

FAIR HOUSING



Equal Opportunity for All

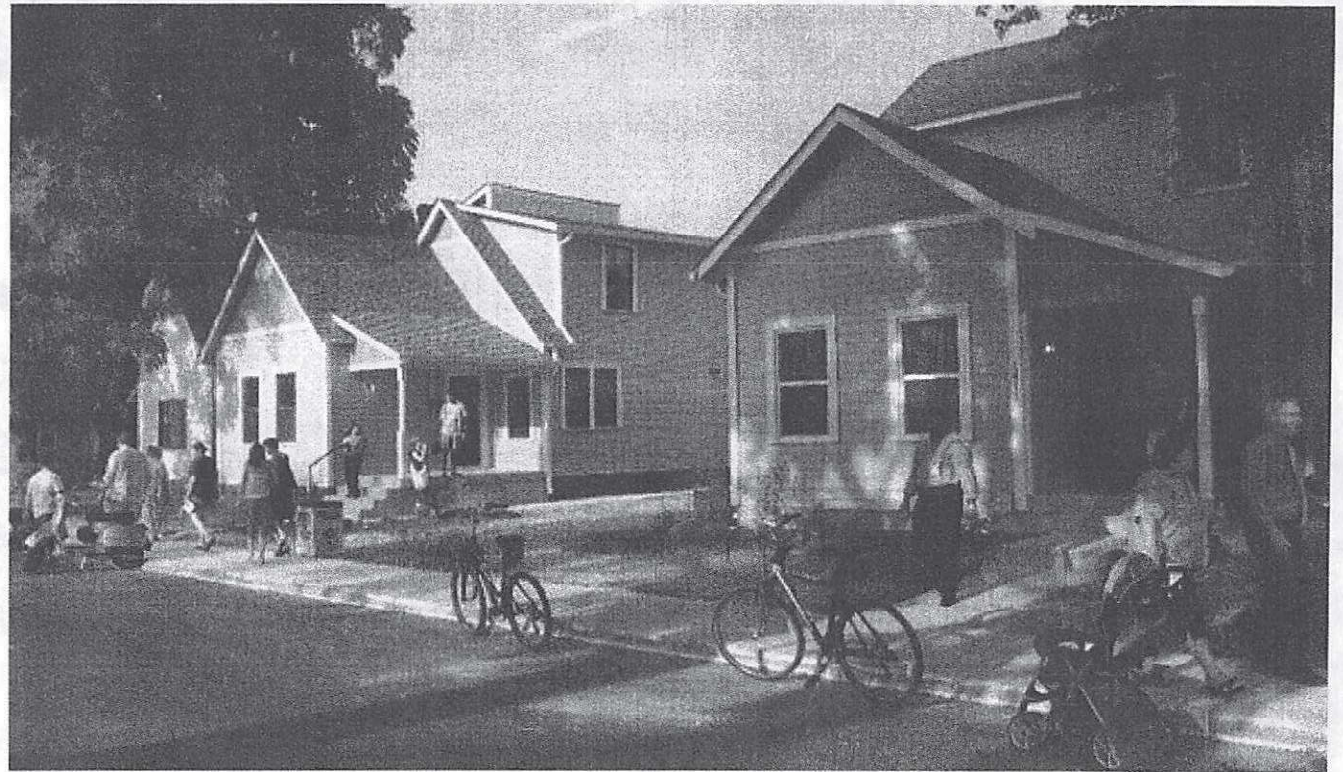
The Fair Housing Act – 1968, 1988 and 1995

The Fair Housing Act prohibits discrimination due to:

- **Race**
- **Color**
- **Religion**
- **National Origin**
- **Sex**
- **Familial status (including children under the age of 18 living with parents or legal custodians; pregnant women and people securing custody of children under 18)**
- **Disability**

The Fair Housing Act

Prohibits discrimination and the intimidation of people in their homes, apartment, and condominium developments – in nearly all housing transactions, including the rental and sale of housing and the provision of mortgage loans.



What Housing is Exempt?

The Act exempts owner-occupied buildings with no more than four units and single-family housing sold or rented without the use of a broker.

Senior Housing Exemption- exempts some senior housing facilities and communities from liability for familial status discrimination.

Provided under any State or Federal program that HUD has determined to be specifically designed and operated to assist elderly persons or

Intended for, and solely occupied by persons 55 or 62 years of age or older.

What is Prohibited?

No one may take any of the following actions based on race, color, religion, sex, disability, familial status, or national origin:

- **Refuse to rent or sell housing**
- **Refuse to negotiate for housing**
- **Set different terms, conditions or privileges for sale or rental of a dwelling**
- **Falsely deny that housing is available for inspection, sale or rental**
- **For profit, persuade, or try to persuade homeowners to sell or rent dwellings by suggesting that people of a particular race, etc. have moved, or are about to move into the neighborhood or**
- **Deny any person access to, membership or participation in, any organization, facility or service related to the sale or rental of dwellings**

Housing Protection for Families with Children

It is unlawful to discriminate against a person whose household includes one or more children who are under 18 years of age
“Familial Status”
in which one or more children live with a parent or legal custodian.



Additional Protection If You Have a Disability

- Have a physical or mental disability (including hearing, mobility and visual impairments, cancer, chronic mental illness or HIV/AIDS) that substantially limits one or more major life activities
- Are regarded as having such a disability, a housing provider may not:
 - Refuse to let you make reasonable modifications to your dwelling at your expense (a landlord may permit changes only if you agree to restore the property to its original condition when you move.)

Example: A building with a “no pets” policy must allow a visually impaired tenant to keep a guide dog.



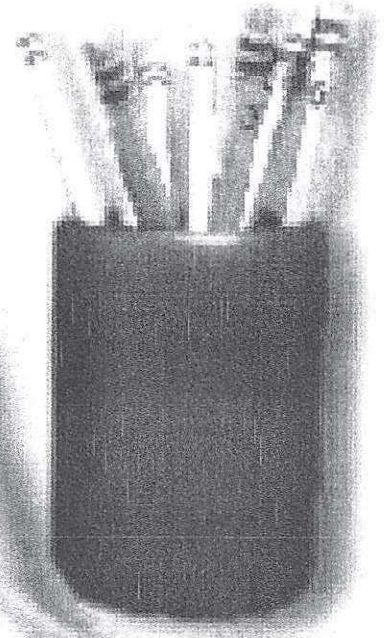
However, the Fair Housing Act does not protect a person who is a direct threat to the health or safety of others or who currently uses illegal drugs.

If You Think Your Rights Have Been Violated What to Tell HUD:

- Your name and address
- The name and address of the person your complaint is against (the respondent)
- The address or other identification of the housing involved
- A short description of the alleged violation (the event that caused you to believe your rights were violated)
- The date(s) of the alleged violation.

Your local ordinance includes steps and time limits in which complaints must be submitted and responses must be provided.

Complaint



Where to Write or Call

THE SOUTHEAST REGIONAL OFFICE:

ATLANTA REGIONAL OFFICE

(Complaints_office_04@hud.gov)

U.S. Department of Housing and Urban Development

Five Points Plaza

40 Marietta Street, 16th Floor

Atlanta, GA 30303-2808

Telephone (404) 331-5140 or 1-800-440-8091 x2493

Fax (404) 331-1021 * TTY (404) 730-2654

U.S. Department of Housing and Urban Development

Office of Fair Housing and Equal Opportunity

451 7th Street, S.W., Room 5204, Washington, DC 20410-2000

Telephone 1-800-669-9777 Fax (202) 708-1425

* TTY 1-800-927-9275

www.hud.gov/fairhousing

FLORIDA COMMISSION ON HUMAN RELATIONS

- **Phone:** (850) 488-7082
- **Toll-Free:** 1-800-342-8170
- **Web Site:** <http://fchr.state.fl.us>



What Happens When You File A Complaint?

- Notify the person filing the complaint and the alleged violator (respondent) of the filing of your complaint, and allow the respondent time to submit a written answer to the complaint.
- Investigate your complaint, and determine whether or not there is reasonable cause to believe that the respondent violated the Fair Housing Act.
- Notify you and the respondent if HUD cannot complete its investigation within 100 days of filing your complaint, and provide reason for the delay.

Fair Housing Act Conciliation: During the complaint investigation, HUD is required to offer you and the respondent the opportunity to voluntarily resolve your complaint with a Conciliation Agreement.

Town of Greenwood Local Fair Housing Ordinance

Complaints: Must be submitted to the Town in writing within 60 days of the incident.

Town Review: The Town has a 15 day notification, investigation , conciliation attempt and response period.

If the Town Council or its appointed review board finds that the complaint is justified the Town will forward the findings to the State Attorney's office.

Copies of The Town of Greenwood's Fair Housing Ordinance are available at Town Hall during regular business hours.

ANY
QUESTIONS
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