

FAIR HOUSING NEWS

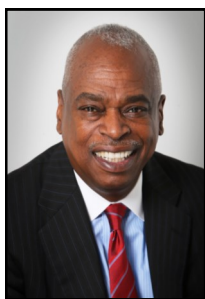


Produced by the Fair Housing Center of West Michigan

FHCWM Relocates & Expands Plans for April 27th Event!

Fair Housing Center Celebrates 30 Years of Annual Events

After several years of record demand for this exciting educational conference, the FHCWM is very pleased to announce that this year's conference will be held at the **Amway Grand Plaza Hotel** in downtown



Wade Henderson

Grand Rapids. The FHCWM is also thrilled to announce that **Wade Henderson**, President & CEO of The Leadership Conference on Civil and Human Rights (LCCR) and The Leadership Conference Education Fund, will provide the keynote presentation for the *Fair Housing Luncheon & Workshop Series* on **Thursday, April 27, 2017**. Mr. Henderson is well known for his expertise on a wide range of civil rights, civil liberties, and human rights issues, and is the author of numerous articles on civil rights and public policy issues. He will address the impact of fair housing on our communities as well as share his thoughts on the state of segregation.



The FHCWM is offering 3 morning workshops from 8:45-11:45 am. *Hot Topics in Fair Housing: Sales and Lending Legal Update* will feature renowned fair housing attorney Steve Dane (Relman, Dane & Colfax) as well as national fair housing experts Erin Kemple (Connecticut Fair Housing Center) and Jim McCarthy (Miami Valley Fair Housing Center). They will share legal updates on sales and lending cases, information on what can be learned from systemic investigations under fair housing and fair lending laws and best practices. *Putting Out the Welcome Mat for Seniors*, which is being made possible by the Kent County Senior Millage, will open with a review of fair housing cases in senior housing from attorney Laura Arandes (Relman, Dane & Colfax) and transition into proactive approaches and available resources from agencies that can help seniors maintain and/or access the housing of their choice. Featuring presentations from Deb Davis (Paws for a Cause), John Smith (Legal Aid of Western Michigan) as well as Eric Jordan (City of Grand Rapids) and Shelly Weiss (Grand Rapids Police Dept.) from the Grand Rapids Area Hoarding Taskforce. *Ensuring Fair Housing in Today's Market* will be anchored by Cathy Cloud (National Fair Housing Alliance) and focus on how



communities can ensure equal housing opportunity for all in a highly competitive and quickly evolving housing market.

Learn more and register now at fhcwm.org/lws. Tickets for a workshop and lunch are \$65; tickets for just a workshop OR lunch are \$40. Call our office to learn about scholarships for Kent County seniors as well as other scholarships and discounts.

Nominations needed for 2017 Fair Housing Awards:

Consider submitting a nomination for an individual or organization to receive a 2017 Fair Housing Award. Selection is based upon a demonstrated commitment to fair housing; the awards will be presented at the April 27th luncheon. Nomination forms can be downloaded from our website or mailed on request. Forms should be sent to the FHCWM via mail, fax (616-451-2657) or email (mclapp@fhcwm.org) by **March 8, 2017**.



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Client Story

A client had been being charged late fees and threatened with eviction because rent was due prior to the 3rd of the month, although the client's only source of income was Social Security Disability Income (SSDI), which arrives on the 3rd of every month. The client requested an accommodation to pay the rent after his SSDI check was received, rather than continuing to accrue late fees, but was denied this request. After contacting the FHCWM, the client was assisted in asking for a reasonable accommodation to the company's late fee policy due to his disability related income so that he could pay rent on the 4th of the month. As a result of the FHCWM's assistance, the property management company granted the request and the client was able to maintain their current housing.

FHCWM Case Update

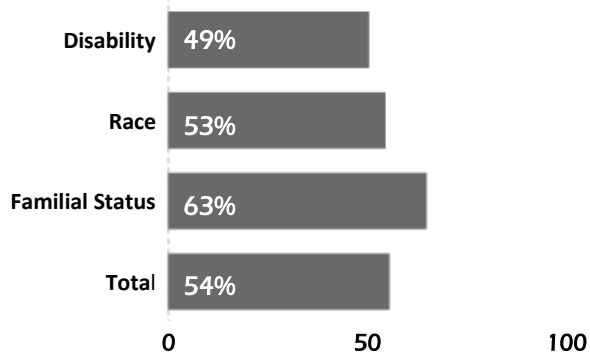
The FHCWM and several other fair housing centers are excited to announce a settlement resulting from a case against AMP Residential, an Indianapolis-based property management company that owns and operates apartment complexes throughout the United States. It was alleged that AMP engaged in systemic discrimination against families with children across 20 properties in three states by way of enforcing an occupancy policy of no more than two people per bedroom in each apartment, regardless of square footage. To settle the complaint, AMP agreed to pay \$207,000, change their occupancy policy to provide equal housing opportunity to families with children, and have staff trained on fair housing throughout all their properties nationwide, as well as other terms to ensure fair housing compliance.

FHCWM Impact Shows in 2016 Annual Report

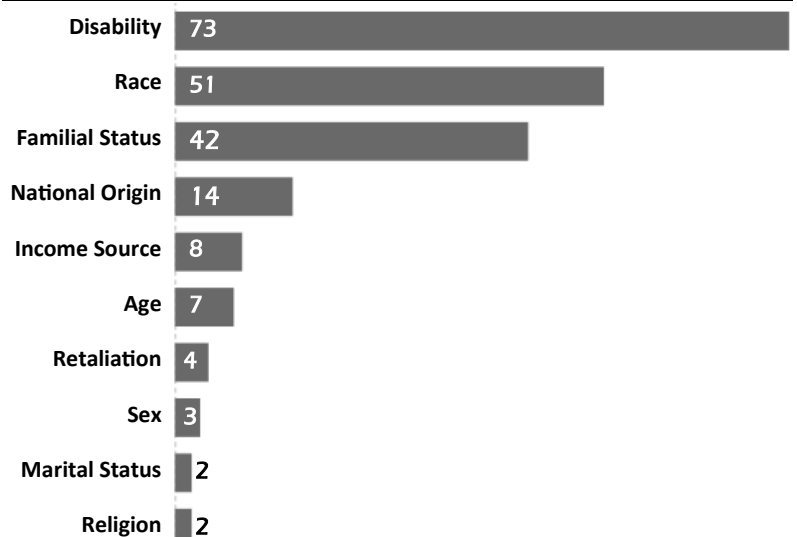
Throughout 2016, the FHCWM provided fair housing education/outreach to 26,623 people, distributed 37,573 fair housing materials, and trained 1,857 housing professionals last year. The FHCWM also managed a total of 214 fair housing cases, 185 of which were newly initiated in 2016. The 185 cases initiated resulted from allegations received within 37 municipalities throughout west Michigan, spanning 10 counties. The Center conducted 259 fair housing tests involving people or property in over 35 municipalities throughout west Michigan. These tests were conducted in order to investigate the status of equal treatment and fair housing practices throughout the housing industry. The Center's testing detected the highest incidents of discrimination on the basis of familial status (52 evidence tests), race (47 evidence tests) and disability (23 evidence tests).

Visit www.fhcwm.org/annualreports to view the Center's entire annual report for 2016.

Evidence Rate in Conclusive 2016 Testing by Basis



2016 Allegations by Protected Class



Protected classes under law include race, color, national origin, religion, family status, marital status, gender, age and disability.

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of West Michigan**
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Thank You to our 2016 Members

To all of our
2016 members,
THANK YOU!

Because of your generous support, we exceeded our 2016 Membership Goal by raising over \$12,000 for FHCWM education and outreach programs!

Special Thanks to Our Supporting Members

- Doretha Ardoin
- John Hunting
- Macatawa Bank
- Marilyn Titcher
- Steelcase

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- Central Michigan Association of REALTORS
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- Fair Housing Center of Metropolitan Detroit
- Fieldstone Apartments
- The Gordon Group - Michelle Gordon
- Grand Rapids Housing Commission
- Habitat for Humanity - Van Buren County
- HHI Management Company
- Hidden Creek Community, LLC
- High Pointe Apartments
- Lakeshore Rescue Mission/Holland Rescue Mission
- Lola Audu Real Estate Inc.
- Terri L. Land Management Business Solutions
- Manus Properties
- North Pointe Apartments
- Northern Trust
- Oakview Apartments
- Parkcrest Apartments
- Peppercorn Apartments
- Prairie Creek Apartments
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- Troy Zapolski
- David Baak & Betty Zylstra



Thank you also to our 2016
Membership Chair,
Elaine Sterrett Isley!

You can join or renew
your current membership
online by visiting:
www.fhcwm.org/giving

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Please visit our web site: www.fhcwm.org

...FHCWM News & Events...

Thank You & Welcome!

The FHCWM Board of Directors and staff sincerely thank **Brian Parks** for his long-time support and commitment as he has recently concluded his service on the FHCWM Board; Mr. Parks has served on the Board since 2013. *Thank you, Brian, for your many years of wisdom, partnership, and support!*

The FHCWM is excited to introduce our newest member—**Evelyn Louise Stoddard** was born on November 25th to proud parents Elizabeth & Andrew Stoddard. Elizabeth is our Enforcement & Advocacy Director. Welcome Evelyn Louise!



Fair Housing Book Club

The FHCWM Book Clubs have been reading some great books: The Turner House by Angela Flournoy, A Man Called Ove by Fredrik Backman, and Some of My Best Friends Are Black by Tanner Colby. Read along with us: www.fhcwm.org/booksweveread or send an email request to contact-us@fhcwm.org to be added to our Book Club email alerts! We meet at **11:45 am** in our office (20 Hall Street SE, Grand Rapids) or the Coldwell Banker office (466 E. 16th St. Holland). Bring a lunch, a friend and join the discussion!

Fair Housing Trainings

The Fair Housing Center offers fair housing trainings, including Fair Housing & Advertising, Fair Housing Training for Rental Professionals and Fair Lending sessions. Costs vary depending on the type of training. Each training is 3 hours and includes a comprehensive packet of reference materials.

Some sessions are held at the FHCWM office; we can also come to your location. Call Liz Keegan at (616) 451-2980 to learn more or register.

Check our website home page for upcoming dates: www.fhcwm.org.

The FHCWM hosts **tester trainings** each month. Testers are volunteers that play the role of a homeseeker and receive a stipend in return for their time and services. In order to accommodate differing schedules, one training will take place during business hours while the other will be held in the evening. For the specific training dates, to register, or any other questions contact Gabe Chapla at (616) 451-2980.

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www.fhcwm.org

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