

## To File a Complaint

Discrimination is not always obvious, and sometimes what seems to be discrimination may or may not meet

the definition according to federal law.

A determination of discrimination cannot be made until all the facts are carefully considered. If you believe you have experienced unfair treatment, please be prepared

to address these questions:

**Who** do you believe discriminated against you?

**What** happened to you?

**Where** did the alleged act of discrimination occur?

**Why** do you believe you are being discriminated against?

**When** did the last act of discrimination occur?

**How** were you discriminated against?

If you believe your rights have been violated, you may write or call the City of Nacogdoches Fair Housing Office.

### Fair Housing Contacts

City of Nacogdoches Planning Department

936-559-2572 or [chafina@ci.nacogdoches.tx.us](mailto:chafina@ci.nacogdoches.tx.us)

**The U.S. Department of Housing and Urban Development** (HUD) can assist with housing discrimination issues. If you think your rights have been violated, the Housing Discrimination Complaint Form is available for you to download, complete and

return, or complete online and submit at:

[www.hud.gov/complaints/housediscrim.cfm/](http://www.hud.gov/complaints/housediscrim.cfm/)

You may also Contact HUD directly:

HUD Fair Housing Enforcement Center

801 Cherry Street, 27th Floor

P.O. Box 2905

Fort Worth, Texas 76113-2905

(817)978-5900

1-800-669-9777

TTY (817)978-5505

## Additional Fair Housing Contacts and Related Resources

All federal, state, and local fair housing laws prohibit discrimination on the basis of race, color, and national origin. HUD, the Civil Rights Division of the Texas Workforce Commission, and local Fair Housing Offices enforce these laws, primarily through an administrative process. In addition, the person who believes he/she has been the victim of discrimination can get a lawyer and file a private lawsuit. There are many sources of information

about fair housing law and how it is enforced.

The links below are for local and state resources:

Lone Star Legal Aid

(936) 560-1455 or 1-800-354-1889

414 East Pillar Street, Nacogdoches, T)( 75961

Texas Tenants'Union

(214) 823-2733

[www.txtenants.org](http://www.txtenants.org)

Texas Tenant Advisor

[www.texastenant.org](http://www.texastenant.org)

Texas Commission on Human Rights

PO Box 13006

Austin, T)( 78711-3006

1-888-452-4778



# City of Nacogdoches Fair Housing Information and Resources



936-559-257 2

## City of Nacogdoches Fair Housing Code

It is the policy of the City of Nacogdoches to bring about, through fair, orderly and lawful procedures, the opportunity for each person to obtain housing without regard to race, color, sex, religion, or national origin. This policy is based upon a recognition of the right of every person to have access to adequate housing of his or her own choice without regard to race, color, sex, religion, or national origin. The denial of such right through considerations based on race, color, sex, religion or national origin is detrimental to the health, safety and welfare of the inhabitants of the City of Nacogdoches and constitutes an unjust denial or deprivation of such rights which is within the power and proper responsibility of government to prevent.

### The Federal Fair Housing Act— Basic Facts

The Fair Housing Act prohibits discrimination in the sale, rental or financing of housing based on:

- Race
- Color
- National Origin
- Religion
- Sex
- Familial Status (families with children under 18)

- Disability (if you or a household member are disabled)

### Your Rights Under the Fair Housing Act

Under the Fair Housing Act, the following actions are illegal if they are based on race, color, national origin, religion, sex, familial status, or disability:

- Refuse to rent or sell housing
- State that housing is unavailable when in fact it is available
- Set different terms, conditions, or privileges for sale or rental of a residence
- Provide different housing services or facilities
- Advertise housing only to preferred groups of people
- Refuse to provide information regarding mortgage loans, deny a mortgage loan, or impose different terms or conditions on a mortgage loan
- Deny provision of property insurance
- Conduct property appraisals in a discriminatory manner
- Refuse to make reasonable accommodations for persons with a disability if the accommodation may be necessary to afford such person a reasonable opportunity to use and enjoy a dwelling
- Fail to design and construct housing in an accessible manner
- Harass, threaten, coerce, intimidate, or interfere with anyone exercising or assisting someone else with his/her fair housing rights

- Advertise or make any statement that indicates a limitation or preference for a particular group. This prohibition against discriminatory advertising applies to ALL housing.

### **Tenant Rights**

Fair housing complaints should not be confused with basic tenant rights issues. Disputes over leases, repairs, evictions, security deposits, removal of property, and other similar issues, fall under the heading of tenant rights. These types of disputes do not rise to the level of a fair housing issue unless the action is based on discrimination of one of the protected categories under the Fair Housing Act.

**Landlord-Tenant Agreements** The most important source of information about your relationship with your landlord is your rental agreement. Be sure to read the lease carefully before you sign it. The landlord and the tenant can terminate the lease at the end of the lease term without reason as long as the termination is not based on illegal discrimination or retaliation for a tenant exercising certain legal rights. Notice should be given, as outlined in the lease, if this occurs.

For more on tenant rights:  
Tenant Rights Handbook—copy available  
by  
calling: (800) 204-2222, ext. 2610

Attorney General's Consumer  
Protection  
Hotline:  
(800) 621-0508

Texas Tenants Union  
(214) 823-2733  
[www.txtenants.org/](http://www.txtenants.org/)

