2013 ANNUAL REPORT

FAIR HOUSING CENTER of CENTRAL INDIANA

Photo Credit: Bernard J. Kleina

About the FHCCI

The Fair Housing Center of Central Indiana (FHCCI) offers an array of programs and activities to ensure that discrimination does not impact a Hoosier's choice of housing. We were incorporated in August 2011 by a small group of dedicated fair housing advocates. The FHCCI began operations in January 2012 and is a 501(c)(3) nonprofit organization.

MISSION: The mission of the FHCCI is to ensure equal housing opportunities by eliminating housing discrimination through advocacy, enforcement, education and outreach.

VISION: The FHCCI recognizes the importance of "home" and envisions a country free of housing discrimination where every individual, group and community enjoys equal housing opportunity and access in a bias-free and open housing market. We envision a country where integrated neighborhoods are the norm, and private and public sectors guarantee civil rights in an open and barrier-free community committed to healing the history of discrimination in America.

Indianapolis mural at 545 S. East Street.
Photo Credit: Bernard J. Kleina.

PROGRAMS: The FHCCI offers three main programs to fight housing discrimination and promote equal housing opportunity.

EDUCATION: The FHCCI provides education programs and activities to increase fair housing knowledge. We conduct trainings and conferences, distribute publications, support community events, issue e-newsletters, provide social media alerts and a website, release reports, and other activities to advance knowledge about fair housing laws. We work with consumers, the housing industry, and state and local policy makers to advance fair housing.

ADVOCACY: The FHCCI assists persons who feel they may be victims of housing discrimination, in an advocacy basis, in understanding their rights and options under fair housing laws. We also conduct fair housing investigations, both client-based and systemic, to determine if unlawful discrimination may be occurring. We file enforcement actions as necessary to address uncovered housing discrimination.

INCLUSIVE PROGRAMS: The FHCCI offers programs to assist persons, neighborhoods, and communities who have been impacted by unlawful discrimination, disinvestment, or unequal housing opportunity.

SERVICE AREA: The FHCCI primarily serves eleven counties in Central Indiana: Boone, Clinton, Hamilton, Hancock, Hendricks, Johnson, Madison, Marion, Morgan, Rush, and Shelby. We assist other counties in Indiana as staff resources and budgets allow. We are the only nonprofit agency in all of Indiana, at this time, focusing exclusively on fair housing.

The FHCCI fights housing discrimination not only because it is unlawful, but also because it is a divisive force that perpetuates poverty, segregation, ignorance, fear, and hatred.

Welcome

EXECUTIVE DIRECTOR'S MESSAGE:

In 2013, Indianapolis received some unwanted distinctions. The City was once again named one of the "emptiest" in America due to the number of vacant and abandoned homes. Reports continue to rate Indy anywhere from the top 25 to top 11 of most segregated cities in the United States, depending on area evaluated. Housing, particularly in our neighborhoods of color, sits empty and deteriorating, negatively affecting those still residing in those neighborhoods. Our land bank, an entity which may have saved some of these homes, spent most of the year embroiled in controversy. Out-of-state investors are buying homes listed for sale and transferring them to the rental market, which is raising concerns.

Our seniors and those with disabilities are being forced out of homes they have lived in for decades simply because these houses have not aged with them. The steps leading to their homes become barriers to entering and exiting independently, their bathroom doors don't fit their walkers or wheelchairs, and they are forced to depend on others for the most basic functions. On any given day, a review of Craigslist rental housing advertisements will show an abundance of "No Section 8" language. Those who are trying to move forward from a past history of addiction or crime are often locked out of the traditional housing market. Our LGBT homeless youth are also shut out of needed housing.

The Fair Housing Center of Central Indiana is working to change this, but we can't do it alone. We support inclusive, integrated neighborhoods. We believe that a diverse neighborhood, racially, ethnically, across ages, with and without disabilities, LGBT and straight, is a healthy neighborhood. We realize we are new and still learning, but we have a passion for social justice as can be seen throughout this Report. 2013 marked our second year as a nonprofit working to ensure housing equality. As I look back on the last year, there were many highlights; the strong strides our advocacy program has made, our increasing community connections and exchange of information, and a highly successful fair housing conference. In the future, we hope to become more active in public policy, expand the options available for attendees within the annual conference, consider a fall event, and create additional fair housing publications.

I want to thank everyone who made our 2013 accomplishments possible from our volunteers, to our supportive Board of Directors, to our clients willing to speak up, to the amazing community colleagues we have partnered with, to our funders, and to the incredible staff here at the FHCCI. We know we have much, much work still to do and remain committed to advancing change in 2014.

Amy Nelson

FHCCI STAFF:

Amy Nelson, Executive Director
Cristina Nape, Fair Housing Specialist
Brady Ripperger, Office Manager
Alexis Thomas, Fair Housing Specialist
Ruby Tregnago, Education & Outreach Coordinator

FHCCI BOARD OF DIRECTORS:

Caroline Richardson, Chair
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Education

The Fair Housing Center of Central Indiana believes education and outreach plays an integral role in the elimination of unlawful housing discrimination. Education and outreach services provide consumers with the ability to identify discrimination and assert their fair housing rights. Education also empowers those in the housing industry with the knowledge of the law in order to prevent fair housing violations. In just two years, the FHCCI has become known as a leader in quality fair housing education programs and is always seeking new ways to present its fair housing education.

FAIR HOUSING TRAININGS: In 2013, the FHCCI conducted **44 trainings for 1,402 participants** on fair housing to educate nonprofit organizations, landlords, property managers, lenders, real estate sales professionals, municipal employees, social service agencies, homeseekers, and housing consumers on fair housing laws. In 3 of these trainings, we collaborated with fellow community organizations to present highly technical trainings:

Fair Housing Conference: The FHCCI joined with area organizations to offer the 1st Annual Fair Housing Conference. The conference was held on April 18, 2013 in Indianapolis with a theme of *Equal Housing is STILL the Issue.* Held during Fair Housing Month, the conference celebrated the 45th anniversary of the passage of the federal Fair Housing Act. The all-day conference drew over 300 registrants and was highly evaluated. Our conference partners were: accessABILITY, Back Home in Indiana Alliance, Indiana Civil Rights Commission, Indiana Housing & Community Development Authority, and the U.S. Department of Housing & Urban Development.

Fair Housing Legal Update: The FHCCI partnered with the Indiana Civil Rights Commission to host a *Fair Housing Legal Update.* The seminar focused on recent fair housing cases, new guidance, and research. Professor Robert Schwemm of the University of Kentucky College of Law, a nationally known fair housing academic, was the seminar speaker. The seminar was held on October 4, 2013 in Indianapolis and had over 110 attorneys and community members registering. It was once again a highly reviewed event.

"The speaker was very knowledgeable but kept difficult issue easy to understand and very entertaining!! Best speaker to date."

-Attendee, Fair Housing Legal Update

Fair Housing Design & Construction Training: The FHCCI partnered with the Back Home in Indiana Alliance and the Indiana Civil Rights Commission for a technical training for architects, building inspectors, developers, and other interested persons. The training was held on October 29, 2013 in Indianapolis. John Catlin and Kimberly Paarlberg, both distinguished architects on accessibility, were the training presenters. Over 30 industry professionals attended the training.

"It is good to know that there is such activism in this area. As an attorney...this is even more reason to review our clients' policies and hopefully improve our position on these issues."

-Attendee, Fair Housing Conference

Education

PUBLICATIONS: The FHCCI distributed **42,667 fair housing publications** in 2013 at trainings, conferences, and exhibits. We maintain 2 fair housing brochures and 10 topic specific fact sheets on fair housing issues. Our publications are available in English, Spanish and Braille.

COMMUNITY EXHIBITS: The FHCCI believes in supporting our fellow community organizations at their conferences and trainings. Through working together, we can better advance our missions. Participation in such community events also allows the FHCCI to share fair housing information and connect with individuals who we may not encounter otherwise. Many walk away now considering the impact fair housing has on their lives. In 2013, the FHCCI hosted exhibit booths or tables at **38 community events** to promote FHCCI services, programs, and fair housing. Over **4,100 persons** stopped at the FHCCI booth to learn about our services and fair housing. Our most attended exhibits were:

- Circle City IN Pride Festival (737 persons)
- Indiana Black Expo (615 persons)
- Fiesta Indianapolis (413 persons)

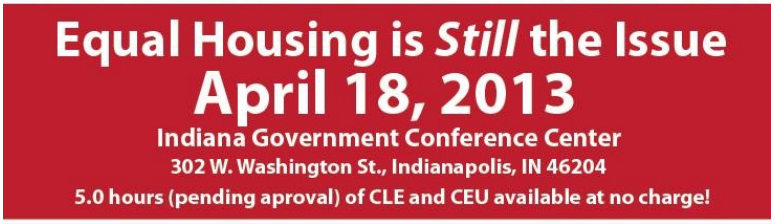
PRESS RELATIONS: The FHCCI continues to expand its press list and relationships with the media. During 2013, the FHCCI increased its press releases to raise awareness of fair housing. We released **10 press releases** focusing on FHCCI case work, trainings, and days of observance or importance. The FHCCI had **19 unique, mainstream print stories** - some stories were reprints in multiple statewide papers and are not counted in the total - and **6 radio stories** about FHCCI activities. Our work was featured in the *Indianapolis Star, La Voz de Indiana, Indianapolis Recorder, USA Today,* Afternoons with Amos, WFYI Indianapolis, and others.

INDIVIDUAL OUTREACH: The FHCCI released **9 FHCCI e-newsletters** to outreach on the FHCCI and fair housing. Each e-newsletter contained updates on trainings, Indiana and national fair housing news, and FHCCI activities. We request approval before adding anyone to the distribution list. In 2013, our e-news distribution list increased by 59% from 2012.

WEBSITE: Throughout the year, the FHCCI continued to update the highly reviewed Education page on the FHCCI website (www.fhcci.org) with new guidance, reports, and studies. Website views increased 29% from 2012 totals. Our website also uses the Google translator for multiple languages.

Education

1st Annual Fair Housing Conference



Speaker Chris Brancart gives a fair housing overview.

HUD General Deputy Assistant Secretary for Fair Housing Bryan Greene views the civil rights photography exhibit. Mr. Greene was also a conference presenter.

Attendees take a lunch break at the April conference.

FHCCI Board Member Andrew Crecelius and Fair Housing Legend Bernard Kleina discuss fair housing.

Phillip Shelton of the Indianapolis HUD Office introduces a speaker.

Advocacy

The Fair Housing Center of Central Indiana provides fair housing advocacy services to promote equal housing opportunity and to decrease incidents of housing discrimination. In the past year, our advocacy work identified significant barriers to fair housing choice, specifically on the bases of race/color, national origin, and disability.

CLIENT COUNSELING: The FHCCI recorded **456 housing intakes** which resulted in **125 fair housing allegations**. Similar to 2012, allegations were primarily based on race/color, national origin, and disability. The FHCCI also provided technical assistance on 4 cases which resulted in successful reasonable accommodation or modification requests, which then did not result in filed enforcement actions.

RENTAL TESTING AUDIT: In April 2013, the FHCCI released a first-of-its-kind in Indiana *Rental Testing Audit Report* based on FHCCI fair housing testing in the Indianapolis metropolitan area. The FHCCI conducted a total of 52 fair housing tests for the audit. Over half of the tests showed evidence of discrimination in violation of fair housing laws. In areas that were predominantly white, otherwise qualified **African Americans encountered discrimination 82% of the time,** and otherwise qualified **Hispanics/Latinos encountered discrimination 70% of the time.**

> *"The audit found that black apartment seekers experienced the highest rate of discrimination. Of the 11 race-based tests conducted, black apartment seekers were told in five cases that fewer units were available. In three cases, blacks were told that deposits or application fees would be higher. In one case, the white apartment seeker was taken in a golf cart to view a unit, while the black apartment seeker was not shown a unit."*
>
> *-Indianapolis Star, April 10, 2013*

The audit uncovered a disturbingly common occurrence in which persons of color were told incomplete or untrue information by housing providers. Frequently, white testers, despite being slightly *less* qualified than corresponding African American or Hispanic/Latino testers, were told of lower deposits, fees and rent. Testers of color were often told that apartments were not available for days, weeks and occasionally months after the date quoted to a corresponding white tester. African Americans and Hispanics/Latinos were more likely to be told of criminal and credit history requirements than white testers and were less likely to be told of specials and discounts.

Families with children experienced discrimination in **20% of their housing searches.** For those with disabilities, the audit **demonstrated barriers to accessibility in 73% of the complexes tested,** including steps into buildings or common-use areas, lack of accessible routes, and insufficient accessible parking. If a **person needed an animal** to help in coping or dealing with a disability, s/he encountered discrimination such as unlawful fees or deposits in **25% of the tests.**

ENFORCEMENT ACTIONS: In 2013, the FHCCI continued work on enforcement actions filed in 2012. We also joined two national fair housing cases filed against Safeguard and U.S. Bank alleging differential treatment in the marketing and maintenance of Real Estate Owned houses (REOs) in neighborhoods of color versus white neighborhoods in Indianapolis. The FHCCI is a party to 4 cases regarding REO marketing and maintenance with our previous year filings.

The FHCCI also assisted several persons in filing administrative complaints in 2013. Some enforcement highlights include:

Case No. 13-009: The FHCCI assisted an Indianapolis resident with a disability who was denied a reasonable accommodation request. The client had significant medical changes that were impacting her ability to live in the housing. Her request to be released from her lease without penalty due to her

Advocacy

disability was denied and she was forced to pay significant fees to seek alternative housing to better her health. In April 2013, the FHCCI assisted the client in filing a fair housing complaint with the Indiana Civil Rights Commission (ICRC) and provided advocacy support. Following an investigation, the ICRC issued a reasonable cause charge in August 2013. Case remains pending.

Indy to get $1.42M share from Wells Fargo, which denies discrimination

James A. Whitfield (left) of the Highland Vicinity Neighborhood Association and Michael Osborne, president of Near North Development Corp., discuss a property near 29th Street and Kenwood Avenue. DOUG MCSCHOOLER / PHOTOS FOR THE STAR

Settlement cash to **fight blight**

By Chris Sikich

For years, Lillie Evans has sadly watched the weeds rise from the lawn, the rats scurry across the porch and criminals break into the boarded-up house across the street from her home.

She always figured it was abandoned, perhaps by some out-of-state investor, like a half dozen other homes in her Eastside neighborhood at 31st Street and Eastern Avenue.

But it turns out Wells Fargo owns the house. She thought a bank would be more responsible with the property it owns.

"I've put a new roof and new siding on my house," the 57-year-old retired surgeon's attendant said, "and they haven't done nothing over there."

In a landmark discrimination settlement, Wells Fargo has

Longtime resident Cordelia Lewis-Burks discusses issues with Whitfield (center) and Osborne.

National Fair Housing Alliance, Et Al v. Wells Fargo: One of the FHCCI's 2012 filed REO cases, filed against Wells Fargo, reached a ground breaking settlement in June 2013 in which the FHCCI was a party. Wells Fargo agreed to provide **$27 million to 14 fair housing organizations** to benefit 19 cities and promote homeownership, neighborhood stabilization, property rehabilitation, and development in communities of color. The settlement was the first-ever agreement regarding the equal maintenance and marketing of REO homes. The FHCCI received approximately **$1.42 million** of the settlement funds. The settlement agreement designated the FHCCI as the administrator of the Indianapolis funds for distribution to persons and groups addressing neighborhood stabilization in Indianapolis neighborhoods of color harmed by foreclosure. Wells Fargo also agreed as part of the settlement to make several changes to its REO program including modification to its Homeowner Priority period, funding for training and education, website changes for the listing of REOs, and other important actions. Wells Fargo admitted no fault in the settlement.

"24-Hour News 8 went looking and in low income neighborhoods foreclosure (sic) are often overgrown, littered with trash, with doors boarded up but out in the suburbs there's a glaring difference. Foreclosures are maintained to the level of their neighbors."

-WISH-TV, June 6, 2013

INVESTIGATIONS: At the end of 2013, the FHCCI was conducting over **80 fair housing case investigations** across Central Indiana.

"For years, Lillie Evans has sadly watched the weeds rise from the lawn, the rats scurry across the porch and criminals break into the boarded-up house across the street from her home. She always figured it was abandoned, perhaps by some out-of-state investor, like a half dozen other homes in her Eastside neighborhood at 31st Street and Eastern Avenue. But it turns out Wells Fargo owns the house. She thought a bank would be more responsible with the property it owns. 'I've put a new roof and new siding on my house,' the 57-year-old retired surgeon's attendant said, 'and they haven't done nothing over there.'"

-Indianapolis Star, June 7, 2013

Inclusive Programs

The FHCCI believes in putting resources back into communities and neighborhoods that have not previously experienced equal housing opportunity. In 2013, the FHCCI focused its inclusive programs to advance housing accessibility and neighborhood stabilization. Both programs have allowed the FHCCI to show significant and impactful household and neighborhood change.

CENTRAL INDIANA ACCESSIBILITY PARTNERSHIP PROJECT (CIAPP): The FHCCI leads a coalition of agencies that assist low-income persons with disabilities and/or signs of aging to secure needed accessibility repairs. For the last two years, the FHCCI has maintained this home modification project, funded through private donations and Community Development Block Grant funds, to provide needed accessibility modifications to homeowners. Repairs have included adding ramps to exterior doors, widening doorways to fit a walker or wheelchair, adding accessible features to a bathroom, and smart tech features or accessible appliances for those with hearing or vision impairments. By providing these modifications, people are able to age in place in the housing of their choice, thereby stabilizing neighborhoods. A small investment that prevents a long-time homeowner from having to leave their neighborhood because their house is not accessible not only allows Hoosiers to maintain their property and their ties to the community, but is a vital step in repairing the damage to our city and our economy caused by discrimination, vacancy, and neglect.

"Everything is within reach...the front walk is safer. Wheelchair and clothes are not muddy [anymore]. The contractors went above and beyond [our] expectations."

-A CIAPP client talking about his new exterior ramp and accessible bathroom

Our **incredible partner agencies** for this project are:

- accessABILITY
- Back Home in Indiana Alliance
- CICOA
- Easter Seals Crossroads Indianapolis
- Servants at Work (SAWs)
- Rebuilding Together Indianapolis

In 2013, CIAPP completed **20 projects for deserving families** including:

- Assisted 7 homeowners through significant bathroom modifications by adding accessible features such as roll-in showers, walk-in bath tubs, bathroom door widening for walkers or wheelchairs, ADA toilets, touchless faucets, roll-under sinks, and nonskid flooring.
- Assisted 7 homeowners with nonskid flooring, handrails, grab bars, or other items to better home accessibility.
- Assisted 6 homeowners through construction of exterior ramps allowing homeowners to enter and exit their home independently; no longer requiring them to have previously needed assistance.
- Assisted 2 homeowners with visual impairments through the addition of smart tech features and accessible appliances to increase independence.

Inclusive Programs

"My son is proud to come home. My daughter is proud to come home…This program is a blessing."

-A CIAPP client speaking of her new accessible bathroom who had significant maintenance issues in her former bathroom and had experienced several falls trying to use her former bathtub

"I'm 100% happy! I can do everything for myself. Number one is that I feel safe." [You've given me] "privacy and dignity back."

-A CIAPP client who had previously relied on sponge baths due to her inaccessible bathroom

"I am now able to take responsibility for the cleanliness of this bathroom, which has been an ongoing challenge and personal embarrassment for seven years…all of my expectations in regards to the scope of the project were met, or exceeded."

-A CIAPP client who had appliances that were not accessible and a guest bathroom door that was too narrow to fit his wheelchair

The FHCCI is fortunate to have the most amazing clients who continue to sing the praises of the CIAPP program. Clients overwhelmingly expressed their satisfaction with the final results, often with tears of joy. They cited an increased level of independence and improved quality of life they had not experienced in years or sometimes ever in their lives. No longer were they required to crawl up steps, wait for assistance to use the bathroom or get through a door, or risk dangerous falls getting in and out of a bathtub. Not only was their overall physical health improved and safety increased, they told us of the ways their independence and quality of life was improved. The CIAPP program provides small changes that truly impact people's lives for the better.

COMMUNITY RELIEF FUNDS: As the administrator of the Indianapolis portion of the Wells Fargo community relief funds, the FHCCI was committed to distributing funds in a deliberate and quick manner to address identified need in Indianapolis. Following the settlement announcement in June 2013, the FHCCI met with over 40 community leaders to gather information on the priority areas for project scope and the most effective ways to distribute the funds.

The FHCCI then announced a grant application process for new housing construction, downpayment assistance, rehabilitation of vacant/abandoned housing, assistance with home repair for low-income homeowners, and quality of life projects in Indianapolis neighborhoods of color.

Within 7 months of the settlement announcement, the FHCCI announced the distribution of over $1,100,000 in grants to support neighborhood stabilization in Indianapolis communities of color impacted by foreclosure. However, we received more than double the applications than we had funding to award. Many quality applications were not able to be funded. The FHCCI will continue to search for resources to provide this important neighborhood support.

$600,000 grant to aid Mapleton-Fall Creek

Wells Fargo discrimination settlement will bolster efforts to stabilize several blocks

Inclusive Programs

The funded organizations through the community relief settlement funds included:

- Mapleton-Fall Creek Development Corporation, $600,000, for new construction on vacant lots, rehabbing of vacant/abandoned housing for occupancy, and low-income homeowner repair
- Hearts & Hands of Indiana Corporation, $75,000, to rehab currently vacant and/or abandoned housing for occupancy in the Haughville neighborhood
- Marian University, $75,000, to create a Farmer's Market, Urban Teaching Garden, and Summer Biking Camp
- Martindale Brightwood Community Development Corporation, $75,000, to assist low income homeowners with needed repairs in the Hillside neighborhood
- Near North Development Corporation, $75,000, to rehab currently vacant and/or abandoned housing for occupancy in the Crown Hill neighborhood
- Neighborhood Christian Legal Clinic, $75,000, to address maintenance of vacant homes in Indianapolis neighborhoods of color
- King Park Area Development Corporation, $74,485, to assist low-income homeowners with needed repairs
- Keep Indianapolis Beautiful, $20,000, to modify a currently vacant lot into a pocket park in the Historic Meridian Park neighborhood
- Harrison Center for the Arts, $15,000, to create a public arts project focusing on the value of community
- NeighborLink Indianapolis, $15,000, to assist low-income homeowners with needed repairs in Indianapolis neighborhoods of color
- Haughville Neighborhood Association, $5,000, to add a neighborhood recreational trail through the Haughville neighborhood
- Historic Meridian Park Neighborhood Association, $5,000, to add a neighborhood meeting space structure into a pocket park
- Neighbors Helping Neighbors Neighborhood Association, $5,000, to modify a vacant lot into a pocket park to be called the Paris Neighbor Park

"'The problem here in Indianapolis is we have so many vacant properties and they have sat for so long that they need rehabbing,' she [Amy Nelson] said. She is disappointed that banks can be part of the problem. 'It's frustrating for those of us working to ensure that these neighborhoods are stable and for the individuals who live in these neighborhoods,' she said. 'Whether it's bank-owned or investor-owned, if the house isn't owner-occupied or someone isn't living in it, it has a dramatic effect on the neighborhood.'"

-Indianapolis Star, June 7, 2013

These projects are expected to be completed by early 2015. Remaining community relief settlement funds will be put toward the Central Indiana Accessibility Partnership Project for 2014-2015 accessibility repairs. The FHCCI is proud of the work that we have done with this settlement to invest in underserved communities and local economies. We look forward to the completed results of this initiative and the impact had on the people and neighborhoods involved.

"'I've lived here my whole life,' said Evans, 21, 'and I've seen a lot of abandoned houses. I think it's good they want to come in and rebuild houses.'"

-Indianapolis Star, September 16, 2013

2013 Supporter Thank You

The FHCCI could not succeed without the generous support of private individuals; foundations; city, state and federal grants; and the public and private organizations which collaborate with us. We wish to thank everyone who gave their time and resources to the FHCCI in 2013:

FUNDERS:

City of Indianapolis

Hamilton County

National Fair Housing Alliance

U.S. Department of Housing & Urban Development

SUPPORTERS & PARTNERS:

accessABILITY

Affordable Housing Association of Indiana

Aspire Indiana

Back Home in Indiana Alliance

Barbara Falconer, LCM Architects

Bernard J. Kleina

Building Specialists, Inc.

Burmese American Community Institute

Central Indiana Realtists Association

Children's Bureau, Inc.

Choices, Inc.

Christamore House

CICOA

Circle City IN Pride Festival

Coalition for Homelessness Intervention & Prevention

Coburn Place Safe Haven

Community Action of Greater Indianapolis

Connecticut Fair Housing Center

DCS Region II Services Council

Easter Seals Crossroads, Indianapolis

Engaging Solutions

Fair Housing Center of West Michigan

Fifth Freedom

Florence Roisman

Forest Manor Multi-Service Center

Good Samaritan Network of Hamilton County

Immigrant Welcome Center

IMPD, North and Southeast Districts

Indiana Apartment Association

Indiana Association of Community & Economic Development

Indiana Black Expo

Indiana Civil Rights Commission

Indiana Coalition Against Domestic Violence

Indiana Governor's Council for People with Disabilities

Indiana Housing & Community Development Authority

Indiana Latino Expo

Indiana Latino Institute

Indiana Legal Services

Indiana NAHRO

Indiana Office of Community & Rural Affairs

Indiana Protection & Advocacy Services

Indiana Public Health Association

Indiana Township Association

Indiana University Center for Service & Learning

Indiana University - Robert H. McKinney School of Law

Indiana University School of Liberal Arts

Indiana University School of Public & Environmental Affairs

Indiana University School of Social Work

Indianapolis Neighborhood Housing Partnership

Indianapolis Public Library

IPS Latino Resources Roundtable

John "Jack" Catlin, LCM Architects

Julian Coleman Academy

Kennedy King Memorial Initiative

KEY Consumer Organization

Kimberly Paarlberg, International Code Council

La Plaza

La Voz de Indiana

Latino Coalition Against Domestic Violence & Sexual Assault

Mapleton-Fall Creek Development Corporation

Marion County Alliance of Neighborhood Associations

Marion County Prosecutor's Office

Mental Health America of Indiana

Mental Health Symposium

Mexican Consulate

Miami Valley Fair Housing Center

National Association for Social Workers-Indiana Chapter

Neighborhood Christian Legal Clinic

Professor Robert Schwemm, University of Kentucky College of Law

Race & Cultural Relations Leadership Network

Rebuilding Together Indianapolis

SB Contracting

Servants at Work (SAWs)

Shalom Health Care Center

Shortridge High School

The Damien Center

Will Sanford

INTERNS & VOLUNTEERS:

Andrea Rahman

Chris Barta

DeAnna Beckner

Fair Housing Testers (we can't thank you by name but you know who you are!)

Luke Purdy

Marcella Gregory

Spencer Rajabzadeh

Susanne Wilson

COOPERATING ATTORNEYS:

Brancart & Brancart

Cohen Milstein Sellers & Toll PLLC

Goodin Abernathy

Relman, Dane & Colfax PLLC

"I Have A Dream" mural located at 2711 Martin Luther King, Jr. Street in Indianapolis. Artist: Damon Lamar Reed. Photo Credit: Bernard J. Kleina.

2013 Financials

Statement of Activities and Changes in Net Assets

Fiscal Year Ended September 30, 2013

	Unrestricted	Temporarily Restricted	TOTAL
REVENUES AND SUPPORT:			
Grant Income	$176,801	$0	$176,801
Rental Income	24,300	0	24,300
Interest Income	981	0	981
Speaker Honorarium	1,000	0	1,000
Donations	25,810	0	25,810
Other	4,479	0	4,479
In-Kind Contributions	2,084	0	2,084
Wells Fargo Community Relief Funds	201,273	1,279,780	1,481,053
Net Assets Released From Restrictions	224,560	(224,560)	0
Total Revenues and Support	$661,288	$1,055,220	$1,716,508
PROGRAM EXPENSES:			
Testers	$21,580	0	$21,580
Insurance	6,345	0	6,345
Postage	1,335	0	1,335
Utilities	3,572	0	3,572
Technology Support	5,592	0	5,592
Dues & Subscriptions	4,694	0	4,694
Payroll Fees	1,478	0	1,478
Bank Fees	88	0	88
Rent	43,114	0	43,114
Printing	8,280	0	8,280
Training	15,166	0	15,166
Advertising	250	0	250
Copier Maintenance	3,251	0	3,251
Miscellaneous	638	0	638
Total Program Expenses	$115,383	0	$115,383
OPERATING EXPENSES:			
Salaries	$267,234	$0	$267,234
Fringe Benefits	54,800	0	54,800
Payroll Taxes	24,812	0	24,812
Travel	9,245	0	9,245
Professional Fees	30,512	0	30,512
Equipment	1,391	0	1,391
Office Supplies	8,198	0	8,198
Depreciation	2,549	0	2,549
Miscellaneous	316	0	316
Total Operating Expenses	$399,057	$0	$399,057
TOTAL EXPENSES:	$514,440	$0	$514,440
CHANGE IN NET ASSETS	$146,848	$1,055,220	$1,202,068
NET ASSETS, beginning of year	$1,884	$224,560	$226,444
NET ASSETS, end of year	**$148,732**	**$1,279,780**	**$1,428,512**

Fair Housing Center of Central Indiana
615 N. Alabama Street, Suite 426
Indianapolis, IN 46204
Phone: 317-644-0673
Fax: 317-245-0322
Email: info@fhcci.org
Web: www.fhcci.org

FAIR HOUSING CENTER of CENTRAL INDIANA

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

EQUAL HOUSING OPPORTUNITY