

Appendix IX

Housing Discrimination Complaint Data



February 1, 2016

Ms. Vicki Johnson
Miami FHEO Center
909 SE First Avenue
Suite 500
Miami, FL 33131

Re: Collier County, FL Fair Housing Complaints Request

Ms. Johnson:

I am writing as a consultant to Collier County, Florida, which is currently in the process of completing an Analysis of Impediments (AI) to Fair Housing Choice. As you know, the AI document, as required by HUD, is a part of the jurisdiction's efforts to affirmatively further fair housing choice. In order to identify and address impediments to fair housing choice in this community, Mosaic Community Planning is performing an analysis of housing discrimination complaints originating within the County and is hereby requesting the following data:

- Total number of complaints of housing discrimination received by HUD regarding housing units located anywhere within Collier County for the period January 1, 2011 to December 31, 2015.
- The status of all such complaints received: whether open or closed and, if closed, the reason, type of closure, and the dollar amount of any settlement.
- The basis/bases of all such complaints received including a tally of complaints per basis.

Please contact me if you have any questions regarding this request. I can be reached via email at jeremy@mosaiccommunityplanning.com or by phone at 404-831-1395.

Thank you for your help in this process. I look forward to your response and its assistance in completing this important document.

Sincerely,

Jeremy D. Gray
Principal

Housing Discrimination Complaint Data Received from HUD

Collier County Request

Case Number and Name		Case Number - FHAP	Closure Date - FHAP or HUD	Closure Reason (inquiry or complaint)	Compensation - Conciliation/Settlement	Bases - Detail
04-11-0399-8	Assante, Georgine v. Windsor Place at Berkshire Lakes Condo As	2011H0102	1/17/2011	02 Lack of Jurisdiction		Disability - Physical, Sex - Female,
04-11-0851-8	Rodriguez, Maria v. West Wind Estates Condo. Assoc., et. al.	2011H0332	7/13/2011	25 No Cause		Familial Status - Under 18, National Origin - Hispanic or Latino,
04-11-0766-8	Cain, Jason v. Quincy Square At Madison Park Condo Assoc, Inc,	2011H0316	3/5/2014	16 Conciliated/Settled		Disability - Physical,
04-11-0836-8	Owens, Loretta v. Botanical Place Condo. Assoc., Inc. et. al.	2011H0328	9/12/2011	34 FHAP Judicial Dismissal		Race - Black or African-American,
04-11-0968-8	Aycock, & Aycock v. Botanical Place Condo. Assoc., Inc. et. al.	2011H0362	10/19/2011	16 Conciliated/Settled	5000	Race - Black or African-American, Retaliation
04-11-1125-8	Granzin, Nancy v. JP Morgan Chase & Co.,	2012H0040	9/12/2011	16 Conciliated/Settled	395	Sex - Female,
04-11-0934-8	Rodriguez, Rebecca v Collier County Housing Authority	2011H0358	9/13/2011	25 No Cause		Disability - Mental, Disability - Physical,
04-11-1020-8	Rebstock, Sue Ellen v. Shipp's Landing Condominium Association	2012H0005	8/2/2011	16 Conciliated/Settled		Disability - Mental,
04-11-1051-8	Bijou, Fedod v. NDC Real Estate Management	2012H0018	8/18/2011	25 No Cause		Race - Black or African-American, National Origin - Other than Hispanic or Latino,
04-12-0045-8	Coppola, Henry v. Smokehouse Bay Club Condominium Assoc., Inc.	2012H0093	12/20/2011	16 Conciliated/Settled		Disability - Physical,
04-12-0311-8	Murphy, Patricia v Tradewinds Apts of Marco Island, Inc., et al	2012H0169	2/17/2012	16 Conciliated/Settled	4500	Disability - Physical,
04-12-0369-8	Cicogna, Patricia A. v. SunTrust Mortgage, Inc.	2012H0184	3/29/2012	06 Withdrawal Without Resolution		Disability - Physical,
04-12-0322-8	Dominguez & Mesa v. Collier County Board of Commissioners	2012H0172	3/6/2012	06 Withdrawal Without Resolution		National Origin - Hispanic or Latino,
04-12-0404-8	McKay, Lawrence v. South Seas East Condominium Apartments of Ma	2012H0192	3/29/2012	04 Complainant Failed to Cooperate		Disability - Physical,
04-12-0608-8	Gallardo, Veronica v. Beachside Property Mgmt Svc, Inc. et al.	2012H0237	5/23/2012	06 Withdrawal Without Resolution		Disability - Mental,
04-12-0578-8	Rauch, Bonnie v. Westgate Condominium Association, Inc.	2012H0220	6/11/2012	25 No Cause		Disability - Physical,
04-12-0579-8	Brockson, John v. Admiralty House, Inc.	2012H0222	6/4/2012	16 Conciliated/Settled		Disability - Physical,
04-12-0955-8	Long, Susan v. Windsor Place at BerkshireLakesCondominium Assoc	2013H0025	9/10/2012	04 Complainant Failed to Cooperate		Sex - Female,
04-12-0700-8	Corner, Doris v. HCR ManorCare Services of Florida, LLC, et al.	2012H0259	9/4/2012	16 Conciliated/Settled		Disability - Physical,
04-12-0906-8	Ramirez, Francisco & Rebull-Ramirez v. IBR of South FL, Inc.	2013H0013	9/25/2012	25 No Cause		National Origin - Hispanic or Latino,
04-12-0780-8	Tramutola, Tom & Holly v. Naples Harbour Club Association, Inc.	2012H0263				Familial Status - Under 18,
04-12-1077-8	Hamilton, Glenn & Kathleen v. Veronawalk HOA, Inc., et. al.	2013H0063	10/12/2012	18 Withdrawn After Resolution		Disability - Physical,
04-13-0793-8	Baptiste, Bonia v Creative Choice Homes XIV, Ltd., et al.		1/12/2015	25 No Cause		National Origin - Other than Hispanic or Latino,
04-13-0794-8	Baptiste, Juniolda v Creative Choice Homes XIV, Ltd., et al.		9/30/2014	25 No Cause		National Origin - Other than Hispanic or Latino,
04-13-0795-8	Dorcely, Jose v Creative Choice Homes XIV, Ltd., et al.		9/29/2014	25 No Cause		Familial Status - Under 18, National Origin - Other than Hispanic or Latino,

04-13-0796-8	DeVariste, Annalie J. v Creative Choice Homes XIV, Ltd., et al.		9/26/2014	25	No Cause		National Origin - Other than Hispanic or Latino,
04-13-0797-8	Nelson, John & Lunise v Creative Choice Homes XIV, Ltd., et al.		9/16/2014	25	No Cause		National Origin - Other than Hispanic or Latino,
04-13-0799-8	Colon-Brunie, Marilyn v Creative Choice Homes XIV, Ltd., et al.		9/16/2014	25	No Cause		Disability - Physical, National Origin - Other than Hispanic or Latino,
04-13-0800-8	Ciceron, Marie v Creative Choice Homes XIV, Ltd., et al.		9/26/2014	25	No Cause		National Origin - Other than Hispanic or Latino,
04-13-0229-8	Maturo, Lorri, v. Naples Keep Condominium Association, Inc.	2013H0120	1/23/2013	04	Complainant Failed to Cooperate		Familial Status - Under 18,
04-13-0316-8	Dublan, Sean v. Cyril George Tomkinson, et al	2013H0144	3/15/2013	04	Complainant Failed to Cooperate		Familial Status - Under 18,
04-13-0298-8	Nashman, Tamra v. Chateaumere Condominium Association, Inc.	2013H0119	6/17/2013	25	No Cause		Disability - Physical,
04-13-0859-8	Bryant, Anna v. Heritage Greens Community Association, Inc.	2013H0270	10/29/2013	16	Conciliated/Settled		Race - Black or African-American, Sex - Female, Color,
04-13-0498-8	Gross, Eric & Nora v Royal Arms Villas Condominium, Inc.	2013H0187	10/24/2013	16	Conciliated/Settled		Disability - Mental, Disability - Physical, Disability - Companion Animal,
04-13-0676-8	King, John Michael v. Tuscany Cove HOA, et al	2013H0232	9/5/2013	16	Conciliated/Settled		Disability - Physical,
04-13-0635-8	Zullo, Elissa v. Enchanting Shores Co-Op, Inc.	2013H0216	8/30/2013	16	Conciliated/Settled		Disability - Physical,
04-13-0907-8	DeVito, Pattie vs. Plantation Homes Condominium Assoc, Inc.	2014H0008	6/26/2015	16	Conciliated/Settled	27790	Disability - Mental, Disability - Companion Animal,
04-13-0864-8	Merveilleux & Alexandre v. Creative Choice Homes XIV LTD, et al		10/29/2014	25	No Cause		Race - Black or African-American, National Origin - Other than Hispanic or Latino,
04-13-0860-8	Arciñegas, Janis v. Heritage Greens Community Association, Inc	2013H0269	10/29/2013	16	Conciliated/Settled		Race - Black or African-American, Sex - Female, Color,
04-13-1123-8	Pericles & Guerda v Creative Choice Homes XIV, Ltd., et al.		9/26/2014	25	No Cause		National Origin - Other than Hispanic or Latino,
04-13-1176-8	Augustine, Audin v Creative Choice Homes XIV, Ltd., et al.		9/16/2014	25	No Cause		National Origin - Other than Hispanic or Latino,
04-13-1124-8	Janvier, Kerline v Creative Choice Homes XIV, Ltd., et al.		12/23/2013	04	Complainant Failed to Cooperate		National Origin - Other than Hispanic or Latino,
04-13-1178-8	Calixte, Betty v Creative Choice Homes XIV, Ltd., et al.		9/26/2014	25	No Cause		National Origin - Other than Hispanic or Latino,
04-14-0198-8	Fabre, Natacha v Creative Choice Homes XIV, Ltd., et al.		9/26/2014	25	No Cause		National Origin - Other than Hispanic or Latino,
04-14-0199-8	Gustin, Antoine & Gerlande v Creative Choice Homes XIV, Ltd.		9/26/2014	25	No Cause		National Origin - Other than Hispanic or Latino,
04-14-0200-8	Orelien, Marie v Creative Choice Homes XIV, Ltd., et al.		9/29/2014	25	No Cause		National Origin - Hispanic or Latino, National Origin - Other than Hispanic or Latino,
04-14-0510-8	Holdsworth, Ashley v. Milano Homeowners Association	2014H0167	5/6/2014	04	Complainant Failed to Cooperate		Disability - Companion Animal,
04-14-0141-8	Horn, Francine v. The Biltmore at Bay Colony Condominium Assoc.	2014H0087	2/5/2014	25	No Cause		Disability - Physical,
04-14-0738-8	Venuto, John & Ashley v. Emerald Woods Condominium Assoc, Inc.	2014H0230	7/14/2014	06	Withdrawal Without Resolution		Disability - Companion Animal,
04-14-0455-8	Ocana, Jason & Kimberly v Boatyard Condominium Assoc., Inc.	2014H0156	7/14/2014	25	No Cause		Disability - Mental, Disability - Physical, Familial Status - Under 18,
04-14-0549-8	Santa, Martha v. Sherwood III, Inc.	2014H0183	6/18/2014	25	No Cause		National Origin - Hispanic or Latino,
04-14-0683-8	MacDonell, Sally E. v. Coconut Grove Homeowners Assoc., Inc.	2014H0199	6/10/2014	18	Withdrawn After Resolution		Disability - Physical,

04-14-0751-8	Gross, Eric & Nora v Royal Arms Villas Condominium, Inc.	2014H0228	9/24/2014	25	No Cause		Retaliation
04-14-0973-8	Rieman, Lorraine v. Boca Ciega Manor Condo Assoc., Inc. et al	2015H0034	11/4/2014	25	No Cause		Disability - Physical,
04-14-0894-8	Johnston, Thomas & Pamela v. Sand Star Villas COA, et al	2015H0013	9/30/2014	25	No Cause		Disability - Mental, Disability - Companion Animal, Retaliation
04-15-0152-8	Hargrove & Solomon v. Henderson Creek Village Assoc., et al	2015H0101	2/25/2015	25	No Cause		Race - Black or African-American,
04-14-0923-8	Zaval, Barry & Carissa v. 1224 Rosemary, LLC, et al	2015H0020	10/10/2014	25	No Cause		Disability - Mental,
04-15-0518-8	Stasolla, Denise v. Vanderbilt Bch&HarbourClb Assoc, Inc. et al	2015H0217	5/27/2015	04	Complainant Failed to Cooperate		Disability - Mental, Retaliation
04-14-1083-8	Hannon, Kevin & Catherine v. Horsecreek Estates HOA, Inc. et al	2015H0063	12/4/2014	25	No Cause		Race - Asian, Familial Status - Under 18,
04-15-0174-8	Miller, Brittany & Eddie v. Kingwood Garden Condo Assoc., et al	2015H0057	1/12/2015	25	No Cause		Disability - Physical, Disability - Companion Animal, Retaliation
04-15-0303-8	Palermo, Diane & Christopher v. Yacht Harbor Association, Inc.	2015H0160	5/27/2015	16	Conciliated/Settled		Disability - Physical,
04-15-0202-8	Wills, Elizabeth v. Garden Court of Naples, et al.	2015H0083	1/28/2015	25	No Cause		Disability - Physical,
04-15-0271-8	Dussault, Kelli v. Naples Laurel, LLC, et al	2015H0123	4/2/2015	25	No Cause		Disability - Physical,
04-15-0344-8	Mingolello, Dennis v. Quincy Square at Madison Park Condo Assoc	2015H0137	5/18/2015	25	No Cause		National Origin - Hispanic or Latino,
04-15-0700-8	Brauer, Michael v. 3350 1st Avenue NW Land Trust, et al.	2015H0272	7/15/2015	25	No Cause		Familial Status - Under 18,
04-15-0644-8	Mulligan, Joseph v. Henderson Creek Club, Inc. et al	2015H0130	6/18/2015	25	No Cause		Disability - Mental,
04-15-0930-8	Prochaska, William & Prochaska, Pam vs. The Carriage Club, Inc.	2016H0071					Disability - Physical,
04-15-0994-8	Mucciarello, David v. Naples Sunrise III, Inc. et al.	2016H0093	11/12/2015	25	No Cause		Disability - Mental, Disability - Companion Animal,
04-16-0032-8	Goff, Rick v. Windjammer Village of Naples, Inc. et al	2016H0196					Disability - Physical,

Housing Discrimination Complaint Data Received from the Florida Commission on Human Relations

Collier County Housing Statistics				
	Received	Resolved	Bases (in order of frequency)	Disposition
FY 10-11	10	9	Disability, Familial Status, Sex, Race and National Origin	Cause 2, No Cause 4, Admin. 3
FY 11-12	11	11	Disability, National Origin and Familial Status	Cause 5, No Cause 2, Admin. 4
FY 12-13	13	13	Disability, Sex, Race, Familial Status, National Origin and Color	Cause 6, No Cause 3, Admin. 4
FY 13-14	7	7	Disability, National Origin	Cause 1, No Cause 4, Admin. 2
FY 14-15	11	11	Disability, National Origin, Race and Familial Status	Cause 2, No Cause 8, Admin. 1