

Annual Report

FY 2017

Fair Housing Complaints and Enforcement

In 2017, HOPE Fair Housing Center received a total of 359 intakes from 16 counties in our service area. 137 intakes were from people with disabilities. HOPE was able to assist with reasonable accommodations and/or reasonable modifications for 22 individuals.

Reasonable accommodation for Mr. C

One reasonable accommodation case settled by HOPE involved a veteran (Mr. C) who had requested an assigned parking space soon after moving into his apartment due to a physical disability. He needed a parking space that would allow him to easily get in and out of his van and have equal access to the entrance of the property. Mr. C and his wife made a request in person at the management office several times and were denied each time. The building had three accessible parking spaces at the time, which were also close to his unit. However, oftentimes after leaving the apartment, Mr. C found it challenging to find an accessible spot upon arrival. Because of this, he left his apartment infrequently in fear of not being able to find a spot. In addition to inaccessible parking, Mr. C and other tenants with mobility impairments could also not access the management office building or the swimming pool due to them both being inaccessible. The housing provider gave Mr. C his requested accessible parking space, made modifications at his front door to make his unit more accessible and paid monetary damages to Mr. C and HOPE and paid HOPE's attorney fees.

Revenue	Amount	Percentage
Grants	\$537,796	49%
Contributions	\$166,773	15%
Programs	\$44,182	4%
Other Revenue	\$260,409	24%
Release		
Restricted	\$89,767	8%
Total Revenue	\$1,098,927	100%

Expenses	Amount	Percentage
Program Cost	\$787,197	89%
G & A Cost	\$90,576	10%
Fundraising	\$11,307	1%
Total Costs	\$889,080	
Net Gain	\$209,847	

Net Assets	
Beginning Balance Jan 1, 2017	\$406,870
Excess of Revenue over Expenses	\$209,847
Ending Balance Dec 31, 2017	\$616,717

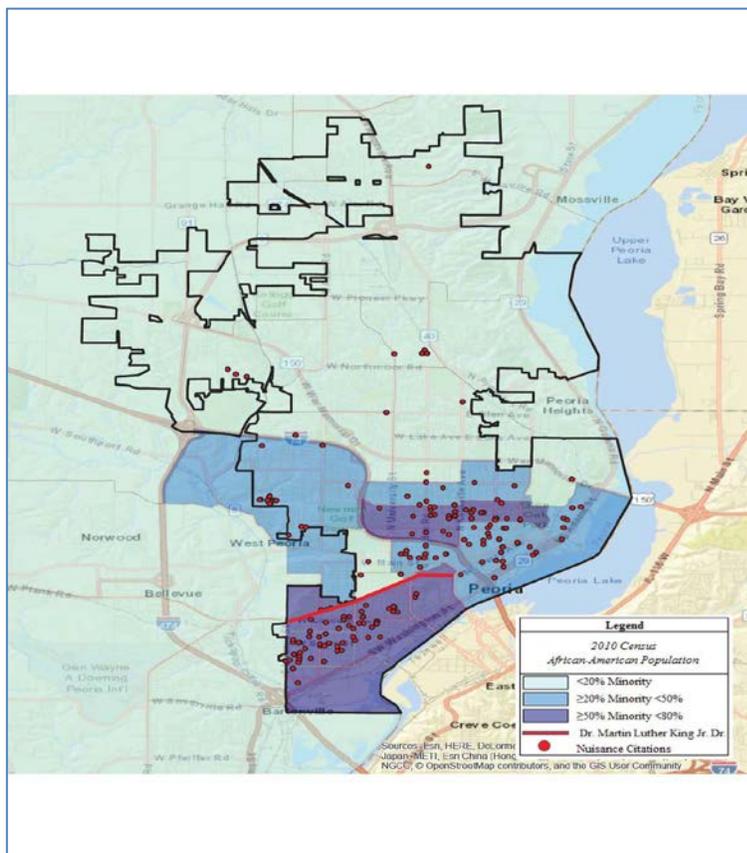
***HOPE received \$1.421 million in 2013, restricted to community development/neighborhood stabilization. Funds expended for that program are included in some of the expenditures in FY2017 while the revenue was recognized in 2013.

Board of Directors	Staff	
Jay Mitchell President	Anne Houghtaling Executive Director	June Bishop Intake Specialist
Robert Fittin Vice President	Shirley Stacy Office Manager	Rachel Keung Systemic Inv.
Pam Terrell Secretary	Veronica Burgos Inv. Coordinator	Carol O'Neill Financial Mgr.
Florentina Rendon Patricia Mathis Cindy Burke	Todd Fuller Programs Director	Vicki Bailey Investigations Coordinator
	Kamal Ganjalikhani Research & Outreach Coordinator	

Systemic Testing and Investigations

HOPE conducted 123 rental and sales tests and 20 design and construction tests in 2017 in six counties in our service area. Also, HOPE’s systemic testing and investigations in 2016 and 2017 culminated in settlements with two banks in our service area to address fair lending violations. These settlement agreements resulted in a \$1 million loan program targeting African American and Hispanic communities, credit repair free checking accounts, small business loan commitments in communities of color, targeted outreach to communities of color and fair lending training for mortgage staff.

HOPE filed a federal lawsuit against the City of Peoria, Illinois in August, alleging that the City’s enforcement of its “chronic nuisance ordinance” unlawfully targets African-Americans and survivors of domestic violence—violating the Fair Housing Act on the basis of race and sex, resulting in unwarranted



evictions. The lawsuit came after an extensive investigation of Peoria’s enforcement of its chronic nuisance ordinance—a local law which requires landlords to evict tenants at certain homes that the City deems to be “chronic nuisances,” simply because the properties have been the subject of multiple police contacts. HOPE’s investigation found that Peoria does not enforce the ordinance equally at all homes that could be eligible under the ordinance’s broad terms. Rather, the City selectively enforces its ordinance against a small fraction of eligible buildings, most of which are located in predominantly African-American communities or have primarily African-American tenants. As a result, African-American residents regularly face eviction for conduct that does not

result in eviction for white residents—perpetuating Peoria’s long-standing residential segregation. This map depicts the starkly discriminatory nature of Peoria’s nuisance ordinance enforcement.

“It is shocking to find that a local ordinance is being used as a blunt instrument of housing discrimination,” said Anne Houghtaling, Executive Director of HOPE Fair Housing. “Peoria has been on notice for some time that its ordinance was being applied in a discriminatory manner but took no steps to stop it. It is particularly disturbing that the City is encouraging landlords to violate laws meant to protect tenants’ rights and lock tenants out without due process. Everyone can agree that safety is something all communities want, but this is not the way to achieve that.”

HOPE’s investigation also found that tenants affected by the ordinance are given no opportunity to challenge nuisance allegations leveled against them, and that Peoria pressures landlords to force them out without going through a normal eviction process or otherwise complying with landlord-tenant law. Some evictions were even executed based on allegations that were demonstrably empty. Crime victims—including survivors of domestic violence, most of whom are women—were regularly targeted for eviction under the ordinance, effectively punishing them for seeking police assistance. Fair housing advocates worry this makes communities less safe by discouraging tenants from calling for help when needed.

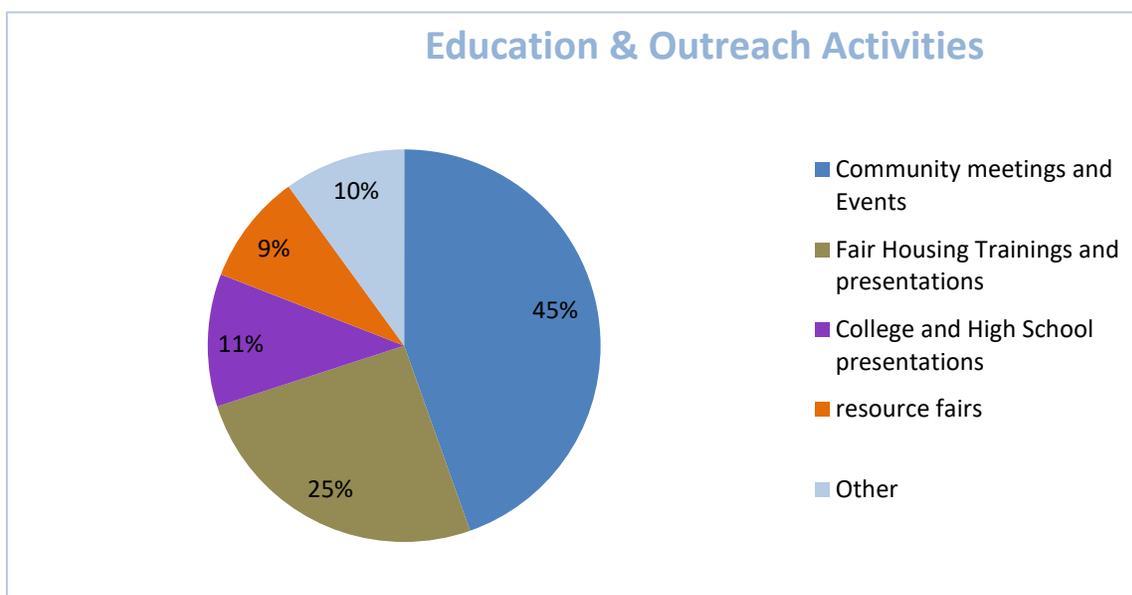
“These laws undermine public safety by forcing crime victims to suffer in silence and criminalizing renters, especially those who are people of color,” said Kate Walz, Director of Housing Justice at the Sargent Shriver National Center on Poverty Law, which has extensively studied the spread of nuisance ordinances around the country. “Local governments should consider other methods for improving public safety that do not jeopardize tenants’ housing rights, such as working directly with renters as partners to improve the quality and safety of their housing.”

Hundreds of municipalities around the country have adopted versions of nuisance ordinances in recent years. Studies have shown that nuisance ordinances can be discriminatory in practice, as proved to be the case in Peoria. “Peoria is not alone in enforcing a nuisance ordinance to deprive people of needed housing in such a discriminatory way,” said John P. Relman, managing partner of Relman, Dane & Colfax PLLC. Earlier in 2017, Relman’s firm filed a similar challenge to Maplewood, Missouri’s nuisance ordinance.

The lawsuit was filed in the U.S. District Court for the Central District of Illinois. HOPE is represented by nationally recognized civil rights law firm Relman, Dane & Colfax PLLC and the Sargent Shriver National Center on Poverty Law.

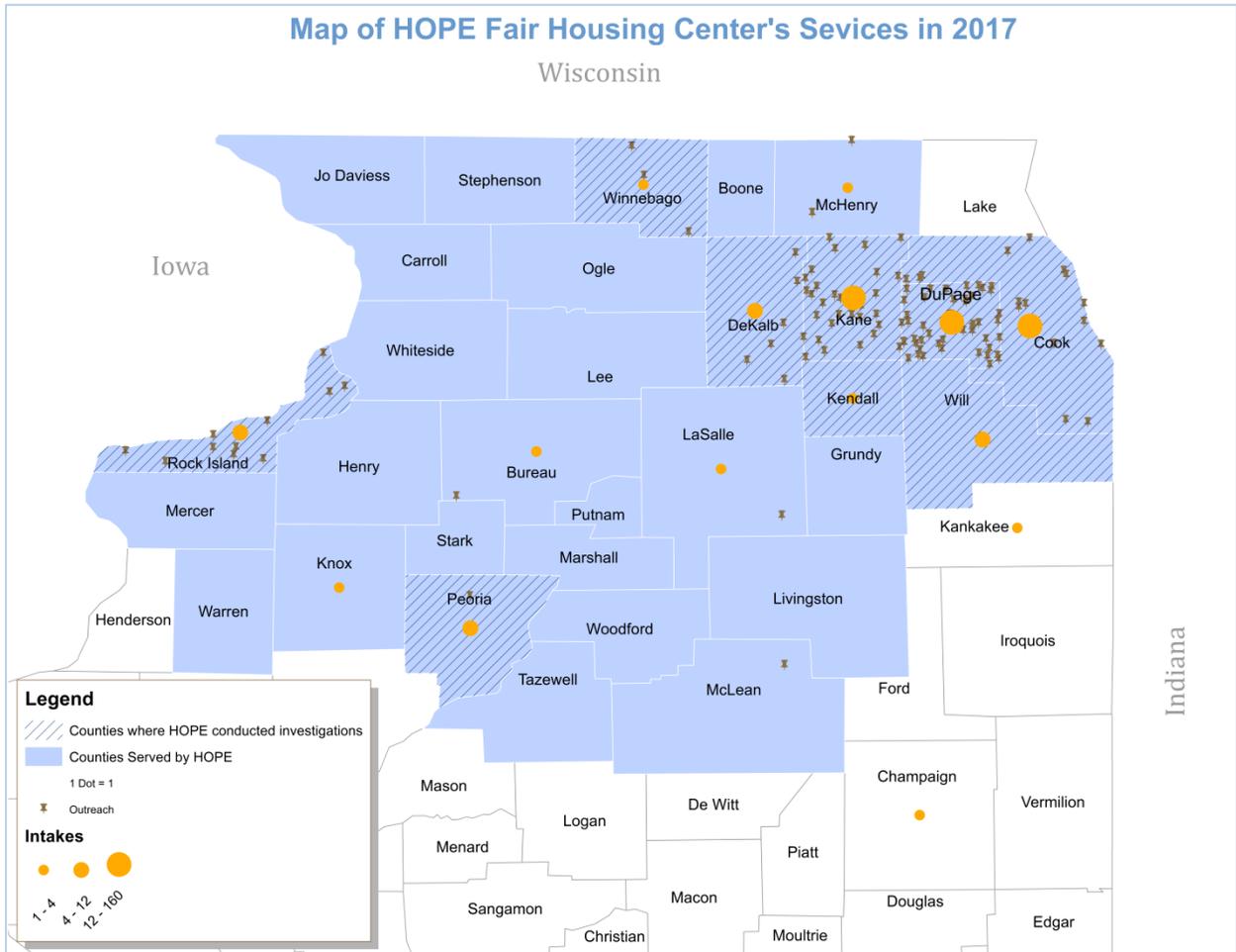
Education and Outreach

HOPE engaged in 110 outreach activities, reaching over 4000 people in our service area. HOPE’s outreach included 28 fair housing trainings and presentations, 49 community meetings and events, and 12 college and high school presentations, and 10 resource fairs.



Activities Map

The map below shows HOPE Fair Housing Center's activities in 2017, including intakes, education and outreach, and investigations.



HOPE Fair Housing Center

202 W. Willow, Suite 203
Wheaton, IL 60187

Phone: (630) 690-6500
Fax: (630) 690-6586

www.hopefair.org