

**Preventing Homelessness and Ensuring Housing Rights for  
Victims of Landlord Sexual Assault**

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**August 2006**

The survey that is the subject of this manual grew out of NLCHP's involvement with the United Nations Regional Consultation on Women and the Right to Adequate Housing in North America in October 2005.<sup>1</sup> During the Consultation, women spoke of the difficulties they faced in obtaining and maintaining housing and in particular, addressed topics including violence, forced evictions, homelessness, inadequate housing, and discrimination. Several of the women mentioned the problem of "sex for rent," or landlords proposing that tenants perform sexual favors in lieu of rent or in exchange for reduced rent. Consequently, NLCHP became concerned that landlord sexual violence against tenants may be contributing to homelessness and restricting access to housing for low-income individuals.

NLCHP's mission is to prevent and end homelessness. In pursuing this goal, NLCHP advocates for the right to adequate housing for all. Consistent with international human rights standards, housing means more than four walls and a roof; it must provide an environment that is secure and endangers neither the health nor physical well-being of its occupants.<sup>2</sup> A landlord who sexually assaults or rapes a tenant not only denies that tenant adequate housing, but may also be causing him or her to become homeless. For this reason, NLCHP views the problem of landlord sexual assault not simply as an issue of sexual violence, but also as the denial of the right to housing.

Following the Consultation, sexual assault advocates<sup>3</sup> and housing attorneys identified landlord sexual harassment of tenants as underreported and posited that the number of tenants who seek legal assistance does not reflect the true extent of the problem. To address the suspected underreporting, NLCHP developed a survey focused narrowly on incidents of sexual assault or rape, rather than the range of behavior that qualifies as sexual harassment. The survey proceeded based on several assumptions, namely that tenants: (1) may not know what qualifies as sexual harassment or choose not to report it, but are more likely to turn to the privacy and anonymity that crisis hotlines provide for sexual assault or rape; (2) may not know where to go for assistance, but are more familiar with services for victims of rape or sexual assault; or (3) may not seek legal help because they are either not near a provider or they assume assistance will be costly, but are more likely to turn to free and possibly more easily accessible rape crisis centers' hotlines.<sup>4</sup>

The survey was developed in consultation with sexual assault advocates and distributed in January 2006 across the country via 89 personal emails to sexual assault advocates and staff at rape crisis centers and to over ten email listserves, such as those focused on fair housing, domestic violence and housing, domestic violence law, and sexual assault advocacy. The majority of responses, however, came through other channels, because the survey's cover letter asked, and even encouraged, advocates to forward the survey to their email contacts and lists.<sup>5</sup>

## **I. Survey Results**

NLCHP received 112 completed surveys from 29 states.<sup>6</sup> Of the organizations that responded to the survey, 87.4% provide a range of direct services to sexual assault survivors, while 4.9% provide exclusively legal services. The remaining 7.8% of organizations that are not rape crisis centers or legal services providers supply a range of services focused on tenant organization, housing, counseling, treatment assistance, or criminal court accompaniment and legal advocacy.

## **A. Number of Tenants Affected**

Overall, the organizations responding to the survey received reports from 152 women and nine men who had been sexually assaulted or raped by their landlord, property owner, or property manager last year.<sup>7</sup> For ease of reading, “landlord” here refers to landlord, property owner, or property manager.

Nearly 59% of the organizations surveyed received at least one report of landlord sexual assault or rape the previous year. The overwhelming majority of these organizations, 92.1%, received between 1-5 reports from women who were sexually assaulted or raped, and the remaining 7.9% received between 6-10 reports from women. By contrast, all of the organizations receiving reports from men received between 1-3 reports.

### **1. Are More Tenants Affected Than This?**

Readers may wonder whether the statistic that 58.7% of the organizations around the country received reports of landlord sexual assault is accurate. Given that participation in the survey was voluntary, there is no way to know for certain how many organizations had no reports and also did not complete a survey. However, over 40% of respondents received no reports and still responded. Overall, it is likely that the number of tenants who were sexually assaulted or raped is in fact higher than indicated by the survey results. First, several organizations that said they did not have reports last year, yet indicated they received reports in the past,<sup>8</sup> while others with no reports said they believe it is a problem.<sup>9</sup> Second, it is possible that some organizations that indicated having zero reports may have had reports. One organization said it only classifies perpetrators according to “family member,” “acquaintance,” or “stranger,” a practice that would not specifically reveal sexual assaults by landlords.<sup>10</sup> It is possible that other organizations follow this same practice, yet did not indicate this on their survey response. Finally, underreporting may have occurred, given that sexual assaults and rapes are underreported crimes. From 1992-2000, for example, women reported only 36% of rapes, 34% of attempted rapes, and 26% of sexual assaults to police.<sup>11</sup> Moreover, underreporting may be an even greater problem in rural communities, and a large proportion of respondents serve rural areas.<sup>12</sup> Of the organizations that voluntarily provided geographic information about their community, 62.5% indicated that they serve a rural community, 34.4% that they serve a combined urban and rural area, and 3.13% that they serve an exclusively urban area.

Regardless of the actual numbers, the 152 women and nine men who reported being sexually assaulted or raped do not reflect the true extent of those affected because 47.3% of women and 88.8% of men live with at least one other person, as Chart 1 below shows. For instance, for the 25% of female tenants who reside with children, by sexually assaulting the woman, the landlord compromises the housing of the children as well.<sup>13</sup> The result is similar for 11.8% of women and 33.3% of men living with non-intimate family members or non-intimate roommates. In those circumstances, if the tenant who has been sexually assaulted or raped leaves before the lease ends, the co-tenants could be forced to pay additional rent, thereby jeopardizing their housing if they cannot cover the extra costs.

**Chart 1: With Whom the Victim Tenant Lived<sup>14</sup>**

<b>Household Occupants</b>	<b>% of Women</b>	<b>% of Men</b>
Alone	44.7%	33.3%
With spouse, partner, or in a romantic relationship	10.5%	22.2%
Single parent living with his or her children	22.4%	0
With spouse or partner and that person's children	2.6%	0
Living with non-intimate family members	4.6%	0
Living with one or more non-intimate roommates	7.2%	33.3%
Don't know living situation <sup>15</sup>	6.6%	11.1%
Other	1.3%	0

**B. Sexual Violence Leads to Compromised Housing and May Lead to Homelessness**

Landlord sexual assault or rape of tenants leads to compromised housing for tenants and may potentially lead to homelessness because it forces tenants to choose between staying in unsafe housing situations and leaving when other housing options may not be available or affordable. In fact, as the chart below demonstrates, after a sexual assault or rape, 70.9% of women and 77.7% of men wanted to move but could not, either because they had nowhere else to go or because they could not leave without financial penalty for terminating the lease early.

**Chart 2: What Tenants Did Following a Sexual Assault or Rape<sup>16</sup>**

<b>After the Sexual Assault or Rape</b>	<b>% of women</b>	<b>% of men</b>
Reported the incident to the police or law enforcement	42.3%	0
Moved out	38.8%	44.4%
Wanted to move out, but had nowhere else to go	51.5%	33.3%
Wanted to move out, but could not terminate the lease without financial penalty	19.4%	0
Stopped paying rent, resulting in an eviction	0.7%	0
Stopped paying rent, not resulting in an eviction	0	0
Were evicted for reasons unrelated to the failure to pay rent	1.5%	0
Felt some other kind of retaliation	11.9%	22.2%
Other	1.5%	0

Although the chart above indicates that 38.8% of women and 44.4% of men moved, this may be misleading because several organizations indicated that tenants moved once their leases expired. For example, a single mother, who identified herself as LGBT (lesbian, gay, bisexual, or transgender) was sexually assaulted more than once by the landlord. Although she wanted to move out immediately, she could not do so without financial penalty. Instead, she waited until the end of her lease and then moved. For this reason, the percentage of tenants who wished to move versus those who actually did may encompass some of the same people.

## 1. No Other Housing Options

Respondents overwhelmingly expressed frustration with the lack of housing options, both emergency and long-term. In fact, 45.2% of the responses that cited a resource that they most wished existed for tenants noted the need for more housing. One organization in New Mexico mentioned that there was no homeless shelter in the county, while another in Kansas, located on a reservation, noted that there is no emergency shelter. Even when emergency shelter options exist, they may not serve the individual in need of assistance. For example, an Ohio advocate noted that the county did not have “resources for single women and [they] are almost non-existent for males” and conceded that while homeless shelters and options for domestic violence survivors exist, “a rape victim has few safe options.” An Arkansas advocate echoed this view: “If we were to receive a call from a tenant who had been sexually assaulted, there would be very few places where they [sic] could relocate.”

Advocates were similarly concerned regarding long-term housing options. One survey respondent noted that “there seem[ed] to be very little options for low-income housing,” while another from Tennessee pointed out the specific need for “more safe, permanent, supportive housing for people with disabilities.”

Although the survey did not specifically ask about transportation, many respondents described how a lack of transportation may prevent an individual from accessing alternative housing, particularly in rural areas. Organizations in Washington, Kentucky, Oregon, Texas, and Virginia, among others, cited the lack of public transportation, the inability of tenants to access transportation, and the need for emergency transportation as impediments to tenants moving out. Also, tenants with disabilities face added difficulties accessing transportation and finding alternative housing equipped to their needs.

## 2. No Financial Resources to Move

Even if housing options exist, they may mean little if they are not affordable. Although the survey did not ask about tenants’ economic status, as Chart 3 shows, 44.8% of women and 44.4% of men who were sexually assaulted or raped lived in some kind of subsidized housing, such as public housing, Section 8 voucher-subsidized housing, or Project-Based Section 8. The number of tenants in subsidized housing in the survey, however, is likely higher than this figure because only some respondents were aware of the tenant’s housing situation. In Pennsylvania, up to 80% of the individuals rape crisis centers serve cannot afford basic needs, according to the Pennsylvania Coalition Against Rape.<sup>17</sup> For low-income tenants facing loss of housing or homelessness, there is more pressure to accede to landlord demands or not to report a sexual assault or rape.

**Chart 3: Subsidized Housing<sup>18</sup>**

Type of Housing	% of women	% of men
Public housing	21.0%	0
Section 8 housing (voucher)	16.8%	33.3%
Project-based subsidy	4.2%	0
Government-subsidized, but specific kind unknown	2.8%	11.1%
Emergency or transitional housing	1.4%	11.1%

For those on the private market, the situation is also difficult. According to the National Low Income Housing Coalition, an individual making minimum wage full-time cannot afford a one-bedroom unit at fair market rent anywhere in the country.<sup>19</sup> In practical terms, “the vast majority of renter households find themselves in localities in which decent housing is unaffordable unless their combined income exceeds that of two wage earners working full-time, with no vacation or sick days, at the minimum wage.”<sup>20</sup> The majority of women who reported sexual assault or rape, 67.1%, are single heads of households. In fact, 44.7% of women lived alone, while 22.4% were single mothers with children.<sup>21</sup>

For a tenant with few financial resources, moving may not be an option. No matter how terrible the living situation, moving requires numerous expenses such as first month’s rent, security deposit, and moving costs. Furthermore, for a tenant who breaks a lease, the costs may include a financial penalty as well.

### **C. Few Tenants Report the Sexual Assault or Rape**

No men and only 42.3% of women who were sexually assaulted or raped reported the incident to police. The following section highlights obstacles that tenants may face in reporting the rape or sexual assault.<sup>22</sup>

#### **1. Threats and Retaliation**

Following a sexual assault or rape, 11.9% of women and 22.2% of men experienced some kind of retaliation, including having their water or heat turned off, having personal property damaged, not getting necessary repairs completed, or being threatened with eviction or reports to immigration if they reported the sexual assault or rape. One woman who lived alone, for example, was sexually assaulted by her landlord. The landlord threatened to evict her if she reported the incident. Although she wanted to move, she had nowhere else to go. As a result, she was assaulted more than once by her landlord.

If tenants are threatened with eviction or fear retaliation, including continued and possibly increased violence, the low number of reports to law enforcement is not surprising. This also helps explain why so few tenants moved following the assault or rape. In addition, for the tenants who made reports and who moved, the survey did not ask whether the tenants reported the incident before or after the move; therefore, it is difficult to tell if moving was the determinative factor in reporting. Although unclear from the survey results, moving could be a non-confrontational way of handling the situation for some.

#### **2. Loss of Job and Home**

For people who live and work at their place of employment, reporting the sexual assault or rape could potentially leave them without a home as well as a job. Nearly 8% of women and 11.1% of men who were sexually assaulted or raped by their landlord indicated that they lived where they worked. Moreover, of the women who provide in-home care, 20% identified themselves as immigrant or refugee.<sup>23</sup> These women also reported immigration-related threats in addition to loss of employment and housing.<sup>24</sup> For example, one woman, who identified as immigrant or refugee, and who provided childcare and cleaning services was sexually assaulted more than once by her

employer and landlord. Before the first assault, her employer and landlord made threats about her employment and immigration status. Following the assaults, the employer/landlord forced the woman out of the home by putting her belongings on the curb.

### 3. Pressure from Others

Some survey respondents noted that tenants did not report the sexual assault or rape because their partners discouraged them from doing so. In another circumstance, an advocate described how a tenant faced the “scorn” and “disbelief” of other residents even though she did not report the incident to police.

#### D. Consequences of Staying

Unfortunately, survey results indicate that 32.9% of women and 44.4% of men have been sexually assaulted or raped by their landlord more than once. Equally as disturbing is that many tenants knew that the same perpetrator had assaulted either a current or former tenant as well. For example, one tenant in Virginia said she had been sexually assaulted and that she knew of other tenants who had also been assaulted, but none of the other tenants came forward. Similarly, an organization in Ohio indicated that the single report they received concerned a landlord about whom there was “buzz in the community” as acting “inappropriately at times.” Finally, a Vermont organization indicated that the landlord in question “ha[d] been mentioned over the past five years by eight women as being inappropriate or worse.”<sup>25</sup> Chart 4 illustrates the prevalence of repeat offender landlords:

**Chart 4: Repeat Offender Landlords<sup>26</sup>**

	% of women	% of men
Reporting that a current tenant had a similar experience with the <u>same</u> person	13.4%	11.1%
Reporting that a former tenant had a similar experience with the <u>same</u> person	8.5%	0
Reporting that a former tenant had a similar experience with a <u>different</u> person, such as a different landlord, property owner, or manager	1.4%	0

#### E. Where Tenants Live

Although the problem of sexual assault and rape appears more prevalent in smaller buildings, the problem affects tenants in all kinds of living circumstances, as Chart 5 reveals. Survey respondents indicated that a tenant living in a mobile home, as well as a woman who lived in a separate dwelling, but on the same property as the landlord, had been sexually assaulted. Additionally, a woman reported being sexually assaulted while she was living in a half-way house for recovering substance abusers as did a man who was living in emergency/transitional housing.

For a tenant who lives in the landlord’s home, the fear of sexual violence is ever present. As one commentator has observed, “[t]he victim often tolerates the actions and complies with the sexual demands because the perpetrator literally holds the keys to the shelter.”<sup>27</sup> For example, one man,

who suffered from a mental illness as well as a learning and physical disability, lived in his landlord's home. The landlord raped him more than once. The tenant wanted to move, but he had nowhere to go.

**Chart 5: Type of Building Where Tenant Lived<sup>28</sup>**

<b>Description of building</b>	<b>% of women</b>	<b>% of men</b>
Where individual worked	7.2%	11.1%
Room in landlord's home with landlord living there	11.2%	55.6%
Building of 2-10 units	24.3%	0
Building of 11-20 units	7.9%	0
Building of 21-50 units	8.6%	0
Building of 51-100 units	2.6%	0
Building of 100+ units	3.3%	0
Don't know <sup>29</sup>	18.4%	33.3%
Other (such as mobile home)	16.4%	0

## **F. Specific Groups Affected**

While the survey specifically asked about the prevalence of sexual assault and rape among those with disabilities and those who identified themselves as LGBT; immigrant or refugee; or as a tribal member, the survey did not ask about particular racial or ethnic backgrounds of the tenants or the perpetrators. The survey also did not inquire about sexual violence against children,<sup>30</sup> unaccompanied youth, or the elderly.

The following chart provides information about the tenants who reported being sexually assaulted or raped. The numbers of each group could be higher, however, for two reasons. First, 52.1% of respondents either did not know or did not provide a description of the tenant's background. Second, underreporting may have occurred within certain groups, as the more layers of oppression, such as sexism, classism, ageism, heterosexism, and ableism the person experiences, the more barriers the individual can potentially face in reporting rape or sexual assault.

**Chart 6: Background of Tenants<sup>31</sup>**

<b>Information about individuals</b>	<b>% of women</b>	<b>% of men</b>
Having one or more disabilities <sup>32</sup>	30.3%	44.4%
Lesbian, gay, bisexual, transgender <sup>33</sup>	2.1%	22.2%
Immigrant or refugee	7.7%	0
Tribal member: Native American, Native Hawaiian, Alaskan native	4.2%	0
Other	0	11.1%
More than one of these categories	3.5%	11.1%
Don't know/did not ask	52.1%	11.1%

## G. Patterns Before the Sexual Assault or Rape

In an attempt to detect potential similarities in tenants' experiences, the survey asked what occurred before the sexual assault or rape. An overwhelming majority, 78.7% of women and 66.7% of men, indicated that before the sexual assault or rape, the landlord engaged in some kind of inappropriate behavior, such as refusing to make the living place safe, sexually propositioning them, stalking them, or engaging in unwanted sexual contact. As Chart 7 shows, while women often reported more than one of these occurrences, the men noted that the landlord either refused to make the living place safe or engaged in unwanted sexual contact.

**Chart 7: What Happened Before the Sexual Assault or Rape<sup>34</sup>**

<b>Before the sexual assault and/or rape</b>	<b>% of women</b>	<b>% of men</b>
Landlord refused to make the living space safe, despite tenant's request (working locks/windows, heat/hot water, repairs, etc.)	48.6%	50%
Landlord propositioned tenant sexually, such as asking for sexual favors in exchange for rent or a lower rent payment	42.3%	0
Landlord stalked tenant	25.2%	0
Landlord engaged in unwanted sexual contact	57.7%	50%
Other	2.7%	0

### 1. Refusal to Make Repairs

The high percentage of tenants reporting a landlord's failure to make the living space safe, 48.6% of women and 50% of men, suggests that tenants may be living in substandard housing before any sexual violence occurs. If the housing is already unsafe, the tenant may have had few other options when he or she chose the unit and the tenant therefore is also less likely to have safe alternative housing to move to instead, thus trapping the tenant in a vicious cycle. With regards to women in particular, the United Nations Special Rapporteur on Adequate Housing has observed "the reciprocal relationship between violence against women and women's adequate housing, where the lack of adequate housing can make women more vulnerable to various forms of violence, and conversely, violence against women can lead to the violation of women's rights to adequate housing."<sup>35</sup>

Although some tenants experienced repair problems in addition to being propositioned, stalked, or touched, the survey did not inquire about the order of events. For this reason, it is unclear whether the request for repairs was made before the sexual propositioning, stalking, or unwanted sexual contact occurred. For example, before a sexual assault, one woman endured the landlord's propositions, stalking, and unwanted sexual contact in addition to his refusals to make the living place safe. Afterwards, the woman wanted to move, but had nowhere else to go. The landlord sexually assaulted her more than once and later evicted her for a reason other than failure to pay rent. She described herself as a tribal member (Native American, Native Hawaiian, or Alaskan native) and as having one or more mental or physical disabilities. She lived alone.

In some cases, a repair could provide the perpetrator with access to the home that leads to a sexual assault or rape. For example, in a case brought in California, Linda Beliveau alleged that while the resident manager was fixing a leaky shower, he put his arm around her, grabbed her breast, and then grabbed her buttocks after she pushed him away.<sup>36</sup> Alternatively, a refusal to make repairs

could be intertwined with sexual harassment, such as when a landlord conditions repairs on the tenant's acceptance of his sexual advances or refuses to make repairs because the tenant has refused him. For instance, Gina Grieger sued her landlord, alleging that he threatened her with loss of her apartment if she did not have sex with him once a month.<sup>37</sup> Soon after she refused, the landlord stopped making repairs, and when Grieger asked about the repairs, he told her that she "would get the repairs done when she got them."<sup>38</sup> Consequently, a tenant who refuses a landlord's sexual advances and who needs repairs is left in a bind: allow a threatening individual into the home or live without necessary repairs.

## **2. Sexual Propositions and Unwanted Sexual Contact**

While no men reported being sexually propositioned by the landlord, 42.3% of women indicated that inappropriate behavior preceded the sexual assault or rape. The survey did not ask respondents to specify what the landlord proposed; however, lawsuits serve as examples. For instance, as he caressed her arm and back, one landlord told a female tenant that if she could not pay rent, she could take care of it in other ways.<sup>39</sup> Another landlord said he would forego a planned rent increase if she would meet him "for fifteen, twenty minutes a week" for sex.<sup>40</sup>

As noted previously, some landlords threatened tenants if they reported the sexual assault or rape, while other landlords threatened tenants before the sexual assault or rape. For example, one landlord forced a tenant to perform oral sex in lieu of paying rent or else face eviction.<sup>41</sup> Still other tenants reported threats both before as well as after the assault or rape. One landlord threatened his tenant with eviction before and after the assault, if she reported what had happened. The landlord assaulted or raped the tenant more than once. Before the first assault, the landlord also refused to make the premises safe, propositioned her, stalked her, and engaged in unwanted sexual contact. Although the woman, who lived alone wanted to move, she could not because she had nowhere else to go. Another woman reported the same pattern of landlord behavior.

Half of men and 57.7% of women said the landlord engaged in unwanted sexual contact before the sexual assault or rape. One woman, who had Section 8 housing, endured her landlord's propositions and unwanted sexual contact before the sexual assault or rape. Although she wanted to move, she could not do so without financial penalty and therefore stayed. Similarly, a man, who identified himself as LGBT and lived with an intimate partner, was sexually assaulted or raped by his landlord. Before the incident, the landlord engaged in unwanted sexual contact and afterwards, he retaliated against the tenant. Unfortunately, the survey response did not describe the retaliation.

## **II. Potential Legal Remedies**

All tenants who have been sexually assaulted (or sexually harassed) by a landlord, property owner, or property manager may not want to handle the situation the same way. For this reason, the following section provides an overview of potential legal remedies that may be available. The section is not intended as legal advice; rather, it seeks to inform advocates and attorneys of available remedies as well as resources so they can better assist their clients and refer them when appropriate.

## **A. Civil Options**

### **1. Implied Warranty of Habitability**

Under what is known as the “implied warranty of habitability (IWH),” landlords are required to deliver premises that are fit for human habitation when the lease begins as well as to maintain the premises in that condition during the lease term. As its name suggests, this warranty is implied; it does not need to be expressly written into the lease and the tenant cannot waive it, except in limited circumstances. In addition to state court rulings on the issue, many state or local ordinances define what minimum standards for habitability require.

Nearly every state follows the IWH for residential properties, although its operation may vary. For example, some states have found landlords violate the IWH by failing to furnish heat, water, or sewage disposal services, or by failing to remedy vermin. In many states, laws based on the IWH expressly provide that when a tenant complains about a landlord’s failure to make necessary repairs, the landlord may not retaliate by raising rent, withholding services, or threatening to evict the tenant.<sup>42</sup> Depending on the laws of a particular state, if the landlord fails to maintain the premises, the tenant may be able to withhold rent or pay someone else to make the necessary repairs and then deduct the payments from rent. Additionally, a tenant may have an eviction defense for failure to pay rent based on the landlord’s failure to maintain the premises.

To find an attorney who can help with housing issues such as the IWH, see <http://www.lawhelp.org/> and go to your state. You can search by topic, e.g., housing and shelter.

### **2. Early Lease Termination**

A handful of states allow tenants who have been sexually assaulted to terminate a lease early. An overview of state laws with protections for sexual assault victims is included in the “Legal Resources” section of the manual. For legal assistance in terminating a lease early, contact a local housing attorney. Visit <http://www.lawhelp.org/> and link to your state. You can then search by topic, e.g., housing and shelter.

### **3. Federal Fair Housing Act**

The sexual assault or rape of a tenant may qualify as unlawful housing discrimination under federal law. Under the federal Fair Housing Act (FHA), Title VIII of the Civil Rights Act of 1968, sexual harassment – which may include sexual assault – qualifies as illegal sex discrimination.<sup>43</sup> The FHA prohibits “discriminat[ion] against any person in the terms, conditions, or privileges of . . . rental of a dwelling, or in the provision of services or facilities . . . because of . . . sex.”<sup>44</sup> This means that it is illegal to treat a tenant differently than others, for example, by requiring that a tenant perform sexual favors in exchange for repairs. Although each situation is different, the following cases serve as examples of situations that may violate the FHA:

- A landlord demanded sex from prospective tenants if they wished to rent an apartment.<sup>45</sup>
- In separate cases, three former tenants sued their landlord after he sexually assaulted them and then threatened to evict them if they told anyone. In particular, one of three tenants alleged that the landlord forced her to engage in sexual contact with him whenever she fell behind in the rent.<sup>46</sup>

- Gina Grieger alleged that her landlord threatened her with loss of her apartment if she did not have sex with him once a month.<sup>47</sup> Soon after she refused, the landlord stopped making repairs, and when Grieger asked about the repairs, he told her that she “would get the repairs done when she got them.”<sup>48</sup>
- Over the course of a decade, Minnesota landlord Bobby Veal groped and demanded sex from eleven of his young female tenants, who received government housing assistance, in exchange for money, reduced rent, or faster repairs.<sup>49</sup>

In addition to the FHA, many states have similar laws. For example, a tenant sued her former landlord under California law for offering to forego a rent increase if she would have sex with him once a month.<sup>50</sup>

The FHA covers both private and government housing; however, the FHA neither applies when landlords live with tenants in a building with four or fewer units,<sup>51</sup> nor protects a tenant in a single-family home owned by a landlord who maintains three or fewer single-family homes.<sup>52</sup> For the 11.7% of women who reported being sexually assaulted or raped by a landlord who lived in their building, the federal FHA may not apply.

Under the FHA, a tenant may sue in federal court<sup>53</sup> or file an administrative complaint with the U.S. Department of Housing and Urban Development.<sup>54</sup> Complaints can be submitted through a toll-free hotline, (800) 669-9777, by submitting a form by mail, or online at <http://www.hud.gov/complaints/housediscrim.cfm>. For links to organizations that assist tenants with bringing fair housing claims, see “Fair Housing Organizations” below.

## **B. Criminal Law Options**

Whether a particular act is legally defined as “sexual assault” or “rape” depends on each state’s laws. Most state laws expressly provide that actual intercourse need not take place for an act to constitute sexual assault or rape, and almost all state laws provide that the use or threat of force must be present. Furthermore, in most states, any sexual contact with persons who are under a designated age, physically helpless, or mentally impaired or incapacitated is automatically sexual assault or rape.

State laws also differ in some important ways. Some states specify that the sexes of the parties are irrelevant, whereas others differentiate between male and female rape. In some states, the severity of the crime depends on the nature or intrusiveness of the sexual contact; in others, all unwanted sexual contact is treated in the same manner. States also require different levels of force to constitute coercion.

For more information about what constitutes rape or sexual assault in your state, as well as other online resources, see the Center for Law and Public Policy on Sexual Violence, *A Criminal Justice Guide: Legal Remedies for Adult Victims of Sexual Violence*, 113-166 (2005), available at <http://www.lclark.edu/org/ncvli/objects/LandC77576criminalbook.pdf> and <http://www.ndaa.apri.org/apri/programs/vawa/statutes.html>.

## **IV. Recommendations for Future Advocacy**

The incidence of landlord sexual assault or rape can be reduced through early intervention. Many tenants face repair problems or are propositioned, stalked, or touched by their landlords before a sexual assault or rape occurs, as the survey results demonstrate. Any advocacy, however, must also consider how the lack of accessible and affordable housing, particularly in rural areas, forces tenants to stay in unsafe housing situations.

A landlord's rape or sexual assault of a tenant must be viewed not only as an act of sexual violence, but also as a denial of the right to housing. Accordingly, any attempt to address the problem requires collaboration by those in the sexual assault and housing advocacy communities, at a minimum. Legal services providers and other community organizations, such as rape crisis centers and tenants' rights groups, can work together to (1) educate tenants about landlords' duty to maintain habitable premises and about laws prohibiting sexual harassment; (2) identify tenants who need assistance; (3) inform tenants of available resources; and (4) provide the array of legal and other services that tenants may need, such as collecting their belongings, finding immediate housing, terminating their leases early when possible, defending an eviction, locating and paying for new permanent housing, accessing transportation, navigating the criminal justice system, or obtaining mental health or other counseling services to address the trauma of the experience. On a broader scale, advocates can also promote increasing resources for affordable and accessible housing and holding landlords accountable for their failure to maintain habitable premises.

### **A. Helpful Steps That Advocates Against Sexual Assault Can Take**

The majority of advocates that received reports of landlord sexual assault or rape, 68.8% of those with reports from women and 100% of those with reports of men, heard from tenants through their crisis hotlines. A tenant's decision to access crisis hotlines provides rape crisis centers with the opportunity to assist tenants individually by referring them to legal services and by keeping statistics on the extent of landlord sexual assault.

To identify tenants who may need housing referrals, advocates can ask callers if the perpetrator is a landlord, property owner, property manager, or someone else associated with the living unit. Next, to assess whether a referral to a local housing attorney, as opposed to a fair housing center, may be appropriate, the advocate can ask questions such as the following:

1. Did the landlord demand anything before the tenant rented the property, such as sexual favors in exchange for rent or reduced rent?
2. Since moving in, has the landlord, property owner, or manager made similar demands?
3. Has the landlord denied or delayed necessary repairs, and if so, was this before or after the sexual assault or rape?
4. Following the sexual assault or rape, did the landlord and perpetrator threaten the tenant in any way, including eviction, if she or he reported the situation to police or law enforcement?

In addition to local legal services providers and fair housing organizations, several organizations specifically provide civil legal services to sexual assault victims and survivors. For a list of these organizations, see the “Sexual Assault Legal Help” section below.

On a larger scale, rape crisis centers can help assess the problem by keeping statistics on the requests for assistance they receive regarding landlord sexual assault. Having more detailed statistics may possibly aid future advocacy, such as by demonstrating the need for federal housing law to include protections for victims of sexual assault.

## **B. Helpful Steps That Attorneys Can Take**

Victims of sexual assault or rape may have unaddressed non-legal needs. Therefore, the following section provides a brief overview of the kinds of services sexual assault state coalitions as well as local rape centers provide so that attorneys can make better referrals for their clients.

Statewide sexual assault coalitions engage in public policy advocacy and serve as a source of training of advocates and allied professionals, statistical information, educational materials, outreach programs, and technical assistance regarding state laws. Although they do not usually provide direct services to individuals, these sexual assault coalitions usually offer a list of local crisis centers within the state as well as helpful contact information.

By contrast, local rape crisis centers and community organizations provide a variety of services and resources to individuals, including crisis hotlines, individual and group counseling, criminal court accompaniment, and assistance with emergency medical attention, such as by accompanying the victim to the hospital or by providing in-house counseling services. In particular, through the SANE (Sexual Assault Nurse Examiners) program, which is typically located at the local hospital, nurses are specially trained to understand the physical and psychological effects of sexual assault. SANE nurses collect evidence and serve as witnesses in criminal prosecutions, while rape crisis advocates provide victim advocacy and crisis intervention. Some local centers also provide emergency shelter and hold self-defense workshops.

For a list of state and tribal sexual assault coalitions, as well as organizations that address the needs of specific populations, such as individuals with disabilities, immigrants and refugees, or male victims, see the “Sexual Assault Advocacy Organizations” resources section below.

## **C. Concluding Recommendations**

In light of survey results, the following section recommends future courses of action designed to decrease the problem of landlord sexual assault and rape of tenants and to address the needs of tenants who have been sexually assaulted or raped.

The Violence Against Women Act of 2005 (VAWA) included significant new housing rights for survivors of violence against women. Although some of these rights unfortunately do not extend explicitly to survivors of sexual violence, others do. For example, local housing plans that agencies and communities develop each year and every five years in federal public and Section 8 housing and for other federal housing assistance are now required to include the needs of survivors of sexual assault. In addition, the VAWA housing protections could be expanded or interpreted in the future

to include more explicit attention to sexual assault, for example by clarifying “portability” of Section 8 housing vouchers across jurisdictions in situations of sexual assault, expediting emergency transfers for tenants in these programs, or prioritizing sexual assault survivors on waiting lists. In addition, the federal Fair Housing Act should be more effectively enforced.

Also at the federal level, full funding should be provided for new VAWA housing grant programs that require funding recipients to address the housing needs of sexual assault victims and that expand long-term housing resources for sexual assault victims. Additional long-term housing, transitional and supportive housing, and emergency shelter options for sexual assault victims should be established and expanded.

At the state and local level, improving and implementing legal and policy changes can also help. For example, state housing laws can be expanded to include specific protections for survivors of sexual assault, especially early lease termination. And state and local governments can work to ensure compliance with state and local fair housing laws and laws governing habitability and housing conditions.

Training and education is required to ensure housing safety for sexual assault victims. Training is needed for landlords, housing agencies, property managers, and staff on sexual assault and what legal responses are required, and training is likewise needed for tenants on their legal rights both in housing and in criminal law. Collaboration between advocates and law enforcement will also help, both to encourage reporting of sexual assault and to encourage law enforcement to assist victims in vulnerable housing situations, for example by helping victims in collecting their belongings when they move to flee assault, even if victims choose not to report. Training is needed for rape crisis hotline workers and other staff about landlord sexual assault of tenants so workers can conduct appropriate screening and referrals and develop protocols for maintaining data on the prevalence of landlord sexual assault of tenants. And finally, housing and other attorneys require training both about landlord sexual assault of tenants and about the legal and other services that community rape crisis centers and related organizations can provide to their clients.

### III. Resources

#### 1. State Laws to Ensure Housing Rights for Survivors of Sexual Violence

For the most up-to-date list, visit NLCHP's website [http://www.nlchp.org/FA\\_DV/index.cfm](http://www.nlchp.org/FA_DV/index.cfm)

	State	Citation	Summary
<b>Housing discrimination</b>	Illinois	820 ILL. COMP. STAT. 180/30 (2006)	Prohibits discrimination against victims of domestic violence, sexual assault, or stalking in public assistance, which is defined to include housing assistance provided on the basis of income by a state public agency.
	Washington	WASH. REV. CODE § 59.18.580 (2006)	Prohibits housing discrimination against victims of domestic violence, sexual assault, and stalking. A landlord may not terminate a tenancy, fail to renew a tenancy, or refuse to enter into a rental agreement based on the tenant's, applicant's, or household member's status as a victim of domestic violence, sexual assault, or stalking. In addition, a landlord may not discriminate against a tenant or applicant because the tenant or applicant has terminated a rental agreement under the state's early lease termination provision. Tenant or applicant may bring a civil action and recover damages, court costs, and reasonable attorney's fees.
<b>Early lease termination by victim tenant</b>	North Carolina	N.C. GEN STAT. § 42-45.1 (2006)	Allows any tenant who is, or who has a household member who is, a victim of domestic violence, sexual assault, or stalking to terminate his or her rental lease by providing the landlord with at least 30 days written notice. The notice must be accompanied by a copy of a court-issued protection order or a police report regarding the incident of domestic violence, sexual assault, or stalking. These provisions may not be waived or modified by agreement of the parties.
	Oregon	OR. REV. STAT. § 90.453 (2006)	A tenant who provides verification that he or she has been the victim of domestic violence, sexual assault, or stalking in the past 90 days may terminate his or her lease upon 14 days' written notice to the landlord. The tenant is not subject to any fee solely because of the termination of the rental agreement and is not liable for rent or damages to the dwelling beyond that date.
	Washington	WASH. REV. CODE ANN. § 59.18.352 (2006) (Criminal threats, generally)	A tenant or co-tenant who has been threatened by another tenant may terminate his or her rental agreement without further obligation if: 1) the tenant informs the landlord that he or she has been threatened; 2) the threatening tenant was arrested; and 3) the landlord does not file an unlawful detainer action against the threatening tenant within seven days of notification of the arrest. What constitutes a "threat" is broadly defined by the criminal code at WASH. REV. CODE § 9A.04.110(25). A legislative intent section describes the factual and policy rationales behind the law's enactment.

	Washington	WASH. REV. CODE ANN. § 59.18.575 (2006) (Specific to victims)	If a tenant notifies the landlord in writing that the tenant or another household member was the victim of domestic violence, sexual assault, or stalking, and either 1) the tenant has a valid protection order against the perpetrator, or 2) the tenant has a written record of the tenant's report of the incident to a certain third party acting in his or her official capacity (law enforcement officer, court employee, clergy member, attorney, social worker, mental health professional, licensed counselor, or advocate at an agency that assists victims of domestic violence), the tenant may terminate the rental agreement with no further obligation after the end of the month when the incident occurred. The tenant must request to terminate the rental agreement within 90 days of the act giving rise to the protection order or report. A landlord may not discriminate against an individual because he or she has terminated a lease under this provision; see WASH. REV. CODE. ANN. § 59.18.580, described above.
<b>Eviction defense – general</b>	Washington	WASH. REV. CODE ANN. § 59.18.580 (2006)	Explicitly allows a tenant who has been discriminated against in violation of WASH. REV. CODE ANN. § 59.18.580(1) (prohibiting housing discrimination) to use the fact of that discrimination as a defense in an unlawful detainer action initiated by the landlord.
<b>Lock changes</b>	North Carolina	N.C. GEN STAT. §§ 42-47(B), (C), AND (D) (2006)	Requires the landlord to promptly change the locks of a tenant who requests it and who has provided actual or written notice of the tenant's status as a victim of domestic violence, sexual assault, or stalking to the landlord. If the alleged perpetrator of the violence is a tenant in the same unit as the victim, the tenant must provide the landlord with a copy of a court order requiring the perpetrator to move out of the dwelling. The landlord has no duty to provide keys or access to the perpetrator during the period when the move-out order is in effect.
	Oregon	OR. REV. STAT. § 90.459 (2006)	If a tenant gives actual notice to his or her landlord that he or she has been a victim of domestic violence, sexual assault, or stalking, the landlord must change the tenant's locks or give the tenant permission to change the locks upon the tenant's request. If the perpetrator of the violence is also a tenant in the victim's unit, and the victim has a court order requiring the perpetrator to move out of the unit, the landlord has no duty to allow the perpetrator access to the unit or the perpetrator's personal property within the unit and is exempt from liability from the perpetrator for so doing.
	Utah	UTAH CODE ANN. § 57-22-5.1 (2006)	Allows a victim of domestic violence, stalking, sexual abuse, dating violence, or burglary to present evidence of those acts (documented by a protection order or police report) to his or her landlord, at which point the landlord must change tenant's locks.

## 2. Fair Housing Organizations

*\*for the most current list of both governmental and non-governmental organizations, visit*

*<http://www.fairhousing.com/index.cfm?method=agency.search>*

*(G) signifies a governmental organization*

### **Alabama**

*Central Alabama Fair Housing Center*  
1817 W. Second Street  
Montgomery, AL 36107  
334-263-4663; Fax 334-263-4664

*Fair Housing Center of Northern Alabama*  
1728 - 3rd Avenue North, Suite 400-C  
Birmingham, AL 35203  
205-324-0111; Fax 205-320-0238

*Mobile Fair Housing Center, Inc.*  
600 Bel Air Blvd., #112  
Mobile, AL 36606  
251-479-1532; Fax 251-479-1488

### **Alaska**

*Alaska State Human Rights Commission (G)*  
800 A St. Suite 202  
Anchorage, AK 99501  
907 276-7474; Fax 907-278-8588

*Anchorage Equal Rights Commission (G)*  
620 E. 10th Ave., Suite 204  
Anchorage, AK 99501  
907-343-4342; Fax 907-276-4630

### **Arizona**

*Arizona Fair Housing Center*  
615 N. 5th Avenue  
Phoenix, AZ 85003  
602-548-1599 Fax 602-548-1695

*Southwest Fair Housing Council*  
2030 East Broadway, Suite 101  
Tucson, AZ 85719  
520-798-1568 Fax 520-620-6796

*Arizona Center for Disability Law*  
3839 N. Third Street, Suite 209  
Phoenix, AZ 85012  
602-274-6287; Fax 602-274-6779

*Office of Arizona State Attorney General (G)*  
Civil Rights Division  
1275 West Washington  
Phoenix, AZ 85007  
602-542-5263  
[acrd-phx@ag.state.az.us](mailto:acrd-phx@ag.state.az.us)

*Phoenix Equal Opportunity Department (G)*  
251 W. Washington, 7th Floor  
Phoenix, AZ 85003  
(602) 262-7486; TTY: (602) 534-1557  
Fax (602) 495-0517  
[dave.deneau@phoenix.gov](mailto:dave.deneau@phoenix.gov)  
[www.phoenix.gov](http://www.phoenix.gov)

*Civil Rights Division (G)*  
400 W. Congress, S-215  
Tucson, AZ 85701  
520-628-6500  
[acrd-tuc@ag.state.az.us](mailto:acrd-tuc@ag.state.az.us)

## **Arkansas**

### *Arkansas Fair Housing Commission (G)*

101 E. Capitol Ave., Ste 114  
Little Rock, AR 72201  
501-682-3247; 1-800-340-9108  
Fax 501-682-3271

[Carol.Johnson@arkansas.gov](mailto:Carol.Johnson@arkansas.gov)

### *Arkansas Delta Housing Development Corporation (G)*

P.O. Box 410  
Forrest City, AR 72335  
501-633-0121; Fax 501-633-1300

## **California**

### *Bay Area Legal Aid*

2 West Santa Clara Street, Suite 800  
San Jose, CA 95109  
408-283-3700 Fax 408-283-3750

[jcrawford@baylegal.org](mailto:jcrawford@baylegal.org)

[www.clscal.org](http://www.clscal.org)

### *Fair Housing Council of Central California*

560 E. Shields, #103  
Fresno, CA 93704  
559-244-2950 Fax 559-244-2956

[fhccmj@excite.com](mailto:fhccmj@excite.com)

### *Fair Housing Council of Riverside County, Inc.*

3933 Mission Inn Avenue  
Riverside, CA 92501  
909-682-6581 Fax 909-682-0262

[rosemayes@fairhousing.net](mailto:rosemayes@fairhousing.net)

### *San Fernando Valley Fair Housing Council*

8134 Van Nuys Blvd., Suite 206  
Panorama City, CA 91402  
818-373-1185 Fax 818-373-1193

[dbruno@fairhousingcouncil.org](mailto:dbruno@fairhousingcouncil.org)

### *Fair Housing of Marin*

615 B Street  
San Rafael, CA 94901  
415-457-5025 Fax 415-457-6382

[nancy@fairhousingmarin.com](mailto:nancy@fairhousingmarin.com)

[www.fairhousingmarin.com](http://www.fairhousingmarin.com)

### *Arkansas Fair Housing Council*

708 Clinton St., Suite 107  
Arkadelphia, AR 71923  
870-245-3855

### *Texarkana City Fair Housing Office (G)*

P.O. Box 2711  
Texarkana, AR 75504  
501-774-3161; Fax 501-774-3170

### *ECHO Housing Assistance Center*

700 A Street, Suite 204  
Hayward, CA 94541  
510-581-9380 Fax 510-537-4793

[margie@echofairhousing.org](mailto:margie@echofairhousing.org)

### *Fair Housing Council of Orange County*

201 S. Broadway  
Santa Ana, CA 92701  
714-569-0825 Fax 714-835-0281

[epierson@fairhousingoc.org](mailto:epierson@fairhousingoc.org)

### *The Fair Housing Council of San Diego*

625 Broadway, Suite 1114  
San Diego, CA 92101  
619-699-5888 Fax 619-699-5885

[msk@fhcsd.com](mailto:msk@fhcsd.com)

[www.fhcsd.com](http://www.fhcsd.com)

### *Fair Housing Foundation*

3605 Long Beach Blvd, Suite 302  
Long Beach, CA 90807  
562-989-1206 Fax 562-989-1836

[bshull@fhfla.com](mailto:bshull@fhfla.com)

[www.fhfla.com](http://www.fhfla.com)

### *Greater Napa Fair Housing Center (G)*

611 Cabot Way  
Napa, CA 94559  
707-224-9720 Fax 707-224-1566

[kjwinter@napafairhousing.org](mailto:kjwinter@napafairhousing.org)

*Housing Rights, Inc.*  
P.O. Box 12895  
Berkeley, CA 94712  
510-548-8776 Fax 510-548-5805  
[hri@housingrights.com](mailto:hri@housingrights.com)  
[housingrights.org](http://housingrights.org)

*Inland Fair Housing and Mediation Board*  
60 East 9<sup>th</sup> Street  
Upland, CA 91786  
909-984-2254 Fax 909-460-0274  
[inmedbd@aol.com](mailto:inmedbd@aol.com)  
[inmedbd.com](http://inmedbd.com)

*Project Sentinel*  
430 Sherman Avenue, Suite 308  
Palo Alto, CA 94306  
650-321-6291 Fax 650-321-4173  
[projsenpa@aol.com](mailto:projsenpa@aol.com)  
[www.housing.org](http://www.housing.org)

*Kern County Fair Housing Division (G)*  
2700 M Street, Suite 250  
Bakersfield, CA 93301  
805-862-5050; Fax 805-862-5052

*Davis Human Relations Commission (G)*  
23 Russell Blvd.  
Davis, CA 95616  
916-757-5626; Fax 916-758-0204

*Heartland Human Relations and  
Fair Housing Association*  
1068 Broadway Suite 221  
El Cajon, CA 92021  
619-444-5700; Fax 619-444-5080  
[www.hhrfha.org](http://www.hhrfha.org)

*Hayward Human Services Commission (G)*  
25151 Clawiter Rd.  
Hayward, CA 95454-2731  
510-293-5542; Fax 510-293-5039

*Housing Rights Center*  
20 S. Virgil Avenue, Suite 400  
Los Angeles, CA 90020  
213-387-8400 Fax 213-381-8555  
[fespinoza@hrc-la.org](mailto:fespinoza@hrc-la.org)  
[www.hrc-la.org](http://www.hrc-la.org)

*Mid Peninsula Citizens for Fair Housing*  
457 Kingsley Avenue  
Palo Alto, CA 94301  
650-327-1718 Fax 650-327-1859  
[midpenctzn@cs.com](mailto:midpenctzn@cs.com)

*Sentinel Fair Housing*  
510 16th Street, Suite 560  
Oakland, CA 94612  
510-836-2687 Fax 510-836-0461  
[sfh1611@aol.com](mailto:sfh1611@aol.com)  
[www.sentinalfairhousing.org](http://www.sentinalfairhousing.org)

*Shelter, Inc.*  
1070 Concord Ave.  
Concord, CA 94520  
510-827-3598; Fax 510-825-6020

*Kern County Fair Housing Division (G)*  
10890 San Pablo Ave.  
El Cerrito, CA 94530  
510-215-4314; Fax 510-233-5401

*Fremont Fair Housing Services*  
Fremont Family Resource Center  
39155 Liberty Street, Suite D440  
Fremont, CA 94538  
510-574-2270; Fax 510-574-2275  
[fairhousing@aol.com](mailto:fairhousing@aol.com)

*Fair Housing Foundation*  
Los Angeles Office  
4401 Crenshaw Blvd., #317  
Los Angeles, CA 90043  
323-295-3302; Fax 323-295-4660  
[fhf@fhfla.com](mailto:fhf@fhfla.com)

*Fair Housing Consultants –  
City of Lakewood (G)*  
5510 Clark Avenue, Suite 216  
Lakewood, CA 90712  
[www.lakewoodcity.org](http://www.lakewoodcity.org)

*Modesto Human Relations Commission (G)*  
P.O. Box 642  
Modesto, CA 95252  
209-577-5218; Fax 209-571-5128

*State of California - Oakland Office (G)*  
Department of Fair Employment and Housing  
1330 Broadway, Suite 1530  
Oakland, CA 94612  
510-286-6291  
[dfeh\\_housing\\_oakland@msn.com](mailto:dfeh_housing_oakland@msn.com)

*Pacific Community Services*  
501 Railroad Avenue  
Pittsburg, CA 94565  
510-439-1056; Fax 510-439-0831

*Human Rights/Fair Housing Commission  
of the City and County of Sacramento (G)*  
1112 I Street #250  
Sacramento, CA 95814  
916-444-6903; Fax 916-444-6630  
[www.hrfh.org](http://www.hrfh.org)

*San Diego City Human Relations  
Commission (G)*  
1200 Third Ave, Suite 916  
San Diego, CA 92101  
619-236-6420; Fax 619-236-6423

*Legal Aid Society of Santa Clara County*  
480 N. First Street  
San Jose, CA 95112  
408-998-5200

*Santa Barbara County Human  
Relations Commission (G)*  
105 East Anapmau Street  
Santa Barbara, CA 93101-2089  
805-568-2293; Fax 805-568-2249

*State of California - Los Angeles Office (G)*  
Department of Fair Employment and  
Housing  
611 West Sixth Street, 15th Floor  
Los Angeles, CA 90017  
[dfeh\\_housing\\_la@msn.com](mailto:dfeh_housing_la@msn.com)

*Napa County Rental Information and  
Mediation Services*  
1714 Jefferson St., Napa, CA 94559  
707-253-2700; Fax 707-253-0207

*Pasadena Human Relations Commission (G)*  
234 East Colorado Blvd.  
Pasadena, CA 91101  
818-796-6926; Fax 818-796-5766

*Richmond Redevelopment Agency (G)*  
2600 Barrett  
Richmond, CA 94804  
510-620-6888; Fax 510-620-6716

*Fair Housing Council of San Bernardino  
County*  
715 N. Arrowhead Avenue, Suite 114  
San Bernardino, CA 92401  
909-884-8056; Fax 909-381-6346

*San Francisco Human Rights  
Commission (G)*  
25 Van Ness Avenue  
San Francisco, CA 94102-6033  
412-252-2500; Fax 415-431-5764

*Fair Housing Law Project*  
111 W Saint John St  
San Jose, CA 95113  
408-293-4790

*Fair Housing of Sonoma County*  
250 Sebastopol Rd.  
Santa Rosa, CA 95407  
707-579-5033; Fax 707-579-4052  
[fairhousing@scpeo.org](mailto:fairhousing@scpeo.org)  
[fhosc.org](http://fhosc.org)

*Sonoma County Rental Information  
and Mediation Services*  
324 Santa Rosa Avenue  
Santa Rosa, CA 95404  
707-575-8787

*North County Lifeline*  
200 Michigan Avenue  
Vista, CA  
760/726-4900 ext. 226  
[kmatthews@nclifeline.org](mailto:kmatthews@nclifeline.org)  
[www.nclifeline.org](http://www.nclifeline.org)

### **Colorado**

*Boulder Office of Human Rights (G)*  
Department of Housing and Human Services  
P.O. Box 791  
Boulder, CO 80306  
303-441-3140; Fax 303-441-4368

*Colorado Coalition for the Homeless  
Fair Housing Program*  
2111 Champa St  
Denver, CO 80205  
1-866-231-6946; Fax 303-297-1653  
[www.learnfairhousing.org](http://www.learnfairhousing.org)

*State of Colorado Office of Civil Rights (G)*  
Office of Civil Rights  
1560 Broadway, Suite 1050  
Denver, CO 80202  
303-894-2997  
[ccrd@dora.state.co.us](mailto:ccrd@dora.state.co.us)

### **Connecticut**

*Connecticut Fair Housing Center, Inc.*  
221 Main Street  
Hartford, CT 06106  
860-247-4400 Fax 860-247-4236

*Housing Education Resource Center*  
901 Wethersfield Avenue  
Hartford, CT 06114-3127  
203-296-4242; Fax 203-296-1317

*Vacaville Housing and Redevelopment  
Department (G)*  
40 Eldridge Ave  
Vacaville, CA 95687  
707-449-5675; Fax 707-449-5683

*Fair Housing Hotline Project*  
Legal Services of Northern California  
619 North Street  
Woodland, CA 95695  
800-400-2260; Fax 530-662-7941  
[fhhp@lsnc.net](mailto:fhhp@lsnc.net)  
[www.lsnc.net/fairhousing.html](http://www.lsnc.net/fairhousing.html)

*Denver Agency for Human Rights and  
Community Relations (G)*  
Anti-Discrimination Office  
303 West Colfax  
Denver, CO 80204  
303-640-2621; Fax 303-640-4627

*Housing Opportunities Made Equal*  
1029 Santa Fe Drive  
Denver, CO 80204  
303-534-8342; Fax 303-534-7418

*Fair Housing Association of Connecticut*  
45 Lyon Terrace  
Bridgeport, CT 06604  
203-576-8323 [erin@ctfairhousing.org](mailto:erin@ctfairhousing.org)

*Connecticut Commission on Human Rights  
and Opportunities (G)*  
21 Grand Street  
Hartford, CT 06106  
860-541-3400 ext. 3451  
[joe.mcquiggan@po.state.ct.us](mailto:joe.mcquiggan@po.state.ct.us)

*Hartford Human Relations Commission  
Fair Housing Unit (G)*  
550 Main Street  
Hartford, CT 06013  
203-522-04888; Fax 203-722-6619

*Meriden Human Rights Office (G)*  
165 Miller Street  
Meriden, CT 06450  
203-630-4159; Fax 203-639-0039

*New Haven Commission on Equal  
Opportunity (G)*  
95 Orange St., Fourth Floor, Room 402  
New Haven, CT 06510  
203-946-8160

*Connecticut Fair Housing Center*  
171 Orange Street  
New Haven, CT 06510  
203-772-3247; Fax 203-562-7107

*New Haven Legal Assistance Association*  
426 State Street  
New Haven, CT 06510-2018  
203-777-4811; Fax 203-498-9271

### **District of Colombia**

*The Equal Rights Center*  
11 Dupont Circle, NW, 4th Floor  
Washington, DC 20036  
202-234-3062 Fax 202-234-3106  
[bkahn@equalrightscenter.org](mailto:bkahn@equalrightscenter.org)

*National Fair Housing Alliance*  
1212 New York Avenue, NW, Suite 525  
Washington, DC 20005  
202-898-1661 Fax 202-371-9744  
[nfha@nationalfairhousing.org](mailto:nfha@nationalfairhousing.org)

*National Community Reinvestment Coalition*  
733 15 St., Suite 540  
Washington, DC 20005-2112  
202-628-8866; Fax 202-628-9800  
[www.ncrc.org](http://www.ncrc.org)

*Howard University School of Law Fair  
Housing Clinic*  
2900 Van Ness St NW  
Washington, DC 20008  
202-806-8267; Fax 202-806-8436

### **Florida**

*Fair Housing Center of  
Greater Palm Beaches, Inc.*  
1300 W. Lantana Road, Suite 200  
Lantana, FL 33462  
561-533-8717 Fax 561-533-8163  
[fhcpalmbeach@cs.com](mailto:fhcpalmbeach@cs.com)  
[www.fairhousingflorida.com](http://www.fairhousingflorida.com)

*Fair Housing Continuum, Inc.*  
840 N. Cocoa Blvd., Suite #F  
Cocoa, FL 32922  
321-633-4551 Fax 321-633-5198  
[fairhousingbaade@bellsouth.net](mailto:fairhousingbaade@bellsouth.net)

*Housing Opportunities  
Project for Excellence, Inc.*  
18441 Northwest 2nd Avenue, Suite 218  
Miami, FL 33169  
305-651-4673 Fax 305-493-0108  
[bill\\_thompson@bellsouth.net](mailto:bill_thompson@bellsouth.net)

*Legal Aid Society of Palm Beach County*  
423 Fern Street, Suite 200  
West Palm Beach, FL 33401  
561-655-8944 Fax 561-655-5269  
[rbertisch@legalaidpbc.org](mailto:rbertisch@legalaidpbc.org)  
[www.legalaidpbc.org](http://www.legalaidpbc.org)

*Pinellas County of Human Rights (G)*  
400 South Fort Harrison Avenue, 5th Floor  
Clearwater, FL 33756  
727-464-4880; Fax 727-464-4157  
[russell@co.pinellas.fl.us](mailto:russell@co.pinellas.fl.us)  
[www.pinellascounty.org/humanrights](http://www.pinellascounty.org/humanrights)

*Three Rivers Legal Services*  
111 Southwest 1st Street  
Gainesville, FL 32601  
352-372-0519; Fax 352-375-1631  
[athompson@trls.org](mailto:athompson@trls.org)

*H.O.P.E., Inc.*  
18441 NW Second Avenue, Suite 218  
Miami, FL 33169  
305-651-4673; Fax 305-493-0108  
[hopehfc@bellsouth.net](mailto:hopehfc@bellsouth.net)  
[www.thechamber.com/hope.htm](http://www.thechamber.com/hope.htm)

*Orlando Human Relations Department (G)*  
400 South Orange Avenue  
Orlando, FL 32801  
407-246-2122

*Fair Housing Center of the Greater Palm Beaches, Inc.*  
Western County Office  
516 Avenida Del Maiz  
South Bay, FL 33493  
1-877-910-FAIR (3247)  
[fhcpalmbeach@cs.com](mailto:fhcpalmbeach@cs.com)  
[www.fairhousingflorida.com](http://www.fairhousingflorida.com)

*Florida Commission on Human Relations (G)*  
325 John Knox Road, Building F Suite 240  
Tallahassee, FL 32309  
904-488-7082  
[mceirr@mail.state.fl.us](mailto:mceirr@mail.state.fl.us)

*Tampa Office of Human Rights (G)*  
102 E. 7th Avenue  
Tampa, FL 33602  
(813)274-5835/5836; Fax (813) 274-5854

*Central Florida Legal Services, Inc.*  
128-A Orange Ave.  
Daytona, FL 32114  
904-255-6573; Fax 904-257-6824  
[cfls@cfls.org](mailto:cfls@cfls.org)

*Jacksonville Area Legal Aid*  
Fair Housing Advocacy Center  
126 W. Adams Street  
Jacksonville, FL 32202  
904-356-8371; Fax 904-356-8780  
[jessica.lightfoot@jaxlegalaid.org](mailto:jessica.lightfoot@jaxlegalaid.org)  
[www.jaxlegalaid.org](http://www.jaxlegalaid.org)

*H.O.P.E. Inc.'s Knight-Adker Fair Housing Center*  
North Central Office - Northside Shopping Center  
7900 NW 27th Avenue, Suite 236  
Miami, FL 33147  
305.836.7172; Fax 305.836.9550

*H.O.P.E., Inc.*  
321 W. Atlantic Blvd., Suite 201  
Pompano Beach, FL 33060  
954-788-2606; Fax 954-788-2608

*City of St. Petersburg Human Relations Department (G)*  
175 5th Street North, Room 104  
St. Petersburg, FL 33701  
813-893-7345  
[humanrel@earthlink.net](mailto:humanrel@earthlink.net)

*Big Bend Fair Housing Center, Inc.*  
1105 Hays Street  
Tallahassee, FL 32301  
850.222.2033; Fax 850.222.0124  
[bigbendhousing@earthlink.net](mailto:bigbendhousing@earthlink.net)  
[www.bigbendhousing.org](http://www.bigbendhousing.org)

*Hillsborough County Equal Opportunity Administrator (G)*  
601 E. Kennedy Blvd. 17th Floor  
Tampa, FL 33602  
813-272-6554  
[williamsG@hillsboroughCounty.org](mailto:williamsG@hillsboroughCounty.org)

*Palm Beach County Office of Equal Opportunity (G)*  
215 North Olive Avenue, Suite 130  
West Palm Beach, FL 33401  
561-355-4883  
[hlamb@co.palm-beach.fl.us](mailto:hlamb@co.palm-beach.fl.us)  
[pbcgov.com/equalopportunity](http://pbcgov.com/equalopportunity)

## **Georgia**

*Metro Fair Housing Services, Inc.*  
1514 East Cleveland Avenue, Suite 118  
East Point, GA 30344  
404-765-3985 Fax 404-765-3986  
[metrofhs2@aol.com](mailto:metrofhs2@aol.com)

*Southern Center for Civil Rights Enforcement*  
1083 Austin Avenue, NE  
P.O. Box 5475  
Atlanta, GA 30307  
404-525-7001

## **Hawaii**

*Hawaii Civil Rights Commission (G)*  
830 Punchbowl St. Room 411  
Honolulu, HI 96813  
808-527-5312  
[hrc@aloha.net](mailto:hrc@aloha.net)

## **Illinois**

*HOPE Fair Housing Center*  
2100 Manchester, Bldg., B, Suite 1070  
Wheaton, IL 60187  
630-690-6500 Fax 630-690-6586  
[kleinapro@aol.com](mailto:kleinapro@aol.com)

*Leadership Council for Metropolitan Open Communities*  
111 West Jackson, 12th Floor  
Chicago, IL 60093  
312-341-5678 Fax 312-341-1958  
[hstanback@lcmoc.org](mailto:hstanback@lcmoc.org)  
[www.lcmoc.org](http://www.lcmoc.org)

*Central Florida Fair Housing Center*  
570 Avenue J, SE  
Winter Haven, FL 33881  
863-294-5056; Fax 863-294-7590  
[perry\\_burnham@yahoo.com](mailto:perry_burnham@yahoo.com)

*Savannah-Chatham County Fair Housing Council, Inc.*  
7 Drayton Street, Suite 206  
Savannah, GA 31401  
912-651-3136 Fax 912-651-3137  
[wayne@savannahfairhousing.org](mailto:wayne@savannahfairhousing.org)

*Georgia Commission on Equal Opportunity (G)*  
710 International Tower  
229 Peachtree Street, NE  
Atlanta, GA 30303  
404-656-7709  
[gceo@gceo.state.ga.us](mailto:gceo@gceo.state.ga.us)  
[www.gceo.state.ga.us](http://www.gceo.state.ga.us)

## **Idaho**

*Intermountain Fair Housing Council*  
North 9th Street, Suite M200  
Boise, ID 83702  
208-383-0695 Fax 208-383-0715  
[ifhcboise@idahofairhousing.org](mailto:ifhcboise@idahofairhousing.org)

*Interfaith Housing Center of the Northern Suburbs*  
620 Lincoln Avenue  
Winnetka, IL 60093  
847-501-5760 Fax 847-501-5722  
[michele@interfaithhousingcenter.org](mailto:michele@interfaithhousingcenter.org)  
[www.interfaithhousingcenter.org](http://www.interfaithhousingcenter.org)

*South Suburban Housing Center*  
18220 Harwood Avenue, Suite #1  
Homewood, IL 60430  
708-957-4674 Fax 708-957-4761  
[southsuburban@prodigy.net](mailto:southsuburban@prodigy.net)

*Loyola University, Chicago*  
6526 North Sheridan Road, Stabler 206  
Chicago, IL 60626  
312-508-8878; Fax 312-508-8879

*The John Marshall Law School*  
Fair Housing Legal Center  
315 S. Plymouth Court  
Chicago, IL 60604  
312-987-2397; Fax 312-427-8307  
[www.jmls.edu/housing/fhcenter.html](http://www.jmls.edu/housing/fhcenter.html)

*Chicago Lawyers Committee for Civil Rights Under the Law*  
100 N. LaSalle St. Suite 600  
Chicago, IL 60602  
312-630-9744  
[www.clccrul.org](http://www.clccrul.org)

*Access Living of Metropolitan Chicago*  
614 West Roosevelt Road  
Chicago, IL 60607  
312-253-7000, TTY: 312-253-7002  
Fax 312-253-7001  
[generalinfo@accessliving.org](mailto:generalinfo@accessliving.org)

*Community Reinvestment Associates*  
1744 East Wicke  
Des Plains, IL 60018  
708-803-9415; Fax 708-803-8227

*Springfield Department of Community Relations (G)*  
227 South Seventh Street, Suite 204  
Springfield, IL 62701  
217-789-2271  
[mpittman@cwlp.com](mailto:mpittman@cwlp.com)

*Metropolitan St. Louis Equal Housing Opportunity Council*  
1027 South Vandeventer Ave., 4th Floor  
St. Louis, MO 63110  
(314) 534-5800  
MO: 800-735-2966 / IL: 800-526-0844  
Fax 314-534-2551  
[ehocmt@birch.net](mailto:ehocmt@birch.net)  
[www.ehocstl.org](http://www.ehocstl.org)

## **Indiana**

*Ft. Wayne Metropolitan Human Relations Commission*  
One Main St.  
City County Bldg., Rm. 680  
Ft. Wayne, IN 46802  
219-427-1146  
[sbynum@ci.ft-wayne.in.us](mailto:sbynum@ci.ft-wayne.in.us)

*City of Gary Human Relations Commission (G)*  
475 Broadway, Suite 401  
Gary, IN 46402  
219-883-4151  
[dcarbins@aol.com](mailto:dcarbins@aol.com)

*Hammond Human Relations Commission(G)*  
5925 Calument Ave., Rm. 320  
Hammond, IN 46320  
219-853-6502  
[hhrc@netnitco.net](mailto:hhrc@netnitco.net)

*Northwest Indiana Open Housing Center*  
650 S. Lake St.  
Gary, IN 46403  
219-938-3910

*Indiana Civil Rights Division (G)*  
Indiana Government Center North  
100 North Senate Avenue, Rm N-103  
Indianapolis, IN 46204-2773  
317-232-2600  
[slj@crc.state.in.us](mailto:slj@crc.state.in.us)

*South Bend Human Relations Commission (G)*  
1440 County-City Building  
South Bend, IN 46601  
219-235-9355  
[ldouglas@ci.south-bend.in.us](mailto:ldouglas@ci.south-bend.in.us)

## **Iowa**

*Cedar Rapids Civil Rights Commission*  
City Hall Second Floor  
Cedar Rapids, IA 52401  
319-398-5036  
[crcrc@fyiowa.infi.net](mailto:crcrc@fyiowa.infi.net)

*Des Moines Human Rights Commission (G)*  
East and First Des Moines St.  
Des Moines, IA 50309  
515-283-4284  
[faj13dmhr@aol.com](mailto:faj13dmhr@aol.com)

*Dubuque Human Rights Department (G)*  
City Hall Annex, Main St.  
Dubuque, IA 52001  
319-589-4190  
[ecreger@mwei.net](mailto:ecreger@mwei.net)

*Iowa Civil Rights Commission (G)*  
211 E. Maple St., Second Floor  
Des Moines, IA 50309  
515-281-4121  
[icrc3@netins.net](mailto:icrc3@netins.net)

*Sioux City Human Rights Commission (G)*  
405 Sixth St., Suite 012  
City Hall  
Sioux City, IA 51101  
712-279-6985; Fax 712-279-6326  
[www.sioux-city.org/human\\_rights/index.htm](http://www.sioux-city.org/human_rights/index.htm)

## **Kansas**

*Olathe Human Relations Commission (G)*  
300 N. Chestnut  
Olathe, KS 66061  
913-782-2600  
[mdbates@olatheks.org](mailto:mdbates@olatheks.org)

*Salina Human Relations Department*  
300 West Ash  
Salina, KS 67401  
913-826-7330  
[kaye.crawford@salina.org](mailto:kaye.crawford@salina.org)

*Kansas City Human Resources Department (G)*  
701 North 7th Street, Room 505  
Kansas City, KS 66101  
913-573-5460

## **Kentucky**

*Kentucky Fair Housing Council*  
436 South 7th Street, Suite 201  
Louisville, KY 40203-1979  
502-583-3247 Fax 502-583-3180  
[tony@kyfhc.org](mailto:tony@kyfhc.org)

*Lexington Fair Housing Council, Inc.*  
205 E. Reynolds Road, Suite E  
Lexington, KY 40517  
859-971-8067 Fax 859-971-1652  
[fairhousing2@juno.com](mailto:fairhousing2@juno.com)  
[lexington.fairhousing.com](http://lexington.fairhousing.com)

*Lexington-Fayette Urban County  
Human Rights Commission (G)*  
162 East Main Street, Suite 226  
Lexington, KY 40507  
606-252-4931  
[lfuc-hrc@lexton.mindspring.com](mailto:lfuc-hrc@lexton.mindspring.com)

*Louisville Metro Human Relations  
Commission (G)*  
410 West Chestnut Street, Suite 300A  
Louisville, KY 40202  
502-574-3631; Fax 502-574-3190  
[www.louisvilleky.gov/HumanRelations](http://www.louisvilleky.gov/HumanRelations)

*Kentucky Commission on Human Rights (G)*  
332 West Broadway 7th Floor  
Louisville, KY 40202-0069  
502-574-3190  
[kchr@usa.net](mailto:kchr@usa.net)

### **Louisiana**

*Greater New Orleans Fair Housing  
Action Center*  
938 Lafayette Street, Suite 413  
New Orleans, LA 70113  
504-596-2100 Fax 504-596-2004  
[jperry@gnofairhousing.org](mailto:jperry@gnofairhousing.org)  
[gnofhac.fairhousing.com](http://gnofhac.fairhousing.com)

*Louisiana Department of Justice –  
Equal Opportunity Section (G)*  
1885 North Third Street  
Baton Rouge, LA 70802  
225-326-6400/1-800-273-5718  
[smithm@ag.state.la.us](mailto:smithm@ag.state.la.us) or  
[leufroym@ag.state.la.us](mailto:leufroym@ag.state.la.us)

### **Maine**

*Maine Human Rights Commission*  
51 State House Station  
Augusta, ME 04333  
207-624-6050

### **Maryland**

*Maryland Commission on Human  
Relations (G)*  
6 St. Paul St., 9<sup>th</sup> Floor  
Baltimore, MD 21202  
410-243-4468  
[mdchr@erols.com](mailto:mdchr@erols.com)  
[www.mchr.state.md.us/](http://www.mchr.state.md.us/)

*Baltimore Neighborhoods, Inc.*  
2217 St. Paul St.  
Baltimore, MD 21218  
410-767-8600  
[www.bni-maryland.org](http://www.bni-maryland.org)

*Greater Baltimore Community  
Housing Resource Board, Inc.*  
P.O. Box 66180  
Baltimore, MD 21239-6180  
410-453-9500  
[www.gbchrb.org](http://www.gbchrb.org)

*Montgomery County Human Relations  
Commission (G)*  
110 N. Washington Street, Suite 200  
Rockville, MD 20850  
240-777-8450 / TTY 240-777-8480  
Fax 240-777-8460  
[charlotte.wade@co.mo.md.us](mailto:charlotte.wade@co.mo.md.us)  
[www.co.mo.md.us](http://www.co.mo.md.us)

## **Massachusetts**

### *Fair Housing Center of Greater Boston*

59 Temple Place, Suite 1105  
Boston, MA 02111  
617-399-0491 Fax 617-399-0492  
[djh@bostonfairhousing.org](mailto:djh@bostonfairhousing.org)  
[www.bostonfairhousing.com](http://www.bostonfairhousing.com)

### *Arlington Fair Housing Committee (G)*

730 Massachusetts Ave.  
Arlington, MA 02174  
617-646-1000; Fax 617-643-0516

### *Lawyer's Committee for Civil Rights Under Law of the Boston Bar Association*

249 Washington Street  
Boston, MA 02108  
617-482-1145; Fax 617-482-4392

### *Greater Boston Legal Services*

197 Friend Street  
Boston, MA 02114  
617-603-1641; Fax 617-371-1222

### *Brookline Human Relations Commission (G)*

11 Pierce Street  
Brookline, MA 02146  
617- 730-2330; Fax 617- 730-2054

### *Cambridge Community Housing Resource Board*

57 Inman Street  
Cambridge, MA 02139  
617-349-4600; Fax 617- 349-4669

### *Easton Fair Housing Committee (G)*

136 Elm St  
Easton, MA 02356

### *Fitchburg Human Rights Commission (G)*

718 Main Street  
Fitchburg, MA 01420  
978- 345-9565; Fax 978- 342-0161  
[mmcaffrey@ci.fitchburg.ma.us](mailto:mmcaffrey@ci.fitchburg.ma.us)

### *Housing Discrimination Project*

57 Suffolk Street  
Holyoke, MA 01040  
413-539-9796 Fax 413-533-9978  
[jamiemarley@aol.com](mailto:jamiemarley@aol.com)

### *Boston Fair Housing Commission (G)*

Boston City Hall Suite 986  
Boston, MA 02201  
617-635-4408; Fax 617-635-3290

### *Massachusetts Law Reform Institute*

99 Chauncy Street, 5th Fl.  
Boston, MA 02111  
617-357-0700; Fax 617-357-0777

### *Massachusetts Commission Against Discrimination (G)*

1 Ashburton Place Room 601  
Boston, MA 02108  
617-727-3990; Fax 617-720-6053

### *Cambridge Human Rights Commission (G)*

57 Inman St.  
Cambridge, MA 02139  
617- 349-4396; Fax 617- 349-4669  
[negron@ci.cambridge.ma.us](mailto:negron@ci.cambridge.ma.us)

### *Weymouth Fair Housing Commission (G)*

75 Middle St  
East Westwood, MA 02189  
617- 335-2000; Fax 617- 335-3283

### *Fall River Community Housing Board*

111 Durfee St  
Fall River, MA 02720  
508- 677-2220; Fax 508- 679-8068

### *Framingham Human Relations Commission (G)*

150 Concord St.  
Framingham, MA 01701  
508- 620-4850; Fax 508- 872-5616

*Lowell Community Housing Resource Board*  
Dept. of Planning and Development  
Arcand Dr., Lowell , MA 01852  
508- 970-4293; Fax 508- 970-4262

*Marlborough Fair Housing Committee (G)*  
240 Main Street  
Marlborough, MA 01752  
508- 624-6909; Fax 508- 460-3726

*Pittsfield Human Rights Commission (G)*  
City Hall -- Allen St  
Pittsfield , MA 01202  
413- 442-2731

*Somerville Community Corporation's  
Fair Housing Center*  
One Summer Street  
Somerville, MA 02143  
617- 776-5931; Fax 617- 776-0724

*Worcester Fair Housing Partnership*  
405 Main Street  
Worcester, MA 01608  
508- 752-3718 / 800- 649-3718  
TTY 508- 755-3269  
Fax 508- 752-5918  
FFajana@laccm.org

## **Michigan**

*Fair Housing Center of Metropolitan Detroit*  
1249 Washington Blvd., Room 1312  
Detroit, MI 48226  
313- 963-1274

*Fair Housing Alliance of Mid-Michigan*  
209 East Washington, Suite 234  
Jackson, MI 49201  
517- 788-4275

*Malden Human Rights Commission (G)*  
200 Pleasant Street  
Malden , MA 02148  
617- 397-7050

*Melrose Human Rights Commission (G)*  
562 Bank St  
Melrose, MA 02176  
617- 665-4500

*Somerville Fair Housing Commission (G)*  
50 Evergreen Ave  
Somerville , MA 02145  
617- 625-6600; Fax 617- 666-4325

*Massachusetts Commission Against  
Discrimination (G)*  
436 Dwight Street  
Springfield, MA 01103  
413- 739-2145; Fax 413- 784-1056

*Worcester Human Rights Commission (G)*  
455 Main Street, Room 108  
Worcester, MA 01608  
508- 799-1186; Fax 508- 799-1208

*Fair Housing Center of Greater Grand  
Rapids*  
1514 Wealthy SE, Suite 226  
Grand Rapids, MI 49506  
616- 451-2980  
[www.fhcgrandrapids.com](http://www.fhcgrandrapids.com)

*The Fair Housing Center of  
Southwest Michigan*  
410 East Michigan Avenue  
Kalamazoo, MI 49007  
269- 276-9100; Fax 269-276-9101  
[www.fhcswm.org](http://www.fhcswm.org)

*Fair Housing Center of Washtenaw County*  
P.O. Box 7825  
Ann Arbor, MI 48107  
734-994-3426; Fax 734-665-2974

*Tri-County Fair Housing Center*  
Arthur Eddy Community Center  
1000 Cathay  
Saginaw, MI 48601  
517- 753-5101; Fax 517- 759-3693

## **Minnesota**

*Housing Equality Law Project*  
Legal Aid Society of Minneapolis  
2929 4<sup>th</sup> Ave. S., Ste. 201  
Minneapolis, MN 55408  
612-827-3774  
[www.midmnlegal.org](http://www.midmnlegal.org)

*Minneapolis Department of Civil Rights (G)*  
239 City Hall  
Minneapolis, MN 55415  
612- 673-3012 (Voice/TDD)  
Fax 612- 673-2599

*The Housing Equality Law Project*  
*Rochester Office*  
Southern Minnesota Regional  
Legal Services  
903 West Center Street, Suite 210  
Rochester, MN 55902  
507-292-0080 / 866-292-0080

*Minnesota Department of Human Rights (G)*  
ACE Center, Suite 700  
190 E. 5th St.  
St. Paul, MN 55101  
651- 296-5663; TDD 651- 296-1283  
Fax 651- 296-9064

## **Mississippi**

*The Gulf Coast Fair Housing Center*  
15105 LeMoyne Blvd., Suite A-1  
Biloxi, MS 39501  
228-396-4008; 1-877-399-4008  
Fax 228-396-4857  
[www.makeitfair.com](http://www.makeitfair.com)

*Michigan Dept of Civil Rights FHAP (G)*  
303 West Kalamazoo  
Lansing, MI 48913  
517- 335-3165  
[SchusterE@state.mi.us](mailto:SchusterE@state.mi.us)

*Housing Equality Law Project*  
Southern Minnesota Regional Legal  
Services  
166 East 4th Street, Suite 200  
St. Paul, MN 55101  
651- 222-4731

*Minnesota Disability Law Center*  
430 First Ave. N.  
Minneapolis, MN 55401  
612- 332-1441 / 800- 292-4150  
TDD 612- 332-4668

*St. Cloud Area Legal Services*  
830 W. St. Germain, Suite 300  
P.O. Box 886  
St. Cloud, MN 56302  
320-253-0121 (voice/tdd)  
Fax 320-253-5794  
[mapohl@stcloudlegal.org](mailto:mapohl@stcloudlegal.org)

*St. Paul Department of Human Rights (G)*  
900 City Hall  
15 W. Kellogg Blvd.  
St. Paul, MN 55102-1681  
651- 266-8977 / TDD: 651- 266-8977  
Fax 651- 266-8962

*H.E.E.D.*  
3405 Medgar Evers Blvd.  
Jackson, MS 39213  
601-981-1960; Fax 601-366-1985

*Mississippi Fair Housing  
Center/Mississippi Legal Services*  
111 Rue Magnolia  
P. O. Box 1386  
Biloxi, MS 39533  
228-452-9943, 877-365-9428  
[ditam@mslegalservices.org](mailto:ditam@mslegalservices.org)

## **Missouri**

*Metropolitan St. Louis Equal Housing  
Opportunity Council*  
1027 S. Vanderventer Avenue, 4th Floor  
St. Louis, MO 63110  
314-534-5800 Fax 314-534-2551  
[ehocwj@birch.net](mailto:ehocwj@birch.net)  
[www.ehocstl.org](http://www.ehocstl.org)

*Kansas City Human Relations  
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Kansas City, Missouri  
City Hall, 4th Floor 414 East 12th Street  
Kansas City, MO 64106  
816- 274-1432  
[Mickey\\_Dean@kcmo.org](mailto:Mickey_Dean@kcmo.org)

*Kansas City Fair Housing Center*  
3033 Prospect  
Kansas City, MO 64127  
816- 923-3247; Fax 816- 923-1788  
[kcfhc.fairhousing.com](http://kcfhc.fairhousing.com)

## **Montana**

*The Community Housing Resource  
Board*  
1440 Lewis Avenue  
Billings, MT 59101  
406- 245-7256  
[chrb.fairhousing.com](http://chrb.fairhousing.com)

*Montana Fair Housing*  
1280 South Third Street West  
Ste. B  
Missoula, MT 59801  
406- 542-2611; Fax 406- 542-2235  
[fairhousing.montana.com](http://fairhousing.montana.com)

*Missouri Commission on Human Rights (G)  
Department of Labor and Industrial  
Relations*  
3315 West Truman Boulevard, Suite 212  
Jefferson City, MO 65109  
(314) 751-3325  
[crice01@mail.state.mo.us](mailto:crice01@mail.state.mo.us)

*Legal Aid of Western Missouri*  
920 Southwest Blvd.  
Kansas City, MO 64108  
816- 474-9868; Fax 816- 474-7575  
[mduffy@coop.crn.org](mailto:mduffy@coop.crn.org)

*State of Montana Human Rights  
Commission (G)*  
616 Helena Avenue  
Helena, MT 59624  
406- 444-2884  
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**Nebraska**

*Family Housing Advisory Services, Inc.*  
240 Lake Street  
Omaha, NE 68111  
402-934-6675 Fax 402-934-7928

*Fair Housing Center of Nebraska*  
2505 North 24th Street, Suite 219  
Omaha, NE 68110  
800-NOW-FAIR; Fax 402-934-7928  
[www.fhasinc.org](http://www.fhasinc.org)  
[jill@fhasinc.org](mailto:jill@fhasinc.org)

*Fair Housing Center of Nebraska*  
2505 North 24th Street, Suite 219  
Omaha, NE 68110  
800-NOW-FAIR; Fax 402-934-7928  
[www.fhasinc.org](http://www.fhasinc.org)

**Nevada**

*Nevada Fair Housing Center, Inc.*  
2725 E. Desert Inn Road, Suite 180  
Las Vegas, NV 89121  
702-731-6095; Fax 702-731-6170  
[nfhc@worldnet.att.net](mailto:nfhc@worldnet.att.net)

*Silver State Fair Housing*  
P.O. Box 3935  
Reno, NV 89505  
775-324-0990/888-585-8634  
Fax 775-324-7507

**New Hampshire**

*The Fair Housing Project of New Hampshire Legal Assistance*  
1361 Elm St. #307  
Manchester, NH  
603-669-4960 x 214

**New Jersey**

*Fair Housing Council of Northern New Jersey*  
131 Main Street  
Hackensack, NJ 07601  
201-489-3552 Fax 201-489-8472  
[fhcnj@bellatlantic.net](mailto:fhcnj@bellatlantic.net)

*Monmouth County Fair Housing Board (G)*  
Hall of Records Annex  
One East Main Street  
Freehold, NJ 07728  
732-431-6426; Fax 732-308-2995  
[mgilmore@monmouthplanning.com](mailto:mgilmore@monmouthplanning.com)

*Housing Coalition of Central Jersey*  
100 Bayard Street, 3rd Floor  
New Brunswick, NJ 08901  
732) 249-9700; Fax 732-249-4121

*Fair Housing Council of Southern New Jersey*  
75 Cooper St., Suite 101  
Woodbury, NJ 08096  
609-848-2803

**New Mexico**

*Fair Housing Project  
Legal Aid Society of Albuquerque, Inc.*  
121 Tijeras Ave. NE, Suite 3100  
Albuquerque, NM 87102  
505-243-7871; Fax 505-842-9864

**New York**

*Fair Housing Council of Central New York*  
327 West Fayette Street, Suite 408  
Syracuse, NY 13202  
315-471-0420 Fax 315-471-0549  
[fhccny1@aol.com](mailto:fhccny1@aol.com)

*Long Island Housing Services*  
3900 Veterans Memorial Highway, Suite 251  
Bohemia, NY 11716  
631-467-5111 Fax 613-467-5131  
[Michelle@LIFairHousing.org](mailto:Michelle@LIFairHousing.org)

*Westchester Residential Opportunities, Inc.*  
470 Mamaroneck Avenue, Suite 410  
White Plains, NY 10605  
914-428-4507 Fax 914-428-9455  
[housinghelp@wroinc.org](mailto:housinghelp@wroinc.org)

*Asian Americans for Equality Fair Housing Center*  
40-34 Main Street, 2nd Floor  
Flushing, NY 11354  
718-539-7290; Fax 718-539-5706

**North Carolina**

*North Carolina Fair Housing Center*  
114 W. Parrish Street  
Durham, NC 27702  
919-667-0888 Fax 919-667-1558  
[sadams7943@aol.com](mailto:sadams7943@aol.com)  
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*Charlotte-Mecklenburg Community Relations Committee (G)*  
600 East Trade Street  
Charlotte, NC 28202  
704-336-2424  
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*City of Greensboro (G)*  
Fair Housing Division  
300 West Washington Street  
Greensboro, NC  
336-373-2038; Fax 336-373-2505  
[yamile.nazar@ci.greensboro.nc.us](mailto:yamile.nazar@ci.greensboro.nc.us)

*Fair Housing Enforcement Project*  
80 St. Paul Street, Suite 700  
Rochester, NY 14604  
585-325-2500 Fax 585-325-2559  
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*Housing Opportunities Made Equal, Inc.*  
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Buffalo, NY 14202  
716-854-1400 Fax 716-854-1140  
[sgehl@homeny.org](mailto:sgehl@homeny.org)  
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*ARISE, Inc.*  
501 E. Fayette Street  
Syracuse, NY 13202  
315-472-3171; Fax 315-472-9252

*Anti-Discrimination Center of Metro New York, Inc.*  
299 Broadway, Suite 1820  
New York, NY 10007  
212-346-7600; Fax 212-346-7667  
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*Asheville NC Fair Housing Agency (G)*  
70 Count Plaza  
Asheville, NC 28802  
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*Durham Human Relations Commission (G)*  
101 City Hall Plaza  
Durham, NC 27701  
919-560-4107  
[dlove@ci.durham.nc.us](mailto:dlove@ci.durham.nc.us)

*Orange County Human Relations Commission (G)*  
P.O. Box 8181, 110 South Churton Street  
Hillsborough, NC 27278  
919-967-9251/732-8181 ext. 2250  
[ncs1411@interpath.com](mailto:ncs1411@interpath.com)

*North Carolina Human Relations  
Commission (G)*  
217 W. Jones Street  
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Raleigh, NC 27699-1318  
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*Winston-Salem Human Relations  
Commission (G)*  
2301 North Patterson Avenue  
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919- 727-2429  
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*North Dakota Fair Housing Council*  
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Bismarck, ND 58501  
701-221-2530 Fax 701-221-9597  
[ndfhc2@btigate.net](mailto:ndfhc2@btigate.net)  
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**Ohio**  
*Fair Housing Advocates Association*  
520 South Main Street, Suite 2459  
Akron, OH 44311  
330-253-2450 Fax 330-996-4264  
[blacurr@aol.com](mailto:blacurr@aol.com)  
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*Fair Housing Contact Services*  
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Akron, OH 44308  
330-376-6191 Fax 330-376-8391  
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*Heights Community Congress*  
2163 Lee Road, Suite 107  
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216-321-6775 Fax 216-321-5074  
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*Housing Opportunities Made Equal, Inc.*  
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[elizabeth.brown@uwgc.org](mailto:elizabeth.brown@uwgc.org)  
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Commission (G)*  
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*Fair Housing Center of Toledo*  
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Toledo, OH 43604  
419-243-6163 Fax 419-243-3536  
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*Fair Housing Resource Center, Inc.*  
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[www.fairhousingresourcecenter.org](http://www.fairhousingresourcecenter.org)

*Miami Valley Fair Housing Center*  
21-23 East Babbitt Street  
Dayton, OH 45405  
937-223-6035 Fax 937-223-6279  
[jim.mccarthy@mvfairhousing.com](mailto:jim.mccarthy@mvfairhousing.com)  
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*The Housing Research and Advocacy Center*  
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Cleveland, OH 44144  
216-361-9240 Fax 216-426-1290  
[jdillman@thehousingcenter.org](mailto:jdillman@thehousingcenter.org)

*Cleveland Tenants Organization*  
2530 Superior Ave., 2nd Floor  
Cleveland, OH 44114  
216- 621-1571; 216- 363-5270  
Fax 216- 736-7924; 800- 750-0750  
[HN7096@HANDSNET.ORG](mailto:HN7096@HANDSNET.ORG)  
[little.nhlink.net/nhlink/housing/cto/cto.htm](http://little.nhlink.net/nhlink/housing/cto/cto.htm)

*Cuyahoga Plan of Ohio, Inc.*  
812 Huron Road, Suite 620  
Cleveland, OH 44115  
216- 621-4525; Fax 216- 621-5171  
[www.cuyahogaplan.org](http://www.cuyahogaplan.org)

*Ohio Civil Rights Commission (G)*  
1111 E. Broad St., Suite 301  
Columbus, OH 43205-1379  
614- 466-2785 / TTY: 614- 466-9353  
Fax 614- 644-8776

*The Housing Advocates, Inc.*  
3214 Prospect Ave. East  
East Cleveland, OH 44115  
216- 391-5444; Fax 216- 421-6149

*City of Parma Law Department (G)*  
6611 Ridge Road  
Parma, OH 44129-5593  
216- 885-8132  
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## **Oklahoma**

*Metropolitan Fair Housing Council of Greater Oklahoma City*  
1500 N.E. 4th Street, Suite 204  
Oklahoma City, OK 73117  
405-232-3247 Fax 405-232-5119  
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## **Oregon**

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1020 SW Taylor Street, Suite 700  
Portland, OR 97205  
503-223-8295 Fax 503-223-3396  
[fairhsor@teleport.com](mailto:fairhsor@teleport.com)  
[www.fhco.org](http://www.fhco.org)

*Ohio Fair Housing Congress*  
P.O. Box 7050  
Columbus, OH 43205  
614- 224-5409

*Housing Research and Advocacy Center*  
3631 Perkins Ave., 3rd Floor  
Cleveland Heights, OH 44118  
216- 361-9240; Fax 216- 426-1290  
[chip.metrostrategy@core.com](mailto:chip.metrostrategy@core.com)

*Dayton Human Relations Council (G)*  
130 West 2nd Street, Suite 730  
Dayton, OH 45402  
937- 228-5854

*City of Shaker Heights (G)*  
Fair Housing Review Board  
3400 Lee Road, Shaker Heights, OH 44120  
216- 491-1440  
[shakerlaw@stratos.net](mailto:shakerlaw@stratos.net)

*City of Sandusky Fair Housing*  
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Sandusky, OH 44870  
419-627-5703

*Oklahoma Human Rights Commission (G)*  
2101 North Lincoln, Room 480  
Oklahoma City, OK 73105  
405-521-3441  
[ohrc2@onenet.net](mailto:ohrc2@onenet.net)

*Southern Oregon Fair Housing Project*  
P.O. Box 10934  
Eugene, OR 97440  
541-342-7264  
[www.efn.org/~fairhous/](http://www.efn.org/~fairhous/)

**Pennsylvania***Fair Housing Council of Montgomery County*

105 East Glenside Avenue, Suite E  
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215-576-7711 Fax 215-576-1509

[fairhous@libertynet.org](mailto:fairhous@libertynet.org)

*Fair Housing Partnership of Greater Pittsburgh, Inc.*

2840 Liberty Avenue, Suite 205  
Pittsburgh, PA 15222

412-391-2535 Fax 412-391-2647

[peter@pittsburghfairhousing.org](mailto:peter@pittsburghfairhousing.org)

[www.pittsburghfairhousing.org/](http://www.pittsburghfairhousing.org/)

*Pennsylvania Human Relations Commission (G)*

Pennsylvania Place

301 Chestnut Street, Suite 300

Harrisburg, PA 17101-2702

717- 787-4410

[ltreaster@state.pa.us](mailto:ltreaster@state.pa.us)

[www.phrc.state.pa.us](http://www.phrc.state.pa.us)

*Housing Association of Delaware Valley*

1500 Walnut Street, Suite 601

Philadelphia, PA 19102

215- 545-6010; Fax 215- 790-9132

[info@hadv.org](mailto:info@hadv.org)

[www.hadv.org](http://www.hadv.org)

*York City Human Relations Commission (G)*

368 W. Princess Street

York, PA 17404

717-846-2926; Fax 717-845-4853

[cash@yorkcity.org](mailto:cash@yorkcity.org), [sseaton@yorkcity.org](mailto:sseaton@yorkcity.org)

*Housing Council of York, Inc.*

16 North George Street

York, PA 17401

717- 854-1541; Fax 717- 845-7934

**Rhode Island***Rhode Island Commission for Human Rights (G)*

10 Abbott Park Place

Providence, RI 02903-3768

401-277-2661

[RICHR@ids.net](mailto:RICHR@ids.net)

*Fair Housing Council of Suburban Philadelphia*

225 South Chester Road, Suite 1

Swarthmore, PA 19081

610-604-4411 Fax 610-604-4424

[berry@fhcsp.com](mailto:berry@fhcsp.com)

[www.fhcsp.com](http://www.fhcsp.com)

*Harrisburg Fair Housing Council*

2100 North 6th Street

P.O. Box 0089

Harrisburg, PA 17110-0089

717- 238-9540; Fax 717- 233-5001

[hfhc@pa.net](mailto:hfhc@pa.net)

*Lancaster Human Relations Commission (G)*

Fair Housing Program

225 West King Street

Lancaster, PA 17603

717- 299-7840

[mccloudw@co.lancaster.pa.us](mailto:mccloudw@co.lancaster.pa.us)

*Tenants' Action Group of Philadelphia*

21 South 12th Street, 12th Floor

Philadelphia, PA 19107

215- 575-0700; Fax 215- 575-0718

*The Human Relations Alliance*

P.O. Box 8075

Reading, PA 19601

610-373-4819

[www.hrapa.org](http://www.hrapa.org)

**South Carolina**

*South Carolina Human Affairs  
Commission (G)*  
2611 Forest Dr.  
Columbia, SC 29240  
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**South Dakota**

*North Dakota Fair Housing Council  
Serves North and South Dakota*  
533 Airport Road  
Bismarck, ND 58504  
701-221-2530 / 888- 265-0907  
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**Tennessee**

*Memphis Fair Housing Center*  
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Memphis, TN 38103  
901-432-4663 Fax 901-523-8822  
[jcobbins@malsi.org](mailto:jcobbins@malsi.org)

*West Tennessee Legal Services, Inc.*  
210 W. Main Street  
Jackson, TN 38302  
731-423-0616 Fax 731-423-2600  
[carol@wtls.org](mailto:carol@wtls.org)  
[www.wtls.org](http://www.wtls.org)

*Housing Opportunities Corporation*  
147 Jefferson Ave., #800  
Memphis, TN 38013  
901-526-2217

*Human Relations Commission of  
Nashville and Davidson County (G)*  
222 Third Ave. N., Suite 201  
Nashville, TN 37201  
615- 880-3370; Fax 615- 880-3373

**Texas**

*Austin Tenants' Council*  
1619 East Cesar Chavez Street  
Austin, TX 78702  
512-474-5444 Fax 512-474-0197  
[kathy@housing-rights.org](mailto:kathy@housing-rights.org)

*Human Relations Commission of Greenville  
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301 University Ridge, Suite 1600  
Greenville, SC 29601  
864-467-7095  
[gwong@greenvillecounty.org](mailto:gwong@greenvillecounty.org)  
[humanrelationsgc.org](http://humanrelationsgc.org)

*Tennessee Fair Housing Council*  
107 Music City Circle, Suite 318  
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*City of Knoxville (G)*  
Department of Community Development  
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*Tennessee Human Rights Commission (G)*  
530 Church St., Suite 400  
Nashville, TN 37243-0745  
615- 741-5825  
[www.state.tn.us/humanrights/](http://www.state.tn.us/humanrights/)

*Greater Houston Fair Housing Center*  
P.O. Box 292, 1900 Kane, Room 111  
Houston, TX 77001  
713-641-3247 Fax 713-862-0909  
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*Fair Housing Council of Greater San Antonio*  
4414 Centerview Drive, Suite 170  
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Austin, TX 78701  
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*Inclusive Communities Project*  
3301 Elm St.  
Dallas, TX 75226  
214-939-9237; Fax 214-939-9229  
[www.inclusivecommunities.net](http://www.inclusivecommunities.net)

*Border Fair Housing and Economic Justice Center*  
2017 Texas Avenue  
El Paso, TX 79901  
915- 351-2770

*City of Garland Fair Housing Office (G)*  
210 Carver St., Suite 202  
Garland, TX 75040  
972- 205-3300 / 972- 205-3316  
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## **Utah**

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Industrial Commission of Utah  
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*Vermont Human Rights Commission*  
135 State St., Drawer 33  
Montpelier, VT 05633  
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*Texas Commission on Human Rights (G)*  
6330 Highway 290 East, Suite 250  
Austin, TX 78723  
512- 437-3450  
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1500 Marilla Street, Room 1BN  
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*City of El Paso Fair Housing Education and Outreach Program (G)*  
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*Vermont Legal Aid, Inc.*  
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*Champlain Valley Office of Economic Opportunity*  
Fair Housing Project  
294 N. Winooski, Suite 108  
Burlington, VT 05401  
802- 864-3334, ext. 202 / 800- 287-7971  
Fax 802- 651-4179

*Vermont Legal Aid, Inc.*  
56 Main St., Ste. 301  
Springfield, VT 05156  
802-885-5181

### **Virginia**

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### **Washington**

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*Vermont Legal Aid, Inc.*  
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*Vermont Legal Aid, Inc.*  
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*Piedmont Housing Alliance*  
2000 Holiday Drive, Suite 200  
Charlottesville, VA 22901  
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*Fairfax County Human Rights Commission (G)*  
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1-800-300-7525 TTY (fax)  
Fax 360- 586-2282  
[www.hum.wa.gov](http://www.hum.wa.gov)

*King County (Washington) HRC Office of Civil Rights Enforcement (G)*  
516 Third Avenue, E 224  
King County Courthouse  
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[bailey.deiongh@metrokc.gov](mailto:bailey.deiongh@metrokc.gov)  
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### **Wisconsin**

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*Fair Housing Center of Northeast Wisconsin - Satellite Office*  
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*Fair Housing Council of Oregon*  
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Portland, OR 97205-2512  
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206- 684-4500; Fax 206- 684-4503  
[Barbara.Osinski@ci.seattle.wa.us](mailto:Barbara.Osinski@ci.seattle.wa.us)

*West Virginia Human Rights Commission (G)*  
1321 Plaza East, Rm. 106  
Charleston, WV 25301  
304-558-2616  
[wvhrc@wvnm.wvnet.edu](mailto:wvhrc@wvnm.wvnet.edu)

*Fair Housing Center of Greater Madison – Satellite Office*  
600 Williamson Street, Suite L4  
Madison, WI 53730  
608-257-0853 Fax 608-257-1445

*City of Racine Fair Housing Dept (G)*  
800 Center Street, Suite 118  
Racine, WI 53403  
262-636-9595; Fax 262-635-5347

**Wyoming**

*Wyoming Fair Housing Center, Inc.*

305 W. 1st Street

Casper, WY 82601

307-266-6362 Fax 307-232-9913

[wyfairhzng@wyoming.com](mailto:wyfairhzng@wyoming.com)

[www.wyfh.bizland.com](http://www.wyfh.bizland.com)

### **3. Sexual Assault-Focused Legal Assistance**

*\*list courtesy of Victim Rights Law Center*

#### **Iowa**

*Iowa CASA*

515 28th Street, Des Moines, IA 50312

515-244-7424

[www.iowacasa.org](http://www.iowacasa.org)

#### **Maryland**

*Sexual Assault Legal Institute*

P.O. Box 8782, Silver Spring, MD 20907

301-565-2277; Fax 301-565-3619

[www.mcasa.org](http://www.mcasa.org)

#### **Massachusetts**

*Victim Rights Law Center*

18 Tremont Street, Suite 902, Boston, MA 02108

617-399-6720

[www.victimrights.org](http://www.victimrights.org)

#### **Pennsylvania**

*Crime Victims Law Project, Delaware County*

*Women Against Rape*

204 South Avenue, Media, PA 19063

610-566-4342; Fax 610-566-6896

## **B. Sexual Assault Resources**

### **1. National Sexual Assault Organizations**

*National Sexual Violence Resource Center*  
Provides information, research and emerging policy on sexual violence intervention and prevention; extensive on-line library and customized technical assistance

<http://www.nsvrc.org>

*Rape, Abuse, and Incest National Network*

24-hour national phone and online hotlines

1.800.656.HOPE

[www.rainn.org](http://www.rainn.org)

## 2. Statewide Coalitions

*\*for the most recent list, visit*

<http://www.nsvrc.org/resources/orgs/coalitions/index.html>

### *Alabama Coalition Against Rape*

PO Box 4091, Montgomery, AL 36102

334-264-0123; 888-725-7273

Fax 334-264-0128

[acar@acar.org](mailto:acar@acar.org)

<http://www.acar.org/main.asp>

### *Arizona Sexual Assault Network*

333 West Indian School Road, 2nd Floor

Phoenix, AZ 85013

480-814-1400; Fax 480-814-0373

[info@azsan.org](mailto:info@azsan.org)

<http://www.azsan.org>

### *California Coalition Against Sexual Assault*

1215 K Street, Suite 1100

Sacramento, CA 95814

916-446-2520; Fax 916-446-8166

[info@calcasa.org](mailto:info@calcasa.org)

<http://www.calcasa.org/>

### *Connecticut Sexual Assault Crisis Services*

96 Pitkin Street, East Hartford, CT 06108

860-282-9881; 888-999-5545

Fax 860-291-9335

[info@connsacs.org](mailto:info@connsacs.org)

<http://www.connsacs.org/>

### *District of Columbia Rape Crisis Center*

PO Box 34125

Washington, DC 20043

202-232-0789; Fax 202-387-3812

[dcrcc@dcrcc.org](mailto:dcrcc@dcrcc.org)

[www.dcrcc.org/](http://www.dcrcc.org/)

### *Georgia Network to End Sexual Assault*

131 Ponce De Leon Avenue, Suite 122

Atlanta, GA 30308

404-815-5261; Fax 404-815-5265

[gnesa@mindspring.com](mailto:gnesa@mindspring.com)

<http://www.gnesa.com/>

### *Alaska Network on Domestic Violence and Sexual Assault*

130 Seward Street, Suite 214

Juneau, AK 99801

907-586-3650; Fax 907-463-4493

[info@andvsa.org](mailto:info@andvsa.org)

[www.andvsa.org](http://www.andvsa.org)

### *Arkansas Coalition Against Sexual Assault*

215 North East Avenue

Fayetteville, AR 72701

479-527-0900; Fax 479-527-0902

[acasa@sbcglobal.net](mailto:acasa@sbcglobal.net)

<http://www.acasa.ws/>

### *Colorado Coalition Against Sexual Assault*

PO Box 300398, Denver, CO 80203

303-861-7033; 877-372-2272

Fax 303-832-7067

[info@ccasa.org](mailto:info@ccasa.org)

<http://www.ccasa.org/>

### *CONTACT Delaware*

*Sexual Assault Network of Delaware*

PO Box 9525

Wilmington, DE 19809

302-761-9800; Fax 302-761-4280

<http://www.contactdelaware.org/>

### *Florida Council Against Sexual Violence*

1311 North Paul Russell Road, Suite A 204

Tallahassee, FL 32301

850-297-2000; 888-956-7273

Fax 850-297-2002

[fcasv@nettally.com](mailto:fcasv@nettally.com)

<http://www.fcasv.org/>

### *Hawaii Coalition for the Prevention of Sexual Assault*

PO Box 10596

Honolulu, HI 96816

808-733-9038; Fax 808-733-9032

[catalst@aloha.net](mailto:catalst@aloha.net)

*Idaho Coalition Against Sexual and Domestic Violence*  
300 East Mallard Drive, Suite 130  
Boise, ID 83706  
208-384-0419; Fax 208-331-0687  
[domvio@mindspring.com](mailto:domvio@mindspring.com)  
<http://www.idvsa.org/>

*Indiana Coalition Against Sexual Assault*  
55 Monument Circle, Suite 1224  
Indianapolis, IN 46204  
317-423-0233; 800-691-2272  
Fax 317-423-0237  
[incasa@incasa.org](mailto:incasa@incasa.org)  
<http://www.incasa.org>

*Kansas Coalition Against Sexual and Domestic Violence*  
634 SW Harrison  
Topeka, KS 66603  
785-232-9784; Fax 785-266-1874  
[coalition@kcsdv.org](mailto:coalition@kcsdv.org)  
<http://www.kcsdv.org/>

*Louisiana Foundation Against Sexual Assault*  
1250 SW Railroad Avenue, Suite 170  
Hammond, LA 70403  
985-345-5995; Fax 985-345-5592  
[resource@lafasa.org](mailto:resource@lafasa.org)  
<http://www.lafasa.org/>

*Maryland Coalition Against Sexual Assault*  
1517 Governor Ritchie Highway, Suite 207  
Arnold, MD 21012  
410-974-4507; 800-983-7273  
Fax 410-757-4770  
[info@mcasa.org](mailto:info@mcasa.org)  
<http://www.mcasa.org/>

*Michigan Coalition Against Domestic and Sexual Violence*  
3893 Okemos Road, Suite B2  
Okemos, MI 48864  
517-347-7000; Fax 517-347-1377  
[general@mcadsv.org](mailto:general@mcadsv.org)  
[www.mcadsv.org/](http://www.mcadsv.org/)

*Illinois Coalition Against Sexual Assault*  
100 North 16th Street  
Springfield, IL 62703  
217-753-4117; Fax 217-753-8229  
[sblack@icasa.org](mailto:sblack@icasa.org)  
<http://www.icasa.org/>

*Iowa Coalition Against Sexual Assault*  
515 28th Street, Suite 107  
Des Moines, IA 50312  
515-244-7424; 800-284-7821  
Fax 515-244-7417  
[www.iowacasa.org/](http://www.iowacasa.org/)

*Kentucky Association of Sexual Assault Programs, Inc.*  
PO Box 4028  
83 C. Michael Davenport Boulevard  
Frankfort, KY 40604  
502-226-2704; 866-375-2727  
Fax 502-226-2725  
[www.kasap.org/](http://www.kasap.org/)

*Maine Coalition Against Sexual Assault*  
83 Western Avenue, Suite 2  
Augusta, ME 04330  
207-626-0034; 800-871-7741  
Fax 207-626-5503  
[info@mecasa.org](mailto:info@mecasa.org)  
<http://www.mecasa.org/>

*Massachusetts Coalition Against Sexual Assault and Domestic Violence*  
*Jane Doe, Inc.*  
14 Beacon Street, Suite 507  
Boston, MA 02108  
617-248-0922; Fax 617-248-0902  
[info@janedoe.org](mailto:info@janedoe.org)  
<http://www.janedoe.org/>

*Minnesota Coalition Against Sexual Assault*  
161 St. Anthony Avenue, Suite 1001  
St. Paul, MN 55103  
651-209-9993; 800-964-8847  
Fax 651-209-0899  
<http://www.mncasa.org/>

*Mississippi Coalition Against Sexual Assault*  
PO Box 4172  
Jackson, MS 39296  
601-948-0555; 888-987-9011  
Fax 601-948-0525

*Montana Coalition Against Domestic and Sexual Violence*  
32 South Ewing, Suite 108  
Helena, MT 59601  
406-443-7794; 888-404-7794  
Fax 406-443-7818  
[mcadsv@mt.net](mailto:mcadsv@mt.net)  
[www.mcadsv.com/](http://www.mcadsv.com/)

*Nevada Coalition Against Sexual Violence*  
741 Veteran's Memorial Drive  
Las Vegas, NV 89101  
702-384-1005; Fax 702-383-3385  
<http://www.ncasv.org/>

*New Jersey Coalition Against Sexual Assault*  
2333 Whitehorse Mercerville Road, Suite B  
Trenton, NJ 08619  
609-631-4450; 800-601-7200  
Fax 609-631-4453  
[mail@njcasa.org](mailto:mail@njcasa.org)  
<http://www.njcasa.org/home.htm>

*New York State Coalition Against Sexual Assault*  
63 Colvin Avenue, Albany, NY 12206  
518-482-4222; 877-739-0714  
Fax 518-482-4248  
[info@nyscasa.org](mailto:info@nyscasa.org)  
<http://www.nyscasa.org/>

*North Dakota Council on Abused Women's Services*  
*Coalition Against Sexual Assault in North Dakota*  
418 East Rosser Avenue, # 320  
Bismarck, ND 58501  
701-255-6240; 888-255-1904  
Fax 701-255-1904  
<http://ndcaws.org>

*Missouri Coalition Against Domestic and Sexual Violence*  
718 East Capitol Avenue  
Jefferson City, MO 65101  
573-636-8776; Fax 573-636-6613  
[mocadsv@mocadsv.org](mailto:mocadsv@mocadsv.org)  
<http://mocasa.missouri.org/>  
*Nebraska Domestic Violence Sexual Assault Coalition*  
825 M Street, Suite 404  
Lincoln, NE 68508  
402-476-6256; Fax 402-476-6806  
[info@ndvsac.org](mailto:info@ndvsac.org)  
[www.ndvsac.org/index.html](http://www.ndvsac.org/index.html)

*New Hampshire Coalition Against Domestic and Sexual Assault*  
PO Box 353, Concord, NH 03302  
603-224-8893; Fax 603-228-6096  
[www.nhcadsv.org](http://www.nhcadsv.org)

*New Mexico Coalition of Sexual Assault Programs*  
3909 Juan Tabo Boulevard, NE, Suite 6  
Albuquerque, NM 87111  
505-883-8020; 888-883-8020  
Fax 505-883-7530  
[nmcaas@swcp.com](mailto:nmcaas@swcp.com)  
<http://www.swcp.com/nmcsaas/about.html>

*North Carolina Coalition Against Sexual Assault*  
183 Windchime Court, Suite 100  
Raleigh, NC 27615  
919-870-8881; 888-737-2272  
Fax 919-870-8828  
[nccasa@nccasa.org](mailto:nccasa@nccasa.org)  
[www.nccasa.org/](http://www.nccasa.org/)

*Oklahoma Coalition Against Domestic Violence and Sexual Assault*  
3815 North Santa Fe Avenue, # 124  
Oklahoma City, OK 73118  
405-524-0700; Fax 405-524-0711  
[ocdvsa@swbell.net](mailto:ocdvsa@swbell.net)  
[www.ocadvsa.org/](http://www.ocadvsa.org/)

*Oregon Coalition Against Domestic and Sexual Violence*

380 SE Spokane Street, Suite 100  
Portland, OR 97202  
503-230-1951; 800-622-3782  
Fax 503-230-1973

[www.ocadsv.com/](http://www.ocadsv.com/)

*Rhode Island Sexual Assault Coalition Day One*

300 Richmond Street, Suite 205  
Providence, RI 02903  
401-421-4100; Fax 401-454-5565

[info@dayoneri.org](mailto:info@dayoneri.org)

<http://www.dayoneri.org/>

*South Dakota Coalition Against Domestic Violence and Sexual Assault*

PO Box 141, Pierre, SD 57501  
605-945-0869; 1-800-572-9196  
Fax 605-945-0870

[Co-direct.sdc@midconetwork.com](mailto:Co-direct.sdc@midconetwork.com)

[www.southdakotacoalition.org](http://www.southdakotacoalition.org)

*Tennessee Coalition Against Domestic and Sexual Violence*

PO Box 120972  
Nashville, TN 37212  
615-386-9406; Fax 615-383-2967

[tcadsv@tcadsv.org](mailto:tcadsv@tcadsv.org)

[www.tcadsv.org/](http://www.tcadsv.org/)

*Utah Coalition Against Sexual Assault*

284 West 400 North  
Salt Lake City, UT 84103  
801-746-0404; 888-421-1100  
Fax 801-746-2929

[info@ucasa.org](mailto:info@ucasa.org)

<http://www.ucasa.org/home.html>

*Virginia Sexual and Domestic Violence Action Alliance*

1010 North Thompson Street, Suite 202  
Richmond, VA 23230  
804-377-0335; 800-838-8238  
Fax 804-377-0339

<http://www.vadv.org/>

*Pennsylvania Coalition Against Rape*

125 North Enola Drive  
Enola, PA 17025  
717-728-9740; 800-692-7445  
Fax 717-728-9781

<http://www.pcar.org/>

*South Carolina Coalition Against Domestic Violence and Sexual Assault*

PO Box 7776  
Columbia, SC 29202  
803-256-2900; 800-260-9293  
Fax 803-256-1030

[www.sccadvasa.org/](http://www.sccadvasa.org/)

*South Dakota Network Against Family and Domestic Violence*

4513 Guest Road  
Rapid City, SD 57702  
605-863-1164; 800-670-3989  
Fax 605-718-0747

[verlaine@rapidnet.com](mailto:verlaine@rapidnet.com)

[www.sdnafvsa.com](http://www.sdnafvsa.com)

*Texas Association of Against Sexual Assault*

6200 La Calma Drive, Suite 110  
Austin, TX 78752  
512-474-7190; 888-918-2272  
Fax 512-474-6490

[taasa@taasa.org](mailto:taasa@taasa.org)

<http://www.taasa.org/>

*Vermont Network Against Domestic Violence and Sexual Assault*

PO Box 405  
Montpelier, VT 05601  
802-223-1302; Fax 802-223-6943

[vtnetwork@vnetwork.org](mailto:vtnetwork@vnetwork.org)

<http://www.vtnetwork.org/>

*Washington Coalition of Sexual Assault Programs*

2415 Pacific Avenue SE, # 10-C  
Olympia, WA 98501  
360-754-7583; Fax 360-786-8707

[www.wcsap.org/](http://www.wcsap.org/)

*West Virginia Foundation for Rape  
Information and Services*  
112 Braddock Street  
Fairmont, WV 26554  
304-366-9500; Fax 304-366-9501  
[fris@labs.net](mailto:fris@labs.net)  
<http://www.fris.org/>

*Wyoming Coalition Against Domestic  
Violence and Sexual Assault*  
PO Box 236, Laramie, WY 82073  
307-755-5481; 800-990-3877  
Fax 307-755-5482  
[wyoingcoalition@qwest.net](mailto:wyoingcoalition@qwest.net)

*Wisconsin Coalition Against Sexual Assault*  
600 Williamson Street, Suite N-2  
Madison, WI 53703  
608-257-1516; Fax 608-257-2150  
[wcasa@wcasa.org](mailto:wcasa@wcasa.org)  
<http://www.wcasa.org/>

### **3. Resources for Native American Communities**

*\*for the most current information, visit*

<http://www.nsvrc.org/resources/orgs/native.html>

*Mending the Sacred Hoop: S.T.O.P.  
Violence Against Indian Women  
Technical Assistance Project*  
202 East Superior Street  
Duluth, MN 55802  
218-722-2781; 888-305-1650  
Fax 218-722-5775  
[www.msh-ta.org](http://www.msh-ta.org)

*Sacred Circle: National Resource Center to  
End Violence Against Native Women*  
722 St. Joseph Street  
Rapid City, SD 57701  
877-733-7623; Fax 605-341-2472  
<http://www.scared-circle.com>

*National Indian Child Welfare Association*  
5100 SW Macadam Avenue, Suite 300  
Portland, OR 97201  
503-222-4044; Fax 503-222-4007  
<http://www.nicwa.org/>

#### **4. Resources for Multicultural Communities**

*\* for the most current information, visit*

<http://www.nsvrc.org/resources/orgs/cultural.html>

*National Organization of Sisters of Color  
Ending Sexual Assault*  
P.O. Box 625, Canton, CT 06019  
860-693-2031; Fax 860-693-2031  
[www.sisterslead.org](http://www.sisterslead.org)

*Incite! Women of Color Against Violence*  
PO Box 6861  
Minneapolis, MN 55406  
415-553-3837  
<http://www.incite-national.org/>

*Arte Sana (Art Heals)*  
PO Box 1334  
Dripping Springs, TX 78620  
512-858-4069; Fax 512-858-4069  
(prior notification requested for fax)

*Women of Color Network*  
6400 Flank Drive, Suite 1300  
Harrisburg, PA 17112  
800-537-2238; TTY 800-553-2508  
Fax 717-545-9456  
[wocn@pcadv.org](mailto:wocn@pcadv.org)

#### **5. Resources for People with Disabilities**

*\* for the most current information, visit*

<http://www.nsvrc.org/resources/orgs/deaf.html>

*Abused Deaf Women's Advocacy Services*  
2627 Eastlake Avenue  
East Seattle, WA 98102-3213  
TTY: 206-726-0093  
24 Hour Crisis Line: 206-236-3134  
Fax 206-726-0017  
<http://www.adwas.org/>

#### **6. Resources for LGBT Community**

*\* for the most current information, visit*

<http://www.nsvrc.org/resources/orgs/lgbt.html>

*Community United Against Violence*  
170 A Capp St.  
San Francisco, CA 94110  
415-777-5500; Fax 415-777-5565  
24-hour crisis line: 415-333-4357  
[www.cuav.org](http://www.cuav.org)

*National Coalition of Anti-Violence  
Programs*  
240 West 35th Street, Suite 200  
New York, NY 10001  
212-714-1184; Fax 212-714-2627

#### **7. Resources for Immigrants and Refugees**

*Legal Momentum Immigrant Women Program*  
1522 K St., NW, Suite 550  
Washington, DC 20005  
202-326-0040; Fax 202-589-0511  
[iwp@legalmomentum.org](mailto:iwp@legalmomentum.org)  
<http://www.legalmomentum.org>

*National Network to End Violence Against  
Immigrant Women*  
[www.immigrantwomennetwork.org](http://www.immigrantwomennetwork.org)

**8. Resources for Male Victims**

*\*for the most current information visit*

<http://www.nsvrc.org/resources/orgs/male.html>

*National Organization on Male Sexual Victimization*

PMB 103, 5505 Connecticut Avenue, NW

Washington, DC 20015-2601

1-800-738-4181

[www.malesurvivor.org](http://www.malesurvivor.org)

## IV. Appendix: Copy of Survey and Letter

Dear Colleagues:

I am writing to invite your participation in a brief survey concerning rape and sexual assault of tenants by landlords or other property owners or managers.

We are concerned that sexual violence may be contributing to homelessness and restricting access to housing for low-income individuals. Therefore, we are seeking to gather additional information about the extent of landlord sexual assault and rape of tenants so that legal and social service providers as well as advocates can work together to better address the problem.

This brief survey consists of 13 questions and will likely take only 10 to 15 minutes to complete. The questions ask about information from the last year; however, if it is easier for your organization to use information from 2004, please do so and indicate it on the survey. When a question calls for a number, please estimate. Feel free to have more than one individual within your organization complete the survey and/or to submit more than one completed survey if doing so will more accurately represent the services your organization provides. We will keep your responses confidential.

Please feel free to distribute this survey to other organizations or colleagues in the field. We are seeking to include responses from around the country that reflect the experiences of tenants from all backgrounds. The deadline is January 31, 2006. Please return the survey via email, fax, or mail to the address below. I have attached the survey in a word document and also pasted it below.

Thank you in advance for your help. If you would like to receive a copy of the results, please include an email address at the end of the survey. Please do not hesitate to contact me if you have any questions or comments. I can be reached at [tkeeley@nlchp.org](mailto:tkeeley@nlchp.org) or at (202) 638-2535 ext 205.

Theresa M. Keeley  
Women's Law and Public Policy Fellow/Staff Attorney  
National Law Center on Homelessness and Poverty  
Domestic Violence Program  
1411 K. St., N.W.  
Suite 1400  
Washington, D.C. 20005  
(202) 638-2535, Ext 205  
[tkeeley@nlchp.org](mailto:tkeeley@nlchp.org)

## **SURVEY OF LANDLORD SEXUAL ASSAULT AND/OR RAPE OF TENANTS**

1. Which of the following services does your organization provide? (Check all that apply.)

- Crisis hotline
- Individual Counseling
- Support groups or group counseling
- Hospital/medical accompaniment
- Criminal court accompaniment
- Criminal legal advocacy
- Civil legal advocacy
- Emergency or other shelter
- Prevention education/community education
- Other. Please describe. \_\_\_\_\_

2. Please describe the community your organization serves.

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

**\*\*\*Throughout the survey, the term “landlord” also includes property owner and property manager. If an individual contacted your organization on someone else’s behalf, please use the information about the victim/survivor. Please also use your state/territory’s definitions of sexual assault and/or rape.\*\*\***

3. What was the most common way an individual contacted your organization regarding a sexual assault or rape by a landlord? (Rank in order, with one being the most common way.)

	Women	Men
Crisis hotline	_____	_____
Individual Counseling	_____	_____
Support groups or group counseling	_____	_____
Hospital/medical accompaniment	_____	_____
Criminal court accompaniment	_____	_____
Civil legal advocacy	_____	_____
Criminal legal advocacy	_____	_____
Emergency or other shelter	_____	_____
Prevention education/community education	_____	_____
Other. Please describe. _____		

4. During the last year, about how many people contacted your organization because the landlord sexually assaulted or raped him or her?

	Women	Men
0	_____	_____
1-5	_____	_____
6-10	_____	_____

11-20 \_\_\_\_\_  
 21-35 \_\_\_\_\_  
 36-50 \_\_\_\_\_  
 51+ \_\_\_\_\_

5. How many of these individuals were

	# of women	# of men
Living alone	_____	_____
Living with spouse, partner, or in a romantic relationship	_____	_____
Single parent living with their children	_____	_____
Living with spouse or intimate partner and that person's children	_____	_____
Living with non-intimate family members	_____	_____
Living with one or more non-intimate household members	_____	_____
Don't know the living situation	_____	_____
Other. Please describe. _____		

6. About how many of the individuals lived in a

	# of women	# of men
Building where the individual also worked (farmworker or domestic worker)	_____	_____
Room in landlord's home with landlord living there	_____	_____
Building of 2-10 units	_____	_____
Building of 11-20 units	_____	_____
Building of 21-50 units	_____	_____
Building of 51-100 units	_____	_____
Building of 100+ units	_____	_____
Don't know	_____	_____
Other. Please describe. _____		

7. About how many of the individuals lived in

	# of women	# of men
Public housing	_____	_____
Section 8 housing (voucher)	_____	_____
Project based housing	_____	_____
Government-subsidized housing, but specific kind unknown	_____	_____
Emergency or transitional housing	_____	_____

8. About how many individuals indicated that before the sexual assault or rape,

	# of women	# of men
Landlord refused to make the living space safe, despite the tenant's request (working locks/windows, heat/hot water, repairs, etc.)	_____	_____
Landlord propositioned them sexually, such as asking for sexual favors in exchange for rent or a lower rent payment	_____	_____
Landlord stalked them	_____	_____
Landlord engaged in unwanted sexual contact	_____	_____
Don't know/did not indicate	_____	_____

Other. Please describe: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

9. About how many individuals said they had been sexually assaulted or raped by the landlord more than once?

	# of women	# of men
Sexually assaulted more than once	_____	_____
Raped more than once	_____	_____

10. As a result of the sexual assault or rape, about how many individuals indicated that they

	# of women	# of men
Reported the incident to the police/law enforcement	_____	_____
Moved out	_____	_____
Wanted to move out, but had nowhere else to go	_____	_____
Wanted to move out, but could not terminate the lease without financial penalty	_____	_____
Stopped paying rent, resulting in an eviction	_____	_____
Stopped paying rent, not resulting in eviction	_____	_____
Were evicted for reasons unrelated to the failure to pay rent	_____	_____
Felt some other kind of retaliation	_____	_____
Please describe. _____		

Other \_\_\_\_\_  
 Please describe. \_\_\_\_\_  
 \_\_\_\_\_

11. About how many individuals said they knew or had heard that a

	# of women	# of men
<u>Current</u> tenant had a similar experience with the <u>same</u> person	_____	_____
<u>Former</u> tenant had a similar experience with the <u>same</u> person	_____	_____
<u>Current</u> tenant had a similar experience with a <u>different</u> person	_____	_____
Please describe. _____		

Former tenant had a similar experience with a different person \_\_\_\_\_  
 Please describe. \_\_\_\_\_  
 \_\_\_\_\_

12. About how many of the individuals identified themselves as

	# of women	# of men
Having one or more disabilities	_____	_____
Please describe. _____		
_____		
Lesbian, gay, bisexual, transgender	_____	_____
Immigrant/refugee	_____	_____
Tribal member: Native American, Native Hawaiian, or Alaskan native	_____	_____
Other	_____	_____
Don't know/did not ask	_____	_____

More than one of these categories

Please describe. \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

13. Thinking about the geographic area your organization serves, what resource do you most wish existed for tenants who have been sexually assaulted and/or raped by their landlords?

14. Comments

15. Email address (if you would like to receive the results of the survey)

\_\_\_\_\_

Name of organization, business mailing address, business phone number

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**Thank you!**

**Please return by January 31, 2006 to**

Terri Keeley

National Law Center on Homelessness and Poverty

Email: [tkeeley@nlchp.org](mailto:tkeeley@nlchp.org)

Fax (202) 628-2737

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Washington, D.C. 20005

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<sup>1</sup> *Report by the Special Rapporteur on Adequate Housing as a Component of the Right to an Adequate Standard of Living, and on the Right to Non-Discrimination*, U.N. Commission on Human Rights, 62nd Sess., Agenda Item 10, U.N. Doc. E/CN.4/2006/118 (2006).

<sup>2</sup> For a discussion of how adequate housing under human rights law includes security of tenure, availability of services, materials, facilities and infrastructure, affordability, habitability, accessibility, location, and cultural adequacy, see National Law Center on Homelessness and Poverty and Centre on Housing Rights and Evictions, “Housing Rights for All: Promoting and Defending Housing Rights in the United States: A Resource Manual on International Law and the Human Right to Adequate Housing ” 43-44 (2005).

<sup>3</sup> Throughout this manual, the term “sexual assault advocates” refers to sexual assault counselors, advocates, and others who provide services and support to victims of sexual assault.

<sup>4</sup> In assuming that a tenant may be more likely to turn to a rape crisis center rather than a legal services provider for help, the survey did not assume that all tenants turn somewhere for help. Instead, individuals face barriers exist to obtaining assistance from rape crisis centers as well, such as lack of information or awareness about available services, fear, self-blame, shame, and social stigma.

<sup>5</sup> Generous advocates informed the author that they sent the survey to the following listserves: ABA domestic violence, VAWA housing, fair housing advocates, state/territory sexual assault coalitions, and allied national organizations. The author wishes to thank Jessica Mindlin, Attorney at Law, and Cathy Nardo, Information Specialist, National Sexual Violence Resource Center, among others.

<sup>6</sup> Not all numbers total 100.0% because individual percentages have been rounded to the nearest tenth of a percent. The surveys were from the following states: AR(1); CA(6); CT(2); DE(2); GA(1); IL(3); IN(1); IA(2); KS(2); KY(3); MD(1); MA(1); MI(2); MN(2); NM(3); NY(5); NC(5); ND(1); OH(5); OK(4) ; OR(15); PA(12); SC(1); TN(3); TX(17); VT(3); VA(6); WA(2); WI(1).

<sup>7</sup> Several organizations provided estimates regarding the number of individuals who contacted their organizations. For purposes of clarity, the responses were only included when the measurement called for ranges. Additionally, one organization indicated that two women reported being sexually assaulted or raped by maintenance staff. Because no other organization responded with this type of complaint, it was not included in the overall numbers.

<sup>8</sup> As one advocate explained, “In the past couple of years, I cannot recall any landlord tenant sexual assault. However, I have been aware of it in the past and [am] 100% certain it is going on now.”

<sup>9</sup> One advocate noted: “This is an issue that has not been reported to us. I am sure sexual assaults by landlords are occurring, we just haven’t heard about it.” Another said, “I’m sure this has happened in our community, we just haven’t had anyone report.”

<sup>10</sup> Under this classification system, landlords could fall under the “acquaintance” category.

<sup>11</sup> Callie Marie Rennison, Bureau of Justice Statistics, “Rape and Sexual Assault: Reporting to Police and Medical Attention, 1992-2000” 1 (NCJ 194530, Aug. 2002).

<sup>12</sup> For a discussion of the characteristics of rural communities that may deter reporting, see National Sexual Violence Resource Center, “Unspoken Crimes: Sexual Assault in Rural America” (2003). For a discussion of reporting and record-keeping of sexual assaults among Native women as well as a discussion of the problem in light of “historical treatment of native populations, jurisdictional problems and the prevalence of violence,” see National Sexual Violence Resource Center, “Sexual Assault in Indian Country: Confronting Sexual Violence” (2000).

<sup>13</sup> This figure includes the 22.4% of women who reported being single parents living with their children and the 2.6% of women who reported living with a spouse or intimate partner and that person’s children.

<sup>14</sup> The numbers in the chart are in response to the following question: How many of these individuals were living alone; living with spouse, partner, or in a romantic relationship; a single parent living with their children; living with spouse or intimate partner and that person’s children; living with non-intimate family members; living with one or more non-intimate household members; don’t know the living situation; or other? For the survey in its entirety, see the Appendix.

<sup>15</sup> “Don’t know” also includes any blank answers.

<sup>16</sup> The numbers in the chart are in response to the following question: As a result of the sexual assault or rape, about how many individuals indicated that they: reported the incident to the police/law enforcement; moved out; wanted to move out, but had nowhere else to go; wanted to move out, but could not terminate the lease without financial penalty; stopped paying rent, resulting in an eviction; stopped paying rent, not resulting in eviction; were evicted for reasons unrelated to the failure to pay rent; felt some other kind of retaliation; or other?

<sup>17</sup> Pennsylvania Coalition Against Rape, *Sexual Violence and Homelessness*, 3 Technical Assistance Bulletin, at 1 (Mar. 2006), available at <http://pcar.org/resources/bulletins/Winter%202006%20TAB.pdf>.

<sup>18</sup> The numbers in the chart are in response to the following question: About how many of the individuals lived in public housing; Section 8 housing (voucher); project based housing; government-subsidized housing, but specific kind unknown; or emergency or transitional housing?

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<sup>19</sup> National Low Income Housing Coalition, “Out of Reach 2005” 4 (2005), *available at* <http://www.nlihc.org/oor2005/>.  
<sup>20</sup> *Id.*

<sup>21</sup> By contrast, none of the men who reported sexual assault or rape were single parents. Three men lived alone, three lived with roommates, and two lived with a spouse, partner, or someone with whom they had a romantic relationship. The ninth man’s living situation was not reported.

<sup>22</sup> Although not contained in survey responses, sexual assault advocates have indicated that when some tenants have reported a landlord’s sexual assault or rape, police or law enforcement have instead charged tenants with engaging in prostitution.

<sup>23</sup> There were no reports of men who worked and lived at their place of employment and who are also immigrants or refugees.

<sup>24</sup> A discussion of deportation or other risks immigrants and refugees may face is beyond the scope of this manual.

<sup>25</sup> Newspapers abound with examples of repeat offender landlords. *See, e.g.,* Frederick Melo, *Suit Says Landlord Demanded Sex from Renters: Building Owner Denies Government Claims that He Evicted Women for Refusing Advances*, ST. PAUL PIONEER PRESS, Dec. 20, 2005, *available at* 2005 WLNR 20536962 (describing Department of Justice lawsuit against owner of seven properties for evicting female tenants unless they accepted his demands for sexual favors and noting that three other female tenants separately sued the landlord for sexually assaulting them); Mark Morris, *Tenants Win \$1.1 Million in Sex Case; Landlord Preyed on Vulnerable Women*, KAN. CITY STAR, May 14, 2004, at 1, *available at* 2004 WL 78445856. (describing jury’s award against a landlord for sexually harassing eleven young female tenants over the period of a decade); *Landlord Pays \$100,000 to Settle Justice Department Housing Bias, Sexual Discrimination Lawsuit*, STATES NEWS SERV., Apr. 19, 2004, at A4, *available at* 2004 WL 76674824 (noting landlord’s settlement to pay \$92,500 to 13 tenants and \$7,500 in civil penalties to the federal government).

<sup>26</sup> The numbers in the chart are in response to the following question: About how many individuals said they knew or had heard that a current tenant had a similar experience with the same person; a former tenant had a similar experience with the same person; a current tenant had a similar experience with a different person; or a former tenant had a similar experience with a different person?

<sup>27</sup> Regina Cahan, Comment, *Home is No Haven: An Analysis of Sexual Harassment in Housing*, 1987 WIS. L. REV. 1061,1061 (1987).

<sup>28</sup> The numbers are in response to the following question: About how many of the individuals lived in a building where the individual also worked (farmworker or domestic worker); a room in landlord’s home with landlord living there; a building of 2-10 units; a building of 11-20 units; a building of 21-50 units; a building of 51-100 units; a building of 100+ units; don’t know; or other?

<sup>29</sup> “Don’t know” also includes any blank answers.

<sup>30</sup> Jodie Mozdzer, *Man Pleads No Contest*, Hartford Courant, Aug. 4, 2006, *available at* 2006 WNR 13471966 (describing how a man charged with sexually assaulting five boys and a girl, ages 7 to 12, was the landlord to some of the children and how he threatened to evict the families if the parents went to the police).

<sup>31</sup> The numbers are in response to the following question: About how many of the individuals identified themselves as having one or more disabilities; lesbian, gay, bisexual, or transgender; immigrant or refugee; tribal member: Native American, Native Hawaiian, or Alaskan native; other; don’t know/did not ask; or more than one of these categories?

<sup>32</sup> Although outreach was done to organizations that serve individuals with disabilities, none completed a survey.

<sup>33</sup> This number does not include the report from one organization that said it receives a report every other year from men who are gay or perceived to be so. Although outreach was conducted to organizations that primarily serve the LGBT community, only one returned a survey.

<sup>34</sup> The numbers are in response to the following question: About how many individuals indicated that before the sexual assault or rape, the landlord refused to make the living space safe, despite the tenant’s request (working locks/windows, heat/hot water, repairs, etc.); the landlord propositioned them sexually, such as asking for sexual favors in exchange for rent or a lower rent payment; the landlord stalked them; the landlord engaged in unwanted sexual contact; don’t know/did not indicate; or other?

<sup>35</sup> *Special Rapporteur, supra* note 1, at 11.

<sup>36</sup> *Beliveau v. Caras*, 873 F. Supp. 1393, 1395 (C.D. Cal. 1995).

<sup>37</sup> *Grieger v. Sheets*, No. 87 C 6567, 1989 WL 38707, at\*1 (N.D.Ill. Apr. 10, 1989).

<sup>38</sup> *Id.*, n.2.

<sup>39</sup> *DiCenso v. Cisneros*, 96 F.3d 1004, 1006 (7th Cir. 1996).

<sup>40</sup> *Brown v. Smith*, 64 Cal. Rptr. 2d 301, 305 (Ct. App. 1997).

<sup>41</sup> It is possible that the number of tenants who were threatened is higher than the survey reveals, but a tenant either described the behavior or an advocate understood the behavior to be more of a proposition, rather than a threat.

<sup>42</sup> 49 Am. Jur. 2d *Landlord and Tenant* § 570 (2006).

<sup>43</sup> 42 U.S.C. § § 3601-19 (2000).

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<sup>44</sup> *Id.* at § 3604(b).

<sup>45</sup> Melo, *Suit Says Landlord Demanded Sex from Renters*, *supra* note 25.

<sup>46</sup> *Id.*

<sup>47</sup> Grieger, at\*1.

<sup>48</sup> *Id.*, n.2.

<sup>49</sup> Morris, *Tenants Win \$1.1 Million in Sex Case*, *supra* note 25.

<sup>50</sup> Brown v. Smith, 64 Cal. Rptr. 2d 301, 305 (Ct. App. 1997).

<sup>51</sup> 42 U.S.C. § 3603(b)(2).

<sup>52</sup> *Id.* at § 3603(b)(1).

<sup>53</sup> 42 U.S.C. § 3613.

<sup>54</sup> *Id.* at § 3610.