

FILING A COMPLAINT

Housing discrimination is prohibited by Title VIII of the Civil Rights Act of 1968 and by the North Carolina State Fair Housing Act. In an effort to promote fair housing and to ensure that the rights of housing discrimination victims are protected, Rowan County has developed the following procedure for receiving and resolving housing discrimination complaints:

- ◆ Any person or persons wishing to file a complaint of housing discrimination in Rowan County may do so by informing the Planning Director of the facts and circumstances of the alleged discriminatory acts or practice.
- ◆ When submitting a complaint, please provide as much information as possible, including:
 - Your name and address;
 - The name and address of the person(s) or organization your complaint is against;
 - The address or other identification of the housing or program involved;
 - A short description of the event(s) that cause you to believe your rights were violated; and the date(s) of the alleged violation.
- ◆ You must file your complaint within one year of the last date of the alleged discrimination under the Fair Housing Act.

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Planning & Development Office

ADDITIONAL RESOURCES

NC Housing Finance Agency

Phone: 1-800-393-0988

Website: www.nchafa.com

This is a public agency that finances affordable housing opportunities for North Carolinians whose needs are not met by the market.

NC Human Relations Commission

Phone: 1-866-324-7474

Website: www.oah.nc.gov/civil-rights-division/housing-discrimination

This agency is charged with accepting and investigating Fair Housing and Discrimination complaints.

US Department of Housing and Urban Development (HUD)

Phone: 336-547-4000 (Greensboro Field Office)

Website: www.hud.gov/program_offices/fair_housing_equal_opp/fair_housing_resources

HUD maintains a variety of Fair Housing resource material ranging from legal resources and outreach materials to policy statements and enforcement activities.

Legal Aid of North Carolina

Phone: 1-855-797-FAIR (3247)

Website: www.fairhousingnc.org

This agency provides free legal advice to low-income North Carolina citizens in areas such as employment, family law, benefits, housing and many others. With regard to Fair Housing, this agency will assist citizens with wrongful evictions and housing discrimination cases based on race, disability, etc.



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The Fair Housing Act

Equal Opportunity is for

EVERYONE!

**YOUR RIGHTS
AND WHAT THE
ACT PROHIBITS**

FAIR HOUSING ACT PROHIBITIONS AND EXAMPLES OF DISCRIMINATION

Fair housing means all persons have equal opportunity to be considered for rental units, purchase of property, housing loans, and property insurance.

It is illegal to discriminate in housing because of *race, color, religion, sex, national origin, disability or families with children.*

The law applies to the sale, rental and financing of residential housing. Apartments, houses, mobile homes and even vacant lots to be used for housing are covered by the Fair Housing Act. With a few exceptions, anyone who has control over residential property and real estate financing must obey the law. This includes rental managers, property owners, real estate agents, landlords, banks, developers, builders and individual homeowners who are selling or renting their property.

The Fair Housing Act defines an individual with a disability as a person who:

- Has a physical or mental impairment that substantially limits one, or more, major life activities
- Has a record of such impairment
- Is regarded as having such impairment



Multifamily housing built after March 13, 1991 must be accessible and comply with the Fair Housing Act's design and construction requirements:

- Make reasonable modifications in rules, policies, practices or services
- Allow for reasonable modifications
- Design and build appropriately (multifamily)
- Do not ask unlawful questions regarding a disability.

Examples of Discrimination

- ❖ A property manager refuses to rent an apartment to a single woman, but will rent to a single man.
- ❖ A landlord refuses to rent an apartment to a blind woman because she has a service animal.



- ❖ A landlord evicts a white tenant from her rental unit because her black friends visit her there.

- ❖ You are denied the right to rent or buy a house or an apartment because you have children, or you are told your family is too large.



Examples of Discrimination

- ❖ You are steered to, or away from, a neighborhood or section of a community which is primarily composed of one racial or ethnic group.
- ❖ The refusal of real estate agent to serve minority customers or making claims about the racial makeup of an area.



- ❖ A bank charging creditworthy minority customers higher interest rates than white customers.

- ❖ A bank having different terms or conditions on a loan, such as points or fees.

- ❖ An insurance company refusing to provide homeowners insurance coverage for a dwelling because of the race, color, religion, sex, disability, familial status or national origin of homeowner.



Rowan County Planning and Development

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Salisbury, NC 28144

Phone: (704) 216-8588

Fax: (704) 216-7986

Hours:

Monday-Friday 8:00 am-5:00 pm

For more information visit:

www.rowancountync.gov/421/Fair-Housing

