

OUR PROGRAMS INCLUDE:

ENFORCEMENT PROGRAM

- Intake of fair housing complaints, case management and counseling on options for administrative or judicial remedy.
- Investigative services for persons who allege housing discrimination.
- Referrals to attorneys and government agencies.
- Systemic investigations of institutional discrimination.

OUTREACH AND EDUCATION PROGRAM

- Presentations to consumers, advocates and the general public.
- Fair housing training for property owners and managers, real estate agents and other members of the housing industry.
- Fair housing technical assistance to government agencies, civil rights organizations, social service agencies and housing providers.

FAIR LENDING PROGRAM

- Intake of predatory lending and other fair lending complaints, case management and counseling for complainants on their options for remedy.
- Promotes fair lending and seeks to eradicate predatory lending practices through a community coalition, the Strategies to Overcome Predatory Practices (STOPP) Initiative.
- Monitoring of financial institutions' fair lending practices.
- Technical assistance and education for lenders and the general public.

INCLUSIVE COMMUNITIES PROGRAM

- Technical assistance and professional support to community organizations, developers and local policy makers on inclusionary housing policies and the promotion of racial and economic integration.
- Assistance with consumers' access to pro-integrative housing choices.
- Research, analysis and documentation of fair and affordable housing opportunities and impediments.

WWW.FAIRHOUSINGWISCONSIN.COM



The purpose of the Fair Housing Council is to promote fair housing throughout the State of Wisconsin by combating illegal housing discrimination and by creating and maintaining racially and economically integrated housing patterns.

If you need materials in alternate formats or other accommodations to access our services, please call us.

Metropolitan Milwaukee
Fair Housing Council (MMFHC)
600 E. Mason Street, Suite 401
Milwaukee, WI 53202
414-278-1240
414-278-0280 TTY

Fair Housing Center of Greater Madison
A satellite office of MMFHC
600 Williamson Street, Suite L4
Madison, WI 53703
608-257-0853

Fair Housing Center of
Northeast Wisconsin
A satellite office of MMFHC
4650 W. Spencer Street
Appleton, WI 54914
920-560-4620

www.fairhousingwisconsin.com

toll-free statewide complaint intake line:
1-877-647-FAIR (3247)

Fair Housing Council
Laws & Remedies



Eradicating discrimination
in the housing market since 1977



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Federal and state fair housing laws make it illegal to discriminate in housing based on the following protected classes:

Race: A person's race or the race of persons with whom one associates.

Color: A person's skin color.

Sex: A person's sex, including sexual harassment or intimidation.

National Origin/Ancestry: The country of one's birth and/or the nationality of one's ancestors.

Religion: A person's religious beliefs or denominational affiliation.

Disability/Handicap: A physical or mental impairment that substantially limits one or more major life activities.

Family/Familial Status: Household composition, including the presence of children.

Age: Persons 18 years of age and older.

Marital Status: Married, single, divorced, widowed or separated.

Lawful Source of Income: A person's legal means of income, including such subsidized forms as Social Security, Food Stamps, Unemployment Compensation, etc.

Sexual Orientation: Heterosexuality, homosexuality and bisexuality.

Domestic Abuse, Sexual Assault and Stalking Victims: Persons who have been or are victims of domestic abuse, sexual assault or stalking.

Your city and county may have additional protections in their fair housing ordinances. For more information, call us or visit www.fairhousingwisconsin.com.



The following practices are prohibited when based on a person's membership in a protected class:

- Refusing to sell, rent, insure, construct and/or finance housing
- Refusing to discuss the terms of the sale, rental, insurance, construction and/or financing of housing.
- Refusing to allow inspection of housing.
- Misrepresenting the availability of housing for sale, rent or inspection.
- Applying different terms or conditions for the sale, rental, insurance, construction and/or financing of housing.
- Refusing to allow reasonable modifications or accommodations for persons with disabilities.
- Printing, publishing or displaying advertisements or notices that state or indicate a preference based on a protected class.
- Engaging in harassment, coercion or intimidation.
- Blockbusting, which consists of efforts to induce or attempt to induce a person to sell or rent a dwelling by representations regarding the presence or entry of a person or persons of a protected class or economic status.
- Steering, which is restricting or attempting to restrict, by word or action, an individual's housing choices.
- Segregation by floor, building, development, or community based on membership in a protected class.
- Refusing to renew a lease or causing the eviction of a tenant.



There are rights and remedies available under local ordinances, the Wisconsin Open Housing Law and the Federal Fair Housing Act. Violations of these laws may be pursued through the court system or administrative agencies.

There are time limitations (statutes of limitations) for filing fair housing complaints. Under the Federal Fair Housing Act, there is a two year statute of limitations. If a complaint is filed in state court or with an administrative agency, the statute of limitations is up to one year.

Please feel free to contact us for additional information or assistance regarding the laws, exemptions to the laws, or how to pursue complaints of discrimination at

1-877-647-FAIR (3247).



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FAIR HOUSING — A COMMUNITY EFFORT

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