

FAIR HOUSING

City of Racine Fair Housing August 2021 Activity Report

*TOTAL # OF INTAKES: 0
*CALL-INS / WALK-INS: 31
ASSESSED / REFERRED: 37

Dept. of Ag. Trade & Cons. Prot.	5
Environmental Health Department	2
Building Department (RENTS)	7
Racine Fire Department	0
Clerk of Courts (Small Claims)	0
Housing Authority	0
Legal Action of Wisconsin	7
Tenant Resource Center	4
ELCA Outreach Center	0
WI Bar Association	1
Neighborhood Watch/COP House	2
Housing Resources Inc./FEC	0
HOPES Center	0
St. Vincent De Paul	0
Salvation Army	0
Energy Assistance	0
HALO	0
Racine Kenosha Community Action	4
Lutheran Social Services	0
Here 2 Help	4
Affordable Housing Resources List	1
AA/HRC Complaint Racine	0
HUD Discrimination Referral	0
HUD Nondiscrimination Referral	0
Discrimination ERD Referral	0
Investigated	4
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.

OUTSIDE RACINE:

- Five calls from outside Racine: Kenosha (2), Mt. Pleasant (1), Milwaukee (2)

MEDIA INTERVIEW:

- None

PRESENTATION/COMMUNITY EVENTS:

- None

Investigations Conducted:

- Complainant is a married, white female with a Rapid ReHousing voucher. She found a unit and was told extermination was supposed to happen, went to apply and was told the unit was rented to the owner's son. Felt she was screened out because of her RRH voucher. Decided not to file a complaint.
- Complainant is a single, black female with no children. CP feels her LL and manager follow and harass her and her friends around the building and parking lot. CP was issued a 28-day notice and was told the building was for older folks. Staff worked with CP to draft a letter. Case has been referred to Legal Action of Wisconsin.
- Complainant is a single, black male and moved into a unit to be the caretaker and cosigner of his mother's lease. Originally, the CP's grandmother moved lived in the unit as caretaker, but had to move into assisted living. The management company stated that they could not amend the lease and if the CP moved in he would be in violation. Staff and CP drafted a letter of reasonable accommodation to allow his mother to stay and him to be listed as caretaker and cosigner on the lease.
- Complainant is a single, white female with two children and lives with her mother. CP received a 28-day notice and feels it is because she has a child with autism who makes noise. Staff and CP drafted a letter outlining the CP's fair housing rights.
- Complaint is a single, black, female with one child. CP is moving and has an emotional support dog. CP found two units managed by the same company and was told via email "the owners insurance policy does not allow pets, that includes Emotional Support Animals". Staff worked with the CP to draft a reasonable accommodation letter and provide the HUD Assistance Animals Guidance document. This complaint is still pending.

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

- None.

COMPLAINT UPDATE:

- A single, African American, female with children applied for an apartment and was denied because she had a dog, an Emotional Support Animal. She wrote back to the management and stated that her dog was an ESA and she had a Dr's letter to show her need. The management wrote and said that the owner of the property's insurance policy says no pets or emotional support animals. Staff and the CP drafted a letter of reasonable accommodation requesting:
 - 1) A reasonable accommodation to allow her to live in the unit requested with her ESA.
 - 2) A copy of the insurance policy which explicitly states no pet or ESA's
 - 3) An explanation as to why the management will not request a reasonable accommodation on her behalf with the insurance company as is allowed under the Fair Housing Act.

Attached to the letter was HUD/DOJ Joint Statement on Reasonable Accommodations and the HUD Assistance Animals Guidance.

The management company called back and told CP to fill out the application, she viewed the unit

and will be moving on September 1st. She signs the lease and picks up her keys on Friday, August 27th.

COMPLAINTS RESOLVED/CLOSED:

None

Fair Housing Test Conducted:

None

SPECIAL NOTES:

Staff is looking for groups to speak with about Affirmatively Furthering Fair Housing. Please share potential contacts with staff.

The Federal Eviction Moratorium has been vacated by the Supreme Court.

Staff has been coordinating and working together with local agencies to have a strong rental assistance response. Racine County has established the Here 2 Help program which both provides referrals and services to Racine residents.