



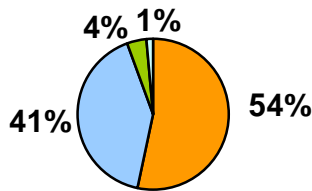
Testing Audit: Housing Discrimination Trends in the Philadelphia Region

The 2009 FHCS SP Testing Audit consists of 237 tests completed between January 2006 and December 2008 in Bucks, Chester, Delaware, Montgomery Counties and the City of Philadelphia. Included in the audit, is an evaluation of the **Voice Profiling Project**, designed in 2005 to uncover the prevalence of racial profiling experienced by African Americans when they inquire about housing over the phone. Testers with racially identifiable voices contacted landlords, apartment complexes and real estate agents in the region and objectively documented their experiences to determine if white testers were treated more favorable than African American testers. The report shows that despite enactment of fair housing laws over 41 years ago, discrimination continues to limit housing choice in this region on the basis of race, disability and familial status. A complete copy of the report is available at the FHCS SP website: www.fhcsps.com.

AUDIT RESULTS

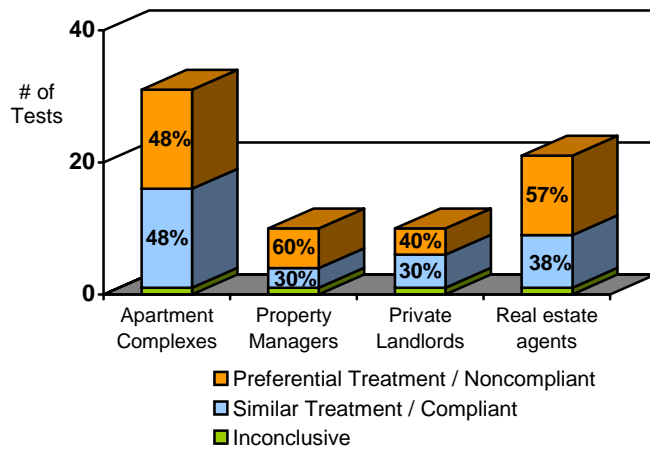
- 54% of testers sounding African American were treated less favorably than testers sounding white
- In 45% of tests, African American testers received different terms & conditions
- In 23% of tests, African American testers experienced screening or inferior service
- In 22% of tests, African American testers were steered to apartments or communities

Voice Profiling Testing Results



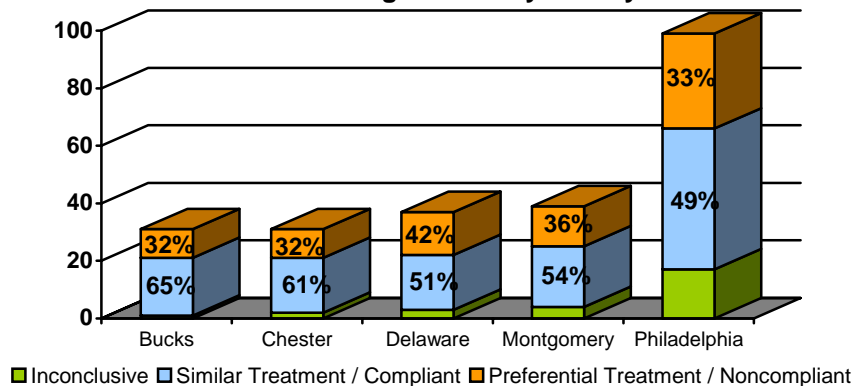
- Preferential Treatment favoring white tester
- Similar Treatment
- Inconclusive
- Preferential treatment favoring African American tester

Voice Profiling Testing by Provider Type



- 33% of new construction communities violated design and construction requirements of the Fair Housing Act
- 29% of tests showed preferential treatment favoring white testers over African American testers
- 27% of tests showed that individuals with disabilities were denied reasonable accommodation or modification requests
- 19% of tests showed preferential treatment favoring households without children over households with children

Testing Results by County



Fair Housing Council of Suburban Philadelphia

The mission of FHCS SP is to educate and advocate for equal access to quality, affordable housing for everyone in Southeast Pennsylvania