$360,000 HUD ENFORCEMENT GRANT AWARDED TO METRO

The summer of 2021 signaled the start of the third year of a 3-year Fair Housing Initiatives Program (FHIP) Private Enforcement Initiative (PEI) grant received from U. S. HUD. The result of a highly competitive national application process, the award allows Metro to continue implementing critical enforcement and complaint intake services, while expanding education and outreach platforms, all of which define a full-service fair housing organization. The grant allows the agency to build upon its advances throughout the FHIP service area, encompassing Fulton, Dekalb, Cherokee, Cobb, Forsyth, Gwinnett and Hall Counties.

The performance objectives under the contract include, but are not limited to, conducting a minimum of 12 fair housing education seminars for various public and private entities; referring a minimum of 8 complaints to HUD; recruiting and training a minimum of 15 new testers; conducting 100+ investigations to determine compliance with fair housing laws; and, sponsoring a Fair Housing Month event in April 2022.

WHAT’S INSIDE
Message from the Executive Director .......................... 2
Enforcement Update .................................................. 3
Exceptional Partner Profile ....................................... 7
Metro Event Calendar ............................................... 9

continued on page 5

HEMANI FOCUSES ON REFORMING AND DIVERSIFYING ENFORCEMENT INITIATIVES

Zahra Hemani joined Metro Fair Housing Services as the Director of Enforcement in September 2019. She brings more than five years of fair housing experience as the founding statewide Test Coordinator for Legal Aid Services of Oklahoma’s (LASO) Fair Housing Project. At LASO, Zahra established and built the fair housing testing program from the ground up. She developed and implemented testing protocols for rental, reasonable accommodation and reasonable modification, criminal background, sales, lending, and design and construction tests. Because LASO is the only congressionally funded legal services organization for Oklahoma, Zahra managed the fair housing testing program for all parts of the state, both urban and rural. Her investigations formed the basis for successful HUD complaints, federal lawsuits, and a current case brought by the Department of Justice against a public housing authority.

Prior to her fair housing work, Zahra conducted LASO’s weekly legal outreach clinics at local homeless shelters. Homeless clients needed assistance with a wide variety of legal issues. As a result, Zahra developed familiarity with eviction procedures, federally subsidized housing, domestic violence protections, SSI/disability, and many other areas of law. Knowledge of these issues enhanced her ability to assist fair housing complainants.

continued on page 5
The year 2020 started with all of us awakening to a jolting “perfect storm” at the intersection of three Pandemics, in Public Health, the Economy and Public Safety. As a nation there is almost no one who hasn’t been hurt by the staggering loss of precious life, jobs, businesses, homes, and the omnipresence of systemic racism in the criminal justice system. Our collective attention was consumed with following the effects and outcomes of each “pandemic” and drawn to the undeniable racism that is at the root of disparities in education, employment, health, law enforcement, finance and housing. Metro joined the chorus of civil and human rights advocates, exhorting everyone to ask themselves, “What can I do to make meaningful changes in these institutions?? We urged all of us to take the personal time to learn about the current and past history of racism in America; to acknowledge that racism is not just evidenced in the actions of certain individuals; to examine your beliefs, perceptions and actions to make an honest assessment of whether racism may reside within them; and to Speak Up and Speak Out when you witness injustice in any form.

Since March of 2020 Metro’s offices have been closed to the public by the City of Atlanta in an abundance of caution due to the COVID-19 pandemic, resulting in very limited access, changes to enforcement, education & outreach and administrative operations, and the entire staff working remotely. In spite of a nationwide moratorium on evictions and some foreclosures, 76% of non-discrimination complaints received in that 15-month period were from people facing eviction, with only 8% from those facing foreclosure. Along with a wealth of partners in Georgia, we are preparing to assist with the deluge of families and individuals who will lose their housing when the extended CDC moratoria expire July 31st (unless extended).
ENFORCEMENT UPDATE

During 2020, Metro’s enforcement practices required significant alteration due to the COVID-19 pandemic. Starting in March 2020, Metro’s offices were closed to the public by the City of Atlanta (and remain closed as of this writing) and all staff began working remotely. This drastic change required flexibility, as all aspects of the program, from contact with complainants to investigations procedures, had to be adapted based on technology and staffing capabilities. Before HUD issued a requirement for fair housing programs, Metro recognized the need to conduct all testing investigations by phone. This change was necessary to ensure the safety of staff and testers and maintain the integrity of testing evidence. Because of the Director of Enforcement’s prior experience managing a statewide testing program, which included phone testing, Metro fared comparatively well in making the switch. Despite these challenges, the organization maintained its enforcement activities in the metro area which includes Dekalb, Fulton, Cherokee, Cobb, Forsyth, Gwinnett, Hall, and Henry County.

Complaints

In 2020, Metro received 49 fair housing complaints which were distributed among the protected categories as follows: 29 disability, 10 race, 4 sex/gender or sexual orientation, 2 national origin, 1 religion. Several complaints included more than one basis for alleged discrimination. Metro’s experience reflects national trends in which disability is the basis of most reported fair housing complaints and race is the second most common. Most complaints came from renters, although complaints from homeowners increased, particularly regarding HOA practices related to reasonable modifications for persons with disabilities.

In 2020 Metro filed 7 administrative complaints with HUD. One complaint was filed on behalf of a 102-year-old tenant against repeat offenders Antioch Villas and Mercy Housing Management Company for repeated delay and denial of a reasonable accommodation for 4 years.

This complaint and 3 others are pending investigation. The requested reasonable modification has already been granted in 1 case. Two complaints were dismissed, and HUD found no cause to support the allegation of discrimination in 1 additional case.

Several other disability cases were resolved through negotiation with the housing provider, which resulted in the complainant being granted the requested reasonable accommodation or modification. These included Metro’s enforcement of its 2019 conciliation agreement with The Cardinal Group Atlanta I, dba WestMar Lofts. Metro also obtained new reasonable modifications for the original complainant in that case.

During the COVID-19 pandemic, the processing time for HUD complaints has increased significantly, with new complaints spending at least 3 months in the initial intake stage in which complaints are reviewed for jurisdictional and statute of limitations issues. However, in 2020 the Georgia Commission on Equal Opportunity (GCEO) received interim certification as a qualified program under HUD’s Fair Housing Assistance Program (FHAP). As the only FHAP for the state of Georgia, GCEO has the authority to accept, investigate, charge, and conciliate most types of fair housing complaints. Metro and GCEO recently devised a protocol for referral of Metro’s complaints to GCEO. Metro looks forward to an enhanced, fruitful partnership with GCEO to expand fair housing protections in Georgia.

Testing

In 2020, Metro conducted 132 tests. In response to COVID-19 related increases in new home purchases and erratic procedures in the rental market, Metro increased its testing of realty companies and lending institutions. Despite the continued construction boom, disability access testing of new apartment complexes was halted because these tests simply cannot be conducted effectively by phone. Accessibility testing will resume in the future when in-person testing resumes.

The sales and lending tests demonstrate that longstanding discriminatory practices continue to flourish. Minority homebuyers are offered lower levels of service by realtors and less information about available listings. Being offered lower loan amounts also limits their purchasing power. Metro continues to monitor the offending actors closely with increased investigations and focused testing.

As the COVID-19 pandemic continues to stabilize, Metro will enhance future enforcement and testing with a data-based approach tailored to the varying needs in its service area. New methods of testing will be developed and implemented to better identify and capture discriminatory practices. Future enforcement efforts will include enhanced partnerships with housing groups and governmental authorities to identify and pursue violations more quickly and effectively.
SEXUAL HARASSMENT IS ILLEGAL.
FAIR HOUSING IS YOUR RIGHT.

You should never have to choose between your home and being sexually harassed.

If your landlord, rental manager, or anyone else with control over your housing:

- Commented on your body or looks
- Talked about sex, showed you pornography, exposed self
- Asked for sexual favors in exchange for renting to you
- Threatened to evict you if you won’t engage in sexual acts
- Asked for sexual photos of you before making repairs
- Touched you without your consent

You may be experiencing sexual harassment.

Even if you said "yes."
Even if you have a criminal history.
Even if you have been evicted.
Even if you were behind on your rent.

Contact the U.S. Department of Justice, Civil Rights Division or the U.S. Attorney’s Office, Northern District of Georgia, Civil Rights Unit.

You can reach us by email at fairhousing@usdoj.gov.
You can call us at 1-844-380-6178. TTY: 202-305-1882.
Working with homeless clients was also an opportunity to hone good communication skills. Every person has a story, and Zahra learned that the best way to contribute to an effective conversation is simply to listen. People will often give needed information if they are allowed to express themselves in the way they are most comfortable. Sometimes there was no legal solution to the client’s thorny issue. Practicing active listening and giving full attention then became a measure of respect, a way to let the client know that someone saw and heard them and that they mattered. This echoed Zahra’s experiences touring refugee camps during a human rights internship in Palestine, which she completed while attending New York University School of Law. Housing is not just about walls and a place to sleep. It is about security, dignity, and personal freedom. Therefore, fair housing work is more than enforcement of abstract rights. It supports the foundation on which a person builds a life.

As an honors graduate of Emory University and a Carter Center alumna, Zahra is returning to Atlanta after more than twenty years. The winding roads and tall, lush foliage are familiar, but life and the landscape look very different. Back then, the main drag in Buckhead did not extend much past the Buckhead Theater on Roswell Road and it was fashionable to move “OTP” (that’s outside the Perimeter, for non-natives.) Now it seems that OTP is the only option to find affordable housing. As thousands migrate to greater Atlanta each year, existing housing of all kinds becomes scarce and more expensive, while new construction prices existing homeowners out of their neighborhoods.

The COVID-19 pandemic only exacerbated these problems. As of May 2021, the median home price in Atlanta was $325,000, which is 25% higher than the same time period in 2020. Home sales are up by 33%. There is less than 1 month of housing inventory available. Homes stay on the market only 11 days, and 53% sold above the list price. The average monthly rent in Atlanta was $1527 before COVID-19, but it increased to $1635 in less than 1 year, a 7.1% increase. The average rent growth in the U.S was 1.3% during COVID. The metro Atlanta area ranked 27th out of 102 U.S. cities where rents changed the most since COVID-19 began.

Zahra believes that fair housing has a role to play in all these issues, particularly for low-income residents. Increased scrutiny of larger entities, such as multistate property management companies, housing authorities, builders, and lenders, will advance equitable admissions practices and accessible housing opportunities for all incomes. The backbone of fair housing enforcement is an effective testing program. Zahra has focused on streamlining and reforming Metro’s testing program so that investigations yield the best possible credible and admissible evidence. Though this process began before COVID-19, the pandemic hastened the need to restructure testing protocols and adapt procedures while maintaining the integrity and logic of each test. This reform process will continue. Once the testing reforms are stabilized, Zahra plans to introduce new types of investigations to further enhance Metro’s enforcement toolbox. There is much work to be done in metropolitan Atlanta and Zahra looks forward to the challenge.

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While Georgia has remained in the national spotlight regarding voting rights and public safety reforms, two occurrences that positively impact the local fight for housing justice may have gone unnoticed:

- The Legislature passed, with little opposition, a measure that revised the state’s fair housing law to make it “substantially equivalent” to the federal law. Simply put, that means the law mirrors the federal statute providing the same protections and remedies to address housing discrimination statewide. It also provided the opportunity and funding for recertifying the entity that enforces that law, the Georgia Commission on Equal Opportunity (GCEO), a groundbreaking accomplishment! Unfortunately, an early 1980’s law still prohibits local jurisdictions in the state from adding protected classes to their housing discrimination ordinances (like source of income, age) in addition to the basic seven in the federal statute (race, color, national origin, religion, sex/gender, familial status and disability).

- Secondly, the ahead of the 2021 Juneteenth commemoration, the Atlanta Realtors Association (ARA) issued the first apology in its 111-year history to members and the communities they serve for its history of discriminatory practices while making a commitment to supporting inclusive community in the future. Among other policies, the apology noted how Article 34 of the National Association of Realtors’ Realtors Code of Ethics, between 1924 and 1950, expressly promoted segregation by instructing Realtors to avoid, “introducing into a neighborhood a character of property or occupancy, members of any race or nationality, or any individuals whose presence will clearly be detrimental to property values in that neighborhood.” The ARA has often invited Metro to present and conduct trainings at its conferences/meetings, and we applaud them on their courage and commitment to change!

The last 15-month period has been staggeringly transformative in two “big picture” ways: the advances achieved with the successful development of vaccines to fight the COVID-19 virus and emerging variants, and the change in administrations in our nation’s capitol. The White House unleashed a welcome barrage of Executive Orders, several of which are designed to direct federal agencies to assess their actions and to fully enforce federal statutes/regulations that prohibit discrimination and advance racial equity. Executive Order 13988 on Preventing and Combating Discrimination on the Basis of Gender Identity or Sexual Orientation addresses the Supreme Court’s recent decision in a case that originated in Clayton County, Bostock v Clayton County, which held that the prohibitions against sex discrimination in the workplace contained in Title VII of the Civil Rights Act of 1964 extend to and include discrimination on the basis of sexual orientation and gender identity. HUD’s Office of General Counsel has concluded that the Fair Housing Act’s sex discrimination provisions are comparable to those of Title VII and that they likewise prohibit discrimination because of sexual orientation and gender identity.

Looking forward, one of the best chances of combatting the legacy of segregation and systemic racism in America still remains in the enforcement of the Fair Housing Act’s obligation to affirmatively further fair housing (AFFH). Courts have found that this requires HUD grantees to go beyond simply avoiding and barring discriminatory practices; they must take meaningful steps to affirmatively further the Fair Housing Act’s objectives, such as acting to desegregate communities. In the years prior to 2015 HUD implemented the AFFH mandate by requiring each grantee to complete an Analysis of Impediments to Fair Housing Choice (AI). It did not have a process in place to systemically verify compliance. The 2015 AFFH rule established a process by which grantees had to conduct a more extensive analysis of local fair housing concerns, called an Assessment of Fair Housing (AFH), commit to specific steps to remedy them, and submit their AFH to HUD for review. It also created a regulatory definition of the AFFH requirement to clarify the substantive expectations HUD had for grantees. However, the creation and review of the program participants’ AFHs proved to be unnecessarily burdensome for some program participants and HUD.

The prior administration replaced the 2015 rule with a rule that not only rescinded the 2015 rule, but also redefined the term “Fair Housing” as well as the Fair Housing Act’s AFFH obligation to eliminate much of HUD grantees’ responsibility to address fair housing issues. On June 10, 2021, HUD published an interim final rule (IFR) entitled, Restoring Affirmatively Furthering Fair Housing Definitions and Certifications, to restore meaningful implementation of the FHA’s AFFH requirement that are grounded in legal precedent. HUD grantees will once again be regularly certifying compliance to a standard that requires them to take meaningful action to combat residential segregation and eliminate unequal access to housing-related opportunities. The AFFH IFR will go into effect July 31, 2021, after a 30-day comment period.

continued on page 8
Cassie Stanley is the Broker/Owner of C Stanley Realty Group, launched in 2002, and has been a licensed real estate professional since 1979. She has been the Branch Manager and Certified Housing Counselor of NID Housing Counseling Agency Georgia since December 2014, overseeing the day-to-day operations of the full-service, HUD-approved organization in accordance with the certified branch office Agreement with NID National. Currently she manages nine (9) Counselors and others in training. The agency’s services include homebuyer, credit and post-purchase education, rental counseling, shelter services for the homeless, mortgage default/delinquency and foreclosure prevention education, and predatory lending counseling.

Her leadership and passion for her work have resulted in a growing network of partnerships with churches, public officials, community and civic organizations, financial institutions, public housing authorities, local businesses, libraries, and other non-profits, all of whom she views as portals for directly reaching people who desperately need free, life-changing financial skills and information that they would not otherwise have access to.

For over a decade, Cassie has been a fervent civil rights and Metro supporter, proactively co-sponsoring Housing Fairs, Super Saturday’s, and national Fair Housing and Home Ownership Month Events. Pre-pandemic, most notably during Metro’s outreach activities with churches and jurisdictions, pastors and commissioners would refer large numbers of their constituents who were in danger of losing their homes to foreclosure. In spite of her daunting caseload, Cassie would spring into action, assisting in contacting those residents and scheduling her staff to be at upcoming locations for Metro’s fair housing and home buyer seminars. During the ongoing eviction moratorium and foreclosure crisis, NID-Georgia and Metro partnered with Georgia Legal Services to provide virtual forums, “How To Save Your Home During The Pandemic”, designed to help renters and homeowners understand the complex intersection between national moratorium guidelines and local judicial activities.

As we all navigate a looming eviction/foreclosure/homelessness crisis resulting from an unprecedented 3-pronged public health/economic/public safety pandemic, Metro applauds you, Cassie, and the NID team for your dependable commitment and hard work in the Fight for Housing Justice!!!
Message from the Executive Director (cont.)

HUD’s action on AFFH is consistent with the President’s Memorandum on Redressing Our Nation’s and the Federal Government’s History of Discriminatory Housing Practices and Policies. To be clear and specific, taking meaningful actions entails:

- Addressing significant disparities in housing needs and in access to opportunity;
- Replacing segregated living patterns with truly integrated and balanced living patterns;
- Transforming racially or ethnically concentrated areas of poverty into areas of opportunity, and;
- Fostering and maintaining compliance with civil rights and fair housing laws.

HUD intends to undertake a separate rulemaking to improve upon the 2015 rule with the goal of creating a new AFFH framework that helps program participants achieve improved fair housing outcomes while reducing the burden and challenges associated with engaging in the fair housing planning process.

In my opinion, a reinstated AFH goal-setting process should include requirements for short- and long-term action plans with completion dates/responsible parties and identification of financial resources to accomplish achievable, prioritized goals; however, without standardized evaluation/monitoring of outcomes and equitably applied, meaningful consequences for non-compliance with the AFH process, local and state governments will continue to fall short of creating opportunity-rich, racially and economically integrated neighborhoods with affordable and accessible housing choices, where one’s protected characteristics do not define their worth.

Gail L. Williams

Judging you by what you look like instead of your qualifications is discrimination. What matters is your ability to pay for housing. It’s illegal to consider race, color, religion, sex, national origin, disability or family status in the sale or rental of housing.

If you suspect unfair housing practices, contact HUD or your local Fair Housing Center. Everyone deserves a fair chance.

FAIR HOUSING IS THE LAW!
U.S. Department of Housing and Urban Development • 1-800-669-9777 • TDD 1-800-927-9275

Equal Housing Opportunity

It’s okay to consider color...
...as long as it’s green.
Judging you by what you look like instead of your qualifications is discrimination. What matters is your ability to pay for housing. It’s illegal to consider race, color, religion, sex, national origin, disability or family status in the sale or rental of housing.

Has your landlord harassed you with indecent advances in exchange for rent??
Have you been denied a mortgage loan because of maternity leave or because you receive disability income??
Have you lost out on a housing opportunity because you use a wheelchair or have a service animal??
Did the management office change their mind about renting to you when they found out you had children??
Have you had trouble finding housing because you do not speak English??

If you believe you could be a victim of housing discrimination, call METRO’S Helpline today!!!

404-524-000

The Federal Fair Housing Act makes it illegal to discriminate in housing based on race, color, sex (gender), national origin (what country you are from), religion, familial status (presence of children under the age of 18) or disability.
**FAIR HOUSING MONTH EVENT CALENDAR**

### JULY

**July 7, 2021 9:00 am - 12:00 pm**  
Clayton County Community Development  
1671 Adamson Parkway  
Marrow, GA, 30260  
Fair Housing / AFFH Training (VIRTUAL)

**July 8, 2021 10:00 am - 12:00 pm**  
DisabilityLink  
1901 Montreal Rd #102  
Tucker, GA. 30084  
Landlord Tenant 101 / Post-COVID Rent and Mortgage Moratorium (VIRTUAL)

**July 10, 2021 9:00 am - 3:00 pm**  
D&E, A Housing and Economic Empowerment Center, Inc.  
4522 Flat Shoals Parkway  
Decatur, GA 30034  
Homebuyer Education Seminar (VIRTUAL)

**July 14, 2021 10:00 am - 12:00 pm**  
Stinson & Associates, Inc.  
4284 Memorial Drive, Suite C,  
Decatur, GA, 30032  
Fair Housing / Disability Rights (VIRTUAL)

**July 17, 2021 10:00 am - 3:00 pm**  
NID Housing Counseling Agency  
4788 Jonesboro Road, Building 2, Suite 1  
Union City, GA 30291  
Fair Housing / Disability Rights (VIRTUAL)

**July 24, 2021 9:00 am - 4:30 pm**  
Henry County Community Development  
140 Henry Parkway  
McDonough, GA 30253  
Homebuyer Education Seminar (VIRTUAL)

**July 24, 2021 9:00 am - 3:00 pm**  
D&E, A Housing and Economic Empowerment Center, Inc.  
4522 Flat Shoals Parkway  
Decatur, GA 30034  
Homebuyer Education Seminar (VIRTUAL)

**July 26, 2021 5:00 pm - 8:30 pm**  
Catholic Charities Atlanta  
3669 North Peachtree Road  
Chamblee, GA 30341  
Homebuyer Education Seminar (VIRTUAL)  
ENGLISH

**July 27, 2021 5:00 pm - 8:30 pm**  
Catholic Charities Atlanta  
3669 North Peachtree Road  
Chamblee, GA 30341  
Homebuyer Education Seminar (VIRTUAL)  
SPANISH

**July 31, 2021 9:30 am - 4:30 pm**  
Urban League of Greater Atlanta  
229 Peachtree Street, NE, Suite 300  
Atlanta, GA 30303  
Homebuyer Education Seminar (VIRTUAL)

### AUGUST

**August 7, 2021 9:00 am - 3:00 pm**  
D&E, A Housing and Economic Empowerment Center, Inc.  
4522 Flat Shoals Parkway  
Decatur, GA 30034  
Homebuyer Education Seminar (VIRTUAL)

**August 21, 2021 10:00 am - 3:00 pm**  
NID Housing Counseling Agency  
4788 Jonesboro Road, Building 2, Suite 1  
Union City, GA 30291  
Fair Housing / Disability Rights (VIRTUAL)

**August 28, 2021 9:00 am - 3:00 pm**  
D&E, A Housing and Economic Empowerment Center, Inc.  
4522 Flat Shoals Parkway  
Decatur, GA 30034  
Homebuyer Education Seminar (VIRTUAL)

**August 28, 2021 9:30 am - 4:30 pm**  
Urban League of Greater Atlanta  
229 Peachtree Street, NE, Suite 300  
Atlanta, GA 30303  
Homebuyer Education Seminar (VIRTUAL)

*Scheduled

continued on page 10
SEPTEMBER

September 4, 2021 9:00 am – 3:00 pm
D&E, A Housing and Economic Empowerment Center, Inc.
4522 Flat Shoals Parkway
Decatur, GA 30034
Homebuyer Education Seminar (VIRTUAL)

September 18, 2021 10:00 am – 3:00 pm
NID Housing Counseling Agency
4788 Jonesboro Road, Building 2, Suite 1
Union City, GA 30291
Fair Housing / Disability Rights (VIRTUAL)

September 25, 2021 9:00 am – 3:00 pm
D&E, A Housing and Economic Empowerment Center, Inc.
4522 Flat Shoals Parkway
Decatur, GA 30034
Homebuyer Education Seminar (VIRTUAL)

September 27, 2021 5:00 pm – 8:30 pm
Catholic Charities Atlanta
3669 North Peachtree Road
Homebuyer Education Seminar (VIRTUAL)
ENGLISH

September 28, 2021 5:00 pm – 8:30 pm
Catholic Charities Atlanta
3669 North Peachtree Road
Chamblee, GA 30341
Homebuyer Education Seminar (VIRTUAL)
SPANISH

OCTOBER

October 9, 2021 9:00 am – 3:00 pm
D&E, A Housing and Economic Empowerment Center, Inc.
4522 Flat Shoals Parkway
Decatur, GA 30034
Homebuyer Education Seminar (VIRTUAL)

October 16, 2021 10:00 am – 3:00 pm
NID Housing Counseling Agency
4788 Jonesboro Road, Building 2, Suite 1
Union City, GA 30291
Fair Housing / Disability Rights (VIRTUAL)

October 23, 2021 9:00 am – 3:00 pm
D&E, A Housing and Economic Empowerment Center, Inc.
4522 Flat Shoals Parkway
Decatur, GA 30034
Homebuyer Education Seminar (VIRTUAL)

NOVEMBER

November 6, 2021 9:00 am – 3:00 pm
D&E, A Housing and Economic Empowerment Center, Inc.
4522 Flat Shoals Parkway
Decatur, GA 30034
Homebuyer Education Seminar (VIRTUAL)

November 20, 2021 9:00 am – 3:00 pm
D&E, A Housing and Economic Empowerment Center, Inc.
4522 Flat Shoals Parkway
Decatur, GA 30034
Homebuyer Education Seminar (VIRTUAL)

November 20, 2021 9:00 am – 3:00 pm
NID Housing Counseling Agency
4788 Jonesboro Road, Building 2, Suite 1
Union City, GA 30291
Fair Housing / Disability Rights (VIRTUAL)

November 29, 2021 5:00 pm – 8:30 pm
Catholic Charities Atlanta
3669 North Peachtree Road
Chamblee, GA 30341
Homebuyer Education Seminar (VIRTUAL)
ENGLISH

continued on page 11
November 30, 2021 5:00 pm – 8:30 pm
Catholic Charities Atlanta
3669 North Peachtree Road
Chamblee, GA 30341
Homebuyer Education Seminar (VIRTUAL)
SPANISH

DECEMBER

December 4, 2021 9:00 am – 3:00 pm
D&E, A Housing and Economic Empowerment Center, Inc.
4522 Flat Shoals Parkway
Decatur, GA 30034
Homebuyer Education Seminar (VIRTUAL)

December 18, 2021 9:00 am – 3:00 pm
D&E, A Housing and Economic Empowerment Center, Inc.
4522 Flat Shoals Parkway
Decatur, GA 30034
Homebuyer Education Seminar (VIRTUAL)

December 18, 2021 10:00 am – 3:00 pm
NID Housing Counseling Agency
4788 Jonesboro Road, Building 2, Suite 1
Union City, GA 30291
Fair Housing / Disability Rights (VIRTUAL)

A ZIP CODE
SHOULD NOT DETERMINE
A CHILD'S FUTURE.

Many variables can shape a child’s outcome in life—like the zip code where a child grows up. That's because not all neighborhoods have the same opportunities and resources, such as quality schools, transportation, housing, healthcare, food and jobs. The good news is that there are many ways to improve our communities so that everyone has a fair chance to succeed, regardless of zip code. You can play a vital role in your local community.

Find out how at:
hud.gov/fairhousing

FAIR HOUSING. SHARED OPPORTUNITY IN EVERY COMMUNITY.

A public service message from the U.S. Department of Housing and Urban Development in partnership with the National Fair Housing Alliance. The federal Fair Housing Act prohibits discrimination because of race, color, religion, national origin, sex, familial status or disability. For more information, visit www.hud.gov/fairhousing.

THE AGENDA

Opening Remarks 9:00 – 9:15 am
Gail L. Williams - Executive Director, Metro Fair Housing Services, Inc. (MFHS)

THE STATE OF FAIR HOUSING ENFORCEMENT 9:15 – 10:30 am
Moderator: Mary Melvin - Fair Housing Division Director, GCEO
• Carlos Osegueda - Director, U.S. HUD – Office of Fair Housing & Equal Opportunity, Region IV
• Elise S. Shore - Senior Trial Attorney, U.S. Department of Justice, Civil Rights Division
• Allison L. Cross, MPA - Executive Director, Georgia Commission on Equal Opportunity-Office of the Governor
• Gail L. Williams - Executive Director, Metro Fair Housing Services, Inc.

Break 10:30 – 10:40 am

FIGHTING DISCRIMINATION IN OUR BACKYARD 10:40 - 12:00 pm
Moderator: Zahra Hemani, Director of Enforcement, MFHS
• Ayanna Jones-Lightsy, Esq. - Co-Director Safe & Stable Homes Project, Atlanta Volunteer Lawyers Foundation
• Atteyeh Hollie, Esq. - Senior Staff Attorney, Southern Center for Human Rights
• Michael Shutt, Ph.D - Southern Regional Director, Lambda Legal
• Lindsey Siegel, Esq. - Director of Housing Advocacy, Atlanta Legal Aid Society

Q & A

THE GREATER ATLANTA ADVENTIST ACADEMY CONCERT CHOIR
MFHS’ ANNUAL RECOGNITION AWARDS 12:00 - 12:45 pm
Lunch Break 12:45 - 1:30 pm

BARRIERS TO HOUSING EQUALITY 1:30 – 2:45 pm
Moderator: Jonathan P. Harris, J.D. - Deputy Director, GCEO
• Elizabeth J. Appley, Esq. - The Law Office of Elizabeth J. Appley
• Mariel Sivley, Esq. - Executive Director, Georgia Supportive Housing Association
• Michael Waller, Esq. - Executive Director, Georgia Appleseed
• Doug Ammar, Esq. - Executive Director, Georgia Justice Project

Q & A

Closing Remarks 2:45 - 3:00 pm
J. D. Frazier - President, MFHS Board of Directors

In Celebration of April, National Fair Housing Month and the 53rd Anniversary of the Passage of the Federal Fair Housing Act
TESTING: JOIN THE FIGHT FOR FAIR HOUSING JUSTICE

Fair housing is rooted in the larger Civil Rights Movement. It was in 1966 when Martin Luther King, Jr. moved to a decrepit Chicago flat to highlight housing disparities in the local area. That year, the Chicago Freedom Movement conducted fair housing testing to determine the extent of housing discrimination in the Chicago region. King tested for housing discrimination by sending White and Black civil rights workers into the same housing facilities to determine if personal treatment was uniform across racial barriers. Over fifty years later fair housing enforcement organizations continue to identify unfair housing practices through similar techniques.

In the spirit of the 53rd Anniversary of the Passage of the Federal Fair Housing Act and the 47th Anniversary of Metro Fair Housing Services, please JOIN US in this movement as we recruit people from all races, genders and backgrounds. Become a civil rights investigator!! Training is offered to provide the skills needed to be a successful investigator. Each assignment requires approximately 2-3 hours and pays $50.00 to $150.00, depending on the type of assignment. Investigators often complete multiple assignments at once, which makes this opportunity more lucrative.

BECOME A FAIR HOUSING INVESTIGATOR!
Applicants must:
Be 18 years of age or older
Have a clean criminal background
Have good observational and writing skills
Attend Trainings as required
Donate 2-3 hours for each assignment
Be punctual with access to reliable transportation, the internet and a computer

Interested persons should email resumes to:
fairchoice1968@gmail.com or call 770-891-2811