



Multi-family Housing Resource Program Year in Review 2020 - 2021



Mission & Strategic Priorities

The Equal Rights Center is a civil rights organization that identifies and seeks to eliminate unlawful and unfair discrimination in housing, employment, and public accommodations in its home community of Greater Washington, D.C. and nationwide.

The ERC's core strategy for identifying unlawful discrimination is civil rights testing. When the ERC identifies discrimination, it seeks to eliminate it through the use of testing data to educate the public and business community, support policy advocacy, conduct compliance testing and training, and, if necessary, take enforcement action.

**CIVIL RIGHTS TESTING
IS A VALUABLE TOOL FOR**

www.equalrightscenter.org



EDUCATING
THE PUBLIC



SUPPORTING
POLICY
ADVOCACY



TRAINING
BUSINESSES



ENFORCING
THE LAW

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Message from the Executive Director

Dear MHRP Members,

We have come a long way since first shutting down "business as usual" in 2020. This past year, we've grown accustomed to virtual meetings and other pandemic protocols. Throughout, we have been inspired by your adaptability and active participation.



The pandemic continues to emphasize the role that housing plays in determining community health. It has also underlined a core tenet of MHRP—that ensuring our communities are accessible for people with disabilities can provide benefits to us all. For example, prior to the pandemic, remote work was frequently understood as a reasonable accommodation for workers with disabilities, but with the advent of the pandemic we used this innovation to ensure the continuing function of our organizations and businesses.

On the flipside, ignoring the barriers we have erected for people with disabilities endangers us all. As we work to regain a sense of pre-pandemic normalcy, we should redouble our commitments to ensuring that everyone is able to participate effectively in the various facets of community life.

We are proud to partner with each of you, united in our commitment to accessible housing, especially in these difficult times, and we look forward to our ongoing work together.

Sincerely,

A handwritten signature in black ink that reads "Kate Scott". The signature is written in a cursive, flowing style.

Kate Scott

Program Overview

The Multifamily Housing Resource Program (MHRP) is a trailblazing membership program for housing industry leaders dedicated to assisting multifamily housing developers comply with federal and other accessibility requirements and to increasing the number of accessible apartments and condominiums in the United States.

MHRP Philosophy:

- Offering accessible housing expands the potential customer base to include the growing market of home renters and buyers with disabilities.
- Accessible design is attractive design, tending to create more open kitchen, bathroom, and unit designs that appeal to all residents.
- Providing accessible and adaptable units will allow residents to age in place, as the general population grows older.
- The cost of addressing accessibility on a retrofit basis far exceeds the cost of ensuring compliant design and construction at the earliest stages of every multifamily housing project.

Founded in 2008, MHRP...



Has 11 members.

Represents over 600,000 apartments and condominiums across the country.

Provides housing, by way of our members, for many of the nation's 57 million individuals with disabilities.

Includes industry leaders in the areas of multifamily housing development, design, construction, and property management.

Program Highlights



Additional Safe Harbors

During two quarterly calls, John Torkelson & Mark Small of the ACCESSpartnership and LCM Architects, respectively, joined the ERC and members to share valuable information about additional safe harbors recognized in 2021. HUD's final rule incorporates the 2009 ICC A117.1 standard and the 2009, 2012, 2015 and 2018 editions of the International Building Code as safe harbors.



New Materials

In response to a testing investigation that uncovered several troubling trends encountered by d/Deaf renters searching for housing, the ERC identified several best practices for landlords to provide equitable professional service to d/Deaf and hard of hearing consumers.



Training

Members have quick access to a variety of training materials online through the Equal Rights Learning Center. In addition, Senior Training and Compliance Program Manager Brian McKenzie, trained 111 people at trainings for MHRP members.

Member Services

Instruction and Training

- Access to courses through the ERC's online learning system (ERLC) significantly expands the reach of accessibility by enabling members to share this learning opportunity with employees and stakeholders remotely.
- The ERC provides in-person trainings on important issues, strategies, and trends relevant to accessibility, inclusion, and equity in the housing arena. These courses are customized to effectively reach tiered staffing structures and address individual members' organizational needs.

Surveying and Testing

- The ERC surveys properties to ensure that FHA & ADA requirements are being followed. Additionally, surveys provide ideas and best practices for complying with the law.
- Civil rights testing is an investigative tool used to gather data to compare conduct to legal requirements or a policy. It involves one or more people covertly engaging in an interaction.

Sharing and Empowering

- The ERC shares best practices information with members to ensure that policies and practices reflect the spirit of fair housing & accessibility laws.
- The ERC also develops and provides materials and tools related to various topics on accessibility and fair housing.

Membership Types

The MHRP offers a variety of resources to assist members with implementing best practices designed to enhance, promote, and exceed compliance with the requirements of the Fair Housing Act (FHA) and Americans with Disabilities Act (ADA), as they relate to fair housing and accessibility. Membership types and service levels are:

Executive Members

Industry leaders in the areas of multifamily housing development and management

Associate Members

Housing industry businesses and organizations such as product or service vendors and contractors

Advisory Members

Housing industry members and professional service firms with distinct accessibility-related expertise

For more information about membership, please visit the MHRP website at equalrightscenter.org/MHRP

Financials

October 1, 2020 - September 30, 2021

Program Income	
MHRP Member Dues Collected	\$82,500
Program Expenses	
<i>Personnel</i>	
Membership Services	\$67,333.35
Communications	\$3,791.45
Administration	\$7,021.20
Personnel (Sub-Total)	\$78,146.00
<i>Non-Personnel</i>	
Events	\$127.62
Technology	\$1,556.82
Miscellaneous	\$150.00
Direct Expenses (Sub-Total)	\$1,834.44
Total	\$79,980.44

*The above amounts are not audited and do not include indirect expenses.

MHRP Staff and ERC Board of Directors

Kate Scott
Executive Director

Brian McKenzie
*Senior Compliance and
Training Manager*

Nick Adjami
*Communications &
Engagement Coordinator*



Robert Dinerstein
President

Cameron W. Byrd
Board Member

Levi "Christian" Pearson
Board Member

Peter Edelman
First Vice-President

Rebecca Crootof
Board Member

George Ruttinger
Board Member

Sunil Mansukhani
Treasurer

Matthew Handley
Board Member

Jackie Simon
Board Member

Sue A. Marshall
Secretary

Olivier Kamanda
Board Member

Jerome A. Murphy
General Counsel

MHRP Members



Member since 2013



Member since 2011



Member since 2015



Member since 2012



Member since 2011



Member since 2011



Member since 2010



Member since 2015



Member since 2008



Member since 2013



Member since 2013

Contact Us



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