

# 2009 FHIP Funded - Project Descriptions

## **ALABAMA**

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

#### **Montgomery**

#### **Private Enforcement Initiative – Performance Based Component - \$274,000**

*The Central Alabama Fair Housing Center (CAFHC) proposes to Affirmatively Further Fair Housing in a 29 County area in Central Alabama. The proposal focuses on addressing discriminatory practices in rental, sales, and lending practices. The Central Alabama Fair Housing Center (CAFHC) will use its grant to address discriminatory practices in rental, sales, and lending transactions in Central Alabama, including discrimination against persons with disabilities.*

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

#### **Birmingham**

#### **Private Enforcement Initiative – Performance Based Component - \$275,000**

*The Fair Housing Center of Northern Alabama will use its grant to conduct fair housing enforcement activities in 23 counties in the northern portion of Alabama. Specifically, the Center will conduct 300 tests to check for housing discrimination in rental, sales, lending, and insurance transactions. The Center will also use the grant to conduct limited fair housing education and outreach activities. The Fair Housing Center of Northern Alabama proposes to conduct fair housing enforcement activities over a three-year period, in 23 counties in the northern portion of the state of Alabama. The project proposes to develop methods to combat housing discrimination in rentals, sales, lending, and insurance. They will conduct 150 (75 paired) rental tests, 100 (50 paired) sales tests, and 50 (25 paired) insurance tests each year. The project will combine fair housing education, outreach enforcement, and investigative services with complaint-based and systemic testing.*

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

#### **Mobile**

#### **Private Enforcement Initiative – Performance Based Component - \$275,000**

*Mobile Fair Housing Center will use its grant to conduct fair housing enforcement and education and outreach activities in urban and rural areas of Mobile and six other counties. Particular activities will focus on rental, sales, and disability discrimination, including discrimination against disabled veterans. The Center will also partner with at least one faith based/grassroots organization to affirmatively further fair housing in Mobile and its surrounding counties.*

## **ARIZONA**

### **Arizona Fair Housing Center**

#### **Phoenix**

#### **Education and Outreach – General Component - \$100,000**

*The Arizona Fair Housing Center will use its grant to conduct fair housing education and outreach activities that educate the residents of Arizona, including the elderly, disabled, low-income, veterans, and those with limited English proficiency, about their fair housing rights. The Center also will work with the media to ensure that Arizona residents receive fair housing related information, and conduct education and outreach activities with the housing industry, grassroots and faith-based organizations, and social service agencies.*

### **Arizona Fair Housing Center**

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## **Phoenix**

### **Private Enforcement Initiative – General Component - \$275,000**

*The Arizona Fair Housing Center will use its grant to conduct 146 rental and accessibility tests throughout the state over a 12-month period to check for rental and disability discrimination. The Center will also intake and process 45 fair housing complaints, 15 of which will be referred to HUD. In addition, the Center will recruit, train and retrain 50 new and existing testers and conduct educational efforts targeted at low- to moderate-income individuals, underserved populations, persons with disabilities, veterans, persons with limited English proficiency, and the elderly.*

## **Southwest Fair Housing Council**

### **Tucson**

### **Private Enforcement Initiative – Performance Based Component - \$274,309**

*The Southwest Fair Housing Council will use its grant to conduct an array of enforcement and education and outreach activities, and other fair housing assistance throughout the state. The Council will work to affirmatively further fair housing and overcome identified impediments to fair housing choice for protected classes throughout the state, and collaborate with two FHAP agencies - the Arizona State Attorney General's Office and the City of Phoenix's Department of Equal Opportunity - to address Arizona's fair housing needs.*

## **CALIFORNIA**

## **Bay Area Legal Aid**

### **Oakland**

### **Private Enforcement Initiative – General Component - \$275,000**

*Bay Area Legal Aid will use its grant to address the fair housing needs of low-income Bay Area residents, with a focus on non-English speaking immigrants, the disabled, and underserved populations. Services will be provided in the Bay Area counties of Alameda, Contra Costa, San Mateo, Santa Clara and San Francisco, and will include investigating discrimination complaints, conducting testing, hosting community fair housing education presentations, providing fair housing enforcement training for Bay Area government and community organizations, and conducting fair housing law and litigation training.*

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

### **San Francisco**

### **Private Enforcement Initiative – Performance Based Component - \$275,000**

*California Rural Legal Assistance, Inc., will use its grant to conduct fair housing enforcement activities in three of the most underserved rural agricultural regions in the state of California: Border; Central Valley; and Salinas Valley-Central Coast. California Rural Legal Assistance's Rural Fair Housing Center will work with non-profit service providers, state and local governments and fair housing agencies and organizations to expand testing, complaint reporting, and enforcement action referrals from migrant farm-workers, immigrant and refugee populations, ethnic minorities, persons with disabilities, the homeless, and persons with limited English proficiency.*

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

### **Fresno**

### **Private Enforcement Initiative – General Component - \$275,000**

*The Fair Housing Council of Central California will use its grant to increase the number of enforcement actions it takes, discover and remedy discrimination in public and private real estate markets, detect and*

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*remedy subtle and sophisticated forms of housing discrimination, reduce the incidence of steering and other practices that perpetuate segregation, increase referrals made by complainants, and increase the number of complaints filed by new immigrants, the undocumented, and persons with disabilities.*

## **Fair Housing of Marin**

### **San Rafael**

#### **Education and Outreach Initiative – General Component - \$100,000**

*Fair Housing of Marin will use its grant to conduct fair housing education and outreach activities to educate veterans, the homeless, persons with disabilities, immigrants, and people of color in Marin, Contra Costa, Alameda, Solano, Sonoma, and Mendocino counties about their fair housing rights.*

*Veterans will receive bilingual literature, homeless persons will be served through presentations on homeseeking skills, and people with disabilities will receive reasonable accommodation training.*

## **Fair Housing of Marin**

### **San Rafael**

#### **Private Enforcement Initiative – Performance Based Component - \$275,000**

*Fair Housing of Marin will use its grant to conduct fair housing enforcement activities in Marin, Contra Costa, Solano, and Sonoma counties that will include workshops and conferences for the disabled, predatory lending presentations for the elderly, testing on behalf of immigrant populations, complaint solicitation through bilingual papers, and translation of Web site and trilingual Fair Housing literature.*

## **Greater Napa Fair Housing Center**

### **Napa**

#### **Private Enforcement Initiative – General Component - \$136,500**

*Greater Napa Fair Housing Center will use its grant to conduct fair housing intake, counseling, investigations, testing, mediation services, complaint referrals, and education programs that will address historically segregated housing patterns and barriers to fair housing in Napa County, California.*

*Collaborating with eight faith-based and grassroots agencies, the Center will market fair housing services in English and Spanish to generate complaints, enforcement actions, and fair housing education opportunities. Specifically targeted will be Spanish-speaking new immigrants and the disabled, who will receive bilingual publications, financial literacy information, and referrals to fair lending attorneys.*

## **Housing and Economic Rights Advocates**

### **Oakland**

#### **Fair Housing Organizations Initiative – Continued Development Mortgage Rescue Scam Component - \$131,916**

*Housing and Economic Rights Advocates will use its grant to implement a fair lending and foreclosure prevention project in Solano County, with a particular emphasis on underserved populations in Vallejo and Fairfield, the two largest and most diverse cities in the county, and the underserved rural and unincorporated areas of the county. The program will also focus on immigrants, people of color, people with limited English proficiency, and persons with disabilities, and emphasize services to seniors. In addition, fair lending legal training will be held for attorneys to increase fair lending enforcement and*

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*reduce predatory lending and foreclosure rescue scams, and direct legal assistance will be provided to 50 Solano County residents victimized by fair lending abuses and mortgage rescue fraud.*

## ***Inland Fair Housing and Mediation Board***

### ***Upland***

#### ***Private Enforcement Initiative – Performance Based Component - \$275,000***

*The Inland Fair Housing and Mediation Board will use its grant to conduct fair housing enforcement activities in the city of Barstow and in towns further from Barstow and the surrounding rural areas. The grant will also be used to strengthen fair housing enforcement through collaboration with the Fair Housing Council of San Diego, which does not have funding to conduct testing. Through these two agencies, 100 tests per year will be conducted in the San Diego region and the Barstow region.*

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

### ***Santa Ana***

#### ***Private Enforcement Initiative – General Component - \$185,200***

*The Orange County Fair Housing Council will use its grant to conduct enforcement activities, including testing, to combat fair housing violations having a particular impact on minority, immigrant and disabled home seekers. Particular emphasis will be placed on identifying and taking action against steering or discouragement by real estate agents and brokers, leasing agents, and home builders, resulting in the denial of housing opportunities to persons in minority groups, immigrant communities, persons with disabilities, and persons with limited English proficiency.*

## ***Pacific News Media***

### ***San Francisco***

#### ***Education and Outreach Initiative – National Program – Media Campaign Component- \$500,000***

*Pacific News Media will use this grant to continue a previous HUD-partnered national campaign labeled “Your Home, Your Rights”, that will include television, advertising, earned media, film, social media and grass roots outreach efforts to target cities, regions, and populations that are most impacted by foreclosures, housing discrimination, and predatory lending practices. The Campaign will emphasize the pervasiveness of these predatory lending practices, particularly among minority populations, through a well orchestrated national radio and internet campaign, PSA’s, a 1-800 Number Direct Response Campaign Webinars, and a Social Media Campaign (FaceBook, Twitter, MySpace, You Tube). The campaign is also educating Americans about the importance of being aware of fair housing practices, while shining a national spotlight on the danger of predatory lending.*

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

### ***Redwood City***

#### ***Private Enforcement Initiative – Performance Based Component - \$273,787.67***

*Project Sentinel, Inc., will work with grassroots agencies, legal service providers, and local units of government to affirmatively furthering fair housing on behalf of residents residing in San Francisco, San Mateo, Santa Clara, Stanislaus, and the city of Fremont. The 36-month project will include four key components: complaint-based testing to protect individuals’ fair housing rights; systemic investigations*

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*to reduce ethnicity, race, familial status and disability discrimination; improve public awareness of fair housing Issues; and combat predatory and unfair lending practices.*

## **Southern California Housing Rights Center**

### **Los Angeles**

#### **Private Enforcement Initiative – General Component - \$275,000**

*The Southern California Housing Rights Center (HRC) will use its grant to conduct systemic testing in areas within Los Angeles County, including Asian, Hispanic, and African-American communities, where complaint statistics point to persistent housing discrimination based on race or familial status. HRC will conduct on-site and telephone rental testing to affirm or refute discrimination, follow-up on potential sustainable cases of discrimination, communicate major findings through media sources, and present workshops that inform and educate landlords and consumers on fair housing practices, including avoiding predatory lending.*

## **CONNECTICUT**

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

#### **Hartford**

#### **Private Enforcement Initiative – General Component - \$275,000**

*The Connecticut Fair Housing Center will use its grant to increase housing opportunities for both renters and homeowners by investigating complaints of discrimination, representing the victims of housing discrimination, performing outreach designed to ensure that Connecticut's citizens know and understand their fair housing rights, and teaching classes on the fair housing laws to households at risk of discrimination. In addition, the Center will continue to offer assistance to homeowners in foreclosure, and carry out investigative and enforcement activities in response to complaints of housing discrimination from persons with disabilities, including veterans with disabilities.*

## **DELAWARE**

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

#### **Wilmington**

#### **Private Enforcement Initiative – General Component - \$274,621**

*Community Legal Aid Society, Inc., will use its grant to reduce housing discrimination in the state of Delaware through increased enforcement efforts. Project activities include working with agencies, advocacy, and grassroots groups to address the fair housing challenges of non-English speaking immigrants, persons with disabilities, minorities, and families with children. The organization will also conduct fair housing tests and collaborate with the University of Delaware's Center for Community Research and Service to analyze testing data, and information concerning possible steering by Delaware real estate brokers.*

### **Delaware Community Reinvestment Action Council, Inc.**

#### **Wilmington**

#### **Education and Outreach Initiative – General Component - \$90,000**

*Delaware Community Reinvestment Action Council, Inc., will use its grant to coordinate fair housing symposia on fair housing and fair lending, and to participate in foreclosure prevention activities. The Council will also educate the public on foreclosure prevention strategies, continue to accept and refer viable complaints of discrimination, conduct fair housing/fair lending symposia in partnership with a*

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*FHIP and a FHAP, one in each of Delaware's three counties, and reach out to individuals in underserved areas.*

## **DISTRICT OF COLUMBIA**

### **Equal Rights Center**

#### **Washington, DC**

#### **Education and Outreach Initiative - \$100,000**

*The Equal Rights Center will use its grant to combat discriminatory practices in the greater Washington, D.C., area and in the mid-Atlantic region by collaborating with national civil rights organizations, local agencies, advocacy groups, universities, service providers and the religious community to conduct fair housing and disability rights presentations to educate the public about their rights, and distribute posters on Fair Housing Act accessibility requirements to developers. Other activities include, but are not limited, to conducting 15 fair housing and disability rights presentations throughout the Washington, D.C. metropolitan area to educate the public on relevant civil rights protections; developing new fair housing content for a redesigned Web site; and to have the ERC publication, *Have You Been a Victim of Discrimination Because You Have a Disability?* translated, printed and copied in braille for distribution at networking meetings.*

### **Equal Rights Center**

#### **Washington, DC**

#### **Private Enforcement Initiative – General Component - \$275,000**

*The Equal Rights Center will use its grant to conduct fair housing enforcement activities in the greater Washington, D.C., metropolitan area, including investigating housing discrimination complaints; testing rental properties that receive HUD funding for discrimination against families with children; conducting in-person accessibility site surveys; testing rental properties for their willingness to grant reasonable accommodations/modifications for people who are blind or deaf; and conducting telephone tests of lending institutions for redlining of neighborhoods based on race.*

### **Housing Counseling Services**

#### **Washington, DC**

#### **Fair Housing Organizations Initiative – Continued Development- Mortgage Rescue Scam Component - \$100,000**

*Housing Counseling Services, Inc., will use its grant to conduct education and outreach and counseling activities to help consumers avoid mortgage rescue scams and other types of mortgage fraud, and identify patterns of discrimination in the mortgage “work-out” process. Specific activities will target low- and moderate-income and underserved homeowners, including the immigrant, disabled and LEP communities, and encourage housing industry professionals, housing providers, community-based service providers and community and faith-based leaders to play a more active role in promoting equal housing opportunity. The project's goal is to curtail housing discrimination, assist in the elimination of mortgage rescue scams, and increase the number of complaints filed with fair housing enforcement agencies throughout the DC Metropolitan area (including suburban MD and VA).*

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## **Lawyers' Committee for Civil Rights Under Law Washington, DC**

### **Fair Housing Organizations Initiative – Continued Development-Mortgage Rescue Scam Component - \$155,079**

*The Lawyers' Committee for Civil Rights Under Law, the Toledo Fair Housing Center, and Housing Opportunities Made Equal of Virginia are teaming together to use this grant to implement a comprehensive investigation and training and technical assistance project in Ohio and Virginia that will strengthen the capacity of organizations to investigate and enforce fair lending laws and to provide advocacy and direct assistance to victims of fraudulent or predatory mortgage rescue schemes. The project will also provide state-wide training events in two additional states, to be chosen in consultation with HUD.*

## **National Fair Housing Alliance Washington, DC**

### **Education and Outreach Initiative – National Program-Media Campaign Component - \$500,000**

*The National Fair Housing Alliance will use its grant to conduct a national media campaign to address mortgage rescue scams and issues related to rental discrimination against members of the military and veterans. Campaign products will include: radio public service announcements in English and Spanish; print PSAs in English, Spanish, and Chinese; posters, and movie theater marketing, mall marketing, and on-line marketing initiatives. Media products will be distributed throughout the U.S. to a broad audience of consumers and to national and local civil rights, housing counseling, veterans assistance, and fair housing organizations.*

## **National Fair Housing Alliance Washington, DC**

### **Fair Housing Organizations Initiative – Establishing New Organizations Component - \$599,900**

*The National Fair Housing Alliance will use its grant to establish a new full service, non-profit fair housing center in the Dallas-Fort Worth, TX, Metroplex that will serve the fair housing needs of the urban counties surrounding Dallas and Ft. Worth and seven mostly rural counties. Specifically, DFWFHC will work to eliminate housing discrimination and to ensure equal opportunity for all people, regardless of race, color, religion, sex, national origin, disability, familial status and other characteristics protected under state or local law in the Dallas-Fort Worth Metroplex through leadership, education, outreach, advocacy and enforcement.*

## **National Fair Housing Alliance Washington, DC**

### **Private Enforcement Initiative – Mortgage Rescue Scam Component - \$871,961.00**

*The National Fair Housing Alliance will use its grant to investigate and combat abusive mortgage practices and address mortgage rescue scam activities, such as loan flipping, bait and switch, mortgage servicing scams and equity stripping. Some project activities will include examining predatory practices, such as marketing loan modification scams targeting African American and Latino communities and the elderly; investigating 100 companies involved in fraudulent loan modification scams; conducting 100 tests of these companies; and investigate whether real estate owned properties in targeted neighborhoods are marketed and maintained in an unequal fashion based on the racial and ethnic composition of neighborhoods.*

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## **FLORIDA**

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

#### **Tampa**

#### **Private Enforcement Initiative – Performance Based Component - \$234,973.33**

*The Bay Area Legal Services, Inc., will use its grant to work in partnership with the West Central Florida Agency on Aging, Beth-El Farm worker Ministry, the county Homeless Coalition, St. John's Progressive Missionary Baptist Church, and the Florida Bar Association to increase enforcement and compliance with fair housing laws. BALS will open approximately 40 fair housing cases per year, recruit and train 15 new testers, and conduct a minimum of 84 tests per year. The agency will also distribute fair housing materials to at least 35 groups annually, particularly persons with disabilities, racial and ethnic minorities, persons with limited English proficiency, and immigrants.*

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

#### **Daytona Beach**

#### **Private Enforcement Initiative – General Component - \$275,000**

*Community Legal Services of Mid-Florida will use its grant to perform fair housing investigation and enforcement activities throughout Central Florida in Citrus, Flagler, Lake, Marion, Orange, Putnam and Sumter Counties. Project staff will engage in outreach activities and investigate complaints made by victims of housing discrimination, including LEP persons and other special populations. The Project will also run a comprehensive testing program, recruiting and training 30 testers and conducting tests for housing discrimination in home rentals, home sales, mortgage lending, and homeowners insurance underwriting.*

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

#### **Melbourne**

#### **Private Enforcement Initiative – General Component - \$275,000**

*The Fair Housing Continuum, Inc., will use its grant to conduct fair housing enforcement activities directed toward underserved communities of homeless persons, while continuing to focus on the issues of immigrant populations (non-english speaking) and persons with disabilities. The Continuum will provide a full range of fair housing enforcement activities to all protected classes, including those in the City of Orlando. The Continuum will also continue its testing and enforcement of new construction accessibility, and improve tester training quality and methodology with the assistance of HUD and the National Fair Housing Alliance.*

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

#### **Jacksonville**

#### **Private Enforcement Initiative – Performance Based Component - \$274,751.66**

*Jacksonville Area Legal Aid, Inc., will use its grant to conduct fair housing enforcement activities in Baker, Bradford, Clay, Duval, Nassau, and St. Johns counties. Specific activities will include a variety of fair housing enforcement activities, including complaint intake/processing and investigations; testing activities utilizing their approved and aggressive testing methodology; mediation of legitimate complaints and resolution and litigation, where necessary; and providing fair education and outreach.*

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

#### **West Palm Beach**



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## **Education and Outreach Initiative – General Component - \$100,000**

*The Legal Aid Society of Palm Beach County, Inc., will use its grant to provide fair housing education and outreach, complaint intake, investigation, testing, and mediation and litigation of meritorious claims in Palm Beach County, Florida. In addition, the agency will present at least four workshops to social service caseworkers on fair housing discrimination topics; produce and disseminate fair housing technical information materials (in English, Spanish, and Haitian Creole) to educate the general public about accessibility and their rights to fair housing; present at least two sessions for the general public to make participants aware of their fair housing rights and related EOI Project services; and produce and disseminate a quarterly newsletter to keep caseworkers and housing advocates informed of pertinent fair housing news.*

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

**West Palm Beach**

## **Private Enforcement Initiative – General Component - \$230,784**

*The Legal Aid Society of Palm Beach County, Inc., will use its grant to address local discriminatory housing practices in Palm Beach, Martin, and Hendry counties in South Florida by increasing compliance with the Federal Fair Housing Act and with substantially equivalent state and local fair housing laws through testing, investigating fair housing discrimination allegations for further enforcement processing by HUD, mediating fair housing discrimination allegations, and litigating fair housing cases.*

## **GEORGIA**

**Metro Fair Housing Services, Inc.**

**East Point**

## **Private Enforcement Initiative – Performance Based Component - \$275,000**

*Metro Fair Housing Services, Inc., will use its grant to conduct fair housing enforcement activities in Cobb, Gwinnett, Hall, and Henry counties. While the Project intends on providing fair housing education and enforcement services to all of the protected bases, it will particularly focus on the underserved Latino community and the large disability community. The Project will also focus activities in the area of testing, both systemic and complaint-based, and collaborate with faith-based organizations.*

## **HAWAII**

**Legal Aid Society of Hawaii**

**Honolulu**

## **Private Enforcement Initiative – Performance Based Component - \$275,000**

*Legal Aid Society of Hawaii will use its grant to conduct a statewide fair housing enforcement program in Hawaii. In particular, LASH will provide assistance to victims of housing discrimination through intake, complaint analysis, referrals, mediation, negotiating settlements, implementing conciliation agreements, and conducting litigation. LASH will also conduct systemic investigations and complaint-based testing, and work to promote awareness of fair housing laws through education and outreach to community organizations, housing providers, social service providers, and other interested persons.*

## **IDAHO**

**Intermountain Fair Housing Council, Inc.**

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## **Boise**

### **Private Enforcement Initiative – General Component - \$274,930**

*The Intermountain Fair Housing Council will use its grant to conduct an array of fair housing enforcement activities throughout the state of Idaho focusing on low-income and rural populations, to include recent immigrants, persons with disabilities, and single female heads-of-households with children. The project will also include the phone or In-person intake of 1,080 inquiries; provide complaint negotiations with favorable resolutions for 60 consumers; provide to HUD 150 Draft complaints; recruit and train 18 testers for rental sales, lending, and insurance tests; conduct 75 paired rental phone tests via methodology previously approved by HUD; and conduct 25 paired rental tests.*

## **ILLINOIS**

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

#### **Chicago**

#### **Private Enforcement Initiative – Performance Based Component - \$275,000**

*The Access Living of Metropolitan Chicago will use its grant to focus on disability-based discrimination in accessible design requirements, accommodations and modifications. The project will conduct testing, and file fair housing complaints and lawsuits, as appropriate. These activities will be conducted in the Metropolitan Chicago area and throughout the state of Illinois. ALMC also plans to subcontract with Pilsen Alliance, a neighborhood grassroots organization, to promote fair housing in Chicago's Spanish-speaking and immigrant communities.*

### **HOPE Fair Housing Center**

#### **Wheaton**

#### **Private Enforcement Initiative – Performance Based Component - \$274,490.66**

*HOPE Fair Housing Center, the oldest fair housing center in Illinois, will use its grant to conduct a comprehensive enforcement program throughout the state of Illinois, to include five suburban and 26 rural counties and six established cities. Specific activities to be conducted will include: complaint based systemic testing to eliminate racial and ethnic steering; approximately 1,000 tests, including 300 telephone tests; 30 non-testing investigations in six cities to uncover harassment and overzealous enforcement of housing codes and MLS listings; and collaborations with 15 community and governmental agencies to carry out education and outreach activities.*

### **Interfaith Housing Center of the Northern Suburbs**

#### **Winnetka**

#### **Private Enforcement Initiative – General Component - \$200,000**

*Interfaith Housing Center of the Northern Suburbs will use its grant to conduct fair housing enforcement activities in sixteen northern Cook County and southern Lake County suburbs north of Chicago. Interfaith will conduct a full-service, broad-based fair housing enforcement project that will address discrimination against all persons protected under the Fair Housing Act, specifically the underserved populations of immigrants, seniors, and the homeless. Interfaith also intends to provide comprehensive enforcement activities to help ensure that all people have an equal opportunity to apply for and retain the housing of their choice.*

### **John Marshall Law School**

#### **Chicago**

#### **Private Enforcement Initiative – Performance Based Component - \$274,958.33**

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*The John Marshall Law School will use its grant to affirmatively further fair housing by assisting persons who have been discriminated against in housing with legal representation through its Fair Housing Legal Clinic (Clinic). Specifically, the Clinic will conduct testing in appropriate cases to determine if discrimination has occurred, maintaining an active caseload of approximately 40 to 45 cases a year.*

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

### **Rockford**

#### **Education and Outreach Initiative – General Component - \$100,000**

*Prairie State Legal Services, Inc., will use its grant to engage in education and outreach activities related to housing discrimination prohibited by the Fair Housing Act and related state laws. In particular, the project will increase consumers' capacity to challenge unlawful housing discrimination, provide information on legal aspects of various issues relating to "financial literacy," and conduct a series of legal education presentations on fair housing rights and remedies, fair housing presentations to high school government classes in high-minority areas, public workshops, and two legal presentations, one directed to homeless persons and their advocates and the second directed to veterans and their advocates.*

## **SER Jobs for Progress, Inc.**

### **Waukegan**

#### **Private Enforcement Initiative – General Component - \$127,588**

*The Fair Housing Center of Lake County will use its grant to engage in fair housing outreach, investigation and enforcement activities in Lake County, IL. The Project staff will engage in various activities throughout the targeted service area, including the intake and investigation of fair housing complaints from members of all protected classes. A Spanish-speaking employee will assist persons of limited English proficiency, and the agency will engage in complaint-based and audit-based testing activities. Project staff will also engage in outreach activities, including educational presentations and the distribution of various fair housing materials covering general FHA provisions, LEP requirements and universal and accessible design.*

## **South Suburban Housing Center**

### **Homewood**

#### **Private Enforcement Initiative – Performance Based Component - \$273,505**

*South Suburban Housing Center will use its grant to conduct fair housing enforcement activities that maximize the number of enforcement actions through a comprehensive testing program; process an increased number of fair housing complaints to exceed 220 per year; conduct approximately 360 matched tests and 60 accessibility tests; resolve legitimate complaints, where possible; and file enforcement actions with HUD and expand education and outreach to underserved communities through collaborations with local community organizations, to include local disability rights groups.*

## **IOWA**

## **Iowa Civil Rights Commission**

### **Des Moines**

#### **Education and Outreach Initiative – General Component - \$93,536**

*The Iowa Civil Rights Commission will use its grant to work in collaboration with grassroots and faith-based organizations throughout Iowa to increase consumers' knowledge about their fair housing rights.*

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*Organizations the Commission will work with include Children and Families of Iowa, Iowa Legal Aid, the NAACP, Latinos Unidos, the Black Ministerial Alliance, the Interfaith Alliance, and organizations serving the homeless and veterans.*

## **KENTUCKY**

### **Lexington Fair Housing Council**

#### **Lexington**

#### **Private Enforcement Initiative – Performance Based Component - \$260,476.66**

*Lexington Fair Housing Council will use its grant to conduct fair housing enforcement activities throughout the state of Kentucky. In particular, the Council will pursue pending cases to completion; complete 660 fair housing tests statewide, covering accessibility, rental, disability and sales discrimination; process 240 intakes; continue a Predatory Lending Prevention Program to prevent egregious loans; maintain a Speaker's Bureau to provide fair housing classes to housing providers; and maintain a hotline to offer fair housing legal advice to housing providers.*

## **LOUISIANA**

### **Desire Community Housing Corporation**

#### **New Orleans**

#### **Education and Outreach Initiative – General Component - \$100,000**

*Desire Community Housing Corp. will use its grant to conduct fair housing education and outreach activities in the Greater New Orleans area, including Orleans, Jefferson and St. Bernard parishes. Particular activities will include developing fair housing marketing materials and strategies; and conducting education symposia, eleven first-time homebuyer education sessions, fair housing education sessions for 200 low-income renters, 12 financial fitness sessions for 200 consumers, and one fair housing seminar. Desire will also conduct four Speakers Bureau/meetings, and develop and distribute bi-lingual (Spanish) fair housing educational brochures throughout the target area.*

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

#### **New Orleans**

#### **Private Enforcement Initiative – General Component - \$275,000**

*The Greater New Orleans Fair Housing Action Center will use its grant to provide technical assistance to persons who believe that they have been victims of housing discrimination and investigate complaints of housing discrimination throughout Louisiana. In particular, FHAC will recruit new testers for rental, sales, insurance testing, and lending testing; continue follow-up testing and/or the investigation of approximately 5 complaints from prior years; intake and process new complaints/inquiries alleging violations of federal and state fair housing laws; conduct paired tests; and conduct additional investigations where appropriate.*

## **MAINE**

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## ***Pine Tree Legal Assistance, Inc.***

### ***Portland***

#### ***Private Enforcement Initiative – General Component - \$232,395.72***

*Pine Tree Legal Assistance will use its grant to enforce federal and state laws prohibiting discrimination on behalf of tenants as well as low-income homeowners in mobile home parks, the primary source of homeownership for low-income Mainers. In addition, testing will be used to identify systemic discrimination against all protected categories, with a special emphasis on discrimination against underserved populations, including individuals in rural areas, individuals with disabilities and those who are immigrants or have limited English proficiency.*

## **MARYLAND**

### ***Baltimore Neighborhoods, Inc. (BNI)***

#### ***Baltimore***

#### ***Private Enforcement Initiative – General Component - \$259,124***

*Baltimore Neighborhoods, Inc., will use its grant to conduct fair housing enforcement activities, particularly in Anne Arundel, Carroll and Howard Counties. The agency will also work to broaden its testing and outreach/education in Baltimore City and Baltimore and Harford Counties. In particular, BNI will test 100 rental units, perform 50 sales tests, conduct 50 accessibility surveys, investigate 75 complaints, and respond to 200 fair housing inquiries.*

## **MASSACHUSETTS**

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

#### ***Boston***

#### ***Education and Outreach Initiative – General Component - \$100,000***

*Fair Housing Center of Greater Boston will use its grant to inform the residents of Essex, Middlesex, Norfolk, Plymouth, and Suffolk counties about their rights and obligations under the Fair Housing Act and substantially equivalent State and local fair housing laws. A few of the activities undertaken within the scope of the grant will include: intake and referral of housing discrimination complaints; update and dissemination of fair housing educational materials to key stakeholders, including members of protected classes, landlords, realtors, property managers, lenders, municipalities, and community organizations that work with protected classes; development of fair housing curriculum with lesson plans for distribution to ESOL teachers; and conduct trainings and workshops to inform protected classes of fair housing laws.*

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

#### ***Boston***

#### ***Private Enforcement Initiative – Performance Based Component - \$274,750***

*The Fair Housing Center of Greater Boston will use its grant to conduct enforcement activities in the Greater Boston area. Project activities will include: intake and investigation of complaints of alleged discrimination, as appropriate; the development of complaint-based and systemic cases; recruitment and training of testers; conducting individual rental, sales, mortgage lending and insurance testing; and assisting individual home seekers to pursue complaints through HUD/FHAP and the courts. FHCGB will also conduct education and outreach activities and design materials to increase the public's fair housing awareness.*

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## **Housing Discrimination Project**

### **Holyoke**

#### **Private Enforcement Initiative – Performance Based Component - \$275,000**

The Housing Discrimination Project, Inc., will use its grant to conduct fair housing enforcement activities in Hampden, Hampshire, Franklin, Berkshire and Worcester counties. The project will serve all people in the area, with an emphasis on populations of color and new immigrants (Latino, East Asian, African, and Eastern European). HDP will also conduct workshops at shelters, workshops for first-time homebuyers, predatory lending workshops and workshops for LEP, disabled individuals and housing providers. In addition, HDP will perform complaint intake, test for discrimination in the rental, sales and insurance industries, conduct voice recognition tests, monitor housing advertising, and distribute fair housing information.

## **Legal Assistance Corporation of Central Massachusetts**

### **Worcester**

#### **Private Enforcement Initiative – Performance Based Component - \$237,933.33**

Legal Assistance Corporation of Central Massachusetts, in partnership with the City of Worcester, will use its grant to provide outreach, investigation, enforcement, testing, and other fair housing services for the Central region of Worcester's protected class members, including veterans, the homeless and other special populations. Activities to be offered will include: assistance with complaint filings, Fair Housing Awareness, testing and training. In addition, LACCM attorneys will litigate cases in administrative forums and State and Federal Courts. LACCM intends to obtain monetary and injunctive relief and will monitor compliance with settlement agreements.

## **MICHIGAN**

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

### **Grand Rapids**

#### **Private Enforcement Initiative – Performance Based Component - \$274,603.66**

The Fair Housing Center of West Michigan will conduct fair housing enforcement services in an eleven county area in West Michigan. Services will also be provided to two thirds of the State where there is no fair housing presence. In addition, the Center will provide enforcement services, including complaint intake, counseling, investigation and mediation; recruit and train testers; conduct matched paired tests and site accessibility tests; partner with both local, national and government agencies, HUD, faith- and community-based groups to combat fair housing practices; and provide fair housing education and outreach to over 60,000 English and non/English speaking clients.

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

### **Detroit**

#### **Private Enforcement Initiative – Performance Based Component - \$180,740.00**

The Fair Housing Center of Metropolitan Detroit will use its grant to conduct fair housing enforcement activities, including the receipt and processing of complaints; investigating fair housing tests; referring cases to Fair Housing Center of Metropolitan Detroit (FHC) attorneys for administrative court action; conducting 165 systemic tests of housing providers for referrals to HUD/DOJ for administrative enforcement; and conducting settlements. The FHC will also coordinate fair housing education and outreach activities within the Metropolitan Detroit area.

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

# 2009 FHIP Funded - Project Descriptions

## **Ann Arbor**

### **Private Enforcement Initiative – Performance Based Component - \$183,549.00**

*The Fair Housing Center of Southeastern Michigan will use its grant to expand its fair housing enforcement services into three Michigan counties, Livingston, Ingham, and Jackson, while continuing services in Washtenaw, Lenawee and Monroe counties. Specific activities will include taking in new fair housing complaints; conducting tests; recruiting and training new testers; and gaining reasonable accommodations for disabled complainants.*

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

### **Kalamazoo**

#### **Private Enforcement Initiative – General Component - \$230,882**

*The Fair Housing Center of Southwest Michigan will use its grant to provide enforcement services as well as limited outreach and education. Activities will include investigating 75 new fair housing complaints; completing 100 rental/sales paired tests in connection with complaint and systemic testing; assisting persons with disabilities; recruiting 10 new fair housing testers; and gaining reasonable accommodations and/or modifications for at least 10 persons.*

## **Legal Services of Eastern Michigan**

### **Flint**

#### **Private Enforcement Initiative – General Component - \$258,577**

*Legal Services of Eastern Michigan will use its grant to provide a full-range of fair housing testing and enforcement services to four counties in Mid-Michigan - Bay, Genesee, Midland, and Saginaw- which U.S. Census data and various research studies verify as having some of the highest rates of segregation in both Michigan and the country as a whole. The agency will also partner with community and faith-based agencies that assist all protected classes, local units of government, and Minority Servicing Institutions.*

## **MINNESOTA**

## **Legal Aid Society of Minneapolis**

### **Minneapolis**

#### **Private Enforcement Initiative – Performance Based Component - \$275,000**

*The Legal Aid Society of Minneapolis will use its grant to partner with Southern Minnesota Regional Legal Services to enforce fair housing laws for low-income and disabled protected class members in the seven counties of the Minneapolis, St. Paul area and throughout the 53 Southern and Central Minnesota counties. LASM will carry out an array of enforcement and investigative projects, refer fair housing complaints and provide technical assistance to clients, advocates, agencies, and lawyers throughout Minnesota who assert their fair housing rights.*

## **MISSOURI**

## **Metropolitan Saint Louis Equal Housing Opportunity Council**

### **St. Louis**

#### **Private Enforcement Initiative – Performance Based Component - \$224,379**

*The Metropolitan Saint Louis Equal Housing Opportunity Council will conduct enforcement activities in counties in Southern Illinois and eastern Missouri. EHOCC will identify violations of fair housing law and*

# 2009 FHIP Funded - Project Descriptions

*assist home seekers of all protected classes with asserting their fair housing rights. In addition, it will work to substantially increase the number and availability of accessible affordable housing units for all protected classes through the eight-county bi-state regions. The program will offer a full-service private fair housing investigative and testing project for the fourth most segregated metropolitan area in the nation.*

## **Missouri Commission on Human Rights**

### **Jefferson City**

#### **Education and Outreach Initiative – General Component - \$97,500**

*The Missouri Commission on Human Rights will use its grant to provide education and outreach on discriminatory predatory lending to persons with disabilities, minority populations, immigrant populations, the elderly, the homeless, and low-income citizens in the Missouri Bootheel. MCHR will lead an innovative, coordinated grassroots effort utilizing community partnerships, minority-serving institutions, faith-based organizations, local housing experts, veterans' advocates, centers for persons with disabilities, groups serving migrant and seasonal farmer workers, and Hispanic outreach. The project goal is to reach 25,000 Bootheel residents in a concentrated education outreach campaign that includes informational meetings, housing industry professional forums, home buyer education and training, predatory lending training, testing, intake, and enforcement.*

## **NEBRASKA**

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

#### **Omaha**

#### **Private Enforcement Initiative – Performance Based Component - \$275,000**

*Family Housing Advisory Services, Inc., will use its grant to expand enforcement program activities to underserved populations of Nebraska and W. Iowa, with a focus on new immigrants and individuals/families with limited or no English skills, the homeless, returning veterans, and persons with disabilities. Project activities will include: on-site complaint intake at shelters, the Salvation Army, YWCA offices, faith-based and community-based organizations; assessment and investigations of all alleged complaints; conducting matched paired tests of rental/sales/lending complaints; maintaining a 24-hour toll free hotline and internet website to assist rural areas of NE; and providing education and outreach services to the general public and fair housing training to staff of community agencies.*

### **High Plains Community Development Corp., Inc.**

#### **Chadron**

#### **Education and Outreach Initiative – General Component - \$59,878**

*High Plains Community Development Corp. will use its grant to conduct an array of education and outreach activities in Western Nebraska. High Plains CDC will provide outreach and Fair Housing and Healthy Homes education through FairHousing Fairs and presentations; assist two faith-based community organizations and a Native American Cultural Group and/or a Hispanic Cultural Group with community presentations; conduct outreach to those with disabilities; provide educational information regarding mortgage rescues; work with municipal governments to remove barriers to affordable housing; and produce mortgage rescue presentations.*

## **NEVADA**

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



# 2009 FHIP Funded - Project Descriptions

## **Reno**

### **Private Enforcement Initiative – Performance Based Component - \$268,606**

*Silver State Fair Housing Council will use its grant to expand its current affirmative enforcement program, especially its enforcement of Fair Housing Act accessibility requirements, to include the entire state of Nevada. Activities will serve all protected classes under the FHA and will include identification and tracking of new multifamily housing, from building permits to certificates of occupancy, and conducting on-site assessments for enforcement purposes. SSFHC will also recruit testers to conduct tests and facilitate reasonable accommodation/modification requests. Activities will also include promoting compliance with fair housing law by conducting a total of 23 trainings for housing providers, design professionals, community advocates, and attorneys, and providing fair housing information through website, advertising, and community outreach.*

## **NEW HAMPSHIRE**

### **New Hampshire Legal Assistance**

#### **Concord**

### **Private Enforcement Initiative – General Component- \$275,000**

*New Hampshire Legal Assistance will use its grant to aggressively investigate fair housing complaints and file with HUD, the New Hampshire Commission for Human Rights and in state and federal courts. HJP will continue its extensive education and outreach campaign directed to victims of discrimination, housing consumers, human services agencies and housing providers; manage the state's only testing program to investigate discrimination against all protected classes in rental and manufactured housing; and train other legal services staff on the federal fair housing laws.*

## **NEW JERSEY**

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

#### **Newark**

### **Education and Outreach – General Component- \$100,000**

*Citizens Action of New Jersey will use its grant to address predatory lending practices, including recent abusive trends within the subprime market, and to generate Fair Housing Act complaints to HUD. The program will increase knowledge and understanding of community leaders about predatory lending in NJ so they may recognize and inform clients how to identify, screen, and report fair lending complaints. The program will also coordinate and conduct four train-the-trainer workshops for 60 community leaders; conduct 100 consumer workshops for LMI, minorities, LEP, seniors, and disabled adults; develop and distribute materials and 4 mini-modules targeted to specific audiences; and coordinate a print and broadcast public education media campaign to reach 200,000 people.*

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

#### **Hackensack**

### **Private Enforcement Initiative – Performance Based Component - \$275,000**

*Fair Housing Council of Northern New Jersey will use its grant to conduct a statewide rigorous fair housing and investigations project. FHCNN will train 90 testers, conduct approximately 540 rental/sales tests, distribute 6,000 fair housing brochures to community groups, faith-based organizations, local shops, and markets and other places people congregate. The project will also serve all protected classes, with a focus race and color, as well as persons with disabilities and LEP families.*

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## **NEW YORK**

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

#### **New York**

#### **Private Enforcement Initiative – General Component - \$274,991**

*The Fair Housing Justice Center will use its grant to provide fair housing intake counseling, investigative services, and legal referrals to individuals and organizations with allegations of housing discrimination in the New York City metropolitan area. FHIC will also conduct fair housing outreach and complaint intake, and conduct investigations, including testing, in response to housing discrimination complaints, make referrals to administrative agencies and/or attorneys, and provide post-referral legal assistance. In addition, FHJC will conduct systemic rental tests in New York City, recruit and train testers, provide fair housing education to cooperating attorneys and student interns, and maintain critical partnerships with local agencies and organizations.*

### **Housing Opportunities Made Equal, Inc. (HOME)**

#### **Buffalo**

#### **Private Enforcement Initiative-Performance Based- \$263,846.33**

*HOME will use its grant to vigorously provide fair housing enforcement services in the Buffalo-Niagara region. Some of the activities of this 3 year project will include: intake of 360 allegations of discrimination; conducting testing activities; filing 18 verified complaints w/HUD and FHAP; mediating 36 valid discrimination cases; conducting 12 training sessions for staff of 2 grass-roots/faith-based organizations and 2 minority servicing institutions; and administering a Revolving Litigation Fund, through previous FHIP grants, to provide fair housing litigation costs.*

### **Legal Assistance of Western NY, Inc.**

#### **Rochester**

#### **Private Enforcement Initiative – General Component- \$222,199**

*Legal Assistance of Western New York, Inc., will use its grant to continue the work of its Fair Housing Enforcement Project for the Finger Lakes Region (FHEP) in urban Monroe County (City of Rochester and its suburbs) and in five surrounding rural counties. The proposed rural area testing component was the first of its kind in New York State when it was launched in January 2009. Complaints from the five county rural area surrounding Geneva will be investigated by the testing coordinator, utilizing paired tests when appropriate, and referred to LAWNY attorneys for enforcement when discriminatory practices are corroborated.*

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

#### **Long Island**

#### **Private Enforcement Initiative – Performance Based- \$275,000**

*Long Island Housing Services will use its grant to conduct enforcement activities in Nassau and Suffolk Counties in New York. The focus of the project will be to enforce fair housing for individual victims of housing discrimination and prevent further victimization by identifying and eliminating patterns of discriminatory policies and practices. Special emphasis will be given to four of the most sorely affected*

# 2009 FHIP Funded - Project Descriptions

*populations on Long Island; people with disabilities, blacks, Hispanics (especially those who are not English proficient), and families with children.*

## **Neighborhood Economic Development and Advocacy Project**

### **New York**

#### **Education and Outreach – General Component - \$100,000**

*NEDAP will use its grant to reach out to and educate grassroots faith-based and other community organizations and residents about fair housing discrimination and fair lending issues in their communities; facilitate discovery and referral of fair lending and fair housing complaints to HUD in order to reduce the practice of housing and lending discrimination, to include abusive lending and real estate schemes, redlining and other housing discrimination against Latinos, African-Americans, and other ethnic and racial groups; reach out to seniors, new immigrant families, and individuals with disabilities; and prevent foreclosures and help stabilize communities.*

## **South Brooklyn Legal Services, Inc**

### **Brooklyn**

#### **Private Enforcement Initiative – General Component. - \$275,000**

*South Brooklyn Legal Services will use its grant to generate and accept referrals of clients alleging housing discrimination in home financing and sales in New York City. Legal Services also will screen, investigate and analyze all complaints through a testing methodology that will allow it to identify both individual discrimination and patterns of discrimination; refer meritorious housing discrimination complaints to HUD; and provide legal and other assistance to help targeted homeowners avoid foreclosure.*

## **South Brooklyn Legal Services, Inc.**

### **Brooklyn**

#### **Fair Housing Organizations Initiative – Mortgage Rescue Scam Component- \$318,408**

*South Brooklyn Legal Services will use its grant to generate and accept referrals of clients alleging discrimination in home financing and sales in New York City; screen, investigate and analyze all complaints through a testing methodology that will allow the organization to identify both individualized discrimination and patterns of discrimination; refer meritorious housing discrimination complaints to HUD; conduct enforcement litigation; and provide legal representation and other assistance to help targeted homeowners avoid foreclosure.*

## **NORTH DAKOTA**

## **Fair Housing of the Dakotas**

### **Bismarck**

#### **Private Enforcement Initiative – Performance Based Component- \$220,540.66**

*Fair Housing of the Dakotas will use its grant to conduct fair housing enforcement activities in North and South Dakota. FHD's main goal is to strengthen enforcement activities through testing and other investigative methods that will result in providing remedies for acts of discrimination in housing transactions. FHD will also conduct rental and mortgage lending tests, conduct 24 Fair Housing workshops, distribute 30 thousand publications on fair housing, reach out to 45 underserved communities, collaborate with other organizations, and provide accessibility or predatory/lending trainings.*

# 2009 FHIP Funded - Project Descriptions

## **OHIO**

### **Fair Housing Contact Services**

#### **Akron**

##### **Private Enforcement Initiative – Performance Based- \$275,000**

*Fair Housing Contact Services will use its grant to conduct fair housing enforcement activities throughout Summit, Start, Portage, Medina, and Tuscarawas Counties in Northeastern, Ohio. Activities will also include the following: increase language access to present services for deaf and partially deaf clients, as well as LEP individuals, through translation services; conduct fair housing investigations to include rental, internet, and accessibility testing; hold a fair housing accessibility training as part of other trainings to be collaborated with its state FHAP agency [Ohio Civil Rights Commission]; onsite monitoring and investigations of prior fair housing complaints; and assist clients with disabilities with obtaining reasonable accommodations.*

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

#### **Toledo**

##### **Private Enforcement Initiative – Performance Based Component - \$275,000**

*Fair Housing Opportunities, Inc., will use its grant to conduct a comprehensive fair housing enforcement project in Toledo, Bowling Green and their outlying areas that encompass five components: Victim's Assistance, Compliant Investigation, Outreach, Monitoring and Prevention. These components contain activities which encompass six HUD priorities and will undertake the aggressive intake and investigation of discrimination complaints, and conduct testing in sales, rental, insurance and predatory lending. The goals and objectives of the proposed project includes addressing systemic patterns and practices of discrimination, providing remedies for violations of fair housing laws, deterring future acts of discrimination, and expanding equal housing opportunities.*

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

#### **Painesville**

##### **Private Enforcement Initiative – Performance Based Component - \$275,000**

*The Center will use its grant to reduce housing discrimination in Lake, Geauga and Ashtabula counties. Under this 3-year project, some of the Center's many first-time activities to be completed will be: various enforcement efforts within the three counties involving rental testing on the basis of race, disability and familial status; testing of the homeowners' insurance market with respect to race and national origin; testing activities involving the lending market; a new construction study auditing compliance with FHA in covered multi-family dwellings; and a monitoring project to increase the number of meritorious claims to HUD.*

### **The Housing Advocates, Inc. (HAI)**

#### **Akron**

##### **Private Enforcement Initiative – Performance Based - \$275,000**

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*Housing Advocates, Inc., will use its grant to conduct a series of fair housing enforcement activities in Cuyahoga, Geauga, Portage, Stark, Summit, and the 10 surrounding Columbus counties. Activities will include: a 2-prong approach to predatory lending enforcement, assisting 100 callers per year and litigating a minimum of 20; combating disability and accessibility issues through a continued Land Use Study and Real Accessibility Now project; reviewing and assessing Tenant Selection Plans of PHAs to determine inconsistencies and possible discrimination; linguistic profiling phone tests based on sex; and outreach and education to all protected classes.*

### **Housing Opportunities Made Equal of Greater Cincinnati Cincinnati**

#### **Private Enforcement Initiative – Performance Based Component - \$273,815.40**

*The Housing Opportunities Made Equal of Greater Cincinnati will use its grant to address housing discrimination against all protected classes under the Fair Housing Act, and its amendments, in any covered housing transaction whether rental, sales, or financing. In addition to responding to complaints initiated by victims of discrimination, HOME will conduct 195 systemic or random matched pair tests (390 testing visits). Sales testing will be conducted to ensure housing accessibility for persons with disabilities. HOME will conduct an audit of 45 multifamily developments. In cooperation with a local grassroots organization, the organization will conduct outreach and fair housing education through churches in a low and moderate-income Cincinnati neighborhood. Three training events also will be held for mental health providers.*

### **Housing Research and Advocacy Center Cleveland**

#### **Education and Outreach Initiative – Performance Based Component - \$275,000**

*Housing Research and Advocacy Center and its subcontractors, Fair Housing Resource Center and Heights Community Congress, will provide fair housing services in the Cleveland metropolitan area, which includes Cuyahoga, Geauga and Lorain counties. The services will be extended to all protected classes, with the focus on reducing discrimination against persons with disabilities, African Americans, Hispanic/Latinos and families with children. The Housing Center will also perform testing in the areas of rental, lending, sales and insurance. In addition, they will conduct education and outreach activities and survey newly constructed multifamily housing and monitor housing advertisements.*

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

#### **Dayton**

#### **Education and Outreach – General Component - \$100,000**

*The Miami Valley Fair Housing Center, Inc., will use its grant to conduct education and outreach activities in Montgomery County and the Miami Valley to inform the public and housing professionals about their rights and obligations under the Fair Housing Act and substantially equivalent state and local fair housing laws. The project will result in referrals of fair housing complaints to HUD, to the Ohio Civil Rights Commission - a Fair Housing Assistance Program (FHAP) agency - and to the Dayton Human Relations Council, also a FHAP agency. MVFHC will also provide to limited English proficient (LEP) individuals information about as well as access to program benefits through translation and interpretive services in accordance with HUD's published LEP Guidance.*

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

### **Dayton**

#### **Private Enforcement Initiative – Performance Based Component - \$275,000**

*The Miami Valley Fair Housing Center, Inc., will use its grant to provide a holistic approach to combating housing discrimination by providing a comprehensive systemic investigation program to address predatory lending, reasonable accommodations, accessible design and construction testing, linguistic profiling and education and outreach to residents in the Montgomery County area of Ohio.*

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

### **Miami**

#### **Fair Housing Organization Initiative – Continued Development Component - \$90,000**

*The Miami Valley Fair Housing Center, Inc., will use its grant to expand MVFHC's Information Technology infrastructure to better support MVFHC operational staff in the provision of enforcement and education services in the greater Dayton/Montgomery County, Ohio, area. This funding will also support MVFHC's work in its Predatory Lending Solutions project, which provides prevention and intervention services to borrowers that have mortgages with unacceptable terms or conditions or mortgage loans resulting from unacceptable practices that destabilize neighborhoods.*

## **OKLAHOMA**

### **Metropolitan Fair Housing Council of Oklahoma, Inc.**

#### **Oklahoma City**

#### **Private Enforcement Initiative – General Component - \$274,900**

*The Metropolitan Fair Housing Council of Oklahoma, Inc., will use its grant to intake at least seven-hundred housing inquiries/intakes from Oklahoma consumers with housing questions/complaints, refer at least sixty-five housing discrimination complaints to HUD for processing, conduct seventy-five complaint-based tests, conduct ten systemic tests, and partner with at least eight public and private organizations in Oklahoma to educate low-and moderate-income persons, persons with disabilities, the elderly, minorities, families with children and persons who are non-English Speaking or have limited English proficiency about fair housing-fair lending practices, renters rights, foreclosure prevention and loss mitigation.*

## **OREGON**

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

#### **Portland**

#### **Private Enforcement Initiative – General Component - \$275,000**

*The Fair Housing Council of Oregon will use its grant to conduct enforcement activities directed toward housing providers and housing consumers, particularly those with limited English proficiency; people with disabilities and the homeless, and advocates serving the targeted consumer populations. Specific activities will include identification, investigation and referral of alleged fair housing violations to HUD; development and expansion of current testing program to incorporate mortgage-lending and homeowner's insurance testing ; and the development, promotion, and delivery of five enforcement excursions to various locations around the state of Oregon to provide information and collect fair housing complaints.*

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## **Legal Aid Services of Oregon**

### **Portland**

#### **Education and Outreach – General Component - \$100,000**

*Legal Aid Services of Oregon, in partnership with the Fair Housing Council of Oregon, will use its grant to Affirmatively Further Fair Housing through education and outreach activities in Oregon. The targeted populations will be members of all protected classes, especially those with Limited English Proficiency [LEP], people with disabilities, and the homeless, who are housing consumers, housing providers, and advocates for the consumer population. Activities will include, but are not limited to: collaborations with local and state government organizations; development and dissemination of targeted materials related to basic rights, housing laws, environmental health; removal of regulatory barriers to affordable housing development; and increasing access to housing/homeownership and ending homelessness.*

## **PENNSYLVANIA**

### **The Fair Housing Council of Suburban Philadelphia (FHCSF)**

#### **Philadelphia**

#### **Private Enforcement Initiative – Performance Based Component - \$274,817.66**

*The Fair Housing Council of Suburban Philadelphia will use its grant to reduce housing discrimination against protected classes in Greater Philadelphia through direct, ongoing enforcement and proactive, systemic investigations. Some activities will be: recruit and train 60 new testers; intake and process 210 complaints; conduct approximately 340 tests (inc. rental, sales, mortgage, insurance and accessibility); refer enforcement actions to HUD, DOJ, Pa. Human Relations Commission [PHRC - FHAP]; work with the PHRC to increase predatory lending awareness; and conduct education and outreach, to include holding workshops and trainings, and the massive distribution of fair housing material.*

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

#### **Pittsburgh**

#### **Private Enforcement Initiative – Performance Based Component - \$275,000**

*The Fair Housing Partnership of Greater Pittsburgh will use its grant to alleviate barriers to fair housing that were identified in the Analysis of Impediments that the organization jointly developed with Allegheny County through a combination of fair Housing advocacy, education and outreach activities, testing, and complaint referrals to HUD and FHAP partner agencies.*

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

#### **Glenside**

#### **Private Enforcement Initiative – Performance Based Component - \$275,000**

*Fair Housing Center in Southeastern Pennsylvania will use its grant to conduct a 3-year fair housing enforcement project serving all protected classes and underserved populations in the areas of Philadelphia and its surrounding counties of Bucks, Montgomery, Chester, and Delaware. Specific activities will include, but will not be limited to: complaint intake/investigation and enforcement of housing rental and sales discrimination; monitoring of rental and sales transactions, with a focus on minorities, families w/children, disabled, immigrants, and LEP persons; assisting housing opportunities for the disabled through enforcement of design/construction and accessibility guidelines; increase filing of meritorious complaints w/HUD and courts; and provide fair housing education to all, including the region's first-time home buyers.*

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## **Reinvestment Fund, Inc.**

### **Philadelphia**

#### **Fair Housing Organizations Initiative – Continued Development Component - \$410,000**

The Reinvestment Fund will use its grant to partner with the Fair Housing Council of Suburban Philadelphia and the Consumer Credit Counseling Service of Delaware Valley in an effort to build the capacity of the agencies to uncover and act upon incidents of predatory lending and foreclosure rescue scams. The geographic focus of the project will be Southeastern PA, which includes Philadelphia, Bucks, Chester, Delaware and Montgomery counties. At the conclusion of this project, FHCSP will have the permanent internal capacity to gather, map and analyze quantitative data that will serve as a basis of case referrals not only to HUD and the PA Human Relations Commission, but also to local law enforcement and the US Attorney for the Eastern District of PA.

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

### **Washington**

#### **Education and Outreach – General Component - \$100,000**

Southwestern Pennsylvania Legal Services, Inc., will use its grant to educate residents in 24 Pennsylvania counties of their fair housing rights. The counties include: Armstrong, Beaver, Bedford, Blair, Butler, Cambria, Centre, Clarion, Clearfield, Crawford, Erie, Fayette, Forest, Greene, Huntingdon, Indiana, Jefferson, Lawrence, Mercer, Somerset, Venango, Warren, Washington, and Westmoreland. All are situated within Appalachia, and are deemed to be a significant area of widespread unemployment, low per capita income and poverty. Through this Initiative, SPLAS and its Partners will: prepare and conduct 100 community outreach events to audiences that include the public, community service providers, housing providers and local attorneys; establish a protocol for referral of complaints of discrimination; refer complaints to HUD and the Pennsylvania Human Relations Commission; and conduct six special events recognizing and publicizing Fair Housing Month, and the protections provided to protected classes under the Fair Housing Act.

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

### **Washington**

#### **Private Enforcement Initiative – General Component - \$275,000**

Southwestern Pennsylvania Legal Services, Inc., will use its grant to expand its testing program designed to combat 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 reflect economic data significantly below the federal median, with four of the counties denominated at-risk by the Appalachian Regional Commission.

## **St. Martin Center, Inc.**

### **Erie**

#### **Private Enforcement Initiative – Mortgage Rescue Scam Component - \$128,039.00**

St. Martin Center will use its grant to continue its efforts to combat instances of lending discrimination. SMC will continue to work with the investigative agencies probing local mortgage and housing fraud, acting as the local point of contact. SMC also will analyze all mortgage related documents supplied by those referred by other agencies and mortgage default/foreclosure clients and victims, looking for evidence of fraud and/or abusive lending practices



# 2009 FHIP Funded - Project Descriptions

## **PUERTO RICO**

### **Corporacion de Desarrollo Economico de Ceiba, CD**

#### **Ceiba**

#### **Education and Outreach – General Component - \$100,000**

*The CORPORACION DE DESARROLLO ECONOMICO DE CEIBA, CD, will use its grant to conduct activities that will include outreach to people living in the nation's sixteen municipalities. Activities to be conducted will include: distributing flyers, brochures and other written material at six orientation sessions covering all of the municipalities identified, and individual counseling and referral for those that feel that they have encountered discrimination. Other activities will include educating staff from the municipal governments targeted and from organizations directly working with elderly and persons with disabilities. Classes and written material will be available in Spanish.*

## **TENNESSEE**

### **Tennessee Fair Housing Council**

#### **Nashville**

#### **Private Enforcement Initiative – Performance Based Component - \$275,000**

*Tennessee Fair Housing Council will use its grant to conduct fair housing enforcement activities in the Nashville, TN, metropolitan area, including Davidson, Cheatham, Dickson, Rutherford, Sumner, Williamson, and Wilson counties. The project activities will include: intake/processing of complaints; complaint-based and systemic testing [sales/rental]; recruitment/training of new testers; a major FH month activity to be coordinated with the FHAP agency annually; 6 fair housing trainings to individuals with disabilities; and an annual training of college students in partnership with a local minority serving institution.*

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

#### **Jackson**

#### **Private Enforcement Initiative – Performance Based Component \$275,000.00**

*West Tennessee Legal Services, Inc., will use its grant to develop a broad-based fair housing enforcement mechanism that will be afforded to all protected classes in all markets. Some activities will include: complaint intake/investigations; testing and test evaluations; mediation services; referrals of bona-fide enforcement proposals to HUD/TN Human Rights and DOJ; representation of bona-fide complainants in the admin/judicial process; and the usage of 10 percent of the funding to provide education and outreach to the general public, with a focus on underserved populations.*

## **TEXAS**

### **Austin Tenants Council, Inc.**

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## **Austin**

### **Private Enforcement Initiative – Performance Based Component - \$274,707**

*The Austin Tenants Council, Inc., will use its grant to fight housing discrimination in the Austin, TX, area through the use of intake and referral of complaints, testing of new developments for accessibility, testing of assisted and independent living facilities to determine the extent of discrimination against people with severe disabilities, auditing and testing media advertising, landlord testing focusing on experiences of recent immigrants and persons with disabilities; and promoting fair housing through television, radio and print advertisements focusing on disability and immigrant rights.*

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

### **Houston**

#### **Private Enforcement Initiative – General Component- \$275,000**

*The Greater Houston Fair Housing Center will use its grant to conduct fair housing enforcement activities in the Houston metropolitan area. Some of their proposed activities include: a complete bilingual full service enforcement capability in English and Spanish; the in-take and processing of 200 complaints of allegations of housing discrimination (including 20 from homeless individuals with a disabling condition and 20 veterans); the recruitment and training of 24 testers in collaboration with a Minority Serving Institute (MSI) to perform 100 fair housing enforcement tests(40 complaint based), 50 systemic, 10 retests, and 10 accessibility and design audits; conducting educational fair housing programs for 300 people in collaboration with faith based and community based groups, in English and in Spanish (special focus on the limited and non English speaking immigrant communities and the disabled); conducting four media programs (in English and Spanish) to promote fair housing enforcement; and referral of appropriate cases to HUD for enforcement actions.*

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

### **San Antonio**

#### **Private Enforcement Initiative – Performance Based Component \$275,000.00**

*San Antonio Fair Housing Council, Inc., will use its grant to intake and conduct preliminary investigations of 750 fair housing claims using various testing methods, including 300 rental, 15 sales, and 15 lending tests; conduct 120 site assessments, including 45 new constructions; assist 225 consumers w/disabilities with reasonable accommodation and/or modification requests; and conduct 60 meetings/training in Bexar County and 210 in other areas that will benefit from their services.*

## **VERMONT**

### **Champlain Valley Office of Economic Opportunity**

#### **Burlington**

##### **Education and Outreach – General Component - \$100,000**

*Champlain Valley Office of Economic Opportunity, in collaboration with the Vermont Human Rights Commission and the Department of Economic, Housing and Community Development, will address housing discrimination and systemic barriers to fair housing. Through a series of three education workshops in different regions of the State, the organization will train municipal officials, land use planners and community groups to assist CVOEO to affirmatively further fair housing in Vermont. The Fair Housing Project will also train families and clients from numerous organizations and agencies about their rights under fair housing laws. The trainings will include working with all new clients of the Burlington Housing Authority. The agency will also offer trainings to families involved with*

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*NeighborKeepers, an award-winning program that works to strengthen communities by reducing the impact of poverty and providing a forum for communication*

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

### **Burlington**

#### **Private Enforcement Initiative – General Component - \$274,846.58**

*Vermont Legal Aid, Inc., will use its grant to conduct more geographically focused systemic testing and investigation regarding discrimination against people of color—including immigrants, families with children, and people with disabilities. Specifically, Vermont Legal will conduct 100 telephone tests to gain a broader picture of the geography of discrimination. The organization will also investigate direct discrimination, as well as the impact of zoning, planning, environmental, and other laws on fair housing choice, and conduct accessibility and visitability reviews of rental housing to assess barriers to fair housing choice.*

## **VIRGINIA**

### **Piedmont Housing Alliance**

#### **Charlottesville**

#### **Education and Outreach – General Component- \$64,139**

*Piedmont Housing Alliance will use its grant to provide holistic local solutions through education on fair housing rights and responsibilities regarding rental, sales, and lending transactions. The Program will maximize new and existing partnerships with an inclusive range of service providers and community resources, homeless service providers, faith-based organizations, housing agencies, immigrant advocacy groups, disability organizations, real estate professionals, and lenders to reach and educate underserved populations of housing consumers, housing providers, and the entire regional community with the goal of identifying housing discrimination and increasing fair housing compliance.*

## **WASHINGTON**

### **The Fair Housing Center of Washington [Fair Housing Center]**

#### **Tacoma**

#### **Private Enforcement Initiative–Performance Based - \$275,000**

*The Fair Housing Center of Washington will use its grant to work with faith- and community-based organizations and the FHAP agency to combat housing discrimination. Some of the activities will include: the intake and investigation of complaints of housing discrimination in rental, sales, and mortgage lending; file 90 complaints with HUD; assist with 225 reasonable accommodation/modification requests; recruit/train 30 testers; and provide education and outreach to the general population, to include homeless shelters, transitional housing dwellers, and LEP new immigrants.*

### **Northwest Fair Housing Alliance**

#### **Spokane**

#### **Education and Outreach – General Component - \$99,197**

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*Northwest Fair Housing Alliance will use its grant to reach out to underserved populations in urban and rural Eastern and Central Washington, focusing on regions with high rates of loan denials, subprime lending, and foreclosures, especially Hispanic communities with limited English proficiency. Specific activities will include: 1) organizing a coordinated planning meeting with regional organizations, 2) compiling and publishing a list of area HUD housing counseling resources and financial literacy classes, 3) disseminating information about fair lending and referral resources, in both English and Spanish, especially to rural areas, via posters, brochures, public service announcements, and NWFHA's website, 4) developing a community awareness fair lending workshop curriculum in English and Spanish, 5) presenting 8 community awareness workshops in 5 cities with large Hispanic populations, and 6) making referrals to HUD certified housing counselors and to HUD FHEO.*

## **Northwest Fair Housing Alliance Spokane**

### **Private Enforcement Initiative—Performance Based Component - \$275,000**

*The Northwest Fair Housing Alliance will use its grant to provide fair housing enforcement services to all of the protected classes. The geographic area covers 17 counties of Eastern/Central Washington. Activities to be undertaken include: testing (paired rental and sales), counseling, complaint intake and referrals. Specific emphasis will be directed to people of foreign national origin (Latin Americans), persons with disabilities, homeless persons in Spokane County, and African Americans.*

## **WEST VIRGINIA**

### **Northern West Virginia Center For Independent Living Morgantown**

#### **Education and Outreach – General Component - \$95,753**

*Northern West Virginia Center for Independent Living will use its grant to heighten the public's awareness of their fair housing rights and provide education and outreach to housing professionals and members of protected classes. Specific activities will include designing Fair Housing Month outreach materials and disseminating them at community events; developing mailing lists and conducting Fair Housing Workshops; developing targeted education materials for housing advertisers and elected officials; conducting surveys to determine the number of accessible units and assess accessible features; and work on cooperative programs to address Affirmatively Furthering Fair Housing. NWVCIL will also develop strategic marketing and educational materials on complaint processing for protected classes, and partner with organizations representing protected classes to provide workshops to the populations they serve.*

## **WISCONSIN**

### **Metropolitan Milwaukee Fair Housing Council, Inc. Milwaukee**

#### **Fair Housing Organizations Initiative - Continued Development- Mortgage Rescue Scam Component \$294,697**

*The Metropolitan Milwaukee Fair Housing Council (MMFHC) will use its grant to implement statewide fair housing and fair lending enforcement activities, and foreclosure prevention/intervention and mortgage rescue assistance. MMFHC will also identify and eliminate discriminatory and other illegal*

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*housing practices. In addition, MMFHC will provide bilingual staff to assist Spanish-speaking persons who have been victims of fair housing/fair lending violations, predatory lending activities, and/or mortgage rescue scams; develop and coordinate a program to identify incidents of mortgage rescue scams and refer complaints of such illegal activities to appropriate enforcement agencies in MMFHC's 9-county service area; and provide foreclosure prevention and intervention services through the coordination of area-wide counseling events for homeowners in Metropolitan Milwaukee, among other innovative enforcement activities.*

### **Metropolitan Milwaukee Fair Housing Council, Inc.**

#### **Milwaukee**

#### **Education and Outreach – General Component - \$99,997**

*The Metropolitan Milwaukee Fair Housing Council will use its grant to conduct statewide outreach activities to educate the public about fair housing and fair lending laws in order to identify and eliminate discriminatory housing practices. These activities will be implemented primarily in 9 Wisconsin counties through the linkage of MMFHC with its two satellite offices. MMFHC's main office, in Milwaukee, serves a 4-county area including Milwaukee, Waukesha, Washington and Ozaukee. The Fair Housing Center of Greater Madison (FHCGM) provides services in Dane County through its office in Madison. MMFHC's second satellite office, the Fair Housing Center of Northeast Wisconsin (FHCNW) in Appleton, serves the counties of Brown, Calumet, Outagamie and Winnebago. MMFHC will also partner with grassroots, community-based, and faith-based organizations, as well as local housing counseling agencies, to conduct fair housing education to homebuyers on forms of illegal discrimination in the real estate and lending markets and the legal remedies available when encountering such actions.*

### **Metropolitan Milwaukee Fair Housing Council, Inc.**

#### **Milwaukee**

#### **Private Enforcement Initiative – Performance Based \$274,921.33**

*MMFHC will use its grant to conduct a statewide enforcement project throughout Wisconsin through a linkage with its satellite offices, the Fair Housing Center of Northeast Wisconsin and the Fair Housing Center of Greater Madison. This combined effort will cover 62% of the State's population. Some services will include: 1) conducting a multi-jurisdictional investigation of systemic discrimination against African Americans and the underserved populations in assisted living dwellings; 2) conducting intake and investigations of predatory lending practices; 3) ensuring housing accessibility and opportunities for persons with disabilities; 4) partnering with faith-based and community-based organizations to recruit/train testers; and, 5) providing direct access to complaint services for all.*

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