

*We would like to thank our **2006 INDIVIDUAL MEMBERS** whose donations enable the Fair Housing Center to continue the important work of ensuring equal housing opportunity for all our citizens.*

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Peter & Glenna Armstrong	John Doherty	Joe & Marie Parzych
David Baak & Betty Zylstra	Daryl Domke	Lorraine Pearson
Sophie Baker	Michelene Pattee & Kevin Dougherty	Marcia Penn
Dave Bee	DeCarto Draper	H. Rhett & Jeralyn Pinsky
Michelle Behrenwald	Congressman Vernon Ehlers	Judith Poll-Droste
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Louis Berra	Tony Baker & Stephanie Gingerich	Jay & Terri Schrimpf
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Lisa DeFerrari & Dan DeWitt	Marie Marfia	John & Mary Zinkand
Larry & Jane Dickie	Katherine McDonald	
	Nathanial & Laura Moody	

Fair Housing Center of West Michigan



Annual Report 2006

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TABLE OF CONTENTS

Letter from Executive Director.....3

About the Fair Housing Center.....4

2006 Revenue.....5

Housing Fair Housing Capital Campaign.....5

2006 Complaint Data.....6

2006 Corporate & Business Members.....7

19th Annual Luncheon & Workshop Series.....7

2006 Individual Members.....8

Fair Housing Center of West Michigan

Our mission is to eliminate practices of housing discrimination and promote diverse, open communities through education and advocacy.

2006 CORPORATE AND BUSINESS MEMBERS

- | | | |
|---|--|---|
| - Byron Bank | - Audu Real Estate | - Home Repair Services |
| - Chemical Bank | - AWAKE | - Independence Realty |
| - City of Grand Rapids Equal Opportunity Department | - Bayberry Pointe Apartments | - John A. Meyer Appraisal Co. |
| - Fifth Third Bank | - Beacon Specialized Living Services | - K.V.H. Inc. |
| - Grand Haven Bank | - Blouw Appraisal Co. | - Kentwood Community Church |
| - John Hunting & Associates | - Charron & Hanisch | - MCT & Company |
| - Macatawa Bank | - City of Holland | - Michigan Department of Transportation |
| - Mercantile Bank Mortgage Company | - Dwelling Place of Grand Rapids | - Nokomis Foundation |
| - Mercantile Bank of Michigan | - Eastown Properties | - Northern Mortgage Services Inc. |
| - Messiah Baptist Church | - Fair Housing Center of Metro Detroit | - ReMax Grand Valley |
| - RDI Development | - Fifth Third Bank | - ReMax of Grand Rapids |
| - Republic Bank | - First United Methodist of Holland | - Salvation Army Booth Family Services |
| - Steelcase | - Goodrich Quality Theaters Inc. | - Second Story Properties |
| - Varnum, Riddering, Schmidt & Howlett | - Habitat for Humanity of Kent County | - The W Group |
| - Area Agency on Aging of Western Michigan | - Heartland Builders | - West Michigan Lakeshore Association of REALTORS |
| | - Heritage Hill Association | - YWCA |

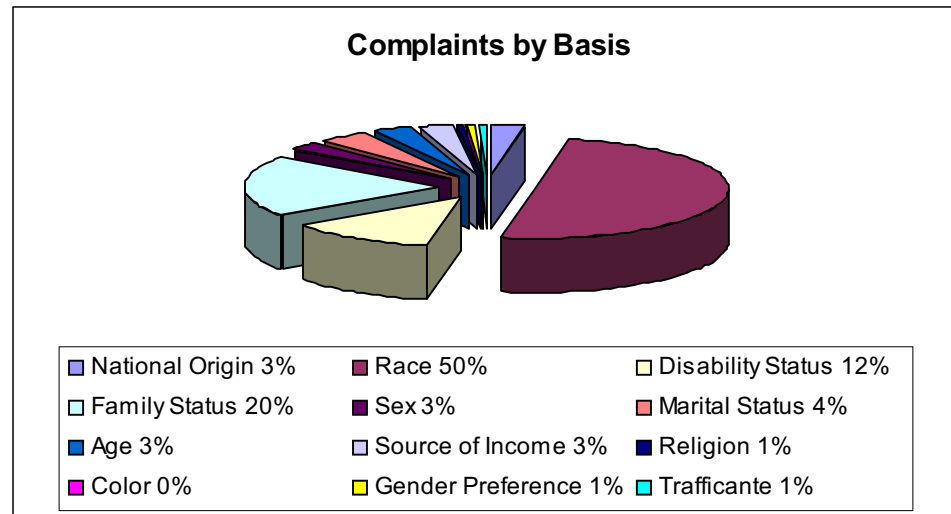
19TH ANNUAL LUNCHEON AND WORKSHOP SERIES

Changing the Landscape: Welcoming Everyone to Our Backyard

Nearly 400 people marked April as Fair Housing Month by attending the 19th Annual Fair Housing Luncheon & Workshop Series held on April 20, 2006 at the Crowne Plaza Hotel. The sell-out audience greatly enjoyed the three workshops offered and the keynote address by Michael Allen, of the Bazelon Center for Mental Health Law. His keynote address, titled “Making Room at the Inn: Housing for the Least Among Us” was well received by the diverse audience of community members, banking and real estate representatives and elected officials. Mr. Allen’s speech included “eight things we can all do today to ensure that we free ourselves from “narrow spaces,” and start to address the real housing needs of all of our neighbors.”

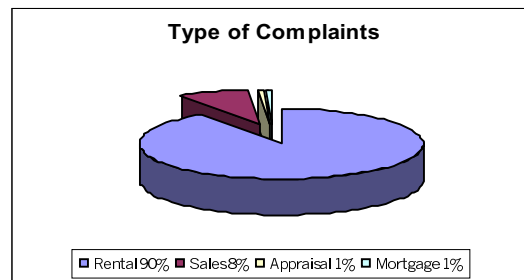
Mr. Allen also served as a panelist in one of the morning workshops, *NIMBYism: the Implications of Prejudice in Our Backyard*, with Pam Doty-Nation (Habitat for Humanity), Harold Mast (Genesis Non-Profit Housing) and John Bitely (Sable Developing). A second workshop, *Community, Industry & Advocates: Partners in Fair Housing*, focused on the current state of fair housing at the national and local level; it included industry role-related table discussions led by Dave Bee (West Michigan Regional Planning Commission), Dan Grzywacz (Flagstar Bank/West MI Mortgage Lenders Association), Julia Rietberg (Grand Rapids Association of Realtors), Randy Smith (Grand Valley Land Development) and Kathy Vallee (Property Management Association). Fannie Mae’s Dale Dicks led the third workshop, *Building Multi-Cultural Competency*, helping members of the housing industry build multi-cultural competency through a variety of exercises and discussion.

2006 FAIR HOUSING COMPLAINTS



Complaints by Basis (2003-2006)

Basis	2006	2005	2004	2003
Race	74	61	69	54
Familial Status	30	21	17	33
National Origin	4	16	17	9
Disability Status	18	12	13	17
Age	5	6	8	9
Income Source	4	11	5	17
Gender	4	4	4	7
Marital Status	6	5	3	7
Religion	1	1	3	0
Color	0	4	0	0
Other	2	0	0	0
Total:	148	141	139	153



Transaction	2006	2005	2004	2003
Rental	134	104	113	123
Sales	12	29	15	12
Mortgage	1	3	4	11
Other	1	1	4	7

The Fair Housing Center of West Michigan received **148** housing discrimination complaints during 2006. Since its inception in 1980, the majority of complaints each year have been race-based. The majority of complaints received annually are related to rental transactions. In addition to complaints, the Center monitors the nature and extent of housing discrimination through periodic market surveys.

In 2006, the Fair Housing Center of Greater Grand Rapids became the Fair Housing Center of West Michigan and experienced one of its busiest and most momentous years yet! During April, the Center kicked off its *Housing Fair Housing* Capital Campaign with a Press Conference, unveiled its new logo designed by the City of Grand Rapids' Chris Gray, distributed Fair Housing Awards and held a successful 19th Annual Fair Housing Luncheon & Workshop Series event—all great ways to celebrate Fair Housing Month.

The Fair Housing Center is branching out and reaching further than ever before, serving the counties of Allegan, Ionia, Isabella, Mecosta, Montcalm, Muskegon, Newaygo, Oceana, Osceola and Ottawa in addition to Kent County. This service expansion, based upon increasing demands for fair housing, includes a merger with the Lakeshore Fair Housing Center of Holland, MI. A dedicated group of fair housing volunteers along the lakeshore approached the Center in early 2006, looking for a way to sustain their great efforts and strong momentum. The Center agreed to combine efforts and the Lakeshore volunteers now form our Lakeshore Advisory Board, assisting the Center in building relationships, fundraising, education and enforcement in many communities along the lakeshore. They provide invaluable support to furthering fair housing in our region!



After it's April kick-off, the *Housing Fair Housing* Capital Campaign got right to work raising funds for the renovation of a former bank branch, donated by Chase. One of the most exciting features of the new building is its training room, which can seat more than 50 people, making it possible for the Center to offer fair housing training onsite. The room is also available to community partners for meetings and special events. The new facility offers space for additional staff members, volunteers, testers and interns, joining the current staff in their work in education and enforcement; the added space and capacity is enabling the Center to deliver expanded services to the 10 counties surrounding Kent County, respond to over 2,000 telephone calls and referrals per year and investigate over 150 housing discrimination cases each year.

The new building, located at the corner of Hall and Division, provides an accessible and welcoming environment. With 4,000 square feet, it also provides space for onsite historical archives and data. The renovation incorporated green design elements whenever possible, with white membrane roofing, operable windows and rain gardens surrounding the entire building. The rain gardens absorb the storm water runoff from the roof and parking lot, reducing pollution in our rivers and lakes.

The Center continues to expand our education and outreach as well as enforcement related activities based upon a demonstrated need in West Michigan. The Center remains committed to this two pronged approach to ending housing discrimination. Training workshops and seminars are an essential component of the Center's strategy to combat housing discrimination. Each year, the Center provides fair housing education to hundreds individuals working in the housing industry. In 2006, the Fair Housing Center provided fair housing training on obligations and responsibilities under fair housing law to **629 housing industry professionals**. Attendees included media representatives and advertisers, builders, non-profit housing providers, property managers, landlords, maintenance staff, developers and sales staff. The Fair Housing Center also provided fair housing training on people's rights under fair housing law to **1,026 community members** this year.

As I reflect on 2006, I am thankful for all of the support we receive from the region, the great partnerships (new and old!) we have with so many wonderful organizations and the commitment of people like you throughout west Michigan. Together, we can build and maintain diverse, open communities through opening doors to housing choice.

Nancy L. Haynes
Executive Director

ABOUT THE FAIR HOUSING CENTER OF WEST MICHIGAN



The Fair Housing Center of West Michigan has built a reputation as the region's primary resource in the field of fair housing. Founded in 1980, this private, non-profit organization addresses discrimination in two ways: a variety of education and outreach efforts and enforcement of fair housing law.

PROMOTING OPEN, DIVERSE COMMUNITIES THROUGH EDUCATION AND ADVOCACY:

Each year, the Center provides information and referral services to thousands of people with housing-related issues. An important component of this service is discerning the real issue and directing people to the right source for further assistance. Every call and visit is an opportunity to provide information about the protections provided by fair housing laws. The Center also distributes this information to home seekers through educational workshops.

Training seminars are provided on a regular basis to individuals, groups and organizations working in the housing industry. These workshops focus on risk management related to housing discrimination, housing sales, rental, lending, insurance and advertising relating to the sale or rental of a dwelling. Training helps organizations meet their responsibilities under fair housing law and ensures that home seekers consistently have equal access to housing choice. Ongoing training programs reach hundreds of people in the local housing industry each year.

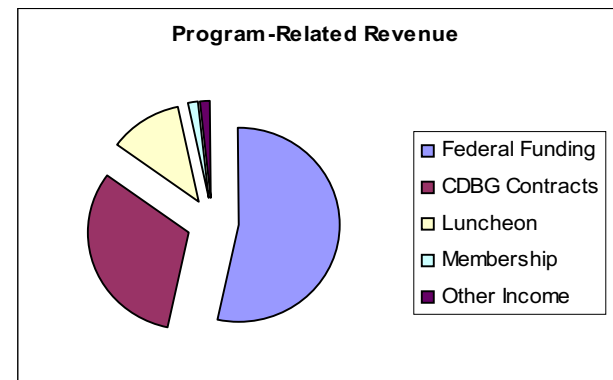
The Fair Housing Center promotes compliance with fair housing law by assisting home seekers in the investigation and resolution of complaints of housing discrimination. Each year, the Center investigates more than 150 complaints (including reasonable accommodation/modification requests) and conducts more than 500 tests relating to home sales and rentals, financing, insurance and even advertisements for homes and developments. Complaint investigation involves research, interviews and comparison testing in order to assure resolution. The goals of enforcement are to change discriminatory policies, compensate victims of housing discrimination, eliminate repeat offenses, deter similar illegal conduct, and provide information and education. The Center also uses periodic market surveys to monitor the nature and extent of housing discrimination.

The Center has provided services under contract with every level of government as well as housing industry groups and various private organizations. For some cities and counties, the Center provides intake and handling of individual complaints of discrimination, complaint-based testing, technical assistance, and community education/outreach programs. In cooperation with the four other Michigan fair housing centers, the Center provides professional services to the Michigan State Housing Development Authority, Michigan Department of Civil Rights, the National Fair Housing Alliance, the U.S. Department of Justice and the U.S. Department of Housing & Urban Development. The Center also provides professional research services, including studies on impediments to fair housing, to several municipalities and private organizations.

Protected classes under federal and state fair housing laws include: race, color, religion, gender, disability status, familial status, national origin, marital status and age. Some local fair housing ordinances include source of income, sexual orientation, height and weight.

FAIR HOUSING CENTER REVENUE

The Fair Housing Center's program-related revenue was approximately \$410,000. Over half of the revenue or 53% came from federal grants; 32% came from Community Development Block Grant Communities at the county and city levels. These funds are used towards enforcement, educational, monitoring and administrative services. The 2006 Annual Fair Housing Luncheon & Workshop Series held in April to celebrate fair housing month accounted for approximately 12% of the total revenue for the year. Membership contributions, used to further fair housing activities, accounted for approximately 2%. Other income, such as contracted professional services, trainings and investment interest accounted for 2% of the revenue generated in 2006.



HOUSING FAIR HOUSING CAPITAL CAMPAIGN

Also in 2006, the Fair Housing Center of West Michigan kicked off its first ever Capital Campaign, *Housing Fair Housing*, to raise funds to renovate a former bank branch donated to the Center by Chase. The renovated facility offers increased capacity to deliver fair housing education and enforcement as well as increased visibility in its prime location in downtown Grand Rapids. It is more than three times larger than the Center's previous leased space and is fully accessible—with onsite parking!

Together with the Board of Directors and Capital Campaign Committee, the Center set a goal of \$1,250,000 for the renovation of the building and the creation of a building maintenance fund. These dedicated volunteers have been working with our partners in the housing and banking industries, Fair Housing Center members and supporters, area foundations and within the community at large to raise the funds needed to meet our goal.

As part of the *Housing Fair Housing* Campaign, the Center is working with a local tile artist to design a donor wall in the entryway of our new offices; the wall will be a beautiful three-dimensional tile mosaic alcove, featuring the Center's new logo of an open door, symbolizing the Fair Housing Center's mission of ensuring equal housing opportunity for everyone.

Special Thanks to all of our Capital Campaign Committee Members, and especially Co-Chairs Sharon Smith (Aquinas College) and Tim Reimink (Crowe Chizek). Sharon and Tim have provided great leadership and energy to this campaign in addition to serving on the Fair Housing Center Board. Thanks, Sharon & Tim!