

FAIR HOUSING CENTER

2019 JEFFERSON AVENUE
Toledo, Ohio 43624
(419) 243-6163

ANNUAL REPORT 1975/76

WHAT FHC HAS ACCOMPLISHED SO FAR

Staff

The Fair Housing Center has a staff of four (4) full-time persons--two Fair Housing Specialists, a secretary-bookkeeper, and Director. Serving as field workers and in other capacities at FHC are three (3) New Career Students, working twenty (20) hours per week; and for the summer, we added two (2) work/study students from The University of Toledo Law School to do legal research. It is hoped that we can continue to use the service of these law students throughout the year. Since April, we have added a half-time attorney to our staff who offers legal assistance to our clients. Also, a student intern from the University's public administration Graduate Program is working with FHC for the summer. His services are primarily in the areas of research which will be helpful to FHC in diversifying its funding base and administrative organization.

Community Education

Community Education programs were of primary concern during the year. The Center presented forty-four (44) information programs to church groups, civic organizations, University classes, high schools, and local real estate groups. This method of community contact has been a most effective means of reaching our clientele. Our objectives in these programs are to increase people's awareness of the seriousness of housing discrimination in Toledo, alert them to the discriminatory practices and advise them of the avenues available to them for redress.

Public Awareness

Channels 13, 24 and 11 are continuing to provide primetime public service announcements on fair housing. These PSA's have generated many calls to FHC. In addition, WKLR, WIOT, and 7 Spanish speaking radio stations have been very cooperative in airing information about FHC's services. Our appearances on both TV and radio afforded us the opportunity of reaching many people we would otherwise miss. Articles about Fair Housing principles and cases are submitted on a monthly basis to the local newspapers, however, few ever appear in print. Many of our local papers are reluctant to print articles dealing with equal opportunity in housing or cases alleging discrimination. Creemos LaRaza, a local Spanish monthly, the Toledo Journal, a black newspaper, The Paper, an Old West End publication, and the West Toledo Herald, a suburban weekly, have been most cooperative in carrying FHC's messages.

In early August, the Center produced its first public service announcement in cooperation with Mr. Bill Harris and TV-13. This will be shown in early fall.

Newsletter

During the spring, FHC initiated its first mini-newsletter. The mini-newsletter was welcomed by all who received one. Hopefully, this will be an ongoing venture. Another method which FHC has used in generating public awareness is to distribute free literature about fair housing and the law to factories and black and Spanish-owned business places.

Client Services

Many cases are still under investigation because the evidence that was gathered was inconclusive. Some cases are found to have no probable cause and are dismissed. Others grow into lawsuits to be filed in court.

The Fair Housing Center's legal assistance to clients has been an important aspect of our service. The service assures that no individual will be denied his rights to acquire the housing of his choice because the means are not available.

During 1975-76, thirteen (13) lawsuits were filed in court. Four (4) of these are class-action lawsuits. In two (2) cases, FHC clients moved into the apartment in question. Three (3) evictions were stopped by actions filed in Federal and Municipal Court. These evictions were issued for various reasons--two (2) because of the white client's association with blacks. Three (3) cases have been settled and injunctions granted in two (2) others. One (1) case was dropped by the client. Seven (7) cases are awaiting trial dates or settlement arrangements. A total of \$3,750.00 has been received for FHC clients.

Community Inter-agency

FHC has continued its cooperation with the Ohio Civil Rights Commission, the U.S. Department of Justice, the U.S. Department of Housing and Urban Development, and the National Committee Against Discrimination in Housing.

Closer home, FHC worked cooperatively with the Guadalupe Center in conducting a training session for their staff in recognizing discrimination, and in promoting the concept of equal housing opportunities for Spanish citizens.

Efforts to promote open housing continued with neighborhood groups and other local groups such as the League of Women Voters Housing Committee, Department of Welfare Housing Components, and the Toledo Association of Homebuilders.

Public Housing Sites

FHC's staff and Board spent many grueling hours in conjunction with ABLE, Community Development, Lucas Metropolitan Housing Authority, League of Women Voters, and the Homebuyers Association in trying to select and purchase suitable housing sites--which was no small undertaking. To date, we have been successful in purchasing and platting a site in West Toledo for 16 single-family homes. However, the area residents have filed suit in Common Pleas Court to revoke the platting approval.

Volunteers

Without the service of a dedicated group of volunteers, FHC's services would be inadequate. Board members, attorneys, and concerned citizens play a vital role in the Center's ability to verify and remedy acts of housing discrimination.

Personnel News

Ms. Janie Palmer, our secretary-bookkeeper, has been replaced by Ms. Barbara Richardson. Ms. Palmer resigned August 1st to accept the position of management aide with Lucas Metropolitan Housing Authority. Ms. Richardson joined FHC's staff on August 9th, after having spent six (6) years on the ABLE staff as a legal secretary. Ms. Richardson has a background in bookkeeping, accounting and a dedication and commitment to the goals of fair housing. We are most pleased to have her as a member of the Center.

ANNUAL REPORT 1975/76
 STATISTICS
 May 1 Through July 31, 1976

	<u>Period Beginning</u> <u>May 1-July 31, 1976</u>	<u>YEAR</u> <u>TO DATE</u>
TOTAL NUMBER COMPLAINTS, WALK-INS, AND INQUIRIES RECEIVED.....	122	347
*NUMBER PENDING*FUTHER INVESTIGATION (WILL BE PERIODICALLY RE-CLASSIFIED AS VERIFIED, NO PROBABLE CAUSE, DROPPED).....	23	47
TOTAL NUMBER OF VERIFIED HOUSING DISCRIMINATION COMPLAINTS.....	6	23
TOTAL NUMBER FILED WITH HUD	4	14
*TOTAL NUMBER FILED WITH ATTORNEY(WILL DECREASE WHEN CASE IS FILED IN COURT).....	5	16
*TOTAL NUMBER FILED IN FEDERAL COURT(NUMBER WILL DECREASE WHEN CASE IS SUCCESSFULLY RESOLVED).....	6	11
TOTAL NUMBER SUCCESSFULLY RESOLVED	2	45
*TOTAL NUMBER DROPPED BY CLIENT(JUSTICE DEPT. MAY PURSUE)	9	20
TOTAL NUMBER NO PROBABLE CAUSE.....	7	12
CASES FILED IN MUNICIPAL COURT.....	1	1

COMPLAINTS BY TYPE

1. ALLEGED HOUSING DISCRIMINATION COMPLAINTS COVERED UNDER THE LAWS OF 1866 AND 1968.....	42	106
2. LANDLORD/TENANT COMPLAINTS.....	41	98
3. RENT INCREASES.....	1	9
4. FORECLOSURES.....	0	6
5. EVICTION NOTICES.....	9	27
6. ALLEGED DISCRIMINATION ON BASIS OF AGE.....	2	4
7. ALLEGED DISCRIMINATION ON BASIS OF INCOME.....	1	8
8. ALLEGED DISCRIMINATION ON BASIS OF MARITAL STATUS.....	1	4
9. OTHER.....	24	84
10. ALLEGED DISCRIMINATION ON BASIS OF BEING HANDICAPPED.....	<u>1</u>	<u>1</u>
	122	347

*CATEGORIES INDICATED BY ASTERISKS WILL VARY MONTH TO MONTH

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STATISTICS July 1976 (CON'T)

SOURCE OF REFERRAL

	Period Beginning May 1 <u>July 31, 1976</u>	<u>YEAR TO DATE</u>
ABLE/LEGAL AID.....	8	16
GUADALUPE CENTER.....	0	4
HUD(DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT).....	8	17
INFORMATION AND REFERRAL.....	1	7
LUCAS COUNTY WELFARE DEPARTMENT.....	1	6
LUCAS METROPOLITAN HOUSING AUTHORITY.....	1	4
OHIO CIVIL RIGHTS COMMISSION.....	10	22
TOLEDO RENTAL PROTECTION AGENCY.....	1	18
PUBLIC MEDIA (INCLUDING T.V., RADIO, NEWSPAPERS).....	14	37
COMMUNITY DEVELOPMENT DEPARTMENT.....	5	20
TCHFB BOARD MEMBERS.....	1	7
NAACP.....	1	2
FHC'S EDUCATIONAL PROGRAMS.....	12	20
PRIOR CONTACTS WITH FHC.....	10	16
OTHER.....	<u>50</u>	<u>157</u>
TOTAL..	123	353

*SOME REFERRALS ARE FROM MORE THAN ONE SOURCE