

February 2004  
Annual Report

# The Housing Research & Advocacy Center news



## *The Housing Center Sponsors the 5th Annual Fair Lending Conference in December of 2003*

On December 9<sup>th</sup>, 2003 The Housing Research & Advocacy Center presented the 5<sup>th</sup> Annual Fair Lending Conference at the Cleveland-Marshall College of Law at Cleveland State University. This year's conference topic was: *Has the Community Reinvestment Act Created Fair & Affordable Housing?*

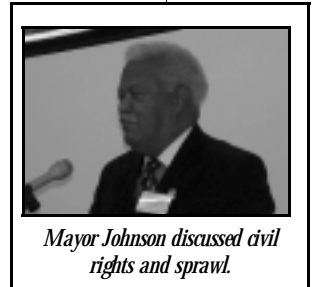
The Conference opened with a morning keynote address presented by **Allen Fishbein**, Consumer Federation of America. Mr. Fishbein has been involved in the creation and implementa-

tion of the CRA for the 25 years it has been in existence. His discussion was enlightening, detailing the shortfalls and accomplishments of the Act.

The morning panel was moderated by **Teresa Dixon Murray** of *The Plain Dealer*. Participants included **Cathy Pennington**, Director, Section 8 Program CMHA; **Charlotte Sobol**, Director of Real Estate & Planning at South Bend Heritage Foundation; and, **Kevin Walsh**, Attorney with Fair Share Housing Center, New Jersey. The topic discussed was Regional

Approaches to Fair & Affordable Housing.

The afternoon panel was moderated by **Maria Thompson** of the Federal Reserve Bank. Participants included **Frank Ford**, Vice President for Research & Development at Neighborhood Progress, Inc.; **Mary Hernandez** from Federal Home Loan Bank of Cincinnati; and **Kenneth Lumpkin**, Director of Northern Ohio Partnership, Fannie Mae. The topic discussed was Philanthropic Efforts to Fund Fair & Affordable Housing.



*Mayor Johnson discussed civil rights and sprawl.*

The Conference was topped off with our luncheon keynote speaker, **Mayor William A. Johnson, Jr.** of Rochester, NY. After being introduced by our Board President and Cuyahoga Commissioner **Peter Lawson Jones**, Mayor Johnson gave an impelling talk on Sprawl and Civil Rights and the effect of both on the inner city. For a copy of the Mayor's speech please see our web site [www.thehousingcenter.org](http://www.thehousingcenter.org) and click on "Fair Lending Conference".

The Conference was a resounding success and comments from participants were eager to hear more on all the topics presented. We thank all of our sponsors and supporters for this event. Thank You *Dorothy Curtis, Louise Gissendaner, Maria Thompson and Gail Bialek* for all of the help with the planning of the Conference this year!

## *Grants & Contracts.... FHIP Grant Received!*

The Housing Center received funding in 2003 from a variety of sources, including **Cuyahoga County, The City of Cleveland, The Ford Foundation, The O'Neill Foundation, The Bruening Foundation, and The Cleveland Foundation**. The support provided by these grants and contracts allow the Housing Center to further its mission of ensuring that all people have equal access to housing through a variety of enforcement, education and research activities.

In 2003, The Housing Center enforcement ef-

orts included more than 100 paired tests. These tests sought information concerning how members of protected classes are treated by housing providers. Some of these tests resulted in the filing of administrative actions with the Department of Housing and Urban Development.

A generous grant from the Bruening Foundation that we received in 2003 will pay for two educational seminars on access to housing for people with disabilities for social workers and architects, which are scheduled for the spring of 2004.

A grant from the

Ford Foundation made it possible for the Housing Center to complete The Foreclosure Project that was partially funded by The City of Cleveland.

On December 31st, 2003, the Housing Center received word that our Private Enforcement Initiative proposal to **HUD** will be funded for \$206,489.79! This grant will run for 18 months and is scheduled to begin next month. The Housing Advocates, Inc. and Heights Community Congress will be subcontractors on this grant with the Housing Center.

## *Board & Staff Changes in 2003*

The Housing Research & Advocacy Center underwent a number of staff and board changes in 2003. In the last year, the Board of Directors has changed as the focus of the Housing Center has changed from a state-wide fair housing umbrella group to a regionally focused fair housing agency. The board representatives from around the state have resigned, and we are in the process of recruiting more board members from the Cleveland area. In the last year, the Housing Center welcomed Patricia Mearns, former Mayor of Shaker Heights, Brian

Fabo, an architect from ADA Architects, and Patricia A. Burgess, from Thompson Hine, LLC to our Board of Directors.

In the spring, Susan Roberts, the Grant Compliance Coordinator decided to retire, and Vance Novak was hired as her replacement. In the fall, Carole Heyward, the General Counsel, left the Housing Center to take a faculty position at the Community Advocacy Clinic at Cleveland-Marshall College of Law. Carole's cases are currently being handled by outside counsel, Kirk

Stewart. Jan Cline, the shared Development Director for The Housing Center and PLAN of Northeast Ohio, resigned from the position in early October to take a new job as the Executive Director at Outright in Portland Maine. Harold (Hal) Madorsky was hired to fill this shared development position shortly after Jan left. Before coming to the Housing Center, Hal worked at the Jewish Community Federation, and as General Counsel of Research Environmental Industries, Inc. and Park-Ohio Industries, Inc.

## *Education & Outreach Activities*

In 2003, Education and Outreach continued to be key to the promotion of the mission of the Housing Center. In the last year, staff members of the Housing Center were asked to speak at a number of conferences and seminars on various topics related to fair housing and fair lending.

The Director of the Housing Center, Charles Bromley, participated in the Coalition on Homelessness and Housing in Ohio (COHHIO) annual conference, Millennia Management's Annual, and numerous

predatory lending workshops and seminars,

Carole Heyward, (the former General Counsel of the Housing Center) was an invited speaker at a number of conferences, including the COHHIO annual conference, the 4th Annual Ohio Service Coordinators Conference, The Ohio Civil Right Commission's Midwest Fair Housing Summit, and a number of CLE trainings related to fair housing.

Carrie Bender, the Director of Research and Investigation presented at the National Fair Housing

Alliance Annual Conference in Washington D.C. this past summer regarding the use of Mapping and GIS in Fair Housing.

## *Litigation Update*

In 2003, the Housing Center continued to focus on enforcement of the Fair Housing Act in order to ensure that all Ohioans receive equal access to housing. This year we were able to resolve four cases involving handicapped accessibility in housing. Through these resolutions, the developers are required to bring the units and common areas into compliance with the Americans with Disability Act (ADA) and the Fair Housing Act Guidelines. They are also required to train appropriate staff on the requirements of these laws.

In 2003, the Housing Center also resolved a case where a developer was advertising a community as "not a place for families with children". The resolution of this case resulted in a change in the developers policy and advertising.

## *Research & Mapping*

In 2003, the Housing Center continued to provide a variety of maps and data to advocacy groups throughout the state documenting fair housing and fair lending issues. Generous support from the Sisters of Charity makes it possible for the Housing Center to provide mapping services at low cost to other non-profit groups. In 2003, The Housing Center continued to research prime and subprime lending patterns in the Cleveland area and around the State of Ohio.

This year, the Housing Cen-

ter completed an 18 month project on Foreclosures in Cuyahoga County. We took a sample of 1997, 1999 and 2001 foreclosure files that were filed in Cuyahoga County, mapped the locations of the foreclosures, and examined the characteristics of these foreclosed loans. This project was funded by The City of Cleveland and The Ford Foundation. The first report that was prepared was foreclosure data in the City of Cleveland. A copy of the report can be downloaded from The Housing Center website at : [www.thehousingcenter.org](http://www.thehousingcenter.org)

## ***The Housing Center Board and Staff:***

### **Board of Directors:**

*Peter Lawson Jones*, President

*Gay Quereau*

*Patricia Mearns*

*Brian Fabo*

*Patricia Burgess*

### **Staff:**

*Charles Bromley*, Director

*Carrie Bender*, Director of Research & Investigation

*Vance Novak*, Grants Coordinator

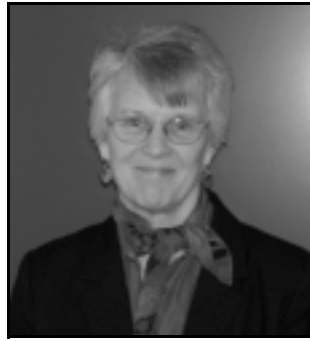
*Hal Madorsky*, Development Director

### ***THE HOUSING CENTER MISSION:***

The Housing Center's mission remains: to ensure, through research, educational and outreach programs, public policy advocacy and enforcement activities, that all residents are guaranteed equal access to housing.

Newsletter Written By: Vance Novak & Carrie Bender

## ***Spotlight on The Board: Gay Quereau***



*Gay Quereau* has been a Director on the Board of The Housing Research & Advocacy Center since its inception in 1992.

She has been a professional Paralegal for the past 12 years and has also served as a Research Assistant and Program Coordinator. She provides research and assistance to plaintiff attorneys in wrongful discharge and housing litigation and has designed, implemented and authored informa-

tive analyses for research projects on issues related to housing and race. Gay is currently with the firm of Hahn, Loeser & Parks in corporate litigation with an emphasis on intellectual property law.

Gay received her BA in Art History and her MS in Research in Education and Behavioral Sciences. She enjoys classical music, choral singing, politics, the out-of-doors (hiking, gardening, sea kayaking), reading, and being with her husband as well as traveling to visit her three adult children.

## ***The Cuyahoga Plan of Ohio Leaves A Lasting Legacy***

***By: Charles Bromley***

The Cuyahoga Plan of Ohio, through it's 30 year history left an indelible imprint on the progress of race relations in Cuyahoga County. Formed initially by the Cities of Cleveland Heights and Shaker Heights, the Plan provided innovative research documenting residential segregation and lending disparities. The Plan not only provided local research but also produced a nationally recognized education program for real estate professionals in Ohio and throughout the Nation. Through it's history, the Plan worked on a collaborative model with the housing industry, and did not emphasize systemic litigation.

Many non-profits have suffered during the dramatic downturn in the economy, the Cuyahoga Plan's Board of Directors made the final decision to close it's doors in the Summer of 2003. Many who have worked at the Plan, continue on with other fair housing agencies and continue to carry out the ideals of their important legacy of improving race relations in housing in Greater Cleveland.

## ***COFFEE OR TEA ANYONE?***

### ***The Housing Center Partners With Charity***



The Housing Center has a tasty new way to provide support for the agency's programs and operations. Charity Blends is an online coffee and tea company that helps non-profits by "Serving Those Who Help Others". Charity Blends offers a wonderful "donation per order" concept that benefits The Housing Center every time you order from their great selection of coffee and tea.

Coffee and tea drinkers will love the selection of products, which can be seen at [www.charityblends.com](http://www.charityblends.com). The pricing offered by Charity Blends is competitive with premium brand coffee roasters. Charity Blends coffees won the "Best in Show" prize

from the American Tasting Institute as the top Specialty Roaster in America in 2001 and 2002.

If you are a supporter of The Housing Center, make sure to check out the Charity Blends website when you are thinking of gift giving or just for something for home use. Charity Blends offers many kinds of variety packages, gift boxes and convenience packs. The Housing Center will soon send out brochures about the Charity Blends partnership and we will also put information with a link to Charity Blends on the our website to make it even easier to order these great products. Charity Blends also has a toll-free telephone number which is 1-877-3BLENDS (325-3637).

**THE HOUSING  
RESEARCH & ADVOCACY  
CENTER**

*A New Era of Housing Justice*

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3rd floor  
Cleveland OH 44114

Phone: 216-361-9240  
Fax: 216-426-1290

**Check out  
our New Website!**  
[www.thehousingcenter.org](http://www.thehousingcenter.org)

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Gordon Wean  
Robert Weiss  
Jennifer Wintner  
Frederick & Diana Woodbridge  
Third Federal Savings

***2003 Support Foundations:***

Cleveland Foundation  
O'Neill Foundation  
Bruening Foundation  
Ford Foundation  
Sisters of Charity Foundation

***2003 Government Agency Contracts:***

Cuyahoga County, Dept. of Development  
City of Cleveland, Community Development  
City of Cleveland, Community Affairs  
U.S. Department of Housing & Urban  
Development

And **YOU** can help too! Support **Housing Justice** by supporting **The Housing Center**. Complete this form and send it with your tax-deductible gift of:

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My check is enclosed

You can charge your donation on your VISA or  
MasterCard at [www.thehousingcenter.org](http://www.thehousingcenter.org)

**Make checks payable to The Housing Center and send  
to 3631 Perkins Avenue, Cleveland OH 44114  
(envelope provided, too!)**