

## **FAIR HOUSING**

### ***City of Racine Fair Housing February 2017 Activity Report***

\*TOTAL # OF INTAKES: 2

\*CALL-INS / WALK-INS: 5

ASSESSED / REFERRED: 13

Dept. of Ag. Trade & Cons. Prot.	1
Dept. of Regulation & Licensing	0
Environmental Health Department	2
Building Department	0
Clerk of Courts (Small Claims)	0
Housing Authority	0
Legal Action of Wisconsin	2
Tenant Resource Center	3
Misc.	3
AA/HRC Complaint Racine	0
HUD <b>Discrimination</b> Referral	2
HUD <b>Nondiscrimination</b> Referral	0
Discrimination ERD Referral	0
Investigated	1
Survey Test	0
Complaint Driven Test	0
Workforce Development Center	0

\*All call-ins / walk-ins in the section assessed and referred may be multiple referrals.

\*Intakes are specifically related to filing complaints with HUD/ERD.

**MEDIA INTERVIEW:** None

### **PRESENTATION:**

- None this month.

### **Investigations Conducted:** 1

- CP lived in unit and landlord started harassing her when she got a girlfriend. LL was cutting off electricity, sending threatening texts, and phone calls. CP has moved out, but

found out there is a pending eviction on her record, CP is paid up in rent and left the apartment in good condition. CP feels LL became problematic after she had a girlfriend. Case was referred to WI DWD Fair Housing Division and Legal Action for the eviction action.

**FILED (Alleged) COMPLAINT (S) w/HUD or ERD: 1**

- CP feels landlord is discriminating against her because she is disabled. LL has not given the client a lease. LL enters whenever she feels like, without notice. LL talks in a patronizing manor to the client. Building has stairs in poor condition in the back, hard for CP to walk up. LL wants client to sign form that she will not use the back stairs and if she does and falls CP will not sue. LL is threatening to kick the client out, because she is not signing this clause and in turn the lease. LL after serving note cut off tenant's hot water. CP was referred to HUD and filed a case, also referred to the Health Department, and Legal Action.

**COMPLAINT UPDATE:**

- Staff has set up a voluntary compliance agreement training with the staff and volunteers at HALO resulting from a HUD fair housing complaint about disabilities. Staff has also brought in a technical expert from Disability Rights Wisconsin to train about the American's With Disabilities Act and Section 504.

**COMPLAINTS RESOLVED/CLOSED:**

**Fair Housing Test Conducted:** None

**SPECIAL NOTES:**

Landlord Tenant Case:

- 1) A single mother moved into a unit, the landlord changed the move in date multiple times, due to the apartment not being ready. The landlord stated since she fixed up the unit she will be checking the apartment every week and if there is even a finger print on the wall the landlord will evict. Staff advised the tenant to take pictures of the unit with the date in the pictures. The tenant decided she did not want to file a fair housing complaint. Staff also advised to put all requests to the landlord in writing.