

**Project Descriptions**  
**FY2015 Fair Housing Initiatives Program Grant Recipients**

**ALABAMA**

**Mobile**

**Mobile Fair Housing Center, Inc.**  
**FY15 Private Enforcement Initiative –**  
**Multi-Year Component - \$279,467.00**

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

**Montgomery**

**Central Alabama Fair Housing Center**  
**FY15 Private Enforcement Initiative –**  
**Multi-Year Component - \$279,171.00**

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

## **ALASKA**

### **Anchorage**

#### **Alaska Legal Services Corporation FY15 Fair Housing Organization Initiative – Continuing Development Component – \$325,000.00**

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 FY2014 Private Enforcement Initiative – Multi-Year Component - \$320,430.00**

The Arizona Fair Housing Center (AFHC) will use its grant to provide fair housing enforcement activities throughout Arizona including fair housing tests; and intake and 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 up to 13% of the 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 FY15 Private Enforcement Initiative – Multi-Year Component - \$280,000.00**

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

### **Southwest Fair Housing Council FY15 Fair Housing Organization Initiative – Lending Component - \$499,890.00**

The Southwest Fair Housing Council (SWFHC) will use its grant to provide Arizona statewide activities that include enforcement, education, and outreach, and foreclosure prevention. SWFHC will conduct complaint-based investigations to assist individuals who believe they have experienced illegal housing discrimination; conduct systemic fair housing investigations using a new site assessment methodology to uncover illegal housing and lending discrimination; and conduct lending tests as part of its investigations. If allegations are meritorious, SWFHC will file a fair housing complaint or file a fair housing lawsuit. This project will provide fair housing training and outreach to housing consumers and providers throughout the state to support enforcement efforts. Trainings for housing consumers and providers will focus on fair housing rights and responsibilities, recognizing and reporting discrimination, and affirmatively furthering fair housing (AFFH). Further, this project will provide foreclosure prevention services to Arizonans who continue to be affected by the fallout from the foreclosure crisis and resetting of mortgage modifications. Clients that have experienced illegal housing discrimination will be referred SWFHC's enforcement program.

## **CALIFORNIA**

### **Bakersfield**

#### **Greater Bakersfield Legal Assistance, Inc. FY15 Private Enforcement Initiative – Multi-Year Component - \$ 266,015.00**

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

### **El Cajon**

#### **CSA San Diego County FY15 Fair Housing Organization Initiative - Continuing Development Component - \$288,673.00**

CSA San Diego County will use its grant to complete the following activities in the areas of North, Central, East and South Regions of San Diego County: intake and process complaints; outreach and promotion through Public Service Announcements (PSAs), media, and social media; participate in local/regional housing related networking groups, coalitions, steering committees, strategic planning groups, and other stakeholder meetings; educational trainings for potential victims of discrimination, landlords, lenders, insurers or real estate agents; conduct events to educate residents/ communities on their rights and responsibilities under the Fair Housing Act; referrals; meetings with housing industry and/or government officials; recruit and train testers; conduct evaluations and investigations of potential housing violations, including systemic testing and complex testing of rental, accessibility design/construction, insurance and lending test parts; mediation or other voluntary resolution of allegations of fair housing violations; litigation of all cases that are identified as fair housing violations; develop innovative approaches for the creation of diverse communities through partnership with local university (or others); and provide information to local/state officials on hate crimes related to fair housing.

## **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 made by complainants; 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.

### **Southern California Housing Rights Center FY15 Fair Housing Organization Initiative – National/Regional Testing - \$467,747.00**

The Southern California Housing Rights Center (HRC) will use its grant to conduct systemic testing in areas within the states of California and New Mexico where statistics point to forms of discrimination covered by applicable fair housing laws and, in particular, persistent housing discrimination based on race and national origin. HRC's proposed project will test the fair

housing needs of a diverse metropolitan area of New Mexico not currently served by a Qualified Fair Housing Organization, as well as four (4) metropolitan areas in California with populations exceeding 100,000. During the 18-month period, HRC will: perform 260 systemic paired on-site rental tests; 15 systemic paired loan pre-qualifying on-site tests; recruit, screen, hire, and train employee testers and independent contract testers; analyze systemic test results, refer tests that uncover discriminatory activity to HUD, and litigate for appropriate enforcement action.

## **Napa**

### **Greater Napa Valley Fair Housing Center FY15 Private Enforcement Initiative – Multi-Year Component - \$279,467.00**

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

## **Oakland**

### **Bay Area Legal Aid 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 legal opinions regarding the performance of local entitlement jurisdictions in meeting their obligations to affirmatively further fair housing under applicable laws and regulations. The organization's education and outreach activities will include fair housing education presentations, fair housing enforcement trainings for staff of local Bay Area government and community-based organizations, and regional trainings on fair housing law and litigation.

**California Rural Legal Assistance Inc.  
FY15 Private Enforcement Initiative –  
Multi-Year Component - \$280,000.00**

California Rural Legal Assistance Inc. (CRLA) will use its grant to provide legal advocacy through enforcement, outreach and education in housing, civil rights, employment, health, environmental justice and education. CRLA will assist protected classes by (1) referring fair housing complaints and enforcement proposals to HUD or DFEH, and filing civil actions in court; (2) reducing systemic housing discrimination against underserved rural agricultural communities and target populations;(3) producing and distributing PSAs to media outlets, participating in fair housing talk shows; and (4) providing outreach and training to State, regional and local government organizations, public housing authorities, advocates and partners on fair housing rights and affirmatively furthering fair housing in the implementation of their policies, practices and programs.

**Ontario**

**Inland Mediation Board  
FY 13 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 in disabled and limited English proficiency communities and fair housing educational literature distribution throughout the service area.

**Riverside**

**Fair Housing Council of Riverside County, Inc.  
FY15 Private Enforcement Initiative –  
Multi-Year Component - \$270,895.00**

The Fair Housing Council of Riverside County, Inc. (FHCRC) will use its grant to undertake various, enforcement, education and outreach activities that Affirmatively Further Fair Housing. The activities are designed to minimize and eliminate Impediments to Fair Housing Choice. Specifically, FHCRC will conduct systemic investigations, provide technical assistance to municipalities regarding compliance with fair housing laws, and provide Fair Housing education

to the population of Riverside County. FHCRC's proposed activities include, conducting fair housing tests on rentals, sales and design and construction, hosting the 2016, 2017 and 2018 Annual Housing Conferences during National Fair Housing Month; creating partnerships with local agencies and 3 partnerships with Universities and Colleges, conducting Town Hall Meetings to connect the public with housing professionals and industry leaders and systemic investigations which will help remove barriers to fair housing.

## **Santa Ana**

### **Orange County Fair Housing Council, Inc. FY15 Private Enforcement Initiative – Multi-Year Component - \$ 280,000.00**

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

## **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 (FHCSO) to promote fair housing choice. LASSD/FHCSO 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.



## **San Rafael**

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

Fair Housing of Marin (FHOM), will use its FHIP 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.

## **Santa Clara**

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

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

## **COLORADO**

### **Denver**

#### **Denver Metro Fair Housing Center FY15 Private Enforcement Initiative – Multi-Year Component - \$279,784.00**

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

## **CONNECTICUT**

### **Hartford**

#### **Connecticut Fair Housing Center, Inc. FY15 Private Enforcement Initiative – Multi-Year Component - \$280,000.00**

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

**Connecticut Fair Housing Center, Inc.  
FY15 Fair Housing Organization Initiative -  
Lending Component - \$500,000.00**

The Connecticut Fair Housing Center, Inc. will use its grant funds to perform intakes for the victims of lending discrimination, investigate possible systemic violations and enforcement pursuant to other equal opportunity or fair lending statutes that accompany a suspected fair lending violation. It will also analyze data from Center foreclosure prevention cases to determine if African Americans and Latinos are denied mortgage modifications because of “investor restriction” at higher rates than non-Hispanic whites that could possibly lead to enforcement actions. Lastly, the organization will analyze disparities in mortgage lending data.

**Connecticut Fair Housing Center, Inc.  
FY15 Fair Housing Organization Initiative -  
Special Emphasis Component - \$350,000.00**

The Connecticut Fair Housing Center, Inc. will use its grant to investigate systemic patterns of race and national origin segregation by examining the demographics of waiting lists and occupants of public, subsidized, and affordable housing in the Hartford MSA. The organization will obtain and analyze the ACOPS from housing authorities in the Hartford MSA to determine if the type of housing, the size of housing units, and tenant selection criteria has a disparate impact on people of color. Also, activities include obtaining and analyzing copies of any affirmative fair housing marketing plans used when opening public, subsidized, and affordable housing waiting lists to determine if the plans promote integration. Provide classes in Spanish and English to deliver information to households on available affordable housing and alerting them to illegal practices that may limit their access, complete a survey in the Hartford MSA to determine how they find out about the opening of public and subsidized housing waiting lists and whether they have been able to get onto waiting lists.

**DELAWARE**

**Wilmington**

**Community Legal Aid Society, Inc.  
FY 14 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 the following jurisdictions based upon foreclosure, demographic, and rental indices data: Washington, D.C. metropolitan statistical area (MSA); 2) Baltimore, MD MSA; 3) Houston, TX MSA; 4) Las Vegas, NV MSA; 5) Phoenix, AZ MSA; 6) Naples, FL MSA; 7) Atlanta, GA MSA; 8) Detroit, MI MSA; 9) Los Angeles, CA MSA; and 10) Cleveland, OH MSA. NCRC

will also draft, publish, and distribute comprehensive white papers discussing audit results, best practices, and policy recommendations. Work will be coordinated from NCRC's office in Washington, D.C.

**National Fair Housing Alliance  
FY14 Private Enforcement Initiative –  
Multi-Year Component - \$324,867.00**

The National Fair Housing Alliance (NFHA) will use their 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 FHAP agencies and local non-profits to identify companies for investigations.

**National Fair Housing Alliance  
FY15 Education and Outreach Initiative –  
National Media Component - \$ 999,988.00**

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; and CLSMF will enforce the Fair Housing Act and fair lending laws against violators through complaints filed with HUD or substantially equivalent agencies and through conciliating, mediating and litigating appropriate cases in administrative forums and state/federal court.

### **Jacksonville**

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

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

## **Lantana**

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

#### **FY15 Private Enforcement Initiative –**

#### **Multi-Year Component - \$ 277,896.00**

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

## **Melbourne**

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

#### **FY14 Private Enforcement Initiative –**

#### **Multi-Year Component - \$325,000.00**

The Fair Housing Continuum, Inc. (Continuum) will use its grant to start a new systemic investigation of Senior/Assisted Living Facilities and continue two systemic investigations of REO Maintenance and a Deaf/Hard of Hearing test program throughout its six-county area. The Continuum will provide the full range of fair housing enforcement activities to all persons protected under the Fair Housing Act. 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 Fair Housing Act; and with new construction on the rebound, the Continuum will continue its investigation of new construction accessibility under this grant.

## **Miami**

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

#### **FY14 Private Enforcement Initiative –**

#### **Multi-Year Component - \$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. Annually, 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.

## **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 communities: 1) educational activities to residents with lack of knowledge of fair housing rights, and to housing providers about fair housing obligations; 2) discriminatory practices in rental, sales and lending against African Americans, Hispanics, Asians, the elderly and 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**

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

## **GEORGIA**

### **East Point**

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

#### **FY15 Private Enforcement Initiative –**

#### **Multi-Year Component - \$280,000.00**

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

## **Hinesville**

### **JCVision and Associates, Inc. FY15 Fair Housing Organization Initiative - Continuing Development Component - \$163,383.00**

JCVision and Associates, Inc. will use its grant to continue its fair housing activities and build the capacity of JCVision and Associates, Inc. to become a viable fair housing enforcement organization and carry out a broad based and full service fair housing projects. The projects will conduct intakes and interviewing victims of housing discrimination; performing testing, evaluating testing results; conducting preliminary investigations; conducting mediation, conciliation and litigation activities and filing bona fide fair housing complaints with HUD. They will provide fair housing education to organizations, housing consumers and providers; perform delivery and dissemination of information about the Fair Housing Act and its related topics in the languages of English, Spanish, and Korean. Also, collaborate with municipalities, faith-based and community organizations to identify possible solutions to analysis of impediments to Fair Housing Choice within the target area; provide education regarding compliance to affirmatively further fair housing requirements to state and federal funding recipients.

## **Savannah**

### **Savannah-Chatham County Fair Housing Council, Inc. FY15 Fair Housing Organization Initiative - Continuing Development Component - \$248,063.00**

Savannah-Chatham County Fair Housing Council, Inc. will use its grant to conduct systemic investigations of low-income housing involving race, Latinos and persons w/ Limited English Proficiency (LEP), assist individuals with disabilities in avoiding eviction and increasing accessibility through reasonable accommodations/modifications, file timely, jurisdictional administrative/legal complaints as appropriate and provide comprehensive fair housing enforcement and education services to all persons protected under Federal Fair Housing Act. Successful enforcement outcomes will be used to educate homebuyers, renters, housing counseling agencies, CDBG/ESG/HOME recipients and the general public.

## **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. FY15 Private Enforcement Initiative – Multi-Year Component - \$ 258,755.00**

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

## **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.

**The John Marshall Law School**  
**FY15 Private Enforcement Initiative –**  
**Multi-Year Component - \$ 279,980.00**

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

**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 Fair Housing Act 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.

## **Rockford**

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

Prairie State Legal Services, Inc. will use its grant to 1) recruit/train more testers, including developing a base of testers in the Peoria area; 2) conduct market reviews and determine testing sites for both audit and complaint-based testing and conduct paired and phone fair housing tests at those sites; 3) conduct investigations of systemic discrimination against Hispanics or African-Americans in rental, sales or lending markets to identify barriers to housing choice, and file enforcement proposals with HUD or DOJ; 4) intake/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. In years two and three, PSLS continue these activities but also: 1) increase its systemic investigations, 2) represent more people with disabilities, and 3) offer communities a training session on how zoning laws and building codes can limit housing choice.

## **West Chicago**

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

HOPE Fair Housing Center's will use its grant to conduct rental, accessibility, and real estate sales investigations. HOPE will also continue to provide the complaint intake, testing, and investigation services it has offered to hundreds of housing consumers for the past 18 years. This grant will allow HOPE to continue to expand its systemic investigations, conduct activities

to increase voluntary compliance with fair housing laws, and continue its nationally acclaimed education and outreach programs.

**HOPE Fair Housing Center  
FY15 Fair Housing Organization Initiative –  
Special Emphasis Component - \$348,839.00**

HOPE Fair housing Center (HOPE) will use its grant to provide a regional collaboration with experienced staff from: HOPE, South Suburban Housing Center (SSHC), Open Communities (OC), Chicago Lawyers' Committee for Civil Rights Under Law (CLCCRUL), Chicago Area Fair Housing Alliance (CAFHA) and Sargent Shriver National Center for Poverty Law (Shriver). HOPE will be the primary grantee and will execute subcontracts with the above mentioned organizations, utilizing the unique expertise of each organization to conduct effective investigation, enforcement and/or outreach programs. Looking at the population served, more intensive resources will be effectively used in partnership to focus efforts on some of the root causes of Chicago's segregation. These causes include steering based on race and national origin, redlining in mortgage lending and jurisdiction practices such as exclusionary zoning and other barriers to affordable housing for people of color.

**Winnetka**

**Open Communities  
FY14 Private Enforcement Initiative –  
Multi-Year Component - \$316,389.00**

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

**INDIANA**

**Indianapolis**

**Fair Housing Center of Central Indiana, Inc.  
FY 14 Private Enforcement Initiative –  
Multi-Year Component - \$325,000.00**

The Fair Housing Center of Central Indiana (FHCCI) project area will use its grant to serve over 1.8 million residents, primarily the 13 counties of central Indiana (Boone, Clinton, Delaware, Hamilton, Hancock, Hendricks, Johnson, Madison, Marion, Monroe, Morgan, Rush, and Shelby). This area encompasses the Indianapolis Metro Area, surrounding counties, and two rural counties. The primary purposes of this grant are to: continue current efforts to affirmatively

further fair housing; expand the public's knowledge of the services of the FHCCI to uncover incidents of housing discrimination; conduct testing and other investigation tools to effectively address identified unlawful discrimination; support a variety of training programs on fair housing and further diversify the types of programs; and continue projects related to the investigation of systemic predatory lending allegations and other systemic investigations begun under previous FHIP awards. Activities include: conduct intake and investigations of housing discrimination; complete rental test parts; conduct systemic investigations; partner with other fair housing organizations on systemic investigations; file meritorious fair housing complaints with HUD/FHAP/courts; conduct fair housing trainings; and conduct an accessibility training seminar, an attorney training seminar, an Olmstead/fair housing training, and yearly April fair housing conference.

**Fair Housing Center of Central Indiana, Inc.  
FY15 Fair Housing Organization Initiative –  
Special Emphasis Component - \$174,005.00**

Fair Housing Center of Central Indiana, Inc. will use its grant to investigate and provide remedies to address incidents of housing discrimination in the Indianapolis MSA; and increase access to fair housing education for members of protected classes, the housing industry, and government officials. They will also focus on six main areas in the Indianapolis MSA: (1) Investigation of the different forms of mortgage lending discrimination, (2) Investigation of the different forms of habitational insurance discrimination, (3) Education and outreach to advance fair housing knowledge of lending and insurance, (4) Investigation of the placement of affordable housing units outside neighborhoods of color to determine any violations, (5) Education and outreach to address the unfair stigma and stereotypes too often associated with affordable housing in neighborhoods of opportunity/majority white neighborhoods, and (6) Investigation of housing code enforcement practices in neighborhoods of color vs. affluent white neighborhoods to determine any violations of fair housing laws. Enforcement actions will be filed to address uncovered discriminatory practices.

**KENTUCKY**

**Lexington**

**Lexington Fair Housing Council, Inc.  
FY14 Private Enforcement Initiative –  
Multi-Year Component - \$324,673.00**

The Lexington Fair Housing Council will use its grant funding for the purpose of continuing its successful enforcement program. The funds will be used to conduct the following tasks: an expanded program of systemic paired sales and rental testing throughout Kentucky; reasonable accommodation testing; accessibility surveys; a hotline for housing providers seeking legal advice on fair housing laws; fair housing trainings for housing providers; trainings for housing providers on working with the mentally ill; continue to staff and advertise a program to provide

immediate advice to those under pressure to take out predatory loans; providing education and monitoring for local homeownership programs; outreach to the community (including workshops in languages other than English); promotion of language access by housing providers; partner with Kentucky State University (a Historically Black College) to educate their students about fair housing laws; intake on housing discrimination issues; obtaining reasonable accommodations/modifications; filing fair housing complaints; litigation; and mediations.

## **LOUISIANA**

### **New Orleans**

#### **Greater New Orleans Fair Housing Action Center, Inc. FY14 Private Enforcement Initiative – Multi-Year Component - \$325,000.00**

The Greater New Orleans Fair Housing Action Center (GNOFHAC) will use its grant to continue providing fair housing services to individuals and families in the service area of southeast Louisiana. This project is designed to serve all individuals protected under the federal Fair Housing Act. Activities will include: intake and 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 FY15 Fair Housing Organization Initiative - National/Regional Testing Component - \$500,000.00**

The Greater New Orleans Fair Housing Action Center (FHAC) will use its grant to develop and support a regional testing program in the Gulf South MSAs of New Orleans, Houston, Dallas, and Jackson, Mississippi in order to identify discrimination based on race and/or national origin in real estate sales and rentals. FHAC will partner with the Urban Institute and the North Texas Fair Housing Center to conduct at least 250 matched pair tests in Texas, Louisiana, and Mississippi.

#### **Greater New Orleans Fair Housing Action Center FY15 Fair Housing Organization Initiative - Special Emphasis Component - \$305,670.00**

The Greater New Orleans Fair Housing Action Center will use its FHIP grant to 1) conduct three systemic fair housing investigations of discrimination as prohibited by the Fair Housing Act, 2)



conduct 100 test parts to uncover and address housing discrimination, 3) analyze business practices of 30 housing providers to determine which provider's practices have the largest impact on underserved populations in the MSA; 4) distribute fair housing materials that are accessible for persons with visual-impairment to at least 3 organizations serving blind/visually-impaired populations in the MSA; 5) provide training for at least for 30 persons with disabilities about their fair housing rights; and 6) map the incidence of fair housing complaints in the service area from at least 2012-present, building on prior mapping projects and overlaying with U.S. Census data to identify income levels, degrees of racial segregation, and access to opportunity.

## **MAINE**

### **Portland**

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

Pine Tree Legal Assistance 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 meaningful fair housing enforcement, education, and outreach services in Maryland. BNI will utilize a comprehensive approach of fair housing investigation and enforcement, providing technical assistance and training to fair housing organizations, and providing education and outreach to the public. Specifically, BNI will recruit and train testers; coordinate and conduct fair housing tests; conduct intake and investigation of allegations of housing discrimination and file applicable enforcement referrals of complainants to HUD; conduct MFD surveys; conduct "Fair Housing Matters" trainings; respond to fair housing inquiries; and conduct "Fair Housing 101" events to

Metropolitan Baltimore Quadel (MBQ), its staff, landlords, and tenants, and introduce audiences to their fair housing rights and responsibilities.

## **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 FHA and substantially equivalent state law. Planned activities include: intake of housing discrimination inquiries; investigate individual and/or systemic housing discrimination complaints and refer complaints to HUD/MCAD; utilize a full-service testing program for rental, sales, mortgage and insurance housing discrimination; assist 10 cities, towns and/or municipalities with their Analysis of Impediments Plans, providing 10 Affirmatively Furthering Fair Housing trainings to non-profit organizations, cities, towns and/or municipalities; cultivate current/new partnerships with coalitions; provide education and training sessions to housing seekers and housing providers in 12 different languages; distribute 2000 brochures as a part of fair housing trainings; and provide housing counseling sessions for individuals/families.

#### **Suffolk University 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, intakes, 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 realtors 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.

## **Worcester**

### **Community Legal Aid, Inc. FY13 Private Enforcement Initiative – Multi-Year Component - \$324,214.00**

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.

## **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 use its grant to provide fair housing enforcement services and systemic testing in Washtenaw, Clinton, Eaton, Ingham, Jackson, Lenawee, Livingston, and Monroe Counties in southern mid-Michigan. Project 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 Fair Housing Act; detect, address and remove systemic barriers to fair housing choice and equal housing opportunity; promote inclusive patterns of housing occupancy; and educate those in the service area on fair housing rights. Among FHCWM's planned activities include providing fair housing enforcement services; providing complete site and allegation investigation; providing fair housing education via outreach, training, publications, documents, and a website; and partnering with local and national fair housing organizations/groups to provide technical assistance and guidance, promote knowledge sharing and capacity building, increase compliance with fair housing laws, and affirmatively further fair housing.

## **Kalamazoo**

### **Fair Housing Center of Southwest Michigan FY14 Private Enforcement Initiative – Multi-Year Component - \$325,000.00**

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

## **MINNESOTA**

### **Minneapolis**

#### **Mid-Minnesota Legal Assistance 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 2014 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.

## **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 continue to operate 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. It expands enforcement activities to specific areas in Nebraska and western Iowa, with a focus on systemic issues facing new immigrant populations, especially individuals and families with limited or no English skills and the disabled, including returning veterans and other persons with disabilities. Project activities will include intake and fair housing assessments; conducting matched pair fair housing tests; and investigating all complaints of housing discrimination generated by project activities. Additionally, a 24-hour toll free hotline and internet website will be maintained to assist persons throughout the states of Nebraska and Iowa with complaints of discriminatory housing actions; and education and outreach services will be provided.

## **NEVADA**

### **Reno**

**Silver State Fair Housing Council  
FY14 Private Enforcement Initiative –**

## **Multi-Year Component - \$325,000.00**

Silver State Fair Housing Council (SSFHC) will use its grant funds to address the increasing demand for its services throughout Nevada, which has no FHAP agency to enforce fair housing laws. SSFHC will continue its current enforcement program and expand capability to conduct systemic investigations of housing discrimination through implementation of varied activities. These activities will include: conducting complaint intakes; 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 FY15 Private Enforcement Initiative – Multi-Year Component - \$266,766.00**

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

## **NEW JERSEY**

### **Hackensack**

#### **Fair Housing Council of Northern New Jersey FY13 Private Enforcement Initiative – Multi-Year Component - \$302,487.00**



The Fair Housing Council of Northern New Jersey (the Council) will use its FHIP grant to serve the entire state of New Jersey. The Council will intake, investigate and refer FHIP funded complaints of housing discrimination to the U.S. Department of Housing and Urban Development (HUD). The Council will work closely with HUD, the U.S. Department of Justice, and the New Jersey Division on Civil Rights on developing and 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 ads to advertise the project and its services.

## **NEW YORK**

### **Bohemia**

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

Long Island Housing Services (LIHS) will use its grant to provide comprehensive fair housing services for the Long Island region. Services will include counseling, investigations, and tests for familial status in the rental market. LIHS will pursue enforcement actions in cases where evidence supports an ability to challenge discrimination. LIHS also will conduct systemic rental and sales investigations of real estate and housing providers 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 Americans 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.

### **Brooklyn**

#### **Brooklyn Legal Services Corporation FY15 Fair Housing Organization Initiative - Special Emphasis Component - \$350,000.00**

Brooklyn Legal Services Corporation will use its grant to enforce federal, state, and local fair housing laws on behalf of Kings County residents to combat systemic patterns of entrenched segregation and housing discrimination that plague this heavily gentrified, underserved region of the New York-Northern New Jersey-Long Island, NY-NJ-PA Metropolitan Statistical Area (NY-NJ-PA MSA). In addition, we will continue our educational outreach to apprise individuals of their rights and remedies under these civil rights statutes. The Project will defend residents

subjected to pervasive discriminatory practices. Through our enforcement and educational efforts, we will affirmatively address the fair housing needs of Kings County, which are reflective of the larger fair housing problems of the NY-NJ-PA MSA. Brooklyn A proposes to utilize FY2015 HUD funds for activities over a 12 month project period. We project directly serving 3,475 individuals and impacting 710,000 (27% of the 2.6 million residents of Kings County (Brooklyn), the largest county in the New York-Northern New Jersey-Long Island, NY-NJ-PA Metropolitan Statistical Area).

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

South Brooklyn Legal Services (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.

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

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

### **Fair Housing Justice Center, Inc. FY15 Fair Housing Organization Initiative - Special Emphasis Component - \$349,999.00**

The Fair Housing Justice Center, Inc. will use its grant to involve the implementation of carefully targeted systemic testing investigations into the rental practices of landlords, management companies, and real estate companies in multiple New York City and neighborhoods. These investigations will focus on discrimination based on race and national origin. The FHJC will also conduct targeted outreach to reach persons with disabilities who need reasonable modifications made to their existing housing units. The FHJC will implement this project to expand the reach and impact of its existing program in order to more systematically open up rental housing that is currently unavailable to persons based on race or national origin; assist persons with disabilities who need reasonable modifications made to their existing housing; and to affirmatively further fair housing.

## **Queens**

### **Queens Legal Services Corporation FY15 Fair Housing Organization Initiative - Continuing Development Component - \$ 325,000.00**

Queens Legal Services (QLS) will use its grant to develop and implement a Fair Housing Project that will expand our current work—challenging housing discrimination in the homeowner and lending context—to include broader housing discrimination issues affecting low-income communities of color in Queens. In order to affirmatively further fair housing, our proposed FHOI program will (1) analyze and work to eliminate housing discrimination in our jurisdiction; (2) promote fair housing choice for all persons; and (3) foster compliance with the nondiscrimination provisions of the Fair Housing Act. We will achieve these goals through testing, systemic investigations and direct legal services and advocacy designed to prevent housing discrimination—including predatory lending, renter discrimination and other illegal practices affecting members of the protected classes under federal fair housing laws.

## **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 funds to provide comprehensive fair housing services to central and northern New York, including the counties of Cayuga, Jefferson, Madison, Oneida, Onondaga, Oswego, St. Lawrence and Tompkins. Under this project, CNY Fair Housing will accept complaints of housing discrimination, conduct investigations of complaints including testing, and provide legal representation for victims of housing discrimination. CNY

Fair Housing will also provide fair housing counseling, advocacy, and legal representation to people needing reasonable accommodations and modifications. In addition to complaint-based testing, CNY Fair Housing will conduct systemic investigations which will include testing in rentals, sales, insurance, and lending. Among the issues to be addressed through these systemic investigations are insurance redlining, steering in real estate sales, discrimination against people with disabilities in rentals, and discrimination against families with children in rentals, 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. FY15 Private Enforcement Initiative – Multi-Year Component - \$280,000.00**

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

## **NORTH CAROLINA**

### **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, assisting people with fair housing matters and making referrals to HUD, FHAPs, state and federal courts, and private attorneys; conduct matched pair tests; conduct systemic investigations; conduct education and outreach events; conduct events for local governments and

Public Housing Authorities; conduct trainings for shelter providers; conduct a Fair Housing Month conference; convene a Fair Housing Working Group consisting of FHAP agencies and local advocates; distribute 5,500 pieces of literature in English and Spanish; distribute PSAs to media outlets; and maintain and update its website. In addition, LANC will conduct CLE [continuing legal education] seminars on fair housing and disability law (Year 2) and advanced fair housing litigation practice (Year 3).

## **NORTH DAKOTA**

### **Grand Forks**

#### **High Plains Fair Housing Center FY15 Fair Housing Organization Initiative - Continuing Development Component - \$ 149,881.00**

High Plains Fair Housing Center will use its FHIP grant to provide training and on-going technical assistance to our staff on setting up an enforcement/testing program. Smart use of technology enables High Plains to provide fair housing services to the entirety of the state. Further, High Plains will continue to run a hotline, provide one-to-one counseling, and review and update our Fair Housing Claim Packet, which provides simple instructions on how to initiate fair housing claims to HUD/the FHAP.

## **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.

### **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.

## **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 project will also support MVFHC's work on conducting investigations of systemic housing discrimination issues, and litigation of fair housing cases, including procuring expert witnesses. The target service area is the Dayton MSA, comprised of Montgomery, Greene, Miami, and Preble Counties in Ohio, including, in particular, expanded activities in underserved areas of the MSA. The project will reach individuals and families in the residential housing market and private and public housing professionals, as well as underserved individuals and all of the protected classes under federal, state and local laws.

## **Painesville**

### **Fair Housing Resource Center, Inc. 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.  
FY15 Private Enforcement Initiative –  
Multi-Year Component \$280,000.00**

**Fair Housing Opportunities of NW Ohio, Inc. will use its grant to complete the following activities:** intake of complaint-based and systemic housing discrimination allegations; research of housing practices to monitor market activities and identify systemic patterns of housing discrimination, including the coordination of testing as part of investigations; resolve housing discrimination complaints through mediation, negotiation, administrative complaints, or litigation; assisting persons with disabilities with the submission and successful resolution of reasonable accommodation and modification requests; conduct fair housing education activities, including as a result of cases involving prohibited acts under the Fair Housing Act including case settlements and resolutions; build the organizational capacities of TFHC and other fair housing centers; and monitor outcomes to ensure that respondents/defendants are in compliance with fair housing laws and settlement agreements.

**OKLAHOMA**

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

**Legal Aid Services of Oregon  
FY15 Fair Housing Organization Initiative -  
Continuing Development Component - \$ 325,000.00**

Legal Aid Services of Oregon will use its grant to work with sub-recipients Fair Housing Council of Oregon (FHCO) and Community Services Consortium (CSC) to expand the capacity of our agencies to provide fair housing awareness and enforcement in Oregon's Linn, Benton, and Lincoln Counties. Activities during the term of this grant will include 1) Conducting at least 90 tests for evidence of discrimination of the rental industry; 2) Screening at least 1,000 inquiries and performing at least 100 intakes of bona fide allegations of fair housing violations; 3) Filing at least 12 complaints of housing discrimination when supporting evidence has been uncovered 4) Holding at least 4 tester-training sessions for new testers; 5) Monitoring local advertisements for discriminatory statements and 6) Analyzing fair housing complaint data to support development of an investigation and enforcement strategy in the tri-county area.

**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 (FHCSP) will use its grant funds to affirmatively further fair housing and reduce discrimination against protected classes in Greater Philadelphia and Lehigh Valley, Pennsylvania. Project objectives include: recruit and train new sales, rental, disability access, and insurance testers; intake/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.

## **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 to expand its established testing program for fair 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.  
FY15 Education and Outreach Initiative –  
Sex/Familial Status Component - \$100,000.00**

Southwestern Pennsylvania Legal Services, Inc. (SPLAS), will use its grant to continue to provide comprehensive legal assistance, representation, education and outreach for forty-eight years. Through this Initiative, SPLAS will work with advocates as well as a media partner to transform its well-developed education and outreach program to a successful national education and media campaign. An advertising, marketing and public relations component will be implemented to complement the education offered throughout the country via live trainings and webinars to protected class members and their advocates. Additionally, advocacy partners will be using established networks to promote fair housing throughout the country at the national, regional and local levels. These activities will enable SPLAS to use its skilled staff to provide needed education and identify people whose rights have been violated, providing them with a direct line to HUD to remedy the discrimination they have faced.

**SOUTH CAROLINA**

**Columbia**

**South Carolina Fair Housing Center, Inc.  
FY15 Private Enforcement Initiative –  
Multi-Year Component - \$280,000.00**

The South Carolina Fair Housing Center, Inc. will use its grant to complete the proposed project that will result in conducting 65 matched-paired mortgage lending tests and an increased capacity of participating organizations to address systemic discrimination in mortgage lending and loan servicing. The statewide project will include targeted outreach and support of agencies in Metropolitan Statistical Areas (MSAs) that are largely, historically segregated, hard-hit by the foreclosure crisis, and which have experienced disparate levels of subprime lending to their minority populations. The SCFHC will conduct targeted lending and insurance testing in the MSAs of: Charleston, Greenville, Florence, Hilton Head, Columbia and Myrtle Beach. Overall, the SCFHC proposes to complete 179 matched pair tests in the areas of rental, sales, insurance and lending and have trained and conducted background checks for 60 new testers. The SCFHC also proposes to expand the goals of affirmatively furthering fair housing by completing an annual report of outcomes to be discussed and analyzed with local and state actors. Under this project, 13 EOI activities will take place annually, reaching a minimum of 195 persons. The SCFHC will redesign its website to be more accessible to South Carolina residents.

**North Charleston**

**Center for Community and Economic Development, Inc. DBA CCEDU  
FY15 Education and Outreach Initiative –**

## **Disability/Discrimination Component - \$100,000.00**

The Corporation for Community and Economic Development United (the Corporation) will use its grant to launch a new National Education and Outreach Initiative on Disability Discrimination. The project will focus the education and outreach interventions on residents living in rural areas. The first year of workshops will be held in targeted rural counties in the South Carolina Low country, South Georgia, and the North Florida Panhandle. The Corporation will use national groups and community-based organizations to create strong partnerships to facilitate greater outreach and improved enforcement. The partnering organizations will establish an effective and comprehensive outreach and public education program designed to raise awareness of the fair housing laws that protect individuals, targeting families living in rural socially disadvantaged communities. The Corporation will subcontract with a marketing and advertising firm to connect with audiences digitally through social media and other cutting edge technology.

## **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 FHIP grant to implement a project that includes analyzing housing related issues; complaint intake; investigation of allegations of discrimination; complaint-based and systemic testing; mediation services; and enforcement of meritorious claims through litigation, administrative processes, and/or HUD, DOJ referral. Special focus will be placed on examination of (with testing) and remedial methodology for: 1) difference in services provided 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/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.

### **Nashville**

#### **Tennessee Fair Housing Council, Inc. FY15 Private Enforcement Initiative – Multi-Year Component - \$ 270,895.00**

The Tennessee Fair Housing Council will use its grant to engage in intake, case processing, filing of complaints with HUD and/or substantially equivalent agencies, and litigation when appropriate. The Council will have a broad-based testing program and also intends to engage in a number of education and outreach projects, including an annual one-day Tennessee Fair Housing Matters Conference; a technical assistance effort, consisting of a handbook and on-site training designed to help jurisdictions understand and fulfill their new obligations under HUD's Affirmatively Furthering Fair Housing rule; trainings for case managers and others on disability; trainings for Drug Court operators on discrimination against group homes; trainings for affordable multifamily owners/operators; training on sex discrimination; and face-to-face contact with consumers at various festivals.

## **TEXAS**

### **Austin**

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

The Austin Tenants' Council (ATC) will use its grant to identify discrimination and enforce violations under the Fair Housing Act. Specifically, ATC will provide intake and referral of fair housing complaints, 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.

### **Dallas**

#### **North Texas Fair Housing Center FY15 Fair Housing Organization Initiative - Continuing Development Component - \$ 325,000.00**

North Texas Fair Housing Center (NTFHC) will use its grant to develop a systemic enforcement program in the North Texas region. NTFHC will conduct race discrimination investigations and test new construction to determine compliance with the Fair Housing Act's accessibility requirement. NTFHC will follow-up on potential sustainable cases of discrimination by filing complaints with HUD and local FHAP agencies. NTFHC will also work with local jurisdictions to identify impediments to fair housing and develop strategies that have a real and measurable impact on communities. NTFHC's proposed project affirmatively furthers fair housing by uncovering discrimination through proactive investigation that is systemic and results in HUD

filings or litigation, educates the community on the goal and importance of equal housing opportunity, and sends a strong deterrent message to property owners and managers.

## **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.

## **San Antonio**

### **National Association for Latino Community Asset Builders FY15 Education and Outreach Initiative – National Origin Discrimination Component - \$500,000.00**

The National Association for Latino Community Asset Builders (NALCAB) and the National Coalition for Asian Pacific American Community Development, in association with The Raben Group, will use its grant to conduct an 18 month national outreach and education campaign to inform the public about fair housing protections afforded under the law specifically with regard to an individual's national origin. The goal of this grant is to substantively increase the knowledge of the target populations about fair housing rights, with a primary emphasis on discrimination related to national origin. Led by the expertise of The Raben Group, a first-in-class media team including New America Media - an ethnic media firm with over 3,000 ethnic media partners, NALCAB and National CAPACD will undertake a comprehensive and innovative national awareness campaign to affirmatively further fair housing for immigrants and other populations at-risk of discrimination due to national origin and to integrate this outreach effort into the existing infrastructure of 200+ community-based institutions that are NALCAB and National CAPACD members. This campaign will include “going deep” in 10 urban markets by providing 13 leading grassroots nonprofits with sub-grants, expert training and intensive TA to ensure broad and impactful penetration of awareness messages that further fair housing choice reach those most at risk for discrimination.

### **San Antonio Fair Housing Council, Inc. FY14 Private Enforcement Initiative – Multi-Year Component - \$375,000.00**

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

## **UTAH**

### **Salt Lake City**

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

#### **Northwest Fair Housing Alliance FY15 Fair Housing Organization Initiative -**

## **Lending Component - \$ 500,000.00**

Northwest Fair Housing Alliance (NWFHA) will use its grant to conduct fair lending testing, systemic investigations, education, outreach, and advocacy to all protected classes covered by the Fair Housing Act in 17 counties in Eastern/Central WA: Whitman, Garfield, Columbia, Asotin, Walla Walla, Grant, Adams, Lincoln, Douglas, Ferry, Stevens, Okanogan, Pend Oreille, Spokane, Yakima, Benton, and Franklin. NWFHA will leverage its fair lending investigation and advocacy skills to extend these activities into Western WA, ID, and AK by building the capacity of Fair Housing Center of Washington, a QFHO, and Alaska Legal Services Co. Fair Housing Enforcement Project (AFHEP), a new FHO, to conduct fair lending investigation and testing; and cross-training and collaborating on joint lending investigations with Intermountain Fair Housing Council (IFHC), a QFHO. NWFHA, with its Region X partners, will recruit 40 testers and offer fair lending tester training; train testing staff at 3 Region X FHIP agencies on fair lending testing; direct systemic investigations across WA, ID, and AK by completing 160 email tests for discriminatory underwriting policies for Native Americans, and 45 site and 60 phone tests for lending discrimination based on race, national origin, and/or sex; intake and counsel individuals on fair lending complaints; refer jurisdictional fair lending complaints to HUD; continue advocacy for pending fair lending complaints; conduct direct mailing PSA campaigns to the public to reach potential bona fide complainants; publish fair lending PSAs on TV, print, and radio, in English and Spanish; update the NWFHA E. WA Lending Awareness webpage; distribute English, Spanish, and Russian fair lending brochures; and provide fair lending trainings for mortgage originators across WA, ID, and AK using approved continuing education curriculum.

## **Northwest Fair Housing Alliance FY15 Education and Outreach Initiative – Sex Discrimination Component- \$500,000.00**

Northwest Fair Housing Alliance (NWFHA) will use its grant to develop a national campaign to inform the general public, housing providers, and concerned persons about sex discrimination in housing based on domestic violence, sexual harassment, gender stereotyping and gender identity prohibited by the Fair Housing Act. The campaign will be achieved in phases, including planning and design, to ensure messages are current and responsive to the needs of people who experience sex discrimination, and to identify the most appropriate mediums and tools for the campaign. Implementation will yield a variety of tools designed for 1) fair housing and gender justice advocates who assist women, survivors of domestic violence, and transgender and gender non-conforming individuals; 2) self-advocacy for people who commonly experience sex discrimination; 3) housing providers; and 4) recipients of federal funding with obligations to affirmatively further fair housing and eliminate barriers to fair housing.

## **Tacoma**

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

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

## **WEST VIRGINIA**

### **Morgantown**

#### **Northern West Virginia Center For Independent Living FY14 Private Enforcement Initiative- Multi-Year Component - \$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  
FY15 Education and Outreach Initiative –  
Tester Review Training Component- \$499,939.00**

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), is to achieve greater consistency in the quality of testing investigations, enhance the capacity of participating FHIP-funded testing organizations to conduct testing and enforcement activities, and assist HUD to enforce the federal fair housing law and affirmatively further fair housing.