

2004 Report on Housing Discrimination

The Metropolitan St. Louis Equal Housing Opportunity Council serves an eight county metropolitan area in Missouri and Illinois, including Madison, St. Clair, Monroe, St. Louis City, St. Louis County, St. Charles, Jefferson and Franklin. In 2004, EHOC investigated 74 complaints of housing discrimination which were forwarded on to the US Department of Housing & Urban Development, the Illinois Department of Human Rights, the Missouri Commission on Human Rights or private attorneys for enforcement.

Twenty-nine complaints alleged familial status discrimination (discrimination against pregnant women and families with children), twenty-three complaints alleged racial discrimination, twenty-one alleged disability discrimination, four claimed national origin discrimination and four claimed gender discrimination. This was the first year in EHOC's history that race was not the highest category for complaints. Of the twenty-one disability complaints, eleven of them were complaints against builders, developers and architects for failure to design and construct a new multifamily building in compliance with the Fair Housing Act accessibility guidelines.

Notable among the 2004 complaints were:

- a complaint against Applegate Apartments in Swansea, IL, now under litigation by the US Department of Justice;
- a federal lawsuit against the Granite City Housing Authority and Environs Architects which parties have agreed to settle for over ;
- a complaint against a Belleville property owner for race, national origin and familial status discrimination which settled for \$5,000 after the apartment building in dispute had been sold;
- a complaint against the St. Louis Housing Authority for refusing to rent to a woman who had a disability and her child in an elderly / disabled building which settled