



# Annual Report

## FY2014

HOPE's goal is to ensure compliance with fair housing laws and achieve the Fair Housing Act's goal of truly balanced and integrated living patterns. HOPE furthers its goal through education and outreach, counseling, training, public policy initiatives, and individual complaint investigation and advocacy as well as systemic investigation and advocacy. Last year, we added community development. Because housing is inextricably tied to access to education, jobs, healthcare, environmental justice and transportation, it is critically important that housing is offered on an equal basis. The individual complainants HOPE assists include at risk populations such as: victims of domestic violence, persons with disabilities, families with children and people of color. HOPE's systemic investigations are designed to uncover and address fair housing violations which have large scale impacts on persons protected under the Fair Housing Act. HOPE's education & outreach programs are designed to empower audiences to recognize and report housing discrimination and to value the dual purposes of the Fair Housing Act – eliminating discrimination and promoting residential integration.

### Projects and Activities

HOPE continues to be committed to education and outreach. Through our Education and Outreach grant, we have been able to reach over 3,600 students and make contact with 20 organizations with whom HOPE has not had prior contact. Along with college and youth presentations, we have added a staff member who is fluent in Spanish. We have used the talents of interns to translate some of our literature into Polish, Serbian and Croatian.

HOPE created a Public Housing Agency [PHA] resource page on its website, [www.hopefair.org](http://www.hopefair.org). This page includes HOPE created training presentations, but also links to resources such as HUD's LEP materials page, sample VCAs and consent decrees as templates for practices, procedures, policies and tools that PHAs can implement to enhance compliance. Since HOPE's September, 2014 webinar, this webpage has received approximately **40,062 visits (over 250,000 hits)**.

HOPE achieved 24 Reasonable Accommodations or Reasonable Modifications on behalf of HOPE clients. These reasonable accommodations or modifications allow a resident with a disability to fully use and enjoy their housing.

In February 2014, HUD issued a Letter of Finding based on HOPE's complaint against a subsidized multi-family housing provider in DeKalb, Illinois (900+ units) for disability discrimination against an elderly woman who was denied access to an accessible unit. This resulted in a HUD Voluntary Compliance Agreements (VCA) and Federal court settlement.

In October 30, 2014, HOPE staff was in the field assessing Real Estate Owned (REO) properties – homes that have been foreclosed upon and are *[continued on next page]*

Revenue	Amount	Percentage
<b>Grants</b>	<b>\$ 770,020</b>	<b>57.15%</b>
<b>Contributions</b>	<b>\$ 5,224</b>	<b>.39%</b>
<b>Programs</b>	<b>\$ 146,529</b>	<b>10.87%</b>
<b>Other Revenue</b>	<b>\$ 72,338</b>	<b>5.37%</b>
<b>Release Restricted</b>	<b>\$ 353,333</b>	<b>26.22%</b>
<b>Total Revenue</b>	<b>\$ 1,347,444</b>	<b>100.00%</b>

Expenses	Amount	Percentage
<b>Program Cost</b>	<b>\$ 1,228,811</b>	<b>92.68%</b>
<b>G &amp; A Cost</b>	<b>\$ 79,604</b>	<b>6.00%</b>
<b>Fundraising</b>	<b>\$ 17,453</b>	<b>1.32%</b>
<b>Total Costs</b>	<b>\$ 1,325,868</b>	<b>100.00%</b>
<b>Net Gain</b>	<b>\$ 21,576</b>	

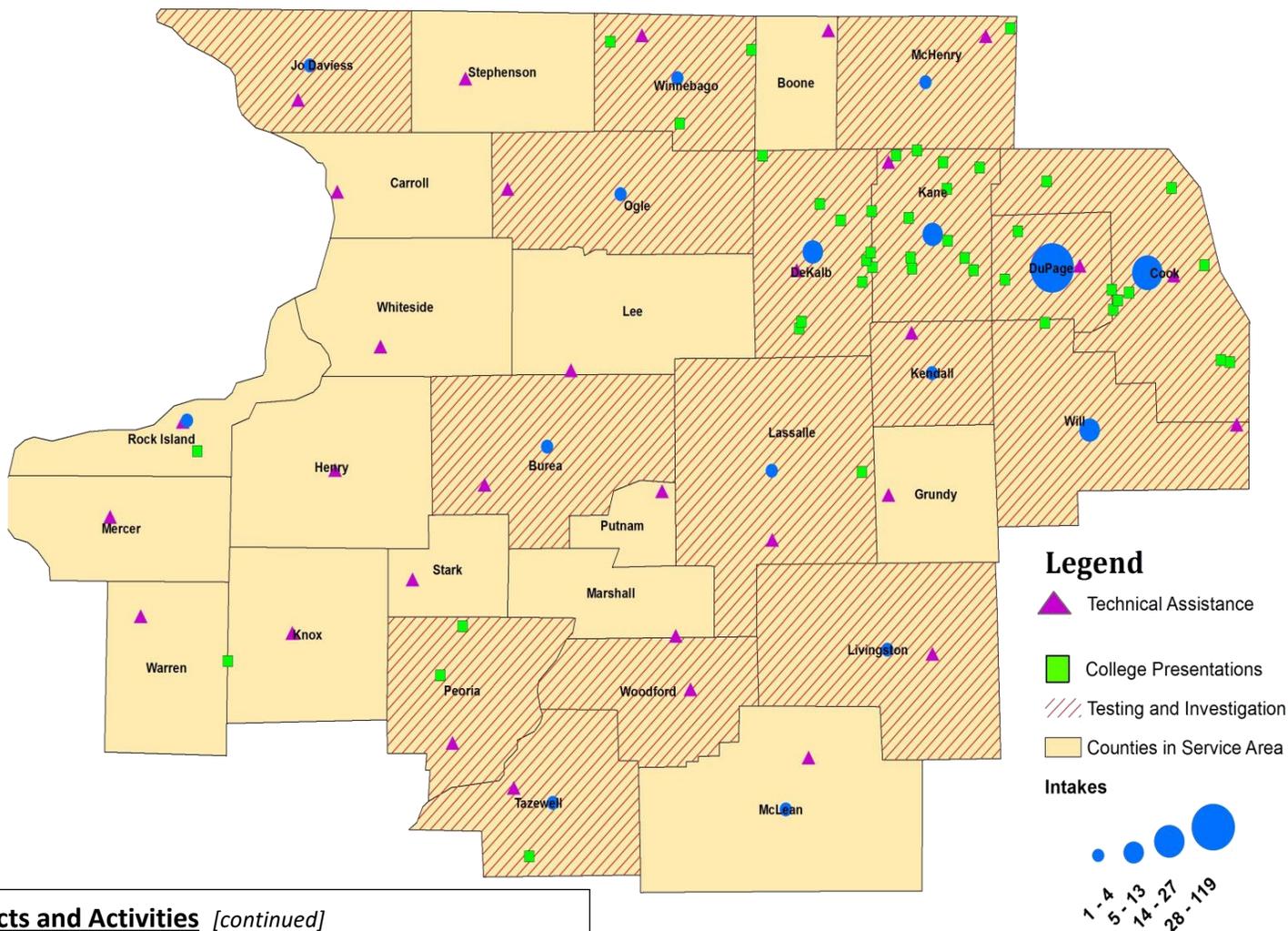
Net Assets	
<b>Beginning Balance Jan 1, 2014</b>	<b>\$1,481,956</b>
<b>Excess of Revenue over Expenses</b>	<b>\$*** (328,849)</b>
<b>Ending Balance Dec. 31, 2014</b>	<b>\$1,153,107</b>

**\*\*\*HOPE received \$1.421 million in 2013, restricted to community development/neighborhood stabilization. HOPE's operating expenses are in the positive. The negative total is solely due to spend down of the \$1.421.**

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# HOPE Fair Housing Center 2014 – Snapshot of Services



## Projects and Activities *[continued]*

bank-owned – on the south side of Chicago. While observing one home, staff encountered a tenant who indicated that she had no heat or hot water, despite paying her rent every month to the property manager. The tenant, an elderly woman with disabilities, stated she had not made any complaints to 311 or a tenant advocacy group because she feared retaliatory eviction if she complained. The weather had been mild up until then, but the following day was forecast to be cold and windy with potential snow flurries. The tenant’s health and safety were at risk if immediate action was not taken. HOPE contacted executives at the bank to let them know about the situation. Within the hour, the property manager had been ordered to restore heat and hot water to the residence and to bring space heaters and blankets to the tenant that evening.

HOPE joined the National Fair Housing Alliance and two other Chicago-area fair housing organizations in filing a HUD complaint against Deutsche Bank for maintaining and marketing foreclosed homes in majority white neighborhoods in a strikingly better manner than it does in majority African-American and Latino neighborhoods HOPE also settled a complaint and achieved a VCA in its complaint against the Aurora Housing Authority [see HUD Press Release at: [http://portal.hud.gov/hudportal/HUD?src=/press/press\\_releases\\_media\\_advisories/2014/HUDNo.14-038](http://portal.hud.gov/hudportal/HUD?src=/press/press_releases_media_advisories/2014/HUDNo.14-038)]

HOPE’s work in these cases resulted in policy and practice changes, in addition to monetary settlements for complainants.

In 2014, HOPE Fair Housing Center conducted testing and investigations in 16 counties in HOPE’s service area (over 50%) and received 199 fair housing complaint intakes from 17 counties in Northern Illinois. HOPE’s education and outreach efforts included 42 fair housing presentations at colleges, universities and adult ESL classes across 12 counties in our service area to a total of more than 1200 people. HOPE’s education and outreach activities in 2014 also included numerous fair housing trainings for social service providers in our service area. Through our combined education and outreach efforts in 2014, HOPE has been able to reach thousands of people in our service area and beyond.

HOPE also provided education, outreach, and technical support to public housing agencies (PHAs), municipal governments, and other housing providers on their obligations to affirmatively further fair housing (AFFH). This included technical assistance on AFFH to PHAs in all 31 counties served as well as webinars and workshops on AFFH for audiences across Illinois and all states in HUD’s Region V (Indiana, Ohio, Illinois, Wisconsin, Minnesota). HOPE reached well over 300 people through these trainings. HOPE also conducted live presentations at AFFH seminars throughout the state, including Naperville, East St. Louis, Waukegan, Joliet, Schaumburg and Chicago, reaching over 200 individuals. We created a resource page for PHAs as part of this project on HOPE’s website, which includes information on affirmatively furthering fair housing as well as a downloadable manual that has been accessed by entities from all across the state, region, and nation.