Fair Housing:
Frequently Asked Questions about Housing Protection for People with Disabilities and their Families.

Families and tenants with members who are disabled are protected under federal and state laws that prohibit discrimination against persons with disabilities.

Who is protected from discrimination against persons with disabilities?

If you have a physical, emotional or mental impairment that interferes with a major life activity, you are disabled. If you have a record or history of such an impairment or you are perceived as having such an impairment, you are also protected.

What Is Prohibited?

In the Sale and Rental of Housing: No one may take any of the following actions based on race, color, national origin, religion, sex, familial status or handicap:

- Refuse to rent or sell housing
- Refuse to negotiate for housing
- Make housing unavailable
- Deny a dwelling
- Set different terms, conditions or privileges for sale or rental of a dwelling
- Provide different housing services or facilities
- Falsely deny that housing is available for inspection, sale, or rental
- For profit, persuade owners to sell or rent (blockbusting) or
- Deny anyone access to or membership in a facility or service (such as a multiple listing service) related to the sale or rental of housing.

What is illegal discrimination against persons with disabilities?

Under federal law, it is illegal for landlords to treat people with disabilities differently from people without disabilities. This includes asking if someone is disabled, or uses prescription medication, or has ever been hospitalized or institutionalized.

Under federal law, you must be allowed to make physical modifications to a housing structure if you are disabled and if the modifications are necessary for you to enjoy full use of the unit. You must pay for the change, and your landlord can require you to restore the inside of the unit to the way it was before the change was made.
Exceptions: Landlords of housing built or rehabilitated with federal funds (such as HUD or Rural Housing) must pay for reasonable modifications. This does not include section 8. Ramps and accessible routes to common areas in these units must be kept safe and in good repair. Snow and ice must be removed.

The modification can be denied if it poses an undue financial burden to the landlord or if it changes the fundamental nature of the program. For example, even a landlord who receives federal funding does not have to spend 90% of his profit to make physical changes to a unit. This is really a specific factor to be considered in figuring if a modification is reasonable. The landlord must make a reasonable accommodation by changing rules, policies, procedures, etc. when necessary to allow you, if you are disabled, to use or enjoy the premises to the same extent as others.

Examples:

If a landlord has a policy requiring tenants to bring the rent to the housing office every month, the landlord has to permit a person with agoraphobia (fear of going outdoors) to mail the rent, or to have someone else drop it off.

If you need to have an animal for assistance (for physical or mental health reasons), the landlord has to permit the animal, even if there is a "no pets" policy. You can't be charged any additional fees, but you can be charged for any damages.

If you need a supportive device, typically made of metal and resembling a handrail, found on bathroom walls that provides assistance required because of your disability, this must be allowed.

If an apartment complex offers tenants ample, unassigned parking, the landlord must honor a request from a mobility-impaired tenant for a reserved space near her apartment if necessary to assure that she can have access to her apartment.

If a landlord has a policy requiring tenants to stay for a year, s/he must grant a reasonable accommodation to let you out of your lease early if your disability makes a move necessary. This might come up if you live upstairs, but can no longer climb stairs; or if you need a live-in personal care attendant and your apartment is too small for one.

Exception: The reasonable accommodation may be denied if it poses an undue administrative or financial burden or if it changes the fundamental nature of the program. For example, it would change the fundamental nature of the program if you asked your landlord to drive you to your medical appointments. These "exceptions" are actually just factors to be considered in looking at if a requested accommodation is reasonable.

Once you have received a reasonable accommodation for your disabilities, you can't be treated differently from persons without disabilities. For example, a landlord cannot require you to pay a special "pet deposit" for an assistive animal.
What questions may a potential landlord ask during the application phase?

When screening applicants for housing, landlords may not ask potential tenants if they have a disability or for any information that relates to a disability. For example, it is illegal for a landlord to ask if an applicant is capable of independent living.

A landlord may only ask questions pertaining to one's disability under two circumstances:

- If a potential tenant is applying for housing specifically for people with disabilities, a landlord may ask if she qualifies for such a unit, and
- If a potential tenant is requesting a reasonable accommodation to modify a rule, policy or practice based on her disability, a landlord may request verification of her need for the requested accommodation.

Landlords may not single out people with disabilities, even for routine questions concerning eligibility for housing. For instance, during the application process a landlord may ask for financial information and references, but must do so for all applicants. Similarly, the following questions are permissible if addressed to all applicants:

- Will you be able to comply with the rules of tenancy?
- Will your tenancy pose a direct threat to the health or safety of others?
- Will you cause damage to others' property?
- Do you have a criminal history?
- Are you currently using drugs or have you ever been convicted of the illegal manufacture or distribution of a controlled substance?

Even if a landlord extends an offer of tenancy to an individual, she may have violated the FHAA by asking illegal questions pertaining to one's disability during the screening process.

Disability Rights: What a Landlord Must Do

A landlord must make reasonable exceptions to rules, as needed to accommodate a disability. If you need a guide dog or other service animal, your landlord can't say no just because the building has a no-pet policy. You should let your landlord know that you would like an accommodation and be ready to provide a statement from your physician or other professional that you need the accommodation for your disability. You don't need to offer any details about your disability or explain the reasoning behind why you need an accommodation to your landlord.

A landlord must make, or allow you to make, reasonable modifications to your apartment and common areas. You have the right to make physical alterations to help you live in your apartment, as long as they're reasonable. For instance, a common reasonable modification request is to install grab bars in your bathroom for added support. Unless you live in federally assisted housing, you should expect to foot the bill for these expenses. But you must first get your landlord's permission before making any modifications.
A landlord must tell you about all vacancies in the building and then let you decide which apartments are suitable for you. Your landlord must tell you about all vacancies even if she has some available accessible apartments in the building. If you decide you want to see only the accessible or ground-floor apartments, only then may your landlord limit what she shows you.

A landlord must charge the same rent and fees regardless of whether you're disabled. Your landlord can't impose charges that, in effect, make you pay for having a disability. For example, a landlord can't charge a higher security deposit to cover possible damage from a wheelchair.

**Disability Rights: What a Landlord Can’t Do**

A landlord can’t ask questions about the nature of a disability. Many prospective tenants face questions about their disabilities when they go apartment hunting. But questions such as "Can you walk at all?" "Why do you need oxygen all the time?" "How did you lose your leg?" and "What medications are you taking?" are all illegal.

A landlord can’t require tenants to be capable of independent living. If you need a live-in aide or other assistance, your landlord can't tell you to look elsewhere.

A landlord can't talk to other tenants about your disability. Your disability is no one's business but your own.

A landlord can't tell you that you can't rent at the building because it's not equipped with accessible features. Many people who have disabilities don't need accessible features, and only you are in a position to determine your needs.

A landlord can't tell you that wheelchairs aren't allowed for aesthetic reasons. Some landlords ban wheelchairs because they fear their building would start to resemble a nursing home. But any reason for wanting to keep people who use wheelchairs from renting is illegal discrimination.

A landlord can't assign you to a certain part of the building because of a disability. If your landlord tries to put tenants with disabilities in a certain area so that they'll be mostly out of sight of other tenants, this is an illegal practice known as "steering."

**How do I ask for a reasonable modification or accommodation? Does a doctor have to verify the need for it?**

A landlord or other entity offering housing has no responsibility to offer a RA until the tenant asks for one. When you ask for a reasonable accommodation your request should be in writing in the form of a simple letter. It should answer the following questions for your landlord:
1. What is your disability and how does it substantially impair you?
2. What are the symptoms of your disability?
3. What reasonable accommodation/modification is needed and how will it help your symptoms?
4. Do you have medical support do you have to confirm your disability and symptoms, such as a letter from a doctor, nurse practitioner or therapist?

Some apartment managers and apartment management companies have blank forms for requesting a reasonable accommodation or modification. Giving a landlord a couple of weeks to reply, either in person or in writing, is certainly reasonable. Keep a diary of any oral replies and keep copies of your written requests as well as any written replies.

Typically, you should have a doctor's note that says you have a disability and that you need the requested accommodation because of your disability. The request does not have to give your diagnosis.

Sometimes, however, the need for a request is obvious, or there is an emergency. Then you may make an oral request. Even in these cases, follow up the request in writing. It is also possible that, because of your disability, you cannot make a written request at all. In this case, you may make the request orally or ask someone else to do it for you.

A doctor is not always the best person to ask for verification that a modification or accommodation is necessary. For example, if you are in a wheelchair, you may need cabinets to be adjusted. It is better to have an adaptive equipment specialist, or other person knowledgeable about wheelchair accessibility, to verify how the cabinets should be changed. If you are addicted to drugs or alcohol but have been clean and sober for a year and you have been in treatment, you may want to get a letter from your substance abuse counselor that says that an accommodation is necessary, even though the counselor is not a physician.

Reasonable Modification sample letter

(date here)

Mr./Mrs. Name of Housing Manager
Job Title of Housing Manager
Address

Dear ____________:

I am a tenant in apartment number ______. I am a person with a disability as that term is defined under the "Americans with Disabilities Act," the "Fair Housing Act," and the "Maine Human Rights Act." This means that I have a physical or mental impairment, which substantially limits one or more of my major life activities. My disability leaves me unable to describe here what it is that you are unable to do.

I am, therefore, requesting the reasonable modification of describe here what you are asking for.
I need this modification because without it I am unable to fully use and enjoy my apartment to the same degree as people without disabilities. I am attaching a certification from my doctor stating that I meet the definition of a person with a disability.

Please respond to me in writing within seven business days.

Sincerely,

Your Name Here

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**Reasonable accommodation sample letter**

(date here)

Mr./Mrs. Name of Housing Manager  
Job Title of Housing Manager  
Address

Dear __________: 

I am a tenant in apartment number ______. I am a person with a disability as that term is defined under the "Americans with Disabilities Act," the "Fair Housing Act," and the "Maine Human Rights Act." This means that I have a physical or mental impairment, which substantially limits one or more of my major life activities. My disability leaves me unable to describe here what it is that you are unable to do.

I am, therefore, requesting the reasonable accommodation of describe here the accommodation in policy, rule, or practice that you are asking for.

I need this accommodation because without it I am unable to fully use and enjoy my apartment to the same degree as people without disabilities. I am attaching a certification from my doctor stating that I meet the definition of a person with a disability.

Please respond to me in writing within seven business days.

Sincerely,

Your Name Here
What if I know I need some modification or accommodation, but I don’t know what I need?

In this case, make a request that says you have a disability that is creating a special need and you want to discuss a reasonable modification or accommodation with your landlord (or the housing manager or other responsible person).

For example, you may have gotten an eviction notice because of noise you cause at night because of your disability. You can ask to talk to the landlord about a reasonable accommodation so that others won't be disturbed, even if you aren’t sure what would work. Your request can begin a discussion between you and your landlord about what would solve the noise problem. For example, you might both decide that a modification such as soundproofing, changing your medication, or changing how things are arranged in your apartment so that other tenants aren't disturbed, might meet your needs.

When is a person with disabilities protected from discrimination?

You are protected from illegal housing discrimination at all stages, beginning with the advertisement of a unit through the time the security deposit should be returned or a claim for damages is made. Even if you did not disclose (or have) a disability at the time you first rented the unit, you may ask for a reasonable accommodation or modification whenever you need one.

Disability Discrimination Ban May Protect You - - Even Without a Disability

Fair housing laws don't just protect people who have disabilities from disability discrimination. Apartment dwellers who used to have a disability and even some who never had a disability may be protected, too.

There are three main types of situations where you may be protected against disability discrimination even if you're not disabled:

1. **Your roommate has a disability.** If you're looking for an apartment with someone who has a disability, or if you're currently rooming with such a person, you're protected against disability discrimination. After all, if your landlord doesn't want to rent to your roommate or renew her lease because she's disabled, that affects you, too.

2. **You have a "record of" being disabled.** You're protected against discrimination from your landlord for a disability that you no longer have or that you've been misclassified as having.

3. **You're "regarded as" having a disability.** If your landlord takes discriminatory action against you because he thinks (correctly or incorrectly) that you have a disability, you're protected. For example, consider a landlord who ignorantly assumes that because a prospective tenant is gay, he must have HIV or AIDS, and rejects that tenant. Because HIV and AIDS are considered disabilities, a gay prospect would be protected against disability discrimination — even if he's perfectly healthy with no impairments. This seemingly small point can be key to
obtaining justice because only certain states and municipalities (and not federal law) offer protection against discrimination based on sexual orientation.

**If I believe I have been illegally discriminated against, what can I do?**

If you want to take action against your landlord, you can file a complaint with HUD (the U.S. Department of Housing and Urban Development). If you have been trying to buy or rent a home or apartment and you believe your rights have been violated, you can file a fair housing complaint within one year.

You can also bring an action in court.

This link [http://portal.hud.gov/portal/page/portal/HUD/states](http://portal.hud.gov/portal/page/portal/HUD/states) will take you to the HUD website listing of housing and contact resources for every state in the country.

There are several ways to file a complaint with Hud:

- You can file a complaint on-line at [http://www.hud.gov/offices/fheo/online-complaint.cfm](http://www.hud.gov/offices/fheo/online-complaint.cfm)

- You can call toll-free: (800) 669-9777

- You can print out a HUD form at [http://www.hud.gov/offices/adm/hudclips/forms/files/903-1.pdf](http://www.hud.gov/offices/adm/hudclips/forms/files/903-1.pdf) and mail it to

Office of Fair Housing and Equal Opportunity
Department of Housing and Urban Development
Room 5204
451 Seventh St. SW
Washington, DC 20410-2000

- You can write HUD a letter with:
  - Your name and address
  - The name and address of the person your complaint is about
  - The address of the house or apartment you were trying to rent or buy
  - The date when this incident occurred
  - A short description of what happened
  - Then mail it to the Fair Housing office closest to you:

HUD also provides:

- A toll-free TTY phone for the hearing impaired: 1-800-927-9275.
- Interpreters
• Tapes and braille materials
• Assistance in reading and completing forms

Complaints filed with HUD are investigated by the Office of Fair Housing and Equal Opportunity (FHEO). If the complaint is not successfully resolved, FHEO determines whether reasonable cause exists to believe that a discriminatory housing practice has occurred. When reasonable cause is found, the parties to the complaint are notified by HUD's issuance of a Determination, as well as a Charge of Discrimination, and a hearing is scheduled before a HUD administrative law judge. Either party - complainant or respondent - may cause the HUD-scheduled administrative proceeding to be terminated by electing instead to have the matter litigated in Federal court. Whenever a party elects to do so, the Department of Justice takes over HUD's role as counsel seeking resolution of the charge on behalf of aggrieved persons, and the matter proceeds as a civil action. Either form of action - the ALJ proceeding or the civil action in Federal court - is subject to review in the U.S. Court of Appeals.

If your case goes to an administrative hearing HUD attorneys will litigate the case on your behalf. You may intervene in the case and be represented by your own attorney if you wish. An Administrative Law Judge (ALA) will consider evidence from you and the respondent. If the ALA decides that discrimination occurred, the respondent can be ordered:

• To compensate you for actual damages, including humiliation, pain and suffering.
• To provide injunctive or other equitable relief, for example, to make the housing available to you.
• To pay the Federal Government a civil penalty to vindicate the public interest. The maximum penalties are $10,000 for a first violation and $50,000 for a third violation within seven years.
• To pay reasonable attorney's fees and costs.

You May File Suit: You may file suit, at your expense, in Federal District Court or State Court within two years of an alleged violation. If you cannot afford an attorney, the Court may appoint one for you. You may bring suit even after filing a complaint, if you have not signed a conciliation agreement and an Administrative Law Judge has not started a hearing. A court may award actual and punitive damages and attorney's fees and costs.

If HUD determines that your State or local agency has the same fair housing powers as HUD, it will refer your complaint to that agency for investigation and notify you of the referral. That agency must begin work on your complaint within 30 days or HUD may take it back.

What if You Need Help Quickly?

If you need immediate help to stop a serious problem that is being caused by a Fair Housing Act violation, HUD may be able to assist you as soon as you file a complaint. HUD may authorize the Attorney General to go to court to seek temporary or preliminary relief, pending the outcome of your complaint, if:
- Irreparable harm is likely to occur without HUD’s intervention
- There is substantial evidence that a violation of the Fair Housing Act occurred

Example: A builder agrees to sell a house but, after learning the buyer is disabled, fails to keep the agreement. The buyer files a complaint with HUD. HUD may authorize the Attorney General to go to court to prevent a sale to any other buyer until HUD investigates the complaint.

This link will take you to a fair housing information booklet produced by HUD. http://www.disability.gov/clickTrack/confirm/5450781?external=false&parentFolderId=7181&linkId=12707

Here is a listing of all HUD regional offices:

<table>
<thead>
<tr>
<th>State</th>
<th>Office Name/Address</th>
<th>Manager</th>
<th>Phone/Fax</th>
<th>Region/Regional Office</th>
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<tbody>
<tr>
<td>AK</td>
<td>Anchorage Field Office 3000 C. Street Suite 401 Anchorage, AK 99503</td>
<td>COLLEEN K. BICKFORD Field Office Director</td>
<td>(907) 677-9800 Fax: (907) 677-9803 TTY: (907) 677-9825 Email</td>
<td>Region X Seattle WA</td>
</tr>
<tr>
<td>AL</td>
<td>Birmingham Field Office 950 22nd St North Suite. 900 Birmingham, AL 35203-5302</td>
<td>CINDY YARBROUGH Field Office Director</td>
<td>(205) 731-2617 Fax: (205) 731-2593 Email</td>
<td>Region IV Atlanta GA</td>
</tr>
<tr>
<td>AR</td>
<td>Little Rock Field Office 425 West Capitol Avenue Suite 1000 Little Rock, AR 72201-3488</td>
<td>ALICE RUFUS Field Office Director</td>
<td>(501) 324-5931 Fax: (501) 324-6142 Email</td>
<td>Region VI Ft. Worth TX</td>
</tr>
<tr>
<td>AZ</td>
<td>Phoenix Field Office One N. Central Avenue Suite 600 Phoenix, AZ 85004</td>
<td>REBECCA FLANAGAN Field Office Director</td>
<td>(602) 379-7100 Fax: (602) 379-3985 Email</td>
<td>Region IX San Francisco CA</td>
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<tr>
<td>AZ</td>
<td>Tucson Field Office 160 North Stone Avenue Tucson, AZ 85701-</td>
<td>Rebecca Flanagan Acting Field Office Director</td>
<td>(520) 670-6000 Fax (520) 670-</td>
<td>Region IX San Francisco CA</td>
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<tr>
<td>CA</td>
<td>Regional Office</td>
<td>San Francisco 600 Harrison St. 3rd Floor San Francisco, CA 94107-1300</td>
<td>CAROLINE H. KREWSON Deputy Regional Director</td>
<td>(415) 489-6400</td>
</tr>
<tr>
<td>CA</td>
<td>Field Office</td>
<td>Fresno 855 M Street Suite 970 Fresno, CA 93721</td>
<td>ROLAND SMITH Field Office Director</td>
<td>(559) 487-5033</td>
</tr>
<tr>
<td>CA</td>
<td>Field Office</td>
<td>Los Angeles 611 W. Sixth Street Suite 800 Los Angeles, CA 90017</td>
<td>RAY BREWER Field Office Director</td>
<td>(213) 894-8000</td>
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<tr>
<td>CA</td>
<td>Field Office</td>
<td>Sacramento John E. Moss Federal Building Room 4-200 650 Capitol Mall Sacramento, CA 95814</td>
<td>CYNTHIA L. ABBOTT Field Office Director</td>
<td>(916) 498-5220</td>
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<tr>
<td>CA</td>
<td>Field Office</td>
<td>San Diego Symphony Towers 750 B Street Suite 1600 San Diego, CA 92101-8131</td>
<td>FRANCIS X. RILEY Field Office Director</td>
<td>(619) 557-5310</td>
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<tr>
<td>CA</td>
<td>Field Office</td>
<td>Santa Ana Santa Ana Federal Building Room 7015 34 Civic Center Plaza Santa Ana, CA 92701-4003</td>
<td>RAY BREWER Acting Field Office Director</td>
<td>(714) 796-5577</td>
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<tr>
<td>CO</td>
<td>Regional Office</td>
<td>Denver 1670 Broadway 25th Floor Denver, CO 80202</td>
<td>DEBORAH GRISWOLD Deputy Regional Director</td>
<td>(303) 672-5440</td>
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Denver, CO 80202  5004
Email
CT Hartford Field Office  JULIE FAGAN  Field Office Director  (860) 240-4800  Region I
One Corporate Center  20 Church Street  19th Floor  Hartford, CT 06103-3220
Email
DC Washington, DC Field Office  JOHN E. HALL  Field Office Director  (202) 275-9200  Region III
820 First Street NE Suite 300  Washington, DC 20002-4205
Fax  (202) 275-9212
Email
DE Wilmington Field Office  DIANE LELLO  Field Office Director  (302) 573-6300  Region III
920 King Street Suite 404  Wilmington, DE 19801-3016
Fax  (302) 573-6259
Email
FL Miami Field Office  ARMANDO FANA  Field Office Director  (305) 536-5678  Region IV
909 SE First Avenue Miami, FL 33131
Fax  (305) 536-5765
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FL Jacksonville Field Office  J. NICHOLAS SHELLEY  Field Office Director  (904) 232-2627  Region IV
Charles E. Bennett Federal Building  400 W. Bay Street, Suite 1015  Jacksonville, FL 32202
Fax  (904) 232-3759
Email
FL Orlando Field Office  PAUL C. AUSLEY, JR.  Field Office Director  (407) 648-6441  Region IV
3751 Maguire Boulevard Room 270  Orlando, FL 32803-3032
Fax  (407) 648-6310
Email
FL Tampa Field Office  KAREN JACKSON SIMS  Field Office Director  (813) 228-2026  Region IV
500 Zack Street Suite 402 Tampa, FL 33602
Fax  (813) 228-2431
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GA Atlanta Regional  PAT HOBAN-  Region IV
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3751 Maguire Boulevard Room 270  Orlando, FL 32803-3032
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FL Tampa Field Office  KAREN JACKSON SIMS  Field Office Director  (813) 228-2026  Region IV
500 Zack Street Suite 402 Tampa, FL 33602
Fax  (813) 228-2431
Email
GA Atlanta Regional  PAT HOBAN-  Region IV
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<th>State</th>
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<td>HI</td>
<td>Honolulu Field Office</td>
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<td>5136</td>
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<td>GORDAN FURUTANI</td>
<td>(808) 522-8175</td>
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<td>IA</td>
<td>Des Moines Field Office</td>
<td>BRUCE RAY</td>
<td>(515) 284-4512</td>
<td>(515) 284-4743</td>
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<td>WILLIAM JOLLEY</td>
<td>(208) 334-1990</td>
<td>(208) 334-9648</td>
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<td>IL</td>
<td>Chicago Regional Office</td>
<td>BEVERLY BISHOP</td>
<td>(312) 353-5680</td>
<td>(312) 886-2729</td>
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<td>Springfield Field Office</td>
<td>JOHN W. MEYERS</td>
<td>(217) 492-4120</td>
<td>(217) 492-4154</td>
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<td>Indianapolis Field Office</td>
<td>JOHN HALL</td>
<td>(317) 226-6303</td>
<td>(317) 226-6317</td>
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<td>KS</td>
<td>Kansas City Regional Office</td>
<td>GENE LIPSCOMB</td>
<td>(913) 551-5462</td>
<td>(913) 551-</td>
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<td>KS</td>
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<td>KRISTA MILLS</td>
<td>(502) 582-5251</td>
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<td>KY</td>
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<td>MARVEL ROBERTSON</td>
<td>(504) 589-7201</td>
<td>(504) 589-7266</td>
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<td>LA</td>
<td>New Orleans Field Office</td>
<td>MARTHA SAKRE</td>
<td>(318) 226-7030</td>
<td>(318) 676-3506</td>
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<td>MA</td>
<td>Boston Regional Office</td>
<td>KRISTINE FOYE</td>
<td>(617) 994-8200</td>
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<td>MD</td>
<td>Baltimore Field Office</td>
<td>JAMES KELLY</td>
<td>(410) 962-2520</td>
<td>(410) 209-6670</td>
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<td>ME</td>
<td>Bangor Field Office</td>
<td>WILLIAM D. BURNEY</td>
<td>(207) 945-0467</td>
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<tr>
<td>MI</td>
<td>Detroit Field Office</td>
<td>LANA J. VACHA</td>
<td>(313) 226-7900</td>
<td>(313) 226-5611</td>
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<td>Phoenix Building</td>
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<td>5112</td>
<td>(810) 766-5122</td>
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<tr>
<td>801 South Saginaw,4th Floor,Flint, Michigan48502</td>
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<tr>
<td>MI Grand Rapids Field Office</td>
<td>LOUIS M. BERRA Field Office Director</td>
<td>(616) 456-2100</td>
<td>(616) 456-2114</td>
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<td>Trade Center Building</td>
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<tr>
<td>MN Minneapolis Field Office</td>
<td>DEXTER SIDNEY Field Office Director</td>
<td>(612) 370-3000</td>
<td>(612) 370-3220</td>
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<tr>
<td>Kinnard Financial Center</td>
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<tr>
<td>MO St. Louis Field Office</td>
<td>JAMES HEARD Field Office Director</td>
<td>(314) 539-6583</td>
<td>(314) 539-6384</td>
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<td>Region VII</td>
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<tr>
<td>1222 Spruce Street Suite3207</td>
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<tr>
<td>MS Jackson Field Office</td>
<td>Jackie L. Williams Acting Field Office Director</td>
<td>(601) 965-4757</td>
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<tr>
<td>MT Helena Field Office</td>
<td>Joel Manske Acting Field Office Director</td>
<td>(406) 449-5050</td>
<td>(406) 449-5052</td>
<td>Email</td>
<td>Region VIII</td>
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<tr>
<td>7 W 6th Ave</td>
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<tr>
<td>NC Greensboro Field Office</td>
<td>CHRISTIAN STEARNS Field Office Director</td>
<td>(336) 547-4001</td>
<td>(336) 547-4138</td>
<td>Email</td>
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<tr>
<td>Asheville Building</td>
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<td>Greensboro, NC 27407-3838</td>
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<tr>
<td>ND Fargo Field Office</td>
<td>JOEL MANSKE Field Office Director</td>
<td>(701) 239-5136</td>
<td>Fax</td>
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<tr>
<td>657 2nd Avenue North Room 366</td>
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<tr>
<td>NE</td>
<td>Omaha Field Office</td>
<td>CLIFTON JONES</td>
<td>Federal Building, 1616 Capitol Avenue, Suite 329, Omaha, NE 68102-4908</td>
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<tr>
<td>NH</td>
<td>Manchester Field Office</td>
<td>GREG CARSON</td>
<td>Norris Cotton Federal Building, 275 Chestnut Street, 4th Floor, Manchester, NH 03101</td>
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<tr>
<td>NJ</td>
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<td>DIANE JOHNSON</td>
<td>One Newark Center, 13th Floor, Newark, NJ 07102-5260</td>
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<td>NJ</td>
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<td>MICHAEL J. WORTH</td>
<td>Bridgeview Building, 2nd Floor, 800-840 Cooper Street, Camden, NJ 08102-1156</td>
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<td>NM</td>
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<td>ELVA CASTILLO</td>
<td>625 Silver Avenue SW, Suite 100, Albuquerque, NM 87102</td>
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<tr>
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<td>Las Vegas Field Office</td>
<td>KEN LOBENE</td>
<td>300 S. Las Vegas Blvd., Suite 2900, Las Vegas, 89101-5833</td>
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<td>Reno Field Office</td>
<td>TONY RAMIREZ</td>
<td>745 West Moana Lane, Suite 360, Reno, Nevada 89509-4932</td>
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<td>NY</td>
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<td>JOANNA ANIELLO</td>
<td>212 264-8000</td>
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<td>NY Albany Field Office</td>
<td>ROBERT SCOFIELD</td>
<td>Field Office Director</td>
<td>(518) 464-4200</td>
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<tr>
<td>NY Buffalo Field Office</td>
<td>STEPHEN BANKO</td>
<td>Field Office Director</td>
<td>(716) 551-5755</td>
<td>(716) 551-5752</td>
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<td>NY Syracuse Field Office</td>
<td>ROBERT SCOFIELD</td>
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<td>(315) 477-0616</td>
<td>(315) 477-0196</td>
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<td>OH Columbus Field Office</td>
<td>THOMAS LEACH</td>
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<td>JAMES CUNNINGHAM</td>
<td>Field Office Director</td>
<td>(513) 684-3451</td>
<td>(513) 684-6224</td>
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<td>OH Cleveland Field Office</td>
<td>DOUGLAS W. SHELBY</td>
<td>Field Office Director</td>
<td>(216) 522-4058</td>
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<td>OK Oklahoma City Field Office</td>
<td>JERRY HYDEN</td>
<td>Field Office Director</td>
<td>(405) 609-8509</td>
<td>(405) 609-8588</td>
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<td>OK Tulsa Field Office</td>
<td>RONALD MILES</td>
<td>Field Office Director</td>
<td>(918) 292-8900</td>
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<td>(918) 292-8993</td>
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<td>OR</td>
<td>Portland, OR</td>
<td>Roy Scholl</td>
<td>Acting Field Office Director</td>
<td>(971) 222-2600 Seattle</td>
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<tr>
<td>PA</td>
<td>Philadelphia, PA</td>
<td>Brenda Laroche</td>
<td>Deputy Regional Director</td>
<td>(215) 656-0500 Philadelphia</td>
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<td>PA</td>
<td>Pittsburgh, PA</td>
<td>Cheryl E. Campbell</td>
<td>Field Office Director</td>
<td>(412) 644-6428 Philadelphia</td>
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<td>PR</td>
<td>San Juan, PR</td>
<td>Michael Colon</td>
<td>Field Office Director</td>
<td>(787) 766-5400 Atlanta GA</td>
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<td>RI</td>
<td>Providence, RI</td>
<td>Nancy Smith</td>
<td>Field Office Director</td>
<td>(401) 277-8300 Boston MA</td>
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<td>Columbia, SC</td>
<td>Jim Chaplin</td>
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<td>SD</td>
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<td>Sheryl Miller</td>
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<td>(605) 330-4223 Denver CO</td>
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<td>Nashville Field Office</td>
<td>WILLIAM DIRL</td>
<td>(615) 736-5600</td>
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<td>TN</td>
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<td>MARK BREZINA</td>
<td>(865) 545-4370</td>
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<tr>
<td>TN</td>
<td>Memphis Field Office</td>
<td>JOHN GEMMILL</td>
<td>(901) 544-3367</td>
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<td>TX</td>
<td>Ft. Worth Regional Office</td>
<td>C. DONALD BABERS</td>
<td>(817) 978-5965</td>
<td>Fax</td>
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<tr>
<td>TX</td>
<td>Dallas Field Office</td>
<td>BOB W. COOK</td>
<td>(214) 767-8300</td>
<td>Fax</td>
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<tr>
<td>TX</td>
<td>Houston Field Office</td>
<td>EDWARD L. PRINGLE</td>
<td>(713) 718-3199</td>
<td>Fax</td>
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<td>TX</td>
<td>Lubbock Field Office</td>
<td>MIGUEL RINCON</td>
<td>(806) 472-7265</td>
<td>Fax</td>
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<tr>
<td>TX</td>
<td>San Antonio Field Office</td>
<td>RICHARD LOPEZ</td>
<td>(210) 472-6806</td>
<td>Fax</td>
<td>Email</td>
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</table>
San Antonio, Texas
78205-3625

UT Salt Lake City Field Office
125 South State Street
Suite 3001
Salt Lake City, UT 84138

Dwight A. Peterson
Field Office Director
(801) 524-6070
Fax (801) 524-3439
Email

Region VIII
Denver CO

VA Richmond Field Office
600 East Broad Street
Richmond, VA 23219-4920

William P. Miles
Field Office Director
(804) 771-2100
Fax (804) 822-4984
Email

Region III
Philadelphia PA

VT Burlington Field Office
159 Bank Street
2nd Floor
Burlington, VT 05401

Michael McNamara
Field Office Director
(802) 951-6290
Fax (802) 951-6298
Email

Region I
Boston MA

WA Seattle Regional Office
909 First Avenue
Suite 200
Seattle, WA 98104-1000

Martha Dils
Deputy Regional Director
(206) 220-1500
Fax (206) 220-5108
Email

Region X
Seattle WA

WA Spokane Field Office
US Courthouse Building
920 W. Riverside, Suite 588
Spokane, WA 99201-1010

William Fattic
Field Office Director
(509) 368-3200
Fax (509) 368-3209
Email

Region X
Seattle WA

WI Milwaukee Field Office
310 West Wisconsin Avenue
Room 1380
Milwaukee, WI 53203-2289

Delbert Reynolds
Field Office Director
(414) 297-3214
Fax (414) 297-3947
Email

Region V
Chicago IL

WV Charleston Field Office
405 Capitol Street
Suite 708
Charleston, WV 25301-1795

Peter Minter
Field Office Director
(304) 347-7000
Fax (304) 347-7050
Email

Region III
Philadelphia PA

WY Casper Field Office
150 East B Street
Room 1010
Casper, WY 82601-4890

Danherry Carmon
Field Office Director
(307) 261-6250
Fax

Region VIII
Denver CO
For links to state specific tenant rights information at the HUD website, go to: http://portal.hud.gov/portal/page/portal/HUD/topics/rental_assistance/tenantrights

The following are links to state specific websites with housing discrimination information.

Alabama: http://www.cafhc.org/
          http://www.fhcna.com/

Arizona: http://www.azag.gov/civil_rights/discrimination.html#Housing
         http://www.acdl.com/


Colorado: http://www.dora.state.co.us/Civil-Rights/resource_directory/FairHousingResources.pdf
          http://www.douglas.co.us/CDBG/Housing.html
          http://advisorfinancialservices.com/ColoradoFairHousingBrochure.pdf

Connecticut: http://ctfairhousing.org/

Delaware: http://statehumanrelations.delaware.gov/discrimination.shtml

Florida: http://www.floridavets.org/housing.asp

Hawaii: http://fairhousinghawaii.org/contain_details.php?menu_id=166

Idaho: http://humanrights.idaho.gov/discrimination/housing.html

Illinois: http://www.state.il.us/dhr/charges/Charge_1.htm

Indiana: http://www.ourindianahome.org

Iowa: http://www.fhasinc.org/fair.htm

Kansas: http://www.sedgwickcounty.org/housing/fair_housing.html

Maine:  http://www.mainehousing.org/EDUFairHousing.aspx  
       http://www.drcme.org/publication_full.asp?pubid=27

Maryland:  http://www.gbchrb.org/2shbaltco.htm

Massachusetts:  http://www.mass.gov/mcad/regs804cmr0200.html

Michigan:  http://michigan.gov/dleg/0,1607,7-154-28946-24090--F,00.html  
       http://www.fhcswm.org/law

Minnesota:  http://www.humanrights.state.mn.us/yourrights/housing.html  

Montana:  http://www.montanafairhousing.org/  

Nebraska:  http://www.fhasinc.org/fair.htm

Nevada:  http://detr.state.nv.us/Nerc_pages/housing_discrimination.htm


New Mexico:  http://www.lawhelp.org/program/3501/RTF1.cfm?pagename=Housing%20Discrimination

New York:  http://mi.lawhelp.org/NY

North Carolina:  http://www.doa.state.nc.us/hrc/fairhousing.htm

North Dakota:  http://www.nd.gov/labor/services/human-rights/housing-disc.html

       http://olrs.ohio.gov/asp/pub_OpeningDoors.asp

Oklahoma:  http://www.ok.gov/ohrc/FAQs/index.html


Pennsylvania:  http://www.phrc.state.pa.us/

Rhode Island:  http://www.rifairhousing.org/warningsigns.cfm

South Carolina:  http://www.state.sc.us/schac/housing_discrimination.htm
South Dakota:  http://www.fhdakotas.org/

Tennessee:  http://www.dlactn.org/

Texas:  http://www.co.travis.tx.us/health_human_services/CDBG/fair_housing.asp
       http://www.twc.state.tx.us/customers/jsemp/jsempsubcrd.html

Vermont:  http://www.vtlawhelp.org/Home/PublicWeb/Pages/Housing/fairhousing/righttofairhousing
         http://hrc.vermont.gov/Disability%20Issues


Wisconsin:  http://dwd.wisconsin.gov/er/discrimination_civil_rights/open_housing_law.htm
            http://www.tenantresourcecenter.org/housing_counseling/discrimination/