

1863



1968



1963



1975

50
CELEBRATING EQUALITY
THE FAIR HOUSING ACT
1968 - 2018
fifty years

2018

Annual Report 2018

OUR IMPACT

102,855

People impacted by programs and services



9,081

People with disabilities assisted

172

Investigations conducted



78

Tests conducted in response to discrimination complaints



24

Requests granted to accommodate persons with disabilities

15,912,587

Advertising/outreach impressions

71

Community partnerships maintained/created

12,418

Educational materials distributed
(including 1,425 translated materials)

1,060

People trained on fair housing rights and responsibilities

Building More Accessible Communities

Disability advocates from local groups including The Ability Center, The Fair Housing Center, Toledo Lucas County Commission on Disabilities, and Community Advocates for Transportation Rights (CATR) announced a new TARTA bus stop at Franklin Park Mall.



This achievement is a culmination of several years of grassroots advocacy efforts to improve accessibility for people living with disabilities, ensuring patrons will now have a direct and safer walking path to the entrance of the building.

Jo Rita Fox, member of Community Advocates for Transportation Rights

With assistance from Advocates for Basic Legal Equality (ABLE), The Fair Housing Center and the Lucas Metropolitan Housing Authority (LMHA) announced a joint effort to improve the accessibility of public housing programs and services for people with disabilities. A three-year agreement paves the way for LMHA residents to request and obtain reasonable accommodations and modifications in a timely and efficient manner. A cooperative relationship between the organizations, including regular meetings and trainings, will result in quicker complaint resolution and ensure LMHA residents with disabilities can secure accessible living conditions.

January 1

President Lincoln signs the Emancipation Proclamation

Grants freedom to all enslaved people

1863

Local Builder Accused of Negligence

A joint lawsuit filed by The Fair Housing Center, The Ability Center, and resident Jenny Tillman alleges that Brooklynn Park Villas, a 55+ housing community in Toledo, was falsely marketed as accessible but exhibits glaring violations of The Fair Housing Act. Moline Builders, Inc., JLJ Development, Inc., Larry L. Fast, and James Moline are accused of discriminating against persons with disabilities by failing to comply with federal design and construction regulations for accessible housing, even after being fully informed of their lack of compliance. Examples of violations include entrances with steps; walkways that are impassable due to steep slopes or lack of curb cuts; environmental controls, mailboxes, and other amenities located out of reach; and kitchens and bathrooms that do not provide sufficient clear floor space to be usable by persons with disabilities.



Jenny Tillman,
Brooklynn Park Resident

Bank of America Charged with Neglect of Foreclosures

The Fair Housing Center joined the National Fair Housing Alliance, 18 other fair housing organizations, and two homeowners in Maryland to file a federal lawsuit against Bank of America and Safeguard, alleging failure to provide routine exterior maintenance and marketing for bank-owned homes in African-American and Latino neighborhoods, while consistently maintaining similar homes in comparable white neighborhoods. In neighborhoods of color, evidence shows wildly overgrown grass and weeds, unsecured doors and windows, damaged steps and handrails, accumulated trash and debris, unsecured pools, graffiti, and even dead animals decaying in yards. Meanwhile, homes in predominantly white neighborhoods are far more likely to have the lawns mowed and edged regularly, invasive weeds and vines removed, windows and doors secured or repaired, debris and trash removed, leaves raked, and graffiti erased from the property.



March 3

Passage of the Act of Incorporation and Charter for the Freedman's Saving and Trust Company

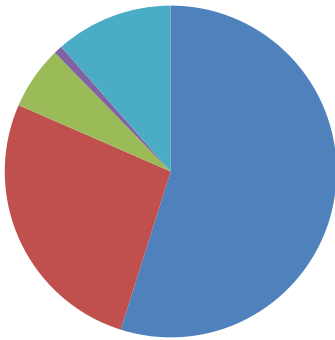
Establishes a banking system for people of color

1865

FINANCIALS

2016-2017 Fiscal Year

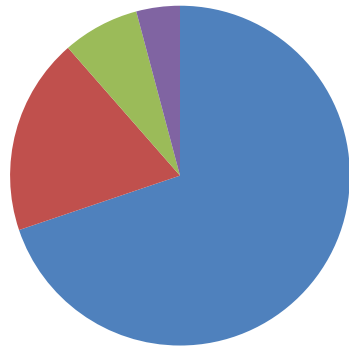
REVENUE BREAKDOWN



- Grant Revenue 55%
- Fund Raising & Training 6%
- Settlements 11%
- Investment Draw and Income 27%
- Rental Income & Property Fees 1%

EXPENSES BREAKDOWN

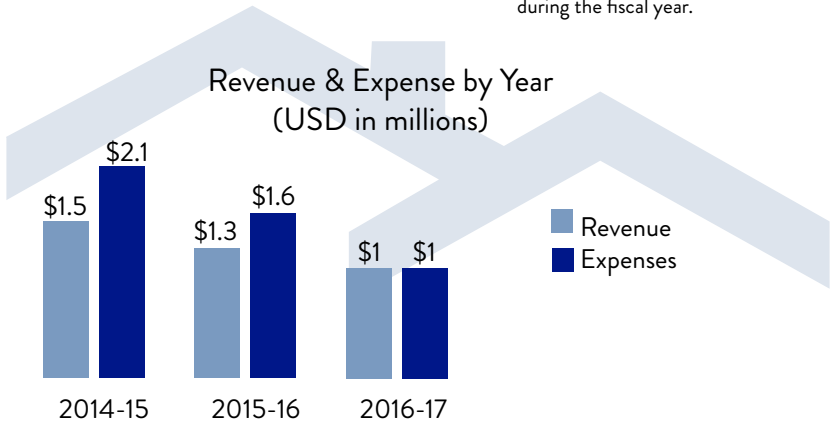
- Wages & Benefits 70%
- Other Operating Expenses 19%
- Building Expenses 7%
- Fund Raising 4%



90 cents of every dollar is spent directly on our programs.

The investment account is used for any funding gaps experienced during the fiscal year.

Revenue & Expense by Year (USD in millions)



April 9
Congress Passes Civil Rights Act
of 1866

1866



OHIO FAIR HOUSING SUMMIT

In partnership with the Ohio Diversity Council, The Fair Housing Center hosted a state-wide summit to commemorate the 50th anniversary of The Fair Housing Act. Drawing stakeholders across Ohio, the event provided a special opportunity to examine the persistent barriers to equal opportunity and share solutions for creating more diverse, vibrant communities.

The all-day summit featured keynote speaker Richard Rothstein, author of “The Color of Law: A Forgotten History of How our Government Segregated America.” His presentation explained how segregated neighborhoods and racial disparities did not happen by accident, but are the result of deliberate government policies that continue to have a detrimental impact decades later and must be proactively addressed in order to create more equitable living conditions. Other notable presenters and panelists included Dr. Terrell Strayhorn, Professor & Founder/CEO of Do Good Work Educational Consulting LLC; Lisa Rice, President and CEO of the National Fair Housing Alliance; Stephen Dane, Partner at

Relman, Dane & Colfax PLLC; and Michael Marsh, President and CEO of The Fair Housing Center in Toledo.

The event concluded with the launch of a state-wide initiative called Welcome In My BackYard, or WIMBY, a grassroots movement to foster more welcoming communities, raise awareness of diversity and inclusion, and encourage people to speak out against acts of intolerance. Attendees were invited to take the WIMBY pledge and received signage to help spread the WIMBY message across the state. Find out more or take the WIMBY pledge at wimbyohio.org.

April 1
FHA Underwriting Manual
Promotes Racial Segregation

1936

Michael P. Marsh,
 President & CEO of The
 Fair Housing Center,
 Frank Carrino, Westfield
 Insurance Chief Legal
 Officer and Secretary, and
 Daniel Juday, Director of
 Ohio Diversity Council



Above: Dr. Terrell
 Strayhorn, Professor &
 Founder/CEO of Do
 Good Work Educational
 Consulting LLC



Keynote speaker Richard Rothstein with members of The Fair
 Housing Center Board

Thank You to Our Sponsors

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WESTFIELD[™]
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April 4
 Dr. Martin Luther King, Jr. is Assassinated

1968

April 11
 President Johnson Signs the
 Fair Housing Act

1968



The third annual Ode to the ZIP Code poetry contest featured a new youth category to give special recognition to the voices of our younger generation. A partnership of The Fair Housing Center, the Arts Commission, Toledo Lucas County Public Library, and Toledo City Paper, the contest invites participants to submit short poems inspired by their ZIP Code, where the number of words in each line of the poem is determined by the corresponding digit in their ZIP Code.



Mia Westfere, Yvonne Riley, Tulia Pfeffinger

First Place
Tulia Pfeffinger

- 4 Outside the house, waiting
- 3 To go in.
- 6 I'm nervous to see the inside
- 0 (holdingmybreathholdingmybreathholdingmybreath)
- 6 The door opens and I gasp—

YOUTH

Second Place
Mia Westfere

- 4 When the neighbors moved
- 3 And left me
- 6 Washed away with the sidewalk chalk,
- 1 Dust,
- 4 Once the sun reappeared

Third Place
Yvonne Riley

- 4 Here in my neighborhood
- 3 I hear BOOM!
- 6 Could be fireworks, or a backfire
- 1 Confused
- 5 Probably somebody firing atta dude

June 17

Jones V. Mayer

Authorizes Congress to prohibit private acts of discrimination

1968

YOUR ZIP CODE MATTERS. IT'S NOT JUST AN ADDRESS, IT'S AN IDENTITY.



Justin Longacre, Lydia Horvath, Keith Duerk

April is both National Poetry Month and Fair Housing Month, creating a perfect opportunity to engage our community in a project that highlights the ways our lives are shaped by where we live.

ADULT

First Place

Justin Longacre

- 4 Pokeweed around the Pontiac
- 3 in the backyard,
- 6 a beehive in the engine block,
- 1 dripping
- 3 oil and honey.

Second Place

Lydia Horvath

- 4 I'm in seventh grade
- 3 Waiting for TARTA
- 6 On the steps of El Tipico
- 0 (no one waiting here speaks to anyone else)
- 9 The others: smoking, sneering; Me: pretending I'm a horse

Third Place

Keith Duerk

- 4 I see systemic poverty
- 3 ugly and unnecessary
- 6 potholes and panhandlers proliferate so abundantly
- 0 ...
- 5 Naively I dream of possibilities

December 7

Trafficante V. Metropolitan Life Insurance
Establishes broad definition of standing

1972

“Injustice anywhere

This year we commemorate the 50th anniversary of the assassination of Dr. Martin Luther King, Jr. and the subsequent passing of the Fair Housing Act. The Civil Rights movement of the 1960s raised national awareness of social injustices and demanded government action to establish fair and equal treatment as a basic right for all. The Fair Housing Act was the last and most difficult piece of civil rights legislation to pass, facing both



public and Congressional resistance. Dr. King’s assassination on April 4, 1968 sparked a national uprising, and protests across the country compelled Congress to pass the Fair Housing Act one week later, on April 11, 1968.

Prior to the Fair Housing Act, discriminatory practices sanctioned by the federal government prevented families of color from becoming homeowners, resulting in racially segregated, distressed urban neighborhoods. Decades later, the impact of this disinvestment is apparent in the vast disparities in wealth, rates of homeownership, quality of education, health outcomes, and access to vital resources.

Fair housing laws were passed to protect people from these unfair practices, ensuring everyone is treated equally when renting, purchasing, insuring, or financing the home they choose. It is unlawful for housing providers to deny housing or apply differential treatment to someone because of their race, color, national origin, religion, gender, familial status, and disability. Many states and municipalities recognize additional protected classes.

August 22

Fair Housing Act Amended To Include Sex

1974

is a threat to justice everywhere.”

– Dr. Martin Luther King, Jr.

Fifty years later, housing discrimination is not history. While overt acts of discrimination are not as common, implicit bias and restrictive policies continue to serve as barriers to accessing homeownership and neighborhoods of opportunity.

Homeownership rates for African Americans and Latinos remain far below the rates for white households, contributing to the racial wealth gap. Eligibility criteria for mortgage lending can often prohibit home purchases

within neighborhoods of color or for borrowers of color. Even on the local level, exclusionary zoning policies can prevent the development of affordable housing.

The 50th anniversary of the Fair Housing Act is an opportunity to recognize the barriers that persist in our own communities, and work together to overcome them. We invite you to join us in creating truly inclusive communities, where the American Dream is within reach for every person, in every neighborhood.



Shanna Smith, First Executive Director
of The Fair Housing Center and Marcie
Fein, Founding Board Member



September
Founding of The Fair Housing Center
Toledo, OH

1975



There's
No Place
like **HOME**

Thank You to Our Sponsors



Left to right: Dametris Ross-Voet, TFHC client, Dane Turpening, Artist and Owner of Toledo Twisted Iron, and Alan Sattler, TFHC Board Chair

For the fourth year in a row, guests followed the yellow brick road to the happiest of happy hours! Wearing red shoes in honor of the evening's theme, attendees enjoyed music, raffles, and auction items, showing their support for keeping housing fair and attainable in our community. This year's event featured a live sculpture creation by artist Dane Turpening, giving guests a special opportunity to watch "Keys to Opportunity" take shape!



April 20
Hills V. Gautreaux

Nation's first public housing desegregation lawsuit

1976



Over the Rainbow Sponsorship



Ruby Slippers Sponsorship



Yellow Brick Road Sponsorship



February 24

Havens Realty Corp. V. Coleman
Provides standing to testers and fair housing organizations

20,000 Keys to Opportunity

Nearly 20,000 old keys donated from people across the community were fused together to create a new outdoor sculpture, unveiled during our annual

Courtyard Connections event! We kicked off our Community Key Collection during ProMedica Foundation's "I'm In" event for young professionals, collecting more than 7,500 keys from attendees who learned about how housing affects our health and well-being. Installed in our Courtyard of



Justice, the unique "Keys to Opportunity" sculpture will represent the role fair housing plays in opening the door to the vital resources that enable us to thrive.



*Thank You to Our Courtyard
Connections Sponsors*



January 1

Shellhammer V. Lewallen

First case to hold that sexual harassment violates the Fair Housing Act

1985

From the Board Chair



Alan Sattler, TFHC
Board Chair

Imagine you were denied housing because you were injured while serving our country, and you now rely on a service animal for assistance. Imagine that you were denied a home loan or homeowners insurance because of the neighborhood where you want to live. Imagine working and saving money for the sake of moving into a neighborhood that offers greater opportunities for your children only to be harassed and mistreated. It happens every day in our community. Without our vigilance, it would continue to persist.

We are privileged to steward the fair housing movement in Lucas and Wood County. We try to help each and every individual who comes to us for help, touching the lives of thousands each year.

Your support helps our friends and neighbors by protecting their right to live where they choose. Research has shown that where you live is more important than your genetic code, which means fair housing plays a crucial role in stabilizing our neighborhoods, fostering diversity, and improving life outcomes.

Your commitment to our mission is critical to our community. Together, we can ensure the door to opportunity is open to all, building a stronger, healthier community.

“I’m not leaving fair housing. I’m taking it with me.”

The Board of Directors of The Fair Housing Center announced the departure of longtime President and CEO, Michael Marsh, who began his new career as President and CEO at Responsive Caregivers of Hawaii on August 1, 2018.

Regarded as a civil rights champion, Mr. Marsh has been with The Fair Housing Center for more than 20 years. Two of the organization’s largest settlements have occurred under his leadership, resulting in the reinvestment of more than \$5 million in the urban core to revitalize and support homeownership in Toledo’s underserved neighborhoods.

“The Fair Housing Center has served as a national leader in expanding opportunity. I’m proud to have been a part of that, and confident the organization will continue to play a critical role in our community long after my departure,” said Mr. Marsh.



Michael P. Marsh,
CFRE

January 1

U.S. V. Yonkers

Landmark case merging housing and school segregation

1987

DONORS 2017-2018 Fiscal Year

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Foundation

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ProMedica

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KeyBank Foundation
Mercy Health
Toledo Regional
Association of Realtors

Bronze (\$2,500 - \$4,999)

Fifth Third Bank
Bruce & Sena Friedman*
Signature Bank, N.A.
Patty Wise*

Copper (\$1,000 - \$2,499)

The Ability Center of
Greater Toledo
AT&T
Annette Cieslukowski
Columbia Gas
First Federal Bank of
the Midwest
Green Sweep Inc.
Sarah Jenkins

Michael Marsh
Dan Ridi
Toledo Lucas County
Public Library
Toledo Building Services

Champion of Fair Housing (\$500 - \$999)

Chicago Title
Insurance Company
Diane Friedman
Charine Mourad*
Nemsys
NOIC
Christina Rodriguez
Beth Rose
Cherie Sears
Waterford Bank
Geraldine Yoder
Scott Yoder

Fair Housing Advocate (\$100 - \$499)

ABLE/LAWO
Anwer Ali
Denise Alvarado
Sarah Anderson
David Baum
Michael Beazley
Linda Bergman
Kolia Brown
Julia Bryant
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Vincent Clappe

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Diana Patton
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Karen Plocek
James & Barbara Poure
Harlan Reichle
Rocky Roemer
Kellie Schlachter
Maria Siewert
Linda Skowronek
Daniel Steinberg
Cindy Taylor

*Gift includes in-kind services

January 5
Founding of the National
Fair Housing Alliance

1988

September 13
Fair Housing Amendments Act
Adds disability and familial status as
protected classes

1988

Ms. Jennifer Teschner
 Ms. Jennifer Tillman
 Toledo Community
 Foundation
 Mr. Ernest Walker
 Christina Watts
 Vonda Williams

**Friends of Fair Housing
 (Up to \$99)**

Meg Adams
 Cheri Baker
 Matt Baker
 Mr. Alan Bannister
 Baton Rouge Music
 Club Chorus
 Subrina Bennett-Long
 Ruth Ann Braun
 Tracy Bruning-Boice
 Mabel Chapman
 David Cieslukowski
 Jean Cieslukowski
 Susan Clappe
 Ronda Cobb
 Darlene Condon
 Katy Crosby

Deborah Dangelo
 Kyna Dodd
 Sarna Dorf
 Greg Entress
 Chris Felix
 Sophia Fisher
 Brittany Ford
 Cheryl Grice
 Stephanie Henderly
 Petronella Holmes
 Richard Horowitz
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 Dawn Jewell
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 Keith Jordan
 Bob Kleinfelter
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 Sanford Lubin
 Ken Mackowiak
 Charles Martin
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 Margaret Martin
 Hannah Modene
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 Toledo Urban Credit Union
 Karen Villarreal
 Mary-Thom Williams
 Tiffany Williams
 Sam Yoder



2014 Torch Award for Marketplace Ethics Winner
 Northwestern Ohio • Better Business Bureau®
 Trust • Performance • Integrity



EXCELLENT RATING

11 Years

June 22
Olmstead V. L.C.

Recognizes unjustified segregation of
 persons with disabilities as discriminatory

1999

Development, Outreach, & Communications Committee

Cherie Sears, Committee Chair

Denise Alvarado
Alan Bannister
Subrina Bennett-Long
Caleb Bryant
Julia Bryant
Ryan Bunch
Evelyn Cherry
Athena Cocoves
Yvette Green
Tina Hughes
Susan Jester
Lisa Kohler
Tom Kroma

Daina Lindzy-Nix
Edith Lui
Max Matson
Mike McCarthy
Lisa Moran
Scott Noonan
Ben Pushka
Cheryl Slack
Jenny Tillman
Mary-Thom Williams
Vonda Williams
Sam Yoder

Interns & Volunteers

Caleb Bryant
Evelyn Cherry
Maya Francisco
Shelby Galloway
Tina Hughes
Paulette Johnson
Suzie Kohli
Daina Lindzy-Niz
Edith Lui

Margaret Martin
Basmery Martinez
Max Matson
Leonetta Perry
Sarah Quire
Tiffany Runion
Mytrice Sanders
Desiree Smith
Barbara Wilson

June 25

Supreme Court Upholds Disparate Impact

Preserves a core fair housing principle that a discriminatory effect can be evident without proof of discriminatory intent

2015



The Fair Housing Center Board

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Alan Sattler Chairperson
Patty Wise Vice Chairperson
Kellie Schlachter Treasurer
Cheryl Slack Secretary

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Alan Bannister
Diane Friedman
Keith Jordan
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Christina Rodriguez, Esq., Staff Attorney
Linda Skowronek, Executive Assistant/Grants Administrator
Jen Teschner, Senior Manager of Systemic Investigations

Vision

The Fair Housing Center will be a leading visible force in preventing and correcting discriminatory practices.

Mission

The Fair Housing Center is a non-profit civil rights agency dedicated to the elimination of housing discrimination, the promotion of housing choice and the creation of inclusive communities of opportunity. To achieve our mission, the Center engages in education and outreach, housing counseling, advocacy for anti-discriminatory housing policies, research and investigation and enforcement actions.

We Value:

Responsibility
Accountability
Integrity

Service

Community
Diversity
Excellence



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The work that provided the basis for this publication was supported by funding under a grant with the U.S. Department of Housing and Urban Development. The substance and findings of the work are dedicated to the public. The author and publisher are solely responsible for the accuracy of the statements and interpretations contained in this publication. Such interpretations do not necessarily reflect the views of the Federal Government.