

Congress of the United States

Washington, DC 20510

September 22, 2025

The Honorable Scott Turner
Secretary
U.S. Department of Housing and Urban Development
451 7th Street, SW
Washington, DC 20410

Dear Secretary Turner:

We write to express deep concern regarding recent actions taken by the U.S. Department of Housing and Urban Development (HUD) regarding Fair Housing Act enforcement. These actions will lead to devastating outcomes for our nation's most vulnerable populations, including veterans, seniors, people with disabilities, domestic violence survivors, families with children, people of color, and more. HUD should not shrink efforts to root out discriminatory actions that impede Americans' ability to access housing free from discrimination. We demand that HUD reverse course and ensure fair housing opportunity for all.

Veterans, seniors, people with disabilities, domestic violence survivors, families with children, people of color, and others are experiencing escalating fair housing challenges in their search for housing every day. The data show¹ that the largest-ever number of fair housing discrimination complaints was filed in 2023, an increase of 3.5 percent over the number of complaints filed in 2022. This represents 34,150 complaints of housing discrimination that were received by private, nonprofit fair housing organizations, the U. S. Department of Housing and Urban Development (HUD), Fair Housing Assistance Program (FHAP) agencies, and the U.S. Department of Justice (DOJ). Discrimination based on disability accounted for the majority of complaints, followed by complaints based on race.² Domestic violence complaints doubled in size from 2020 to 2021 and have continued to rise each year since then.³ In 2023, there were 1,521 complaints of harassment reports, representing an increase of 66 percent over the previous year.⁴

The Fair Housing Act is a broad civil rights law that protects against housing discrimination, helping to provide assurances that every individual and family can achieve housing stability and economic mobility, regardless of their personal characteristics. However, the Fair Housing Act is not self-executing. It requires active enforcement and education efforts by local, on-the-ground advocates, state and local government agencies, and the Department of Housing and Urban Development's Office of Fair Housing and Equal Opportunity (FHEO).

¹ National Fair Housing Alliance. *2024 Fair Housing Trends Report*.

https://nationalfairhousing.org/wp-content/uploads/2023/04/2024-Fair-Housing-Trends-Report-FINAL_07.2024.pdf

² *Id.*

³ *Id.*

⁴ *Id.*

However, we are concerned that HUD is undermining the effective enforcement of the Fair Housing Act in numerous ways:

1. **Systemic attacks on FHEO are effectively dismantling the office and rendering it powerless in executing its duties under the Fair Housing Act.** FHEO is responsible for implementing the Fair Housing Act in HUD's own programs as well as other important functions that promote fair housing. Among its responsibilities are the administration of the Fair Housing Initiatives Program (FHIP) and reimbursing state and local government agencies for complaints they investigate through the Fair Housing Assistance Program (FHAP). But perhaps the most important function of FHEO is operating and maintaining an administrative complaint process that victims of housing discrimination can use to access relief without having to seek expensive legal counsel. FHEO has historically experienced significant staff shortages that have resulted in major consequences for victims of discrimination and the organizations and local governments it funds to help enforce the Fair Housing Act. These consequences have been exacerbated by ongoing changes to staffing levels at FHEO as a result of the Administration's use of deferred resignations. We are already seeing the adverse impacts of FHEO's continued reduction in staffing levels, as investigations and conciliations slow or halt altogether.
2. **Recent changes to FHEOs housing discrimination complaint intake process raise serious concerns, as they may impede the ability of all complainants to submit complaints, and likely compromise the accessibility and availability of the complaint intake services for individuals with disabilities.** Earlier this year, HUD made sweeping changes to its housing discrimination complaint intake procedures. As you know, HUD is required to provide an avenue for members of the public to submit complaints of housing discrimination for administrative investigation and adjudication, a process that is overseen by FHEO. These recent changes to the complaint intake process now drive all complaints through a single online portal on HUD's website instead of allowing consumers to file complaints directly with HUD regional offices in their local communities. While the HUD online portal includes assistance for people who are deaf or hard of hearing as well as individuals with speech or communication disabilities, it does not have a way for people who are visually impaired nor for people with physical disabilities that make it difficult for them to use a computer to receive assistance when filing a complaint. These changes will result in undue hardship for consumers, including by compromising accessibility for persons with disabilities, at a time when 53 percent of all fair housing complaints allege discrimination on the basis of disability.
3. **Since the start of the new Administration, HUD has refused to administer the Fair Housing Initiatives Program (FHIP) lawfully and in good faith.** Created in 1987 under the Reagan Administration, FHIP is a competitive grant program that provides localized assistance to people who face housing and lending discrimination. Recently, however, the Administration's actions have threatened the existence of the network of highly-experienced, private, community-based fair housing enforcement organizations throughout the nation that work to foster compliance with the Fair Housing Act and state and local fair housing laws as well as provide enforcement and education. In February,

HUD sent notices terminating 78 grant contracts effective immediately, severely impacting communities and their long-time work to enforce the Fair Housing Act. This action followed on the earlier funding freeze that was implemented in January, stopping federal grant, loan, and assistance payments, including funding for local fair housing agencies despite the agencies providing essential assistance to vulnerable populations and requiring assistance with addressing claims of housing discrimination or support in securing safe, decent, and affordable housing. Then, HUD refused to let grantees begin the second or third year of multiyear grants or make new grant awards to replace expiring grants, creating funding gaps that forced fair housing agencies to greatly curtail services or close entirely. HUD has been at the center of multiple lawsuits regarding this refusal to lawfully administer the FHIP program, including the most recent federal lawsuit filed on behalf of the National Fair Housing Alliance (NFHA) and the Tennessee Fair Housing Council (TFHC).

4. **HUD has refused to process valid complaints under the Fair Housing Act regarding claims of disparate impact, upending the use of a longstanding legal tool that is essential to effectively rooting out housing discrimination.** A recent ProPublica⁵ article reported that HUD is preparing to close seven major housing discrimination cases because they allege disparate impact discrimination, including three in which HUD had already determined that state and local governments concentrated environmental hazards and increased residential segregation in neighborhoods of color. On top of that, HUD is planning to roll back Fair Housing Act regulations that prohibit disparate impact discrimination. If successful, this action will unfairly shut out many individuals from achieving the American Dream of safe, stable, affordable housing.
5. **HUD has refused to process valid complaints regarding claims of LGBTQ based discrimination at a time of escalating complaints on the basis of sexual orientation, gender identity, and gender expression.** The Administration has halted the enforcement of key HUD rules, including the 2016 Equal Access Rule,⁶ which ensured equal access to HUD-assisted or HUD-insured housing without regard to actual or perceived sexual orientation, gender identity, or marital status. As a result, complaints alleging discrimination on the basis of sexual orientation and gender identity have been stifled by HUD as the Administration wrongly believes that such allegations are no longer subject to federal law.⁷ Discrimination on the basis of sex is the third most frequent basis of discrimination with 2,588 complaints, representing 7.56 percent of all complaints. In 2023, there was an uptick in complaints based on sexual orientation, gender identity, or gender expression.⁸

⁵ Jesse Coburn, *Trump Administration Prepares to Drop Seven Major Housing Discrimination Cases*, ProPublica (July 18, 2025), [Trump HUD Prepares to Drop Major Housing Discrimination Cases — ProPublica](#)

⁶ U.S. Department of Housing and Urban Development, “Secretary Scott Turner Halts Enforcement Actions of HUD’s Gender Identity Rule,” https://www.hud.gov/press/press_releases_media_advisories/hud_no_25_026.

⁷ Jesse Coburn, *How the Trump Administration is Weakening the Enforcement of Fair Housing Laws*, ProPublica (May 15, 2025), [Trump’s HUD Is Weakening Enforcement of Fair Housing Laws — ProPublica](#).

⁸ National Fair Housing Alliance. *2024 Fair Housing Trends Report*. https://nationalfairhousing.org/wp-content/uploads/2023/04/2024-Fair-Housing-Trends-Report-FINAL_07.2024.pdf.

6. **HUD has rolled back policies that seek to address and eliminate bias in home appraisals, leveraging another attack to equitable access to homeownership and home equity.** In July, HUD announced⁹ the termination of policies introduced under the Property Appraisal and Valuation Equity (PAVE) task force. As part of the PAVE task force, members were directed to issue guidance on anti-discrimination obligations, review policies and practices, and issue new policies focused on eliminating bias and advancing equity in home appraisals. Research and news stories¹⁰ have highlighted how appraisal bias impacts consumers and communities of color, exacerbating the racial wealth gap. For example, when factors such as differences in housing characteristics and neighborhood conditions are controlled, homes in White neighborhoods were appraised as worth \$408,000 more, on average, than similar homes in comparable communities of color.¹¹

In light of the aforementioned concerns, it is our assessment that HUD is purposefully eroding the agency's ability to enforce the Fair Housing Act.

As such, we ask that you respond in writing to the following information request no later than October 17, 2025. Please provide:

1. A detailed plan discussing how HUD plans to continue to enforce our nation's fair housing laws.
2. Current staffing levels within FHEO, including staff reductions or reallocations that have taken place since January 20, 2025.
3. The impact of the changes to staffing levels experienced at FHEO on HUD's ability to effectively and efficiently process housing discrimination complaints.
4. A description of the assessment process HUD undertook in implementing the recent changes to the HUD complaint intake process, and the rationale for the changes.
5. HUD's plans to monitor and evaluate the impact of any procedural changes made to HUD's complaint intake process, which should include actively soliciting feedback from local nonprofit fair housing organizations, stakeholders, and the public and making the necessary adjustments to ensure everyone can fairly access HUD's complain process.
6. The current number and status of pending fair housing complaints.
7. The number of complaints that have been closed since January 20, 2025.
8. A detailed list of contracts, agreements, or activities relating to fair housing that have been cancelled or are being consideration for cancellation.
9. The status of pending fair housing complaints that allege disparate impact discrimination.
10. An assessment as to what extent is HUD's actions on the Equal Access Rule consistent with the Supreme Court's decision in *Bostock*, holding that discrimination on the basis of "sex" includes discrimination on the basis of sexual orientation and gender identity.

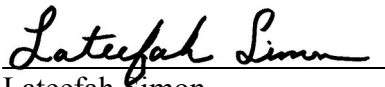
⁹ Press Release, HUD, *OMB Streamline Home Appraisal Process, Effectively Disband Woke Biden-Era Task Force*, U.S. Department of Housing and Urban Development (n.d.), <https://www.hud.gov/news/hud-no-25-092>.

¹⁰ *Our America: Lowballed*, ABC7 (n.d.), <https://abc7.com/feature/our-america-lowball-home-appraisal-racial-bias-discrimination/12325606/>.

¹¹ Julia Howell, *Appraised Update*, Eruka (May 2023), https://static1.squarespace.com/static/62e84d924d2d8e5dff96ae2f/t/6465321aca101a0b82e45344/1684353568112/Howell+2022+Appraised+Update_05_01_23.pdf.pdf

11. A detailed plan on how HUD plans to ensure that its policies further the effort to modernize appraisals and that every consumer receives a fair valuation for their home and home equity.

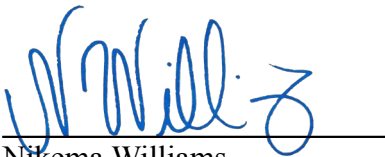
Sincerely,



Lateefah Simon
Member of Congress



Al Green
Member of Congress



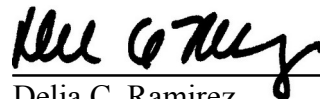
Nikema Williams
Member of Congress



Eleanor Holmes Norton
Member of Congress



Rashida Tlaib
Member of Congress



Delia C. Ramirez
Member of Congress



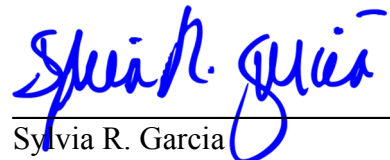
Andre Carson
Member of Congress



Mark DeSaulnier
Member of Congress



Jesús G. "Chuy" García
Member of Congress



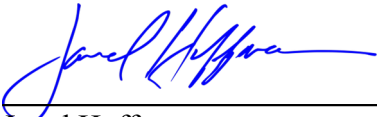
Sylvia R. Garcia
Member of Congress



Doris Matsui
Member of Congress




Nanette Diaz Barragán
Member of Congress



Jared Huffman
Member of Congress



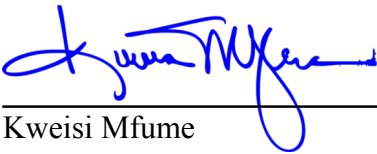
Summer L. Lee
Member of Congress



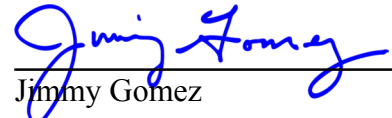
Greg Landsman
Member of Congress



Dwight Evans
Member of Congress



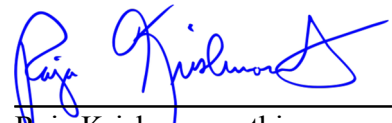
Kweisi Mfume
Member of Congress



Jimmy Gomez
Member of Congress



Henry C. "Hank" Johnson, Jr.
Member of Congress



Raja Krishnamoorthi
Member of Congress



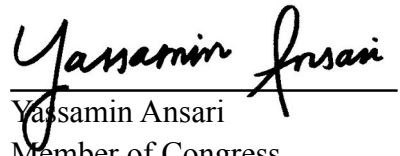
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Ted W. Lieu
Member of Congress



Angie Craig
Member of Congress



Yassamin Ansari
Member of Congress



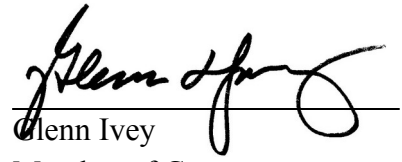
Emanuel Cleaver, II
Member of Congress



Pramila Jayapal
Member of Congress



Joyce Beatty
Member of Congress



Glenn Ivey
Member of Congress



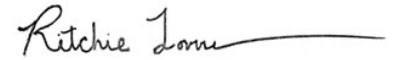
LaMonica McIver
Member of Congress



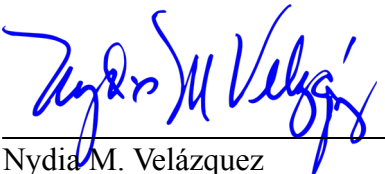
Shri Thanedar
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Paul D. Tonko
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Ritchie Torres
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Nydia M. Velázquez
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Chellie Pingree
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Judy Chu
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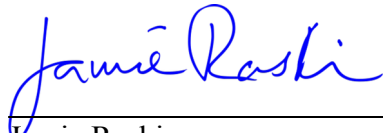
James P. McGovern
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Robin L. Kelly
Member of Congress



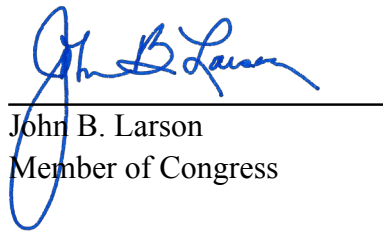
Alexandria Ocasio-Cortez
Member of Congress



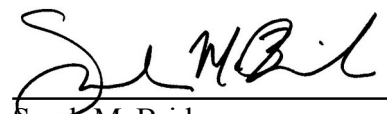
Jamie Raskin
Member of Congress



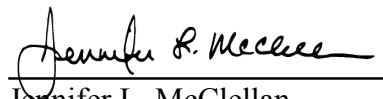
Ilhan Omar
Member of Congress



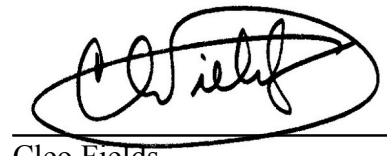
John B. Larson
Member of Congress



Sarah McBride
Member of Congress



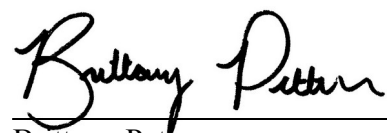
Jennifer L. McClellan
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Cleo Fields
Member of Congress



Steve Cohen
Member of Congress



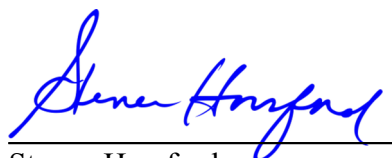
Brittany Pettersen
Member of Congress



Sean Casten
Member of Congress



J. Luis Correa
Member of Congress



Steven Horsford
Member of Congress



Adam Smith
Member of Congress



Diana DeGette
Member of Congress



Greg Casar
Member of Congress