

The Fair Housing Act

Fair housing laws prohibit discrimination in the sale and rental of housing based on a person's:

- ❖ Race
- ❖ Color
- ❖ Sex
- ❖ Religion
- ❖ National origin
- ❖ Disability
- ❖ Familial status (children under 18)

"Housing" includes, but is not limited to, apartments, condominiums, duplexes, and multi-unit dwellings, mobile homes / trailer courts, private homes, and vacant land.

How fair housing applies to you:

The Fair Housing Act is intended to allow people equal opportunities to live wherever they choose. Where you live determines:

- ❖ Where your children go to school
- ❖ Ease of getting to work, health care, recreation
- ❖ Ensures the community is a good place for future businesses to locate
- ❖ Promotes economic growth and well-being for all people



Fair Housing laws apply, but are not limited to:

- ❖ Advertising media
- ❖ Residential landlords, rental agents, housing agents/managers, real estate brokers, and sales persons
- ❖ Homeowners
- ❖ Home builders
- ❖ Banks, savings and loan associations, mortgage lenders, or other financial institutions
- ❖ Developers/contractors
- ❖ Landowners
- ❖ Condominium developers or owners
- ❖ Group homes, nursing homes, and shelters



Fair Housing Laws prohibit

- ❖ Advertising the sale, rental, or financing of a dwelling that indicates a preference, limitation, or discrimination
- ❖ Refusing to show, rent, lease, sell, or transfer housing, or refusing to receive or transmit an offer to buy, rent, or lease housing
- ❖ Causing unequal terms, conditions, and privileges of housing, including financial assistance for housing
- ❖ Segregating and/or separation in housing
- ❖ Giving a person of a protected class different terms or conditions of sale
- ❖ Asking questions that indicate a different selection process
- ❖ Applying different rules, policies, conditions, or terms to members of a protected class
- ❖ Restricting choice of unit or neighborhood
- ❖ Threatening, intimidating, interfering, or retaliating against a protected class member or someone that has filed a complaint
- ❖ Refusing to make reasonable modifications or accommodations for a disabled tenant

Idaho Legal Aid Services helps:

Idaho Legal Aid Services is a nonprofit organization that promotes fair housing practices for housing providers and consumers throughout Idaho by providing free presentations on the Fair Housing Act and how it affects our communities. The presentation focuses on the rights and responsibilities of both consumers and housing providers.

One of our aims is to educate people who are often face discrimination when it comes to housing. These protected persons need to know about their fair housing rights in landlord/tenant situations as well as in home buying because these groups:

- ❖ Often do not realize that their rights are being violated, or
- ❖ May experience discrimination so frequently that they begin to feel powerless to fight it—even come to expect it.

For these reasons, we want to share with the community information about fair housing so that we can work together to better help those in need.

Additionally, we want to educate those who come in direct contact with these protected persons either as advocates or housing providers. As providers, there is a responsibility to provide an equal opportunity to all people.

To arrange for fair housing educational workshops, please contact Sunrise Ayers at sunriseayers@idaholegalaid.org.



Equal Access to Housing in HUD Programs Regardless of Sexual Orientation or Gender Identity

The Fair Housing Act does not specifically include sexual orientation and gender identity as prohibited bases. However, a lesbian, gay, bisexual, or transgender (LGBT) person's experience with sexual orientation or gender identity housing discrimination may still be covered by the Fair Housing Act. In addition, housing providers that receive HUD funding, have loans insured by the Federal Housing Administration (FHA), as well as lenders insured by FHA, may be subject to HUD regulations intended to ensure equal access of LGBT persons, called the HUD Equal Access Rule.

The Equal Access rule requires entities assisted by HUD or insured by FHA to make housing available without regard to actual or perceived sexual orientation, gender identity, or marital status.

Idaho Legal Aid Services website:

For pamphlets and more information about your rights under the Fair Housing Act, Idaho Legal Aid's website includes the following:

- ❖ Landlord/tenant rights and responsibilities
- ❖ HUD's Housing Discrimination Forms
- ❖ Rights of Manufactured Housing Tenants
- ❖ Public Housing
- ❖ Advice for Renters and Security Deposits
- ❖ Links to other fair housing websites

Log on to: www.idaholegalaid.org



If you have been discriminated against you can contact:

- ❖ Your local Idaho Legal Aid Services office
- ❖ Intermountain Fair Housing Council 1-800-717-0695 or 383-0695 in Boise (both are TTY accessible)
- ❖ HUD directly toll free at 1-800-877-0246
- ❖ Complete the HUD online complaint form at www.hud.gov

Idaho Legal Aid Services Area Offices

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208-345-0106

1104 Blaine Street, Caldwell ID 83605

208-454-2591

610 W. Hubbard Street, Suite 219, Coeur d'Alene
ID 83814

208-667-9559

482 Constitution Way, # 101, Idaho Falls ID 83402

208-524-3660

633 Main Street, Suite 103, Lewiston ID 83501

208-743-1556

150 S. Arthur, # 203, Pocatello ID 83204

208-233-0079

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8/2013



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The work that provided the basis for this publication was supported by funding under a grant with the U.S. Department of Housing and Urban Development. The substance and findings of the work are deducted to the public. The author and publisher are solely responsible for the accuracy of the statements and interpretations do not necessarily reflect the views of the Federal Government.

The Fair Housing Act Protects You

