

U.S. Department of Housing and Urban Development

STATE OF FAIR HOUSING

Annual Report to Congress

FY 2020



Table of Contents

Introductions

3	Message from the Assistant Secretary
5	Statutory Requirements
6	About FHEO
	Our Mission
	What We Do
7	Who We Are

Fair Housing Work

8	National Fair Housing Events
	National Fair Housing Training Day
9	National Fair Housing Training Academy (NFHTA)
11	The COVID-19 Pandemic
12	Enforcement
14	Fair Housing Complaints
15	Compliance

Fair Housing Programs

19	Fair Housing Accessibility First
20	Limited English Proficiency (LEP)
21	Section 3
23	Fair Housing Initiatives Program (FHIP)
25	National Media Campaign
26	Fair Housing Assistance Program (FHAP)

Appendix

28	Fair Housing Act Complaints
40	FHIP
65	FHAP
70	Fair Housing and Civil Rights in HUD
73	Office of Housing Programs
81	Office of CPD Programs
91	Office of Public and Indian Housing Programs

MESSAGE FROM THE ACTING ASSISTANT SECRETARY

The U.S. Department of Housing and Urban Development's (HUD) Office of Fair Housing and Equal Opportunity (FHEO) is pleased to present the Fiscal Year (FY) 2020 Annual Report on Fair Housing.

One of the more significant highlights of the year was the relaunch of the Department's National Fair Housing Training Academy, which provided several training sessions to fair housing advocates, lawyers, investigators, and other stakeholders on civil rights history, fair housing trends, and effective strategies for addressing discriminatory housing policies and practices. The one-of-a-kind Academy also serves as a think tank and conduit through which practitioners are exploring best practices and developing ways to raise industry standards.



Figure 1: FHEO's Acting Assistant Secretary, Jeanine Worden.

FY 2020 was especially challenging, as the nation grappled with the greatest international health threat the world has seen in the last 100 years – the COVID-19 Coronavirus pandemic (COVID-19). The virus has yet to be fully contained, and data and other evidence show that it has had a disproportionate impact on certain communities, particularly communities of color, with respect to their health and economic well-being, even their access to housing.

At a time when having a safe place to live was more important than ever, HUD received complaints during FY 2020 alleging COVID-19 related housing discrimination. FHEO devoted considerable time and resources to investigating these complaints, which involved allegations of discrimination against families with children, persons with disabilities, and women who were subjected to unwelcome sexual advances and harassment.

Additionally, FHEO took steps to address unfair policies and practices associated with COVID-19, including issuing guidance to its Fair Housing Initiatives Program and Fair Housing Assistance Program partner agencies pertaining to their use of certain HUD funds to carry out COVID-19-related enforcement activities.

And while FHEO's efforts to address unlawful treatment associated with the pandemic were a priority, it also proactively worked to combat the many other forms of housing-

related discrimination that are prevalent today.

In FY 2020, FHEO and its fair housing partner organizations investigated more than 7,500 complaints alleging discrimination, issuing charges when there was reasonable cause to believe housing laws had been violated, and obtaining justice and relief for victims of discrimination.

Enforcement efforts addressed, among other things, actions that deny reasonable accommodations that allow persons with disabilities to fully use and enjoy the place they call home, the unfair exclusion of persons because of their national origin, and sexual harassment in housing.

In addition to enforcement activities, HUD continued to develop materials to educate the public about their housing rights, especially to be free from sexual harassment. For example, FHEO partnered with the Department's Office of General Counsel, Office of Public and Indian Housing in an effort to translate into multiple languages educational materials on the subject that, once completed, will be added to the HUDExchange.info webpage on Preventing Sexual and Other Discriminatory Harassment in Housing. Throughout this reporting period, HUD continued to promote its English-language training materials on what constitutes sexual harassment and the importance of addressing it to public housing authority employees, board members, private landlords and managers, residents, and other members of the public.

These are just a few examples of the Department's efforts in FY 2020 to advance fair housing.

Much work still needs to be done, but HUD remains firmly committed to continuing to take enforcement actions and develop programmatic initiatives that help to create thriving communities of equal housing choice and economic opportunity.

Sincerely,



Jeanine Worden

Acting Assistant Secretary

Office of Fair Housing and Equal Opportunity

Statutory Requirements

This report was prepared in accordance with Sections 808(e)(2) and (6) of the Fair Housing Act and Section 561(j) of the Housing and Community Development Act of 1987. These statutes require the Secretary of Housing and Urban Development (HUD) to report annually to Congress on several aspects of HUD's work in fair housing. In particular:

Section 808(e)(2) of the Fair Housing Act directs HUD to report on the "nature and extent of progress made nationally in eliminating discriminatory housing practices and furthering the purposes of [the Fair Housing Act], obstacles remaining to achieving equal housing opportunity, and recommendations for further legislative or executive action." It also directs HUD to report on the number of instances in which steps in the complaint process – including investigating a complaint, making a determination of cause, commencing an administrative hearing, or issuing a decision – were not completed as prescribed by law.

Section 808(e)(6) of the Fair Housing Act requires that HUD annually report data to Congress on the race, color, religion, sex, national origin, age, disability, and family characteristics of persons and households who are applicants for, participants in, or beneficiaries or potential beneficiaries of programs administered by HUD, to the extent that such characteristics are within the coverage of the provisions of the civil rights laws and executive orders listed in Section 808(f).

Section 808a of the Fair Housing Act requires HUD to assess the extent of compliance with Federal fair housing requirements (including the requirements established under Title VI of the Civil Rights Act and the Fair Housing Act). HUD is required to collect at least annually data on the racial and ethnic characteristics of persons eligible for, assisted, or otherwise benefiting under each community development, housing assistance, and mortgage and loan insurance and guarantee program administered by HUD. HUD's annual report to Congress will contain a summary of this data.

Section 561(j) of the Housing and Community Development Act of 1987 requires HUD to report on the progress made in accomplishing the objectives of the Fair Housing Initiatives Program, including a summary of enforcement, education, and outreach activities funded under the program.

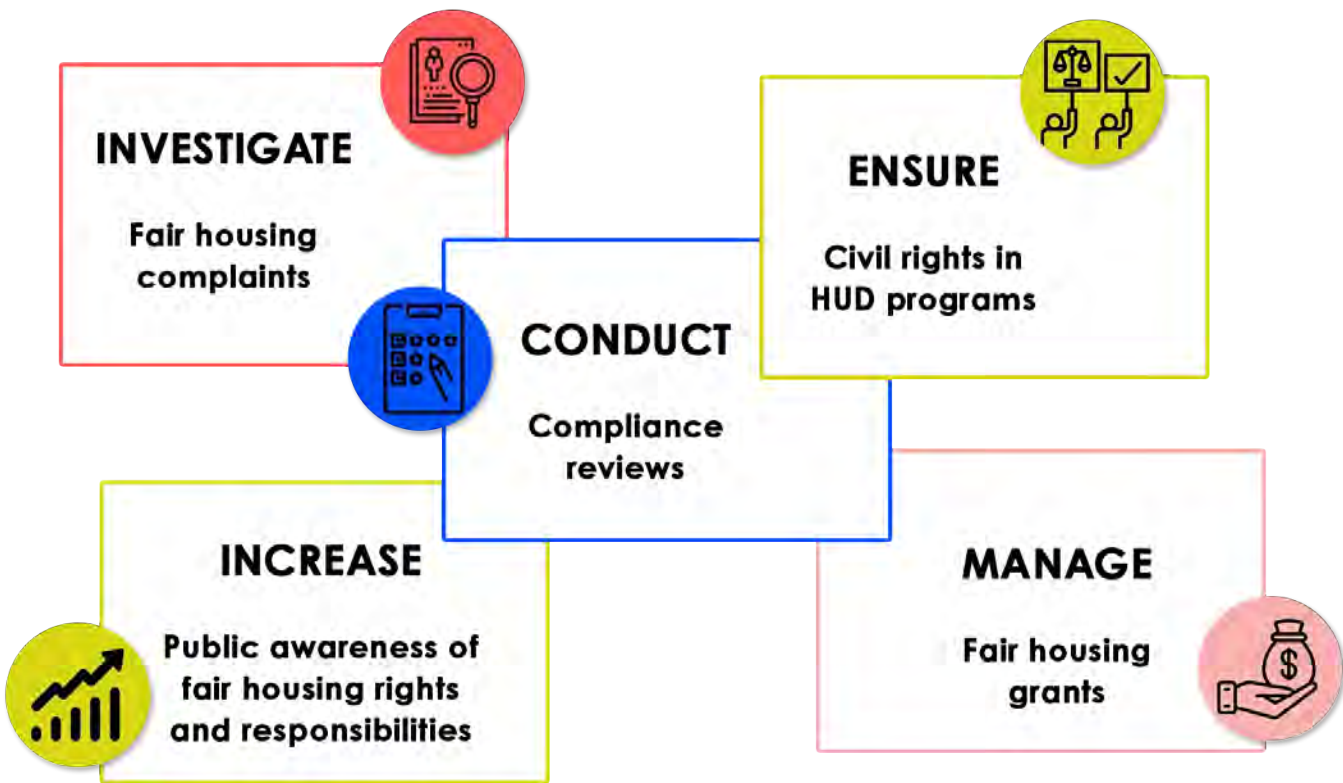
ABOUT FHEO

OUR MISSION

The mission of FHEO is to eliminate housing discrimination, promote economic opportunity, and achieve diverse, inclusive communities by leading the nation in the enforcement, administration, development, and public understanding of federal fair housing policies and laws.

FHEO implements and enforces laws that protect people from discrimination based on race, color, religion, sex, national origin, disability, and familial status. In addition, FHEO ensures fair housing and civil rights compliance by recipients of HUD funding and in HUD programs.

WHAT WE DO



WHO WE ARE



Figure 2. A woman working from home.

NATIONAL FAIR HOUSING EVENTS

National Fair Housing Training Day



Figure 3: Image of Module in the Preventing Sexual and Other Discriminatory Harassment in Housing Training.

On April 29, 2020, FHEO hosted the National Fair Housing Training Day on Sexual Harassment Prevention in Housing. This national training event was intended to increase knowledge of sexual and other forms of harassment in housing, and to advise how to prevent it from occurring and how to address it when it happens. A web-based, interactive, and self-paced training module is currently available on the “[Preventing Sexual and](#)

[Other Discriminatory Harassment in Housing](#)” webpage on HUD Exchange. Educational tools about sexual harassment and other forms of discriminatory harassment are also available on HUD Exchange, a portal that houses Resources and assistance to support HUD’s community partners, for local education and outreach efforts.

This training initiative, launched in April 2018, was identified as a primary goal of the Joint HUD/DOJ Sexual Harassment Task Force. In FY 2020, there were 88 HUD and 162 Fair Housing Assistance Program sexual harassment cases filed. National conversations about sexual harassment in housing are trending on multiple social media platforms especially considering housing challenges resulting from the COVID-19 pandemic.

We encourage everyone to participate in the [Preventing Sexual and Other Discriminatory Harassment in Housing](#) training. To access the training, create a free [HUD Exchange](#) account and complete the short questionnaire. Existing HUD Exchange account holders may log into their HUD Exchange Learn accounts to take the training. The training is available 24-7 and open to anyone interested in learning more about preventing sexual harassment in housing. Addressing and preventing sexual harassment and other forms of harassment in housing is everyone’s responsibility. Together we can all make a difference.



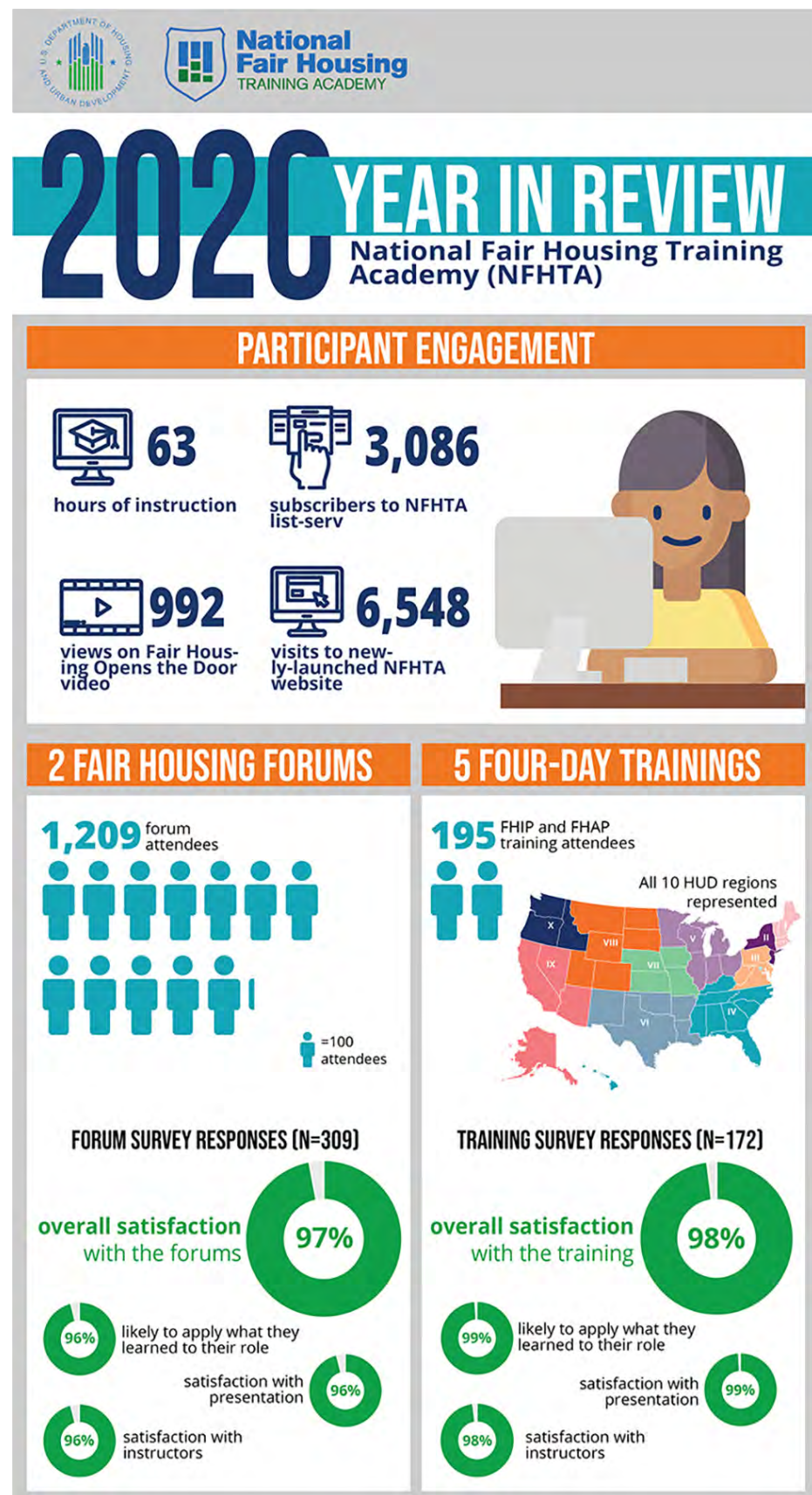
The National Fair Housing Training Academy (NFHTA) is HUD’s premier initiative focused on building the knowledge, skills, and capacity of Fair Housing Initiatives Program (FHIP) and Fair Housing Assistance Program (FHAP) organizations and staff through provision of fundamental, advanced, and specialized training and resources. Reimagined by HUD’s Office of Fair Housing and Equal Opportunity (FHEO) in early 2020, NFHTA is deeply grounded in the needs and wisdom of fair housing practitioners working to end housing discrimination in communities across the Nation. With HUD as convener, NFHTA is building the next generation of fair housing and civil rights practitioners by applying best practice principles in adult learning to develop practical skills in fundamental and emerging fair housing issues.

What NFHTA Offers

NFHTA offers a variety of training and resources to FHIP and FHAP partners, centralized and marketed via the HUD Exchange available at <https://www.hudexchange.info/programs/fair-housing/nfhta/>.

Through a catalogue of learning objective-driven instructor-led courses, FHIP and FHAP practitioners engage with their peers in foundational training on state and local fair housing laws and the Fair Housing Act (and its implementing regulations). All courses engage practitioners from across the country in practical skill-building and exercises in formats that allow them to share lessons learned and dialogue about the benefits of working together to end housing discrimination. All courses are taught by an experienced and diverse faculty of fair housing professionals. 2020-2021 course offerings include:

- Basics of Fair Housing
- Fundamentals of Fair Housing Intake
- Fundamentals of FHAP Investigation
- Fundamentals of FHIP Investigation (coming online summer 2021)
- Litigating Fair Housing Cases



THE COVID-19 PANDEMIC

The COVID-19 pandemic has caused incredible hardships for people who live in cities, suburbs, and rural areas throughout our nation, and it highlighted and magnified many inequities in housing and housing-related transactions. Throughout the pandemic, HUD continued to investigate allegations of discrimination in housing, educate the public about requirements that housing be free from discrimination and provide housing resources and funding to its fair housing partners.

CARES Act Funding

In June 2020, the Fair Housing Assistance Program (FHAP) awarded \$962,160 in funding to agencies in New York, Louisiana, Rhode Island, Iowa, Pennsylvania, Massachusetts, California, Texas, Indiana, Florida, Nebraska, Hawaii, South Carolina, Maryland, Michigan, Connecticut, and New Jersey to support activities related to COVID-19. The awards to the nineteen organizations are part of \$1.5 million in [Partnership and Special Enforcement Effort funds being provided to FHAP agencies](#) through the Coronavirus Aid, Relief, and Economic Security (CARES) Act of 2020.

In August 2020, the Fair Housing Initiatives Program (FHIP) was awarded \$1,000,000 in CARES Act funds. FHIP awarded \$990,000 of CARES Act funds to the 26 eligible applicants. CARES Act grantees have presented more than 30 classes and training sessions to address broad fair housing issues; provided outreach to over 37,000 homeowners, minorities, individuals with disabilities, low-income residents, state and local governments, and advocacy groups; and distributed over 36,000 brochures and print ads. CARES Act grantees have also developed social/digital media plans utilizing Twitter, Facebook, Instagram, and LinkedIn platforms to promote fair housing and highlight the impediments faced due to newly emerging fair housing issues resulting from COVID-19.

In September 2020, FHAP was awarded over half a million dollars in additional funding to 12 states to support activities related to COVID-19. These awards are part of \$1.5 million in Partnership and Special Enforcement Effort funds provided through the CARES Act of 2020.

ENFORCEMENT

FHEO enforces the Fair Housing Act by investigating complaints of housing discrimination. State and local agencies in the Fair Housing Assistance Program (FHAP) assist HUD in its enforcement efforts. In FY 2020, HUD and FHAP agencies achieved several settlements. HUD investigated and charged cases of housing discrimination arising from individual complaints as well as Secretary-initiated complaints. HUD also investigated systemic patterns of discrimination by housing providers.



HUD v. Graham

In June 2020, the Secretary of Housing and Urban Development announced that it found that a Paramus, N.J. landlord violated the Fair Housing Act by making racist statements to and harassing an African-American applicant because of her race. [Read HUD’s Order and Motion for Enforcement here.](#)

The Fair Housing Act makes it unlawful to discriminate in housing because of race, color, religion, national origin, sex, disability and familial status. This includes making statements related to the rental of a property that discriminate because of race and harassing, coercing or threatening an applicant because of her race.

The landlord, John Graham, advertised a vacancy in a two-unit building. When an African-American woman called to inquire about the vacancy, Graham asked her some questions before the line abruptly went dead. The woman called back, but Graham did not answer, so she texted him to ask about the vacancy. HUD found that he replied via text-message that the apartment was already rented and then added a number of vile and racist expletives directed at the woman.

Following a trial and the Administrative Law Judge’s issuance of an Initial Decision and Order finding that Graham violated provisions of the Fair Housing Act, HUD’s Secretary reviewed the evidence and made additional findings. The Secretary ordered Graham to pay \$70,000 to the woman and her son to compensate them for the emotional distress caused by his illegal discrimination. In addition, HUD’s Secretary ordered Graham to pay a civil penalty to the government of \$19,787, the maximum allowable under the law.



Figure 4 A woman looking outside her window while wearing a mask.

FAIR HOUSING COMPLAINTS

The Fair Housing Act prohibits discrimination based on race, color, national origin, religion, sex, disability, and familial status in the sale, rental, financing, or terms, conditions and privileges of a dwelling and in other housing-related transactions.

Disability continues to be the top allegation of basis of discrimination filed under the Fair Housing Act with 4,612 complaints filed in FY 2020. Race was the next most common basis, making up 1,996 complaints in FY 2020. Familial status, sex, national origin, and retaliation each made up between 674 and 921 complaints, while color and religion were the least reported bases. Complaints are often filed under more than one basis.



COMPLIANCE

FHEO regularly reviews recipients of HUD funding for their compliance with civil rights laws. Violations are often resolved through Voluntary Compliance Agreements (VCA). Below are examples of VCAs from FY 2020.

Voluntary Compliance Agreements (VCA)



Figure 5: Black and white panorama of Harlem and Bronx, New York, USA.

Decatur Housing Authority – Discriminatory Practices

In June 2020, HUD reached a Voluntary Compliance Agreement with the Decatur Housing Authority in Alabama after a HUD compliance review determined that the housing authority maintained discriminatory housing practices in three of its senior properties. Specifically, HUD’s review revealed that the housing authority discriminated against elderly black applicants who applied for housing at more desirable properties (the Towers) by repeatedly skipping over them on the wait list even though they were next to receive a unit. Black applicants were also steered to less desirable units at one of the housing authority’s racially and ethnically concentrated properties (Westgate Gardens).

HUD conducted a Compliance Review to assess the housing authority’s compliance with Title VI. As a result of its review, HUD identified discrimination in the housing authority’s rental policies, waiting lists, and transfer requests with regard to its senior residents.

Under the terms of the agreement, the housing authority will pay \$200,000 in damages by creating a victims’ fund and providing direct compensation to the residents harmed by its discriminatory practices, update its policies relating to its waiting and transfer

lists and evictions, and train current and new employees who have contact with applicants or residents about Title VI, the Fair Housing Act, and other applicable civil rights requirements, with a specific emphasis on discrimination based on race, color, and national origin. In addition, the housing authority will ensure meaningful access to its programs and activities by individuals with limited English proficiency, including by providing interpretation and translation services for those who visit, write, or call the housing authority.

Sacramento Housing and Redevelopment Agency (SHRA) – Disability Discrimination

In July 2020, HUD approved a Conciliation/Voluntary Compliance Agreement involving the Sacramento Housing and Redevelopment Agency (SHRA), a recipient of federal financial assistance, and one of its tenants with disabilities, resolving allegations that SHRA staff violated the Fair Housing Act, Section 504 of the Rehabilitation Act, and Title II of the Americans with Disabilities Act when it delayed installing additional grab bars in a unit in response to the tenant’s reasonable accommodation request. In addition to processing reasonable accommodation and modification requests in a timely manner, the agreement required the respondent to pay the complainant \$7,500 and to require that its staff attend fair housing training.

The Fair Housing Act prohibits housing providers from denying reasonable accommodation requests that may be necessary to allow a person with a disability the opportunity to fully use and enjoy their home. Section 504 of the Rehabilitation Act of 1973 prohibits discrimination on the basis of disability by recipients of federal financial assistance and requires that recipients of federal financial assistance bring their programs and activities into compliance with federal accessibility requirements. In addition, Title II of the Americans with Disabilities Act prohibits state and local governmental entities from discriminating on the basis of disability in all services, activities, and programs.

Housing Authority of Prince George’s County, Maryland– Disability Discrimination

In June 2020, HUD reached a Voluntary Compliance Agreement with the Housing Authority of Prince George’s County (HAPGC), Maryland, after a HUD compliance review determined that HAPGC denied the reasonable accommodation requests of tenants with disabilities, failed to ensure program accessibility in existing facilities, and failed to make an adequate

number of accessible units available.

The case began when the Department conducted a review to determine if HAPGC was in compliance with Section 504 and the ADA. The Department’s compliance review identified a lack of accessibility throughout HAPGC’s Housing Choice Voucher (HCV), Project Based Voucher (PBV), Moderate Rehabilitation (Mod Rehab), and Public Housing (PH) programs. Additionally, the review revealed that HAPGC staff routinely failed to respond to the reasonable accommodation requests of tenants.

Under the terms of the agreement, HAPGC will:

- Ensure that at least 5 percent of its PH, PBV, and Mod Rehab units are fully mobility accessible, and an additional 2 percent are designated sensory accessible;
- Hire an independent licensed architect to evaluate and design the accessible retrofitting of existing units and common areas;
- Work with disability-rights organizations to recruit landlords with accessible units into the HCV program;
- Set up a \$200,000 compensation fund for HCV, PBV, Mod Rehab, and PH participants who were denied reasonable accommodations;
- Create a \$200,000 modification fund for its HCV program to pay the costs for tenants who need reasonable accommodations and modifications;
- Appoint a VCA coordinator and a Fair Housing Compliance Coordinator during the 7-year term of the agreement;
- Develop policies pertaining to non-discrimination and accessibility, reasonable accommodations, effective communication, transfers, and assistance animals and post the policies on its website; and
- Ensure that all HAPGC staff attend annual fair housing training.

JCI Garden Apartments – Race and National Origin Discrimination

In FY 2020, the Department secured a Voluntary Compliance Agreement with JCI Garden Apartments in Torrance, California to address marketing and application practices that excluded persons on the basis of race and national origin in violation of Title VI of the Civil Rights Act, resulting in a pattern of segregation in the 100-unit HUD-funded multifamily property. The VCA requires specific affirmative marketing efforts to remediate the discriminatory practices, including distribution of copies of applications to community

contacts throughout the Los Angeles region and print postings of at least one month in duration. The VCA also requires the property to address exclusionary application policies by distributing and accepting applications by email and mail, opening of the waitlist for longer periods, phasing out the existing waitlist and granting priority through a lottery rather than on a first come, first serve basis. Finally, the VCA requires the property to revise policies regarding the use of criminal records to comply with Title VI.

City of Hemet, California – Discriminatory Ordinances

In FY 2020, HUD initiated a compliance review pursuant to Title VI of the Civil Rights Act of 1964 of Hemet, California. The City spent Community Development Block Grant (CDBG) funds on the implementation and enforcement of programs that HUD alleged were enacted for discriminatory reasons and targeted residents on the basis of race and national origin. HUD investigated the city’s Rental Registration, Crime-Free Rental Housing, and Abatement of Chronic Nuisance Programs for compliance with Title VI. HUD’s investigation focused on the design and use of the ordinances to, for example, deny or remove families from their housing on the basis of race or national origin. HUD negotiated with the city and reached a Voluntary Compliance Agreement to resolve the investigation, which was finalized at the end of FY 2020/ early FY 2021. The city agreed to repeal the ordinances that established the programs and create a remediation fund of \$200,000 to improve housing conditions for low- or moderate-income households, including by proactively addressing potential code violations, among other public interest relief.



Figure 6: A person reading a book at home while wearing a mask.

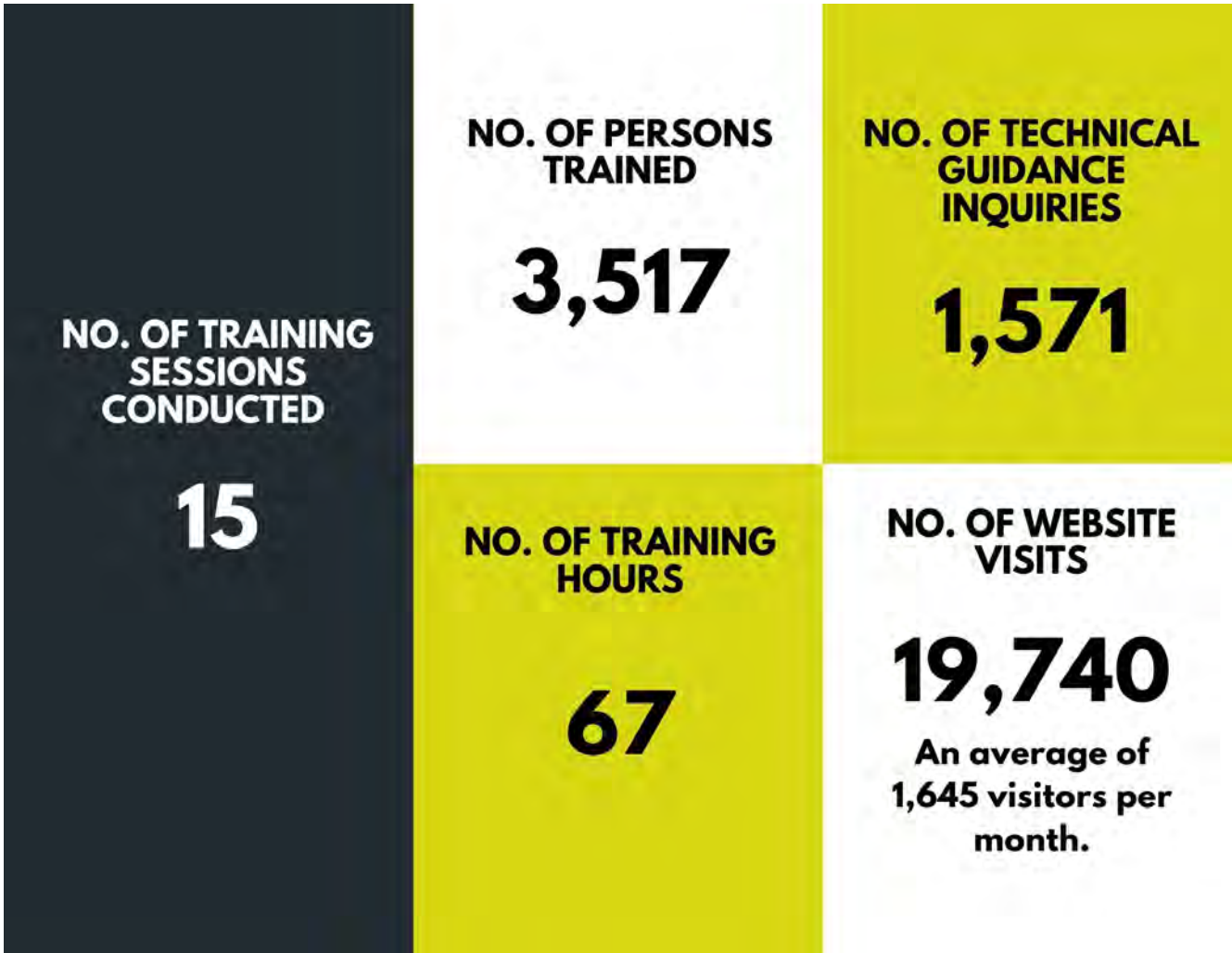
FAIR HOUSING ACCESSIBILITY FIRST PROGRAM



The Fair Housing Accessibility FIRST program provides training and technical guidance to the building industry, state and local governments, disability groups, fair housing agencies, and others on the Fair Housing Act’s design and construction

requirements. The program was established to implement a provision in the Act that requires the Department to provide technical assistance to States and units of local government in implementing the Act’s accessibility requirements. The FIRST program consists of a centrally located technical guidance call center, a comprehensive website -- www.fairhousingfirst.org -- and training events conducted in cities across the nation.

Fair Housing Accessibility First Program Data, FY 2020



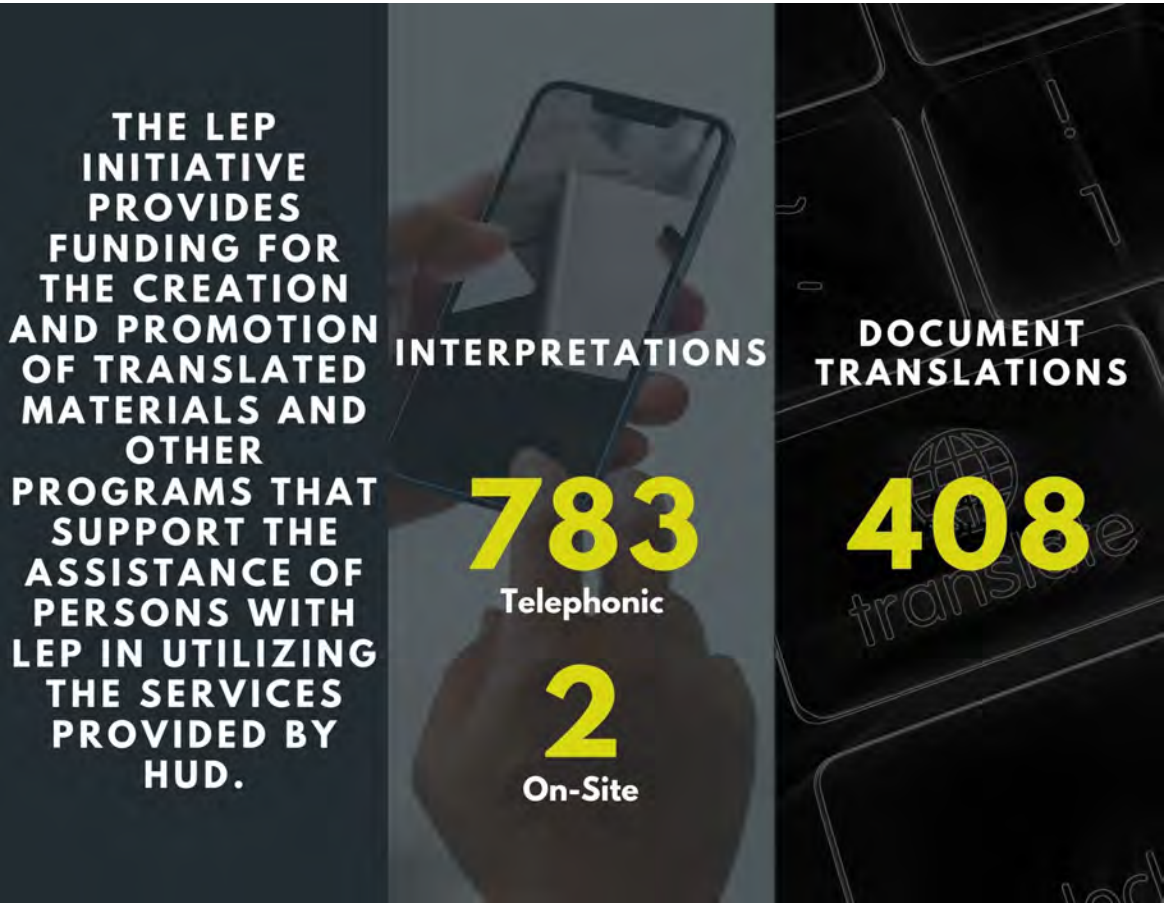
LIMITED ENGLISH PROFICIENCY PROGRAM

OBLIGATIONS OF HOUSING PROVIDERS

Under Title VI of the Civil Rights Act of 1964 and in accordance with Supreme Court precedent in Lau v. Nichols, recipients of federal financial assistance are required to take reasonable steps to ensure meaningful access to their programs and activities by persons with limited English proficiency (LEP). In accordance with Executive Order 13166, the meaningful access requirement of the Title VI regulations and the four-factor analysis set forth in DOJ’s LEP Guidance apply to the programs and activities of federal agencies, including HUD. For more information, see [HUD’s LEP Guidance](#).

The Fair Housing Act prohibits discrimination in both private and federally assisted housing, including discrimination because of national origin. For example, a housing provider may not impose less favorable terms or conditions on residents who have LEP if those terms or conditions are based on national origin or another protected characteristic.

Fair Housing Accessibility First Program Data, FY 2020



FAIR HOUSING & EQUAL OPPORTUNITY PROGRAMS

SECTION 3: CREATING OPPORTUNITIES FOR LOW-INCOME RESIDENTS

Section 3 of the Housing and Urban Development Act of 1968 ensures that, to the greatest extent feasible, certain HUD-funded jobs, training and contracts opportunities are directed to local low-income persons, particularly those who receive government assistance for housing, and provide contracting opportunities to businesses that employ them. HUD funds create thousands of jobs across the country that range from construction to professional services like accounting or engineering. Section 3 supports individual self-sufficiency and local hiring for economic development, and neighborhood revitalization projects.

Section 3 Data, FY 2020

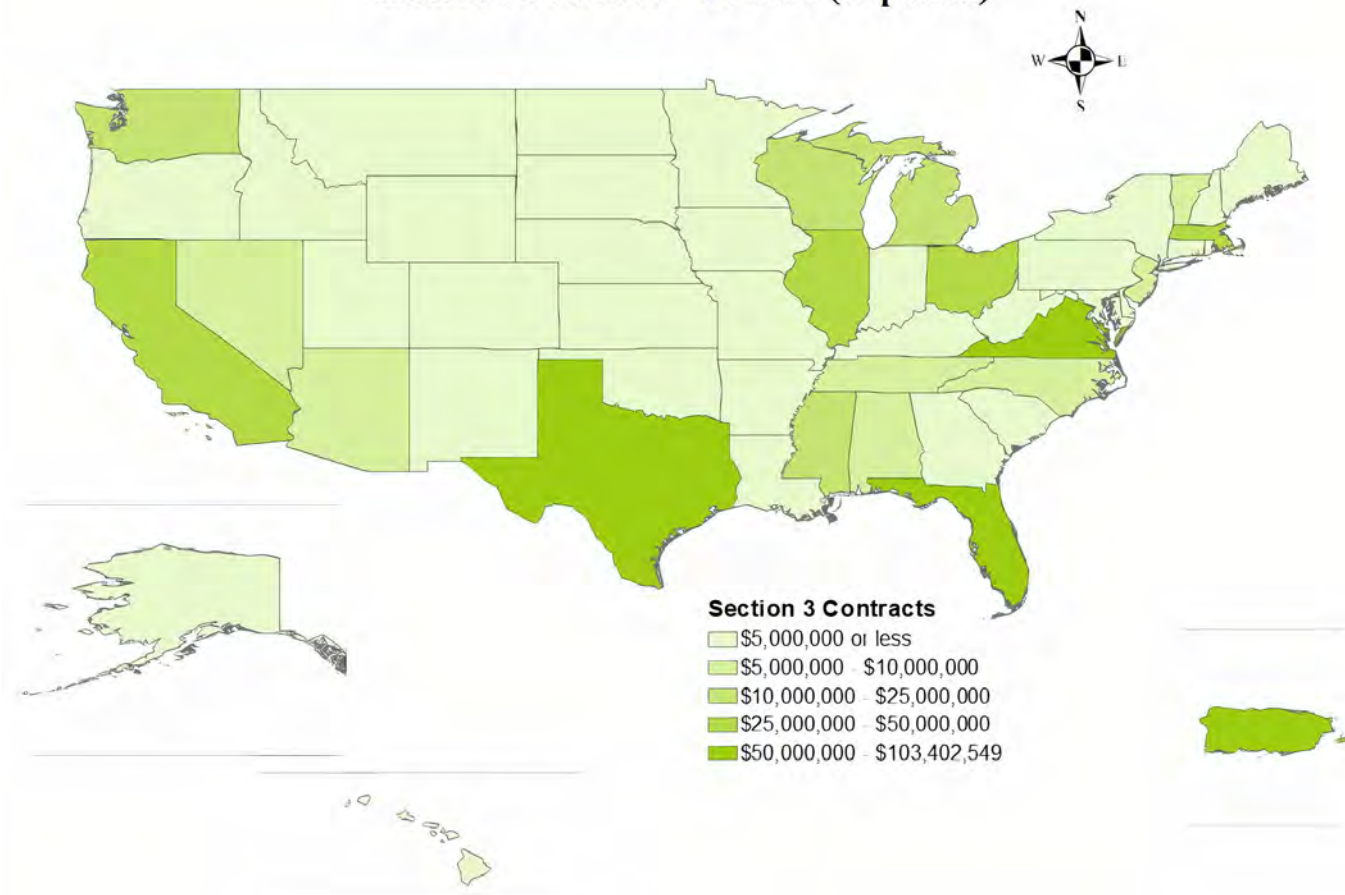


On September 29, 2020, the Department issued a Final Rule (24 CFR Part 75) entitled, “Enhancing and Streamlining of “Section 3” Requirements for Creating Economic Opportunities for Low- and Very Low-Income Persons and Eligible Businesses.” This rule set aside FHEO’s Interim Section 3 Rule, 24 CFR Part 135. The new rule became effective on November 29, 2020, with an implementation date of July 2021.

The new rule lays out the framework for the affected

HUD Program Offices (CPD, PIH, Housing, and OLHCHH) to oversee enforcement and compliance efforts of HUD-funded recipients, while Section 3 reporting, technical assistance, and Best Practices will be coordinated by HUD’s Office of Field Policy and Management. Based on the new delegations of authority for the new rule, FHEO will no longer play a role in the Section 3 enforcement and reporting efforts.

Section 3 Contracts* FY 2020 (Reported)



* Includes both construction and non construction contracts



Figure 7: Person holding a hard-hat at a construction site.

THE FAIR HOUSING INITIATIVES PROGRAM (FHIP)

The Fair Housing Initiatives Program (FHIP) provides funds to eligible organizations through competitive grants under the three initiatives listed below. They are designed to prevent or eliminate discriminatory housing practices and to inform individuals of their rights and responsibilities under the Fair Housing Act. A fourth initiative, the Administrative Enforcement Initiative (AEI) is currently unfunded.

In FY 2020, the FHIP program awarded over \$40 million in grants to over 150 organizations to meet the objectives under one or more of the core program initiatives: enforcing the Fair Housing Act under the Private Enforcement Initiative, educating the public and industry stakeholders on fair housing under the Education and Outreach Initiative, and building organizational capacity under the Fair Housing Organizations Initiative. Information on individual grants is available on pages 51-69 in the Appendix.

PRIVATE ENFORCEMENT INITIATIVE (PEI) PEI provides funding to private, non-profit fair housing enforcement organizations for the investigation of housing discrimination complaints and the administrative or judicial enforcement of federal, state, or local fair housing laws. PEI recipients conduct intake, investigation, mediation, and litigation of housing discrimination complaints and perform testing in the rental, sales, lending, and insurance markets to uncover illegal discrimination under the Fair Housing Act.

EDUCATION AND OUTREACH INITIATIVE (EOI) EOI provides funding to develop, implement, carry out, and coordinate education and outreach activities that inform the public about their rights and responsibilities under federal, state, and local fair housing laws.

FAIR HOUSING ORGANIZATIONS INITIATIVE (FHOI) FHOI provides funding to help establish new fair housing enforcement organizations and to build the capacity of existing organizations, particularly in areas of the country that are currently underserved by fair housing enforcement organizations, including rural areas or areas with a large number of recent immigrants.

Fair Housing Initiatives Program Funding

\$36.50M

**Private
Enforcement
Initiative**

\$7.850M

**Education
& Outreach
Initiative**

\$500K

**Fair Housing
Organizations
Initiative**

NATIONAL MEDIA CAMPAIGN



Figure 8: One of the FY 2020 National Media Campaign Posters.

As part of the Education and Outreach Initiative, the FHIP program awards up to \$1 million for a national media campaign each year. During FY2020, the National Fair Housing Alliance (NFHA) completed a FHIP Education and Outreach Initiative National Media Campaign (EOI-NMC) grant, which included a coordinated, comprehensive, and centralized educational, advertising, and digital/ social media campaign reaching persons in all protected classes across various communities, including LEP populations, segregated communities, and individuals in rural areas. The products developed included print and radio advertisements, a podcast, and robust digital, social media and web-based components, such as Facebook and YouTube advertising, and promotional videos.

NFHA was also awarded two EOI-NMC grants (FY2019 General and COVID-19) during FY 2020 which, combined, totals \$750,000. Under these grants NFHA will develop extensive social and digital media campaigns, which will include radio PSAs, promotional videos, Twitter Chats, Facebook Live events, podcasts, and webinars on a broad range of fair housing topics. The goal of the campaigns is to reach persons in all protected classes and traditional media products will be made available in various languages in addition to English.

To access a variety of EOI-NMC media products, including some of the products developed under the most recent campaigns, visit our [Fair Housing Outreach Tools Page](#).

THE FAIR HOUSING ASSISTANCE PROGRAM (FHAP)

HUD provides Fair Housing Assistance Program (FHAP) funding annually on a noncompetitive basis to state and local agencies that administer fair housing laws that provide rights and remedies that are substantially equivalent to those provided by the Fair Housing Act. FHAP agencies provide a variety of fair housing administrative and enforcement activities, including complaint investigation, conciliation, administrative and/or judicial enforcement; training; implementation of data and information systems; and education and outreach.

FAIR HOUSING ASSISTANCE PROGRAM

5,878	# of Closed FHAP Complaints
5,998	# of FHAP Complaints Filed
76	Total # of FHAP Agencies
44 incl. D.C.	Total # of FHAPS that Provided Local Fair Housing Services
34	Total # of FHAPS that Provided State-wide Fair Housing Services

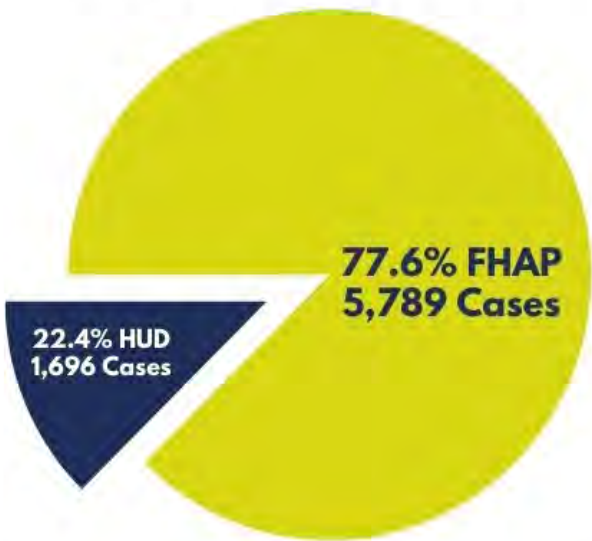
appendix



FAIR HOUSING ACT COMPLAINT DATA

COMPLAINT INVESTIGATIONS

Chart 1.1
Total No. Of Cases Filed in
FY 2020



Source: HUD Enforcement Management Systems (HEMS)

Current as of September 30, 2020

COMPLAINTS BY BASIS

Table 1.1 shows the frequency with which the Fair Housing Act’s protected bases are claimed in complaints filed with HUD and FHAP agencies. If a single complaint alleged multiple bases, it was counted under each alleged basis. The bases are shown in order by most frequently claimed, as a percentage of all filed complaints.

Table 1.1: Basis Claimed in Complaints Filed with HUD and FHAP Agencies, FY 2020

	# of Complaints	% of Complaints
Disability	4,612	60.9%
Race	1,996	26.3%
Retaliation	921	12.2%
Sex	854	11.3%
Familial Status	767	10.1%
National Origin	674	8.9%
Color	256	3.4%
Religion	157	2.1%

Source: HUD Enforcement Management System (HEMS)
Current as of September 30, 2020

Notes:

- 1. Retaliation is not one of the seven protected classes, but it is covered under Section 818 of the Fair Housing Act.
- 2. Complaints can be filed under multiple bases; thus, the percentages do not add up to 100%.

Chart 1.2: 5-Year Trend of Complaints by Basis, FY 2016 to FY 2020

In FY 2020, disability discrimination remained the most common complaint filed with HUD with 4,612 total disability complaints filed, which represents more than half (60.9 percent) of the total number of complaints filed that fiscal year. See Table 1.1. For the past five years, complaints alleging disability discrimination have been the most common complaint filed with HUD and FHAP agencies, followed by race and sex. See Chart 1.2.



Source: HUD Enforcement Management System (HEMS)
Current as of September 30, 2020

ISSUES REPORTED IN COMPLAINTS

HUD and FHAP agencies record discriminatory practices in categories known as “issues.” Table 1.2 shows issues reported in complaints that were filed with HUD and FHAP agencies in FY2020. There were 7,575 complaints in FY 2020. If a single complaint alleged multiple issues, it is counted under each issue alleged.

Table 1.2: Complaints Filed by HUD and FHAP Based on Issues

	FY 2020 Complaints (of 7,575 total filed complaints)	
Issue	Number	Percentage
Discriminatory refusal to sell	118	1.6%
Discriminatory refusal to rent	1,848	24.4%
Discriminatory advertising, statements, and notices	775	10.2%
False denial or representation of availability	153	2.0%
Blockbusting	2	0.0%
Discriminatory financing (includes real estate transactions)	153	2.0%
Discriminatory brokerage service	41	0.5%
Discriminatory terms, conditions, privileges, or services and facilities	5,689	75.1%
Failure to comply with poster regulations	1	0.0%
Refusing to provide insurance	1	0.0%
Steering	57	0.8%
Redlining	4	0.1%
Otherwise deny or make housing unavailable	1,452	19.2%
Other discriminatory acts	452	6.0%
Discriminatory acts under Section 818 (coercion, etc.)	1,908	25.2%
Using ordinances to discriminate in zoning and land use	20	0.3%
Non-compliance with design and construction requirements (disability)	60	0.8%
Discriminatory acts under Section 901 (criminal)	5	0.1%
Failure to meet senior housing exemption criteria	0	0.0%
Failure to permit reasonable modification	227	3.0%
Failure to permit reasonable accommodation	3,268	43.1%
Total Filed Cases	7,575	100.0%

Source: HUD Enforcement Management System (HEMS)
Current as of September 30, 2020

CASE OUTCOMES

Table 1.3 shows the HUD and FHAP case outcomes, FY 2020.

Table 1.3: HUD and FHAP Case Outcomes

Case Completion Type	# HUD Cases	% HUD Cases	# FHAP Cases	% FHAP Cases	# Total Cases	% Total Cases
Administrative Closure	254	13.9%	514	8.7%	768	10.0%
Charged or FHAP Caused	36	2.0%	453	7.7%	489	6.3%
Conciliated	645	35.3%	1,125	19.1%	1,770	23.0%
DOJ Closure	6	0.3%	-	-	6	0.1%
No Cause	744	40.7%	3,391	57.7%	4,135	53.7%
Withdrawn with Resolution	143	7.8%	394	6.7%	537	7.0%
Total	1,828	100.0%	5,877	100.0%	7,705	100.0%

Source: HUD Enforcement Management System (HEMS)
Current as of September 30, 2020)

HUD & FHAP Monetary Relief, FY 2020



Source: HUD Enforcement Management System (HEMS)
Current as of September 30, 2020

COMPLIANCE WITH NOTICE REQUIREMENTS

COMPLAINANT NOTIFICATION

The Fair Housing Act requires HUD to serve notice upon the aggrieved person filing a housing discrimination complaint. The notice acknowledges the filing of a complaint and provides information regarding important deadlines and the choice of forums provided by the Fair Housing Act.

RESPONDENT NOTIFICATION

Similarly, the Fair Housing Act requires HUD to serve notice on each respondent named in a complaint. The notice, which must be sent within 10 days of the filing of a complaint or the identification of any additional respondent, must identify the alleged discriminatory housing practice(s), advise the respondent of all procedural rights and obligations, and include a copy of the complaint. In a small number of Fair Housing Act complaints, the respondent may not have been notified within 10 days. For instance, pursuant to a memorandum of understanding (MOU) with DOJ, if a criminal investigation is underway, HUD may delay notification to the respondent until DOJ concludes its criminal investigation.

TIMELINESS OF INVESTIGATIONS

The Fair Housing Act and substantially equivalent state and local fair housing laws require that HUD and FHAP agencies complete the investigation of each complaint within 100 days of the date it was filed unless it is impracticable to do so.

Table 1.4 shows a total of 4,932 HUD and FHAP newly aged complaints, i.e., the number of investigations that passed the 100-day mark.

Table 1.4: Newly Aged HUD and FHAP Complaints, FY 2020

	# of Newly Aged HUD Complaints	% of Newly Aged HUD Complaints	# of Newly Aged FHAP Complaints	% of Newly Aged FHAP Complaints	Total
Newly Aged	1,188	66.2%	3,744	64.1%	4,932

Source: HUD Enforcement Management System (HEMS)
Current as of September 30, 2020

ADJUDICATING FAIR HOUSING ACT COMPLAINTS

FAIR HOUSING ACT ADMINISTRATIVE PROCEEDINGS AND HUD’s OFFICE OF ADMINISTRATIVE LAW JUDGES (OALJ)

When HUD issues a charge of discrimination, the parties may choose to pursue the matter either in an administrative proceeding or in federal district court. In an administrative proceeding, HUD represents the government, bringing the case on behalf of the aggrieved person and the public interest. The aggrieved person may intervene as a party in the proceeding to separately represent his or her own interests. If any party to the case elects to go to federal court, HUD transfers the case to DOJ, which prosecutes the case.

Administrative Law Judges (ALJs) adjudicate the Fair Housing Act complaints that HUD brings on behalf of aggrieved persons when neither party elects to proceed in federal court. The Fair Housing Act requires that an administrative hearing begin within 120 days of the issuance of a charge unless it is impracticable to do so. The Fair Housing Act requires that an ALJ issue an initial decision within 60 days after the end of the hearing, unless impracticable to do so. ALJs may award actual damages to the aggrieved person, order injunctive or other equitable relief, and assess a civil penalty against the respondent. The ALJ may also allow attorney fees and costs to be paid to a prevailing party other than HUD. Charges may also be resolved by the parties through a consent order signed by the ALJ.

Any party adversely affected by the initial decision may file a motion with the Secretary of HUD asking that the initial decision be modified, set aside, in whole or in part, or remanded for further proceedings. The Secretary has 30 days from the issuance of the initial decision to serve the final decision on all parties. If the Secretary does not serve a final decision within this period, the initial decision becomes the final decision of HUD. A final decision may be appealed to a federal court of appeals.

In addition to conducting HUD’s administrative hearings, ALJs assist parties with settlement negotiations and provide training to the public and attorneys. **Table 1.5** shows the HUD ALJ caseload in FY 2020. **Table 1.6** summarizes the outcomes of those cases.

Table 1.5: OALJ Fair Housing Caseload, FY 2020

Status	No. of Cases
Fair Housing Act Cases Pending on October 1, 2019	11
Fair Housing Act Cases Docketed in FY 2020	32
Total Fair Housing Act Cases During FY 2020	43

Source: Office of Administrative Law Judges
Current as of September 30, 2020

Table 1.6: OALJ Fair Housing Act Case Outcomes, FY 2020

Status	No. of Cases
Settlement by Consent Order	9
ALJ Decisions	1
Election to U.S. District Court	13
Secretarial Remand	0
Carried Over to FY 2021	21

Source: Office of Administrative Law Judges
Current as of September 30, 2020

Table 1.7 shows all of cases docketed in FY 2019 that were closed in FY 2020. **Table 1.8** shows ALJ decisions issued in FY 2020.

Table 1.7: Post-Charge Consent Orders Issued in FY 2020

Case Name	Basis	Penalties	Damages
Heathermoor II, LLC	Disability	\$0.00	\$27,500.00
Ray, Jr.	Disability	\$0.00	\$20,000.00
Roderick and Roderick Apartments, LLC	Disability	\$0.00	\$8,000.00
Welch	Familial Status	\$0.00	\$800.00
Parker	Familial Status	\$0.00	\$11,000.00
Frawley	Familial Status	\$0.00	\$1,000.00
James	Disability	\$0.00	\$6,000
Tzadik Georgia Portfolio, LLC	Disability	\$0.00	\$34,900.00
Ithaca Renting, LLC	Disability	\$0.00	\$8,500.00

Source: Office of Administrative Law Judges
Current as of September 30, 2020

Table 1.8: ALJ Decisions Made in FY 2020

Case Name	Basis	Damages	Civil Penalties	Outcome
Graham	Race	\$21,000.00	\$5,000.00	Finding for the Charging Party/HUD

Source: Office of Administrative Law Judges
Current as of September 30, 2020

Note: The ALJ decision was appealed to the Secretary, who greatly increased the damages (\$70,000) and civil penalty (\$19,787).

HUD Fair Housing Act Cases Handled by the U.S. Department of Justice (DOJ)

In Fiscal Year 2020, the Housing and Civil Enforcement Section of DOJ obtained twelve final outcomes in Fair Housing Act referrals from HUD.

All the consent decrees and orders are available on the DOJ website:

<https://www.justice.gov/crt/housing-and-civil-enforcement-section-cases-1>.

Four of the cases resulted in consent decrees containing \$50,000 or more in monetary relief.

- On March 25, 2020, DOJ entered into a [consent decree](#) resolving *United States v. Epcon Communities, Inc.* (S.D. Ohio), requiring the defendants to pay up to \$2.2 million to correct inaccessible features at 32 condominium properties in Ohio, establish a \$300,000 settlement fund for people who suffered harm due to the lack of accessible features at the properties, pay a civil penalty of \$51,303 to the United States, and pay \$40,000 in damages to the Fair Housing Advocates Association, which filed the HUD complaint that initiated this case.
- On January 17, 2020, DOJ obtained a [consent decree](#) resolving *United States v. Cao Properties and Rentals* (D. Kan.), requiring the defendants to pay \$155,000 in damages to female tenants who had been subjected to sexual harassment and \$5,000 as a civil penalty. The consent order also prohibits the defendants from engaging in property management, requires them to sell any residential rental properties they own, and prohibits them from acquiring new properties for use as residential rental properties.
- On July 14, 2020, DOJ entered a [consent decree](#) providing for \$51,068.91 in damages for the HUD complainant in *United States v. 111 East 88th Partners* (S.D.N.Y.), a case alleging that the owner and operator of an apartment complex refused to make a reasonable accommodation to allow a tenant with a disability to keep an assistance animal in his home.
- On January 7, 2020, DOJ entered a [consent decree](#) resolving *United States v. Creekside Condominium Homeowners Association* (D. Colo.), providing for a \$50,000 payment to the HUD complainant in a case alleging that the association refused, over a period of six months, to allow a resident to live with her assistance animal.

Table 1.9: Outcomes Reported in FY 2020 for Fair Housing Act Cases Sent to DOJ

Case Name	Outcome	Compensatory Damages	Civil Penalty	Victim Fund	Other
U.S. v. Epcon Communities, Inc.	Consent Order	\$40,000.00	\$51,303.00	\$300,000	\$2.2 M
U.S. v. CAO Properties and Rentals	Consent Order	\$95,000.00	\$5,000.00	\$60,000.00	\$0.00
U.S. v. 111 East 88th Partners	Consent Decree	\$51,068.00	\$0.00	\$0.00	\$0.00
U.S. v. Creekside Condominium Homeowners Assoc.	Consent Order	\$50,000.00	\$0.00	\$0.00	\$0.00
U.S. v. Dunnwood Acres Apartments, LLC	Consent Order	\$44,000.00	\$0.00	\$0.00	\$0.00
U.S. v. Gorecki	Consent Decree	\$33,450.00	\$0.00	\$0.00	\$0.00
U.S. v. Melinda Moore Housing, Inc.	Consent Order	\$27,500.00	\$0.00	\$0.00	\$0.00
U.S. v. Dally	Consent Decree	\$23,500.00	\$0.00	\$0.00	\$0.00
U.S. v. Higgins	Consent Decree	\$16,000.00	\$0.00	\$0.00	\$0.00
U.S. v. The Pointe Apartments Owner, LP	Consent Order	\$13,500.00	\$0.00	\$0.00	\$0.00
U.S. v. Christensen	Consent Decree	\$13,000.00	\$0.00	\$0.00	\$0.00
U.S. v. PRIII / Broadstone Blake St., LLC	Consent Order	\$5,000.00	\$0.00	\$0.00	\$0.00

*Source: U.S. Department of Justice (DOJ)
Current as of September 30, 2020*

SECRETARY INITIATED ENFORCEMENT

Under 42 U.S.C. § 3610, the Secretary of HUD has the authority to investigate and file a complaint where there is reason to believe that a discriminatory housing practice has occurred or is about to occur. A single complaint may include more than one bases.

In FY 2020, there were two Secretary-initiated complaints filed:

Assistant Secretary for Fair Housing and Equal Opportunity v. City of Santa Maria

The City of Santa Maria passed an ordinance imposing a temporary moratorium on all housing in the city for more than six farmworker visa holders and subsequently imposed a permanent conditional use permit requirement on such housing. These restrictions have not been placed on housing for residents who are not H2A visa holders who reside in identical circumstances. The complaint alleges that the policy and practice violates the Fair Housing Act on the bases of national origin (Hispanic) and race (African American). The complaint is still under investigation.

Assistant Secretary for Fair Housing and Equal Opportunity v 973 Chestnut Ridge Road, Inc., et al.

The complaint alleges Respondent, Gary Walden sexually assaulted female residents at Chestnut Ridge. Respondent Walden was the subject of additional complaints from female tenants alleging sexual harassment and discriminatory eviction. The investigation is ongoing.

In addition, one Secretary-initiated complaint was charged in FY 2020.

Assistant Secretary for Fair Housing and Equal Opportunity v. City of Hesperia, California

The City of Hesperia enacted a Crime-Free Rental Housing ordinance effective January 1, 2016, that mandated landlords use a crime-free lease addendum prohibiting any criminal activity on or near the premises (arrest or conviction is not required), and mandating evictions. The complaint alleged discrimination because of race and national origin. After an extensive investigation and analysis of relevant data the Department filed a charge of discrimination and issued a letter of findings. In December 2019, the Justice Department filed a lawsuit resulting from HUD's action, alleging that the City of Hesperia, California, and the San Bernardino County Sheriff's Department in California discriminated in violation of the Fair Housing Act based on race and national origin.

FAIR HOUSING INITIATIVES PROGRAM (FHIP)

FAIR HOUSING INITIATIVES PROGRAM (FHIP) FUNDING

In FY 2020, HUD awarded over \$40 million to over 150 national and local fair housing organizations to confront violations of the nation’s Fair Housing Act, through enforcement or education and outreach efforts. Summaries of each grant are provided below organized by state, city, and organization.

PRIVATE ENFORCEMENT INITIATIVE (PEI) PEI provides funding to private, non-profit fair housing enforcement organizations for the investigation of housing discrimination complaints and the administrative or judicial enforcement of federal, state, or local fair housing laws. PEI recipients conduct intake, investigation, mediation, and litigation of housing discrimination complaints and perform testing in the rental, sales, lending, and insurance markets to uncover illegal discrimination under the Fair Housing Act.

EDUCATION AND OUTREACH INITIATIVE (EOI) EOI provides funding to develop, implement, carry out, and coordinate education and outreach activities that inform the public about their rights and responsibilities under federal, state, and local fair housing laws.

FAIR HOUSING ORGANIZATIONS INITIATIVE (FHOI) FHOI provides funding to help establish new fair housing enforcement organizations and to build the capacity of existing organizations, particularly in areas of the country that are currently underserved by fair housing enforcement organizations, including rural areas or areas with a large number of recent immigrants.

Table 2.1 shows the FHIP recipient summaries by state, FY 2020.

TABLE 2.1: FY 2020 FAIR HOUSING INITIATIVES PROGRAM
GRANT RECIPIENT SUMMARIES BY STATE
(current as of 3/5/2021)

State	Organization	Address	City	Grant Type	Award Amount
AK	Alaska Legal Services Corporation	1016 W. 6th Ave., Suite 200	Anchorage	Education and Outreach Initiative	\$125,000.00
AK	Alaska Legal Services Corporation	1016 W. 6th Avenue	Anchorage	Private Enforcement Initiative	\$360,000.00
AL	Central Alabama Fair Housing Center	2867 Zelda Road	Montgomery	Education and Outreach Initiative	\$125,000.00
AL	Central Alabama Fair Housing Center	2867 Zelda Road	Montgomery	Private Enforcement Initiative	\$360,000.00
AL	Fair Housing Center of Northern Alabama	1820 7th Avenue North, Suite 110	Birmingham	Private Enforcement Initiative	\$360,000.00
AL	Fair Housing Center of Northern Alabama	1820 7th Avenue North	Birmingham	EOI-COVID-19	\$20,000.00
AL	Mobile Fair Housing Center	602 Bel Air Blvd.	Mobile	Education and Outreach Initiative	\$125,000.00
AL	Mobile Fair Housing Center	P.O. Box 16324	Mobile	Private Enforcement Initiative	\$360,000.00
AR	Legal Aid of Arkansas	714 S. Main Street	Jonesboro	Education and Outreach Initiative	\$125,000.00

State	Organization	Address	City	Grant Type	Award Amount
AR	Legal Aid of Arkansas, Inc.	714 South Main	Jonesboro	Private Enforcement Initiative	\$341,396.00
AZ	Sonora Environmental Research Institute, Inc.	3202 E Grant Rd	Tucson	Education and Outreach Initiative	\$103,175.00
AZ	Sonora Environmental Research Institute, Inc.	3202 E. Grant Road	Tucson	EOI-COVID-19	\$20,000.00
AZ	Southwest Fair Housing Council	177 N Church	Tucson	Education and Outreach Initiative	\$125,000.00
AZ	Southwest Fair Housing Council	179 N. Church Ave.	Tucson	Private Enforcement Initiative	\$360,000.00
CA	Bay Area Legal Aid	1735 Telegraph Avenue	Oakland	Private Enforcement Initiative	\$360,000.00
CA	California Rural Legal Assistance, Inc.	1430 Franklin Street, Ste. 103	Oakland	Education and Outreach Initiative	\$125,000.00
CA	California Rural Legal Assistance, Inc.	1430 Franklin Street, Suite 103	Oakland	Private Enforcement Initiative	\$360,000.00
CA	CSA San Diego County	3280 Downing Street	El Cajon	Private Enforcement Initiative	\$360,000.00
CA	CSA San Diego County	327 Van Houten Avenue	El Cajon	EOI-COVID-19	\$20,000.00

State	Organization	Address	City	Grant Type	Award Amount
CA	Fair Housing Advocates of Northern California	1314 Lincoln Avenue	San Rafael	Education and Outreach Initiative	\$125,000.00
CA	Fair Housing Advocates of Northern California	1314 Lincoln Ave. , Ste A	San Rafael	Private Enforcement Initiative	\$360,000.00
CA	Fair Housing Advocates of Northern California	1314 Lincoln Avenue	San Rafael	EOI-COVID-19	\$20,000.00
CA	Fair Housing Council of Riverside County, Inc.	PO Box 1068	Riverside	Private Enforcement Initiative	\$360,000.00
CA	Fair Housing Foundation	3605 Long Beach Blvd.	Long Beach	Education and Outreach Initiative	\$125,000.00
CA	Greater Bakersfield Legal Assistance, Inc.	615 California Ave.	Bakersfield	Private Enforcement Initiative	\$360,000.00
CA	Greater Napa Valley Fair Housing Center	1804 Soscol Ave	Napa	Education and Outreach Initiative	\$125,000.00
CA	Greater Napa Valley Fair Housing Center	1804 Soscol Ave	Napa	Private Enforcement Initiative	\$360,000.00
CA	Inland Fair Housing and Mediation Board	1500 S. Haven Avenue	Ontario	Education and Outreach Initiative	\$125,000.00

State	Organization	Address	City	Grant Type	Award Amount
CA	Inland Fair Housing and Mediation Board	1500 South Haven Avenue, Suite 100	Ontario	Private Enforcement Initiative	\$360,000.00
CA	Inland Fair Housing and Mediation Board	1500 S. Haven Avenue	Ontario	EOI-COVID-19	\$20,000.00
CA	Legal Aid Society of San Diego, Inc.	110 South Euclid Avenue	San Diego	Education and Outreach Initiatives	\$125,000.00
CA	Legal Aid Society of San Diego, Inc.	110 South Euclid Avenue	San Diego	Private Enforcement Initiative	\$263,500.00
CA	Mental Health Advocacy Services, Inc.	3255 Wilshire Blvd., Suite 902	Los Angeles	Education and Outreach Initiative	\$125,000.00
CA	Orange County Fair Housing Council, Inc	2021 E. 4th Street	Santa Ana	Education and Outreach Initiative	\$125,000.00
CA	Orange County Fair Housing Council, Inc.	1516 Brookhollow Drive	Santa Ana	Private Enforcement Initiative	\$360,000.00
CA	Project Sentinel Inc.	1490 El Camino Real	Santa Clara	Private Enforcement Initiative	\$360,000.00
CA	Project Sentinel, Inc.	1490 El Camino Real	Santa Clara	Education and Outreach Initiative	\$125,000.00
CA	Southern California Housing Rights Center	3255 Wilshire Blvd.	Los Angeles	Private Enforcement Initiative	\$360,000.00

State	Organization	Address	City	Grant Type	Award Amount
CA	Southern California Housing Rights Center	3255 Wilshire Blvd.	Los Angeles	Education and Outreach Initiative	\$125,000.00
CA	Mental Health Advocacy Services, Inc.	3255 Wilshire Blvd.	Los Angeles	EOI-COVID-19	\$20,000.00
CA	Project Sentinel, Inc.	1490 El Camino Real	Santa Clara	EOI-COVID-19	\$20,000.00
CO	Denver Metro Fair Housing Center	3280 Downing Street	Denver	Private Enforcement Initiative	\$357,651.81
CT	Bridgeport Neighborhood Trust	570 State Street	Bridgeport	Education and Outreach Initiative	\$125,000.00
CT	Bridgeport Neighborhood Trust, Inc.	570 State Street	Bridgeport	EOI-COVID-19	\$20,000.00
CT	Connecticut Fair Housing Center	60 Popieluszko Court	Hartford	Education and Outreach Initiative	\$125,000.00
CT	Connecticut Fair Housing Center	60 Popieluszko Court	Hartford	Private Enforcement Initiative	\$360,000.00
DC	Equal Rights Center	820 First St NE, LL160	Washington	Education and Outreach Initiative	\$125,000.00

State	Organization	Address	City	Grant Type	Award Amount
DC	Equal Rights Center	11 Dupont Circle, NW	Washington	Private Enforcement Initiative	\$360,000.00
DC	National Coalition for Asian Pacific American Community Dev.	1628 - 16th Street NW	Washington	Education and Outreach Initiative	\$250,000.00
DC	National Community Reinvestment Coalition	740 15th Street, NW	Washington	Private Enforcement Initiative	\$360,000.00
DC	National Fair Housing Alliance	1331 Pennsylvania Ave., NW, Suite 650	Washington	Education and Outreach Initiative	\$250,000.00
DC	National Fair Housing Alliance	1331 Pennsylvania Ave., NW, Suite 650	Washington	Private Enforcement Initiative	\$360,000.00
DC	National Fair Housing Alliance	1331 Pennsylvania Ave. NW	Washington	EOI-COVID-19	\$500,000.00
DE	Community Legal Aid Society, Inc.	100 W. 10th Street, Suite 801	Wilmington	Private Enforcement Initiative	\$360,000.00
DE	Pathways to Success, Inc.	31 The Circle	Georgetown	Education and Outreach Initiative	\$125,000.00
FL	Bay Area Legal Services, Inc.	1302 North 19th Street, Suite 400	Tampa	Private Enforcement Initiative	\$360,000.00

State	Organization	Address	City	Grant Type	Award Amount
FL	Community Legal Services of Mid-Florida, Inc.	122 E Colonial Dr. Ste 200	Orlando	Education and Outreach Initiative	\$93,691.00
FL	Fair Housing Center of the Greater Palm Beach, Inc.	1300 W. Lantana Road, Suite 200	Lantana	Private Enforcement Initiative	\$360,000.00
FL	Florida Legal Services, Inc.	PO Box 533986	Orlando	Education and Outreach Initiative	\$125,000.00
FL	Housing Opportunities Project for Excellence (HOPE), Inc.	11501 NW 2nd Avenue	Miami	EOI-COVID-19	\$20,000.00
FL	Housing Opportunities Project for Excellence (HOPE), Inc.	11501 NW 2nd Avenue	Miami	Education and Outreach Initiative	\$125,000.00
FL	Housing Opportunities Project for Excellence (HOPE), Inc.	11501 NW 2nd Avenue	Miami	Private Enforcement Initiative	\$360,000.00
FL	Jacksonville Area Legal Aid, Inc.	126 W. Adams St.	Jacksonville	Private Enforcement Initiative	\$356,333.00
FL	Legal Aid Society of Palm Beach County, Inc.	423 Fern Street Suite 200	West Palm Beach	Education and Outreach Initiative	\$125,000.00
FL	Legal Aid Society of Palm Beach County, Inc.	423 Fern Street Suite 200	West Palm Beach	Private Enforcement Initiative	\$360,000.00

State	Organization	Address	City	Grant Type	Award Amount
GA	JC Vision and Associates, Inc.	PO Box 1972	Hinesville	Fair Housing Organizations Initiative	\$250,000.00
GA	Metro Fair Housing Services, Inc.	215 Lakewood Way, S.W., Suite 106	Atlanta	Private Enforcement Initiative	\$360,000.00
GA	Veterans Center, Incorporated	8060 WEBB ROAD	RIVERDALE	Fair Housing Organizations Initiative	\$250,000.00
HI	Legal Aid Society of Hawaii	924 Bethel Street	Honolulu	Private Enforcement Initiative	\$360,000.00
IA	Iowa Legal Aid	1111 9th Street, Suite 230	Des Moines	Education and Outreach Initiative	\$96,228.00
IA	Iowa Legal Aid	1111 9th Street	Des Moines	EOI-COVID-19	\$20,000.00
ID	Intermountain Fair Housing Council, Inc.	4696 W. Overland Rd.	Boise	Education and Outreach Initiative	\$124,951.00
ID	Intermountain Fair Housing Council, Inc.	4695 W. Overland Road, Suite 140	Boise	Private Enforcement Initiative	\$359,917.66
ID	Intermountain Fair Housing Council, Inc.	4696 W. Overland Rd.	Boise	EOI-COVID-19	\$20,000.00
ID	Orange County Fair Housing Council, Inc	2021 E. 4th Street	Santa Ana	EOI-COVID-19	\$20,000.00

State	Organization	Address	City	Grant Type	Award Amount
IL	Access Living of Metropolitan Chicago	115 West Chicago Avenue	Chicago	Private Enforcement Initiative	\$360,000.00
IL	Chicago Lawyers' Committee for Civil Rights Under Law	100 N. LaSalle Street	Chicago	Private Enforcement Initiative	\$339,831.33
IL	H.O.P.E., Inc., d.b.a. HOPE Fair Housing Center	202 W. Willow	Wheaton	Private Enforcement Initiative	\$359,996.00
IL	John Marshall Law School	315 S. Plymouth Court	Chicago	Private Enforcement Initiative	\$359,660.66
IL	Legal Aid Chicago	120 S Lasalle Street	Chicago	Private Enforcement Initiative	\$360,000.00
IL	Open Communities	1880 Oak Ave., Suite 301	Evanston	Education and Outreach Initiative	\$125,000.00
IL	Prairie State Legal Services, Inc.	303 N. Main Street, Suite 600	Rockford	Private Enforcement Initiative	\$360,000.00
IL	Rogers Park Community Council	1530 W. Morse Avenue	Chicago	Private Enforcement Initiative	\$360,000.00
IL	South Suburban Housing Center	18220 Harwood Ave., Suite 1	Homewood	Education and Outreach Initiative	\$125,000.00
IL	South Suburban Housing Center	18220 Harwood Ave., Suite 1	Homewood	Private Enforcement Initiative	\$352,690.00

State	Organization	Address	City	Grant Type	Award Amount
IL	The Board of Trustees of the University of Illinois	809 S. Marshfield Avenue	Chicago	Education and Outreach Initiative	\$124,998.00
IN	Fair Housing Center of Central Indiana, Inc.	445 N Pennsylvania St Suite 811	Indianapolis	Education and Outreach Initiative	\$125,000.00
IN	Fair Housing Center of Central Indiana, Inc.	445 N Pennsylvania St Suite 811	Indianapolis	Private Enforcement Initiative	\$346,036.00
KY	Lexington Fair Housing Council, Inc.	207 E. Reynolds Rd. Suite 130	Lexington	Private Enforcement Initiative	\$360,000.00
LA	Louisiana Fair Housing Action Center, Inc	1340 Poydras St.	New Orleans	Private Enforcement Initiative	\$360,000.00
LA	Louisiana Fair Housing Action Center, Inc.	1340 Poydras St.	New Orleans	Education and Outreach Initiative	\$125,000.00
MA	Community Legal Aid, Inc.	405 Main Street	Worcester	Private Enforcement Initiative	\$360,000.00
MA	Massachusetts Fair Housing Center Inc.	57 Suffolk Street	Holyoke	Private Enforcement Initiative	\$360,000.00
MA	SouthCoast Fair Housing, Inc.	257 Union Street	New Bedford	Education and Outreach Initiative	\$125,000.00
MA	SouthCoast Fair Housing, Inc.	721 County Street	New Bedford	Private Enforcement Initiative	\$360,000.00

State	Organization	Address	City	Grant Type	Award Amount
MA	Suffolk University	8 Ashburton Place	Boston	Private Enforcement Initiative	\$359,888.00
MD	Consumer Credit Counseling Service of Maryland and Delaware	6315 Hillside Court, Suite B	Columbia	Education and Outreach Initiative	\$125,000.00
MD	Baltimore City Office of Equity and Civil Rights	7 E. Redwood Street	Baltimore	EOI-COVID-19	\$20,000.00
MD	Consumer Credit Counseling of Maryland & Delaware, Inc.	6315 Hillside Court	Columbia	EOI-COVID-19	\$20,000.00
ME	Pine Tree Legal Assistance	88 Federal Street	Portland	Private Enforcement Initiative	\$360,000.00
MI	Fair Housing Center of Metropolitan Detroit	5555 Conner St.	Detroit	Private Enforcement Initiative	\$360,000.00
MI	Fair Housing Center of Southeastern Michigan	301 W. Michigan Avenue	Ypsilanti	Education and Outreach Initiative	\$124,900.10
MI	Fair Housing Center of Southwest Michigan	405 W Michigan Ave Suite 6	Kalamazoo	Private Enforcement Initiative	\$334,330.00
MI	Fair Housing Center of West Michigan	20 Hall Street SE	Grand Rapids	Education and Outreach Initiative	\$125,000.00
MI	Fair Housing Center of West Michigan	20 Hall Street SE	Grand Rapids	Private Enforcement Initiative	\$360,000.00

State	Organization	Address	City	Grant Type	Award Amount
MI	Fair Housing Center of West Michigan	20 Hall Street SE	Grand Rapids	EOI-COVID-19	\$20,000.00
MI	Fair Housing Center of Southeastern MI	301 W. Michigan Avenue	Ypsilanti	Private Enforcement Initiative	\$359,998.00
MI	Legal Services of Eastern MI	436 S. Saginaw Street, Suite 101	Flint	Education and Outreach Initiative	\$108,947.00
MI	Legal Services of Eastern MI	436 S. Saginaw Street, Suite 101	Flint	Private Enforcement Initiative	\$332,257.00
MN	Mid-Minnesota Legal Assistance	430 First Avenue North, Suite 300	Minneapolis	Private Enforcement Initiative	\$360,000.00
MO	Metropolitan St. Louis Equal Housing and Opportunity Council	1027 S. Vandeventer Ave	St. Louis	Private Enforcement Initiative	\$360,000.00
MS	Housing Education and Economic Development, Inc.	3405 Medgar Evers Boulevard	Jackson	Private Enforcement Initiative	\$360,000.00
MS	Mississippi Center for Justice	5 Old River Place, Suite 203	Jackson	Private Enforcement Initiative	\$360,000.00
MT	Montana Fair Housing, Inc.	501 East Front Street, Suite 533	Butte	Private Enforcement Initiative	\$310,675.00

State	Organization	Address	City	Grant Type	Award Amount
ND	High Plains Fair Housing Center	406 Demers Road	Grand Forks	Private Enforcement Initiative	\$360,000.00
ND	High Plains Fair Housing Center	406 Demers Road	Grand Forks	EOI-COVID-19	\$20,000.00
NE	Family Housing Advisory Services, Inc.	2401 Lake Street	Omaha	Private Enforcement Initiative	\$360,000.00
NE	Family Housing Advisory Services, Inc.	2401 Lake Street	Omaha	EOI-COVID-19	\$20,000.00
NH	New Hampshire Legal Assistance	117 North State Street	Concord	Education and Outreach Initiative	\$124,710.00
NH	New Hampshire Legal Assistance	117 N. State Street	Concord	Private Enforcement Initiative	\$360,000.00
NJ	Citizen Action of New Jersey	625 Broad Street	Newark	Education and Outreach Initiative	\$125,000.00
NJ	Citizen Action of New Jersey	625 Broad Street	Newark	EOI-COVID-19	\$20,000.00
NJ	Fair Housing Council of Northern New Jersey	131 Main Street, Suite 140	Hackensack	Private Enforcement Initiative	\$360,000.00
NJ	Fair Housing Council of Northern New Jersey	131 Main Street	Hackensack	EOI-COVID-19	\$20,000.00

State	Organization	Address	City	Grant Type	Award Amount
NJ	New Jersey Citizen Action Education Fund, Inc.	625 Broad Street	Newark	Private Enforcement Initiative	\$360,000.00
NV	Silver State Fair Housing Council	110 W. Arroyo Street	Reno	Private Enforcement Initiative	\$335,776.00
NV	Silver State Fair Housing Council	110 W. Arroyo Street	Reno	EOI-COVID-19	\$20,000.00
NY	Brooklyn Legal Services	105 Court Street	Brooklyn	Private Enforcement Initiative	\$360,000.00
NY	CNY Fair Housing, Inc.	731 James Street, Suite 200	Syracuse	Education and Outreach Initiative	\$125,000.00
NY	CNY Fair Housing, Inc.	731 James Street, Suite 200	Syracuse	Private Enforcement Initiative	\$360,000.00
NY	Fair Housing Justice Center, Inc.	30-30 Northern Blvd. Suite 302	Long Island City	Private Enforcement Initiative	\$360,000.00
NY	Housing Opportunities Made Equal, Inc.	1542 Main Street	Buffalo	Private Enforcement Initiative	\$360,000.00
NY	Legal Assistance of Western New York, Inc.	1 West Main Street	Rochester	Private Enforcement Initiative	\$360,000.00
NY	Long Island Housing Services, Inc.	640 Johnson Avenue	Bohemia	Private Enforcement Initiative	\$360,000.00

State	Organization	Address	City	Grant Type	Award Amount
NY	Westchester Residential Opportunities, Inc.	470 Mamaroneck Avenue, Suite 410	White Plains	Private Enforcement Initiative	\$360,000.00
OH	Fair Housing Contact Service, Inc.	441 Wolf Ledges Parkway, Suite 200	Akron	Private Enforcement Initiative	\$360,000.00
OH	Fair Housing Opportunities Inc., dbr Fair Housing Center	432 N. Superior Street	Toledo	Private Enforcement Initiative	\$360,000.00
OH	Fair Housing Opportunities, Inc. dba Fair Housing Center	432 N. Superior Street	Toledo	Education and Outreach Initiative	\$125,000.00
OH	Fair Housing Resource Center, Inc.	1100 Mentor Avenue	Painesville	Private Enforcement Initiative	\$360,000.00
OH	Housing Opportunities Made Equal of Greater Cincinnati, Inc.	2400 Reading Road Suite 118	Cincinnati	Private Enforcement Initiative	\$360,000.00
OH	Housing Research & Advocacy Center	2728 Euclid Ave	Cleveland	Private Enforcement Initiative	\$360,000.00
OH	Miami Valley Fair Housing Center, Inc.	505 Riverside Drive	Dayton	Education and Outreach Initiative	\$125,000.00
OH	Miami Valley Fair Housing Center, Inc.	505 Riverside Drive	Dayton	Private Enforcement Initiative	\$360,000.00
OH	Miami Valley Fair Housing Center, Inc.	505 Riverside Drive	Dayton	EOI-COVID-19	\$20,000.00

State	Organization	Address	City	Grant Type	Award Amount
OH	Ohio State Legal Services Association	1108 City Park Avenue	Columbus	Private Enforcement Initiative	\$360,000.00
OK	Legal Aid Services of Oklahoma, Inc.	2915 N. Classen Blvd.	Oklahoma City	Private Enforcement Initiative	\$360,000.00
OK	Metropolitan Fair Housing Council of Oklahoma, Inc.	312 Ne 28th Street, Suite 112	Oklahoma City	Private Enforcement Initiative	\$360,000.00
OR	Fair Housing Council of Oregon	1221 SW Yamhill St. Suite 305	Portland	Education and Outreach Initiative	\$125,000.00
OR	Fair Housing Council of Oregon	1221 SW Yamhill St #305	Portland	Private Enforcement Initiative	\$360,000.00
OR	Fair Housing Council of Oregon	1221 SW Yamhill Street	Portland	EOI-COVID-19	\$20,000.00
PA	Fair Housing Council of Suburban Philadelphia, Inc.	550 Pinetown Road, Suite 460	Fort Washington	Private Enforcement Initiative	\$360,000.00
PA	Fair Housing Partnership of Greater Pittsburgh	2840 Liberty Ave.	Pittsburgh	Private Enforcement Initiative	\$360,000.00
PA	Fair Housing Rights Center in Southeastern PA	444 N. 3rd Street, Suite 110	Philadelphia	Private Enforcement Initiative	\$360,000.00
PA	Lancaster Housing Opportunity Partnership	308 E. King Street	Lancaster	EOI-COVID-19	\$10,000.00

State	Organization	Address	City	Grant Type	Award Amount
PA	Southwestern Pennsylvania Legal Services, Inc.	10 West Cherry Avenue	Washington	Private Enforcement Initiative	\$360,000.00
PA	The Fair Housing Partnership of Greater Pittsburgh	2840 Liberty Avenue	Pittsburgh	Education and Outreach Initiative	\$125,000.00
TN	Tennessee Fair Housing Council	107 Music City Circle	Nashville	Education and Outreach Initiative	\$125,000.00
TN	Tennessee Fair Housing Council	107 Music City Circle	Nashville	Private Enforcement Initiative	\$360,000.00
TN	West Tennessee Legal Services, Inc.	210 W. Main Street	Jackson	Private Enforcement Initiative	\$360,000.00
TX	Austin Tenants' Council	1640-B East 2nd St., Suite 150	Austin	Private Enforcement Initiative	\$360,000.00
TX	Greater Houston Fair Housing Center, Inc	2626 S. Loop W.	Houston	EOI-COVID-19	\$20,000.00
TX	Greater Houston Fair Housing Center, Inc.	P.O. Box 292	Houston	Private Enforcement Initiative	\$360,000.00
TX	North Texas Fair Housing Center	8625 King George Drive, Suite 130	Dallas	Private Enforcement Initiative	\$360,000.00
TX	San Antonio Fair Housing Council, Inc.	4414 Centerview Drive, Suite 229	San Antonio	Private Enforcement Initiative	\$360,000.00

State	Organization	Address	City	Grant Type	Award Amount
UT	Disability Law Center	205 N 400 W	Salt Lake City	Private Enforcement Initiative	\$359,580.00
VA	Hampton Roads Community Action Program, Inc.	2410 Wickham Avenue	Newport News	Education and Outreach Initiative	\$91,270.66
VA	Housing Opportunities Made Equal of Virginia, Inc.	626 East Broad Street, Suite 400	Richmond	Private Enforcement Initiative	\$360,000.00
VT	Champlain Valley Office of Economic Opportunity, Inc.	255 South Champlain St., Suite 9	Burlington	Education and Outreach Initiative	\$114,013.00
WA	Fair Housing Center of Washington	1517 Fawcett Ave	Tacoma	Private Enforcement Initiative	\$360,000.00
WA	Northwest Fair Housing Alliance	35 W Main, Suite 250	Spokane	Private Enforcement Initiative	\$360,000.00
WA	Northwest Fair Housing Alliance	35 W. Main	Spokane	EOI-COVID-19	\$20,000.00
WV	The Fairmont Morgantown Housing Authority	103 12th Street, P.O. Box 2738	Fairmont	Education and Outreach Initiative	\$124,467.00
WI	Metropolitan Milwaukee Fair Housing Council	759 North Milwaukee Street	Milwaukee	Private Enforcement Initiative	\$360,000.00

Source: FHIP Division, Office of Fair Housing and Equal Opportunity

Table 2.2 shows the CARES Act FHIP grant recipient summaries by state for FY 2020.

TABLE 2.2: FY 2020 CARES ACT FAIR HOUSING INITIATIVES PROGRAM GRANT RECIPIENT SUMMARIES BY STATE (Current as of 3/5/2021)

State	Organization	Address	City	Initiative	Amount
AL	Fair Housing Center of Northern Alabama	1820 7 th Avenue North	Birmingham	EOI-COVID-19	\$20,000.00
AZ	Sonora Environmental Research Institute, Inc.	3202 E. Grant Road	Tucson	EOI-COVID-19	\$20,000.00
CA	CSA San Diego County	327 Van Houten Avenue	El Cajon	EOI-COVID-19	\$20,000.00
CA	Fair Housing Advocates of Northern California	1314 Lincoln Avenue	San Rafael	EOI-COVID-19	\$20,000.00
CA	Inland Fair Housing and Mediation Board	1500 S. Haven Avenue	Ontario	EOI-COVID-19	\$20,000.00

State	Organization	Address	City	Initiative	Amount
CA	Mental Health Advocacy Services, Inc.	3255 Wilshire Blvd.	Los Angeles	EOI- COVID-19	\$20,000.00
CA	Project Sentinel, Inc.	1490 El Camino Real	Santa Clara	EOI- COVID-19	\$20,000.00
CT	Bridgeport Neighborhood Trust, Inc.	570 State Street	Bridgeport	EOI- COVID-19	\$20,000.00
DC	National Fair Housing Alliance	1331 Pennsylvania Ave. NW	Washington	EOI- COVID-19	\$500,000.00
FL	Housing Opportunities Project for Excellence (HOPE), Inc.	11501 NW 2 nd Avenue	Miami	EOI- COVID-19	\$20,000.00

State	Organization	Address	City	Initiative	Amount
IA	Iowa Legal Aid	1111 9 th Street	Des Moines	EOI- COVID-19	\$20,000.00
ID	Intermountain Fair Housing Council, Inc.	4696 W. Overland Rd.	Boise	EOI- COVID-19	\$20,000.00
ID	Orange County Fair Housing Council, Inc	2021 E. 4 th Street	Santa Ana	EOI- COVID-19	\$20,000.00
MD	Baltimore City Office of Equity and Civil Rights	7 E. Redwood Street	Baltimore	EOI- COVID-19	\$20,000.00

State	Organization	Address	City	Initiative	Amount
MD	Consumer Credit Counseling of Maryland & Delaware, Inc.	6315 Hillside Court	Columbia	EOI- COVID-19	\$20,000.00
MI	Fair Housing Center of West Michigan	20 Hall Street SE	Grand Rapids	EOI- COVID-19	\$20,000.00
ND	High Plains Fair Housing Center	406 Demers Road	Grand Forks	EOI- COVID-19	\$20,000.00
NE	Family Housing Advisory Services, Inc.	2401 Lake Street	Omaha	EOI- COVID-19	\$20,000.00

State	Organization	Address	City	Initiative	Amount
NJ	Citizen Action of New Jersey	625 Broad Street	Newark	EOI- COVID-19	\$20,000.00
NJ	Fair Housing Council of Northern New Jersey	131 Main Street	Hackensack	EOI- COVID-19	\$20,000.00
NV	Silver State Fair Housing Council	110 W. Arroyo Street	Reno	EOI- COVID-19	\$20,000.00
OH	Miami Valley Fair Housing Center, Inc.	505 Riverside Drive	Dayton	EOI- COVID-19	\$20,000.00

State	Organization	Address	City	Initiative	Amount
OR	Fair Housing Council of Oregon	1221 SW Yamhill Street	Portland	EOI-COVID-19	\$20,000.00
PA	Lancaster Housing Opportunity Partnership	308 E. King Street	Lancaster	EOI-COVID-19	\$10,000.00
TX	Greater Houston Fair Housing Center, Inc	2626 S. Loop W.	Houston	EOI-COVID-19	\$20,000.00
WA	Northwest Fair Housing Alliance	35 W. Main	Spokane	EOI-COVID-19	\$20,000.00

Source: FHIP Division, Office of Fair Housing and Equal Opportunity

FAIR HOUSING ASSISTANCE PROGRAM (FHAP)

Table 3.1 shows the FHAP agencies by state, FY 2020. There were 76 FHAP agencies at the close of FY 2020.

Table 3.1: FHAP Agencies by State, as of September 30, 2020

State	Jurisdiction	Name of FHAP
Arizona	State Agency	Arizona Office of the Attorney General Civil Rights Division
	Localities	City of Phoenix Equal Opportunity Department
Arkansas	State Agency	Arkansas Fair Housing Commission
California	State Agency	California Department of Fair Employment and Housing
Colorado	State Agency	Colorado Civil Rights Division
Connecticut	State Agency	Connecticut Commission on Human Rights and Opportunities
Delaware	State Agency	Delaware Division of Human Relations
District of Columbia		District of Columbia Office of Human Rights
Florida	State Agency	Florida Commission on Human Relations
	Localities	Broward County Office of Equal Opportunity
		Jacksonville Human Rights Commission
		City of Orlando Office of Community Affairs - Human Relations Department
		Palm Beach County Office of Equal Opportunity
		Pinellas County Office of Human Rights
		City of Tampa Office of Community Relations
Georgia	State Agency	Georgia Commission on Equal Opportunity
Hawaii	State Agency	Hawaii Civil Rights Commission
Illinois	State Agency	Illinois Department of Human Rights
Indiana	State Agency	Indiana Civil Rights Commission
	Localities	Fort Wayne Metropolitan Human Relations Commission
		Gary Human Relations Commission

State	Jurisdiction	Name of FHAP
		Hammond Human Relations Commission
		South Bend Human Relations Commission
		City of Evansville-Vanderburgh County Human Relations Commission
Iowa	State Agency	Iowa Civil Rights Commission
	Localities	Cedar Rapids Civil Rights Enforcement Agency
		Davenport Civil Rights Commission
		Des Moines Human Rights Commission
		Sioux City Human Rights Commission
Kansas	Localities	Lawrence Human Relations Commission
Kentucky	State Agency	Kentucky Commission on Human Rights
	Localities	Lexington-Fayette Urban County Human Rights Commission
		Louisville Metro Human Relations Commission
Louisiana	State Agency	Public Protection Division, Louisiana Department of Justice
Maine	State Agency	Maine Human Rights Commission
Maryland	State Agency	Maryland Commission on Civil Rights
Massachusetts	State Agency	Massachusetts Commission Against Discrimination
	Localities	Boston Fair Housing Commission City of Boston Office of Civil Rights
		Cambridge Human Rights Commission
Michigan	State Agency	Michigan Department of Civil Rights
Minnesota	Localities	City of St. Paul Department of Human Rights and Equal Economic Opportunity Commission
Nebraska	State Agency	Nebraska Equal Opportunity Commission
	Localities	Lincoln Commission on Human Rights
		Omaha Human Relations Department
New Jersey	State Agency	State of New Jersey Division on Civil Rights
New York	State Agency	New York State Division of Human Rights
	Localities	Westchester County Human Rights Commission
North Carolina	State Agency	North Carolina Human Relations Commission
	Localities	City of Charlotte/Mecklenburg County Community Relations Committee
		Durham Human Relations Commission
		Greensboro Human Relations Department

State	Jurisdiction	Name of FHAP
		Orange County Human Relations Commission
		Winston-Salem Human Relations Commission
North Dakota	State Agency	North Dakota Department of Labor
Ohio	State Agency	Ohio Civil Rights Commission
	Localities	City of Canton Fair Housing Commission
		Dayton Human Relations Council
		Shaker Heights Fair Housing Review Board
Pennsylvania	State Agency	Pennsylvania Human Relations Commission
	Localities	Pittsburgh Human Relations Commission
Rhode Island	State Agency	Rhode Island Commission for Human Rights
South Carolina	State Agency	South Carolina Human Affairs Commission
Tennessee	State Agency	Tennessee Human Rights Commission
Texas	State Agency	Texas Workforce Commission
	Localities	City of Austin Equal Employment and Fair Housing Office
		City of Corpus Christi Department of Human Relations
		City of Dallas Fair Housing Office
		Fort Worth Human Relations Commission
Utah	State Agency	Utah Anti-Discrimination Division
Vermont	State Agency	Vermont Human Rights Commission
		Virginia Department of Professional and Occupational Regulation Fair Housing Administration/Fair Housing Office
Virginia	State Agency	Fairfax County Human Rights Commission
	Localities	Fairfax County Human Rights Commission
Washington	State Agency	Washington State Human Rights Commission
West Virginia	State Agency	West Virginia Human Rights Commission

Source: FHAP Division, Office of Fair Housing and Equal Opportunity

Table 3.2: HUD and FHAP Complaints by State, FY 2020

Table 3.2 shows the HUD and FHAP complaints by state, FY 2020.

	Number of HUD Complaints	Number of FHAP Complaints	Total Number of Complaints
Alabama	71	N/A	71
Alaska	7	N/A	7
Arizona	20	232	252
Arkansas	6	42	48
California	151	726	877
Colorado	25	117	142
Connecticut	21	110	131
Delaware	1	28	29
District of Columbia	1	40	41
Florida	80	612	692
Georgia	230	N/A	230
Hawaii	15	45	60
Idaho	27	N/A	27
Illinois	4	286	290
Indiana	20	186	206
Iowa	2	164	166
Kansas	68	22	90
Kentucky	4	124	128
Louisiana	5	28	33
Maine	3	43	46
Maryland	20	130	150
Massachusetts	32	236	268
Michigan	12	261	273
Minnesota	57	18	75
Mississippi	45	N/A	45
Missouri	162	N/A	162
Montana	10	N/A	10
Nebraska	5	83	88

	Number of HUD Complaints	Number of FHAP Complaints	Total Number of Complaints
Nevada	42	N/A	42
New Hampshire	30	N/A	30
New Jersey	18	143	161
New Mexico	18	N/A	18
New York	41	371	412
North Carolina	13	130	143
North Dakota	10	28	38
Ohio	22	366	388
Oklahoma	32	N/A	32
Oregon	60	1	61
Pennsylvania	48	179	227
Puerto Rico	25	N/A	25
Rhode Island	4	48	52
South Carolina	6	151	157
South Dakota	16	N/A	16
Tennessee	38	140	178
Texas	45	384	429
Utah	12	76	88
Vermont	N/A	24	24
Virgin Islands	3	N/A	3
Virginia	6	163	169
Washington	3	123	126
West Virginia	3	19	22
Wisconsin	86	N/A	86
Wyoming	11	N/A	11
Total	1,696	5,879	7,575

Source: HUD Enforcement Management Systems (HEMS)
Current as of September 30, 2020

NOTE: The States marked “NA” in the FHAP column have neither a state FHAP nor local FHAPs. Kansas has local FHAPs but no State FHAP.

FAIR HOUSING AND CIVIL RIGHTS IN HUD PROGRAMS

OVERSIGHT OF RECIPIENTS OF HUD FUNDS

HUD monitors recipients of HUD funds, e.g., state and local governments, public housing agencies, and non-profit organizations, to ensure that their programs, activities, and services are administered and operated in compliance with the other federal civil rights laws for which HUD has jurisdiction (e.g. Title VI of the Civil Rights Act of 1964, Section 504 of the Rehabilitation Act of 1973, Title II of the Americans with Disabilities Act, among others). FHEO also collaborates within the Department to ensure that recipient’s performance is consistent with the requirements of the civil rights-related program requirements implemented through program regulations promulgated by HUD, including HUD’s Office of Community Planning and Development, Office of Public and Indian Housing, and Office of Housing.

COMPLAINTS AGAINST RECIPIENTS OF HUD FUNDS

HUD investigates discrimination complaints against recipients of HUD funds to determine whether the recipient violated civil rights laws and civil-rights related program requirements. In general, at the conclusion of an investigation, HUD notifies the complainant and respondent of the results of the investigation, which may include issuing findings of non-compliance, and the procedures that are available to remedy such findings.

Table 4.1 shows the number of complaints received in FY 2020 that alleged discrimination or noncompliance by a recipient of HUD funds and the civil rights requirement that were allegedly violated. These numbers include complaints reviews that were initiated in FY 2020 or in previous fiscal years.

Table 4.1: Complaints Against Recipients of HUD Funds, FY 2020

Legal Basis for Complaint	No. of Complaints	No. of Investigations Closed
Section 504	461	385
Title VI	203	157
ADA Title II	147	113
Section 109	35	17
Section 3	9	4
Age Discrimination Act	5	3
Total	860	679

Source: HUD Enforcement Management Systems (HEMS)
Current as of September 30, 2020

COMPLIANCE REVIEWS OF RECIPIENTS OF HUD FUNDS

HUD conducts compliance reviews to determine whether a recipient of HUD funds is following applicable civil rights laws and their implementing regulations. HUD may initiate a compliance review whenever a report, complaint, or any other information indicates a possible failure to comply with applicable civil rights laws and regulations. HUD initiates most compliance reviews based on risk analyses, issues raised during a limited monitoring review, or when a civil rights problem is detected through HUD program monitoring.

Table 4.2 The table shows 25 compliance reviews were initiated and 23 were closed by HUD in FY 2020, and the civil rights requirement under which they were conducted. These numbers include compliance reviews that were initiated in FY 2017 or in previous fiscal years.

Table 4.2: Compliance Reviews of Recipients of HUD funds, FY 2020

Legal Basis	No. of Compliance Reviews Initiated	No. of Compliance Reviews Closed
Section 504	7	9
Title VI	11	5
ADA Title II	2	5
Section 109	5	2
Affirmatively Furthering Fair Housing	-	1
Section 3	-	1
Total	25	23

Source: HUD Enforcement Management Systems (HEMS)
Current as of September 30, 2020

HUD’S REPORTING RESPONSIBILITIES

The Fair Housing Act requires that HUD annually report to Congress, and make available to the public, data on the race, color, religion, sex, national origin, age, disability, and family characteristics of households who are applicants for, participants in, or beneficiaries or potential beneficiaries of programs administered by HUD to the extent that such characteristics are within the coverage of the provisions of law and Executive Orders set forth below:

- Title VI of the Civil Rights Act of 1964
- Title VIII of the Civil Rights Act of 1968
- Section 504 of the Rehabilitation Act of 1973
- Age Discrimination Act of 1975
- Equal Credit Opportunity Act
- Section 1978 of the Revised Statutes (42 U.S.C. § 1982)
- Section 8(a) of the Small Business Act
- Section 527 of the National Housing Act
- Section 109 of the Housing and Community Development Act of 1974
- Section 3 of the Housing and Urban Development Act of 1968
- Executive Orders 11063, 11246, 11625, 12250, 12259, and 12432.

CATEGORIES FOR DATA ON RACE AND ETHNICITY

Prior to the 2000 census, the Office of Management and Budget (OMB) significantly revised standards for federal agencies that collect, maintain, and report federal data on race and ethnicity. HUD offices implemented this data format on January 1, 2003.

Under OMB’s policy, individuals responding to inquiries about race have the option to select one or more of five racial categories: (1) “American Indian or Alaska Native,” (2) “Asian,” (3) “Black or African American,” (4) “Native Hawaiian or Other Pacific Islander,” and (5) “White.” OMB’s policy treats ethnicity separately from race. Persons must choose one of two ethnic categories: (1) “Hispanic or Latino,” or (2) “Not Hispanic or Latino.”

In fiscal year 2020, most HUD programs collected data on ethnicity separately from data on race; however, a few programs combined race and ethnicity into a single category.

The following sections briefly describe certain HUD-funded programs and report on the protected characteristics of beneficiaries of these programs.

OFFICE OF HOUSING PROGRAMS

FEDERAL HOUSING ADMINISTRATION

The Federal Housing Administration, generally known as “FHA,” provides mortgage insurance on loans made by FHA-approved lenders throughout the United States and its territories. FHA insures mortgages on single family and multifamily homes including manufactured homes, residential care facilities, and hospitals. FHA is the largest insurer of mortgages in the world, insuring, through September 30, 2020, more than 50.8 million single family homes since its inception in 1934. FHA mortgage insurance provides lenders with protection against losses as the result of homeowners defaulting on their mortgage loans. The lenders bear less risk because FHA will pay a claim to the lender in the event of a homeowner’s default provided that the application for insurance benefits is acceptable to the Commissioner. Loans must meet certain requirements established by FHA to qualify for insurance.

Table 5.1 and Table 5.2 provide data on the race and marital status of mortgagors who obtained FHA-insured single-family home purchase loans or FHA-insured single-family refinanced loans in FY 2020. The marital status category divides mortgagors into those who are “married,” “separated,” or “unmarried.”

Table 5.1: Characteristics of Mortgagors Who Obtained FHA-Insured Single-Family Home Purchase Loans or FHA-Insured or Single-Family Refinanced Loans, FY 2020, Percentages of Numbers and Amounts for FY 2020

	Purchase		Refinance		Total	
	Count	Dollars (\$M)	Count	Dollars (\$M)	Count	Dollars (\$M)
Total	817,843	\$188,216	515,324	\$122,109	1,333,167	\$310,325
Borrower's Race						
White	51.0%	48.0%	48.7%	46.3%	51.0%	48.0%
Black	14.0%	14.1%	10.8%	10.7%	14.0%	14.1%
American Indian or Alaska Native	0.4%	0.3%	0.3%	0.4%	0.4%	0.4%
Hawaiian	2.2%	2.9%	2.3%	3.0%	2.2%	2.9%
Hispanic	20.3%	21.7%	12.6%	13.9%	17.3%	18.6%
Not Disclosed	12.2%	13.0%	25.3%	25.8%	17.3%	18.0%
Mixed Race						
Yes	0.2%	0.2%	0.3%	0.3%	0.2%	0.2%
No	99.8%	99.8%	99.7%	99.7%	99.8%	99.8%
Marital Status						
Married	48.2%	51.4%	62.3%	65.0%	53.6%	56.7%
Separated	0.6%	0.5%	0.4%	0.3%	0.5%	0.4%
Single	51.2%	48.1%	37.3%	34.6%	45.9%	42.8%

Source: Single Family Data Warehouse (SFDW)
Current as of September 30, 2020

Note: Value of loans provided in millions.

Table 5.2: Protected Characteristics of Households Provided with Housing Assistance from Rental Subsidies and Direct Loans, for the 18-month period ending September 30, 2020

	Sec. 8 Project Based	Rental Assist. (RAP)	Sec. 236	Below Mkt Int Rate (BMIR)	Sec. 202/8	Sec. 202/ PRAC	Sec. 811/ PRAC	All Programs
Total Households	1,124,421	25	5,536	313	100,440	122,710	31,820	1,387,058
Race of Head of Household								
White	48.3	24	40.5	53	60.4	56.2	63.4	50.2
Black or African American	35.4	24	41.6	8.6	23.8	23.6	24.7	33.3
American Indian or Alaska Native	0.9	.	0.6	1.6	0.7	0.6	1	0.9
Asian	4.8	16	2.1	11.2	6	8.9	1.2	5.2
Native Hawaiian or Pacific Islander	0.3	.	0.1	0.3	0.3	0.3	0.4	0.3
Other	9.1	36	13	24	8.2	9.5	8.2	9.1
Multiple Race	1.2	.	2.1	1.3	0.7	0.8	1.1	1.1
Ethnicity of Head of Household								
Hispanic or Latino	16.5	32	15.1	28.8	11.5	15.5	6.9	15.8
Not Hispanic or Latino	83.5	68	84.9	71.2	88.5	84.5	93.1	84.2
Age of Head of Household								
Younger than 31 years	16.1	4	14.4	11.2	1.3	0	8	13.4
31 - 41	13.6	16	16.2	16.6	2.3	0	16.3	11.6
42 - 51	9.2	4	13.4	20.1	3.5	0	19.1	8.2
52 - 61	13.9	28	16.1	17.3	9.5	0.2	31.4	12.8
62 or older	47.3	48	39.9	34.8	83.4	99.8	25.2	53.9
Sex of Head of Household								
Female	72.2	84	66	62.3	62.7	70	46.1	70.7
Male	26.9	16	32.9	37.7	36.3	28.6	52.3	28.4
Disability								
Households with anybody disabled	29.7	4	16.4	14.4	29.8	6.5	98.4	29.2
Households with a head, spouse, or co-head disabled	28.8	4	15.5	13.1	29.8	6.5	98.4	28.5
Families with Children								
Households with Children	29.5	20	29.9	34.2	0.3	0.1	2.2	24.1

Source: Tenant Rental Assistance Certification System (TRACS)
Current as of September 30, 2020

Notes:

1. All data are from the TRACS system for the 18-month period ending September 30, 2020.
2. The table excludes all records showing head of households to be under 15 years of age or over 105 years of age, as well as any record showing the transaction type to be either “program termination” or “move out.”

MULTIFAMILY SUBSIDIZED HOUSING PROGRAMS

The housing subsidies described below are paid to owners on behalf of tenants to keep their rents affordable. This assistance is tied to the property and differs in that respect from tenant-based rental assistance programs (e.g., tenant-based housing choice vouchers), where the subsidy follows the tenant when the tenant moves to another property.

PROJECT-BASED SECTION 8

Through Project-Based Section 8, HUD provides rental assistance to families in assisted FHA-insured and non-insured properties to ensure that these properties remain affordable to low-income families.

RENT SUPPLEMENT CONTRACTS

The Rent Supplement program was established by the Housing and Urban Development Act of 1965 and was the first project-based assistance program for mortgages insured by HUD’s Office of Housing. These contracts were available to Section 221(s)(3) Below Market Interest Rate (BMIR), Section 231, Section 236 (insured and noninsured), and Section 303 properties for the life of the mortgage. The program was suspended under the housing subsidy moratorium of January 5, 1973. The moratorium stopped the funding of any additional projects, although previously funded projects continue to receive funding.

RENTAL ASSISTANCE PAYMENT (RAP) CONTRACTS

RAP was established by the Housing and Community Development Act of 1974 to provide additional rental assistance to property owners on behalf of very low-income tenants. RAP is available only to Section 236 properties and was the predecessor of the Project-Based Section 8 program.

SECTION 202 SUPPORTIVE HOUSING FOR THE ELDERLY

Section 202 Supportive Housing for the Elderly helps expand the supply of affordable housing with voluntary supportive services for the elderly by providing capital advances for development activities. Section 202 housing provides elderly persons with rental

housing opportunities that offers services such as cooking, cleaning, and transportation. Once the project is developed, funding is provided through the Section 202 project rental assistance contract (PRAC) to cover the difference between the HUD-approved operating cost for the project and the tenants’ contributions toward rent.

To live in housing receiving Section 202 assistance, a household must be very low-income (50 percent or below area median income) and must have at least one member who is age 62 or older.

SECTION 811 SUPPORTIVE HOUSING FOR PERSONS WITH DISABILITIES

Section 811 Supportive Housing for Persons with Disabilities provides supportive rental housing for individuals with disabilities includes voluntary supportive services by providing capital advances for development activities. There are different forms of assistance under the Section 811 program, including capital advances, project-based assistance, and tenant-based assistance (known as Section 822 Mainstream Vouchers, which are operated as tenant-based vouchers).

To live in housing receiving Section 811 assistance, an eligible household must be very low-income or extremely low-income and at least one member must be at least 18 years old and have a qualifying disability.

DIRECT LOANS

SECTION 202 DIRECT FORMULA INTEREST RATE LOANS

The Section 202 Direct Formula Interest Rate Loan Program replaced the Section 202 Direct Low-Interest Loan Program. Both programs provided long-term, direct loans to finance housing for elderly persons or individuals with disabilities. However, formula interest rate loans carried an interest rate based on the average yield on 30-year marketable obligations of the United States, and properties were developed with 100 percent Section 8 assistance to help keep units affordable to low-income families. This program is commonly referred to as Section 202/8. While no new projects have been developed under this program since 1991, previously developed projects are still in operation.

In 1990, Congress authorized new funding for capital advances rather than direct loans resulting in the Section 202 Capital Advance Program and the Section 811 Capital Advance Program. Both programs have PRAC funding which is described above. The Section 202 Capital Advance Program serves elderly persons, while the Section 811 Capital Advance Program develops housing for individuals with disabilities.

Table 5.3: Protected Characteristics of Recipients of Mortgage Insurance and Mortgage Interest Rate Subsidies, FY 2020

	Below Market Int Rate	Section 236	All Households
Race of Head of Household			
White	53.0	40.4	50.0
Black or African American	8.6	41.6	33.2
American Indian or Alaskan Native	1.9	0.5	0.9
Native Hawaiian or Pacific Islander	0.3	0.1	0.3
Other	24.3	5.6	4.7
Multiple Race	1.0	2.3	1.3
Ethnicity of Head of Household			
Hispanic	28.8	15.1	15.8
Non-Hispanic	71.2	84.9	84.2
Age of Head of Household			
Younger than 31 years old	11.2	14.4	13.4
31-41	16.6	16.2	11.6
42-51	20.1	13.4	8.2
52-61	17.3	16.1	12.8
62 years and older	34.8	39.9	53.9
Sex of Head of Household			
Female	62.3	66.0	70.7
Male	37.7	32.9	28.4
Disability Status			
Member with disability	14.4	16.4	29.2
Head with disability	12.1	14.8	28.0
Familial Status			
Households with children	34.2	30.0	24.1
Total number of households	313	5,537	1,387,120

Source: Tenant Rental Assistance Certification System (TRACS)
Current as of September 30, 2020

Note: the data on race, ethnicity, age, and sex were provided for the head of household only, regardless of the composition of the household. The number of households represents only those beneficiaries that have submitted data to HUD.

SECTION 236

This FHA program, established by the Housing and Urban Development Act of 1968, combined federal mortgage insurance with interest reduction payments to encourage the production of low-cost rental housing. While no longer providing insurance or subsidies for new mortgage loans, existing Section 236 properties continue to receive interest subsidies. Under this program, HUD provided interest subsidies to lower a project’s mortgage interest rate to as little as one percent. The interest reduction payment resulted in lower operating costs and, consequently, a reduced rent structure.

The Section 236 basic rent is the rent that the owner must collect to cover the property’s costs, given the mortgage interest reduction payments made to the property. All tenants pay at least the Section 236 basic rent and, depending on their income level, may pay rent up to the Section 236 market rent.

Some Section 236 properties experienced escalating operating costs, causing the basic rent to increase beyond levels readily affordable to many low-income tenants. To maintain the financial health of the property, HUD may have allocated project-based rental assistance through Section 8 Loan Management Set- Aside (LMSA) to a Section 236 property. Some Section 236 properties receive other forms of project-based rental assistance from programs such as the Rent Supplement program.

SECTION 221(d)(3) BELOW MARKET INTEREST RATE (BMIR) PROGRAM

This FHA program insured and subsidized mortgage loans to facilitate the new construction or substantial rehabilitation of multifamily rental or cooperative housing for low- and moderate-income families. This program no longer provides subsidies for new mortgage loans, but existing Section 221(d)(3) BMIR properties continue to operate under it.

Families living in Section 221 (d)(3) BMIR projects are considered subsidized because the reduced rents for these properties are made possible by subsidized mortgage interest rates. Some BMIR projects experienced escalating operating costs that have caused the BMIR rents to increase beyond levels that are affordable to low- and moderate-income tenants. When this occurs, HUD may allocate project-based rental assistance through a Section 8 Loan Management Set-Aside (LMSA) to these properties to decrease vacancies and improve the project’s financial position.

HOUSING COUNSELING ASSISTANCE PROGRAM

The Housing Counseling Assistance program assists consumers in seeking, renting, owning, financing, and maintaining a home. HUD provides counseling services through HUD-approved housing counseling agencies. Such agencies and national, regional, or multi-state intermediaries may apply for one-year grants through a notice of funding opportunity published by HUD.

Table 5.4 contains information on the race and ethnicity of those participating in the Housing Counseling Assistance Program during FY 2020.

Table 5.4: Protected Characteristics of Households that Participated in HUD-Approved Housing Counseling Programs, FY 2020

Protected Characteristic	% of Participants in FY 2020
Race	
White	34.1%
Black or African American	37.5%
American Indian or Alaska Native	0.7%
Asian	2.7%
Native Hawaiian or Other Pacific Islander	0.4%
Other Multi-Racial	8.3%
Black or African American and White	1.2%
American Indian or Alaska Native and Black or African American	0.1%
American Indian or Alaska Native and White	0.2%
Asian and White	0.2%
Chose not to respond	14.6%
Ethnicity	
Hispanic	18.9%
Not Hispanic	68.5%
Chose not to respond	12.5%
Total Number of Households	957,588

Source: Aggregate Data from HUD Form 9902, FY 2020
Current as of February 1, 2021

Note: Data is published for all 8 quarters here:
<https://www.hudexchange.info/programs/housing-counseling/9902-quarterly-reports>

OFFICE OF COMMUNITY PLANNING AND DEVELOPMENT PROGRAMS

COMMUNITY DEVELOPMENT BLOCK GRANTS (CDBG)

The Community Development Block Grant (CDBG) program works to develop viable urban and rural communities by expanding economic opportunities and improving quality of life, principally for low-income persons. The program provides annual grants to over 1,200 recipients, including large cities, urban counties, States, Puerto Rico, and the U.S. Territories. All cities and towns in the United States can potentially receive CDBG funding, either from HUD directly or through their respective state.

Communities utilize the funds for projects or activities initiated and developed at the local level based upon local needs, priorities, and benefits to the community. Activities range from planning, economic development, housing, public services, public facilities, utilities, infrastructure; there are 28 eligible general activity types in total. Each eligible activity must also meet a National Objective of 1) benefitting low- and moderate-income persons, 2) eliminating slums or blighting conditions, or 3) addressing urgent needs to community health and safety.

Table 6.1 contains information on the race and ethnicity of households that benefited from CDBG-funded owner-occupied housing rehabilitation, rental housing rehabilitation, and homeownership assistance in FY 2020. The number of households represents only those beneficiaries for which grantees have submitted data. Additional CDBG activities also had beneficiaries.

Table 6.1: Protected Characteristics of Households of CDBG Funded Owner-Occupied Housing Rehabilitation, Rental Housing Rehabilitation, and Homeownership Assistance Programs, FY 2020

Protected Characteristics	Owner-Occupied Housing Rehabilitation	Rental Housing Rehabilitation	Homeownership Assistance
Total Number of Participants	40,463	9,470	2,126
Race*			
White	55.2%	58.6%	30.8%
Black/African American	33.4%	22.4%	46.9%
Asian	1.3%	8.1%	2.2%
American Indian/Alaska Native	0.9%	0.8%	0.1%
Native Hawaiian/Other Pacific Islander	0.5%	0.6%	0.1%
American Indian/Alaska Native & White	0.3%	0.3%	0.0%
Asian & White	0.1%	0.1%	0.0%
Black/African American & White	0.4%	0.6%	0.6%
Amer. Indian/Alaskan Native & Black/African Amer.	0.1%	0.1%	0.0%
Other multi-racial	7.9%	8.3%	19.1%
Ethnicity*			
Hispanic or Latino	17.2%	9.9%	7.4%
Not Hispanic or Latino	82.8%	90.1%	92.6%

Source: Integrated Disbursement and Information System (IDIS)
Current as of September 30, 2020

Note: Percentages are based on households for which race/ethnicity data was reported.

CDBG-DISASTER RECOVERY ASSISTANCE (CDBG-DR)

In response to Presidentially declared disasters, especially in low-income areas, Congress may appropriate additional funding for CDBG grantees through CDBG-Disaster Recovery

grants to rebuild the affected areas and start the recovery process.

Since CDBG-Disaster Recovery assistance may fund a broad range of recovery activities, HUD can help communities and neighborhoods that otherwise might not recover due to limited resources. CDBG-Disaster Recovery grants often supplement disaster programs of the Federal Emergency Management Agency, the Small Business Administration, and the U.S. Army Corps of Engineers.

Table 6.2 contains information on the race and ethnicity of households that benefited from CDBG-DR in FY 2020.

Table 6.2: Protected Characteristics of Beneficiaries of CDBG-DR, FY 2020

Protected Characteristics	Affordable Rental Housing	Construction of New Housing	Homeownership Assistance to Low- and Moderate-Income	Rehabilitation/ Reconstruction of Residential Structures
Race of Head of Household				
White	34.9%	48.8%	57.0%	32.1%
Black/African American	19.2%	42.4%	43.0%	33.1%
American Indian/Alaska Native	0.2%	0.0%	0.0%	0.5%
Native Hawaiian/Other Pacific Islander	0.1%	0.0%	0.0%	0.2%
Asian	0.6%	2.9%	0.0%	0.9%
Black/African American & White	0.1%	0.0%	0.0%	0.1%
American Indian/Alaska Native & White	0.1%	0.0%	0.0%	0.1%
American Indian/Alaska Native & Black/African American	0.0%	0.0%	0.0%	0.1%
Asian & White	0.1%	0.6%	0.0%	0.0%
Other multi-racial	1.4%	3.5%	0.0%	6.0%
Unknown	43.3%	1.8%	0.0%	27.0%
Ethnicity of Head of Household				
Hispanic or Latino Head of Household	19.8%	18.8%	19.6%	13.7%
Gender of Head of Household				
Female Head of Household	58.3%	42.9%	61.7%	56.0%

Source: Disaster Recovery Grant Reporting System (DRGR)
Current as of March 5, 2021

HOUSING OPPORTUNITIES FOR PERSONS WITH AIDS (HOPWA)

HOPWA is authorized under the AIDS Housing Opportunity Act. Under the program, HUD provides grants to states, local governments, and nonprofit organizations to address the housing needs of low-income persons living with HIV/AIDS and their families. Funds may be used for a wide range of housing, social services, program planning, and development costs. These include, but are not limited to, the acquisition; rehabilitation; or new construction of housing units; costs for facility operations; rental assistance; short-term payments to prevent homelessness; and coordination and delivery of support services.

Table 6.3 provides data on the race, ethnicity, age, and sex of persons receiving assistance from HOPWA in FY 2020. The total represents only those beneficiaries for which grantees have submitted information to HUD.

Table 6.3: Protected Characteristics of Persons Provided with Assistance through HOPWA Formula and Competitive Grants

Protected Characteristics	Formula Grant		Competitive Grant		Total Program	
	#	%	#	%	#	%
HIV/AIDS Status						
Persons with HIV/AIDS	46,206	70.6%	3,803	72.0%	50,009	70.7%
HIV+ Family Members	1,262	1.9%	115	2.2%	1,377	1.9%
Family Members who are not HIV+	18,025	27.5%	1,367	25.9%	19,392	27.4%
Race						
Black or African American	26,946	58.4%	1,636	43.6%	28,582	57.3%
White	15,214	33.0%	1,704	45.4%	16,918	33.9%
Ethnicity						
Hispanic or Latino	7,768	11.9%	445	8.1%	8,213	11.6%
Non-Hispanic or Latino	57,725	88.1%	5,078	91.9%	62,803	88.4%
Age						
Younger than 18	10,134	16.5%	808	15.5%	10,942	16.4%
18-30	6,144	10.0%	690	13.2%	6,834	10.3%
31-50	22,821	37.1%	1,799	34.5%	24,620	36.9%
51 or older	22,341	36.4%	1,915	36.7%	24,256	36.4%

Protected Characteristics	Formula Grant		Competitive Grant		Total Program	
American Indian or Alaska Native	235	0.5%	96	2.6%	331	0.7%
Asian	272	0.6%	33	0.9%	305	0.6%
Native Hawaiian or Other Pacific Islander	93	0.2%	41	1.1%	134	0.3%
Black or African American and White	610	1.3%	16	0.4%	626	1.3%
American Indian or Alaska Native and White	200	0.4%	19	0.5%	219	0.4%
American Indian or Alaska Native and Black or African American	60	0.1%	5	0.1%	65	0.1%
Asian and White	49	0.1%	5	0.1%	54	0.1%
Other Multi-Racial	2,489	5.4%	198	5.3%	2,687	5.4%
Sex/Gender						
Female	42,122	37.7%	1,835	35.2%	43,957	37.6%
Male	67,634	60.6%	3,282	63.0%	70,916	60.7%
Transgender - Male to Female	1,792	1.6%	94	1.8%	1,886	1.6%
Transgender - Female to Male	115	0.1%	1	0.0%	116	0.1%
Area Median Income						
Extremely Low Income (0-30% of Area Median Income)	35,151	31.5%	3,108	82.5%	38,259	76.6%
Very Low Income (31-50% of Area Median Income)	7,507	6.7%	453	12.0%	7,960	15.9%
Low Income (51-80% of Area Median Income)	3,547	3.2%	207	5.5%	3,754	7.5%
Number of Recipients of Housing Assistance	65,493	92.5%	5,285	7.5%	70,778	100.0%
Total Households	46,205	92.5%	3,768	7.5%	49,973	100.0%

Source: HOPWA Consolidated Annual Progress Evaluation Reports (Formula Grants) and Annual Progress Reports (Competitive Grants)
Current as of March 3, 2021

HOME INVESTMENT PARTNERSHIPS PROGRAM (HOME)

HOME is authorized by the Cranston-Gonzalez National Affordable Housing Act to provide annual grants on a formula basis to states and units of general local governments to

fund a wide range of activities designed to create affordable housing to low-income and very low-income families. States and local governments may use their HOME allocations to construct or rehabilitate affordable housing for sale or rental, rehabilitate eligible owner-occupied properties, provide financial assistance to first-time or other qualified homebuyers, and provide tenant-based rental assistance.

Table 6.4 provides data on the race, ethnicity, and familial status receiving assistance from HOME in FY 2020.

Table 6.4: Protected Characteristics of Beneficiaries of the HOME Investment Partnership Program, FY 2020

Protected Characteristics	TRBA	Rental Units	Homebuyer	Homeowner Rehabilitation
Race or Ethnicity				
White	58.33%	51.05%	49.15%	65.34%
Black or African American	33.25%	37.61%	35.60%	29.30%
American Indian or Alaska Native	2.78%	1.62%	0.61%	0.71%
Asian	1.10%	2.05%	3.81%	0.90%
Native Hawaiian or Other Pacific Islander	1.11%	0.38%	0.23%	0.15%
Black or African American and White	0.70%	0.48%	0.95%	0.34%
American Indian or Alaska Native and White	0.42%	0.32%	0.23%	0.34%
American Indian or Alaska Native and Black or African American	0.12%	0.20%	0.08%	0.19%
Asian and White	0.11%	0.08%	0.13%	0.04%
Other Multi-Racial	2.08%	6.21%	9.21%	2.69%
Ethnicity				
Hispanic or Latino	11.28%	19.03%	22.68%	12.21%
Non-Hispanic or Latino	88.72%	80.97%	77.32%	87.79%
Familial Status				
Families with Children	46.61%	28.42%	56.19%	21.54%
Total Assisted Households	13,223	6,499	6,191	2,669

Source: Integrated Disbursement and Information System (IDIS)
Current as of September 30, 2020

NEIGHBORHOOD STABILIZATION PROGRAM

The Neighborhood Stabilization Program (NSP) was established for the purpose of stabilizing communities that have suffered from foreclosures and abandonment. The program aims to purchase and redevelop foreclosed and abandoned homes and residential properties.

Table 6.5 contains information on the race and ethnicity of households that benefited from NSP in FY 2020.

Table 6.5: Protected Characteristics of Beneficiaries of NSP, FY 2020

Protected Characteristics	Construction of New Housing	Homeownership Assistance to Low- and Moderate-Income	Rehabilitation/ Reconstruction of Residential Structures
Total Number of Participants	334	N/A	1,169
Race			
White	45.5%	N/A	50.1%
Black or African American	45.2%	N/A	30.2%
Asian	0.0%	N/A	1.3%
American Indian or Alaska Native	3.0%	N/A	0.9%
Native Hawaiian or Other Pacific Islander	0.0%	N/A	0.4%
American Indian or Alaska Native and White	1.5%	N/A	0.3%
Asian and White	0.0%	N/A	0.9%
Black or African American and White	0.0%	N/A	0.9%
American Indian or Alaska Native and Black or African American	0.0%	N/A	N/A
Other Multi-Racial	3.0%	N/A	11.5%
Unknown	1.8%	N/A	3.4%

Source: Disaster Recovery Grant Reporting System (DRGR)
Current as of September 30, 2020

Note: N/A indicates data not available due to grantees incorrectly recording beneficiary data.

CONTINUUM OF CARE PROGRAM

The Continuum of Care (CoC) program is designed to:

- 1. Promote community-wide commitment to the goal of ending homelessness.
- 2. Provide funding for efforts by nonprofit providers, States, and local governments to re-house homeless individuals and families rapidly while minimizing the trauma and dislocation caused to homeless individuals, families, and communities due to homelessness.
- 3. Promote access to and effective use of mainstream programs by homeless individuals and families.
- 4. Optimize self-sufficiency among individuals and families experiencing homelessness.

The CoC Program is the consolidation of two of HUD’s former competitive homeless assistance grants programs: Supportive Housing Program and Shelter Plus Care. There are still some projects operating with grants funded under these programs that have not yet renewed under the CoC Program.

Supportive Housing Program. The Supportive Housing Program defrayed the costs of providing housing and supportive services for homeless persons. The Supportive Housing Program helped homeless persons achieve residential stability, increase their skill levels and/or income, and obtain greater self-determination.

Shelter Plus Care Program. The Shelter Plus Care Program provided rental assistance for homeless individuals with disabilities (primarily those with serious mental illness, chronic problems with alcohol and/or drugs, and AIDS and related diseases) and their families, in combination with supportive services. .

EMERGENCY SOLUTIONS GRANT (ESG) PROGRAM

ESG is a formula grant program. Eligible recipients generally consist of metropolitan cities, urban counties, territories, and states, as defined in 24 CFR 576.2.

Metropolitan cities, urban counties and territories may subgrant ESG funds to private nonprofit organizations. Metropolitan cities and urban counties may also subgrant ESG funds to public housing agencies and local redevelopment authorities.

State recipients must subgrant all their ESG funds (except for funds for administrative costs and under certain conditions, HMIS costs) to units of general-purpose local government and/or private nonprofit organizations.

All recipients must consult with the Continuum(s) of Care operating within the jurisdiction in determining how to allocate ESG funds.

The ESG program provides funding for:

- 1. Essential services related to street outreach and emergency shelter for homeless individuals and families;
- 2. Rehabilitation and conversion of buildings to be used as emergency shelters for homeless individuals and families;
- 3. Operation of emergency shelters for homeless individuals and families;
- 4. Short-term and medium-term rental assistance for individuals and families who are homeless or at risk of homelessness;
- 5. Housing relocation and stabilization services for individuals and families who are homeless or at risk of homelessness; and
- 6. HMIS participation costs.

Table 6.6 contains information on the race, ethnicity, and age of participants of the Continuum of Care program in FY 2020.

Table 6.6: Protected Characteristics of Participants in Homeless Assistance Continuum of Care Programs, FY 2020

Race of participants who entered the program	
Protected Characteristic	Percent of Participants*
American Indian or Alaska Native	1.96%
Asian	0.73%
Black or African American	46.69%
Native Hawaiian or Other Pacific Islander	0.58%
White	43.54%
Multi-racial	5.63%
Ethnicity of participants	
Hispanic or Latino	84.46%
Non-Hispanic or Latino	14.89%
Sex/Gender of participants and other family members	
Female	50.56%
Male	48.70%
Transgender	0.35%
Gender Non-confirming	0.09%
Age of participants	
Younger than 18	31.34%
18-61	60.71%
62 or older	7.84%

Source: SNAPs APR Data HMIS Reporting Repository
Current as of April 6, 2021

Note: Percentages do not always sum to 100 percent because of data not collected or clients declining to provide the information.

OFFICE OF PUBLIC AND INDIAN HOUSING PROGRAMS

HOUSING CHOICE VOUCHERS

The Housing Choice Voucher program is authorized by the U.S. Housing Act of 1937 to provide tenant-based rental subsidies to low- and very-low income families to help them afford decent, safe, and sanitary housing in the private market. The participant pays the difference between the subsidy and the rent charged by the landlord. Under certain circumstances, a participant may use his or her voucher to purchase a home.

PUBLIC HOUSING

The Low-Rent Public Housing program is authorized by the U.S. Housing Act of 1937 to provide safe and decent rental housing for low-income families, the elderly, and individuals with disabilities. Public housing comes in a variety of forms, from scattered-site single-family houses to high-rise apartments.

MODERATE REHABILITATION

The Moderate Rehabilitation program provides project-based rental assistance for low-income families. This program began in 1978 as an expansion of the rental certificate program after HUD determined that at least 2.7 million rental units had deficiencies requiring a moderate level of upgrading. The program was repealed in 1991, but assistance is provided to properties previously rehabilitated.

Table 7.1 provides data on the race, ethnicity, age, sex, disability, and familial status of households receiving assistance from Housing Choice Vouchers, Public Housing, or Moderate Rehabilitation in the 18-month period ending on September 30th, the last day of the fiscal year. The data for race, ethnicity, age, and sex were provided for the head of household only, regardless of the composition of the household. The number of households represents only those beneficiaries that submitted data to HUD.

Table 7.1: Protected Characteristics of Assisted Households in PIH Programs, for the 18-month Period, FY 2020

	Moderate Rehabilitation	Public Housing	Tenant-based Vouchers	All Programs
Total Households	23,482	878,624	2,261,286	3,163,392
Race of Head of Household				
White	53.5%	49.2%	45.8%	46.8%
Black or African American	43.1%	45.9%	48.4%	47.7%
American Indian or Alaska Native	1.1%	0.8%	0.9%	0.8%
Asian	1.2%	2.3%	2.5%	2.5%
Native Hawaiian or Pacific Islander	0.5%	0.6%	0.6%	0.6%
Multiple Race	0.6%	1.1%	1.7%	1.5%
Ethnicity of Head of Household				
Hispanic or Latino	30.0%	24.8%	17.8%	19.8%
Not Hispanic or Latino	70.0%	75.2%	82.2%	80.2%
Age of Head of Household				
Younger than 31 years	11.5%	14.9%	9.6%	11.1%
31-41	14.3%	18.4%	23.5%	22.0%
42-51	15.2%	13.7%	17.9%	16.7%
52-61	27.9%	18.7%	20.6%	20.1%
62 or older	31.1%	34.3%	28.4%	30.1%
Sex of Head of Household				
Female	51.8%	74.3%	78.2%	76.9%
Male	48.2%	25.7%	21.8%	23.1%
Disability				
Households with anybody disabled	55.8%	41.8%	50.1%	47.8%
Households with a head, spouse, or co-head disabled	54.6%	38.7%	45.2%	43.5%
Families with Children				
Households with Children	17.6%	36.7%	41.0%	39.6%

Source: PIH Information Center (PIC)
Current as of September 30, 2020

Note: This data is based on the definition of Disability included in form HUD-50058, which states: “A person with disabilities has one or more of the following: (a) a disability as defined in Section 223 of the Social Security Act, (b) a physical, mental, or emotional impairment which is expected to be of long-continued and indefinite duration, substantially impedes his or her ability to live independently, and is of such a nature that such ability could be improved by more suitable housing conditions, or (c) a developmental disability as defined in Section 102 of the Developmental Disabilities Assistance and Bill of Rights Act. Note: Include persons who have the acquired immune deficiency syndrome (AIDS) or any condition that arises from the etiologic agent for AIDS.”

This definition is not as expansive as the definition of disability under the federal civil rights laws. Under Federal civil rights laws, an individual with a disability includes (1) individual with a physical or mental impairment that substantially limits one or more major life activities; (2) individual with a record of such impairment; or (3) individual who is regarded as having such an impairment.



**U.S. Department of Housing and
Urban Development**

451 7th St. SW
Washington, DC 20410



Housing Discrimination Hotline

1.800.669.9777 (Voice)
1.800.927.9275 (TTY)



www.hud.gov/fairhousing

*U.S. Department of Housing and Urban Development
STATE OF FAIR HOUSING Annual Report to Congress - FY 2020*

