

Fair Housing - Equal Opportunity for ALL

America, in every way, represents equality of opportunity for all persons. The rich diversity of its citizens and the spirit of unity that binds us all symbolize the principles of freedom and justice upon which this nation was founded. That is why it is extremely disturbing when new immigrants, minorities, families with children, and persons with disabilities are denied the housing of their choice because of illegal discrimination.

The Department of Housing and Urban Development (HUD) enforces the Fair Housing Act, which prohibits discrimination and the intimidation of people in their homes, apartment buildings, and condominium developments – in nearly all housing transactions, including the rental and sale of housing and the provision of mortgage loans.

Equal access to rental housing and homeownership opportunities is the cornerstone of this nation's federal housing policy. Housing providers who refuse to rent or sell homes to people based on race, color, national origin, religion, sex, familial status, or disability are violating federal law, and HUD will vigorously pursue enforcement actions against them.

Housing discrimination is not only illegal, it contradicts in every way the principles of freedom and opportunity we treasure as Americans. HUD is committed to ensuring that everyone is treated equally when searching for a place to call home.



U.S. Department of Housing and Urban Development
Office of Fair Housing and Equal Opportunity
www.hud.gov/fairhousing



Fair Housing: It's The Law!

The Florida Fair Housing Act prohibits discrimination in housing and housing-related activities because of a person's:



- ⇒ *Race*
- ⇒ *Sex*
- ⇒ *Color*
- ⇒ *Familial Status (children under 18)*
- ⇒ *National Origin*
- ⇒ *Disability or Handicap*
- ⇒ *Religion*

This law was passed to ensure that the citizens of Florida are able to compete for housing on a fair and equitable basis in keeping within their economic means.

Discrimination Assistance Contact:

ATLANTA REGIONAL OFFICE
(Complaints_office_04@hud.gov)
U.S. Department of Housing and Urban Development
Five Points Plaza
40 Marietta Street, 16th Floor
Atlanta, GA 30303-2808
Telephone (404) 331-5140 or 1-800-440-8091 x2493
Fax (404) 331-1021 * TTY (404) 730-2654

FAIR HOUSING

IT'S NOT AN
OPTION
IT'S THE LAW



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What is Covered?

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

Who Do I call if I Believe My Fair Housing Rights Have Been Violated?

- ⇒ HUD or a State or Local Fair Housing Agency is ready to help you file a complaint
- ⇒ After your information is received HUD or a State or Local Fair Housing Agency will contact you to discuss the concerns you raise

Contact

HUD Housing Discrimination

Hotline at 1-800-669-9777

For the Hearing Impaired, please call

TTY 1-800-927-9275

e-mail: fheowebmanager@hud.gov

**To file a complaint online, go to
www.hud.gov/fairhousing**

What is Prohibited?

Housing discrimination can occur in a variety of ways. Listed below are some housing practices that are considered illegal if they are based on a home seeker's *race, color, national origin, sex, religion, familial status, or disability*.

- ⇒ False denial of availability
- ⇒ Refuse to rent or sell housing
- ⇒ Refuse to negotiate for housing
- ⇒ Deny a dwelling
- ⇒ Set different terms, conditions or privileges For sale or rental of a dwelling
- ⇒ Falsely deny that housing is available for inspection, sale or rental
- ⇒ Refusal to permit a reasonable modification to the unit at the expense of the person with a disability, in order that the person may have enjoyment of the unit
- ⇒ For profit, persuade owners to sell or rent (blockbusting)
- ⇒ Discriminatory terms, conditions and provisions of services or facilities

"We don't sell to families with children"

"Sorry we just rented the last unit."

"You may not install grab bars in the bathroom"

"The rent is \$200 higher for tenants with a service animal"



What do I do if I Experience Housing Discrimination?

- ⇒ Keep a written record of all attempted and actual contacts and conversations with the manager, landlord, owner, real estate agent, loan officer, mortgage officer, insurance agent and others involved
- ⇒ Keep all documents, including leases, receipts, applications, letters of denial and other materials related to the discrimination

