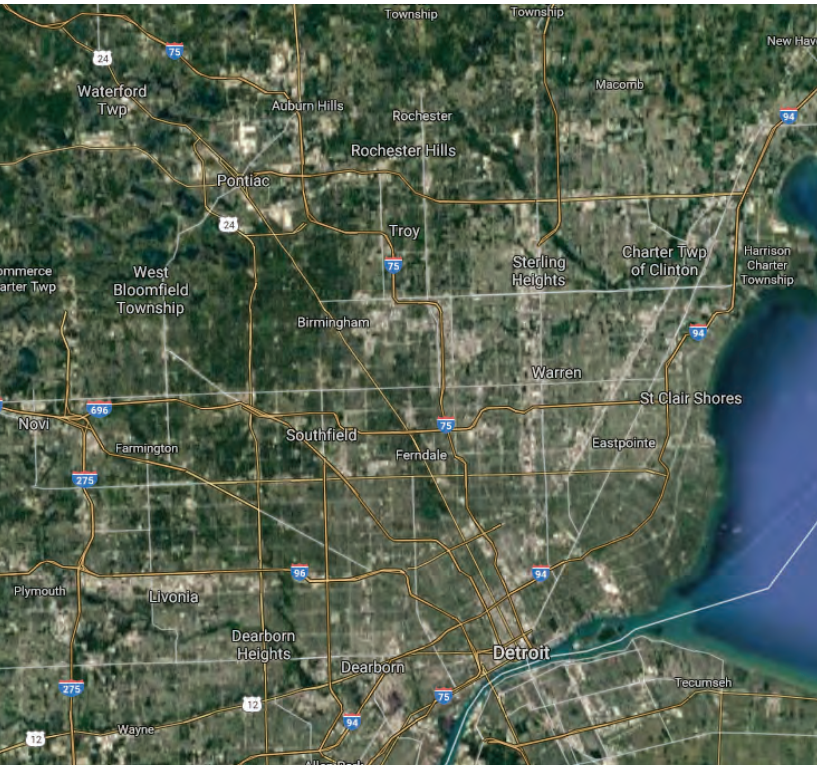


2017 Fair Housing Leadership Awards

Fair Housing Center



of Metropolitan Detroit



40
YEARS

September 27, 2017

Federal Reserve Bank of Chicago Detroit Regional Conference Center

FORTIETH ANNIVERSARY FAIR HOUSING LEADERSHIP AWARDS RECEPTION

Professor Peter Hammer

Wayne State University Law School
Damon Keith Center

Presented by Freda Sampson

Attorney Brian Hartwell

Mayor, Madison Heights

Presented by Lucy Maddox

Stephen Henderson

Detroit Free Press

Presented by Dr. David Snider

MARVIN THOMAS SERVICE AWARD

Jim Pierson

Owner, Natural Designs

Presented by Engela Bertolini and John Obee

MASTER OF CEREMONIES

Karlynne Tucker Scaggs

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Detroit Regional Conference Center

This Evening's Honorees

Peter Hammer

A professor at Wayne State University Law School since 2003, Peter Hammer is the director of the Damon J. Keith Center for Civil Rights. The Keith Center is dedicated to promoting the educational, economic and political empowerment of under-represented communities in urban areas and to ensuring that the phrase "equal justice under law" applies to all members of society. Professor Hammer was instrumental in editing and compiling Judge Damon J. Keith's new biography, *Crusader for Justice: Federal Judge Damon J. Keith* (2013). Professor Hammer has become a leading voice on the economic and social issues impacting the city of Detroit, and has added new courses to the law school curriculum on "Race, Law and Social Change in Southeast Michigan" and "Re-Imagining Development in Detroit: Institutions, Law & Society."

Brian C. Hartwell

Mayor Brian Hartwell was elected as Mayor in November 2015 after serving two terms on city council from 2007-2011 and 2011-2015. Brian is a lifelong resident of Madison Heights attending both Madison and Lamphere schools. Brian earned a Bachelor of Arts in International Politics and Economics from Western Michigan University and graduated from the University of Detroit Mercy School of Law with a Juris Doctor degree.

Brian formerly interned in the Wayne County Prosecutor's Office and volunteered at the US Veterans Legal Clinic. He currently owns and operates a business located in Madison Heights, the Law Office of Brian C. Hartwell, PLLC. He is a licensed attorney admitted to practice law in the State of Michigan, federal court, bankruptcy court and Saginaw Chippewa tribal court.

Brian is active in the community as a member of the Madison Heights Men's Club. As past president of the Kiwanis Club, Brian organizes an annual donation of English dictionaries to local school kids. Brian organizes a citywide cleanup of snowy and icy bus stops. He also works with little league baseball as an umpire. For years Brian has volunteered with the Senior Center's "Ask a Lawyer" program by providing confidential free consultations to low income seniors. He also is a volunteer at the city's animal shelter.

As Councilperson and/or Mayor, Brian served on the IT Advisory Committee, Crime Commission, Charter Amendment Committee, Election Commission, Housing Commission, Planning Commission, and is the city's representative to Metro Matters formerly known as the Michigan Suburbs.

Stephen Henderson

Stephen Henderson has been editorial page editor for the Detroit Free Press since January 2009.

He is a graduate of the University of Michigan, and a former editorial page editor of The Michigan Daily, the school's 125-year-old daily student newspaper.

Henderson has also been a reporter, editorial writer and editor at the Baltimore Sun, the Chicago Tribune, the Lexington (Ky.) Herald-Leader and the Knight Ridder Washington Bureau, where he covered the U.S. Supreme Court from 2003-2007.

Henderson's work has also been honored with more than a dozen national awards, including the 2014 Pulitzer Prize for commentary, the 2016 Scripps Howard Award, the 2017 ASNE writing award for editorials, several National Headliner Awards and two Sigma Delta Chi prizes. He was also the National Association of Black Journalists' pick for Journalist of the Year in 2014.

Henderson hosts a daily radio show, Detroit Today, on WDET 101.9 FM, Detroit's public radio station. And he is host of the weekly talk shows "American Black Journal" and "MiWeek," both on Detroit Public Television.

Jim Pierson

Jim Pierson was born and raised in Northwest Detroit. He attended Detroit Public Schools graduating from Redford High in 1962. He attended Wayne State majoring in Speech and English. However, working as a substitute teacher he found that he enjoyed teaching math.

He graduated with Bachelor's degree in mathematics. He went on to gain a Master's degree as well. He taught in the Detroit Public Schools as well as the Taproot Free School at Meyers and Puritan. He helped found the Detroit Open School with renowned educator Laurajean Milligan. This school was truly child centered and was known district-wide for its racial diversity and academic and social success.

In 1975 Jim and his wife founded a jewelry business called "Natural Designs," which is still successful 41 years later.

From 1979 to 2005 Jim operated a real estate rental and management business. This gave him insight into the duties of landlords, the needs and responsibilities of tenants, and general real estate law.

In 1979 Jim and his wife met Cliff Schrupp. This led him to become a Tester for the Fair Housing Center from 1980 to 2016. His wife Cindy also served as a Tester from time to time.

In addition to their fair housing and other community activities, Cindy and Jim supported Lewis Hickson in his work at the Tumaini Center for chronically homeless men and women. They have cooked and served food there and assisted in rebuilding the kitchen and laundry room.

INAUGURAL FAIR HOUSING LEADERSHIP AWARDS RECEPTION

Refreshments and Conversation
Taslimah Bey, Pianist

The AWARDS Presentation

Welcome and Introductions:

Emily C. Hall, Esq., Chairperson, FHC Board of Directors

"WHY" a Fair Housing Awards Reception:

Mr. Phillip J. Cody, Chair, FHC Inaugural Awards
Reception Committee

Presentation of Awards:

Noel J. Saleh, Chairperson, FHC AWARDS Committee

Mr. Terry B. Schwartz, Chief Operating Officer,
the Village Green Companies

Ms. Lorraine VanEtten, Vice President and
Community Lending Officer,
Standard Federal Bank

Ms. Kathleen Martin, Real Estate Agent,
REMAX East, Inc.

Mr. Steven A. Weiss, Realtor,
Century 21 Associates

Acknowledgments of Ticket Sellers and Incentive Gifts:

Dr. Dauphine Walker-Shivers, Chairperson,
AWARDS Ticket Selling Committee

Closing Remarks: Emily C. Hall

Refreshments and Conversation Taslimah Bey, Pianist



Left: Chui Karega

Center: Phil Cody

Right: Noel Saleh, Hon. Victoria Roberts, Emily Hall

FHCMD Employees/Consultants: 1977 – 2017

Camille Amoll	University of Michigan Grad Student Researcher	2017
Michael Barnett	Public Information Coordinator	1979 – 1980
Engela D. Bertolini	Coordinator of Systemic Investigations	2009 – Present
Ted Boggues	Program Administrator	2015 – Present
Margaret Brown	Executive Director	2013 – Present
Vivian Buffington	Assistant Supervisor for HDS Project	1989
Sandra Clemons	Interim Co-Coordinator of Testing & Investigations	2004
Tonya Cofield	Program Administrator	2012 – 2015
Timothy Davis	Coordinator of Computer Services	1994 – present
Susan J. deBeaubien	Wayne State Law School Student Intern	1999
Andre Dudley	Special Testing Coordinator	2011 – 2012
Laura Graham, Esq.	Special Project Coordinator	1994 – 2002
Timothy Greer	AFH Researcher	2015
Emily C. Hall, Esq.	Acting Executive Director	1989
Ed Hancock	Video Production Consultant	1980
Alma Harriston-Tyler, Esq.	Wayne State Law School Student Intern	1998
Nusrat Hasan	Wayne State Law Student Intern	2006
Nigel Hinds, PhD	Computer Consultant	1993 – 2000
Brian Hommel	Wayne State Law Student Intern	2017
Jamilah Humphrey	Audit Coordinator	2000
Deidre Humphries	Newsletter Editor/Writer	2014
Helen Ice	Mortgage Training Consultant	1994 – 1997
Jeanette Jennings	Assistant Audit Supervisor, HMPS Project	1977
Saleem Khalid	Mortgage Training Consultant	1994
Pamela Kisch	Assistant Coordinator of Testing & Investigations	1991 – 1993
Reginald H. Lewis	Training Consultant	1996 – 1997
Graten C. Little	Research Investigator	1992
Jamie Loda	University of Michigan Law School Student Intern	2008
Helen Long	Homeseeker Services Coordinator	1978 – 1980
Luis Marquez	Special Testing Coordinator	2011 – 2012
George McAllister	Investigator	1992
Aaron McClintic	Wayne State Law School Student Intern	1997
Joyce Mittenthal	Supervisor HMPS Project	1977
Karen Johnson Moore	Supervisor HDS Project	1989



Doris Morrell	Audit Coordinator	1979 – 1981
NEW	IT Consultants	2013 - Present
Michael Olshan, J.D.	Legal Services Coordinator	1979 – 1986 1990 – Present
Daniel O'Neil, Esq.	Investigator	1980 – 1981
Agrien Otis	Administrative Assistant	1991 – 1993
Betty Page	Volunteer Housing Counselor	1978 – 1979
Bea Paige		2008-2009
Blair Pearce	Advanced Bookkeeping	2014 - Present
Lara Pierce	Cincinnati College of Law Student Intern	2006
Kerlyne Alexis Pinkins	Deputy Director	2015 – 2016
Pramada Reddy, Esq.	Attorney and Special Projects Advisor	1994 – 1996
Yvonne Roberson	Research Assistant	1978
Josie Robinson	Clerical Assistant	1979 – 1981
Rachel Rotger	Consultant	2014 – 2017
Laurie Ryan	Fair Housing Center Staff	1978 – 1979
Esmail Sadeghi	Computer Consultant	1992 – 1997
Clifford C. Schrupp	Executive Director	1977 – 2013
Patti–Ann Shaffer	Resource Coordinator	1978 – 1979
Charles Shanaman	Coordinator of Testing & Investigations	2017 – Present
Marc Shelton	Interim Co-Coordinator of Testing & Investigations	2004
Carolyn Sherard	Neighborhood Organization Specialist	1978 – 1979
Doris Showes	Neighborhood Organization Specialist	1978 – 1979
Shirley Stanley	Executive Assistant	2014 – 2017
Frank E. Steiner	Computer Consultant / Real Estate Consultant	1990 / 1994
James Stevenson	Mortgage Investigations Coordinator	1999 – 2002
Alice Tarter	Testing Coordinator	1979 – 1980
Darlene Taylor	Assistant Coordinator of Testing & Investigations Administrative Assistant	1994 – 1999 2000 – Present
Marvin Thomas	Investigator Coordinator of Testing & Investigations	1979 – 1980 1980 – 2004
Nina Valanju	Volunteer Research & Investigative Assistant	1983 – 1984
Linda Watson	Secretary	1979 – 1983
Ann Wettlaufer	Special Projects Coordinator, Training Consultant	1977 – 1997
Cynthia Williams	Administrative Assistant	1983
Laura Williams Treadway	Secretary	1977 – 1979
Ron Williams	Investigator	1980 – 1981
Sheila Williams	Secretary	1977 – 1979
Lynn Willis	Researcher	1989 – 1990
Andrew Yeager	Administrative Assistant and Investigator	1980 – 1981
Albert Young	Coordinator of Testing & Investigations	2005 – 2016



Board Members Past and Present

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 Kenneth L. Harris
 Lynn Willis Hathorn
 Eugene Hatten
 Hector Hernandez



(standing L to R) Terry Ward, Noel Saleh, Karlynn Tucker Skaggs, Chair, Dr. David Snider, Mirriam Livingstone, Vernon Shadd, Margaret Brown, Dennis Varian, Freda Sampson, Hector Hernandez; (seated) Gayle McGregor, Kae Bradley, Lucy Maddox, Sharon Rhodes.

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 Jack Maddox
 Lucy H. Maddox
 Mark Magidson Atty
 Angelique Strong Marks Atty
 Reginald McGhee
 Gayle Sweet McGregor
 Joyce Mittenthal
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 Kenneth Moore

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 John A. Obee Esq. Atty
 Jerry D. Ohlrich
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 Pramada Reddy Atty
 Sharon Rhodes
 Victoria A. Roberts Atty/Judge
 Dianne Rubin
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 Freda G. Sampson
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 Maureen Szutarski
 Anthony T. Tanksley
 Al Thomas
 Andre Thomas
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 Alma Tyler Atty
 Lee Tyler
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 Muriel Versagi
 Denise Wacker
 Natalie Waleed
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 David Wenger Atty
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 Joseph Williams
 Marcus A. Williams Atty
 Veronica Williams
 Robert Willis Atty
 Joseph M. Wright Atty
 Jermaine A. Wyrick, Esq.
 Lindsay Yousif

Forty Years of Fighting for Fair Housing

In 1980, Sherrod was looking to move within the city of Southfield to a new apartment with more living space and better security. Sherrod inquired with a apartment complex and was told that there were apartments available. However, after Sherrod went to see the apartment complex in person, and management was able to see that she was black, her application was rejected.

Sherrod relayed this story to her friend Victoria Roberts, a fellow attorney whom she had interned with at United Automobile Workers and studied with when preparing for the bar exam. The two friends surmised that Sherrod had been the victim of housing discrimination, but neither were sure what to do about it. Then, by chance, Roberts was watching television one evening when a public service announcement for the Fair Housing Center came on. Roberts called the next day and told them Sherrod's story.

FHCMD conducted testing at the apartment complex that revealed evidence of discrimination and sought to bring a claim on Sherrod's behalf.

Roberts was brought in as the cooperating attorney. Advocating on behalf of her friend, Roberts was able to secure for Sherrod a \$20,000 settlement. The settlement also provided for Sherrod's immediate move in.

This began a decades-long relationship between Roberts and FHCMD. A year later, Roberts and FHCMD found themselves advocating on behalf of Dr. Shirley Sherrod, Patricia's sister. Dr. Sherrod had attempted to purchase a home in Bloomfield, but her offer was rejected and a less favorable offer from a white purchaser was accepted. Roberts was able to negotiate a successful settlement that resulted in the sale of the property to Dr. Sherrod at \$10,000 less than her original offer. Dr. Sherrod, a now-retired ophthalmologist, continued to practice in the Detroit metro area until very recently.

As for Victoria Roberts, she currently serves as a federal judge on the District Court for the Eastern District of Michigan. A decorated jurist, Judge Roberts is renowned for her record of public interest work, a record that can be traced back to her first phone call to FHCMD.



Cliff Schrupp



Joyce Mittenthal (C), Frederick H. Gruber (R)



Reggie Lewis

Defending Against Disability Discrimination in the Second Decade.

During FHCMD's second decade it became apparent that people were being subjected to discrimination for a wide range of reasons, some of which were not originally covered under the FHA. People with disabilities, for instance, were not a protected class under the original FHA, despite the tremendous hardship placed on them by discriminatory housing practices. Unwilling to wait for fair housing law to catch up with the times, FHCMD initiated its first disability discrimination case under the Rehabilitation Act in 1987, one year before the FHA was amended to cover disability.

The case, *Allen and Hanna v. Kensington Heights Cooperative*, was given to cooperating attorney John Obee. We spoke with Obee, one of our longest serving board members, about what he calls his favorite case. Obee has been involved with the FHCMD since 1983. He was honored last year with its Attorney Appreciation Award for the many years of incredible work he has done for the Center. In August 1987, he represented two men, David Allen and John Hanna, in their lawsuit in U.S. District Court. They claimed that the Kensington Heights Cooperative in Milford had refused to sell them a membership in the cooperative and make a unit available to them because they were developmentally disabled. It was one of the few cases in the United States at the time that applied the provisions of the Rehabilitation Act to a housing discrimination complaint.

Clifford Schrupp, the founding executive director of the FHCMD, approached Obee about representing Allen and Hanna. Schrupp explained that Kensington Heights had been under investigation for discrimination and testing evidence had substantiated their suspicions. Allen and Hanna applied for a unit with Kensington Heights in September 1986 but had little success.



Sue Anderson and Noel Saleh



John Obee with plaintiffs David Allen and John Hanna, and social worker Patricia McMillan

Obee agreed to take the case. They filed suit requesting a temporary restraining order to block Kensington Heights from granting membership to anyone else before Allen and Hanna. The case had been assigned to Judge Horace Gilmore, and he denied the temporary restraining order. Then a preliminary injunction hearing was held where Judge Gilmore did not believe Kensington Heights was acting in good faith. All the units that had been available during that two-week time had been rented. Kensington Heights knew the case was pending, yet every unit was gone. During the course of the hearing, however, they found a unit that was available. Judge Gilmore ordered that the unit be made available to them.

The Fair Housing Center did something they had never done before. On September 5, 1987, they helped Allen and Hanna move into their unit. Obee and his wife were among the group of people who helped them move into their two-bedroom unit. While they were helping them move in, the one of two remarkable things happened. A family living in another unit came up to the group of people helping with the move to ask about Allen and Hanna. Then they brought their developmentally disabled daughter outside. The family had kept her in hiding out of fear that those who ran Kensington Heights would not want her living there.

Another remarkable thing happened because of this case. One of the members of Kensington Heights' Board of Directors, Bob Beale, decided to go into housing management after observing what had happened to Allen and Hanna. He wanted to make sure that people coming into his complexes would be treated fairly. About ten or eleven years ago, he went to a complex in Livonia and the owner said he wanted to keep African Americans from living in that complex. Beale became a whistleblower – he reported the incident to the FHCMD. A lawsuit was filed and it led to one of the biggest judgments against any place ever (FHC v. General Properties (2004) (discussed in more detail below)).



Pramada Reddy

Beale was a recipient in 2007 of an FHCMD Fair Housing Leadership Award for his courageous assistance in developing evidence in the lawsuit.

Allen and Hanna eventually settled the suit and Kensington Heights agreed to pay them a total of \$33,000. This case brought about a lot of good beyond its successful outcome – from the developmentally disabled woman coming out from



Beatrice Paige

hiding to Bob Beale becoming a whistleblower, which led to one of the biggest judgments ever. It shows the amazing impact that one individual case can have.

Combating Lending Discrimination — The 1990s and Beyond

In the 1970s and 1980s, due to the unavailability of mortgage financing, homes were typically purchased in Detroit through cash sales and land contract. Analysis of lending data during this period showed that in Michigan and nationwide disparities in the loan approval and denial rates based on race. As a result, in the late 1980s and early 1990s, Clifford Schrupp, Marvin Thomas, the FHCMD's first testing coordinator, and the FHCMD's Board of Directors, grew increasingly concerned with prevalence of mortgage lending discrimination. Clifford Schrupp and Marvin Thomas developed methodology for conducting fair lending tests. Their testing methodology not only proved successful for the FHCMD in the Metropolitan Detroit area, but was adopted by other fair housing centers in other parts of the country.

The FHCMD's efforts resulted in a \$130,000 federal court jury verdict in 1996 in the case of *Stevenson v. Towne Mortgage Company*, followed by a \$700,000 jury verdict in 2000 in the case of *Edwards v. Flagstar Bank, FSB*. To date, these are believed to be the only successful jury verdicts under the Fair Housing Act involving residential mortgage lending discrimination. The *Edwards* case is particularly notable as it represents the first federal circuit court of appeals' approval of testing evidence in a mortgage lending case.

In addition to the approval of the FHCMD's mortgage lending testing, the *Edwards v. Flagstar Bank, FSB* case is equally notable for the landmark settlement reached by the FHCMD in its own claims against Flagstar Bank. The settlement provided that the bank would expand its delineated community under the Community Reinvestment Act to include the City of Detroit; establish a depository branch office in the City of Detroit; increase its efforts to increase by \$300,000 its residential mortgage lending to African-Americans; designating \$100,000 per year for 5 years in advertising targeted to African-American and low- and moderate-income urban areas; conduct fair lending training for all executives and other employees involved in the lending process; implement a comprehensive self-testing mortgage lending program; establish a second review of all rejected loan applications in Michigan and institute a process to insure that minorities, particularly African-Americans,



John Mogk



Terry Ward and Mirriam Livingstone

are involved in the second review process; and adopt a program to increase the number of African-American appraisers and sub-contractors. The settlement also provided for the

payment of \$150,000 to the FHCMD for attorney fees and diversion of staff and financial resources, along with the payment of \$30,000 per year for 5 years for the FHCMD to monitor the bank's compliance with the settlement. The detailed provisions in the FHCMD's settlement provided a road map in future cases throughout the country for the kinds of relief needed to ensure that lenders comply fully with all fair lending laws.

Using Changes to Fair Housing Law to Proactively Enforce Anti-Discrimination

In more recent decades, FHCMD has utilized an amended enforcement provision that allows non-profits to bring an action for housing discrimination in their own name when testing reveals a pattern of systemic discrimination by a landlord or real estate entity. The provision enabled FHCMD to be proactive and rectify instances of discrimination before a victim of discrimination even notifies FHCMD of a complaint. Cases of systemic discrimination also created the potential for much higher rewards, ensuring greater accountability for landlords who engage in unfair housing practices.

One of the early cases in which FHCMD became involved as the moving party involved a senior facility, Henry Ford Village (HFV) in Dearborn. HFV as it was being developed began an extensive advertising campaign, using all forms of media, including television, direct marketing and newspapers. In many of its advertisements residents' or potential residents' photographs were included in the ads and in every instance the photograph pictured a white person as a desired resident. FHCMD brought suit under the Fair Housing Act asserting that the advertising was designed and intended for whites and discriminated



Natalie Waleed and Marv Thomas

against African-Americans and other minorities. After many months of litigation, the case was resolved with a judgment of \$569,000. Included in the Judgment was unique relief

in any advertising discrimination case, as HFV was required to direct specific funds to affirmatively market its units to African-Americans and other minorities.

Another such case was FHCMD v. General Properties, which ended in 2006 with FHCMD, and an intervening U.S. Attorney's office, securing a record-setting \$725,000 settlement. After receiving a tip from a management company employee who had worked with General Properties, FHCMD conducted testing that revealed that General Properties was refusing to rent to and otherwise discriminating against prospective black tenants at its Whispering Woods apartment complex in Livonia.

Further investigation uncovered the identity of over twenty people who had been the victim of General Properties' practices and were either unaware of it or did not know how to pursue redress. Without the FHCMD proactively litigating its systemic discrimination claim, these victims, who each received settlements of up to \$24,000, might never have obtained redress for the discrimination they suffered.

Attorney Saul A. Green was a Senior Attorney of the law firm Miller Canfield Paddock & Stone, and was the lead attorney for the plaintiffs in the case. His involvement with the Fair Housing Center, however, stretched back decades to when he was the United States Attorney for the Eastern District of Michigan. Starting in 1994, Green has worked



John Obee and Cliff Schrupp

with the Fair Housing Center on many cases involving housing discrimination. His cooperation with the Housing Center continued after he began working in private practice at Miller Canfield. In 2004, while at Miller Canfield, he was asked by Clifford Schrupp to represent FHCMD in the General Properties case.

When asked about whether racially motivated housing discrimination is still prevalent given the apparent proportional decline of fair housing lawsuits filed based on racial discrimination by the FHCMD over the last four decades, Mr. Green said he believes racially motivated housing discrimination is still occurring at a very high level. What has changed, he surmised, is that effectiveness of organizations such as the FHCMD have made property



Laura (Schrupp) Dudley, Mark Schrupp, Michael Olshan, James Stevenson

managers and developers more sophisticated with respect to their unlawful practices. Mr. Green stressed that the work of organizations such as the



(L to R) Steve Tomkowiak, John Obee, Executive Director Margaret Brown and Chui Karega

FHCMD is now more important than ever given the current political climate. He believes litigation supported by the evidence produced by fair housing organizations serves as important and effective deterrence against discriminatory housing practices.

New Battlegrounds in The Fourth Decade of FHCMD

As society's understanding of mental health evolve, more and more people have come to recognize the importance of emotional support animals to individuals suffering from anxiety, depression, or other ailments. However, landlords who discriminate on the basis of emotional support animals force some people to choose between the therapeutic relief provided by their animal and their home. During the preceding decade, FHCMD has attempted to bring housing practices in line with this evolving understanding of the importance of emotional support animals.

One example of FHCMD's work in this area is the case *Lindner & Cambridge v. Lakeridge Condominium* (2009). The case involved Dr. David Lindner who lived in Lakeridge Condominiums in Harrison Township with his wife and his emotional support animal, a cat named Vinnie. Lindner contracted a virus that attacked his heart and he used a filtering device that basically kept him alive. He was not a candidate for a heart transplant and, according to his psychologist, Dr.

Rebecca Mair, he needed the support of Vinnie. Lakeridge Condominium Association maintained a "no pet" policy and made threats to forcibly



Saul Green, Hon. Judith Levy, Pam Thompson, Hon. Linda Parker

remove Vinnie. We also discussed this case with John Obee who represented Lindner. Obee filed a disability lawsuit on behalf of Lindner arguing that in enforcing a "no pet" rule, refusing to grant the request for reasonable accommodation, Lakeridge had discriminated against Lindner on the basis of handicap and thus violated the Fair Housing Act. The parties ultimately settled. Lakeridge agreed to pay Lindner \$6,000 and changed its policy to permit "assistance

animals" for persons with disabilities. Lindner's case had an immediate positive impact on a fellow neighbor suffering from depression who had an emotional support dog. After Lindner's success, she filed a lawsuit and was able to keep her dog too.

Forty Years and Beyond

In his recent State of the City address, Brian Hartwell, mayor of Madison Heights and FHCMD-cooperating attorney, urged the City Council to further the city's embrace of inclusivity, which has resulted in Madison Heights' vibrant and diverse population. Quoting Michigan native and late Supreme Court Justice Frank Murphy, Hartwell pronounced that "racial discrimination in any form and in any degree has no justifiable part in our democratic way of life."

While serving as a public figure and policymaker is one means of making a positive impact, Hartwell also combats injustice through the courts. In addition to holding office, Hartwell runs his own practice. He first came in contact with FHCMD when, in October 2015, he took on a client who was the victim of housing discrimination. Unfamiliar with this area of law, Hartwell reached out to FHCMD for some guidance. Legal Services Coordinator Michael Olshan was happy to oblige, and the caselaw and comparator settlements he brought to Hartwell's attention were crucial to a successful resolution.

Since that time, Hartwell has worked with FHCMD as a cooperating attorney. His work illustrates wide range of fair housing issues that FHCMD deals with. Hartwell is currently litigating a case on behalf of FHCMD regarding systemic discrimination against individuals with emotional support animals. Testing by FHCMD revealed that ESA discrimination is widespread and constitutes one of the most important issues to emerge in the field of housing discrimination in recent years.

As Hartwell's caseload demonstrates, FHCMD continues to be at the forefront of new issues in fair housing while remaining ever-vigilant of historic forms of discrimination. As time goes on and our changing society create new groups of people that find themselves the victim of pernicious discrimination, FHCMD will continue to expand its umbrella and fight for every person's right to fair housing.



Vernon Shadd



Noel Saleh with Hon. Damon Keith

**A Selection of Documents
from the Fair Housing Center's
Earliest Years**

FAIR HOUSING CENTER

FIRST ANNUAL PROGRAM REPORT

October 27, 1977

By: Cliff Schrupp, Director

After many years of anticipation, the Fair Housing Center finally took organizational form in Detroit in April of 1977. Begun by people who had originally participated in the Coalition to End Discrimination in Housing, the Center incorporated with the express purpose of supporting and encouraging "equal opportunities in housing in the greater Detroit metropolitan area." By-laws were adopted on April 28, 1977 and an interim Board of Directors was elected to guide the organization through until this first annual meeting.

The first major activity for the Fair Housing Center was the participation by the Center as a local sub-contract agency in the Housing Market Practices Survey. This national fair housing audit was funded by HUD and conducted by the National Committee Against Discrimination in Housing (NCDH). Detroit was one of 40 cities selected for this audit, and the Fair Housing Center was selected as the organization in Detroit to coordinate the Detroit portion of the survey. Ms. Joyce Mittenthal supervised the Detroit project, assisted by Ms. Jeanette Jennings and some 18 "auditors." In the Detroit audit, matched teams of black and white auditors conducted 50 home sales audits and 30 home rental audits. The auditors presented identical stories, the only significant variable being the race of the auditor. Notations of treatment, types, prices and location of units shown and many other variables were carefully made on the audit instruments. All data from the audit was turned over by the Fair Housing Center to NCDH for initial processing before being turned over to HUD for analysis. HUD officials promise a full national report within the next six months. One of the criteria for participating in the national project was the willingness of the local sub-contracting group and its members to maintain strict confidentiality about the survey. If you did not actually participate in the survey and did not find out about it until after July 25, 1977, then consider that the members of the Fair Housing Center did their "confidentiality" job well. Local Detroit results are not yet available to be released, other than to note that we uncovered a significant amount of racial discrimination in both the sales and rental markets.

While the housing audit was progressing, the Fair Housing Center Board of Directors formed several committees to work on specific jobs. These included a Funding Committee; Public Relations Committee; Neighborhood Balance Committee and a committee to investigate and/or refer complaints of discrimination in housing. Members of the Funding Committee have begun to identify funding sources for the Center, and made an initial approach to Wayne County that resulted in the just completed Fair Housing Conference. The Public Relations Committee sought out P.R. material from other Fair Housing groups around the United States and then developed our first membership brochure -- thanks to Mr. Gene Hatten for putting that piece together. Members of the Neighborhood Balance Committee have worked with residents of Southfield, Northeast Detroit and Oak Park on ways that the Fair Housing Center might tie in effectively with neighborhood concerns to achieve and maintain racially integrated neighborhoods. The Discrimination Committee referred several complaints to the State Civil Rights Commission, one of which is currently in litigation.

In May of 1977, initial contacts were made by members of the Center with Detroit Area Office HUD staff concerning the existence of the Fair Housing Center and our desire to work cooperatively with HUD. At that time, HUD offered to

co-sponsor a Fair Housing Conference with the Center. In July and August, approaches were made to the Wayne County Community Development Department that resulted in their agreeing to provide \$10,000 toward the planning, conduct and follow-up activities for a Fair Housing Conference. Those funds have helped to generate an additional \$2,000 for the Fair Housing Conference. Well over 200 people attended the one-day Conference, with most of the participants being the hoped for staff, and advisory committee members from the over 35 Detroit area local units of government that receive funds from HUD under the Community Development Block Grant program. The major purpose of the Conference was to provide information to local officials about steps they can take to affirmatively further fair housing opportunities in their own communities. Over 40 local and/or national experts in the fair housing field provided leadership at the Conference. A summary of that Conference is being prepared by the Center and should be available for distribution in early November.

Thanks to the careful budgeting of the Board and Ms. Joyce Mittenthal, the Fair Housing Center finished its part of the HMPS project with a budget surplus. This amount, combined with the anticipated Conference income, convinced the Board that it would be possible to hire an Executive Director to staff the organization. A Selection Committee was formed, ads were placed, many resumes were received. Six candidates were interviewed and on September 9, Cliff Schrupp was selected to be our first staff person. At that same September 9 meeting, the Board agreed to sponsor two VISTA volunteers, made available to the Center through the Commission for Volunteers in Michigan. If finally approved by the Chicago VISTA office, Ms. Ann Wettlaufer, who had worked as a VISTA volunteer through the North Suburbs Inter-Faith Center for Racial Justice, will continue as one of the volunteers and Ms. JoAnn King will hold the other position. We are currently negotiating for a third position that we think will be filled by Ms. Doris Showes-Ramsey. The Center has also been offered, and we have accepted, a full-time clerical assistant, Sheila Williams, a CETA employee made available to us by the Michigan Committee on Law and Housing.

The Center has, for now, located an office at Central Methodist Church where we sub-let one room from the Michigan Committee on Law and Housing. Since both MCLH and the Fair Housing Center anticipate fairly rapid increases in staff size, larger accommodations may be needed in the near future.

Center staff has also become directly involved in two active housing discrimination cases. One is a race discrimination case currently in Federal Court awaiting trial on merits to settle the issue of damages. It was originally brought through the Northwest Inter-Faith Center for Racial Justice and is now being handled by the Fair Housing Center. A second case is at this point a complaint of race discrimination involving a black couple and a suburban apartment complex. The Fair Housing Center is investigating that complaint to determine if there is a solid case of race discrimination involved.

After only seven months of existence, the Center can look back on some notable beginnings and can look ahead to much more activity. As the housing audit made clear, there continues to be a significant amount of racial discrimination in the Detroit housing market. It is clear that we do not yet have one housing market, open to everyone. Instead, we have one, predominantly suburban market for whites, and a much more restricted, predominantly Detroit market, for blacks. Our goal is one market, open and available to everyone, as the law demands.

FAIR HOUSING CENTER

PROGRAM ALTERNATIVES 1977 - 78 PROGRAM YEAR

1. Completion of the contracted follow-up activities related to the Fair Housing Conference. These include:
 - Preparation of conference summary report.
 - Follow-up visits to each of the communities present at the Conference.
 - Preparation of final evaluation report for Wayne County.All activities related to the Conference are scheduled to be completed by Dec. 15, 1977.
2. Continued development of the Center's ability to respond to individual complaints of discrimination in housing. This could include:
 - Completion of the preparation of the various intake and report forms needed for processing complaints.
 - Identification and training of additional volunteer testers for investigation of housing discrimination complaints.
 - Identification and training of additional attorneys who can be available in the event private litigation is the alternative chosen by the complainant.
3. Establishment of a Fair Housing Center Advisory Committee, per the recommendation of the By-Laws (Article VII, Section 7.11). This could include:
 - Identification of people and representatives of groups that would comprise the Advisory Committee.
 - Mobilizing that Committee to give advice to the Center.
4. Establishment of a Fair Housing Center Representative and Speaker's Roster. This could include:
 - Identification of people who would be willing to represent the F.H.C. at meetings and/or speak to individuals and groups about the Center.
 - Development and implementation of a training program and communication and information sharing vehicle for people on the Roster.
5. Continued work with neighborhood groups interested in achieving and maintaining racially integrated neighborhoods. This could include:
 - The development of communications with neighborhood groups designed to advance the concept of a unitary Metro Detroit Housing Market.
 - The provision of technical assistance to specific neighborhoods designed to help them "sell" their neighborhoods - especially to non-traditional buyers and renters.
 - Conduct of a state-wide conference on Achieving and Maintaining Racially Integrated Neighborhoods.
6. Provision of information and training for members of the legal system about Fair Housing issues. This could include:
 - Establishment of a Lawyer's Committee of the Fair Housing Center.
 - Establishment of a fair housing legal resource library for attorneys, enforcement officers and members of the judiciary.
 - Conduct of a Fair Housing Conference for attorneys and justices.
7. Development of an on-going housing market monitoring capacity for the Center. This could include:
 - Identification, recruitment and training of people who will agree to test the market on a regular basis.
 - Continual analysis and evaluation of the test results.
 - Utilization of those results and evaluations for educational, reporting, negotiating or litigation purposes.

8. Outreach efforts to the real estate industry to develop meaningful and productive actions to further fair housing. This could include:
 - A Fair Housing Center analysis of the effectiveness of current real estate industry affirmative action efforts.
 - Provision of in-service training on fair housing laws and affirmative marketing procedures for agents and sales personnel.
 - Identification of the key factors that effectively limit the access of minority firms to the suburban market and implementation of steps to open the total market to all homeseekers.
 - Formation of a Real Estate Advisory Committee to the Fair Housing Center, composed of real estate agents and/or sales personnel.
9. Outreach efforts to rental and/or apartment owners and managers to develop meaningful and productive actions to further fair housing in the rental and/or apartment market. This could include:
 - Collection and evaluation of data concerning the location, size, racial composition and affirmative action efforts of existing apartments and rental units.
 - Provision of in-service training on fair housing laws and affirmative marketing procedures for owners, managers and sales personnel.
10. Development of the Center's capacity to provide homeseekers with up-to-date and accurate information about the sales and rental market, and provide specific assistance to homeseekers who are considering moves to non-traditional neighborhoods. This could include:
 - Compilation of information about prices, location and listing or managing agency of homes available on the sale or rental markets.
 - Identification and training of people who will assist homeseekers in making contacts in non-traditional neighborhoods.
11. Develop strategies to encourage major Detroit area business and industrial firms to use their considerable influence to further fair housing goals. This could include:
 - Solicitation of B/I support for existing F.H.C. programs.
 - Development of systems and procedures to notify employees of F.H.C. services and a referral system for employees seeking to make non-traditional moves or who experience discrimination in their efforts to secure housing.
 - Provision of training and seminar on fair housing issues to key staff people, including Equal Opportunity, Urban Affairs and Personnel Department employees.
12. Develop post-Fair Housing Conference approaches to Detroit area communities to encourage on-going positive steps to further fair housing. This could include:
 - Continuing meetings with all Detroit area communities to review current efforts and suggest additional steps.
 - Provide communities with regular information bulletins outlining fair housing laws, results of recent litigations, and positive results achieved in other communities.
 - Where applicable, provide HUD, the Michigan Department of Civil Rights, the Coalition for Block Grant Compliance and/or other agencies with F.H.C. reports and evaluations of a community's fair housing efforts.

Detroit Free Press

Section A, Page 3

SECOND FRONT PAGE

Thursday, April 20, 1978

Blacks still find bias in housing, but it's easing

By KEN FIREMAN
Free Press Staff Writer

Blacks who look for housing in the Detroit metro area still face discrimination today, but there are signs that the bias is easing, according to a survey released Wednesday by a local civil rights group.

The survey was conducted last year by the Detroit-based Fair Housing Center as part of a national study sponsored by the federal government.

THE LOCAL RESULTS show that blacks face a 60 percent chance of encountering discrimination when looking for a house or apartment, according to Clifford Schrupp, director of the center.

But Schrupp said the survey shows that bias is more subtle and less pervasive than in the past.



Free Press/IRA ROSENBERG

Clifford Schrupp: "There are cracks in the wall."

"There are cracks in the wall," Schrupp said at a press conference Wednesday. "The barriers are beginning to break down. There are agents and brokers who don't discriminate, but there aren't enough."

The survey was conducted by 18 auditors, paired off into teams of one black and one white, who performed 80 tests in 33 local communities last May, June and July.

THE TESTS consisted of visits to real estate brokers and apartment rental offices by a black auditor, followed by a white auditor. Both tried to buy or rent units. Their reports were compared later.

Black auditors received significantly worse treatment than their white counterparts in 49 of the 80 tests, or 61 percent.

But one black auditor said Wednesday the bias was so subtle that she wasn't even aware of it during the tests. Only when her experiences were compared later with those of her white partner, she said, did the discrimination become evident.

"I rarely felt I was being

Please turn to Page 6A

HOUSING DISCRIMINATION FOUND

Bias is more subtle and less pervasive than in the past

Continued from Page 3
discriminated against," said Jeanette Jennings, 33, a graduate student at the University of Michigan. "I was treated courteously, and I was always allowed in to see the home or apartment."

But Ms. Jennings' reports were matched with those of her white partner, Sue Kreinbring, 34, the contrast was striking.

"Sue would always get a lot more information," Ms. Jennings said. "She'd be shown more places. Agents treated her like a hot prospect."

IRONICALLY, said Ms. Kreinbring, the one blatant case of discrimination found by the team cut against her.

"We found one landlord in Detroit who was willing to rent to me," she said with a smile. "But when Jeanette came in, he offered to give her

a place rent-free if she'd be his lady."

"He thought he was offering me a sweet deal," said Ms. Jennings with a shake of her head. "I think he was drunk."

WHILE NEITHER auditor expected incidents like that, both said they were prepared for personally painful experiences.

"I had the easy part," said Ms. Kreinbring, a former teacher. "If I had been Jeanette I would have felt very threatened."

But Ms. Jennings said her background had prepared her well. "Home for me is Mississippi, so I wouldn't have been surprised by much," she said.

Fair Housing Center officials said the auditing teams were prevented from comparing notes or even discussing their results until all the tests were completed.

THE SURVEY revealed that minorities face greater



Two of the field researchers for the housing study were Sue Kreinbring (left) and Jeanette Jennings.

discrimination when buying a home than when renting an apartment. More than 70 percent of the home sales audits showed evidence of bias, while only 46 percent of the rental tests revealed discrimination.

The study also indicated that blacks face worse discrimination in suburbs than in the city of Detroit. More than 65 percent of the suburban tests showed discrimination, while only 47 percent of the Detroit audits revealed bias.

Schrupp said a variety of factors were used to detect bias, including differences in the quality and availability of units, prices, interest rates and the location of homes shown.

He said minor differences in treatment were discounted.

SCHRUPP admitted that

the sample of 80 tests was a relatively small one, but said the results could be used as a reliable indicator of trends in the housing industry.

The Detroit area audits were part of a national survey of 3,300 tests done in 40 metropolitan areas that was commissioned last year by the U.S. Department of Housing and Urban Development.

The national study concluded that minorities face a 60 percent chance of meeting bias when buying a house and a 75 percent chance of discrimination when renting.

Schrupp said no data was available at present comparing the Detroit results with those from other cities. But HUD officials said earlier this week that the national study revealed more bias in the Midwest than in other areas.

Fair Housing Center

23 East Adams Avenue • Detroit, Michigan 48226
(313) 963-1274

THE MICHIGAN CHRONICLE - America's Fastest Growing Weekly

Saturday, Feb. 18, 1978

Section A—Page 9

'Scare' Letter Is Lambasted

Detroit's Fair Housing Center has blasted the use of a controversial real estate solicitation letter as "illegal ... and dangerous for any minority family who may happen to be ... the object of the letter's concern."

The Center's Board of Directors is calling on real estate companies and agents to not use the letter, and is urging individual homeowners to not patronize those who do.

The letter, first publicly exposed in a Jan. 31 Detroit News article, said:

"Just a note to let you know that we have new neighbors moving in. A new family has recently purchased a home, causing much real estate activity in our area. If I may assist you in any way, please give me a call."

According to the Detroit News article, the letter was distributed in the Westland-Wayne area by Mark T. Yurich, a Century 21 real estate agent.

The Fair Housing Center Board stated:

"Only the most insensitive real estate broker or sales representatives would fail to understand the implicit racial scare tactics in such a letter. Over 200 years of housing discrimination in this country has well conditioned white Americans, when they get such a letter, to look down the block to see if a Black family has moved in."

The Fair Housing Center is a private non-profit Michigan corporation, organized to promote fair housing opportunity in the Metropolitan Detroit area. Its 15 member Board of Directors includes

members of the real estate industry.

Clifford C. Schrapp is director of the Fair Housing Center.



Suburbanites Guilty Of Practicing Housing Bias

U. S. District Court Judge Ralph B. Guy has found a Royal Oak apartment owner guilty of racial discrimination against a Black couple, Mary Shoals and Steven Barnett.

Ms. Shoals and Barnett had sought and been denied opportunity to rent an apartment in the Chateau D'Orleans apartment complex at 905 N. Stephenson Highway in Royal Oak. They were awarded the right of occupancy and \$2500 in damages for themselves and their attorney, Noel J. Saleh.

Judge Guy ruled that Shoals and Barnett were the subject of discrimination by the defendants, Mrs. Conchita T. Goquiolay, owner of the apartment complex, and Faustina Calpe, her assistant.

Citing that racial stereotyping exists in the process of selecting tenants for the Chateau D'Orleans, Judge Guy reminded the defendants that the law prohibits practices which have the "effect of discriminating." The suit

alleged that Shoals and Barnett were denied the opportunity to inspect, make application for and rent an apartment at Chateau D'Orleans because they are Black. The finding of the court affirmed the allegations of the plaintiffs.

Testimony presented by Barbara Williams and Jacquelyn Bucalos, testers assigned to investigate the case by the Fair Housing Center, revealed that apartments were being denied to Blacks while they were being shown and made available to whites. Judge Guy cited the testers as highly "credible" and testing procedures employed by the Fair Housing Center produced accurate and "objective" results.

The charges by Shoals and Barnett were filed Nov. 14, 1977. A temporary restraining order was issued at that time requiring the owner, Mrs. Goquiolay, to reserve an apartment for the plaintiffs, pending the outcome of the trial. Judge Guy's decisions

guarantees Shoals and Barnett the right to occupy a dwelling unit at the Royal Oak complex in addition to the monetary awards.

Ms. Shoals and Barnett are both U.S. Navy veterans. Ms. Shoals is currently a student at Wayne State university and Barnett is executive director of Barnett and Cook Productions. Their complaint was brought to the Fair Housing Center in October, 1977.

The Center coordinated investigation of the case, including training and supervision of the testers. The Fair Housing Center is a Michigan non-profit corporation, organized to promote fair housing opportunity in the metropolitan Detroit area.

Fair Housing Center

23 East Adams Avenue • Detroit, Michigan 48226
(313) 963-1274

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E. KREINBRING, Vice Chairperson
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October 30, 1979

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Christian Communication Council
of Churches of Metropolitan Detroit
STANLEY J. WINKELMAN
Winkelman's

Mr. James Pierson
12944 Mettetal
Detroit, Michigan 48227

Dear Mr. Pierson:

Thank you for agreeing to be nominated to the Fair Housing Center Board of Directors. Enclosed is a copy of some material from the meeting including the biographical sheet on all candidates.

The following people were elected by the members to the five 3 year terms that were up for consideration:

Ms. Bobbye Galloway
Ms. Sue Kreinbring
Noel Saleh, Atty.
Denise Wacker, Atty.
Mr. Joseph Williams

Ms. Kreinbring and Mr. Williams were nominated from the floor.

I am pleased that so many people were willing to be nominated to the Board, and that you were one of those. Thank you for showing your concern and commitment to fair housing in that way.

We will, of course, continue to be in contact with you and will look forward to working with you in the future.

Sincerely,



Clifford C. Schrupp, Director
Fair Housing Center

CCS/lw



September 21, 1979
31742 Summers Ave.
Livonia, Michigan
48154

Mr. Cliff Schrupp
Executive Director
Fair Housing Center
23 East Adams
Detroit, Michigan
48226

Dear Cliff:

I have just received my first pay check from my first real job in eighteen years, excluding numerous part/time and short term jobs. The feeling I had when receiving this money was first of disbelief! Then, a very strong feeling of gratitude came to my mind, and it was directed towards many memories of fine people involved in the fair housing movement who have helped me get where I am today.

Fair Housing issues remain the base of philosophy of the work I now do. For many years I "wandered" in liberal causes and thoughts, but they became directed and most useful when I became involved in the FHCS in Akron. My frustrations with the group when I left diminished as we became involved in the early steps of forming Detroit's FHC. You know how happy I am about the progress you have made.

Money doesn't solve everything - but, I know it helps! So, because I have a little extra, I want to pass it on - to people like you and the rest of the staff who make our Center what we dreamed it could become.

My thanks to you. I don't know how you hung on so long during the past lean years!

Love and Peace,



NATIONAL COMMITTEE AGAINST DISCRIMINATION IN HOUSING, INC.

1425 H Street, N.W., Washington, DC 20005 • (202) 783-8150



November 21, 1978

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Charles O. Foreman

**DIRECTOR, PUBLIC
INFORMATION**

Eugene T. Lowe

Mr. Clifford C. Schrupp
Fair Housing Center
23 E. Adams Avenue
Detroit, MI 48226

Dear Cliff:

We are trying to get a fair housing center started in York, Pa. The people there are in need of some technical assistance on getting their application for CD funds, etc. together. I am suggesting to them that they touch base with you for your council and advice, since you have recently gone through this process successfully. I certainly hope that you will be able to assist them.

One of the key people in the fair housing activity in York is Mrs. Janice Klein, 1505 Bon Bar Road, York, PA 17403. In all probability she will be giving you a call in the near future, for your good council and advice.

Thank you very much for your assistance and cooperation.

Sincerely,

Charles O. Foreman
Charles O. Foreman

COF/lad

Fair Housing Center

23 East Adams Avenue • Detroit, Michigan 48226

(313) 963-1274

October 16, 1978

Congressman John Conyers
Room 305 Federal Building
231 W. Lafayette
Detroit, MI 48226

Dear Congressman Conyers:

On behalf of the Board of Directors, I am writing to you to invite you to become a member of the Fair Housing Center's Advisory Committee.

The Fair Housing Center is a relatively young organization (founded April, 1977), with the general purpose of supporting and encouraging equal housing opportunity in the Detroit Metropolitan area. The enclosed materials provide some background information about the Center and its accomplishments.

We are currently organizing the Advisory Committee in accordance with the By-laws:

"Section 7.11

The Board may create an Advisory Committee that shall consist of persons who are interested in or active in the program of this corporation.

The Advisory Committee is to meet each November to review the activities of the corporation and to suggest improvements to the Board and the Program Director. While the Board will not be bound by these suggestions, it should give them careful consideration. The Secretary of the Board shall be responsible for sending members of the Advisory Committee periodic written reports and the annual report of program activities and of receipts and expenditures which is to be prepared for the Board each October. In its meetings, the Advisory Committee shall receive additional reports from the officers, review the annual report, and make recommendations regarding program changes, community relations, and additional sources of support."

The Fair Housing Center Board of Directors sees the Advisory Committee as one means of receiving the counsel and direction of key leaders in the community without committing them to time consuming meetings or committee work. We do not anticipate that the Committee will have more than one or two meetings a year, however, we welcome the advice of Committee members at any time. The first meeting is a luncheon meeting scheduled for Tuesday, November 14, 1978.

Please call me at the Center if you have any questions or need additional information. I look forward to your positive response to this request.

Sincerely,

Clifford C. Schrupp, Director

CCS/afw
Enclosures



Fair Housing Center

23 East Adams Avenue • Detroit, Michigan 48226
(313) 963-1274

October 13, 1978

Ms. Jan Leventer
Women's Justice Center
651 East Jefferson
Detroit, MI 48226

Dear Ms. Leventer:

On behalf of the Board of Directors, I am writing you to invite you to become a member of the Fair Housing Center's Advisory Committee.

The Fair Housing Center is a relatively young organization (founded April, 1977), with the general purpose of supporting and encouraging equal housing opportunity in the Detroit Metropolitan area. The enclosed materials provide some background information about the Center and its accomplishments.

We are currently organizing the Advisory Committee in accordance with the By-laws:

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Please call me at the Center if you have any questions or need additional information. I look forward to your positive response to this request.

Sincerely,

Clifford C. Schrupp
Clifford C. Schrupp, Director

CCS/afw
enclosures



THE NATIONAL CIVIL RIGHTS DIRECTORY

22- 8/3/78

FULL NAME OF GROUP: Fair Housing Center

NAME OF LARGER ORGANIZATION, if any: None

MAILING ADDRESS (include zip code):
23 East Adams Avenue
Detroit, Michigan 48226

TELEPHONE NO. (include area code):
(313) 963-1274

YOUR GOALS AND OBJECTIVES: To support and encourage equal opportunities in housing in the greater Detroit metropolitan area. In this connection the Center will provide assistance to individuals pursuing legal rights and remedies related to fair housing, offer housing assistance and counseling, provide community education, promote community involvement and perform research in the area of housing.

YOUR CHANGE RELATED ACTIVITIES (including public education, lobbying for legislation, litigation, publication, research, media campaigns and other efforts to organize people, and bring public and professional pressure to bear to effect change. Please include the particular issues/problems you are working on.) Complaint investigation, processing and referral to co-operating attorneys for litigation. Assistance to Neighborhood Groups on Fair Housing issues. Homeseeker Services. Fair Housing Training and Consulting Service to Housing Providers and units of Government.

PUBLICATIONS: (For periodicals, give title, frequency of issuance and price.) Occasional papers reports and Newsletters, available upon request, usually free.

ORGANIZATIONAL INFORMATION: (such as date started, membership composition, and aspects of your organization's structure and operation.) Organized 1977
Non-profit - Tax exempt

Is your geographic scope:
 National; State; x Local

RETURN TO: U.I.I.I.
P.O. Box AH
College Park, MD 20740

(We welcome any relevant materials you may also wish to send, such as a sample copy of your newsletter or other publication, copies of position statements, news releases, or other materials reflecting your activities. Thank you.)

Please print or typewrite information

NATIONAL COMMITTEE AGAINST DISCRIMINATION IN HOUSING



Certificate Of Achievement

presented to

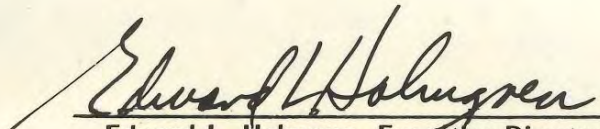
FAIR HOUSING CENTER

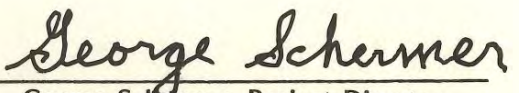


For completion of training and performance as SUB-CONTRACTOR in the Housing Market Practices Survey.
A Research Project to evaluate the impact of civil rights enforcement activity, funded by the U. S. Department of
Housing and Urban Development.

July 31, 1977

Washington, D. C.


Edward L. Holmgren, Executive Director


George Schermer, Project Director

Free

Learn
Your
Rights

Free

The Detroit
Office of
The Michigan Department
of
Civil Rights
Presents

A Housing Information Seminar - No Charge

Owners
Mortgages
Purchasing
Selling
Block busting

For
Information
Call
Mr. Lewis
813-2200

Renters
Security
Deposits
Landlord Rights
Tenant Rights

Speakers
Lillian Benbow
Housing Consultant
Clyde Cleveland
City Council
Ted Jordan
Detroit Housing
Commissioner

Home Security
Detroit Police
Crime
Prevention
Officer

Date: June 14, 7pm.

Place: M^{rs} Gregor Memorial Building
Wayne State Campus

Free

Letters from Our Supporters in Michigan and Metropolitan Detroit

United States Senate

September 27, 2017

Fair Housing Center of Metropolitan Detroit
220 Bagley, Suite 1020
Detroit, MI 48226

Dear Friends,

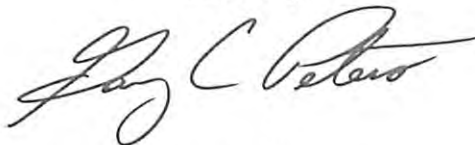
I am delighted to congratulate The Fair Housing Center of Metropolitan Detroit (FHCMD) on 40 years of dedicated service.

For 40 years, The Fair Housing Center of Metropolitan Detroit has championed equal opportunity and has safeguarded ethical housing practices. Since 1977, FHCMD has investigated over 6,000 complaints of housing discrimination and has helped to resolve numerous cases. In collaboration with community partners, nationwide, FHCMD expanded their efforts to include over 20 metro areas across the United States. The FHCMD also educates the community and professionals on housing discrimination law, arming them with critical tools so that they may advocate for themselves as well as others facing housing inequality.

I appreciate the FHCMD's work in ensuring that the right to fair housing is a guarantee for all citizens—no matter their race, ability or religion. We benefit from The FHCMD's advocacy, which has elevated public discourse on the subject of housing discrimination and quality of life throughout the United States.

Again, it is my pleasure to congratulate The Fair Housing Center of Metropolitan Detroit for 40 years of service and I look forward to continuing to partner with the center to fight housing discrimination in the Greater Detroit area and the State of Michigan.

Sincerely,

A handwritten signature in dark ink, appearing to read "Gary C. Peters", written in a cursive style.

Gary C. Peters
United States Senator



STATE OF MICHIGAN
EXECUTIVE OFFICE
LANSING

RICK SNYDER
GOVERNOR

BRIAN CALLEY
LT. GOVERNOR

September 27, 2017

Dear Friends:

On behalf of the people of Michigan, it is my distinct honor to congratulate The Fair Housing Center of Metropolitan Detroit for their 40 years of dedicated service to the residents of Michigan.

As you gather to honor your 40th anniversary, know that the state of Michigan is grateful for your hard work and dedication. The work you do to ensure that all Michiganders are treated fairly when it comes to housing helps to make our state a great place to live, work and play. I am confident our state will long reap the benefits of your many positive contributions.

Please accept my very best wishes for an enjoyable and memorable event and continued success in the future.

Sincerely,

A blue ink signature of Rick Snyder, written in a cursive style.

Rick Snyder
Governor



L. BROOKS PATTERSON, OAKLAND COUNTY EXECUTIVE

Dear Friends,

Please join me in congratulating the Fair Housing Center of Metropolitan Detroit (FHC) on 40 years of excellence in championing equal access to housing for all in Southeast Michigan.

FHC has an exemplary record. Since 1977, it has investigated more than 6,000 complaints of housing discrimination, assisted over 400 complainants in resolving allegations of unlawful housing discrimination in state and federal courts, conducted over 35 major fair housing testing surveys, developed and conducted fair housing training and information programs which have reached 10,000-plus individuals, and so much more.

Oakland County declares every April "Fair Housing Month in Oakland County." Not only does it celebrate the anniversary of the signing of the landmark Federal Fair Housing Law under the Civil Rights Act, but also heightens awareness of rights under the law when pursuing the purchase or rental of housing. The county actively encourages residents to contact the Oakland County Community & Home Improvement Division if they think they have been the victims of housing discrimination.

None of this is possible without the leadership of the FHC which receives funding through membership donations, individual and corporate gifts, grants, bequests and contracts for services with government agencies and private housing providers. Please give generously to the FHC as it celebrates its 40th anniversary.

Yours very sincerely,

L. Brooks Patterson
Oakland County Executive



JOHN B. "JACK" O'REILLY, JR.
MAYOR

CITY OF DEARBORN

Home Town of Henry Ford

DEPARTMENT OF ECONOMIC & COMMUNITY DEVELOPMENT
BARRY S. MURRAY, DIRECTOR

August 28, 2017

Ms. Margaret Brown, Executive Director
Fair Housing Center of Metropolitan Detroit
220 Bagley, Suite 1020
Detroit, MI 48226

RE: Letter of Support for Fair Housing Leadership Award

Dear Ms. Brown:

The City of Dearborn is honored to provide this letter of support for the Fair Housing Center of Metropolitan Detroit as a recipient of the Fair Housing Leadership Award. Your organization has been a champion and advocate for over 30 years addressing fair housing issues and to assure equal access to housing without discrimination in the metropolitan Detroit area.

As in the past, we greatly appreciate your cooperation in making fair housing enforcement and counseling services, complaint reception, investigation and resolution services, information and referral services for all housing related issues, general advice and counsel on fair housing issues, and fair housing public information services available to our community.

With much gratitude,

Regina Sistrunk
Community Development Coordinator



Certificate of Congressional Recognition

Presented on September 27, 2017 to

Fair Housing Center of Metropolitan Detroit
1977-2017

for 40 years of championing the cause of fair housing and
civil justice in Metropolitan Detroit

A stylized, cursive signature in gold ink that reads "Debbie Stabenow".

U.S. Senator Debbie Stabenow