



Refugee Housing  
SOLUTIONS

# Fair Housing Act 101

The Fair Housing Act of 1968 is the cornerstone of tenant rights in the United States, designed to protect individuals from discrimination and ensure equal access to affordable housing opportunities. This federal law prohibits discrimination based on race, color, national origin, religion, sex, familial status, and disability. It extends protections to tenants and prospective renters, safeguarding their rights throughout the housing process—from application through tenancy and move-out, and even in cases of eviction. This resource provides a comprehensive overview of the rights and protections guaranteed under the Fair Housing Act, offering guidance on navigating the housing landscape, understanding tenant rights, and acting against discriminatory practices.



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## Overview | The Fair Housing Act of 1968

### History of the Fair Housing Act

#### Context and Background

The Fair Housing Act was signed into law on April 11, 1968, by President Lyndon B. Johnson as part of the broader Civil Rights Act of 1968. It was a response to the civil rights movement, aiming to address racial discrimination in housing.

#### Provisions of the Fair Housing Act of 1968

- **Federal Protections:** The core of the Act outlines protection against discriminatory practices in housing based on race, religion, national origin, sex, disability, and family status.
- **Right to Choose Housing:** A fundamental aspect of the Act is its ensuring that individuals have the right to choose their housing without discrimination. This is particularly crucial for vulnerable groups such as refugees and other newcomers.

#### The Importance of Fair Housing

- **Ensuring Equal Access:** The Fair Housing Act ensures that individuals, especially those from protected classes, including refugees and newcomers, are not denied access to housing based on discriminatory factors.
- **Role of Advocates:** Resettlement agency staff, volunteers, and sponsors play a critical role in advocating for newcomers to ensure that housing providers comply with fair housing laws.

### Fair Housing and Refugees and Other Newcomers

#### Federal Protected Classes Relevant to Refugees and Other Newcomers

- **Race:** Prevents discrimination based on racial actual or perceived identity
- **Color:** Prohibits discrimination based on the color of one's skin
- **Religion:** Ensures individuals are not discriminated against based on their religious beliefs and practices
- **National Origin:** Protects individuals from discrimination based on their own or their ancestors' country of origin.
- **Disability:** Prohibits discrimination against individuals with physical or mental disabilities
- **Sex, including sexual orientation and gender identity:** Protects against discrimination based on gender, sexual orientation, gender identity, and against sexual harassment
- **Familial Status:** Protects families with children under 18 and pregnant women from discrimination simply because they have children and/or are pregnant.

## How Are Newcomers Protected by Fair Housing Laws?

- Fair housing laws protect all individuals involved in housing transactions
- Renters during the application process, tenancy, and when moving out of a rental property
- A person's immigration status does not affect their rights under fair housing laws
- Homebuyers, including when obtaining mortgages or homeowner insurance
- Others involved in housing-related activities
  - e.g., Housing providers (such as landlords, property managers, and real estate agents) who are responsible for ensuring compliance with fair housing laws when advertising, renting, or selling properties.

## Roles for Supporters and Advocates

- It is essential that resettlement staff, volunteers, U.S. ties, or sponsors understand all Fair Housing Act rights to effectively support and advocate for newcomers in securing housing.
- Awareness and Advocacy: Being well-informed about the Fair Housing Act allows advocates to help protect newcomers protect themselves from discrimination and ensure they have access to safe and affordable housing.

## Federal vs. State and Local Fair Housing Laws

- **Federal Compliance:** All states must comply with federal fair housing laws, ensuring protection against discrimination.
- **State and Local Enhancements:** Some states and local jurisdictions have additional protections beyond federal law, such as these:
  - **Source of Income Protection:** For example, in Illinois, it is illegal to discriminate based on the source of income, which includes public assistance and the Federal and other rent assistance that some refugees and newcomers receive.
    - Additional Protections: Some localities protect against discrimination based on health status, including height and weight, plus gender identity
  - Local Law Example: Some cities have ordinances protecting against discrimination based on:
    - Public Assistance Recipient Status, including being a Housing Choice Voucher holder
    - Gender Identity or Expression
    - Genotype, e.g., Albinism
    - Education Level



## Details of All Protections Under the Fair Housing Act

### Protections for People with Disabilities

- **Prohibitions on Discrimination:** The Fair Housing Act (FHA) prohibits housing providers from discriminating against individuals with disabilities.
- **FHA Definition of Disability:** Individuals with mental or physical impairments that substantially limit one or more major life activities are protected.
- **Examples of Discrimination:**
  - Refusal of Reasonable Accommodation and Modification Requests, e.g., Denying a tenant's request to change a property-specific policy or make modifications to accommodate a disability.
  - Blanket No-Pet Policy, e.g., Not allowing service or emotional support animals.
  - Restricting Housing Options, e.g., Only showing ground-floor apartments to disabled applicants without assessing their actual needs.

### Reasonable Accommodation and Modification

#### Definitions

- **Reasonable Accommodation:** a change in rules, policies, or services to allow equal access to housing for people with disabilities.
- **Reasonable Modification:** a structural change to the premises that allows full enjoyment of the dwelling.
- **Requesting Accommodations/Modifications**
  - Requests can be made at any time during the housing process, either verbally or in writing, e.g., when applying and at any time during the tenancy.
- **Responsibility for Costs**
  - Housing providers are generally responsible for covering the costs of modifications unless it imposes an undue financial or administrative burden as defined locally.
- **Examples**
  - Accessible Parking: designating a parking space for a tenant with mobility issues.
  - Relocation: permitting a tenant to move to a ground-floor unit due to mobility challenges.
  - Adjusted Rent Payments: aligning rent due dates with disability assistance payment schedules.

- Modification Examples: installing grab bars in bathrooms or allowing door handle modifications for easier use.
- **Criteria for Reasonable Accommodation**
  - Must not impose an undue burden on the housing provider.
  - Must not fundamentally change the nature of the housing program.
  - Must be technically feasible.

## Protections Based on Race and Color

### Prohibitions on Discrimination

- The Fair Housing Act prohibits housing providers from discriminating against individuals based on race or color.
- Treating someone differently because of their race, color, or association with a person of a certain race/color is prohibited.

### Examples of Discrimination

- **Refusal to Rent:** denying housing to someone solely based on race or color.
- **Steering:** guiding applicants to certain neighborhoods or buildings based on race.
- **Racial Association:** discriminating against tenants because they associate with people of a different race.

## Protections Based on National Origin

- **Prohibitions on Discrimination:** The Fair Housing Act prohibits housing providers from discriminating against individuals based on their or their ancestors' country of origin.
- **Examples of Discrimination**
  - **Requesting Immigration Documents:** while housing providers may request documentation to verify rental criteria, they may not use immigration status to discriminate.
  - **Language Requirements:** unjustified English proficiency requirements that discriminate against national origin.
  - **Disparate Treatment:** charging different rental rates based on national origin.

## Protections Based on Religion

- **Prohibitions on Discrimination:** The Fair Housing Act prohibits housing providers from discriminating against individuals because of their religious beliefs or practices.

- **Examples of Discrimination**

- **Refusal to Rent:** denying housing because of someone's religious beliefs.
- **Steering:** encouraging someone to live in certain areas or neighborhood based on stated or perceived religious preferences.
- **Religious Practices:** penalizing tenants for wearing faith-affiliated garments or having religious objects in their homes.

## Protections Based on Familial Status

- **Prohibitions on Discrimination:** The Fair Housing Act prohibits housing providers from discriminating against families with children under 18 and/or pregnant women.
- **Examples of Discrimination**
  - **Occupancy Limits:** unreasonable restrictions on the number of children allowed in a rental unit, unless the household size violates occupancy limits.
  - **Steering:** directing families with children to certain buildings or floors.
  - **Prohibiting Children:** denying rental applications because an applicant has children or is pregnant, unless the property is a seniors-only property.

## Protections Based on Sexual Orientation and Gender Identity

- **Prohibitions on Discrimination:** The Fair Housing Act prohibits housing providers from discriminating against individuals based on sex, including sexual orientation and gender identity, is prohibited.
- **Examples of Discrimination**
  - **Refusal to Rent:** denying housing based on a person's gender or sexual orientation, stated or perceived.
  - **Harassment:** harassment or hostile treatment based on gender identity.
  - **Different Terms and Conditions:** imposing different rental conditions based on sex or gender identity.
  - **Legal Precedent:** the *Bostock v. Clayton County* case extended protections to LGBTQ+ individuals under the FHA.

## Protections Against Sexual Harassment

### Understanding Sexual Harassment in Housing

- Sexual harassment in housing occurs when a landlord, property manager, or fellow tenant makes unwanted sexual advances or behaves inappropriately in a way that affects a person's ability to find or maintain safe and secure housing. Under the Fair Housing Act (FHA), sexual harassment is illegal. All

people have the right to search for and live in housing free from such behavior.

## Importance of Identifying Sexual Harassment

- **Vulnerability of Newcomers:** Newcomers, including refugees and immigrants, may be at higher risk of victimization due to cultural differences and limited resources. It's crucial to know your rights to protect yourself and your family.
- **Limited Options:** Women, especially those with fewer financial resources, may feel pressured to tolerate harassment to secure or maintain housing. The FHA protects everyone, regardless of gender, from such exploitation.

## Protection Under the Fair Housing Act

- **Protected Regardless of Gender:** Sexual harassment is illegal no matter the gender of the victim or the harasser. The FHA ensures protection for all individuals.
- **Right to Housing Without Harassment:** You have the right to seek and secure housing without being subjected to any form of sexual harassment or coercion.

## Examples of Sexual Harassment by a Housing Provider

- **Coercive Practices:** A landlord refusing to rent to someone because they did not submit to sexual advances or offering to approve a rental application in exchange for sexual acts.
- **Threats:** Threatening to report someone to Immigration and Customs Enforcement (ICE) or evict them if they do not comply with sexual demands.
- **Unfair Offers:** Offering to reduce rent in return for sexual favors.



## Tenant Rights and Responsibilities Under the Fair Housing Act

### Tenant Rights: Understanding the Application Process

When applying to rent government-funded housing, prospective tenants have the right to:

- **Language and Translation Services:** interpretation and translation services must be provided so the rental unit applicant can fully understand the application process.
- **Fair Evaluation:** applications must be evaluated fairly without discrimination.
- **Unit Inspection:** applicants have the right to inspect the unit they are interested in renting, or a similar unit. NOTE: It is important to inspect the unit before signing the lease.
- **Required Disclosures:** applicants must be informed of all federal and state-required disclosures, such as lead paint presence in older buildings or the location of known sex offenders in the neighborhood, before signing a lease.
- **Deposit Limits:** Be aware of the state-specified limits on deposits to ensure the applicant is not overcharged.
- **Application Denial:** If an applicant's application is denied, they have the right to know the reasons for denial.

### Tenant Rights: Understanding the Lease

- **Lease Clarity:** Applicants have the right to clearly understand the terms of their lease, including monthly rent, security deposit, and any additional fees before signing.
- **House Rules Awareness:** Tenants must be informed about rules regarding pets, visitors, noise, and the use of common areas.
- **Lease Renewal and Early Termination:** Tenants have the right to understand the renewal options and penalties for early lease termination.
- **Termination Due to Unsafe Conditions:** Tenants can terminate their lease without penalty if the unit is unsafe or uninhabitable.
- **Domestic Violence Protections:** Victims of domestic violence have the right to vacate a rental unit and terminate their lease under the Violence Against Women Act (VAWA).

### Tenant Rights: Living Conditions

- **Safe and Sanitary Housing:** Tenants are entitled to live in housing that meets safety and sanitation standards.
- **Timely Maintenance and Repairs:** Tenants have the right to expect prompt maintenance and repairs

from their housing provider.

- **Protection from Retaliation:** Tenants are protected from retaliatory actions, e.g., for requesting repairs, by their landlord or property manager.
- **Possession and Control:** Tenants have the right to live in and control their rental unit, free from unauthorized entry by the landlord.
- **Notice Before Entry:** Tenants have the right to privacy, requiring landlords to provide notice and obtain permission before entering the rental unit.
- **Routine and Special Maintenance:** Tenants must receive advance notice of any routine or special maintenance work to be done in their unit/area.
- **Rent Increases and Lease Renewals:** Tenants have the right to advance notice of a rent increase and the timing of a lease renewal.
- **Lease Termination Notices:** Tenants must be notified if their lease is being terminated for any reason.
- **Ownership Changes:** Tenants must be informed if the ownership of their rental property changes.

## Other Tenant Rights

- **Move-In Checklist:** Tenants have the right to receive a move-in checklist and be present during the move-out inspection.
- **Sex Offender Disclosure:** Tenants are entitled to know if there are any registered sex offenders in the building and neighborhood.
- **Lead Paint Disclosure:** For buildings built before 1978, tenants must be informed of any lead paint hazards.
- **Environmental Hazard Disclosure:** Tenants must be notified of known environmental hazards, such as asbestos or flood risks.
- **Past Infestations and Deaths:** Tenants must be informed of any previous bed bug infestations or, separately, deaths in the rental unit.
- **Right to Inspect Unit:** Tenants should inspect the unit before signing the lease and receive a move-in checklist to document any pre-existing damage.

## Tenant Responsibilities

While the Fair Housing Act of 1968 provides crucial protections for tenants against discrimination, it also outlines tenant responsibilities to help ensure a harmonious rental experience and contribute to the maintenance and operations of a rental property. These are key tenant responsibilities under the Fair Housing Act:

- **Compliance with Lease Agreements:** Tenants are responsible for adhering to the terms and conditions specified in their lease agreement, including paying rent on time, maintaining the property in a good

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condition, and following rules and regulations established by the landlord. Failure to comply with lease terms can have legal consequences, including eviction.

- **Respect for Property:** Tenants must take reasonable care of the rental property and its fixtures. This includes the unit and common shared areas like laundry rooms and involves keeping the property clean, avoiding damage, and promptly reporting maintenance issues or repairs needed. Proper upkeep of the property helps prevent disputes and ensures the tenant's security deposit is returned in full, assuming no damage is found.
- **Timely Payment of Rent:** Tenants are required to pay rent as cited in the lease. This includes making payments on or before the due date and covering additional charges, such as late fees, if specified in the lease. Timely payment is crucial to maintaining a positive tenant-landlord relationship and avoiding legal actions for rent non-payment.
- **Respect Other Tenants:** Tenants must respect their neighbors and other tenants by avoiding behaviors that disturb or interfere with others' enjoyment of their rental units. This includes adhering to noise regulations, not engaging in illegal activities, and respecting shared spaces and common areas.
- **Notification of Changes:** Tenants are responsible for notifying their landlord of any changes in their circumstances that may affect their tenancy. This includes changes in contact information, household composition, i.e., people living in the rental unit/property, or any special needs that require accommodation.
- **Following Property Rules:** Tenants must follow reasonable rules and regulations set by the landlord as long as these rules do not discriminate against protected classes. This includes rules related to pets, parking, use of common areas, and other property-specific regulations.
- **Requesting Reasonable Accommodations and Modification:** If a tenant has a disability and requires (i) modifications to their rental unit or (ii) other accommodations to fully enjoy their housing, they must make such requests verbally or in writing to their landlord. Even though a written request is not mandatory, it is best practice to make the request in writing for tracking purposes. Tenants should also be prepared to provide documentation if requested by the landlord to support their need for accommodation.
- **Cooperation During Inspections:** Tenants are expected to cooperate with the landlord during property inspections or maintenance visits provided that proper notice is given. This includes allowing access to the unit/property for repairs, inspections, or showings as stipulated in the lease agreement and state laws.
- **Reporting Issues:** Tenants should report any issues or problems with the rental property to the landlord in a timely manner. This includes maintenance requests, safety concerns, or any violations of the lease agreement. Prompt reporting helps ensure that issues are addressed quickly and prevents further complications.
- **Understanding Rights and Responsibilities:** Tenants should be aware of their rights and responsibilities under the Fair Housing Act and other relevant laws. Understanding these responsibilities helps tenants comply with legal requirements property rules and regulation to foster a positive and respectful landlord-tenant relationship.

## Landlord Rights and Responsibilities Under the Fair Housing Act

### Landlord Rights

While the Fair Housing Act of 1968 establishes essential protections against discrimination for tenants and prospective tenants, it also guarantees certain landlord rights. These rights are designed to balance fair housing rules, regulations, and practices to protect applicants and tenant with the need for landlords to manage and maintain their properties effectively and efficiently. These are the key rights landlords have under the Fair Housing Act:

- **Right to Screen Applicants:** Landlords and property managers have the right to screen prospective tenants based on legitimate criteria, such as credit history, rental history, income verification, and references. However, these criteria must be applied consistently to all applicants, without any discrimination based on race, color, religion, sex, national origin, familial status, or disability.
- **Right to Set Reasonable Rules and Regulations:** Landlords can establish reasonable rules and regulations for their properties, including policies regarding noise, maintenance of common areas, and other aspects of tenancy. These rules must apply equally to all tenants and must not discriminate against any protected class.
- **Right to Charge Fair Market Rent:** Landlords have the right to set rents based on market conditions, the property's location, and amenities offered. They can also adjust rent over time, provided increases are not discriminatory, comply with state and local laws and lease agreements, and that tenants are informed in advance of the rent change.
- **Right to Enforce Lease Agreements:** Landlords have the right to enforce the terms of the lease agreement. This includes requiring tenants to pay rent on time, maintain the property in good condition, and adhere to other terms specified in the lease. If a tenant violates the lease, the landlord has the right to take appropriate action, such as issuing warnings, charging late fees, or initiating eviction proceedings, as long as these actions are not discriminatory and follow state and local housing laws.
- **Right to Request and Obtain Security Deposits:** Landlords can request a security deposit from tenants at the beginning of the tenancy. This deposit serves as protection against undue damage to the property or unpaid rent. Landlords have the right to use the security deposit to cover such costs at the end of the lease, provided they document all deductions and return the remaining balance to the tenant within a reasonable timeframe.
- **Right to Evict Tenants for Non-Compliance:** Landlords have the right to evict tenants who fail to comply with the lease terms, such as not paying rent, causing significant property damage, or engaging in illegal activities on the rental property premises. Eviction must be done in accordance with the state and or local laws, and it cannot be done for discriminatory reasons as outlined in the Fair Housing Act.

- **Right to Maintain and Access the Property:** Landlords have the right to enter the rental property for maintenance, repairs, inspections, or to show the property to prospective tenants or buyers. However, landlords must provide proper notice to tenants before entering the property, except in cases of emergency.
- **Right to Defend Against Unfounded Claims:** If a tenant or prospective tenant files a complaint alleging discrimination, a landlord has the right to defend themselves against these claims. This includes presenting evidence, documentation, and testimony to demonstrate that their actions did comply with the Fair Housing Act and were not discriminatory.
- **Right to Reasonable Accommodation and Modification Denials:** While landlords are generally required to provide reasonable accommodations or modification for tenants with disabilities, they have the right to deny requests that would impose an undue financial or administrative burden, or that would fundamentally alter the nature of the housing services provided. Landlords must evaluate each request individually and document the reasons for denials.

## Landlord Responsibilities

These are the key landlord responsibilities under the Fair Housing Act:

- **Non-Discrimination in Housing Practices:** Landlords must not discriminate against tenants or potential tenants based on race, color, religion, sex, national origin, familial status, or disability. This includes all aspects of the rental process, such as advertising, application procedures, lease agreements, rent setting, and the provision of services or facilities.
- **Equal Opportunity in Advertising:** All housing advertisements must be free of discriminatory language. Phrases that imply a preference for or against a particular group, such as “ideal for singles” or “no kids,” are prohibited. Advertising must clearly convey that the property is available to all qualified applicants.
- **Fair Screening and Application Process:** Landlords must apply the same standards and criteria to all applicants. This includes conducting background checks, credit checks, and evaluating rental histories. Criteria must be applied uniformly, that is, without bias against or favoritism toward any protected class.
- **Reasonable Accommodations and Modifications:** Landlords are required to make reasonable accommodations and allow reasonable modifications for tenants with disabilities. Accommodations might include adjusting policies or rules to enable a tenant with a disability to use and enjoy the property fully. Modifications may involve physical changes to the property, such as installing ramps or widening doorways, which must be allowed at the tenant’s expense.
- **Retaliation Prohibition:** Landlords are prohibited from retaliating against tenants who exercise their rights under the Fair Housing Act. This includes a tenant filing complaints of discrimination, participating in a fair housing investigation, or advocating for fair housing rights. Retaliatory actions, such as evicting a tenant or raising their rent in response to these activities, are illegal.



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- **Maintenance of Housing Standards:** Landlords must maintain their properties in a habitable condition, adhering to local rental housing codes and ensuring that all tenants, regardless of their protected status, have access to safe, clean, and well-maintained housing.
- **Timely and Transparent Communication:** Landlords must ensure clear, prompt, and non-discriminatory communication with all tenants. This includes informing tenants of their rights, providing notice of any changes in policies or lease terms, and responding promptly to maintenance requests and other tenant concerns.
- **Documentation and Record-Keeping:** Landlords should keep detailed records of all interactions, applications, and decisions related to applicants and tenants. Documentation should include reasons for accepting or denying applications, notes on any accommodations made, and records of communications. This documentation is essential in case of any disputes or investigations related to fair housing practices.

## Notice of Eviction

### *Understanding the Eviction Process*

- **Notice to Vacate:** The landlord provides the tenant with a notice to vacate the premises.
- **Filing a Complaint:** If the tenant does not vacate, the landlord files a complaint with the court.
- **Court Summons:** The tenant receives a summons to appear in eviction court.
- **Legal Representation:** The tenant has the right to legal representation during the court proceedings.
- **Court Hearing:** A judge examines the case to determine the legality of the eviction.
  - **If the Landlord Wins:** The tenant is given a specific deadline to vacate. If the tenant does not leave by the deadline, law enforcement may be involved in the eviction.
  - **If the Tenant Wins:** The judge outlines the conditions under which the tenant may remain in the apartment.

### *Evictable Offenses*

- **Non-Payment of Rent:** Tenants can be evicted for failing to pay rent.
- **Violation of Lease Terms:** Tenants may face eviction for violating the terms of their lease.
- **Housing Unauthorized Tenants:** Tenants can be evicted for allowing unauthorized individuals to live in the rental unit.
- **Criminal Activity Evidence:** Tenants may be evicted if there is evidence of criminal activity occurring in the rental unit.
- **Domestic Violence Perpetration:** Tenants who perpetrate domestic violence may face eviction.

### *During an Eviction*

- **Right to Due Process:** Tenants have the right to due process, including legal assistance and representation during eviction proceedings.
- **Compliance with State Eviction Process:** Landlords must follow the state's formal eviction process when evicting a tenant.
- **Protection from Retaliatory Eviction:** Retaliatory eviction is illegal, and tenants cannot be evicted for exercising their legal rights.

### *Illegal Eviction Practices*

- **Forced Removal without Eviction Order:** It is illegal for a landlord to force a tenant to move without an eviction order.

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- **Changing Locks or Shutting Off Utilities:** Landlords cannot change locks, shut off utilities, or remove a tenant's belongings without an eviction order.
- **Retaliatory Eviction:** A landlord may not evict a tenant for exercising their rights, which is protected under the lease and law. This varies by state.

## *Move-Out Rights*

- **Right to Be Present at Move-Out Inspection:** Tenants have the right to be present during the move-out inspection.
- **Timely Return of Security Deposit:** Tenants are entitled to a timely return of their security deposit as required by state law.
- **Personal Property Storage Rights:** Tenants should be aware of their rights regarding the storage of personal property after eviction, which vary by state and local ordinances.

## Filing a Fair Housing Complaint

### *When to File a Complaint*

- **Filing with HUD:** Tenants can file a complaint with HUD within one year of the discriminatory act.
- **Filing in Federal Court:** Tenants can file a complaint in federal court within two years of the discriminatory act.

### *Preparing to File a Complaint*

- **Document Meetings and Calls:** Tenants should keep detailed records of all interactions with the landlord or other housing provider.
- **Save Important Documents:** Tenants should save copies of applications, leases, receipts, and any other documents that suggest or prove discrimination.
- **Collect Witness Statements:** If applicable, tenants should gather written statements from witnesses, including full names, signatures, dates, and contact information.
- **Investigate Discrimination Practices:** Tenants should investigate whether different groups of tenants are being asked for different information, documents, or fees by the housing provider.

### *Where to File a Complaint*

- **Contact the FHEO Office:** Tenants can contact the Federal Housing and Equal Opportunity (FHEO) office to file a complaint.
- **File with Local Fair Housing Agencies:** Tenants can also file a complaint with HUD or a local fair housing agency.

### *Local Fair Housing Agencies Can Help*

- **Investigate Discrimination:** Local agencies can help investigate potential discrimination cases.
- **Advocate on Tenant's Behalf:** These agencies can advocate with a housing provider on behalf of the tenant.
- **File a Complaint:** Local fair housing agencies can assist tenants in filing a HUD complaint.
- **Resolve Cases with Non-Compliant Providers:** These agencies can help resolve cases with discriminatory housing providers. **Make a referral to Litigation Experts:** Agencies can refer cases to fair housing litigation experts for further action.

## *Filing a Fair Housing Complaint: Steps to Take if Discriminated Against*

- **Local Fair Housing Agency:** Contact your [local fair housing agency](#) for assistance.
- **HUD Complaint Hotline:** Call 1-800-669-9777 or TTY 1-800-927-9275.
- **Online:** File a complaint online at [HUD's website](#)
- **Mail:** Send a completed [complaint form or letter](#) to the Office of Fair Housing and Equal Opportunity, Department of Housing & Urban Development.