



Housing Discrimination

What kinds of discrimination are illegal?

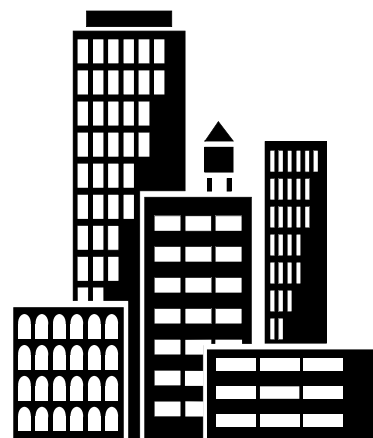
In Minnesota, no one connected to your housing should treat you differently because of:

- Race (*including natural hairstyles*)
- Sex
- Color
- Religion
- Family Status (*having kids or being pregnant*)
- Public Assistance (*MFIP, GA, SSI, etc.*)
- Sexual Orientation
- Gender identity
- Marital Status (*single, married, divorced, separated, or widowed*)
- Disability
- National Origin
- Age (*St. Paul only*)
- Creed (*beliefs*)

What are signs of possible discrimination?

Application Denials

- When you call on the phone, the apartment is available. But when the landlord sees the color of your skin, it is “already rented.”
- The landlord says “no MFIP” or “no emergency assistance.”
- You get turned down because you have a disability, even though your disability would not keep you from following the lease. See our fact sheet [Reasonable Accommodations: Do You Need Your Landlord to Make a Change Because of Your Disability?](#)
- The landlord says, “no kids,” but it is not a seniors-only building.
- The apartment manager treats the people who apply differently. For example, they tell people who get MFIP they need an income of 3 times the rent, but they don’t tell that to people who don’t get public benefits.
- Your application is never processed because of your religion.



Different Treatment

- The caretaker makes repairs for white tenants before Latino tenants.
- The manager enforces rules differently or charges higher rent to people of color.
- The landlord won't make a simple change in the rules to let a person with a disability live there successfully. For example, allowing a companion animal. See our fact sheet [Can I Keep a Pet?](#)
- A townhome association refuses to let you install a ramp for your wheelchair. See our fact sheet [Reasonable Accommodations](#).
- There are special rules for children, or the manager only rents first floor apartments to families with children.



Harassment

- The caretaker pressures you to date him and lets himself into your apartment. See our fact sheet [Sexual Harassment in Housing](#).
- The security guard treats your visitors differently because they are American Indian.
- The neighbors try to force you out of the neighborhood with racial insults or threats.

What can I do about it?

If you are turned down for an apartment and you suspect discrimination, call the numbers below for help right away.

You can also have someone you know call the landlord and apply and see how the landlord treats that person. For example: if you suspect discrimination based on race, see if a person of another race gets treated better. Keep notes on what happened each time and who you and your friend each talked to.

If you are being treated badly or harassed where you live, write a letter to the owner. Keep a copy of it and of any evidence of the discrimination. Try to have witnesses who have seen or heard it and keep their contact information. Write down notes every time something happens. If you are in danger, call for help.

Lawsuits and Agency Complaints

You can start a lawsuit to stop the discrimination and sometimes get money damages. If you need quick action to get an apartment you were denied, to stop harassment, or to avoid an eviction, a lawsuit may be your best bet. If you have a low income, call your legal aid office at 1(877)-696-6529. Or look for help from other programs at www.lawhelpmn.org/providers-and-clinics.

You can also look for help from government agencies that enforce housing discrimination laws. They investigate at no charge to you. If they find discrimination, they will see if an agreement can be reached. If no agreement is reached, the agency may file a case against the person who discriminated against you. These agencies are:

MN Department of Human Rights

Griggs Midway Building
540 Fairview Ave North, Suite 201
St. Paul, Minnesota 55104

Phone: (651) 539-1100
MN Relay: 711 or 1-(800) 627-3529



Discrimination helpline: 1-(833) 454-0148

Email at: info.mdhr@state.mn.us website at: www.mn.gov/mdhr/

Housing and Urban Development (HUD)

Minneapolis Field Office
212 Third Ave South, Suite 150
Minneapolis MN 55401

Phone: (612) 370-3000
TTY: (612) 370-3186

Housing and Urban Development (HUD)

Ralph Metcalfe Federal Building
77 West Jackson Boulevard, Suite 2600
Chicago, IL 60604-3507

Phone: (800) 669-9777
TTY: (312) 353-7143

For both offices: www.hud.gov

Whatever you do, act fast. In most cases, you need to file a complaint within 1 year or file a lawsuit within 1 or sometimes 2 years.

Fact Sheets are legal information NOT legal advice. See a lawyer for advice.

Don't use this fact sheet if it is more than 1 year old. Ask us for updates, a fact sheet list, or alternate formats.

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