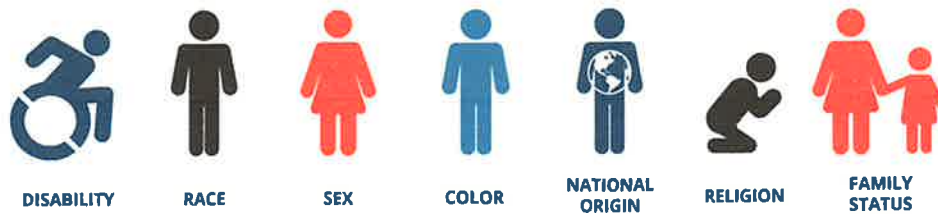


# Fair Housing Basics



Graphic: Equal Rights Center

## What is the Fair Housing Act and who is protected?

The federal 1968 Fair Housing Act intended to allow *everyone* equal access to own, sell purchase, or rent housing of their choice without fear of unlawful discrimination. Individuals and all housing providers – including renters, owners, property managers, sales managers and housing associations are protected.



## What are the common forms of fair housing discrimination complaints?

- 1) **Disability** status now accounts for a large portion of complaints
- 2) **Race/Color** historically makes up the largest category
- *Additional classes protected against housing discrimination: **family type, religious affiliation or national origin, barriers based on gender, military status (Ohio), and ancestry (Ohio)***

## Discrimination does not always look the same (even for the same groups of people) – what are some examples of different discriminatory behaviors?

- Landlords who falsely alter availability or cost of a unit
- Property managers who deny a request to install a wheelchair ramp
- Real estate agents refusal to return a phone call
- Insurers telling prospective customers they don't met eligibility requirements
- Denying a rental unit due to a service animal

## Why do the vast majority of fair housing violations fail to be reported?

- 1) Discrimination can be difficult to detect
  - a. Understanding what classes are protected
  - b. Recognizing actions that constitute unlawful discrimination/treatment
- 2) People don't know where to go for help/file a complaint

**HUD Hotline: (800) 669-9777**