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South Suburban Housing Center

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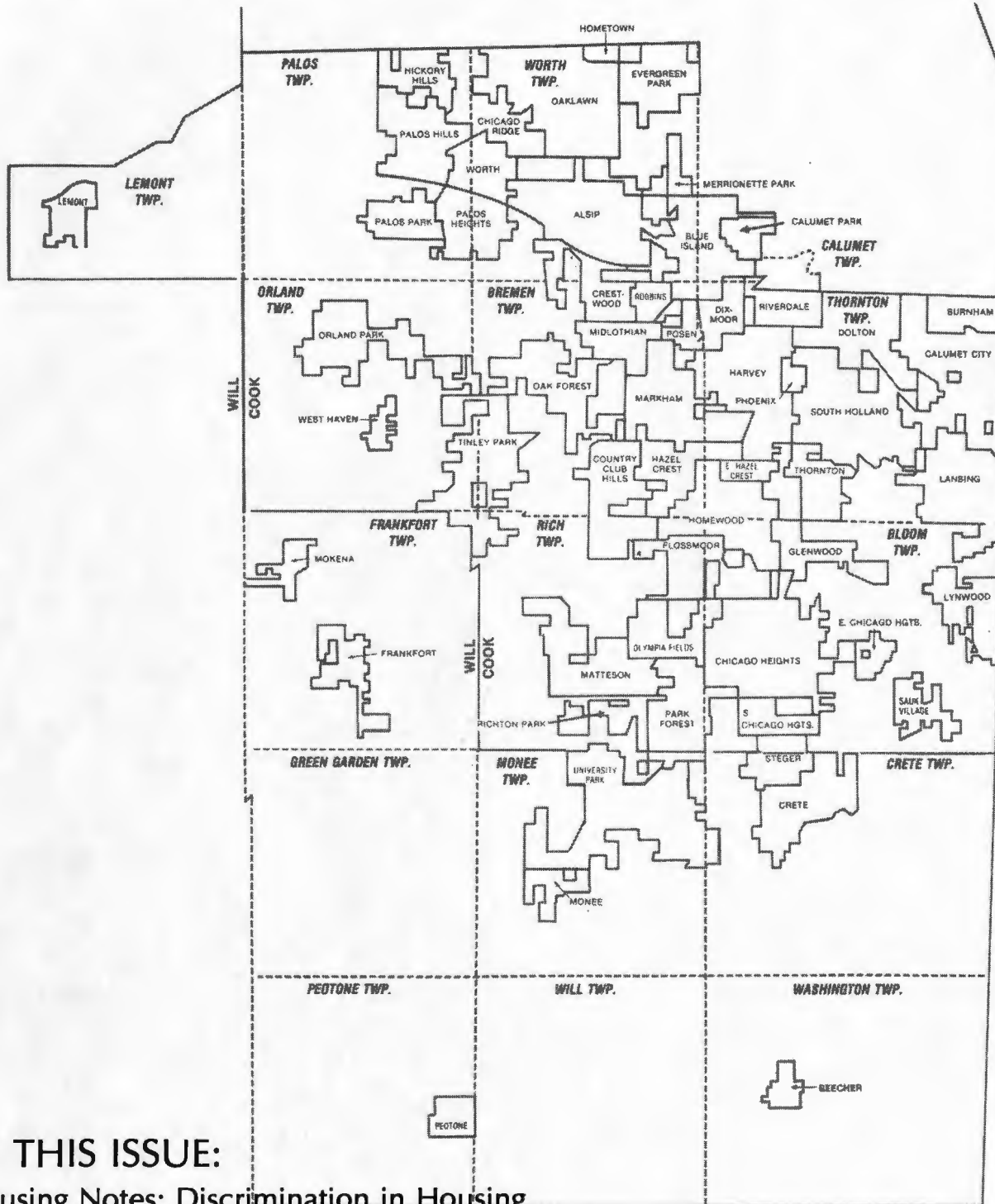
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SOUTH SUBURBAN JOURNAL

VOLUME 1, NO. 1

JUNE 1984



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- Housing Notes: Discrimination in Housing
- Suburban Data Pages and Map
- Local History Notes: Village of Matteson
- Annual Report of South Suburban Housing Center

HOUSING NOTES

DISCRIMINATION IN HOUSING: BUSINESS AS USUAL

Over fifteen years after the passage of the key fair housing laws of 1968, discriminatory practices in the sale and rental of housing continue. This is the case not only in the Chicago region, but across the country.

In the southern suburbs, 1983 was the fifth year of testing by the South Suburban Housing Center. Once again, discriminatory practices were found in housing sales audits and rental audits.

In the southern suburbs, 1983 was the fifth year of testing by South Suburban Housing Center. Once again, discriminatory practices were found in housing sales audits and rental audits.

The best developed technique for uncovering or measuring discrimination in the housing market is known as auditing or testing. Testing involves sending a white individual and a black individual carefully matched according to income, family size, and other essential characteristics, to visit a particular real estate or rental agent. The visits occur within a short time frame, often within hours of one another. Each member of the team requests the same type of housing and records his/her experience on a standardized form. If the black team member receives less complete information or less favorable treatment than the white member, or if he/she is guided to different housing options, racial discrimination has occurred.

Approximately 80 real estate offices and 48 apartment complexes have been monitored through

the performance of over 600 individual tests during the past five years.

The 1983 testing program consisted of 100 individual sales audits performed at 18 different real estate offices, as well as 53 rental tests performed at both large apartment complexes and smaller buildings from which we received bona fide complaints.

During the course of the Program, one real estate agent was fired because of the extremely negative comments that he made to white testers regarding Country Club Hills. The agent was terminated following a meeting with representatives from Country Club Hills, the SSHC and his employer, where the test results were discussed.

Two rental tests resulted in a complaint filed under the Village of Hazel Crest's Fair Housing Ordinance. Tests conducted at apartments in Hazel Crest disclosed unequivocal evidence that the black tester was given false information concerning the availability of apartments. The complaint resulted in a settlement conciliated by the Hazel Crest Human Relations Commission.

There are several potential DRE (Illinois Department of Registration and Education) complaints resulting from the sales audits. In addition, rental tests performed at three apartment complexes uncovered an alarming incidence of untruthful information about unit availability given to black testers. These complexes are subject to Havens-type Title VIII violations, with the additional possibility of DRE action as well.

The results of 1983 testing provide ample reason for continued on-going monitoring of

the south suburban real estate market.

DISCRIMINATION IN HOUSING:
HAS THIS HAPPENED TO YOU?

Do you suspect that you have been discriminated against based on your race, ethnicity or sex, in your search for housing? Or have you been hassled or harrassed after you have found a house or apartment? If these are possibilities, you have a confusing variety of alternatives available for response. Federal, state, municipal, and real estate industry complaint mechanisms exist to deal with such situations. Or, in the Chicago metropolitan area, you can find a number of regional and municipal fair housing agencies that assist persons who need help in enforcing their rights for fair housing. Anyone trying to sort through the complex assortment of legal and administrative procedures on their own might seriously consider the free services available at these fair housing agencies.

In the suburbs south of Chicago, these services are available through the South Suburban Housing Center. The SSHC provides the professional services of a full-time audit (investigation) coordinator and an attorney to deal with racial discrimination complaints. The Center has the resources to inform persons about the various complaint procedures available, to recommend appropriate actions, to do follow-up investigations and testing, and to provide legal representation by attorneys experienced in fair housing litigation.

The basic complaint mechanisms available to individuals in the fair housing area in this state include:

1. A federal court complaint under Section 3612 of the Fair Housing Act of 1968 (Title VIII) and/or the Section 1982 of the Civil Rights Act of 1866;

2. A Federal administrative complaint through HUD under Section 3610 of Title VIII;

3. A state charge with the Illinois Department of Human Rights under the Illinois Human Rights Act;

4. A state complaint to the Department of Registration and Education under the Illinois Real Estate Salesperson and Broker Licensing Act;

5. A municipal ordinance action if the alleged activity occurred within a municipality that provides for enforcement action for basic fair housing violations in its fair housing ordinance;

6. A complaint to a local Board of Realtors' Professional Standards Committee based on alleged violations of Article 10 of the National Association of Realtors Code of Ethics;

7. In certain cases criminal actions for personal harrassment, property damage, or panic peddling can be initiated by the U.S. Attorney under Title IX of the Civil Rights Act of 1968 and by the Illinois State's Attorneys Office under Chapter 38, Article 70, of the Illinois Criminal Code.

Often related to these complaint procedures is the use of testing or auditing. Federal, state, and some real estate industry complaint procedures utilize testing evidence provided by private fair housing agencies, but do not provide the resources to test situations themselves. Testing techniques have been recognized by the courts and the current HUD Secretary as a necessary, and in many cases the only, means to substantiate racially discriminatory activity.

Discrimination in housing can be blunt and crude or very complex, but it is against the law! And the law needs to be exercised and defended.

In addition to the South Suburban Housing Center, the following fair housing agencies can assist with complaint procedures:

1. Leadership Council for Metropolitan Open Communities
220 South State Street
Chicago, Illinois 60604
(312) 341-1470
2. HOPE Fair Housing Center
154 South Main Street
Lombard, Illinois 60148
(312) 858-9450
3. North Suburban Housing Center
1140 Wilmette Avenue
Wilmette, Illinois 60091
(312) 256-4780
4. Oak Park Housing Center
1041 South Boulevard
Oak Park, Illinois 60302
(312) 848-7150
5. Northwest Indiana Open Housing Center
650 South Lake Street
Gary, Indiana 46403
(219) 938-3910
6. Near West Suburban Housing Center
10001 Roosevelt Road
Suite 201
Westchester, Illinois 60153
(312) 858-5456

SSHC and all of the above organizations are participants in the National Committee Against Discrimination in Housing and in National Neighbors. These are the two national fair housing coalitions, both based in Washington, D.C.

(The auditing/testing examples referred to in "Business as Usual" are summarized from information in "An Audit of the Real Estate Sales and Rental Markets of Selected Southern Suburbs," Audit Report #7, South Suburban Housing Center, April, 1984.)

LOCAL HISTORY NOTES

VILLAGE OF MATTESON

The Village of Matteson is located approximately 26 miles south of Chicago's Loop. It is served by the Illinois Central Gulf commuter line and is intersected by U.S. Route 30 and Interstate 57. Although recognized as a current growth area in the suburban region, Matteson is also one of the oldest suburban communities in Cook County.

Although there were farmers settled in the Matteson area in the late 1840's, the community did not take shape until the railroads developed. In 1853, the mainline of the Illinois Central was in operation through southern Cook County, and in 1854, this was intersected by an east-west line (the Joliet Cutoff) built by the Michigan Central. The meeting of these lines was an obvious point for residential and commercial development and in 1855, the area around the Matteson station was surveyed and platted. A small community was well established by 1860, with a small hotel in operation. From its beginnings and well into the twentieth century, Matteson was primarily a German settlement serving as a rail station and market town for area farmers. Commercial activities were reinforced in 1887 by the construction of the Elgin, Joliet, and Eastern Belt Railroad along the southern edge of the community, and in the 1890's by the addition of an inter-urban trolley car line which ran from Joliet through Matteson to Chicago Heights.

Although not incorporated as a municipality until 1889, the original railway station had been named after Joel Aldrich Matteson, the tenth governor of Illinois, and in office (1853-57) at the time of its establishment.

Matteson began the transition from market town to Chicago suburb in the 1920's. In 1926, the Illinois Central tracks were elevated and the electrified commuter line was added. Lincoln Highway passed through the Village as the transcontinental road for automobiles, and the Village purchased its first motorized fire truck. In 1927, the Village's German-American Bank changed its name to the First State Bank of Matteson. Commuters, cars and commercial activity were tying Matteson into the metropolis.

Since World War II, Matteson's growth has been steady and its suburbanization has been reflected in events such as these;

- 1945-- the streets were renumbered to coincide with the numbering system of Chicago. Matteson's original business section on 3rd Street became 216th Street.
- 1950-- the first of a still growing series of major residential subdivisions was initiated.
- 1961-- the first comprehensive plan for development was adopted.
- 1968-- Interstate 57 was completed through Matteson.
- 1973-- Lincoln Mall was opened as a regional commercial center.

In 1980, the Village celebrated its 125th year of development. The U.S. Census summary of total population for 1980 was 10,223. Today it is estimated that the community has over 11,000 residents. With continuing growth, the population projection for the year 2000 is 21,000.

In June, 1984, the Village of Matteson and the Village of Glenwood received the annual municipal Fair Housing Award from the South Suburban Housing Center for their efforts on behalf of fair housing and stable, racially diverse communities.

Population Growth of Matteson

1890	323
1900	449
1910	461
1920	485
1930	736
1940	819
1950	1,211
1960	3,225
1970	4,741
1980	10,223

DID YOU KNOW . . . ?

Many people refer to this community as "Matt' sun."

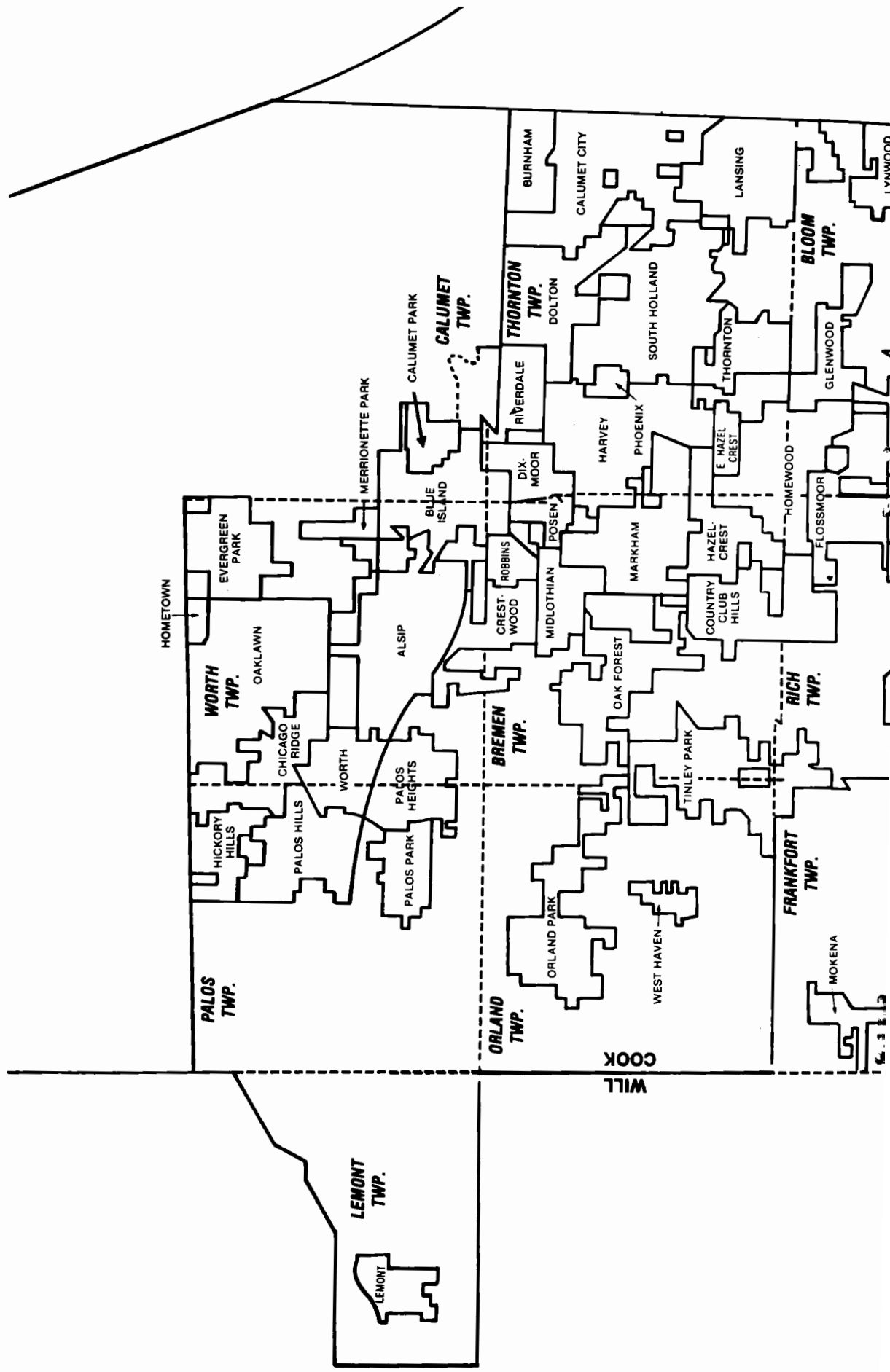
The correct pronunciation is "Mätt' ě sun."

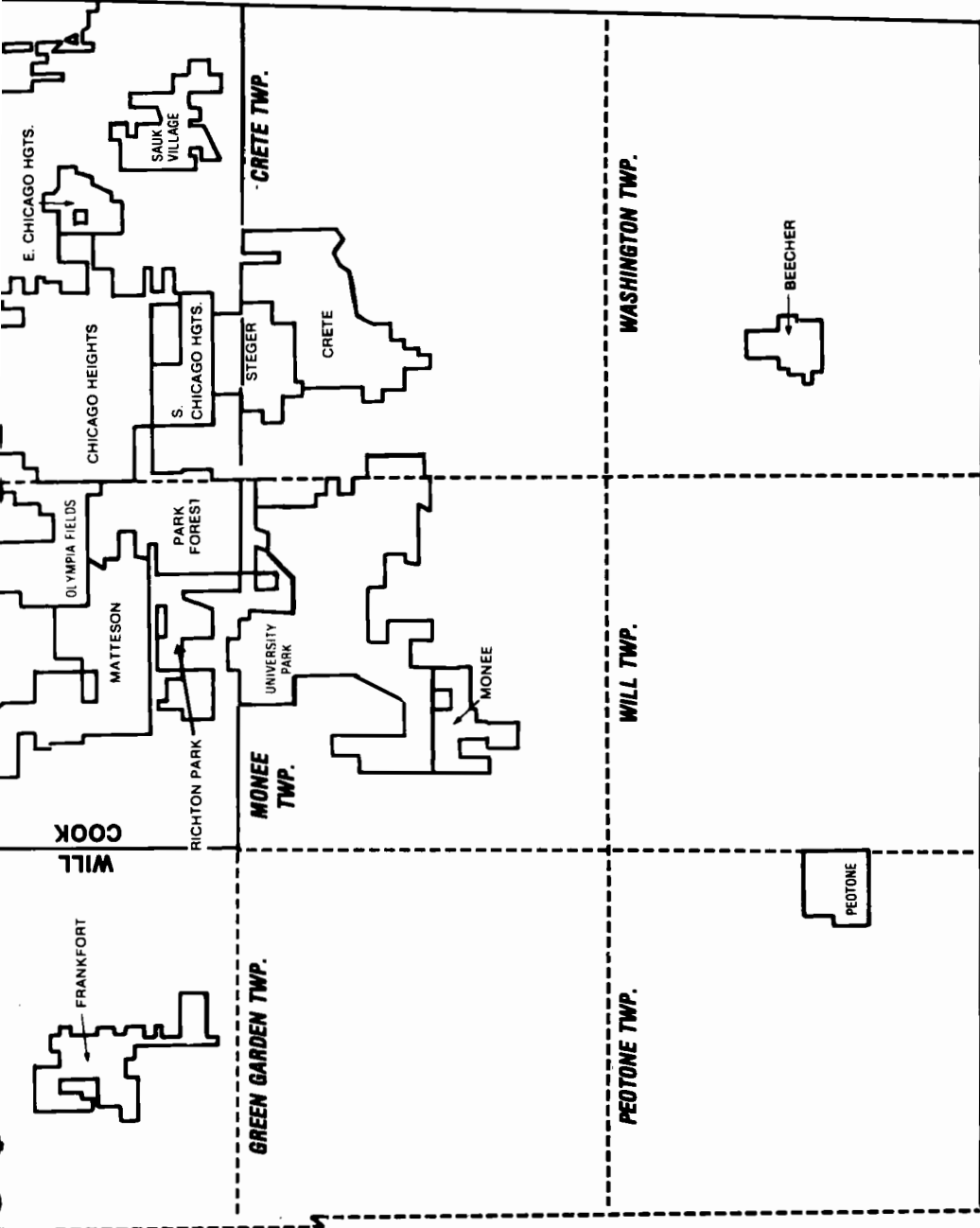
These notes are based on materials published and gathered by the Matteson Historical Society and Governors State University.

Further information on Matteson is available from:

Matteson Village Hall
3625 West 215th Street
Matteson, Illinois 60443
312/748-1559

Matteson Historical Society
813 School Avenue
Matteson, Illinois 60443
312/748-3033





SOUTH SUBURBAN JOURNAL / SOUTH SUBURBAN HOUSING CENTER

Municipalities and Townships of South Cook County
U.S. Census Figures

<u>MUNICIPALITY</u>	<u>1960</u>	<u>1970</u>	<u>1980</u>
BLUE ISLAND	19,618	22,958	21,855
BURNHAM	2,478	3,634	4,030
CALUMET CITY	25,000	32,956	39,697
CALUMET PARK	8,448	10,069	8,788
CHICAGO HEIGHTS	34,331	40,900	37,026
COUNTRY CLUB HILLS	3,421	6,920	14,676
DIXMOOR	3,076	4,735	4,175
DOLTON	18,746	25,937	24,766
EAST CHICAGO HEIGHTS	3,270	5,000	5,347
EAST HAZEL CREST	1,457	1,885	1,362
FLOSSMOOR	4,624	7,846	8,423
GLENWOOD	882	7,416	10,538
HARVEY	29,071	34,636	35,810
HAZEL CREST	6,205	10,329	13,973
HOMewood	13,371	18,871	19,724
LANSING	18,098	25,805	29,039
LYNWOOD	255	1,042	4,195
MARKHAM	11,704	15,987	15,172
MATTESON	3,225	4,741	10,223
MIDLOTHIAN	6,605	15,939	14,274
OAK FOREST	3,724	17,870	26,096
OLYMPIA FIELDS	1,503	3,478	4,146
PARK FOREST	29,993	30,638	26,222
PHOENIX	4,203	3,596	2,850
POSEN	4,517	5,498	4,642
RIGHTON PARK	933	2,558	9,403
RIVERDALE	12,008	15,806	13,233
ROBBINS	7,511	9,641	8,853
SAUK VILLAGE	4,687	7,479	10,906
SOUTH CHICAGO HEIGHTS	4,043	4,923	3,932
SOUTH HOLLAND	10,412	23,931	24,977
STEGER	6,432	8,104	9,269
THORNTON	2,895	3,714	3,022
TINLEY PARK	<u>6,392</u>	<u>12,382</u>	<u>26,171</u>
Totals:	313,138	447,224	496,755

<u>TOWNSHIP</u>	<u>1960</u>	<u>1970</u>	<u>1980</u>
BLOOM	70,530	94,757	101,424
BREMEN	55,392	93,906	109,023
CALUMET	19,299	23,614	21,637
RICH	32,258	44,801	58,730
THORNTON	<u>138,444</u>	<u>187,863</u>	<u>191,359</u>
Totals:	315,923	444,941	482,173

Source: U.S. Census summary figures, Governors State University
 Note: Many communities cross township and county lines and thus complicate the numbers given as totals. For example, Steger is listed under South Cook County, but a substantial part of the municipality and its population is in Crete Township in Will County.

Municipalities and Townships of Southwest Cook County
U.S. Census Figures

<u>MUNICIPALITY</u>	<u>1960</u>	<u>1970</u>	<u>1980</u>
ALSIP	3,770	11,141	17,134
BRIDGEVIEW	7,334	12,522	14,155
CHICAGO RIDGE	5,748	9,187	13,473
CRESTWOOD	1,213	5,543	10,852
EVERGREEN PARK	24,178	25,487	22,260
HICKORY HILLS	2,707	13,176	13,778
HOMETOWN	7,479	6,728	5,324
LEMONT	3,397	5,080	5,640
MERRIONETTE PARK	2,354	2,303	2,054
OAK LAWN	27,471	60,305	60,590
ORLAND PARK	2,592	6,391	23,045
PALOS HEIGHTS	3,775	9,915	11,096
PALOS HILLS	3,776	6,629	16,654
PALOS PARK	2,169	3,297	3,150
WORTH	8,196	11,999	11,592
Totals:	106,159	189,703	230,797

<u>TOWNSHIP</u>	<u>1960</u>	<u>1970</u>	<u>1980</u>
LEMONT	6,732	8,314	8,850
ORLAND	7,444	15,028	42,607
PALOS	17,728	33,100	46,412
WORTH	107,761	155,834	158,157
Totals:	139,665	212,276	256,026

Municipalities and Townships of Eastern Will County

<u>MUNICIPALITY</u>	<u>1960</u>	<u>1970</u>	<u>1980</u>
BEECHER	1,367	1,770	2,024
CRETE	3,463	4,656	5,417
FRANKFORT	1,135	2,325	4,357
MOKENA	1,332	1,643	4,578
MONEE	646	940	998
UNIVERSITY PARK	-	1,748	6,245
PEOTONE	1,788	2,345	2,832
Totals:	9,731	15,427	26,451

<u>TOWNSHIP</u>	<u>1960</u>	<u>1970</u>	<u>1980</u>
CRETE	11,737	15,270	20,416
FRANKFORT	5,784	9,633	20,335
GREEN GARDEN	678	781	1,420
MONEE	5,131	7,240	10,996
PEOTONE	2,392	2,914	3,319
WASHINGTON	2,347	2,940	3,536
WILL	774	750	1,136
Totals:	28,843	39,538	61,158

1980 total of all municipalities: 754,003

1980 total of all townships: 799,357

SOUTH SUBURBAN
HOUSING CENTER

1983 ANNUAL REPORT

1983 was quite a year for the South Suburban Housing Center and its many friends! We continued our work to promote racial diversity as we have for the last eight years. We strengthened our organization internally by creating a constituency-building and local fund-raising plan and we strengthened our program by adding an affirmative marketing component to our overall strategy. We continue to grow to deal with identified problems.

Financially, SSHC is in relatively good shape given federal cut backs and the economy which affects corporate philanthropic support. Municipalities in the region continue to fund a variety of activities and we are beginning to see a broader base of community support through memberships, donations and fund-raising events. We must, however, rely even more on our local community support to continue our work in the future.

Following are brief summaries of activities of the various Housing Center programs during the past year. The testing program was discussed earlier under the Housing Notes section of the Journal.

It's been a joy to work with so many wonderful people over the year, the dedicated staff of the Center, BPI, Sidley & Austin, the community relations directors of the various municipalities, our "army of testers", the Board of Directors and many others. With so many on our team, fair housing, justice and equality can win over those who would have it otherwise. Here's to another prosperous year for the southern suburbs.

FHLAC IN 1983

The Fair Housing Legal Action Committee is an intergovernmental organization currently comprised of 13 south suburban communities. FHLAC was organized in 1981 by 7 communities for the purpose of promoting fair housing and programs to encourage and maintain racial diversity throughout the region.

The FHLAC was very busy in 1983. A few of the important activities undertaken by the committee in the last year are described below.

The "Municipal Fair Housing Notebook," a comprehensive work which describes the wide array of local fair housing policies and programs being implemented in the southern suburbs was completed. Copies of the notebook are available from the Housing Center at a nominal cost.

A model fair housing ordinance was developed in cooperation with the Chicago public interest law firm of Business and Professional People for the Public Interest. The model ordinance was successfully passed in several communities, with innovative affirmative marketing requirements adopted by Hazel Crest, Country Club Hills, and Matteson, and fair housing data reporting provisions adopted by Glenwood and Matteson.

Efforts at identifying areas for joint cooperation between municipalities and the real estate industry continued in 1983.

The increase in FHLAC's membership indicates the success and growing influence of the organization. The founding communities of Calumet Park, Country Club Hills, Glenwood, Hazel Crest, Matteson, Park Forest, and University Park have been joined by Dolton in 1982, and Homewood, Richton Park, Blue Island, Chicago Heights, and Sauk Village in 1983.

After composing, editing, and designing the advertising, the display ad ran in the "Chicago Tribune" and the (Hammond) "Times" on May 26 and 27, as well as on June 2. A survey has been designed to track the results of this pilot program and provide data for future cooperative ad efforts.

AFFIRMATIVE MARKETING

Since starting with the SSHC on March 12th, 1984, Phyllis Nelson, the Centers new affirmative marketing coordinator, has conceptualized and written the first draft of a formal SSHC publication on Affirmative Marketing, a handout/marketing reference for those involved with marketing housing complexes. In addition, she has undergone affirmative market training at the Illinois Housing Development Authority, as well as Cable TV Public Access Production/Direction training at Cox Cable's Park Forest studio facility.

Most importantly, Phyllis has developed and implemented the SSHC's Pilot Program in Affirmative Marketing, a co-operative advertising effort for South Suburban rental properties. By working closely with municipalities, candidate housing providers were identified.

Participants were: Park Forest's Arbor Trails and Thorn Creek Townhomes; Chicago Heights' Olympic Village and Thornwood Apartments; and Calumet Park's Wellington Arms.

THE HOMESEAKER'S SERVICE

The Homeseeker Service this past year assisted over 600 clients. Client calls are continually increasing, and we assisted more senior citizens than ever before. Among our 600 clients 29% were of moderate income levels, and 60% were female heads of household. More clients are taking a pro-integration choice in housing, than in past years.

Because there is a strong need for assistance in the rental market; for matching qualified available units with qualified tenants on a "Pro-integration" basis we've increased our on-going landlord outreach efforts and worked to create a better network with other agencies and organizations.

A great deal of concentrated effort was spent on the Section 8 Program. Our efforts are directed toward seeking the cooperation of the Cook County Housing Authority, the municipalities in our region, and private owners/landlords to address concerns regarding units in the southern suburbs.

SOUTH SUBURBAN JOURNAL

THE BACK PAGE

This is the first issue of a quarterly journal on the southern suburbs. It is our hope that in some modest way we will add some ideas and some information about the region in which we live. We see a variety of positive, progressive signs of development in this region. We also see a number of recurring problems and dilemmas. All of them demand attention. We solicit your help in identifying topics and data that ought to be communicated.

Each issue of the South Suburban Journal will include short articles and commentaries on suburban issues and concerns, Data Pages, Local History Notes; and other items of interest.

For this issue we express our thanks for assistance to the staff of the Housing Center, the Matteson Historical Society, the Village of Matteson, and the Division of Humanities and Social Sciences at Governors State University. The map was produced by the Instructional Communications Center at Governors State University.



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