

FAIR HOUSING

What is the Fair Housing Act?

The Fair Housing Act/Texas Fair Housing Act (TFHA) prohibits discrimination in housing because of:

- Race
- Religion
- Color
- Sex
- National Origin
- Disability
- 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).

When based on a category listed above, examples of prohibited actions include:

- Refusal to rent or sell housing
- Refusal to negotiate for housing
- Setting different terms, conditions or privileges for the sale or rental of a dwelling
- Falsely denying that housing is available for inspection/sale/rental

Similar prohibitions apply to mortgage lending. It is also illegal for anyone to threaten, coerce, intimidate or interfere with an individual exercising a fair housing right.

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

- Refuse to make a mortgage loan
- Refuse to provide information regarding loans
- Discriminate in appraising property
- Refuse to purchase a loan
- Set different terms or conditions for purchasing a loan

In Addition: it is illegal for anyone to:

- Threaten, coerce, intimidate or interfere with anyone exercising a fair housing right or assisting others who exercise that right.
- Advertise or make any statement that indicates a limitation or preference based on race, color, national origin, religion, sex, familial status or disability. This prohibition against discriminatory advertising applies to single family and owner occupied housing that is otherwise exempt from the Fair Housing Ordinance.

Do You Have a Disability?

If you or someone associated with you:

- Have a physical or mental disability that substantially limits one or more major life activities
- Have a record of such a disability or
- Are regarded as having such a disability

Your Landlord may not:

- Refuse to let you make reasonable modifications to your dwelling or common use areas, at your expense, if necessary for the disabled person to use the housing. (Where reasonable, the landlord may permit changes only if you agree to restore the property to its original condition when you move).
 - Refuse to make reasonable accommodations in rules, policies, practices or services if necessary for the disabled person to use the housing.
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What do I do if I have experienced discrimination in violation of the Fair Housing Act?

Housing discrimination complaints may be filed with the following entities:

The Texas Workforce Commission, Civil Rights Division (TWCCRD);

Victims have one year from the date of the alleged discrimination to file a complaint.

- Call: 1(888)452-4778 or 1(512)463-2642, for persons with disabilities, TTY phone 1(512)371-7472, or
- Send a letter to:
Texas Workforce Commission
Civil Rights Division
1117 Trinity Street, Rm. 144-T
Austin, Texas 78701

U.S. Department of Housing and Urban Development, Office of Fair Housing and Equal Opportunity (FHEO)

- Call: 1(800)669-9777, or
- Online: <http://www.hud.gov/complaints/housediscrim.cfm>