

FAIR HOUSING COUNCIL OF OREGON
City of Portland

Enforcement Log - Audit Testing
2010

INTAKE DATE	AGENCY CASE NUMBER	COMP BASIS	TEST BASIS	TEST DATE(S)	TEST TYPE	TESTING RESULTS	RESPONDENT	ADDRESS	COMPLEX NAME
10/1/2010	POR100 25	National Origin Race	National Origin Race	10/6/2010 10/6/2010	on site on site	supports allegation supports allegation		2405 Nw Irving	Nob Hill Apts
10/1/2010	POR100 31	National Origin	National Origin	10/26/2010	on site	supports allegation		9817 Ne Irving	
10/1/2010	POR100 32	National Origin	National Origin	10/26/2010	on site	supports allegation		1409 Ne 71 st	
10/1/2010	POR100 35	National Origin	National Origin	10/27/2010	on site	supports allegation		1631 N Jarrett	

- Race
 - Color
 - Religion
 - Sex
 - Familial Status
 - National Origin
 - Disability
- Rental
 - Sales
 - Lending
 - Construction
 - Advertising
 - Insurance
 - Appraisal
- Property Manager
 - Resident Manager
 - Assistant Manager
 - Maintenance Staff
 - Owner
 - Broker
 - Real Estate Agent
 - Lender
 - Insurance Co.
 - Municipality
 - Zoning Board
 - Newspaper
 - Neighbor
- Local Enfr Agency
 - State Enfr Agency
 - HUD (FHCO following)
 - HUD (FHCO not following)
 - DOJ
 - Agency Atty
 - Private Atty (FHCO following)
 - Private Atty (FHCO not following)
 - Not Referred
- Supports Allegation
 - Does Not Support Allegation
 - Inconclusive
 - Other

INTAKE DATE	AGENCY CASE NUMBER	COMP BASIS	TEST BASIS	TEST DATE(S)	TEST TYPE	TESTING RESULTS	RESPONDENT	ADDRESS	COMPLEX NAME
10/1/2010	POR100 36	National Origin	National Origin	10/27/2010	on site	supports allegation		1431 Ne 21st	
10/1/2010	POR100 39	National Origin	National Origin	10/27/2010	on site	supports allegation		6806 Se 69th Ave	
6/15/2010	POR100 13	Race	Race	6/29/2010	on site	supports allegation	Affinity Property Management	16000 Se Alder	Alder Village
10/1/2010	POR100 19	National Origin Race	National Origin Race	10/7/2010	on site	supports allegation	Bluestone And Hockley	1308 Sw Cheltenham	Hillsdale Commons

Race
Color
Religion
Sex
Familial Status
National Origin
Disability

Property Manager
Resident Manager
Assistant Manager
Maintenance Staff
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Broker
Real Estate Agent
Lender
Insurance Co.
Municipality
Zoning Board
Newspaper
Neighbor

Supports Allegation
Does Not Support Allegation
Inconclusive
Other

Local Ent Agency
State Ent Agency
HUD (FHCO following)
HUD (FHCO not following)
DOJ
Agency Atty
Private Atty (FHCO following)
Private Atty (FHCO not following)
Not Referred

INTAKE DATE	AGENCY CASE NUMBER	COMP BASIS	TEST BASIS	TEST DATE(S)	TEST TYPE	TESTING RESULTS	RESPONDENT	ADDRESS	COMPLEX NAME
10/1/2010	POR10033	National Origin	National Origin	10/26/2010	on site	supports allegation	Brian Dapp	8226 N Willamette	
10/1/2010	POR10020	National Origin Race	National Origin Race	10/6/2010 10/7/2010	on site on site	supports allegation supports allegation	Carefree Property Management	6640 Sw Capital Hwy	Lancaster Apts
6/15/2010	POR10001	National Origin	National Origin	6/25/2010	phone	supports allegation	Cascade Community Management	1530 Se Reedway	
10/1/2010	POR10037	National Origin	National Origin	10/27/2010	on site	supports allegation	Circum Pacific Properties	13625 Se Stark	

Race
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Maintenance Staff
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Broker
Real Estate Agent
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Local Ent Agency
State Ent Agency
HUD (FHCO following)
HUD (FHCO not following)
DOJ
Agency Atty
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10/1/2010	POR100 23	National Origin Race	National Origin Race	10/6/2010 10/6/2010	on site on site	supports allegation does not support	Commerce Properties	8340 Sw Apple Way	Crescent Hill Apts
6/15/2010	POR100 12	Race	Race	6/29/2010	on site	supports allegation	Guardian Management	2609 Se 145th	Arbor Glen
6/15/2010	POR100 11	Race	Race	6/29/2010	on site	supports allegation	Income Property Management	13605 Se Division	Sunshine Meadows Apartments
10/1/2010	POR100 21	National Origin Race	National Origin Race	10/7/2010 10/7/2010	on site on site	supports allegation supports allegation	Income Property Management	4509 Sw Vermont	Park Village Apts

- | | |
|-----------------|-----------------------------------|
| Race | Local Ent Agency |
| Color | State Ent Agency |
| Religion | HUD (FHCO following) |
| Sex | HUD (FHCO not following) |
| Familial Status | DOJ |
| National Origin | Agency Ally |
| Disability | Private Ally (FHCO following) |
| | Private Ally (FHCO not following) |
| | Not Referral |
-
- | | |
|--------------|-------------------|
| Rental | Property Manager |
| Sales | Resident Manager |
| Lending | Assistant Manager |
| Construction | Maintenance Staff |
| Advertising | Owner |
| Insurance | Broker |
| Appraisal | Real Estate Agent |
| | Lender |
| | Insurance Co. |
| | Municipality |
| | Zoning Board |
| | Newspaper |
| | Neighbor |
-
- | | |
|-----------------------------|--------------------------|
| Supports Allegation | Local Ent Agency |
| Does Not Support Allegation | State Ent Agency |
| Inconclusive | HUD (FHCO following) |
| Other | HUD (FHCO not following) |

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10/1/2010	IPOR10026	National Origin Race	National Origin Race	10/7/2010 10/8/2010	on site on site	inconclusive/closed supports allegation	Jb Equities	20 Nw 16th	The Empress
6/15/2010	IPOR10003	National Origin	National Origin	6/25/2010	phone	supports allegation	Monnie Management	1625 Se Bidwell	
10/1/2010	IPOR10022	National Origin Race	National Origin Race	10/6/2010 10/6/2010	on site on site	supports allegation does not support	Norris And Stevens	7740 Sw 45th	Gabriel Park Apts
6/15/2010	IPOR10008	Race	Race	6/25/2010	on site	supports allegation	Princeton Property Management	1820 Ne 104th	Woodland Apts

Race
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Maintenance Staff
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Broker
Real Estate Agent
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Municipality
Zoning Board
Newspaper
Neighbor

Supports Allegation
Does Not Support Allegation
Inconclusive
Other

Local Enf Agency
State Enf Agency
HUD (FHCO following)
HUD (FHCO not following)
DOJ
Agency Atty
Private Atty (FHCO following)
Private Atty (FHCO not following)
Not Referred

INTAKE DATE	AGENCY CASE NUMBER	COMP BASIS	TEST BASIS	TEST DATE(S)	TEST TYPE	TESTING RESULTS	RESPONDENT	ADDRESS	COMPLEX NAME
10/1/2010	POR10018	Race	Race	10/7/2010	on site	supports allegation	Regency Management	7360 Sw Barbur Blvd	Terrwilliger Terrace
6/15/2010	POR10015	Race	Race	6/29/2010	on site	supports allegation	Royal Dover	15301 Se Division	
12/1/2010	POR10046	Race	Race	12/14/2010	on site	supports allegation	Schmidt Family Real Estate, Lic	2175 Nw Davis	Uptown Arms
10/1/2010	POR10024	National Origin Race	National Origin Race	10/7/2010 10/5/2010	on site on site	supports allegation does not support	Tandem Property Management	1380 Sw 66th	Sylvan Highlands

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Maintenance Staff
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Real Estate Agent
Lender
Insurance Co.
Municipality
Zoning Board
Newspaper
Neighbor

Supports Allegation
Does Not Support Allegation
Inconclusive
Other

Local Ent Agency
State Ent Agency
HUD (FHCO following)
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10/1/2010	POR10043	National Origin Race	National Origin Race	10/27/2010 12/15/2010	on site on site	supports allegation supports allegation	Tandem Property Management	12450 Nw Barnes Rd	Timber Creek
12/1/2010	POR10052	Race	Race	12/17/2010	on site	supports allegation	The Sunset Group	1045 Ne 90th	

Race
 Color
 Religion
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 Familial Status
 National Origin
 Disability

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 Maintenance Staff
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 Insurance Co.
 Municipality
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2010 Portland Results

Portland Audit Results		
	Race	National Origin
Positive	15	17
Negative	10	2
Inconclusive	0	6
Total	25	25

R- Race

PT- Protected Tester

NO- National Origin

HP/LL/RP- Housing Provider, Landlord,
Respondent, or other agent

CT- Comparative Tester

Positive Test Results Expanded

Race

1. Agent told PT that the unit was available a week later than what agent told CT. Agent also disclosed an application fee to PT and not to CT. Agent was clearly less friendly towards the PT and very friendly towards CT. **FOR001** - Sunshine Meadow Apartments, 13605 SE Division
2. Agent asked more questions of PT regarding ability to pay rent before showing unit. Agent disclosed to CT that rent included water/sewer/garbage but did not disclose to PT. CT was encouraged to apply while PT was not. **FOR002** - Arbor Glenn, 2609 SE 145th
3. PT was told negative features by agent like the absence of washer/dryer. PT was questioned by agent as to why she was moving to area while CT was not. CT was told that rent included water/sewer/garbage but this was not disclosed to PT. **FOR005** - 15301 SE Division
4. Agent did not disclose move-in special. Agent indicated a deposit amount up to 2.5x the rent to the PT while telling CT only up to 1.5x. **FOR009** - Hillsdale Commons, 1308 SW Cheltenham
5. Agent disclosed move in special of 2 months free rent to CT but not to PT. Agent also told CT about other available units but did not for protected tester. **FOR002** - Park Village Apartments, 4509 SW Vermont
6. Agent told PT that range of move-in costs was between \$1495 and \$2040. Agent told CT range of move-in costs was \$720 to \$740. **FOR002** - Nob Hill Apartments, 2405 NW Irving
7. Agent told PT higher rent of \$750 while CT was told \$695. **FOR0026** - The Empress, 20 NW 16th
8. Agent quoted a higher amount for rent to PT. Agent did not give an application to PT while CT was given one with agent stating "I don't usually give out applications." Agent also told CT that

2010 Portland Results

most of deposit would be refunded and that there was a 12-month lease, information not provided to PT. [REDACTED]- Terrwilliger Terrace, 7360 SW Barbur Blvd

9. Agent told PT of numerous requirements to qualify for unit including providing pay stubs, but did not share these requirements with the CT. [REDACTED]- The Sunset Group, 1045 NE 90th
10. Agent did not speak positively of unit to PT but did to CT. Agent also offered more information about complex and neighborhood to CT while PT had to ask for this information. [REDACTED]- 1431 NE 21st
11. Agent disclosed many more positive features about both property and neighborhood to the CT than to the PT. [REDACTED]- Uptown Arms, 2175 NW Davis
12. Agent disclosed to PT more costs including a \$150 holding fee, costs not disclosed to CT. [REDACTED]- Timber Creek, 12450 NW Barnes Rd
13. Agent told PT that rent could be as high as \$695, but told CT that rent had been reduced to \$675. [REDACTED]- Lancaster Apartments, 6640 SW Capital Highway
14. Agent offered multiple units to CT including a better townhouse, but only provided information about one apartment to PT. [REDACTED]- Alder Village, 16000 SE Alder
15. Agent offered move-in cost to PT that was \$600 cheaper than what was offered to CT.* [REDACTED]- Woodland Apartments, 1820 NE 104th

National Origin

1. Agent told PT that she would need to provide pay stubs to verify income but did not state this requirement to CT. [REDACTED]- 1530 SE Reedway
2. Agent volunteered positive information about unit to CT but needed to be prompted by PT in order to give info. [REDACTED]- 1625 SE Bidwell
3. Agent disclosed move-in special to CT, but not to PT. [REDACTED]- Hillsdale Commons, 1308 SW Cheltenham
4. Agent disclosed move in special of 2 months free rent to CT but not to PT. Agent also told CT about other available units but did not for PT. [REDACTED]- Park Village Apartments, 4509 SW Vermont
5. Agent did not offer laminated floor plan and brochure to PT but did to CT. [REDACTED]- Gabriel Park Apartments, 7740 SW 45th
6. Agent did not disclose 1 month free move in special to PT. [REDACTED]- Crescent Hill Apartments, 8340 SW Apple Way

* This test result shows more favorable treatment for the PT than for the CT. Regardless, one tester is still being treated better than another based on the respective race of the testers.

2010 Portland Results

7. Agent quoted deposit as \$845 to PT but only \$250 to CT. CT was given a brochure, application, and other materials by agent, but PT was not. [REDACTED] - Sylvan Heights, 1380 SW 66th
8. Agent told CT of more vacancies than PT. Agent told PT that range of move-in costs was \$1415 to \$2130, but told CT that move-in costs ranged from \$720 to \$740. [REDACTED] - Nob Hill Apartments, 2405 NW Irving
9. Agent told PT a deposit amount \$450 higher than CT. [REDACTED] - 9817 NE Irving
10. Agent told CT that he was willing to create a payment plan for move-in cost so that tester did not have to pay at once, an offer not given to PT. [REDACTED] - 8226 N Willamette
11. Agent asked PT "Are you Mexican?" Agent also questioned PT as to why a married couple would want a 3 bedroom house but did not ask this of CT. [REDACTED] - 1631 N Jarrett
12. Agent failed to show up for multiple appointments with PT and never called PT back. [REDACTED] - 1431 NE 21st
13. Agent told PT that he had to pay application fee via money order. Agent also said to PT that he would like living there if he has kids as "They will have friends who are Asian, Hispanic, and black people" but did not make this statement to CT. [REDACTED] - 13625 SE Stark St
14. Agent told CT that \$1200 deposit was refundable. PT was not told that deposit was refundable. Agent told CT of positive features of unit like gas fireplace, stainless steel appliances, and on-site laundry. [REDACTED] - 6806 SE 69th
15. Agent disclosed to PT more costs including a \$150 holding fee, costs not disclosed to CT. [REDACTED] - Timber Creek, 12450 NW Barnes Rd
16. Agent told CT that he could sign a six-month lease, but did not disclose this to PT. [REDACTED] - 1409 NE 71st
17. Agent told PT that rent could be as high as \$695, but told CT that rent had been reduced to \$675. [REDACTED] - Lancaster Apartments, 6640 SW Capital Highway

Other Protected Classes

1. Possible discrimination based on marital status, sexual orientation, age: Agent stated "I want to rent this place to a family, you know, a normal family like a man his wife and his kids. I don't want to rent to partiers or college kids or nothing. I don't want some guy and his girlfriend and then she breaks up with him and then he gets another. I don't want no guy with three girlfriends." [REDACTED] - 1631 N Jarrett
2. Possible discrimination based on source of income: Agent told both testers that they needed to prove that they had worked in Portland for at least 3 months.
3. Possible discrimination based on familial status, marital status: Agent stated "This is an adult community so no one under 18 lives here." Agent also stated that married couple could use same application if they had been married "for a while." [REDACTED] - The Sunset Group, 1045 NE 90th

2010 Portland Results

Results by Location and Protected class

Location	Positive		Negative		Inconclusive		TOTAL
	Race	National Origin	Race	National Origin	Race	National Origin	
Inner SE		3		1		2	6
Inner NE	1	2	3				6
Outer SE	4	1					5
Outer NE	2	1	1			2	6
North		2					2
Northwest	4	2	2			2	10
Southwest	4	6	3	1			14
Downtown			1				1
TOTAL	15	17	10	2		6	50

Geographical Definitions

Inner SE is south of E. Burnside, west of SE 82nd Ave., north of Milwaukie, and east of the Willamette River.

Inner NE is north of E. Burnside, west of NE 82nd, south of the Columbia River, East of N. Portland and/or the Willamette River

Outer SE is south of E. Burnside, east of SE 82nd Ave. to city limit, and north of Milwaukie

Outer NE is north of E. Burnside, east of NE 82nd Ave. to city limit, and south of the Columbia River

North is all of N. Portland including St. John's

Northwest is north of W. Burnside to city limit, west of the Willamette River to city limit

Southwest is south of W. Burnside to city limit, and west of the Willamette river (excluding downtown) to city limit

Downtown is south of W. Burnside, west of the Willamette River, north of I-405, and east of Washington Park