

**Fair Housing Center of Northeast Wisconsin
Final CDBG Report – City of Fond du Lac
August 1, 2013 – July 31, 2014**

Introduction

In order to fulfill the terms of this contract (Fond du Lac CDBG Agreement 2013-2014), the Metropolitan Milwaukee Fair Housing Council (MMFHC) conducts comprehensive fair housing services through its Northeast Wisconsin satellite office, the Fair Housing Center of Northeast Wisconsin (FHCNW). These services are detailed below.

Scope of Services

Activity #1: Enforcement Program

As part of this contract, MMFHC conducts intake of housing discrimination complaints and provides complainants with counseling on options for administrative or judicial remedy. Under the terms of this contract, MMFHC conducted complaint intake and counseling for 2 complainants alleging unlawful housing discrimination.

One complaint, which alleged discrimination based on race, was filed on September 27, 2013.

A second complaint, which alleged discrimination based on disability, was filed on April 4, 2014.

Activity #2: Outreach and Education Program

As part of its Outreach and Education Program, FHCNW conducts fair housing presentations to consumers, advocates, and the general public, provides trainings for owners and managers of rental properties, provides technical assistance, distributes informational material and makes referrals for non-fair housing inquiries.

Fair Housing Presentations

Fair Housing Council staff conducts fair housing presentations to social service agencies, community- and neighborhood-based organizations, faith-based groups, the general public and other audiences as appropriate. During the program year, eight (8) presentations were conducted under this contract, exceeding the contractual goal of conducting four (4) presentations. These presentations reached 65 individuals. FHCNW staff did conduct three (3) additional

presentations in the City of Fond du Lac during this program year reaching an additional 36 persons for Fond du Lac County to University of Wisconsin Extension: Rent Smart, University Wisconsin Fond du Lac Multicultural Club, and Moraine Park Technical College Straight and Gay Alliance (SAGA); however, these 3 presentations were supported by a different grant and therefore are not counted toward the total number of presentations conducted as part of this grant.

The eight (8) presentations conducted as part of this grant were:

Fond du Lac County University of Wisconsin Extension: Rent Smart
September 17, 2013
3 persons

Ebony Vision
October 14, 2013
8 persons

Fond du Lac County UW-Extension: Rent Smart
October 15, 2013
7 persons

District Council of Fond du Lac Society of St. Vincent de Paul
November 4, 2013
25 persons

Fond du Lac County University of Wisconsin Extension: Rent Smart
February 11, 2014
8 persons

Fond du Lac County University of Wisconsin Extension: Rent Smart
March 17, 2014
4 persons

Beacon House
April 8, 2014
3 persons

Fond du Lac County University of Wisconsin Extension: Rent Smart
July 29, 2014
7 persons

Typically, FHCNW presentations cover topics such as:

- Purposes and provisions of local, state, and federal fair housing laws
- Contemporary forms of illegal discrimination in the housing market

- Remedies available to people who have experienced illegal housing discrimination
- How complaints of illegal discrimination are investigated

Audience members received printed educational materials and staff will be available to respond to follow-up inquiries. As a result of these presentations, housing consumers are better prepared to recognize discriminatory treatment and seek legal redress after experiencing a violation of the law. Agencies that work with housing consumers have expanded capacity to assist their clients and share fair housing information with their clients, volunteers and other constituents.

Training

As part of the contracted activities, staff conducted a fair housing training seminar for owners and managers of rental property. During the program year, one (1) fair housing training seminar was conducted in the City of Fond du Lac, meeting the contractual goal of conducting at least one (1) fair housing training seminar. This presentation in the City of Fond du Lac reached 40 individuals.

Fond du Lac Public Library
 May 28, 2014
 40 persons

This training seminar covered in-depth information about local, state and federal fair housing laws; how to make reasonable accommodations and modifications for tenants with disabilities; advertising rental units in compliance with fair housing laws; non-discriminatory negotiation with prospective tenants, and much more. Attendees learned how to implement fair housing practices at every stage of a housing transaction, from advertising and showing available units to terminating tenancies. As a result of this training, housing providers are better prepared to comply with local, state and federal fair housing laws and to affirmatively further fair housing through their business practices.

Technical Assistance

During this year, technical assistance was provided to the City of Fond du Lac and its residents, including housing providers and social service agencies that conduct business in the City of Fond du Lac. MMFHC staff provided technical assistance on eight (8) occasions.

Technical assistance was provided as follows:

Date	Type of Technical Assistance
September 3, 2013	Provided technical assistance to a City of Fond du Lac employee pertaining to gender identity as a protected class
September 16, 2013	Provided technical assistance to a housing provider regarding occupancy standards as they pertain to fair housing laws
October 14, 2013	Provided technical assistance to a City of Fond du Lac employee pertaining to fair lending laws

November 15, 2013	Provided technical assistance to a City of Fond du Lac employee pertaining to transgender individuals and sex protections under state and federal fair housing laws
February 11, 2014	Provided technical assistance to a non-profit organization and an elected official regarding local fair housing ordinance and expanding its protected classes to include gender identity
February 26, 2014	Provided technical assistance to a housing provider about income criteria as it pertains to fair housing laws
April 4, 2014	Provided technical assistance to a housing consumer pertaining to reasonable accommodations for persons with a disability
July 15, 2014	Provided technical assistance to a social worker pertaining to reasonable accommodations for persons with a disability

Technical assistance can include clarification of fair housing laws, information on legal and administrative interpretations of fair housing laws, information on the nature and extent of housing discrimination and residential segregation, demographic data and other topics as appropriate.

Distribution of Fair Housing Informational Materials

In this program year, FHCNW has distributed a total of 2,499 brochures and flyers and nine (9) posters.

Examples of brochure distribution locations and events include the following:

- Advocap
- Boys and Girls Club of Fond du Lac
- Broken Bread
- Care INC Walk
- Congregation of Sisters of St. Agnes
- Consumer Credit Counseling Service
- District Council of Fond du Lac Society of St. Vincent de Paul
- Family Resource Center
- Fond du Lac Area Continuum of Care
- Fond du Lac Area United Way
- Fond du Lac Public Library
- Fond du Lac School District
- Juneteenth Celebration
- La Mexicana
- Marian University Black Student Union & Social Justice Committee
- Moraine Park Technical College Diversity Resource Center
- Moraine Park Technical College English Language Learners Program
- NAMI/Friendship Corners
- New Beginnings Pregnancy Care Center

Materials distributed include FHCNW's *Understanding Your Rights* brochure, *Protected Classes* flyer and *Red Flags of Housing Discrimination* flyer. Together, these items provide a comprehensive overview of fair housing issues and how victims of unlawful housing discrimination can seek assistance.

Other Ongoing Outreach Efforts

During the program year, FHCNW staff made 150 community outreach and education contacts to the general public, civic organizations, social service agencies, or governmental staff.

Examples of the contacts include the following:

- Advocap
- The Arc Fond du Lac
- Boys and Girls Club of Fond du Lac
- Bread of Life Faith Works Church
- Brothertown Indian Nation
- EbonyVision
- Family Resource Center
- Fond du Lac County University Wisconsin Extension
- Fond du Lac Literacy Services
- Holy Family Catholic Community
- Marian University Black Student Union & Social Justice Committee
- Marian University Spectrum
- Moraine Park Technical College Diversity Resource Center
- Moraine Park Technical College SAGA (Straight and Gay Alliance)
- New Beginnings Pregnancy Care Center
- Salvation Army of Fond du Lac
- Solutions Center
- University of Wisconsin Fond du Lac Multicultural Club

When making community contacts, FHCNW staff disseminates a wide variety of information, including information about fair housing laws, the nature and prevalence of illegal housing discrimination, and the services available under this contract.

Interagency Meetings

During the program year, FHCNW staff participated in 3 interagency meetings:

- Fond du Lac Continuum of Care: 8/14/13, 11/13/13, 4/12/14

At interagency meetings, FHCNW staff takes opportunities to recruit volunteers, disseminate fair housing information, learn about housing trends and concerns observed by other professionals in the area, and build relationships with other organizations.

Referral Services for Clients with Non-Fair Housing Inquiries

During this program year, FHCNW and MMFHC provided 17 persons with referral services for non-fair housing issues. FHCNW assisted persons with non-fair housing inquiries by making referrals to organizations such as the Wisconsin Department of Agriculture, Trade and Consumer Protection; Legal Action of Wisconsin; rent assistance programs and other agencies as appropriate. Examples of non-fair housing inquiries include, but are not limited to:

- Evictions/terminations
- Lease terms and conditions
- Repairs/code violations
- Subsidized housing
- Tenant rights
- Emergency housing
- Security deposits
- Financial assistance
- Assistance to housing providers

All callers with non-fair housing inquiries also receive a brief overview of fair housing protections and the services provided by FHCNW.

Activity #3: Fair Lending Program

Under the terms of this contract, the Fair Lending Program conducts intake of mortgage rescue scam complaints, counseling for complainants, distribution of fair lending materials and conducts one fair lending presentation. During the program year MMFHC staff met all contractual obligations.

Fair Lending Presentations

MMFHC staff conducted one (1) fair lending training:

Bread of Life Faith Works Church
July 20, 2014
6 persons

Fair Lending Technical Assistance

During the program year, staff provided technical assistance on fair lending issues on one (1) occasion (noted above on page 3).

Distribution of Fair Lending Materials and other Fair Lending Outreach Efforts

Throughout the program year staff distributed 159 copies of fair lending informational materials. Recipients of these materials and fair lending outreach efforts included the following:

- Family Resource Center
- Advocap
- Bread of Life Faith Works Church
- United for Diversity
- Salvation Army
- Fond du Lac County University Wisconsin Extension
- Fond du Lac County Aging and Disability Resource Center
- Consumer Counseling Credit Service
- Congregation of Sisters Saint Agnes
- Fond du Lac Area United Way

When making community contacts, MMFHC staff disseminates a wide variety of information, including information about fair lending, the nature and prevalence predatory lending and mortgage rescue scams, and the services available under this contract. Materials distributed include *Is Bankruptcy Right for You?* flyer, *FDIC's Mortgage Rescue Scam* brochure in Spanish, *Mortgage Rescue Scam* flyer and *Red Flags of Predatory Lending* flyer. Together, these items provide a comprehensive overview of fair housing issues and how victims of unlawful housing discrimination can seek assistance.

Activity #4: Inclusive Communities Program

As part of this contract, the Inclusive Communities Program offers technical assistance and the distribution of MMFHC's Affirmatively Furthering Fair Housing Tool Kit. In this program year, Inclusive Communities Staff met the contractual obligations and offered technical assistance on one occasion (noted above on page 3) and distributed five (5) Affirmatively Furthering Fair Housing Tool Kits:

Date	Inclusive Communities Program Activity
August 6, 2013	Inclusive Communities Staff Visit to Fond du Lac
August 26, 2013	Inclusive Communities Staff Visit to Fond du Lac
April 8, 2014	Presentation and distribution of five (5) Affirmatively Furthering Fair Housing Tool Kits

Activity #5: Quarterly Report

As per the contract, quarterly and final reports are to be made in person or as a written report. Meeting contractual obligations, FHNW staff submitted written quarterly reports in November 2013, February 2014, May 2014 and August 2014. Three members of MMFHC/FHCNW staff attended the April 8, 2014 meeting of the Equal Opportunities Commission (EOC) and presented information on the Outreach and Education, Inclusive Communities and Enforcement programs. This document represents fulfillment of the contractual obligation to provide quarterly reports.

CONCLUSION

MMFHC and its satellite office, FHCNW, successfully met or exceeded all requirements of this contract during this program year. Feedback received from recipients of fair housing education services and observations made by agencies such as the US Department of Housing and Urban Development indicate that there is a continuous need for fair housing education and enforcement. Support for fair housing education and enforcement should only continue to grow as the population of Fond du Lac becomes larger and more demographically diverse.

The activities conducted under this grant ensure the provision of comprehensive fair housing services to the residents of Fond du Lac in several ways.

For instance, through the MMFHC Enforcement Program, high-quality complaint intake, counseling and investigative services are offered to complainants. Without this type of assistance, housing discrimination is far more likely to go undetected, and complainants' ability to achieve legal remedies is severely compromised. Further, complaint intake and counseling provided under this grant inform complainants of all available options for legal remedy, assisting them in making decisions that will result in the best possible outcome for their individual circumstances.

In addition, through fair housing presentations, trainings, technical assistance, and dissemination of fair housing and lending information, Fond du Lac residents are armed with knowledge of fair housing and lending laws, how to recognize and respond to discriminatory housing practices and how to file a housing discrimination complaint. This is a long-term benefit that will extend beyond the scope of the grant, ensuring equal housing opportunities citywide. Moreover, as a result of these activities, housing providers are made aware of the provisions of local, state and federal fair housing law and assisted in complying with the law. In sum, the activities performed by MMFHC and its satellite, FHCNW, under the terms of this grant help create a more open, equitable housing market for all Fond du Lac residents.