Hispanic or Latino	84.8%	84.5%	75.7%
<b>Total Number of Participants</b>	<b>56,831</b>	<b>15,514</b>	<b>2,603</b>

Source: Integrated Disbursement and Information System (IDIS)

Note: Percentages are based on those households for which race/ethnicity data were actually reported.

## **CDBG-Disaster Recovery Assistance (CDBG-DR)**

In response to disasters, Congress may appropriate additional funding for the CDBG program as Disaster Recovery grants to rebuild the affected areas and start the recovery process. Since CDBG Disaster Recovery assistance may fund a broad range of recovery activities, HUD can help communities and neighborhoods that otherwise might not recover due to limited resources. Disaster Recovery grants often supplement disaster programs of the Federal Emergency Management Agency, the Small Business Administration, and the U.S. Army Corps of Engineers.

Table 2.20 contains information on the race and ethnicity of households that benefited from CDBG-DR in FY 2016.

**Table 2.20: Protected Characteristics of Beneficiaries of CDBG-DR, FY 2016**

<b>Protected Characteristics</b>	<b>Affordable Rental Housing</b>	<b>Construction of New Housing</b>	<b>Homeownership Assistance</b>	<b>Rehabilitation/ Reconstruction of Residential Structures</b>
<b>Race of Head of Household</b>				
White	42.8%	83.7%	67.2%	59.6%
Black/African American	52.7%	13.8%	19.7%	24.7%
American Indian/Alaskan Native	0.1%	0.8%	0.0%	0.1%
Native Hawaiian/Other Pacific Islander	0.2%	0.0%	0.0%	0.1%
Asian	0.8%	1.2%	4.1%	1.2%
Black/African American and White	0.1%	0.0%	0.0%	0.2%
American Indian/Alaskan Native and White	0.1%	0.0%	0.0%	0.2%
American Indian/Alaskan Native and Black/African American	0.0%	0.0%	0.0%	0.0%
Asian and White	0.0%	0.0%	0.0%	0.1%
Other Multi-racial	3.0%	0.4%	0.0%	2.7%
Unknown	0.0%	0.0%	9.0%	11.0%
<b>Gender of Head of Household</b>				
Female Head of Household	40.7%	39.4%	36.9%	18.0%

Source: Disaster Recovery Grant Reporting System (DRGR)

## Housing Opportunities for Persons with AIDS (HOPWA)

HOPWA is authorized by the Cranston-Gonzalez National Affordable Housing Act to assist states, local governments, and nonprofit organizations in addressing the housing needs of low-income persons with HIV/AIDS and their families. In addition to providing rental assistance subsidies, funds may be used to develop and operate community residences and other housing facilities that offer on-site support for activities of daily living and other needed services.

Table 2.21 provides data on the race, ethnicity, age, and sex of persons receiving assistance from HOPWA in FY 2016. The total represents only those beneficiaries that have submitted information to HUD.

**Table 2.21: Protected Characteristics of Persons Provided with Housing Assistance through HOPWA Formula Grants and Competitive Grants, FY 2016**

Protected Characteristics	Formula Grant	Competitive Grant	Total Program
<b>HIV/AIDS Status</b>			
Persons with HIV/AIDS	68.6%	67.5%	68.5%
HIV+ Family Members	2.7%	2.9%	2.7%
Family Members who are not HIV+	28.7%	29.6%	28.8%
<b>Race</b>			
White	35.1%	50.0%	36.4%
Black or African American	54.9%	40.6%	53.7%
American Indian or Alaska Native	0.7%	1.7%	0.8%
Asian	0.7%	1.4%	0.7%
Native Hawaiian or Other Pacific Islander	0.4%	0.9%	0.4%
Black or African American and White	0.8%	0.2%	0.7%
American Indian or Alaska Native and White	0.2%	0.4%	0.2%
American Indian or Alaska Native and Black or African American	0.1%	0.1%	0.1%
Asian and White	0.1%	0.1%	0.1%
Other Multi-Racial	7.1%	4.6%	6.8%
<b>Ethnicity</b>			
Hispanic/Latino	17.0%	12.0%	16.0%
Non-Hispanic/Latino	83.0%	88.0%	84.0%
<b>Age</b>			
Younger than 18	1.0%	1.0%	1.0%
18-30	13.0%	12.0%	13.0%
31-50	49.0%	50.0%	49.0%
51 or older	37.0%	37.0%	37.0%
<b>Sex</b>			

Protected Characteristics	Formula Grant	Competitive Grant	Total Program
Female	35.3%	31.0%	34.9%
Male	63.4%	67.0%	63.7%
Transgender M to F	1.3%	1.8%	1.3%
Transgender F to M	0.04%	0.1%	0.1%
Area Median Income			
Extremely Low Income (0-30% of Area Median Income)	76.0%	78.0%	76.0%
Very Low Income (31-50% of Area Median Income)	15.0%	15.0%	15.0%
Low Income (51-80% of Area Median Income)	9.0%	7.0%	9.0%
Number of Recipients of Housing Assistance	48,804	4,304	53,108

Source: Integrated Disbursement and Information System (IDIS)

Note: Data on the number of beneficiaries of HOPWA Competitive and Formula Projects in FY 2014 with corresponding demographic data comes in reports submitted on less than the full number of grants. Percentages may not equal 100% due to rounding. Denominator may vary slightly for Race, Ethnicity, Age and Sex due to Grantee reporting errors.

### **HOME Investment Partnerships Program (HOME)**

HOME is authorized by the Cranston-Gonzalez National Affordable Housing Act to provide annual grants on a formula basis for state and local governments to provide affordable housing for low-income and very-low income households. States and localities may use their HOME allocations to construct or rehabilitate housing for sale or rental, rehabilitate eligible owner-occupied properties, and provide financial assistance to first-time or other qualified homebuyers. Under certain circumstances, a state or local government may use HOME funds to provide tenant-based rental assistance (TBRA).

**Table 2.22: Protected Characteristics of Beneficiaries of the HOME Investment Partnership Program, FY 2016**

Protected Characteristics	TBRA	Rental Units	Homebuyer	Homeowner Rehabilitation
<b>Race or Ethnicity</b>				
White	62.9%	44.8%	55.4%	63.4%
Black or African American	29.2%	43.6%	30.8%	30.1%
American Indian or Alaska Native	2.2%	0.7%	0.3%	0.5%
Asian	0.8%	2.2%	3.4%	1.1%
Native Hawaiian or Other Pacific Islander	1.1%	0.5%	0.4%	0.3%
Black or African American and White	0.9%	0.4%	0.6%	0.5%
American Indian or Alaska Native and White	0.3%	0.2%	0.2%	0.2%
American Indian or Alaska Native and Black or African American	0.1%	0.1%	0.0%	0.3%
Asian and White	0.1%	0.1%	0.1%	0.1%



Protected Characteristics	TBRA	Rental Units	Homebuyer	Homeowner Rehabilitation
Other Multi-Racial	2.3%	7.4%	8.6%	3.4%
<b>Ethnicity</b>				
Hispanic or Latino	9.6%	16.8%	24.1%	12.3%
Non-Hispanic or Latino	90.4%	83.2%	75.9%	87.7%
<b>Familial Status</b>				
Families with Children	49.9%	28.4%	59.2%	25.7%
<b>Total Assisted Households</b>	<b>15,809</b>	<b>14,820</b>	<b>10,802</b>	<b>5,026</b>

Source: Integrated Disbursement and Information System (IDIS)

### **Neighborhood Stabilization Program**

The Neighborhood Stabilization Program (NSP) was established for the purpose of stabilizing communities that have suffered from foreclosures and abandonment. Through the purchase and redevelopment of foreclosed and abandoned homes and residential properties, the goal of the program is being realized.

Table 2.23 contains information on the race and ethnicity of households that benefited from NSP in FY 2016.

**Table 2.23: Protected Characteristics of Beneficiaries of NSP, FY 2016**

Race	Construction of New Housing	Homeownership Assistance to Low and Moderate Income Households	Rehabilitation/ Reconstruction of Residential Structures
White	47.6%	80.6%	42.3%
Black/African American	39.8%	14.9%	47.3%
American Indian/Alaskan Native	0.0%	0.0%	0.1%
Asian	2.1%	0.0%	2.2%
Black/African American and White	0.2%	1.5%	0.3%
Native Hawaiian/Other Pacific Islander	0.0%	0.0%	0.6%
American Indian/Alaskan Native and Black/African American	0.0%	0.0%	0.1%
American Indian/Native and White	0.0%	1.5%	0.0%
Asian and White	0.6%	1.5%	0.2%
Other Multi-racial	4.3%	0.0%	3.2%
Unknown	5.5%	0.0%	3.6%
<b>Total</b>	<b>513</b>	<b>67</b>	<b>2,036</b>

Source: Disaster Recovery Grant Reporting System (DRGR)

## Continuum of Care Program

The Continuum of Care program (CoC) is designed to assist sheltered and unsheltered homeless people by providing the housing and/or services needed to help individuals move into transitional and permanent housing, with the goal of long term stability.

1. Promote community-wide commitment to the goal of ending homelessness
2. Provide funding for efforts by nonprofit providers, States, and local governments to re-house homeless individuals and families rapidly while minimizing the trauma and dislocation caused to homeless individuals, families, and communities as a consequence of homelessness
3. Promote access to and effective use of mainstream programs by homeless individuals and families
4. Optimize self-sufficiency among individuals and families experiencing homelessness

The CoC Program is the consolidation of HUD's former competitive homeless assistance grants programs: Supportive Housing Program, Shelter Plus Care, and Section 8 Moderate Rehabilitation Single Room Occupancy Program. There are still some projects operating with grants funded under these programs that have not yet renewed under the CoC Program.

**Supportive Housing Program.** The Supportive Housing Program helps develop housing and related supportive services for people moving from homelessness to independent living. The Supportive Housing Program helps homeless persons achieve residential stability, increase their skill levels and/or income, and obtain greater self-determination.

**Shelter Plus Care Program.** The Shelter Plus Care Program provides rental assistance combined with social services for homeless persons with disabilities and their families. The program allows for a variety of housing choices, such as group homes or individual units, coupled with a range of supportive services (funded by other sources).

**Single Room Occupancy Program.** The Section 8 Moderate Rehabilitation Single Room Occupancy Program provides rental assistance to homeless individuals in connection with the moderate rehabilitation of residential properties that, when rehabilitation is completed, will contain multiple single room dwelling units. These units may contain food preparation or sanitary facilities, or both. SRO housing contains units for occupancy by one person. A public housing agency makes Section 8 rental assistance payments to the landlords on behalf of participants.

Protected characteristics data are not available for Continuum of Care programs in FY 2016 due to a reporting system issue.

## Office of Public and Indian Housing Programs

### **Housing Choice Vouchers**

The Housing Choice Voucher program is authorized by the U.S. Housing Act of 1937 to provide rental subsidies to low- and very-low income families to help them afford decent, safe, and sanitary housing in the private market. The participant pays the difference between the subsidy and the rent charged by the landlord. Under certain circumstances, a participant may use his or her voucher to purchase a home.

### **Public Housing**

The Low-Rent Public Housing program is authorized by the U.S. Housing Act of 1937 to provide safe and decent rental housing for low-income families, the elderly, and persons with disabilities. Public housing comes in a variety of forms, from scattered-site single-family houses to high-rise apartments.

### **Moderate Rehabilitation**

The Moderate Rehabilitation program provides project-based rental assistance for low-income families. This program began in 1978 as an expansion of the rental certificate program after HUD determined that at least 2.7 million rental units had deficiencies requiring a moderate level of upgrading. The program was repealed in 1991, but assistance is provided to properties previously rehabilitated.

Table 2.24 provides data on the race, ethnicity, age, sex, disability, and familial status of households receiving assistance from Housing Choice Vouchers, Public Housing, or Moderate Rehabilitation in the 18-month period ending on September 30th, the last day of the fiscal year. The data for race, ethnicity, age, and sex were provided for the head of household only, regardless of the composition of the household. The number of households represents only those beneficiaries that submitted data to HUD.

**Table 2.24: Protected Characteristics of Assisted Households in PIH Programs, for the 18-month period ending September 30, 2016**

Protected Characteristics	Moderate Rehabilitation	Public Housing	Tenant-based Vouchers	All Programs
<b>Race of Head of Household</b>				
White	52.8%	48.4%	46.6%	47.2%
Black or African American	43.6%	47.3%	48.2%	47.9%
American Indian or Alaskan Native	1.2%	0.7%	0.8%	0.8%
Asian	1.3%	2.4%	2.5%	2.5%
Native Hawaiian or Pacific Islander	0.6%	0.6%	0.6%	0.6%
Multiple Race	0.5%	0.6%	1.3%	1.1%
<b>Ethnicity of Head of Household</b>				
Hispanic or Latino	27.4%	23.7%	17.2%	19.3%
Not Hispanic or Latino	72.6%	76.3%	82.8%	80.7%
<b>Age of Head of Household</b>				
Younger than 31 years	13.9%	17.1%	11.9%	13.5%
31 – 41	14.2%	17.4%	24.9%	22.5%
42 – 51	18.0%	14.5%	19.0%	17.6%
52 – 61	29.1%	19.2%	20.9%	20.5%
62 or older	24.8%	31.9%	23.2%	25.9%
<b>Sex of Head of Household</b>				
Female	52.6%	74.4%	79.6%	77.7%
Male	47.4%	25.6%	20.4%	22.3%
<b>Disability</b>				
Any household member with a disability	51.3%	40.5%	48.3%	45.8%
Head of household has a disability	50.1%	37.0%	43.3%	41.3%
<b>Families with Children</b>				
Households with Children	20.3%	38.6%	45.2%	42.9%
<b>Total Households</b>	<b>31,157</b>	<b>1,021,114</b>	<b>2,208,088</b>	<b>3,260,359</b>

Source: PIH Information Center (PIC)

Note: All data are from the PIC system for the 18-month period ending September 30, 2016. The table excludes all records showing heads of household under 15 years of age or over 105 years of age, as well as any record showing type of action to be either "End of Participation" or "Portability Move-Out".