

FY2014 Fair Housing Initiatives Program Grant Recipient Summaries

ALABAMA

Mobile

**Mobile Fair Housing Center, Inc.
FY12 Private Enforcement Initiative –
Multi-Year Component - \$319,795.00**

The Mobile Fair Housing Center will use its grant to conduct fair housing investigative and enforcement activities. Investigative activities will include: recruit and train testers and refresher training for current testers; rental, national origin, sales, pre-qualifying mortgage lending, design, and construction accessibility, and reasonable accommodation testing and site assessments; and complaint intake, processing, referral, and counseling. Enforcement activities will include: accessibility workshops for English-speaking and limited English proficiency participants; outreach for accessibility design and construction and mortgage and predatory lending; compliance audits for housing for people with disabilities; referral of enforcement proposals and assistance to clients seeking reasonable accommodations/modifications; a regional fair housing summit; fair housing enforcement education; and counseling activities for underserved victims of rental discrimination.

Montgomery

**Central Alabama Fair Housing Center
FY12 Private Enforcement Initiative –
Multi-Year Component - \$324,000.00**

The Central Alabama Fair Housing Center (CAFHC) will use its grant to continue full service fair housing activities in Montgomery, Selma, and 29 counties in Central Alabama. Activities will include: challenging racial steering and other discriminatory housing practices in Montgomery and adjacent counties; combating discrimination in the west Alabama “Black Belt;” expanding outreach and enforcement actions to combat escalating discrimination against Latino residents after passage of HB 56; continuing investigating and combating race discrimination in small Central Alabama entitlement communities; and breaking down barriers for people with disabilities.

ALASKA

Anchorage

**Alaska Legal Services Corporation
Fair Housing Organization Initiative –
Continuing Development Component - \$250,001.00**

Alaska Legal Services Corporation (ALSC) will use its grant to expand its fair housing enforcement program to include a testing program. ALSC's project will provide direct assistance to victims of housing discrimination by receiving complaints, facilitating appropriate investigations through testing, providing referrals to area agencies and private attorneys for administrative and judicial relief, and educating the community about fair housing. Project activities will include providing assistance to victims of housing discrimination through intake, referral and advocacy; conducting investigations in response to individual complaints of housing discrimination and conducting systemic testing of housing discrimination in Alaska; initiating a fair housing testing program; and providing education and outreach on fair housing issues to community members, landlords and social service providers on fair housing issues.

ARIZONA

Phoenix

Arizona Fair Housing Center FY14 Private Enforcement Initiative – Multi-Year Component - \$320,430.00

The Arizona Fair Housing Center (AFHC) will provide fair housing enforcement activities throughout Arizona. Planned activities include fair housing tests; and intake and processing 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 grant funds toward education and outreach activities designed to inform the public of its rights and responsibilities under the Fair Housing Act (FHA) 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 FY12 Private Enforcement Initiative – Multi-Year Component - \$311,245.00

The Southwest Fair Housing Council (SWFHC) will use its grant to provide statewide full service fair housing enforcement. Activities will include testing, investigation, and resolution of fair housing complaints with an emphasis on fair housing enforcement in refugee communities through a partnership with the International Refugee Committee in Tucson. The organization will also provide fair housing services for active military personnel and veterans through collaboration with Davis-Monthan Air Force Base that includes counseling to combat mortgage modification and foreclosure scams experienced by active service personnel and veterans.

Further, the organization also will provide statewide fair housing education training to housing consumers, housing providers, government entities, nonprofits and others throughout the State.

**Southwest Fair Housing Council
Education and Outreach Initiative -
General Component - \$123,555.00**

The Southwest Fair Housing Council will use its grant to provide services in the Metropolitan Phoenix area. Activities will include conducting fair housing/fair lending trainings for consumers, staff of non-profit agencies and the housing industry; submitting referrals to HUD or a Fair Housing Assistance Program agency for assistance in remedying allegations of housing/lending discrimination; facilitating or participating in six community events targeting individuals at risk for fair housing/fair lending discrimination; facilitating six media activities including broadcast, print, social, internet and/or other types of media, and other education and outreach activities.

CALIFORNIA

Bakersfield

**Greater Bakersfield Legal Assistance, Inc.
FY12 Private Enforcement Initiative –
Multi-Year Component - \$302,069.00**

Greater Bakersfield Legal Assistance, Inc. (GBLA) will use its grant to continue providing fair housing investigation and enforcement activities throughout Kern County, California and to expand its current services by initiating a systemic testing program through its Fair Housing Law Project (FHLP). In addition, the FHLP will engage in extensive outreach, education, and training targeting protected populations, groups serving protected populations, households, landlords, State and local governments, and other partners. 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 - \$319,892.00**

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

Southern California Housing Rights Center FY14 Private Enforcement Initiative – Multi-Year Component - \$325,000.00

The Southern California Housing Rights Center (HRC) will use its grant to conduct systemic testing in areas within Los Angeles County where statistics point to any form of discrimination covered by applicable fair housing laws and, in particular, persistent housing discrimination based on race, national origin, familial status and 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 the disabled; monitoring fair housing settlement agreements and zoning changes; as well as a host of education and outreach activities.

Oakland

Bay Area Legal Aid FY13 Private Enforcement Initiative – Multi-Year Component - \$325,000.00

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 analyses 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. Fair Housing Organization Initiative – Lending Component - \$325,000.00

California Rural Legal Assistance, Inc. (CRLA) will implement a comprehensive project targeting underserved populations with: 1) outreach and education, including distributing fair lending materials in community-appropriate languages, developing radio spots and e-blasts and conducting workshops; 2) technical assistance and training for other public and private service providers; 3) direct client assistance with foreclosure intervention; 4) enforcement of fair housing and fair lending laws, including by conducting systemic investigations; and 5) conducting and receiving fair housing and fair lending legal training. Areas of Concentration: CRLA's Lending Discrimination Project targets low-income, rural communities including some of the California counties hardest hit by the housing crisis: Riverside, San Joaquin, Stanislaus, Tulare, Kern, Madera, Fresno, Kings, Imperial, Sacramento, San Benito, Colusa, Sutter, Yuba, Merced, Monterey, San Diego, Ventura, San Luis Obispo, Santa Barbara, Santa Cruz, Napa.

**California Rural Legal Assistance, Inc.
FY12 Private Enforcement Initiative –
Multi-Year Component - \$325,000.00**

California Rural Legal Assistance, Inc. (CRLA), a private non-profit California corporation that provides legal services to farm workers, minority and low-income communities in rural California, will use its grant to target vulnerable and underserved rural regions and populations and expand client services to combat systemic discrimination in rural California. Activities will include full service fair housing enforcement, including investigation of systemic cases; increased outreach and trainings; revision and implementation of internal CRLA fair housing complaint training, enforcement and tester training; facilitation of local and state government compliance with Consolidated Plans, Housing Elements, and Analyses of Impediments to Fair Housing; and promotion of capacity building and peer to peer sharing among staff, state-wide partners and other stakeholders.

Ontario

**Inland Fair Housing and Mediation Board
Fair Housing Organization Initiative –
Lending Component - \$157,613.00**

Inland Fair Housing and Mediation Board (IFHMB) will use its grant to support a fair housing project in San Bernardino and Imperial Counties in California. With a clientele comprising 80% low- to moderate-income residents, with an LEP-Spanish population of 49% and a large portion of fair housing complaints lodged within these counties involving the disabled community, IFHMB services and activities will be provided to all protected class members. Project activities include: 1) conduct intakes and strengthen investigations on complaints of mortgage fraud, foreclosure repair schemes, and predatory lending abuses, referring numerous systemic-based complaints to HUD; 2) provide a minimum of one systemic discrimination case to HUD for review and enforcement as a result of investigation outcomes; 3) conduct legal clinics in predatory practice prevention; 4) provide technical assistance to housing industry groups to enhance fair lending capacity; and 5) distribute educational literature throughout the service area.

**Inland Fair Housing Mediation Board
FY13 Private Enforcement Initiative –
Multi-Year Component - \$325,000.00**

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 U.S. Federal Bureau of Investigation 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 the U.S. Department of Housing and Urban Development 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 for disability and limited English proficiency communities and fair housing educational literature distribution throughout the service area.

Riverside

**Fair Housing Council of Riverside County, Inc.
Education and Outreach Initiative –
General Component - \$125,000.00**

The Fair Housing Council of Riverside County, Inc. (FHCRC) will undertake various education and outreach activities aimed at affirmatively furthering fair housing, minimizing and eliminating impediments to fair housing choice, and providing fair housing education to individuals in Riverside County. Project activities will include homebuyer education workshops, hosting the 2015 Housing Conference during National Fair Housing Month; creating housing materials in Braille; conducting fair housing workshops in American Sign Language; conducting workshops for the elderly and/or disabled populations; providing one-on-one financial counseling; and conducting town hall meetings to connect housing professionals and the general public. The project will target minorities, the LEP population, individuals with disabilities, and families with children.

Santa Ana

**Orange County Fair Housing Council, Inc.
FY12 Private Enforcement Initiative –
Multi-Year Component - \$198,333.00**

Orange County Fair Housing Council, Inc. (FHCOC) 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. An emphasis in the activities will include identifying and taking action against steering or discouragement by real estate agents and brokers, leasing agents, and possibly home builders, resulting in denial of

housing opportunities to persons in minority groups, immigrant communities or persons with disabilities. FHCOC will pay particular attention to immigrants with limited English proficiency.

San Diego

Legal Aid Society of San Diego, Inc. FY13 Private Enforcement Initiative – Multi-Year Component - \$323,491.00

The Legal Aid Society of San Diego, Inc. (LASSD) will use its grant to work with partner contractor Fair Housing Council of San Diego (FHCSD) to promote fair housing choice. LASSD/FHCSD will establish and/or refine existing testing protocol for persons with mental disabilities and persons identified by race, national origin, and religion. LASSD will conduct education and outreach to implement a Consumer Education Speaker's Council Group and complete a variety of other education-based activities. Among the anticipated benefits of this project are an elevated public understanding about fair housing laws, assertion of rights to housing choice, testing results that show systemic trends that need addressing in the San Diego area, and a testing protocol for mental health disabilities thereby meeting the needs of a much-underserved population.

Legal Aid Society of San Diego, Inc. Education and Outreach Initiative – General Component - \$125,000.00

The Legal Aid Society of San Diego, Inc. (LASSD), and partner sub-contractor the Fair Housing Council of San Diego (FHCSD), will implement a project to support a four-tiered EOI project called Disability Education and Outreach Initiative (DEOI) in the San Diego region. The project will establish a four-pronged component that will focus on four targeted groups. The targeted groups: 1) housing consumers, including veterans; 2) housing providers; 3) medical, social worker, and psychiatric professionals; and 4) Public Housing Authorities, affordable housing developers, and special needs housing. LASSD's education and outreach activities will include, preparing fair housing training material, providing a 24 hour telephone hotline for public access to information; conducting educational workshops on expanding housing choices and other fair housing issues, preparing fair housing newsletters and multi-lingual informational flyers, and other activities.

San Jose

Law Foundation of Silicon Valley Education and Outreach Initiative – General Component - \$125,000.00

The Law Foundation of Silicon Valley will launch its Greater Silicon Valley Area Fair Housing Education Project in partnership with its subcontractor Project Sentinel (PS). The project will address the significant fair housing problems and segregation in the region by reaching affected families and individuals, particularly in the immigrant, homeless, veteran, and LGBT

communities. Further, outreach and education will address habitability issues and the lack of fair housing knowledge among small “mom-and-pop” housing providers, which have a disproportionate effect on protected classes. The project will use innovative means of educating important stakeholders about fair housing issues (including social media posts and micro-videos), as well as time-tested methods, such as in-person outreaches and informational brochures. Other project activities will include making fair housing presentations to homeless or recently homeless individuals and the agencies that serve them; meeting with governmental and health-related entities about issues around habitability problems in housing; distributing multi-lingual fair housing handbooks and brochures to landlords and renters; and designing and implementing a marketing campaign (including Facebook ads and “boosts,” an interview series on Spanish-language radio, public transit ads, and radio public service announcements) to promote the project’s goals.

San Rafael

Fair Housing of Marin FY13 Private Enforcement Initiative – Multi-Year Component - \$324,998.00

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.

Fair Housing of Marin Fair Housing Organization Initiative – Lending Discrimination Component - \$125,000

Fair Housing of Marin (FHOM) will use its grant to develop and implement a comprehensive education and outreach project focused on gender discrimination – particularly, gender identity, sexual harassment, domestic violence, and sexual orientation – in Marin, Sacramento, Solano, and Sonoma Counties in California. The core of this project will be a series of trainings for public housing authorities/private housing providers, and community advocates. This project will also include additional education and community outreach efforts to provide education to those individuals least likely to reach out for fair housing services otherwise. Among the project activities include developing and presenting training sessions on gender/gender identity/sexual orientation discrimination and domestic violence for housing authorities/ private housing providers and advocates; targeted outreach and media campaigns; curriculum development for

students on gender, gender identity, and sexual orientation discrimination in housing; development and distribution of bilingual educational materials; collaborating with LGBT advocates to co-author an article on the importance of community education related to fair housing and gender identity with a focus on transgender discrimination; training testers; hosting a housing forum; and website development.

Santa Clara

Project Sentinel Inc. FY14 Private Enforcement Initiative – Multi-Year Component - \$325,000.00

Project Sentinel (PS) and Fair Housing Law Project (FHLP) have a unique and well-tested partnership, with PS conducting fair housing investigations and taking administrative enforcement action, and FHLP providing legal services and taking litigation enforcement action. The agencies will use this grant to work together 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 proposed project's other activities of increasing 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. The efforts 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.

COLORADO

Denver Metro Fair Housing Fair Housing Organization Initiative – Continuing Development Component - \$324,999.00

The Denver Metro Fair Housing Center (DMFHC) will use its grant to conduct systemic investigations involving lending (foreclosure maintenance), new construction multi-family housing for design and construction violations, and rental housing. DMFHC will provide modification grants to individuals with disabilities who need accessible housing to avoid displacement from their homes. These investigations will serve people protected under the Fair Housing Act by investigating and examining differences in treatment and services between Whites and African Americans, Latinos, families with children, people with LEP, and people with disabilities. DMFHC will file administrative/legal complaints as appropriate if discriminatory conduct is identified from these systemic investigations. The news releases accompanying any complaint will be distributed regionally to Community Development Block Grant (CDBG) recipients, housing counseling agencies, fair housing advocates and the general

public and will be available through DMFHC's website. Additionally, DMFHC will provide fair housing educational materials to organizations throughout the DMFHC's six-county service area.

CONNECTICUT

Hartford

**Connecticut Fair Housing Center, Inc.
FY12 Private Enforcement Initiative –
Multi-Year Component - \$325,000.00**

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 serve individuals of all protected classes with an emphasis on race or ethnicity in the rental, home sales and lending markets; individuals with disabilities seeking housing and requesting reasonable modifications and accommodations for people with disabilities; and the lesbian, gay, bisexual and transgendered community to determine if there is evidence of sex discrimination in the housing market.

**Connecticut Fair Housing Center, Inc.
Education and Outreach Initiative –
Affirmatively Furthering Fair Housing - \$125,000.00**

Connecticut Fair Housing Center, Inc. will use its grant to focus on three areas: fair housing outreach and education; mobility; and education of Affordable Housing policy makers. Under its Fair Housing Outreach and Education Initiative, Connecticut Fair Housing Center will focus on the areas of fair housing rights and housing enforcement services. The Mobility Initiative will emphasize mobility resources, counseling, advocacy, and access to housing. The Education of Affordable Housing Policy Makers component will include creating a fair housing tour of Greater Hartford that illuminates the historical laws, governmental policies, and private decisions that have resulted in Greater Hartford's segregation patterns; identifying current factors impeding fair housing and preventing mobility; and offering local, regional, and state-level solutions to change these patterns and affirmatively further fair housing. The tour will be offered to legislators, municipal officials, affordable housing developers, and others who influence the creation and placement of affordable housing.

DELAWARE

Wilmington

**Community Legal Aid Society, Inc.
FY14 Private Enforcement Initiative –
Multi-Year Component - \$322,449.00**

Community Legal Aid Society, Inc. (CLASI) will use its grant to reduce the instances of housing discrimination against members of the protected classes in the State of 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, with a substantial portion of rental tests focusing on sexual orientation; intake, processing 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

FY13 Private Enforcement Initiative – Multi-Year Component - \$325,000.00

The Equal Rights Center (ERC) will use its grant to conduct intake and investigate, through testing and other methods, complaints of housing discrimination alleging violation of federal fair housing laws and refer meritorious complaints to the U.S. Department of Housing and Urban Development (HUD), or DC Office of Human Rights for dual processing, or assist complainants through the HUD Fair Housing Assistance Program administrative process. ERC will recruit and train testers to conduct rental, sales, and accessibility surveys. In addition, ERC will develop educational and counseling opportunities in the community through an integrated outreach approach that includes holding multiple intake clinics and community meetings or trainings, and drafting and distributing self-advocacy toolkits, including one addressing the fair housing rights of Housing Choice Voucher holders. Lastly, ERC will conduct multiple in-person accessibility site surveys of multifamily constructions.

National Community Reinvestment Coalition

FY14 Private Enforcement Initiative – Multi-Year Component - \$324,365.00

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 ten

jurisdictions based upon foreclosure, demographic, and rental indices data. 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
FY14 Private Enforcement Initiative –
Multi-Year Component - \$324,867.00**

The National Fair Housing Alliance (NFHA) will use its grant to conduct at least 494 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 Fair Housing Assistance Program agencies and local non-profits to identify companies for investigations.

**National Fair Housing Alliance
Fair Housing Organization Initiative –
Lending Discrimination - \$324,902.00**

The National Fair Housing Alliance (NFHA) will use its grant to conduct two types of testing/investigations to address mortgage lending discrimination and REO foreclosure discrimination. Activities are designed to provide a strategic, systemic approach to challenging illegal activities surrounding foreclosure issues in African American and Latino neighborhoods and access to mortgage credit for African Americans, Latinos, women, and people with disabilities. Specifically, NFHA will conduct mortgage lending test parts to analyze if and how mortgage credit may be limited or denied to members of federally protected groups; and it will compare how mortgage credit is being made available to homebuyers in African American, Latino and predominately white neighborhoods by comparing loan rates, closing costs, fees, terms and conditions, underwriting, and appraisal practices. NFHA will also investigate REO properties in targeted neighborhoods to evaluate maintenance and marketing practices to determine if the racial and/or ethnic composition of neighborhoods affect the quality of maintenance by the banks and asset managers; and if the REOs are secured, maintained, marketed, and sold in compliance with FHA requirements. The service areas include cities in Texas, Alabama, Kentucky, and Florida.

**National Fair Housing Alliance
Education and Outreach Initiative –
National Media Campaign Component - \$999,990.00**

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 HUD process 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 and downloaded, webinars, and fair housing posters.

FLORIDA

Daytona Beach

**Community Legal Services of Mid-Florida, Inc.
FY14 Private Enforcement Initiative –
Multi-Year Component - \$325,000.00**

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. CLSMF will also conduct rental, sales, insurance, lending, and mortgage rescue test parts, and enforce the FHA 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.

Community Legal Services of Mid-Florida, Inc.

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

Community Legal Services of Mid-Florida, Inc. (CLSMF) will use its grant to develop, revise and translate brochures and training materials on fair housing, fair lending, mortgage rescue scams, and AFFH; conduct community education and outreach in a 12-county Central Florida area; and to train state and local government officials and housing industry professionals on the FHA, fair lending laws, and AFFH. This project will create and maintain social media accounts and a web page that will share important fair housing information with the community. CLSMF will also conduct and participate in Fair Housing Month events that will educate the general public, state and local government officials, attorneys, and housing industry providers on fair housing and related issues; and contact media outlets to publicize the availability of help for those victimized by discrimination in housing /lending or mortgage rescue scams. The project will target populations of LEP Spanish, Creole and Vietnamese speakers, domestic violence victims, and persons with disabilities to ensure they are aware of their fair housing rights and how to file a complaint.

Fort Lauderdale

**Broward County Florida Board of County Commissioners
Education and Outreach Initiative –
General Component - \$114,578.00**

The Broward County Human Rights Section (BCHRS) will use its grant to provide outreach, media messaging, and educational workshops to persons with LEP (Spanish/Creole) in Broward County, Florida. BCHRS’ “Fair Housing is Fair, in Any Language” project will address the needs of an increasing population of LEP immigrants into Broward County. The primary target populations for this project are those whose first languages are Spanish and Haitian Creole and who are not proficient English speakers. BCHRS has developed three strategic partnerships for the program: Hispanic Unity Florida, Inc., Legal Aid of Broward, Inc., and Community Access Center. PSA’s and written material will be developed in both languages.

Jacksonville

**Jacksonville Area Legal Aid, Inc.
FY14 Private Enforcement Initiative –
Multi-Year Component - \$424,979.00**

The Jacksonville Area Legal Aid, Inc. (JALA) project will use its grant to increase compliance with the FHA 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 the disabled, and

apartments that may have been constructed in violation of the fair housing design and construction standards. Additional systemic investigations may include testing for discrimination in rental, sales, and lending,. The service area includes Florida northeast counties: Baker, Bradford, Clay, Duval, Nassau, and St. Johns.

Lantana

Fair Housing Center of the Greater Palm Beaches, Inc. FY12 Private Enforcement Initiative – Multi-Year Component - \$321,723.00

The Fair Housing Center of the Greater Palm Beaches, Inc. (FHC), will use its grant to address housing discrimination covered by the Fair Housing Act and provide comprehensive services to persons with limited English proficiency. Activities will include: complaint intake and legal support to victims of illegal housing practices; housing discrimination testing. FHC will conduct testing programs for lending institutions, real estate, and rental management professionals. FHC will conduct fair housing education and outreach to the private housing industry, public housing authorities, and Community Development Corporations, as well as hold legal community seminars and education sessions for the general public, protected classes, new immigrants, traditionally underserved, and disadvantaged groups on first time homebuying; predatory lending education for community based organizations, civic and faith-based groups, and condo/homeowner associations.

Melbourne

Fair Housing Continuum, Inc. FY14 Private Enforcement Initiative – Multi-Year Component - \$325,000.00

The Fair Housing Continuum, Inc. (Continuum) will use its grant to start a new systemic investigation of senior/assisted living facilities; continue two systemic investigations of REO maintenance; and conduct 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. Activities include: 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 due to the near closure of the Orlando Office of Human Relations 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 FHA; 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 - \$325,000.00

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. HOPE will conduct the following project activities: conduct fair housing intake and process 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.

Housing Opportunities Project for Excellence, Inc.
Education and Outreach Initiative –
General Component - \$14,476.00

Housing Opportunities Project for Excellence, Inc. (HOPE) will use its grant to provide training to Public Housing Authorities, along with other housing providers receiving federal financial assistance, community based organizations and private landlords (property managers, condo/homeowner associations), and attorneys and their clients, throughout Florida regarding fair housing and other federal civil rights related program requirements specifically focusing on Fair Housing and assistance animals for persons with disabilities. The trainings are inclusive of pertinent laws and implementing regulations which mandate non-discrimination and accessibility in federally funded housing and non-housing programs for person with disabilities. The trainings will also incorporate videos developed under the FY 2012/ FHIP EOI: National Media Campaign that explains the Fair Housing Laws. Best practices will be shared as part of capacity building for participants, in addition to resources to enhance the participants' compliance efforts. In order to maximize opportunity and cost effectiveness for participants, three separate trainings sessions will be conducted in different geographical locations across the state (north, south and central). HOPE will partner with Disability Independence Group to develop a training curriculum and training materials, including a brochure.

Tampa

Bay Area Legal Services, Inc.
FY14 Private Enforcement Initiative –

Multi-Year Component - \$325,000.00

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: 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, Asian Americans, the elderly and the disabled; 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.

FY13 Private Enforcement Initiative –

Multi-Year Component - \$325,000.00

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.

Legal Aid Society of Palm Beach County, Inc.

Education and Outreach Initiative –

Affirmatively Furthering Fair Housing Component- \$125,000.00

The Legal Aid Society of Palm Beach County, Inc. will use its grant to educate the general public and local housing providers on what “equal opportunity in housing” means and what housing providers need to do to comply with the Fair Housing Act. Legal Aid’s Fair Housing Project will: 1) present workshops to social service caseworkers, housing industry professionals and the general public; 2) produce and disseminate fair housing technical information materials (in English, Spanish, and Haitian Creole); 3) conduct education and outreach events; 4) produce quarterly newsletters for distribution to case workers and housing professionals; 5) develop new fair housing outreach materials, including “Aging in Place with Dignity under the Fair Housing Act” and “Mental Health and Fair Housing Awareness;” and 6) continue operating a Rural

Housing Initiative. The project will also employ an established process to refer complaints to HUD or a local FHAP agency.

GEORGIA

Atlanta

**Metro Fair Housing Services, Inc.
FY12 Private Enforcement Initiative –
Multi-Year Component - \$325,000.00**

Metro Fair Housing Services, Inc. (Metro) will use its grant to continue its core fair housing activities in the greater Atlanta MSA and open 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, Barrow, and Jackson Counties and the northern end of Fulton and DeKalb Counties. Activities will include a full-scale fair housing program that includes education and outreach, complaint intake, and systemic testing; the filing of bona fide fair housing complaints with the U.S. Department of Housing and Urban Development; and collaborations with faith-based and community organizations.

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.
FY12 Private Enforcement Initiative –
Multi-Year Component - \$324,630.00**

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 (limited English proficiency), persons with disabilities, and single female heads-of-households with children; and provide a full-spectrum of fair housing services to all Fair Housing Act protected persons. Fair housing investigation and enforcement activities will include testing, systemic investigations and site design and construction assessments. Education activities will include education to housing providers and refugee/immigrant households; radio and cable TV fair housing programs in Spanish; events with community organizations or faith based organizations; outreach to rural home-seekers, immigrants with Limited English proficiency, persons with disabilities, and female heads-of-households with children.

ILLINOIS

Chicago

Access Living of Metropolitan Chicago FY13 Private Enforcement Initiative – Multi-Year Component - \$325,000.00

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. FY13 Private Enforcement Initiative – Multi-Year Component - \$325,000.00

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. In addition CLC will hold events in collaboration with the Illinois Department of Human Rights, a Fair Housing Assistance Program participant.

**The John Marshall Law School
FY12 Private Enforcement Initiative –
Multi-Year Component - \$279,951.00**

The John Marshall Law School will use its grant to continue to fund the Fair Housing Legal Clinic, a broad-based, full-service project assisting persons who have been discriminated against in housing with legal representation. The Clinic will hire an office manager addressing the U.S. Department of Housing and Urban Development's Policy Priority of Job Creation and educate approximately 116 law students and 3 attorney fellows; conduct matched tests to determine if discrimination has occurred and conduct investigations and analyze all documentation to uncover patterns of discrimination that would present the need for systemic investigation; conduct education and outreach activities to educate the community about the fair housing laws and to inform persons of their rights under the law; and develop new partnerships.

**The John Marshall Law School
Education and Outreach Initiative -
General Component - \$124,965.00**

The John Marshall Law School will use its grant to support its Fair Housing Legal Support Center (Center) to continue and build its efforts to inform and educate members of the general public in the Chicago metropolitan area, especially those protected classes specifically covered by the federal FHA, about fair housing/fair lending laws and their rights under these laws. The Fair Housing/Fair Lending is for All Generations project will specifically target its audiences with age-appropriate presentations and materials and include three components. The Center will 1) teach fair housing/fair lending courses at the law school; 2) develop a fair housing/fair lending law brochure that will be targeted to high school and college and university students, as well as update, print and distribute existing fair housing/fair lending brochures that target adults and senior citizens; and 3) conduct education and outreach presentations on fair housing/fair lending law that are targeted to groups ranging from high school students to senior citizens and all protected classes.

**Latin United Community Housing Association (LUCHA)
Education and Outreach Initiative -
Affirmatively Furthering Fair Housing Component - \$125,000.00**

The Latin United Community Housing Association (LUCHA) will use its grant to support the LUCHA Law Project, an initiative which promotes the availability of and access to housing for Chicago low- and moderate-income households through legal representation, individual and public advocacy, supportive social services, and education. The LUCHA Law Project primarily serves low-income home buyers and tenants within Chicago's West Town, Humboldt Park, Logan Square, and other communities within a Spanish/English bilingual environment. The LUCHA Law Project will address the following concerns: 1) lack of access to affordable lending opportunities; 2) lack of understanding of rental housing rights; and 3) lack of options to explore and address violations of housing rights. LUCHA will address these concerns through workshops, dissemination of marketing materials, public interviews, one-on-one counseling,

referrals to governing bodies, court representation, and a growing number of partnerships which will provide support and resources. LUCHA's mission is to provide decent and affordable housing, and housing services and education.

Homewood

South Suburban Housing Center FY14 Private Enforcement Initiative – Multi-Year Component - \$325,000.00

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 FHA violation actions. The project also features education and outreach efforts for the disabled, general population, and municipal and public housing providers to provide awareness of "Affirmatively Furthering Fair Housing" obligations.

South Suburban Housing Center Fair Housing Organization Initiative – Lending Discrimination - \$250,000.00

South Suburban Housing Center (SSHC) will use its grant to address activities needed to assist with recovery from the mortgage foreclosure crisis crippling municipalities in the South Chicago metropolitan region by implementing fair housing enforcement, counseling, and advocacy assistance for mortgage distressed victims of prior discriminatory practices; providing education and outreach awareness to prevent predatory lending, mortgage fraud, and mortgage modification scams; and creating partnerships with local organizations, governments, and Fair Housing Assistance Program agencies (FHAPs) to build capacities to overcome these mortgage lending problems through regional efforts to affirmatively further fair housing. SSHC will receive support from the Illinois Housing Development Authority and Cook County, and will continue partnerships with the South Suburban Mayors and Managers Association and at least four municipalities.

Rockford

Prairie State Legal Services, Inc. FY14 Private Enforcement Initiative – Multi-Year Component - \$325,000.00

Prairie State Legal Services, Inc. (PSLS) will use its grant to: 1) recruit/train additional 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/process/represent clients experiencing unfair housing practices, including assistance to persons with disabilities with requests for reasonable accommodations; 5) file complaints with HUD, 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 materials and brochures, and social networking sites.

West Chicago

HOPE Fair Housing Center FY14 Private Enforcement Initiative – Multi-Year Component - \$325,000.00

HOPE Fair Housing Center (HOPE) will use its grant to conduct rental, accessibility, and real estate sales investigations, and continue to provide the complaint intake, testing, and investigation services it has offered to housing consumers for the past 18 years. HOPE Fair Housing Center's service area includes the suburban counties of DuPage, Kane, McHenry, Northwestern and Western Cook County and 26 rural counties in northern Illinois. Large cities include Naperville, Rockford, Aurora, Elgin, Bloomington, Moline, and Rock Island. From small individual complaint cases to large statewide or regional systemic issues, HOPE undertakes meaningful intake, investigation, advocacy and/or enforcement actions and achieves outcomes that truly enhance the community. 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 - \$316,389.00

Open Communities will use its grant to conduct a full-service, broad-based fair housing enforcement project serving 16 northern Cook and southern Lake County suburbs north of Chicago. 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.

**Open Communities
Education and Outreach Initiative –
General Component - \$124,453.00**

Open Communities will use its grant to conduct a full-service, broad-based fair housing education and outreach project that will serve 16 northern Cook and southern Lake County suburbs north of Chicago. The project will develop model comprehensive rental housing oversight policies and procedures that affirmatively further fair housing. Open Communities will educate service area municipalities, including elected and appointed officials and their staff members, about the policies and procedures, and provide related technical assistance. Other project activities will include conducting a north suburban regional forum on the rental housing oversight protocol; conducting fair housing workshops; developing and distributing fair housing fact sheets; and investigating bona fide complaints affecting all protected classes under the Fair Housing Act.

INDIANA

Indianapolis

**Fair Housing Center of Central Indiana, Inc.
FY14 Private Enforcement Initiative –
Multi-Year Component - \$325,000.00**

The Fair Housing Center of Central Indiana, Inc., (FHCCI) project 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). The FHCCI will continue its 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 process allegations of housing discrimination; complete rental tests; 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 - \$324,673.00**

The Lexington Fair Housing Council, Inc., will use its grant to continue its 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; provide 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 University) 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. FY14 Private Enforcement Initiative – Multi-Year Component - \$325,000.00

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 FHA. Activities will include: intake and process 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.

Greater New Orleans Fair Housing Action Center Fair Housing Organization Initiative – Lending Discrimination - \$325,000.00

The Greater New Orleans Fair Housing Action Center, Inc. (FHAC) will use its grant to continue to provide its services to individuals and families in southeast Louisiana. Project activities, designed to serve all individuals protected under the federal FHA, will include: intake and processing of contacts/queries related to lending practices; fair housing counseling to potential victims of lending discrimination; referrals of discrimination complaints for enforcement; submitting grievances of suspected mortgage modification fraud and scams; conducting follow-up test parts of any lenders, servicers, brokers, or agents found to be engaged in discriminatory

practices through systemic or complaint driven testing; conducting systemic investigations of lenders, servicers, brokers, or agents in the greater New Orleans area; conducting test parts related to lending discrimination; assisting clients with foreclosure prevention counseling; developing spatial analysis of clients assisted with foreclosure prevention counseling, overlaying with racial and ethnic data to analyze for regional or neighborhood trends based on race or ethnicity and market trends in discrimination; and developing a set of policy recommendations for local officials to address homeownership retention, gentrification, and lending discrimination.

**Greater New Orleans Fair Housing Action Center
Education and Outreach Initiative –
General Component - \$125,000.00**

The Greater New Orleans Fair Housing Action Center, Inc. (FHAC) will use its grant to continue to provide services to individuals and families in southeast Louisiana; and will continue to provide education about fair housing rights and responsibilities to housing providers, service providers, renters, homeowners, policymakers, government actors, and other stakeholders throughout Louisiana. This project, designed to serve all individuals protected under the federal FHA, will include the following activities: plan, publicize and produce educational events during Fair Housing Month 2015; conduct a fair housing summit; arrange translation and distribution of FHAC's original fair housing-themed children's book, the Fair Housing Five & the Haunted House, into Spanish; partner with Southeast Louisiana Legal Services to offer housing clinics throughout southeast Louisiana; and develop new, consistently branded materials that explain fair housing protections directed at specific groups of people who may be covered by the FHA.

MAINE

Portland

**Pine Tree Legal Assistance, Inc.
FY13 Private Enforcement Initiative –
Multi-Year Component - \$325,000.00**

Pine Tree Legal Assistance, Inc., will use its grant to operate Maine's only statewide full service fair housing project. Activities will include enforcement of federal and state laws prohibiting housing discrimination in rental housing as well as mobile home parks, an important source of homeownership in rural Maine. Testing will 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. The project's education and outreach efforts will strengthen awareness of fair housing laws among individuals vulnerable to discrimination, and strengthen capacity among government and nonprofit partners to enforce and extend fair housing protections for all vulnerable individuals throughout Maine.

MARYLAND

Baltimore

Baltimore Neighborhoods, Inc. FY14 Private Enforcement Initiative – Multi-Year Component - \$325,000.00

Baltimore Neighborhoods, Inc. (BNI) will use its grant funds to address the need for 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.

MASSACHUSETTS

Boston

Fair Housing Center of Greater Boston FY14 Private Enforcement Initiative – Multi-Year Component - \$324,673.00

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 Fair Housing Act and substantially equivalent state law. FHCGB will conduct 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 sessions for individuals/families.

Suffolk University Law School Education and Outreach Initiative - General Component - \$124,921.00

The Suffolk University Law School (SULS) Housing Discrimination Testing Program will use its grant to address a need identified in the City of Boston’s Analysis of Impediments, namely the education of housing providers about fair housing laws. SULS will create an online or hybrid course for housing providers, as well as a course for law students. SULS will continue to

host quarterly best practices meetings for attorneys at FHIPs and FHAPs and others working at housing advocacy organizations. SULS will also undertake a review of all of the housing authority websites in the Commonwealth to examine whether racially discriminatory language is present in rental advertisements. If such language is found, SULS will work with the AG's office and the housing authorities to have the language removed.

**Suffolk University Law School
FY14 Private Enforcement Initiative –
Multi-Year Component - \$324,998.00**

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

**Housing Discrimination Project Inc.
FY13 Private Enforcement Initiative –
Multi-Year Component - \$325,000.00**

Housing Discrimination Project Inc. (HDP) will use its grant to address housing discrimination and segregation in an MSA currently ranked number one for White/Latino segregation. HDP will recruit testers and conduct complaint-based or systemic tests and systemic testing investigation to uncover discriminatory treatment of limited English proficiency individuals, individuals with hearing, vision, and cognitive impairments, and discriminatory treatment of Latinos and African Americans by real estate agents and mortgage lenders. Where testing shows evidence of discrimination, HDP will seek to negotiate settlements that provide for broad affirmative relief including damages, training, affirmative advertising, and active monitoring. Meritorious complaints will be filed with the U.S. Department of Housing and Urban Development, the Massachusetts Commission Against Discrimination, or in court. HDP also will partner with the Holyoke Housing Authority to create a housing mobility program for Section 8 voucher holders, analyze zoning policies in local municipalities, and conduct education and outreach.

New Bedford

**SouthCoast Fair Housing, Inc.
Education and Outreach Initiative –
General Component - \$125,000**

SouthCoast Fair Housing, Inc. (SCFH) will use its grant to implement fair housing education and outreach activities in underserved Bristol and Plymouth Counties. The project will address housing discrimination in Bristol County, which has no history of private fair housing enforcement or education and outreach; and adjacent Plymouth County, with substantial rates of housing segregation. SCFH's fair housing education and outreach efforts will include fair housing legal enforcement training; training for Public Housing Authorities, housing counselors and housing providers; outreach to first-time homebuyers, linguistically-isolated individuals, and disabled individuals; improvement and development of printed outreach materials; improvement of SCFH's website and social media presence; and development of a complaint referral protocol with the region's FHAP.

Worcester

**Community Legal Aid, Inc.
FY13 Private Enforcement Initiative –
Multi-Year Component - \$320,214.00**

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 for complaint-based and audit tests, 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.

**Community Legal Aid, Inc.
Fair Housing Organization Initiative –
Lending Component - \$192,485.00**

Community Legal Aid, Inc. (CLA) will use its grant to perform investigation and enforcement activities for vulnerable homeowners throughout central and western Massachusetts who are at risk of lending discrimination and foreclosure. The project will engage in mapping and census analysis to focus its outreach and advocacy efforts on neighborhoods with high concentrations of minority, immigrant, and other vulnerable homeowners. Staff will work with partners to deliver legal education workshops for at-risk homeowners on fair lending, discriminatory lending practices, foreclosure prevention, mortgage rescue schemes, and rights under fair housing laws. The project will create, translate, and distribute new brochures; conduct intake; assist

homeowners seeking loan modifications; assist homeowners with mortgage rescue scam issues; file complaints; assist persons with disabilities; and enforce the rights of homeowners who are threatened with, or have gone through, foreclosure as the result of unfair lending practices and other violations of state and federal law.

MICHIGAN

Ann Arbor

Fair Housing Center of Southeastern Michigan FY14 Private Enforcement Initiative – Multi-Year Component - \$324,944.00

The Fair Housing Center of Southeastern Michigan (FHC-Southeast) will provide fair housing enforcement services and systemic testing in Washtenaw, Clinton, Eaton, Ingham, Jackson, Lenawee, Livingston, and Monroe Counties in southern mid-Michigan. Project goals include 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 - \$310,270.00

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 - \$322,047.00

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 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 FY14 Private Enforcement Initiative – Multi-Year Component - \$325,000.00

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 FHA; 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. 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.

Fair Housing Center of West Michigan Education and Outreach Initiative – General Component - \$125,000

Fair Housing Center of West Michigan (FHCWM) will use its grant to provide comprehensive fair housing education and outreach services throughout a 12-county service area in west Michigan. FHCWM will provide services designed to inform people of their rights and/or responsibilities under the FHA; and provide fair housing education and related services and materials to members of the housing industry in the areas of rental, real estate sales, mortgage lending, building, and architecture, as well as to people within all federally protected classes, including persons with LEP and persons with disabilities. The FHCWM will undertake activities specifically targeted toward expanding upon previous FHIP-funded activities and provide comprehensive education and technical assistance in the pursuit of increased awareness of and compliance with civil rights and fair housing laws. This project will promote capacity building and knowledge sharing with partners through the dissemination of effective best practices; and FHCWM will maintain a protocol for referral of complaints of discrimination. Among the

project activities include conducting fair housing symposia and other training; and developing and disseminating educational brochures/materials, PSAs and newsletters.

Kalamazoo

Fair Housing Center of Southwest Michigan FY14 Private Enforcement Initiative – Multi-Year Component - \$325,000

The Fair Housing Center of Southwest Michigan (the Center) will use its grant to increase systemic investigation and other enforcement activities including: conducting intake, complaint investigations, testing and completing complaint mediation and conciliation. The Center will also continue to work with local governments and non-profit organizations to understand and meet their affirmatively furthering fair housing obligations. The Center is committed to promoting integration and eliminating housing discrimination in nine counties of southwest Michigan. 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 Aid FY13 Private Enforcement Initiative – Multi-Year Component - \$325,000.00

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 2015 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

Mississippi Center for Justice Education and Outreach Initiative – General Component - \$125,000.00

The Mississippi Center for Justice will use its grant to conduct a community-based, statewide fair housing education and outreach project targeting three special needs populations: persons living with HIV and their service providers; persons living in rural areas; and non-English speaking immigrant populations (Vietnamese and Spanish). The project will conduct fair housing educational workshops and presentations. Workshops will be presented in those counties with the highest concentration of persons living with HIV; and presentations presented to members of protected classes residing in rural counties, as well as Hancock, Harrison, and Jackson County. The project's activities will be conducted in partnership with community-based organizations representative of populations affected by HUD projects.

MISSOURI

St. Louis

Metropolitan St. Louis Equal Housing & Opportunity Council FY13 Private Enforcement Initiative – Multi-Year Component - \$324,996.00

The Metropolitan St. Louis Equal Housing 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 our 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 - \$325,000.00

Family Housing Advisory Services, Inc. (FHAS) will use its grant to expand 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 the disabled, including returning veterans and other persons with disabilities. FHAS operates the Fair Housing Center of Nebraska (Fair Housing) 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. 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 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 - \$325,000.00

Silver State Fair Housing Council (SSFHC) will use its grant 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; processing allegations; developing viable enforcement proposals; referring all bona fide claims to HUD; referring at least one bona fide complaint to an attorney and facilitating at least two conciliations of client complaints per year; facilitating reasonable accommodation/modification requests on a yearly basis; 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
FY12 Private Enforcement Initiative –
Multi-Year Component - \$271,061.00**

New Hampshire Legal Assistance (NHLA) will use its grant to sustain and expand its statewide fair housing operation. 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. The organization will expand its work to identify and develop cases and strategies that help address systemic issues identified in the New Hampshire Analysis of Impediments to Fair Housing Choice. NHLA will also work to reinforce obligations of affirmatively furthering fair housing, and to build fair housing capacity and knowledge. 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
FY13 Private Enforcement Initiative –
Multi-Year Component - \$302,487.00**

The Fair Housing Council of Northern New Jersey (the Council) will use its grant to serve the entire state of New Jersey. The Council will conduct 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 processing 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 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 advertisements to advertise the project and its services.

**Fair Housing Council of Northern New Jersey
Education and Outreach Initiative –
General Component - \$125,000.00**

Fair Housing Council of Northern New Jersey (the Council) will use its grant to conduct education and outreach throughout the state of New Jersey. The Council will plan, develop and conduct workshops on housing discrimination; plan, develop and conduct a media and web-based marketing campaign; and develop, publish and distribute a fair housing brochure in English, Spanish and other languages as needed that will inform people of their fair housing rights. This project will involve close contact with HUD, the New Jersey Division on Civil Rights (FHAP agency), and private advocacy groups on developing materials for education and outreach. The areas of concentration will focus on southern and northeastern New Jersey. Persons to be served in this project include all persons who are protected under state and federal fair housing laws. A special emphasis will be placed on discrimination against the disabled and on familial status discrimination.

NEW YORK

Bohemia

**Long Island Housing Services Inc.
FY13 Private Enforcement Initiative –
Multi-Year Component - \$325,000.00**

Long Island Housing Services, Inc. (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 discrimination 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 to audit for race, national origin, and disability, and investigate lenders' practices related to real estate owned (REO) Quick Sales in communities with disproportionately large African American and Latino populations identified as impacted by foreclosure crisis and predatory lending abuses. Outreach and education 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.

**Long Island Housing Services Inc.
Fair Housing Organization Initiative –
Lending Discrimination - \$325,000.00**

Long Island Housing Services, Inc. (LIHS) will use its grant to develop agency capacity to affirmatively further fair housing by investigating systemic lending discrimination in Long Island's residential mortgage market. Project activities will include training staff and interns on fair housing/lending and mortgage rescue scams; refining protocol for referrals, analyzing

HMDA data and related mapping of selected lenders; analyzing lending practices; refining the lending database previously developed; conducting business practices analyses on investigated lenders; refining lending test methodology and related training materials for the coordinator and testers; recruiting, screening and training (including refresher training) to qualified testers; conducting systemic lending testing; and holding consultations/meetings with attorneys to develop casework for evidence found. Victims of mortgage rescue scams will be assisted; and the public will be educated on fair lending, avoiding mortgage rescue scams, and AFFH obligations. LIHS will also develop and distribute media alerts and educational bulletins on fair lending and scams.

Brooklyn

Brooklyn Legal Services Corporation A Fair Housing Organization Initiative – Lending Discrimination - \$325,000.00

Brooklyn Legal Services Corporation A (Brooklyn A) will use its grant to continue support of its Anti-Predatory Lending/Foreclosure Defense Project, helping to sustain and further expand its capacity as a fair housing enforcement organization in Brooklyn and expand services to Queens County, New York. The project will continue to enforce fair housing laws on behalf of victims of lending discrimination; investigate allegations of housing and lending discrimination while abating the damages through loan modifications; and provide advocacy and direct assistance to victims of the violation of fair housing and fair lending laws and regulations as applied to fraudulent or predatory foreclosure rescue schemes and practices. Brooklyn A will also conduct educational and outreach activities, including workshops with community groups.

Brooklyn Legal Services Corporation A Education and Outreach Initiative – General Component - \$125,000.00

Brooklyn Legal Services Corporation A (Brooklyn A) will use its grant to launch the Fair Housing Community Outreach Project (Project). Brooklyn A will provide affirmative, informational, and educational outreach to apprise Brooklyn residents of their protections under federal and local fair housing laws, and how they can enforce them in the face of housing discrimination. Brooklyn A will implement a comprehensive outreach schedule of know-your-rights workshops, community presentations, and informational meetings for the target population and/or the community-based organizations that serve their housing needs.

South Brooklyn Legal Services, Inc. FY13 Private Enforcement Initiative – Multi-Year Component - \$325,000.00

South Brooklyn Legal Services, Inc. (SBLS) 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. SBLS 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.

**South Brooklyn Legal Services, Inc.
Fair Housing Organization Initiative –
Lending Discrimination - \$325,000.00**

South Brooklyn Legal Services, Inc. (SBLs) will use its grant to work with an experienced coalition of partners to provide comprehensive assistance to New York City residents (with a focus on central and east Brooklyn) facing foreclosure because of FHA violations, particularly pertaining to discriminatory financing, servicing, and foreclosure rescue scams. SBLs's project will affirmatively further fair housing through the investigation of individual and systemic lending abuses, provision of legal services to redress and eliminate lending discrimination, and outreach and workshops to educate homeowners about fair housing. Capacity building and knowledge sharing will occur through training advocates about complaint investigation, lending discrimination, and preventing home loss.

Buffalo

**Housing Opportunities Made Equal, Inc.
FY14 Private Enforcement Initiative –
Multi Year Component - \$325,000.00**

Housing Opportunities Made Equal Inc. (HOME) will use its grant 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/sandwich 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 8 agencies and organizations to promote fair housing in western New York. Additionally, a number of outreach and education activities will be undertaken.

Hauppauge

Long Island Housing Partnership, Inc. Education and Outreach Initiative – General Component - \$74,999

The Long Island Housing Partnership, Inc. (LIHP) will use its grant to make available and/or produce consumer pamphlets, mailers, and PowerPoint presentations in English and Spanish; add a webpage section devoted to fair housing; provide educational seminars and community trainings; provide speakers; and integrate fair housing information into client counseling services. Using client counseling opportunities and existing programs, LIHP will revise materials to incorporate fair housing information; and clients will receive information on fair housing laws and protections, rights and responsibilities, and understand how to recognize and report discriminatory acts. Referral systems will allow for reporting of suspected discrimination.

New York City

Fair Housing Justice Center FY14 Private Enforcement Initiative – Multi-Year Component - \$324,737.00

The Fair Housing Justice Center, Inc. (FHJC) will use its grant 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); 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.

MFY Legal Services, Inc.
FY14 Private Enforcement Initiative –
Multi-Year Component - \$325,000.00

MFY Legal Services, Inc. will use its grant to stem the tide of foreclosures in New York City's hardest hit neighborhoods in Brooklyn and Queens, where people of color have long been the victims of predatory lending. This project will continue to prevent foreclosures in communities of color by assisting homeowners to obtain affordable loan modifications and other loan workout agreements, and by providing community legal education on modification programs and other foreclosure-avoidance opportunities, in order to create financially sustainable homeownership opportunities for minority homeowners. In addition, funding will be used to address predatory and discriminatory practices of banks and servicers, which have had, and are still having, a devastating impact on neighborhoods of color in Brooklyn and Queens. The primary activity of this grant will be focused on defending minority homeowners and homeowners with disabilities who are facing foreclosure. Additionally, outreach to immigrant homeowners who are often overlooked because of language access issues will be provided.

Rochester

Legal Assistance of Western NY, Inc.
FY13 Private Enforcement Initiative –
Multi-Year Component - \$298,000.00

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.

Syracuse

CNY Fair Housing, Inc.
FY14 Private Enforcement Initiative –
Multi-Year Component - \$325,000.00

CNY Fair Housing, Inc. will use its grant 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, particularly in units advertised as “student housing.” To educate both housing consumers and 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. FY12 Private Enforcement Initiative – Multi-Year Component - \$325,000.00

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; continue testing for unlawful discrimination against Section 8 voucher holders, expanding to cover all three counties; and continue administering a 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. New activities will include co-sponsoring CLE education with Pace Law School to train regional lawyers how to litigate fair housing complaints, and implementing equal housing in the Lower Hudson Valley Program.

Westchester Residential Opportunities, Inc. Education and Outreach Initiative – General Component - \$125,000.00

Westchester Residential Opportunities, Inc. (WRO) will use its grant to inform people in Westchester, County of their fair housing rights and maximize equal housing opportunities through fair housing education and outreach. WRO will continue to carry out a fair housing education and outreach program throughout the county, through activities including: (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; (3) distribution of bi-lingual fair housing brochures; (4) co-sponsorship of the annual Westchester County Fair and Affordable Housing Expo; (5) financial literacy workshops, (6) predatory lending workshops; and (7) a regional symposium on fair and affordable housing. To assist Westchester County in affirmatively marketing the 750 new units developed pursuant to the Settlement

Agreement, WRO will provide mobility counseling in predominantly minority communities for residents who may wish to move into one of the new units. 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 achieve HUD’s FY 2015 priorities.

NORTH CAROLINA

Elizabeth City

Elizabeth City State University Education and Outreach Initiative – General Component - \$\$125,000

Elizabeth City State University will use its grant to provide citizens in 14 counties in rural northeastern North Carolina with more knowledge about their fair housing rights and obligations. The comprehensive, regional (multi-county) fair housing education and outreach program will include the following activities: providing educational events; providing counseling services; developing and disseminating printed educational materials; partnering with community-based organizations and housing counseling agencies to conduct fair housing education sessions on forms of illegal housing discrimination in the real estate and lending markets; conducting a regional fair housing education and outreach media campaign; implementing special activities for Fair Housing Month (April 2015) and National Homeownership Month (June 2015); making referrals of fair housing complaints to appropriate authorities; and assisting local governments in the target area in strengthening their fair housing policies and programs.

Raleigh

Legal Aid of North Carolina, Inc. Fy14 Private Enforcement Initiative – Multi-Year Component - \$325,000.00

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; assist people with fair housing matters; make 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).

OHIO

Akron

**Fair Housing Contact Services, Inc.
FY14 Private Enforcement Initiative –
Multi-Year Component - \$325,000.00**

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.
FY13 Private Enforcement Initiative –
Multi-Year Component - \$324,530.00**

Housing Opportunities Made Equal of Greater Cincinnati (HOME) will use its grant to provide comprehensive fair housing enforcement services to all classes protected 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.

**Housing Opportunities Made Equal of Greater Cincinnati, Inc.
Education and Outreach Initiative –
General Component - \$124,600.00**

Housing Opportunities Made Equal of Greater Cincinnati, Inc. (HOME) will use its grant for an education and outreach project that will use a variety of media to effectively communicate the fair housing message to different audiences. 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; and a fair housing training workshop will be conducted in conjunction with the celebration of the 25th anniversary of the Americans with Disabilities Act (ADA). Other activities will include a television advertising campaign; website expansion; and a Regional Roundtable, co-hosted with the Ohio

Civil Rights Commission, for public and private fair housing agencies in HUD's Chicago region to build their education and outreach capacity and share best practices.

Cleveland

Housing Research & Advocacy Center FY13 Private Enforcement Initiative – Multi-Year Component - \$325,000.00

The Housing Research & Advocacy Center (Housing Center) will use its grant to provide services to all protected class members in Cuyahoga and Lorain Counties with a focus on tasks designed to reduce discrimination against persons with disabilities, African Americans, Hispanic/Latinos, Arab Americans and Muslims, and families with children. Enforcement-related activities will include assisting potential victims of housing discrimination through intake, investigation of complaints, and assistance with the filing of complaints with administrative agencies, fair housing audits, reviews of rental policies and procedures, monitoring housing advertisements for illegal statements, and housing related research reports. Education and outreach activities will include trainings for real estate professionals about fair housing laws, trainings for transitional housing residents and/or providers, and preparation and distribution of quarterly newsletters.

Columbus

Central Ohio Fair Housing Association, Inc. Education and Outreach Initiative – General Component - \$125,000

The Central Ohio Fair Housing Association, Inc. (COFHA) will use its grant to support its work of making referrals of fair housing complaints to HUD and/or to the Ohio Civil Rights Commission. The project will be conducted in the urban core of the Columbus MSA. COFHA will conduct fair housing workshops in community, governmental, and faith-based facilities. COFHA will use brochures; fact sheets; PSAs for television, internet and radio; and certified professional curricula. The project will reach underserved populations including: people with disabilities, people at risk for sex discrimination and/or gender stereotyping, people in self-sufficiency programs, immigrant populations, minorities, and residents at risk for foreclosure. The project will sponsor education on effective implementation of affirmative fair housing strategies with local governments, and subsidized housing providers; seminars for architects, developers, and others who make decisions on accessible design; continuing education for real estate professionals including leasing agents, social workers, and discharge nurses who coordinate housing needs; and abusive mortgage lending practices that violate the FHA. COFHA will also provide to LEP individuals information about and access to program benefits through translation and interpretation services in accordance with HUD's published LEP Guidance.

**Ohio State Legal Services Association
Education and Outreach Initiative –
General Component - \$125,000.00**

Southeastern Ohio Legal Services (SEOLS) and the Marion Office of the Legal Aid Society of Columbus (LASC), in partnership with statewide advocacy organizations Disability Rights Ohio (DRO) and the Domestic Violence Network of Ohio (ODVN), will use its grant to bring comprehensive fair housing education and outreach to Appalachian/rural counties in southeast Ohio. The Appalachian Ohio EOI brings 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. Participation by local community partners throughout the 35-county service area forms the foundation of the project's efforts, linking partners and their respective communities with fair housing resources. Through the expertise of its statewide advocacy partners, DRO and ODVN, the project also provides additional targeted fair housing education and outreach to individuals with disabilities and domestic violence survivors. The Appalachian Ohio EOI also provides services to all fair housing responsible persons from jurisdictions receiving CDBG funding. Technical assistance in the investigation, preparation, and submission of fair housing complaints will be provided. Additionally, the project will connect all CDBG designees with each other and with project attorneys through an email listserv for the purpose of improving the capacity of the CDBG designees to address housing discrimination issues in their communities.

Dayton

**Miami Valley Fair Housing Center, Inc.
FY14 Private Enforcement Initiative –
Multi-Year Component - \$325,000.00**

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 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. MVFHC will continue to implement enforcement activities by: conducting an educational and outreach program instructing people on how to recognize and report housing discrimination in the rental, sales, lending, and insurance markets as well as how to recognize and report racial or sexual harassment; gaining victim relief through testing, investigation, administrative and legal enforcement efforts provided by MVFHC, private attorneys, HUD, DOJ, the Ohio Civil Rights Commission (a statewide FHAP agency), or the Dayton Human Relations Council (a city FHAP agency), as appropriate; documenting evidence of systemic discrimination by conducting test parts in rental, sales, accessibility design and construction; partnering with other enforcement agencies on systemic investigations, and other enforcement activities. **Painesville**

**Fair Housing Resource Center, Inc.
FY14 Private Enforcement Initiative –
Multi-Year Component - \$325,000.00**

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 of NW Ohio, Inc., dba Toledo Fair Housing Center
FY12 Private Enforcement Initiative –
Multi-Year Component - \$325,000.00**

The Toledo Fair Housing Center (TFHC) is the only fair housing enforcement agency offering comprehensive fair housing services to Lucas and Wood Counties and the cities of Bowling Green and Toledo. TFHC will use its grant to complete five project components: victims' assistance; complaint investigation; outreach; monitoring; and prevention. Under these components, TFHC will conduct intake, investigate, test and resolve discrimination complaints from every facet of the housing industry, and refer complaints to HUD. The project's goal is effective enforcement of the federal Fair Housing Act and §4112 of the Ohio Revised Code, which is the state's substantially equivalent fair housing statute.

**Fair Housing Opportunities of NW Ohio, Inc., dba Toledo Fair Housing Center
Fair Housing Organization Initiative –
Lending Discrimination Component - \$325,000**

The Toledo Fair Housing Center (TFHC) will use its grant to concentrate on remedies of mortgage abuses that have led to the foreclosure epidemic and the continued acts of racism that are affecting communities when banks do not maintain real estate owned (REO), foreclosed properties the same in neighborhoods of color as in predominately white neighborhoods. In assisting homeowners with delinquent mortgages and/or taxes through its MLK Inclusive Communities Program, TFHC will prevent foreclosures that would otherwise take place and likely further the damage caused to communities of color as a result of abusive lending practices, the foreclosure crisis, and/or the improper maintenance, securing, and marketing of REO

properties. TFHC will also analyze Home Mortgage Disclosure Act (HMDA) data in order to identify and address lending patterns and practices that indicate disinvestment in neighborhoods on the basis of their racial composition; and it will conduct lending testing to uncover discrimination of individual applicants because of their membership in a protected class or their residency in a minority neighborhood.

**Fair Housing Opportunities of NW Ohio, Inc., dba Toledo Fair Housing Center
Education and Outreach Initiative –
General Component - \$125,000.00**

The Toledo Fair Housing Center (TFHC) will use its grant to provide a full-service project that offers technical assistance to a variety of participants who have a duty to affirmatively further fair housing and/or are interested in affirmatively furthering fair housing (AFFH), including Community Development Block Grant (CDBG) entitlement jurisdictions; HOME Program or other supportive housing services; housing/economic development programs; affordable housing planners and/or developers; community development members; Public Housing Authorities; housing counseling agencies; organizations involved in community development planning or economic development; and fair housing organizations. TFHC will answer participants' AFFH questions by providing customized trainings, materials, and technical assistance.

OKLAHOMA

Oklahoma City

**Metropolitan Fair Housing Council of Oklahoma, Inc.
FY13 Private Enforcement Initiative –
Multi-Year Component \$324,479.00**

The Metropolitan Fair Housing Council of Oklahoma, Inc. (MFHC) will use its grant to expand MFHC's current statewide fair housing enforcement activities to increase complaint referrals to the U.S. Department of Housing and Urban Development (HUD) using fair housing testing and other HUD-approved enforcement tools to gather evidence and investigate complaint-based and systemic complaints, including accessibility audits of covered, multi-family housing. MFHC also will partner with public and private organizations in Oklahoma to educate low-and moderate-income persons, 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 and natural disaster victims about fair housing and fair lending practices.

OREGON

Portland

Fair Housing Council of Oregon FY13 Private Enforcement Initiative – Multi-Year Component - 325,000.00

The Fair Housing Council of Oregon (FHCO) will use its grant to conduct a full service fair housing enforcement-related project throughout Oregon and southwest Washington , 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 - \$325,000.00

The Fair Housing Council of Suburban Philadelphia (FHCSF) will use its grant 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/process 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 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. FHCSF will serve all protected classes under the FHA, with particular focus on disabled persons, 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 - \$325,000.00

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 its 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 guidelines and accessibility compliance in covered multifamily housing; filing of 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.

Pittsburgh

Fair Housing Partnership of Greater Pittsburgh FY12 Private Enforcement Initiative – Multi-Year Component - \$325,000.00

The Fair Housing Partnership of Greater Pittsburgh (FHP) will use its grant to continue to provide fair housing services to the City of Pittsburgh and the Pittsburgh Metropolitan Statistical Area. FHP's enforcement related work will involve activities serving all protected classes under the Fair Housing Act. FHP staff will provide initial intake and screening of allegations, and preliminary investigation, including testing, interviews, gathering and review of pertinent documents, property ownership and management research and site investigation. Credible discrimination complaints involving federally protected classes will be referred to HUD, except where the complainant refuses to file. Intakes will be performed to determine what investigation needs to be conducted to support the discrimination complaint. Tests will be set up to ensure that the tests will withstand evidentiary challenges. Testing models will include single, paired, and sandwich tests depending on the particular needs of each case. FHP will recruit and train testers. Additionally, all testers will undergo a criminal background check and sign under penalty of perjury that they meet the tester requirements as outlined in 24 CFR 125.107. Refresher trainings will be provided as needed to ensure continued high-quality testing.

Fair Housing Partnership of Greater Pittsburgh Education and Outreach Initiative – General Component - \$124,915.00

The Fair Housing Partnership of Greater Pittsburgh (FHP) and its partners will use its grant to expand the provision of community education outreach on the rights and guarantees of the FHA to individuals who will be 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, and the rights available to them. The project will serve Pittsburgh and the surrounding six-county area. FHP and its partners will prepare and conduct community outreach events to audiences throughout the target area, including the public, community service providers, housing providers and local housing advocates; maintain a protocol for referral of complaints of discrimination; refer complaints to HUD and the Pennsylvania Human Relations Commission; and conduct special events recognizing and publicizing Fair Housing Month and the protections provided to protected classes under the FHA.

Washington

Southwestern Pennsylvania Legal Services, Inc. FY14 Private Enforcement Initiative – Multi-Year Component - \$325,000.00

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 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.

Southwestern Pennsylvania Legal Services, Inc. Education and Outreach Initiative – General Component - \$125,000.00

Southwestern Pennsylvania Legal Services, Inc. (SPLAS) will use its grant to develop and implement a training curriculum providing community education and outreach on the requirement to affirmatively further fair housing under the FHA to individuals who will be 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, and the rights available to them. A total of 24 Pennsylvania counties, situated within Appalachia, will be targeted. Project activities will include developing and presenting to federally funded a training curriculum on the requirements of AFFH; identifying efforts made by jurisdictions in the service area to redress impediments to fair housing and making suggestions for improvement towards meeting the goals set by HUD; preparing and conducting community education events; maintaining a protocol for

referral of complaints of discrimination; and referring complaints to HUD and the Pennsylvania Human Relations Commission.

SOUTH CAROLINA

Charleston Trident Urban League, Inc. Education and Outreach Initiative – General Component - \$125,000.00

The Charleston Trident Urban League (CTUL) will use its grant to expand its current fair housing program to increase outreach activities to the broader community and to under-served populations in the Charleston MSA. The CTUL will provide educational and outreach activities targeting the general population, rural residents, people with disabilities, and newly-arrived Spanish-speaking immigrants. Activities will include a mass media campaign, promotional materials, workshops and community events, and advocacy. The CTUL will continue to provide counseling and increase outreach to potential victims of racial discrimination in housing. In addition, CTUL will take proactive measures to remedy discriminatory barriers to fair housing identified in Charleston County's Analysis of Impediments to Fair Housing Plan. All credible complaints and enforcement proposals will be referred to the South Carolina Human Affairs Commission, HUD's substantially equivalent enforcement agency for South Carolina.

TENNESSEE

Jackson

West Tennessee Legal Services, Inc. FY14 Private Enforcement Initiative – Multi-Year Component - \$325,000.00

West Tennessee Legal Services, Inc. will use its 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 by 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 and the 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. Additionally, enforcement through education will be emphasized.

West Tennessee Legal Services, Inc. Education and Outreach Initiative – General Component - \$125,000.00

West Tennessee Legal Services will use its grant to support its education and outreach project to all protected classes covered under the FHA. Billboard ads will be located in Jackson, Dyersburg, Paris, Huntingdon, Selmer, Milan, Bolivar, and Union City; and a television commercial broadcasted in Benton, Carroll, Chester, Crockett, Decatur, Dyer, Gibson, Hardeman, Hardin, Haywood, Henderson, Henry, Madison, McNairy, Obion and Weakley. Enforcement through education activities will include: 1) development/distribution of literature/PSAs in English and Spanish; 2) literature distribution to social service agencies, government agencies, religious organizations, colleges and universities and community centers; and 3) outreach training presentations to social service agencies, government agencies, religious organizations, colleges and universities, and community centers in Carroll, Dyer, Gibson, Hardeman, Henry, Madison, McNairy, and Obion. Victims of discrimination who contact West Tennessee Legal Services as a result of the education and outreach through this initiative will be referred to its PEI Statewide Enforcement Initiative.

Nashville

Tennessee Fair Housing Council, Inc. FY12 Private Enforcement Initiative – Multi-Year Component - \$325,000

The Tennessee Fair Housing Council (TFHC) will use its grant to provide enforcement activities in Davidson, Cheatham, Dickson, Rutherford, Sumner, Williamson, and Wilson Counties of Tennessee, and education and outreach activities throughout Tennessee. Specific activities include comprehensive fair housing enforcement and testing in the areas of rental, sales, accessibility and zoning. TFHC will provide training for multifamily owner/operators, group home operators and other providers, hold “Community Fair Housing Partnership” trainings, and host two fair housing conferences (a Tennessee Fair Housing Matters Conference and Annual ECHO Fair Housing Conference). TFHC will also print and distribute two publications on NIMBYism and group homes.

TEXAS

Austin

Austin Tenants Council Inc. FY13 Private Enforcement Initiative – Multi-Year Component - \$324,742.00

The Austin Tenants’ Council, Inc., (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, conduct discriminatory advertising practices, 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.

Houston

Greater Houston Fair Housing Center, Inc. FY13 Private Enforcement Initiative – Multi-Year Component - \$325,000.00

The Greater Houston Fair Housing Center, Inc. (GHFHC) will use its grant to continue providing fair housing enforcement services—complaint intake, investigation, mediation, and referral services for victims of discrimination, tester recruitment and training, testing, and inspections of multifamily housing for compliance with fair housing requirements in the Houston metropolitan area. These services will be available in both English and Spanish. Additionally, GHFHC will continue providing fair housing training for local government agencies, nonprofits, and faith-based organizations. Specifically, GHFHC will conduct affirmatively furthering fair housing (AFFH) capacity building programs for local partners and media programs in English and Spanish to promote AFFH and fair housing enforcement.

Greater Houston Fair Housing Center, Inc. Education and Outreach Initiative – General Component - \$124,972

The Greater Houston Fair Housing Center (GHFHC) will use its grant to provide fair housing education and outreach services in the Houston metropolitan area. Proposed activities include: trilingual fair housing education and outreach capability in English, Spanish, and Vietnamese; conducting education and outreach workshops; delivering education and outreach services to protected class members; conducting AFFH capacity building programs for people from local partners (jurisdictions, non-profit and faith-based organizations); conducting media campaigns (English, Spanish, and Vietnamese) to promote AFFH/fair housing education; and the referral of appropriate allegations of housing discrimination to HUD or fair housing enforcement agencies for appropriate action.

San Antonio

San Antonio Fair Housing Council, Inc., dbaFair Housing Council of Greater San Antonio 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 FY13 Private Enforcement Initiative – Multi-Year Component - \$234,297.00

The Disability Law Center (DLC) will use its grant to expand its current fair housing services. The DLC is the protection and advocacy agency for people with disabilities in the State of Utah. To date, fair housing complaints and litigation have focused only on disability status, and the grant will enable DLC to include all protected classes. Fair housing services offered will include education and outreach, self-advocacy training, legal representation, filing complaints, and fair housing testing. The DLC will increase the number of fair housing testers and tests performed each year and expand its scope of testing to the entire state. DLC's education and outreach activities will focus on educating the community about fair housing laws. The DLC will continue to partner with other agencies with an investment in fair housing to address systemic issues, such as Good Landlord Programs and discrimination to select groups.

VERMONT

Burlington

Vermont Legal Aid, Inc. FY14 Private Enforcement Initiative – Multi-Year Component - \$325,000.00

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

Richmond

Housing Opportunities Made Equal of Virginia, Inc.

**FY14 Private Enforcement Initiative –
Multi-Year Component - \$325,000.00**

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
FY14 Private Enforcement Initiative –
Multi-Year Component - \$325,000.00**

Northwest Fair Housing Alliance (NWFHA), the only fair housing advocacy organization in east Washington, will use its grant 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, testing, complaint referral to HUD, continued advocacy for complaints previously referred to HUD, targeted outreach and education activities, and updating NWFHA's website.

**Northwest Fair Housing Alliance
Education and Outreach Initiative –
General Component - \$123,565.00**

Northwest Fair Housing Alliance (NWFHA) will use its grant to continue and expand regional awareness of fair housing and lending protections. 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 targeted outreach and education activities. Specifically, NWFHA will: 1) develop housing consumer awareness brochures in Spanish and English about unfair purchasing and mortgage modification lending scams, disability and mortgage lending discrimination, fair housing protections, gender identity and gender stereotyping, and women and housing discrimination; 2) distribute color brochures in printed and

electronic format; 3) develop webinars correlating to the subjects of the brochures, in English and Spanish, to be posted to NWFHA's website; 4) develop a curriculum for gender discrimination due to gender identity to be used for fair housing trainings and presentations; 5) participate in radio interviews on local women and LGBT radio programming to inform targeted communities about sex and gender identity discrimination; 6) attend events providing education and maintaining resource information for consumers and professionals; and 7) expand capacity of other organizations to identify unfair housing and lending practices through knowledge sharing and training and publicize information including using Internet social media websites, radio PSAs, and radio interviews.

Tacoma

Fair Housing Center of Washington FY14 Private Enforcement Initiative – Multi-Year Component - \$325,000.00

Fair Housing Center of Washington will 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 - \$324,956.00

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 FY14 Private Enforcement Initiative – Multi-Year Component - \$325,000.00

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 be conducting 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.

**Metropolitan Milwaukee Fair Housing Council
Education and Outreach Initiative –
Tester Training Component - \$499,477.00**

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 project, entitled Investigative Support for Testing and Enforcement Programs (ISTEP), will aim to achieve improvements and greater consistency in the quality of testing investigations, enhance the effectiveness of fair housing enforcement activity, and affirmatively further fair housing. MMFHC has assembled a highly-qualified team of experienced fair housing testing practitioners and attorneys as trainers to provide a comprehensive week-long training program on fair housing testing for coordinators and offer ongoing technical assistance tailored to meet the needs of fair housing testing organizations. Additional educational opportunities will include two webinars, a mid-project meeting, and a final closeout event.