

## PROTECTED CLASSES

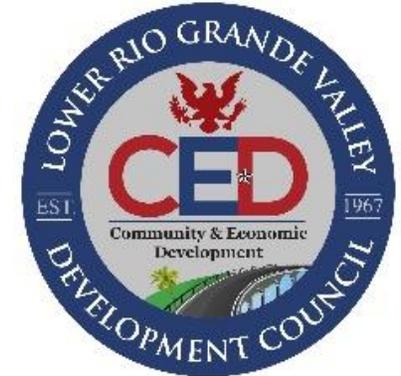
- Race
- Color
- National Origin
- Religion
- Sex Familial Status
- Disability

The Fair Housing Act covers most housing and prohibits illegal discrimination against actions like refusing to rent, harassment, and discouragement based on protected class.

Affirmative Fair Housing Graphic



For more information on Fair Housing, you can visit the Lower Rio Grande Valley Development Council (LRGVDC) Fair Housing webpage: <http://www.lrgvdc.org/fairhousing.html> Or email Derek Katznelson, [dkatznelson@lrgvdc.org](mailto:dkatznelson@lrgvdc.org);



## PROMOTES FAIR HOUSING



## FAIR HOUSING

### FAIR HOUSING IS A NATIONAL POLICY OF THE UNITED STATES

The Fair Housing Act 42 U.S.C. §§ 3601-19 Title VIII of the Civil Rights Act of 1968 (Fair Housing Act), as amended, prohibits discrimination in the sale, rental, and financing of dwellings, and in other housing-related transactions.



The principals of fair housing are not only national law and national policy, but a fundamental human concept and entitlement for all Americans.

The Fair Housing Act protects people from discrimination when they are renting or buying a home, getting a mortgage, seeking housing assistance, or engaging in other housing-related activities. Additional protections apply to federally assisted housing, recipients of HUD financial assistance, including subrecipients, as well as the operations of state and local governments and their agencies, and certain private organizations operating housing and community development services, programs, or activities.

## FAIR HOUSING IT'S THE LAW, AND IT'S YOUR RIGHT!

### FAIR HOUSING ACT



Various federal laws require housing and community development programs and activities to operate and prohibit discrimination because of race, color, national origin, disability, religion, familial status, and other protected characteristics. Fair Housing Equal Opportunity (FHEO) enforces many civil rights laws that apply to public entities, including state and local government agencies, as well as recipients of federal financial assistance.



The Fair Housing Act covers most housing. In very limited circumstances, the Act exempts owner-occupied buildings with no more than four units, single-family houses sold or rented by the owner without the use of an agent, and housing operated by religious organizations and private clubs that limit occupancy to members.

## UNDER THE FAIR HOUSING ACT, IT IS AGAINST THE LAW TO:

- Refuse to rent or sell you housing
- Tell you housing is unavailable when in fact it is available
- Show you apartments or homes only in certain neighborhoods
- Set different terms, conditions, privileges for sale or rental of a dwelling
- Provide different housing services or facilities
- Advertise housing to preferred groups of people only
- Refuse to provide you with information regarding mortgage loans, deny you a mortgage loan, or impose different terms or conditions on a mortgage loan
- Deny you property insurance
- Conduct property appraisals in a discriminatory manner
- Refuse to let you make reasonable modifications to your dwelling or common use areas, at your expense, if it may be necessary for you to fully use the housing (Where reasonable, a landlord may permit changes only if you agree to restore the property to its original condition when you move)
- Refuse to make reasonable accommodations if it may be necessary
- Fail to design and construct housing in an accessible manner

**FAIR  
HOUSING**  
IS NOT AN OPTION  
*It's the* **LAW**