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.

PROGRAMS: The FHCCI offers four main programs to fight housing discrimination and promote equal housing opportunity: Advocacy, Education, Inclusive Communities, and Public Policy.

SERVICE AREA: The FHCCI primarily serves 24 counties in Central Indiana: Bartholomew, Boone, Brown, Clinton, Decatur, Delaware, Fayette, Franklin, Hamilton, Hancock, Hendricks, Henry, Johnson, Madison, Marion, Monroe, Morgan, Putnam, Randolph, Rush, Shelby, Tipton, Union, and Wayne. We are available to 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.
EXECUTIVE DIRECTOR’S MESSAGE: I find it hard to believe that another year has passed. The FHCCI is now an “old” nonprofit at four years of age! My how time has flown.

This report shares many of our accomplishments from 2015 to advance fair housing laws, educate the public, and ensure housing opportunity for all. So much work remains but I believe this report shows us *slowly but surely* making an impact. Whether it is by increased calls to our office, bigger and better educational forums each year, new case filings, or work in public policy, the FHCCI wants to make sure housing equality is gained in Indiana.

Our work is truly a team effort by the staff, board, colleagues, funders, and supporters. However, those who report housing discrimination are the true heroes! It is difficult to stop discrimination unless someone tells us about it. Their courage in speaking up about an often emotional experience amazes us all. Discrimination is so devastating. The reason you were targeted or treated the way you were was solely due to something that makes you uniquely you. There is a rarely a visible injury but the damage is just as devastating. President Obama was quoted as saying, “A child’s course in life should be determined not by the zip code she’s born in.” Unfortunately, housing discrimination and poverty make this too much of a reality for far too many children. In our fair housing world, we are working to ensure that it is your abilities and ambition that determine your course in life, not the house or zip code you were born in.

It is also important to us that we are a resource to the housing industry. We very much want to reach and assist those in the industry who want to do the right thing by following fair housing laws, educating their staff, and have inclusive policies in place. Our impact can be seen in industry representatives reaching out to us for training and guidance to ensure a strong fair housing message.

Thank you for reviewing this report and for your support.

Amy Nelson

BOARD CHAIR’S MESSAGE: Thank you for supporting the Fair Housing Center of Central Indiana! We have had an amazing four years and I am excited to share the achievements of 2015 with you. In the last year, the FHCCI has steadily increased its presence in Indiana communities by consistently proving itself to be an organization of tireless advocates with unwavering commitment to its mission.

As you will see in this annual report, our staff does not back down from a challenge! While we continue to engage in education, advocacy, and enforcement programing, we have also initiated an increasing amount of litigation against property owners and lenders in order to rectify systemic wrongful behavior. The FHCCI is not just committed to serving each individual who walks through our doors. Indeed, all of our activities are done with the goal of large-scale awareness and a community-shift toward the understanding and embracing of fair housing principles.

To this end, we have been honored to host an incredibly successful Fair Housing Conference each April, during National Fair Housing Month, that provides education and networking opportunities for folks on all sides of the housing spectrum. Over 300 people attend each year and speakers like Carlotta Walls LaNier and Coach Herman Boone have been our joy to host.

As always, we strive to be present in the news, on social media, and in dinner-table conversation. The long-standing injustices, the systemic discrimination and the reality of segregation must be laid bare before the widest audience to construct a path to truly fair housing for all. We hope that our work will continue to bring awareness, and involvement, by both the public and private sectors.

Thank you to our supporters and partners. I look forward to what this next year will bring.

Caroline Richardson
The Advocacy Program of the Fair Housing Center of Central Indiana (FHCCI) works to assist persons who feel they may be victims of housing discrimination to understand 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 housing discrimination violations.

The Fair Housing Center of Central Indiana provides fair housing advocacy services to promote equal housing opportunity and to decrease incidents of housing discrimination. We believe that discrimination should not play a role in where someone is able to live. In the past year, our advocacy work identified significant barriers to fair housing choice, specifically on the bases of race/color, national origin, familial status, and disability.

CLIENT COUNSELING: The FHCCI recorded 722 housing intakes which was a 25% increase over 2014. Of those intakes, 224 contained fair housing allegations, a 30% increase over 2014. Similar to previous years, fair housing allegations were primarily based on race/color, national origin, and disability.

INVESTIGATIONS: In 2015, the FHCCI opened 59 new fair housing investigations. At the end of 2015, the FHCCI was conducting over 80 fair housing case investigations across Central Indiana. Although many of our investigations were allegation-based, the staff of the FHCCI was able to also conduct systemic work to uncover housing discrimination.

NEW ENFORCEMENT ACTIONS: In 2015, the FHCCI filed or assisted in the filing of several new enforcement actions. We also continued work on filings from previous years. Enforcement actions typically take one to four years to conclude depending upon the allegations and filing venue. Some enforcement highlights from newly filed cases include:

**FHCCI, et al v. Capitol Station/United Church Homes:** During the fall of 2015, the FHCCI was contacted by residents of Capitol Station for assistance about a several week elevator outage. The FHCCI immediately conducted an investigation. The investigation showed that Capitol Station is a building with 48 apartments on three floors serviced by one elevator and a staircase with 62 steps. Following the investigation, the FHCCI, Indiana Protection and Advocacy Services (IPAS), and four people with disabilities filed a federal lawsuit against United Church Residences, and United Church Homes, owners of Capitol Station apartments in Indianapolis. The complaint alleges that the defendants did not take timely action to repair the only elevator in an apartment building which housed residents age 62 years or older. Many residents of Capitol Station had mobility issues which were readily apparent, for whom taking the stairs was dangerous or impossible. This suit alleges that Capitol Station was without a working elevator for five and a half weeks in August and September 2015 resulting in harm to residents with disabilities. Pending.

**FHCCI, et al v. Fannie Mae:** In early 2015, the FHCCI, together with the National Fair Housing Alliance (NFHA) and...
other private fair housing organizations across the United States, accused the Federal National Mortgage Association (Fannie Mae) of race and national origin discrimination. In a complaint filed with the U.S. Department of Housing & Urban Development (HUD), the civil rights groups allege that Fannie Mae fails to maintain and market bank-owned foreclosures (also known as real estate owned or REO properties) in African American and Latino neighborhoods to the same standard as in White neighborhoods, a practice that violates the federal Fair Housing Act. Pending.

FHCCI/McGuffin v. Smitley: In September 2015, the FHCCI was contacted by a local nonprofit requesting assistance for their client who was having difficulties with her building’s owner/manager resulting from the tenant’s use of a hospital bed in her apartment unit due to health related recovery needs. The FHCCI opened an investigation. The investigation showed that the owner/manager was making comments to the tenant such as “I really don’t want you living here in a hospital bed,” “I think you should go to a facility,” and “You should be in a nursing home,” among other comments. The tenant was later served with a notice of eviction. Fair housing complaints were filed with the Indiana Civil Rights Commission (ICRC) alleging disability and familial status violations. The ICRC later issued charges of discrimination. Pending.

FHCCI/Morton/McFarland v. Grandville Cooperative/Kirkpatrick Management: In September 2015, the FHCCI received contact from an Indianapolis resident who had been searching for housing for her family, which included her mother who had disabilities. She explained that Grandville Cooperative had refused to rent to her family stating “…it will be a liability to offer [the person with a disability] a unit that is not accommodating to everyone in the household.” The FHCCI conducted an investigation and found evidence of discrimination due to disability in violation of fair housing laws. A federal lawsuit was then filed by the FHCCI, the Indiana Protection and Advocacy Services (IPAS), and the family harmed. Pending.

FHCCI/Roman-Ceballos v. Shiloh Estates/MH Leasing: The FHCCI and an Indianapolis family filed a federal lawsuit against Shiloh Estates, a mobile home community located on the East Side of Indianapolis, alleging discrimination against African Americans, Latinos, families with children, and people with disabilities. The suit followed a years-long investiga-
Advocacy

tion by the FHCCI and alleges that Shiloh Estates; its owner and management company, Colorado-based FR Community; and its former manager, Pamela Ziemer, engaged in unlawful discrimination against current and former tenants on the basis of race, color, national origin, familial status, and disability. Pending.

SETTLEMENTS/RESOLUTIONS: Some of the previously filed cases reached resolution in 2015 while other cases reached resolution outside of formal enforcement action. Some case highlights follow:

FHCCI, et al v. TGM Communities: In 2015, the Connecticut Fair Housing Center (CFHC), the Fair Housing Center of Central Indiana (FHCCI), and the Miami Valley Fair Housing Center (MVFHC) settled a fair housing complaint against TGM Associates, a New York-based property management company that owns and operates apartment complexes throughout the United States. In the complaint filed with the U.S. Department of Housing & Urban Development in November 2014, the groups alleged that TGM had engaged in systemic discrimination against families with children across five properties evaluated in three states by enforcing an occupancy policy of no more than two people per bedroom in each apartment, regardless of the unit’s square footage or whether that unit had additional space that could be used as a bedroom. The complaint alleged that TGM had engaged in systemic discrimination against families with children across five properties evaluated in three states by enforcing an occupancy policy of no more than two people per bedroom in each apartment, regardless of the unit’s square footage or whether that unit had additional space that could be used as a bedroom. The settlement represents the resolution of a systemic investigation that was conducted by CFHC, FHCCI, and MVFHC into the five TGM properties located in their respective states. The properties named in the complaint were TGM Waterford Commons in Manchester, Connecticut; TGM Avalon Lake, TGM Shadeland Station, and TGM Autumn Woods in Indianapolis, Indiana; and TGM Meadow View in Columbus, Ohio. The U.S. Department of Housing & Urban Development did not make a determination as to the validity of the allegations and TGM denied the allegations and admitted no wrongdoing, but agreed to settle the claims by entering into a Conciliation Agreement with HUD and the private fair housing groups.

FHCCI Case No. 15-001: A New Castle tenant required the use of a handrail for his disabilities. After a reasonable modification request was written on his behalf by the FHCCI, the modification was approved.

FHCCI Case No. 14-059: The FHCCI reached out to the manager at an Indianapolis apartment complex regarding the accommodation request of a person with a disability to have a parking space identified as reserved with an access aisle due to the needs of her disability. Following contact, the complex agreed to have a sign placed at the base of the parking space adjacent to the client’s space to identify that it is reserved and cannot be parked in.

FHCCI Case No. 15-003: The FHCCI contacted an Indianapolis apartment complex to assist a domestic violence survivor who was being charged for damages by her abuser and threatened with eviction. Following contact, the complex said that the charges for damages would be reversed and that they would not evict the woman because of the damage caused by her abuser. The complex also indicated that all staff members would receive fair housing training.

FHCCI Case No. 15-006: The FHCCI spoke to the manager at an Indianapolis apartment complex on behalf of a person with a disability. After providing information on case law, the manager stated that the woman would be permitted to move into the community with both her service animals as they had received documentation verifying her need.

FHCCI Case No. 15-016: An Indianapolis based client contacted the
FHCCI for assistance. The client owned their mobile home but rented the lot in a mobile home park. The client’s husband had significant medical issues and was requiring a ramp into the home for greater mobility and independence. The family had reached out to the park manager for approval but the manager had told them the ramp would only be allowed if they paid $2,200 to the company authorized by the park to build ramps. The family could not afford this cost and had an opportunity to get a ramp built free of charge by an experienced ramp building company due to their income and health needs. The FHCCI reached out to the park explaining regulations and case law. The park agreed to allow the ramp to be built free of charge by the chosen company.

**FHCCI Case No. 15-042:** The FHCCI was contacted by a Plymouth resident who was being denied her therapy dog needed for her disabilities due to its size (45 pounds instead of 35 pound allowed maximum). The FHCCI contacted the housing provider referencing applicable guidance, and the accommodation was approved.

**FHCCI Case No. 15-048:** The FHCCI was initially contacted by a Mishawaka resident with mobility impairments that wanted to have a ramp installed at her apartment complex entrance. We provided guidance and the family requested initially making contact on their own. However, in November, when the apartment complex had still not responded to their request, the family asked the FHCCI for additional assistance. The FHCCI contacted the complex and explained fair housing laws. The reasonable modification was then approved.

**FEDERAL ACTIONS:** In 2015 we saw significant and ground breaking rulings at the federal court level to advance civil rights and fair housing protections. In June, the U.S. Supreme Court affirmed a Court of Appeals decision in a case in which a non-profit group, the Inclusive Communities Project, said that the Texas Department of Housing and Community Affairs had contributed to "segregated housing patterns by allocating too many tax credits to housing in predominantly black inner-city areas and too few in predominantly white suburban neighborhoods." See Texas Department of Housing and Community Affairs v. The Inclusive Communities Project, Inc.

The 5-4 ruling endorsed the concept of citing disparate impact in housing cases, meaning that statistics and other evidence can be used to show decisions and practices have discriminatory effects — without proving that they're the result of discriminatory intentions. This fair housing ruling affirmed what had been the ruling in every district court in the country as well as supported through regulation guidance of DOJ and HUD. In Indiana, the FHCCI was pleased to see attention paid to this ruling and requests for additional education from entitlement jurisdictions on affordable housing placement and other forms of discrimination. During the same week as this ruling, the Supreme Court also ruled on marriage equality making it the law of the land.

The year 2015 also brought HUD’s finalization of its Affirmatively Furthering Fair Housing (AFFH) regulation. AFFH is a legal requirement that federal agencies and federal grantees further the purposes of the Fair Housing Act. This requirement has been in existence since the passage of the federal Fair Housing Act in 1968. HUD’s issuance of the AFFH rule provides an effective planning approach to aid program participants in taking meaningful actions to overcome historic patterns of segregation, promote fair housing choice, and foster inclusive communities that are free from discrimination.
The Education Program of the Fair Housing Center of Central Indiana (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.

The FHCCI believes education and outreach play 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 knowledge of the law in order to prevent fair housing violations. In just four 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 2015, the FHCCI conducted 36 trainings for 1,353 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.

**COMMUNITY EXHIBITS:** The FHCCI believes in supporting our fellow community organizations at their conferences and training. 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 2015, the FHCCI hosted exhibit booths or tables at 37 community events to promote FHCCI services, programs, and fair housing. In addition, 3,602 persons stopped at the FHCCI booth to learn about our services and fair housing. Exhibits included the Circle City IN Pride Festival, Indiana Black Expo, Indiana Latino Expo, various disability conferences, IMPD community days, and others.

**PUBLICATIONS:** The FHCCI distributed 40,724 fair housing publications at trainings, conferences, and exhibits during 2015. We also created and released a new Visitability fact sheet in 2015. We currently maintain two fair housing brochures and eleven topic specific fact sheets on fair housing issues. Our publications are available in English, Spanish, Burmese, and Braille. 2015 also brought us new fair housing bookmarks promoting Indianapolis based art and artists. Artists Bruce Armstrong and Damon Lamar Reed honored us by authorizing the use of their artwork for the FHCCI’s purposes. Mr. Armstrong’s temporary mural on Justice grabbed our immediate attention. Mr. Reed’s mural on the late Rev. Dr. Martin Luther King, Jr. is one of the most stunning in the City of Indianapolis. A third bookmark highlighting a housing mural created during Indy Do Day rounded out the community.

"Please accept my appreciation for putting together such a wonderful conference. My colleagues and I have been ranting and raving about what we learned and the exceptional opportunities to network/ collaborate with other agencies." - Attendee, 2015 FHCCI Fair Housing Conference

"Art: Bruce Armstrong of Indianapolis"
PRESS RELATIONS:
The FHCCI continues to expand its press list and relationships with the media. During 2015, the FHCCI increased its press releases to raise awareness of fair housing. We released 13 press releases focusing on FHCCI case work, trainings, and days of observance or importance. The FHCCI had 35 print stories - some stories were reprints in multiple statewide papers and are not counted in the total - and 3 radio stories about FHCCI activities. Our work was featured in the Indianapolis Star, Indianapolis Recorder, Indianapolis Business Journal, Afternoons with Amos, and others.

PUBLIC SERVICE ANNOUNCEMENTS: We distributed 29 FHCCI specific PSAs on local and national issues in 2015. Some of these PSAs are highlighted in this report. We also kicked off a new campaign to spread the fair housing message: The Fair Housing Watchdogs! The campaign started with top “Watchdogs” of Agent Eli, Princess Luna of Equality, and Fearless Fred—the FHCCI staff furry family members. In September, we then launched a Facebook contest for participants to submit photos of their watchdogs and what fair housing meant to them and/or their family. We were overwhelmed with the response to this fun campaign. The “winning” watchdogs will be highlighted in PSAs throughout 2016.

INDIVIDUAL OUT-REACH: The FHCCI released 12 FHCCI e-newsletters to the public. Each e-newsletter contained updates on trainings, Indiana and national fair housing news, and FHCCI activities. In 2015, our e-news distribution list increased by 11% from 2014. We request approval before adding anyone to the distribution list.

WEBSITE/SOCIAL MEDIA: 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. Our website also uses the Google translator for multiple languages. We also utilized social media to alert the public to breaking news on fair housing and related issues through our Facebook page. In 2015, we increased our Facebook “likes” by 49%!
The 3rd Annual FHCCI Fair Housing Conference was held on April 16, 2015 in Indianapolis, IN. With a theme of Opening the Front Door to Equal Housing Opportunities, the event had 30 community sponsors and over 310 registrants. Bryan Greene, General Deputy Assistant Secretary, Office of Fair Housing & Equal Opportunity at the U.S. Department of Housing & Urban Development opened the conference describing his work within HUD to ensure fair housing compliance which included his own personal journey. Coach Herman Boone, of Remember the Titans fame, was the luncheon keynote speaker. Coach Boone had the room in applause with his inspirational story of racial integration in sports as well as his own battles with housing discrimination. There were also eight fair housing workshop breakouts of diverse fair housing topics. The conference was highly reviewed by attendees who came from a variety of backgrounds across the state and region.

Coach Boone told the audience about the housing discrimination his family experienced when he took the coaching position highlighted in the movie, Remember the Titans.
Another popular panel was on Fair Housing Gaps.

“The workshops were well thought out and had good speakers with lots of valuable information. Coach Boone was the best. As always, you are the best in presenting information about your organization and how successful you have been the last 3 years.” - Attendee and Sponsor, 2015 FHCCI Fair Housing Conference

John Hall, HUD-Indiana, welcomed and introduced Coach Boone.

Bryan Greene, HUD-Washington, DC, gave an inspiring opening keynote and reviewed the work being conducted by HUD to advance fair housing.

Miriam Zeidman of the Anti-Defamation League-Chicago spoke about the need of hate crime laws.

Steve Rosenbaum of the U.S. Dept. of Justice provided a lending update.

Fair Housing Conference
In 2015, the FHCCI’s Inclusive Communities Program had four main focus areas: (1) community relief grants through the Wells Fargo fair housing settlement, (2) coordination of the Central Indiana Accessibility Partnership Project, (3) community volunteerism, and (4) sponsorship.

**COMMUNITY RELIEF GRANTS:** As the administrator of the Indianapolis portion of the Wells Fargo community relief fair housing settlement funds, the FHCCI oversaw the final completion of the remaining grants awarded in late 2013 and early 2014 through this program.

One grantee, Hearts & Hands of Indiana, welcomed their newest homeowners to the Near West Indianapolis. A local family of six closed on the sale of 914 North Holmes Avenue in April 2015. The project was made possible by generous donations, volunteers, partnerships, and a community relief grant from the FHCCI. The funding changed a long term neighborhood eye sore (photos on right) into a home for a family. The home also contained “visitable” features welcoming to persons with disabilities ensuring long term aging in place for the family.

2015 also saw the completion of the Historic Meridian Park pocket park which was partially funded through the FHCCI’s Inclusive Communities Program. The park added some needed green space to the neighborhood.

As we concluded this program in 2015, we wish to thank all our partners working in the community addressing neighborhood stabilization, community development, and quality of life projects.
CENTRAL INDIANA ACCESSIBILITY PARTNERSHIP PROJECT (CIAPP): For the past three years, the FHCCI has led a coalition of agencies that assist low-income persons with disabilities and/or signs of aging to secure needed accessibility repairs. 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 home 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.

Cost savings can also be substantial. Although a new, accessible bathroom may cost between $10,000-20,000, the cost of unnecessary nursing home care is significantly more. 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.

In 2015, the CIAPP completed 17 projects for deserving families from funding provided by the National Fair Housing Alliance, the Central Indiana Senior Fund, and through the FHCCI’s Inclusive Communities Program. Our partner agencies in the CIAPP are: accessibility, Back Home in Indiana Alliance, CICOA, Easter Seals Crossroads Indianapolis, Rebuilding Together Indianapolis, and Servants at Work (SAWs). On this page are two stories of those we assisted in 2015.

Gloria is 74 years old and has lived in her home for 41 years. Prior to the modifications funded by CIAPP, she struggled to freely use her home that she has lived in for so long. The front door fell on her two times, and the back door was chained shut so no one could get in. She also explained that prior to the modifications, she was scared to get into her bathtub because she was afraid she wouldn’t be able to get out due to her mobility impairments. “The toilet was ready to go through the floor,” she added. With the help of the CIAPP funding to fix most of the issues with her home, she explained, “I feel safer with the new doors and the safety locks.” She continued to explain, “The shower...I love that! The bathroom is beautiful. The shower is a good size, not too compact. The grab bars are helpful. I love the deep storage cabinet.” She reports that she is no longer worried about falling while using the commode or the shower.

“I used to fall all the time and stayed indoors more. Before the ramp was built, I had to have people help lift me up the stairs,” explained Chester. After the building of a ramp at their home through CIAPP funds, life has changed for the better. Chester’s wife said that she and her husband can now have other family members and neighbors with disabilities visit. She reports that her husband walks up and down the ramp. Chester says that the handrails are good to hold onto and that he feels more secure. Chester now sits out on the ramp and has tea. His wife says she has not seen him outside so much in a very long time.
COMMUNITY VOLUNTEERISM: In 2015, the FHCCI participated in three community volunteer projects as a staff and board: Great Indy Clean Up, Indy Do Day, and Mary Rigg Community Center Holiday Tote Project.

Not only were these meaningful team building excursions for the board and staff, they also helped the neighborhoods we live and work in with needed volunteer hours. Plus, we had fun...as these photos show!

A BIG Thank You to our community partners for letting us - beginners - participate!
Another form of volunteerism by the FHCCI is the support of staff participation in local nonprofits and community events. The FHCCI staff are active members of the Central Indiana Realtist Association, Concerned Clergy of Indianapolis, Greater Indianapolis Progress Committee’s Race and Cultural Relations Leadership Network, Good Samaritan Network of Hamilton County, Indiana Association for Community Economic Development, Indiana Latino Roundtable, Indianapolis Coalition for Neighborhood Development, Indianapolis Continuum of Care, and the Northside Partners Network. Amy Nelson of the FHCCI is a long term board member of the National Fair Housing Alliance, including being elected Treasurer in 2015. During that same year, she was also elected to the Board of the Central Indiana Realtist Association and appointed to the Indianapolis Great Places 2020 Vitality Committee.

**SPONSORSHIPS:** Although funds are very limited, the FHCCI was pleased to provide direct sponsorship support to the Central Indiana Realtist Association Trailblazer’s Luncheon, the Hamilton County Area Neighborhood Development’s (HAND) Neighborhoods NOW Conference, and the American Planning Association-Indiana Association for Community Economic Development Joint Conference.

**AWARDS:** The FHCCI was also honored in 2015 with the Central Indiana Realtist Association’s “Best of the Best” Award for its fair housing services.
In 2015, the FHCCI continued to expand its public policy work to ensure strong fair housing laws in Indiana. No federal funds are used in this program. We focused on three main areas: (1) housing discrimination protections for those using public assistance; (2) advancement of a state hate crime law; and (3) housing discrimination protections for LGBT Hoosiers.

PUBLIC ASSISTANCE HOUSING DISCRIMINATION PROTECTIONS: During 2014, the FHCCI had released a first-of-its-kind in Indiana report which revealed high refusal rates for Hoosiers seeking housing with housing choice vouchers (commonly called Section 8). These rates of refusal significantly impact a voucher holder’s ability to find affordable, safe, high-quality housing in the neighborhoods of their choice. Mapping conducted by the FHCCI also showed that voucher holders are overwhelmingly clustered in the segregated, high-poverty neighborhoods of Indianapolis. In 2015, we continued work with the Indianapolis City/County Council building on previous hearings to encourage protection for voucher holders and other users of public assistance. Indianapolis Proposal 215 would have provided needed housing protections from discrimination for qualified renters using public assistance. The Proposal did not mandate rental to all Section 8 vouchers, but would have made it unlawful to deny a voucher holder solely due to their use of a voucher or other form of public assistance. Unfortunately, in early 2015, the FHCCI had to drop these efforts to fight HB 1300 at the Indiana General Assembly. HB 1300 was filed in response to the dialogue occurring in Indianapolis around affordable housing needs and public assistance housing discrimination protections. HB 1300 was filed with an intent to: “Prohibits a county, municipality, or township from adopting an ordinance that requires or would have the effect of requiring a landlord to participate in: (1) a Section 8 program of the federal Housing Act of 1937; or (2) a similar program concerning housing.”

Despite the efforts of the FHCCI, our community colleagues, and several Indiana state legislators, HB 1300 passed the House and Senate on a primarily party line vote. It was signed into law by Governor Pence and became effective a few months later. Passage of this legislation has chilled discussion throughout Indiana about needed housing protections for low-income Hoosiers and will continue to limit housing choice options for those using public assistance.
**HATE CRIME LAW:** Indiana remains one of only five states without a hate crime law despite documentation of need. Unfortunately, during the 2015 Indiana General Assembly, despite the filing of several bills to correct this need, not a single bill received a committee hearing.

In 2015, the FHCCI began work to educate Hoosiers on the need of a state hate crime law. During the FHCCI’s Annual Fair Housing Conference in April, we were pleased to have Miriam Zeidman of the Anti-Defamation League speak about hate crime laws, why they are needed, what they do and do not protect, and review of suggested legislative language. Ms. Zeidman’s workshop was one of the most popular at the conference. The FHCCI also joined a coalition of organizations to encourage passage of a state hate crime law. We also drafted a series of four PSAs to raise awareness on this important issue ahead of the 2016 Indiana General Assembly.

**LGBT HOUSING DISCRIMINATION PROTECTIONS:** In 2015, Indiana found itself in the national spotlight after the General Assembly’s passage of the Religious Freedom Restoration Act (RFRA). RFRA was criticized by civil rights advocates as a means to lawfully discriminate against LGBT Hoosiers. The FHCCI joined a coalition of businesses, nonprofits, organizations, and individuals to voice concern on the intent of the legislation and need for LGBT civil rights protections in Indiana. We promptly joined the Open for Service movement and posted on our office door “This Business Serves Everyone.” We also issued press releases on levels of discrimination occurring. Although we were pleased to see the city and state-wide support for these protections, the General Assembly did not take any action to ensure LGBT civil rights protections in 2015.

Like with the need for a hate crime law, the FHCCI launched a series of four PSAs ahead of the 2016 Indiana General Assembly on LGBT civil rights needs. We also got the Fair Housing Watchdogs involved! However, much work remains to ensure housing rights for all in Indiana.
The FHCCI could not succeed without the generous support of private individuals, foundations, government grants, and the public and private organizations which collaborate with us. We thank those who gave their time, support, and/or resources to the FHCCI in 2015:

**FUNDERS:**
- Central Indiana Senior Fund
- National Fair Housing Alliance
- U.S. Department of Housing & Urban Development

**SUPPORTERS & PARTNERS:**
- accessABILITY, Center for Independent Living
- Affordable Housing Association of Indiana
- Artspace/Michigan City
- Aspire Indiana
- Back Home in Indiana Alliance
- Bernard J. Kleina
- BMO Harris Bank
- Brown Mackie College-Indianapolis
- Building Specialists, Inc.
- Burmese American Community Institute
- Butler University
- Central Indiana Community Foundation
- Central Indiana Realtist Association
- Children's Bureau, Inc.
- Choices, Inc.
- City of Fort Wayne Metropolitan Human Relations Commission
- City of Indianapolis-Department of Metropolitan Development
- City of Mishawaka
- CICOA
- Circle City IN Pride Festival
- Coalition for Homelessness Intervention & Prevention (CHIP)
- Coburn Place Safe Haven
- Columbus Human Rights Commission
- Community Action of Greater Indianapolis
- Concerned Clergy of Indianapolis
- CSH
- Easter Seals Crossroads, Indianapolis
- ENE Magazine
- Fair Housing Testers (we can’t thank you by name but you know who you are!)
- Fifth Freedom
- Fifth Third Bank
- Florence Roisman
- Forest Manor Multi-Service Center
- GIPC Race & Cultural Relations Leadership Network
- Greater Indy NAACP
- Good Samaritan Network of Hamilton County
- Haughville Neighborhood Association
- Hearts & Hands of Indiana
- Historic Meridian Park Neighborhood Association
- H.O.P.E. Team, Inc.
- Immigrant Welcome Center
- INARF
- Indiana Association for Community Economic Development
- Indiana Black Expo
- Indiana Coalition Against Domestic Violence
- Indiana Consortium of State and Local Human Rights Agencies
- Indiana Governor’s Council for People with Disabilities
- Indiana Housing & Community Development Authority
- Indiana Latino Expo
- Indiana Latino Roundtable
- Indiana Legal Services
- Indiana Public Health Association
- Indiana University - Robert H. McKinney School of Law
- Indiana University School of Social Work
- Indianapolis Continuum of Care
- Indianapolis Housing Agency
- Indianapolis Metropolitan Police Department (IMPD)
- Indianapolis Neighborhood Housing Partnership (INHP)
- Indianapolis Public Library
- IndyEast Promise Zone
- IndyFamilyFest
- IUPUI School of Public & Environment Affairs
- Kennedy King Memorial Initiative
- KEY Consumer Organization
- King Park Area Development Corporation
- Kroger Community Rewards
- La Plaza Inc.
- La Voz de Indiana
- Mapleton-Fall Creek Development Corporation
- Marian University
- Marion County Prosecutor’s Office
- Mexican Consulate
- Near North Development Corporation
- Neighborhood Christian Legal Clinic
- NeighborLink Indianapolis
- Northside Partners Network
- Peace Learning Center
- PNC Bank
- Prevent Child Abuse Indiana
- Print Resources
- Puccini’s Smiling Teeth Pizza & Pasta
- Punch Burger
- Rebuilding Together Indianapolis
- Servants at Work (SAWs)
- Shalom Health Care Center
- Shepherd Community Center
- Terri Jett
- The Damien Center
- The National Bank of Indianapolis
- UNEC Development Corporation

**COOPERATING ATTORNEYS:**
- ACLU of Indiana
- Brancart & Brancart
- Goodin Abernathy
- Indiana Protection & Advocacy Services (IPAS)
- Mehri & Skalet
- Relman, Dane & Colfax PLLC

Because EVERYONE deserves an equal chance to have a home for the Holidays.
2015 Financials

Statement of Activities and Changes in Net Assets
Fiscal Year Ended September 30, 2015

REVENUES AND SUPPORT:

- Contributions and Grants: $413,694
- Program Services: $53,743
- Investment Income: $162
- Other Revenue: $88,798
- **TOTAL REVENUE**: $556,397

EXPENSES:

- Grants Paid: $330,109
- Salaries, Compensation, Benefits: $307,641
- Other Program Expenses: $335,762
- **TOTAL EXPENSES**: $973,512

REVENUE LESS EXPENSES: **($417,115)**

TOTAL ASSETS: $49,499
TOTAL LIABILITIES: $1,266
NET ASSETS: **$48,233**

*Loss due to distribution of Wells Fargo community relief grants.

It was a tough year in 2015 with the loss of four persons who had done so much to advance civil rights in Indiana: Amos Brown, State Representative William Crawford, Mark St. John, and FHCCI founding board member Gilbert Holmes. All were supporters of the FHCCI’s work and their loss is immeasurable. Our deepest sympathies to their family and friends.
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.

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