Annual Report 2017

Creating Inclusive Communities of Opportunity
“When my voice went unheard The Fair Housing Center stepped in and became my personal advocate to protect and defend my rights. They were there for me when I had nowhere to turn. They were with me every step of the way and I will be forever grateful for all the work that was done on my behalf.”

– Barbara A. Hartman, Disability Discrimination Case

**1,125,230**  
Advertising/outreach impressions

**7,968**  
Educational materials distributed

**775**  
People trained on fair housing rights and responsibilities

**83**  
Community partnerships maintained/created

---

**Vision**

The Fair Housing Center will be a leading visible force in preventing and correcting discriminatory practices.

**We Value:**

- Responsibility
- Accountability
- Integrity
- Service
- Community
- Diversity
- Excellence

**Mission**

The Fair Housing Center is a non-profit civil rights agency dedicated to the elimination of housing discrimination, the promotion of housing choice and the creation of inclusive communities of opportunity. To achieve our mission, the Center engages in education and outreach, housing counseling, advocacy for anti-discriminatory housing policies, research and investigation and enforcement actions.
The fair housing staff went above and beyond my expectations in regards to my mother being discriminated against based on her disability. If anyone is having fair housing issues, contact The Fair Housing Center, they are 100% in your corner. They were knowledgeable, empathetic, and sincere when handling my case. Me and my family are blessed because of them.”

– Dennis Rucker, Disability Discrimination Case

**HOLDING BANKS ACCOUNTABLE FOR NEIGHBORHOOD NEGLECT**

The Fair Housing Center joined national complaints filed against Bank of America and Deutsche Bank, and a national lawsuit filed against Fannie Mae, alleging failure to adequately maintain foreclosed homes in communities of color here in Toledo and across the U.S. This neglect contributes to neighborhood blight and instability, poses health and safety hazards, and deepens the racial wealth gap.
STAFF

Michael P. Marsh, CFRE, President and CEO
Annie Cieslukowski, Intake and Client Relations Specialist
Silma Espinosa, Fair Housing Specialist
Mike Fehlen, CPA, Controller
Sarah Jenkins, Director of Communications and Outreach
Sena Mourad Friedman, Director of Development
Karen Plocek, Director of Enforcement and Compliance
Christina Rodriguez, Esq., Staff Attorney
Linda Skowronek, Executive Assistant/Grants Administrator
Jen Teschner, Senior Manager of Systemic Investigations

INTERNS & VOLUNTEERS
Caleb Bryant
Shelby Galloway
Suzie Kohli
Basmery Martinez
BeverlyAnn Morris
Sarah Quire
Tiffany Runion
Courtney Sakowski
Desiree Smith
Callie Stanton
Jennifer Tillman
Barbara Wilson

DEVELOPMENT, OUTREACH, & COMMUNICATIONS COMMITTEE
Denise Alvarado
Alan Bannister
Subrina Bennett-Long
Talaya Biddle
Julia Bryant
Athena Cocos
Sophia Fisher
Yvette Green
Susan Jester
Emily Jester
Lisa Kohler
Tom Kroma
Diana LaBiche
Ken Mackowiak
Scott Noonan
Kim Sanchez

Susan Sceub
Cherie Sears
Cheryl Slack
Cindy Taylor
Mary-Thom Williams
Jennifer Tillman
Vonda Williams
Sam Yoder

BOARD

Louis P. Escobar
Chair
Cherie A. Sears
Vice Chair

Alan Bannister
Diane Friedman
Ken Mackowiak
Alan M. Sattler
Kellie Schlachter

Keith B. Jordan
Treasurer
Denise Alvarado
Secretary

Cheryl Slack
Ernest Walker, Jr.
Mary-Thom Williams
Patty Wise
This year we recognize Michael Marsh’s 20th anniversary and Jen Teschner’s 40th anniversary with The Fair Housing Center. We are grateful for their extraordinary commitment to justice and equality, helping to advance national fair housing efforts and unlock the door to opportunity for many in our community and across the country.

**BUSTING BLIGHT**

Staff and volunteers spruced up the neighborhood by cleaning up several vacant properties, helping to alleviate some of the blight that continues to impact struggling neighborhoods.

**There’s No Place like HOME**

This year’s annual fundraiser drew the largest crowd to date! Nearly 300 guests gathered at The Pinnacle and raised more than $20,000 to ensure more people have the opportunity to choose the home of their dreams free from discrimination.

By inviting participants to pen short poems inspired by their ZIP Code, this poetry contest inspires dialogue about how our experiences are shaped by where we live. This annual creative writing opportunity is a partnership of The Fair Housing Center, The Arts Commission, Toledo Lucas County Public Library, and Toledo City Paper.

**First Place**
Lydia Horvath
4 Near Detroit and Airport
3 We finally settled
6 Family of six, crowding into rentals
0 (here’s where I won’t discuss the summer we were homeless)
9 But there on Somerset, my very own pink bedroom

**Second Place**
Sandra Rivers-Gill
4 Rib grilling mouthwatering summer
3 Thick meaty bones
6 Saucy covered hands play muggy tunes
1 Scat
5 Those ants love to dance

**Third Place**
Justin Longacre
4 Tailpipes shake babyboomer sternums
3 outside Toledo cantinas.
6 Waxed black thoraxes recline on kickstands
1 laughing
3 from chrome throats.
**Revenue & Expense by Year**

(USD in millions)

<table>
<thead>
<tr>
<th>Year</th>
<th>Revenue</th>
<th>Expenses</th>
</tr>
</thead>
<tbody>
<tr>
<td>2013-14</td>
<td>$1.5</td>
<td>$1.9</td>
</tr>
<tr>
<td>2014-15</td>
<td>$1.5</td>
<td>$1.6</td>
</tr>
<tr>
<td>2015-16</td>
<td>$2.1</td>
<td>$1.3</td>
</tr>
</tbody>
</table>

---

**FINANCIALS**

- **Grants** - 59%
- **Investments** - 29%
- **Settlements** - 9%
- **Rental Income** - 2%
- **Fundraising & Training** - 1%

**Wages & Benefits** - 61%
- **Operations** - 34%
- **Building Expenses** - 5%
- **Fundraising** - <1%

The investment account is used for any funding gaps experienced during the fiscal year.

---

**DONORS 2016-2017 Fiscal Year**

- **Platinum ($30,000-$49,999)**
  - Patty Wise*

- **Bronze ($2,000-$4,999)**
  - Marianne Ballas
  - Fifth Third Bank
  - First Federal Bank of the Midwest Key Realty
  - Michael and Carol Marsh
  - ProMedica*

- **Copper ($100-$1,999)**
  - Denise Alvarado
  - David Baum
  - Subrina Bennett-Long
  - Glenwood Boatman
  - John Borell
  - Annette Cieslukowski
  - Steven Collier
  - Silma Espinosa
  - Mary Louise Fehlen
  - Mike Fehlen
  - Anne Fitzgerald
  - Sena Friedman
  - Georgio’s International Cafe, Inc.
  - Henry Gurtzweiler
  - Sarah Jenkins
  - Dennis Johnson
  - Ben Kramer
  - Diana LaBiche
  - Matt Lewandowski
  - Mark Light
  - Margaret Lockhart
  - Anita Lopez
  - Louisville Title for N.W. Ohio, Inc.

- **Lucas County Auditor’s Office**
- **Michael Marsh**
- **Marshall & Melhorn, LLC, Attorneys at Law**
- **Emily Monago**
- **Tammy Moses**
- **MT Business Technologies**
- **Nemsys**
- **Karen Plocek**
- **Re/Max Preferred Associates**
- **Robison, Curphey, & O’Connell, LLC**
- **Christina Rodriguez**
- **Alan Sattler**
- **Cherie Sears**
- **William Seles**
- **Signature Bank, N.A.**
- **Linda Skowronek**
- **Jim Slattery**
- **Standard Sprinkler Corporation**
- **Jennifer Teschner**
- **The Ability Center of Greater Toledo**
- **Jennifer Tillman**
- **Warren Tipton**
- **Ernest Walker**
- **John Widmer**
- **William Fall Group**
- **Geraldine Yoder**

**Grant Revenue** $774,958

**Investment Draw and Income** $370,938

**Fund Raising & Training** $11,259

**Rental Income & Property Fees** $24,279

**Settlements** $122,547

---

**COURTYARD CONNECTIONS SPONSORS**

---

**Charine’s Specialty Sauces & Catering**

**COURTYARD CONNECTIONS SPONSORS**

---

**Platinum ($30,000-$49,999)**

- Patty Wise*

---

**Bronze ($2,000-$4,999)**

- Marianne Ballas
- Fifth Third Bank
- First Federal Bank of the Midwest Key Realty
- Michael and Carol Marsh
- ProMedica*

---

**Copper ($100-$1,999)**

- Denise Alvarado
- David Baum
- Subrina Bennett-Long
- Glenwood Boatman
- John Borell
- Annette Cieslukowski
- Steven Collier
- Silma Espinosa
- Mary Louise Fehlen
- Mike Fehlen
- Anne Fitzgerald
- Sena Friedman
- Georgio’s International Cafe, Inc.
- Henry Gurtzweiler
- Sarah Jenkins
- Dennis Johnson
- Ben Kramer
- Diana LaBiche
- Matt Lewandowski
- Mark Light
- Margaret Lockhart
- Anita Lopez
- Louisville Title for N.W. Ohio, Inc.

---

**Lucas County Auditor’s Office**

**Michael Marsh**

**Marshall & Melhorn, LLC, Attorneys at Law**

**Emily Monago**

**Tammy Moses**

**MT Business Technologies**

**Nemsys**

**Karen Plocek**

**Re/Max Preferred Associates**

**Robison, Curphey, & O’Connell, LLC**

**Christina Rodriguez**

**Alan Sattler**

**Cherie Sears**

**William Seles**

**Signature Bank, N.A.**

**Linda Skowronek**

**Jim Slattery**

**Standard Sprinkler Corporation**

**Jennifer Teschner**

**The Ability Center of Greater Toledo**

**Jennifer Tillman**

**Warren Tipton**

**Ernest Walker**

**John Widmer**

**William Fall Group**

**Geraldine Yoder**

---

**Grant Revenue** $774,958

**Investment Draw and Income** $370,938

**Fund Raising & Training** $11,259

**Rental Income & Property Fees** $24,279

**Settlements** $122,547

---

**91 cents of every dollar is spent directly on our programs.**

---

**SPONSORS**

- **WESTFIELD INSURANCE**
- **TOLEDO BUILDING SERVICES**
- **PROMEDICA**
- **TOLEDO**
- **Pinnacle**
- **CITY**
- **GEOGRAPHY**
- **Key Real Estate**
- **Mercy Health**
- **Harold Jaffe Jeweler**
- **BETH ROSE REAL ESTATE & AUCTIONS**
- **TOLEDO TITLE INSURANCE COMPANY**
- **CHICAGO TITLE INSURANCE COMPANY**
- **NOIC**
- **COURTYARD CONNECTIONS SPONSORS**

---

**91 cents of every dollar is spent directly on our programs.**

---

**2015-2016 Fiscal Year**

**Revenue Breakdown**

Grants - 59%
Investments - 29%
Settlements - 9%
Rental Income - 2%
Fundraising & Training - 1%

**Expenses Breakdown**

Wages & Benefits - 61%
Operations - 34%
Building Expenses - 5%
Fundraising - <1%