



HUMAN RIGHTS COMMISSION

Fair Housing Awareness Day

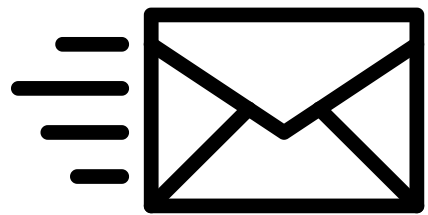
Big Hartman, Esq.
HRC Executive Director
& General Counsel

April 1, 2026

The HRC Complaint Process

Complaints can be resolved any time throughout the process

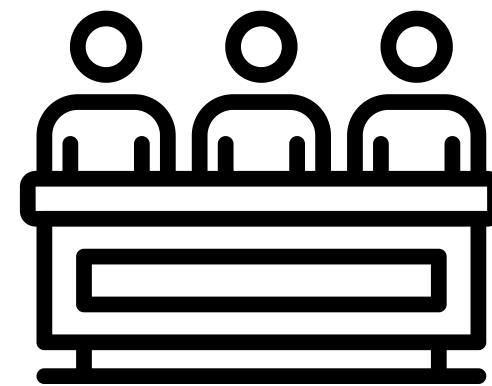
Intake



Investigation



Commission Meetings



Litigation

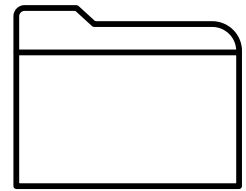


HRC's Recent Fair Housing Stats

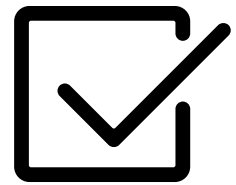
July 2025 thru March 2026



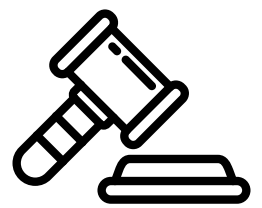
HRC received at least one call or email about housing discrimination every day.



HRC opened 70 inquiry files relating to fair housing and conducted 57 fair housing intake meetings.



HRC accepted 24 new fair housing complaints. We currently have 48 open cases relating to fair housing complaints.



HRC completed 17 fair housing investigations so far, including 7 reasonable grounds determinations and 3 settlements before determinations occurred.

Common HRC Housing Issues

The vast majority of fair housing cases involve disability:

- reasonable accommodations
- assistance animals
- parking
- accessibility

Other common claims are based on race, color, national origin, and receipt of public assistance.

Many fair housing cases involve affordable housing providers. We have also seen increasing inquiries from people in the motel/hotel program.

2026 Updates from the HRC

- New position FY26: Intake Coordinator
- Additional position FY26: Staff Attorney Investigator (now 4 total)
- New Protected Categories:
 - Informal investigations re: social security numbers
 - Forthcoming HRC Guidance Document
- Upcoming 2026 Civil Rights Summit - September

2025 HRC Civil Rights Summit Recommendations on Housing Justice

- Create a State-funded Rental Subsidy
- Pass a Just Cause Eviction Law
- Add Housing Status as a Legally Protected Category
- Advance Inclusionary Zoning
- Update the Roadmap to End Homelessness



Recent HUD Changes

HUD's fair housing policy has shifted dramatically in the past year.

- Narrowed construction of protected classes under FHA
- Revocation of many prior guidance documents
- Prioritization of cases with “strong evidence of intentional discrimination”
- New requirements and expectations for state and local entities who receive funds for fair housing activities