

Message From the President

Dear Friends of the Fair Housing Council:

The Fair Housing Council of Suburban Philadelphia would like to thank its many individual and corporate supporters who have made the year 2004 activities possible.

In addition special thanks to:

- The U.S. Department of Housing & Urban Development
- Delaware County Office of Housing & Community Development
- Philadelphia Foundation
- Chester County Department of Community Development
- Wachovia Foundation

The year 2004 was a year of great collaboration and strengthening of community ties for the Fair Housing Council of Suburban Philadelphia (FHCSF). FHCSF was deeply involved in establishing the Quad-County Anti-Predatory Lending Task Force that evolved from the Delaware County Fair Housing Task Force. The FHCSF's advice and knowledge of the communities most vulnerable to discriminatory practices by lending institutions enabled the four counties to actively work toward a solution.

FHCSF has also entered into collaboration with Community Legal Aid Society Inc. of Delaware to aid in establishing a system that will promote fair housing and assistance to those suffering from discrimination. HUD confidence in the work and commitment of FHCSF staff was the key to the \$1.05 million dollar grant for the State of Delaware.

Reflecting on FHCSF 48 years as an organization dedicated to the mission of promotion equal housing to all regardless of race, color, national origin, religion, gender, familial status, or disability it is clear that we have been able to garner the respect of our peers both locally and nationally. The credit for our success should be given to our Executive Director, James Berry and the FHCSF staff who are tireless in their efforts to ensure equality in housing. The Council's staff of three and part time bookkeeper do the work of ten.

As President of the Board of Directors, I have been honored to work with the Fair Housing Council's dedicated Staff and Board members. Unfortunately, despite our efforts, housing discrimination continues to exist in the suburban Philadelphia region. We enter 2005 with renewed dedication to promote fair housing in our communities. We are extremely grateful for the confidence and support of our members and of the government and private entities that allow us to continue this important work. Thank you.

Carolyn E. Johnson, Esquire
President, Board of Directors

**Fair Housing Council of Suburban Philadelphia
Statement of Activities
Year Ended December 31, 2003***

Revenues & Support	
Government Contracts	\$162,933
Grants	\$17,500
Litigation	\$81
Contributions	\$22,836
Training sessions and conferences	\$2,800
Dues	\$225
Total Revenues and Support	\$206,375
Expenses	
Compensation	\$134,435
Conferences	\$3,133
Consultants	\$19,063
Copying & Printing	\$5,733
Depreciation	\$1,658
Employee Benefits	\$3,716
Employee Travel	\$6,066
Fundraising Expense	\$1,480
In-kind	\$18,250
Insurance	\$505
Memberships, Contrib. & fees	\$1,244
Office Supplies	\$2,956
Payroll Taxes	\$12,855
Postage	\$2,343
Professional Fees	\$4,500
Proposals	\$7,510
Rent	\$19,370
Repairs & Maintenance	\$2,963
Retirement Plan	\$8,168
Telephone	\$4,490
Testing	\$8,656
Training	\$2,249
Utilities	\$2,773
Total Expenses	\$274,116
Change in Net Assets	-\$67,741
Net Assets—January 1, 2003	\$123,997
Net Assets—December 31, 2003	\$56,256

*This is an audited income statement as of December 31, 2003. The Council's financial records are audited yearly by Ostroff, Fair, & Company, P.C., Certified Public Accountants. A final audited Statement of Activities for the year 2004 will be available by July 2005.

complaint filed by FHCSP in May of 2002. FHCSP determined through testing, that Crosby Square Apartments had a policy of not allowing a family consisting of a single adult with five children to rent a 3-bedroom apartment. The property is managed by Community Realty Management, Inc. In March, 2002, Leslie Cook, a mother of five and a victim of domestic violence sought out alternative housing to protect her from her abuser. She was referred by staff at Catholic Social Services to Crosby Square Apartments and upon visiting the complex, Ms. Cook was told that she was not eligible to fill out an application because her family of six was too large for a three bedroom apartment. She was told that there was a two children per bedroom limit and was sent on her way before she was able to explain that she intended to share a bedroom with her infant son. Catholic Social Services contacted the FHCSP about possible discriminatory practices and in April, 2002, a FHCSP tester posing as a prospective renter with the same family profile as Ms. Cook, requested to see an apartment for a family of six. The tester was told that they would not be able to help her because the complex had a policy of two children per bedroom. Another tester was also told that “they cannot accept more than 4 children in a 3-bedroom apartment.”

This past year began the 4th year of litigation against Prudential Property and Casualty Insurance Company. This lawsuit, filed by FHCSP and four other fair housing groups throughout the country, is based on evidence that Prudential engaged in discriminatory practices that restrict or deny homeowners insurance in minority and integrated neighborhoods in the United States.

Finally, FHCSP began working with the Community Legal Aid Society, Inc. (CLASI) under a Fair Housing Organizations Initiative grant from HUD to provide a variety of fair housing enforcement services in Kent, New Castle, and Sussex counties in Delaware.

Message From the Executive Director

Dear Friends of the Fair Housing Council:

In 2004, FHCSP continued to make progress on its 48 year quest to ensure that people in this region are able to live where they choose. FHCSP's efforts to eliminate housing discrimination were greatly aided through an ever increasing network of public and private agencies.

FHCSP is extremely pleased that a regional effort to combat predatory lending finally came to fruition in 2004. This initiative is called “Don't Borrow Trouble Suburban Philadelphia” and creates a public education campaign that seeks to prevent predatory lending. Although FHCSP was the catalyst to making “Don't Borrow Trouble Suburban Philadelphia” a reality, the unprecedented collaboration between public and private stakeholders concerned about the effects of unscrupulous lending makes this a noteworthy accomplishment.

Financial support from the members of the FHCSP, HUD, Delaware County Office of Housing and Community Development, The Philadelphia Foundation, and the Wachovia Foundation provided resources to enhance FHCSP's education programs. This support led to the FHCSP being able to expand the circulation of its technical newsletter and distribution of its publications on compliance with fair housing law throughout the Delaware Valley. HUD's continued support of FHCSP's enforcement programs was essential to ensuring that victims of housing discrimination have the resources to thwart discrimination when they encounter it.

None of the good work accomplished by the FHCSF in 2004 would have occurred without the support of its Board of Directors, and the hard work of Rachel Wentworth, Assistant Director, and Lynne Ellison, Bookkeeper. It is only because of them that FHCSF was able to do all that we did in 2004.

James Berry
Executive Director

restrictive policy against prospective mobile home buyers with children. The complaint was filed on behalf of FHCSF and Frank and Laura Mercon. The couple had an agreement of sale on their mobile home in Marlin Court in April of 2003 but Rennels Property Management, who owned and operated Marlin Court, informed the Mercons that the Park was an adult-only community. As a result of the new policy, the Mercons lost the sale of their mobile home as well as the home they had contracted to buy with the proceeds. FHCSF conducted tests that confirmed Marlin Court had a policy where no children were permitted to live in the park. Rennels Property Management paid the Mercons \$22,500, FHCSF \$10,000, and agreed to change its policy to comply with the law. The owners also agreed to attend Fair Housing education programs as part of the agreement.

FHCSF determined through testing that Ridley Mews, an apartment complex in Prospect Park, was discriminating against single women and families with children in the terms and conditions of rental and was steering. Between November of 2001 and February of 2002, seven testers posing as prospective renters with varying size families visited the complex. Single women and single women with children were directed to consider only designated areas of the complex for each type of family. Single men were not told of any preferences. The property was owned by REI Associates when FHCSF conducted tests. REI no longer owns Ridley Mews and is no longer engaged in the real estate business. In September, FHCSF settled the complaint naming Ridley Mews in violation of the Fair Housing Act. REI agreed to pay the FHCSF \$2,000 for costs and damages and agreed to fully comply with the law if and when they reenter the real estate business.

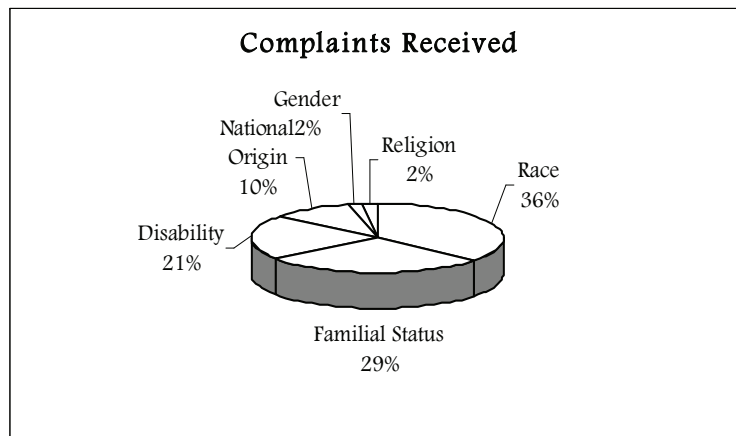
In December, Crosby Square Apartments in Chester paid \$12,500 to settle a housing discrimination

agencies HUD approved to provide mortgage default counseling, county government housing and community development agencies, and legal assistance agencies that will provide legal advice and possible legal representation.

Enforcement Report

During 2004, FHCSF's enforcement program was supported by grants from the U.S. Department of Housing and Urban Development. FHCSF conducted enforcement activities under a Private Enforcement Initiative grant and as a subcontractor under a grant to the Fair Housing Council of Montgomery County. These grants allowed FHCSF to continue to conduct testing in response to complaints of discrimination as well as testing random sites for compliance with the Fair Housing Act.

The following chart shows a breakdown of the types of discrimination complaints reported to FHCSF



during the past year.

FHCSF successfully resolved 3 complaints of housing discrimination this year.

In August, a Quakertown mobile park agreed to pay \$32,500 to settle a complaint based on an openly

Education Report

During the past year, FHCSF's education programs were supported by funding from the U.S. Department of Housing and Urban Development, the Delaware County Office of Housing and Urban Development, and The Philadelphia Foundation. These grants allowed FHCSF to expand its newsletter, the Delaware County Fair Housing News to the entire four county region served by FHCSF. The new Delaware Valley Fair Housing News is distributed to a mailing list of over 3,000 industry professionals, advocates, and government officials. This year, FHCSF revised and updated four educational guides, including *Fair Housing: It's Your Right*, *A Fair Housing Guide for People With Disabilities*, *A Fair Housing Guide to Homeowners Insurance*, and *Non-Discriminatory Rental Practices: A Fair Housing Guide for Landlords and Apartment Management*. In addition to guides handed out at educational events, nearly 3,000 guides were distributed to various organizations, libraries, and individuals in the region.

During 2004, FHCSF staff spoke at 22 educational events, trainings, and meetings and trained 1,075 individuals in Fair Housing. These educational programs included:

- Delaware County's First Time Homebuyer Program
- Delaware County Fair Housing Task Force
- Chester County Fair Housing Focus Groups
- Apartment Association of Greater Philadelphia
- Delaware County Housing Authority
- Pennsylvania Housing Finance Agency
- Chester Homebuyer Fair
- Lutheran Children and Family Services
- Helping Upper Bucks Become Universally Better
- Delaware County Office of Services for the Aging
- Direct Services Coalition of Bucks County
- Bucks County Landlord Gala

This year, FHCSF staff also participated in the following local coalitions and task force meetings:

- Delaware County Local Housing Options Team
- Delaware County Office of Services for the Aging Housing Task Force
- Chester Partners in Homeownership
- Bucks County Housing Task Force
- Inclusive Communities Committee of the Housing Alliance of Pennsylvania
- Delaware Valley Fair Housing Task Force
- Quad County Anti-Predatory Lending Education Initiative
- HUD Fair Housing Working Group

In addition to the regular education programs, the FHCSF participated in a number of other noteworthy projects and events. The Chester County Department of Community Development funded the FHCSF to conduct the County's Analysis of Impediments to Fair Housing Choice. HUD requires a certification that the county is affirmatively furthering fair housing. During 2004, FHCSF conducted an assessment of how laws, regulations, policies, and procedures effect the location, availability, and accessibility of housing and how conditions, both private and public, affect fair housing choice. Chester County will use this Analysis of Impediments to take appropriate actions to overcome the effects of impediments identified in the report.

On April 13, during Fair Housing Month, FHCSF sponsored the Region III U.S. Department of Housing and Urban Development's "Keepers of the Dream" conference. This regional event celebrated the 36th anniversary of the passage of the Fair Housing Act. At the conference, James Berry was honored an award for his long time commitment to securing equal housing for the region's residents and for his support to HUD.

Finally, a major accomplishment this year was FHCSF's participation in the Quad County Anti-Predatory Lending Initiative (APLEI) and the launching of the Don't Borrow Trouble Suburban Philadelphia Campaign. The APLEI began in the fall of 2002 as a subcommittee of the Delaware County Fair Housing Task Force. Over the past two years, the APLEI has expanded to include the participation of agencies throughout the region and has resulted in the Don't Borrow Trouble Suburban Philadelphia Campaign. This Campaign is a collaboration of agencies throughout Bucks, Chester, Delaware and Montgomery Counties working together to address predatory lending issues impacting low- and moderate-income households in the greater Philadelphia metropolitan area. Public education, legal and housing assistance, and mortgage default counseling will be used as channels for promoting homeownership, individual stability, and success amongst those most vulnerable to predatory lenders. The four counties find themselves in a unique position to improve the effectiveness of local efforts to assist homeowners by combining their diverse resources to educate consumers on the perils of predatory lending practices including high pressure sales tactics targeting vulnerable consumers such as the elderly and minorities, charging excessive rates and fees to a borrower who qualifies for lower rates and/or fees, and inadequate disclosure of loan costs. The Don't Borrow Trouble Suburban Philadelphia campaign is focusing on neighborhoods and communities within the Bucks, Chester, Delaware and Montgomery counties that are the most susceptible targets for predatory lending. The campaign will provide targeted bilingual marketing, education, legal assistance, and outreach to seniors, low-income communities, and minority communities. Partners in the campaign include enforcement agencies that will investigate and resolve charges of discriminatory practices in housing and lending, housing counseling