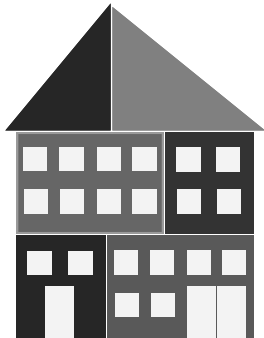


USEFUL TIPS

What you should do if you believe you have experienced housing discrimination:

- Contact the Fair Housing Project and report the discrimination to us.
- Keep a journal of incidents of discrimination.
- Write down what you experienced, including names, dates, addresses, rental terms, and any other details about your interaction.
- Keep any documents related to the discrimination, including all emails and text communications.
- Following the incident, you have one year to file an administrative complaint or two years to file a lawsuit in court.



THE FAIR HOUSING PROJECT

The Fair Housing Project of Legal Aid of North Carolina is available to provide information concerning a person's rights under the federal Fair Housing Act. If you believe you are a victim of housing discrimination, contact us for assistance at **1-855-797-3247**. A project staff person will discuss the situation with you and help you to decide what to do next. Your response to us will be kept confidential.

When necessary, our staff can assist you in filing a complaint with the U.S. Department of Housing and Urban Development (HUD), local human relations commissions, or in court.

Fair Housing Project

LEGAL AID OF NORTH CAROLINA

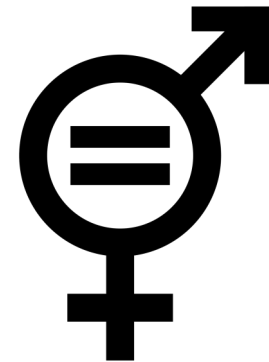
(855) 797-FAIR
(855) 797-3247

www.fairhousingnc.org

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HOUSING DISCRIMINATION

Fair Housing for LGBTQ+ People



LEGAL AID NC
 **LEGAL AID
OF NORTH CAROLINA**

Fair Housing Project



HOUSING DISCRIMINATION

The federal Fair Housing Act (FHA) prohibits discrimination in housing based on a person's race, color, religion, national origin, sex, familial status, and disability.

SEX DISCRIMINATION

Discrimination includes refusing to rent or sell, charging more, or offering different terms to someone because of their sex or sex-based stereotypes.

Housing providers are prohibited from making discriminatory statements or publishing discriminatory advertising based on sex, as well as from making false statements about availability of housing.

Harassing, retaliating against, or interfering with someone who is attempting to exercise their fair housing rights is also prohibited.

WHAT PROPERTIES ARE COVERED?

The FHA covers most residential units. There are limited exceptions for *some* housing, including owner-occupied buildings of 4 or fewer units and some single-family homes.

EQUAL ACCESS RULE

The U.S. Department of Housing and Urban Development ("HUD") has issued regulations that together form the Equal Access Rule. This rule prevents discrimination on the basis of a person's actual or perceived sexual orientation, gender identity, or marital status, in HUD programs, including HUD-assisted or HUD-insured housing.

EXAMPLES OF POSSIBLE DISCRIMINATION

There are many forms of sex discrimination. Examples of conduct against LGBTQ+ people that may violate the FHA include:

Refusing to rent or charging a higher rent because the applicants are a same-sex couple.

Refusing to renew a lease because the tenant is transgender.

Refusing to rent to someone because they are positive for HIV or AIDS (this may constitute sex discrimination or disability discrimination under the FHA).

Refusing to sell or rent a home to a same-sex couple because the lessor or seller "doesn't approve of their lifestyle."

Refusing to rent because the applicant is not "feminine" or "masculine" enough.

Making statements based on stereotypes about LGBTQ+ people.

Harassing someone because of their sexual or gender identity.

Advertising that indicates a preference for cisgender or heterosexual individuals.

Showing prospective tenants or homebuyers who are LGBTQ+ only properties in a part of town known for its LGBTQ+ residents.

LGBTQ+ STATUS

Every person is protected under the FHA, regardless of the person's sexual orientation, gender identity, or gender expression. If a housing provider refuses to rent or sell to someone, or treats someone differently, because of gender stereotypes, it may also constitute sex discrimination.

In addition, discrimination based on sexual orientation, gender identity, and marital status is illegal in housing operated or funded by HUD, including public housing and HUD-subsidized "FHA" loans.

HARASSMENT

Fair housing laws prohibit harassment on the basis of sex, which includes sexual orientation, gender identity, or gender expression. Harassment includes "quid pro quo harassment, "which means here that some housing benefit is conditioned on doing something unwelcome, or "hostile environment harassment," which is unwelcome conduct that is sufficiently severe or pervasive to interfere with some housing benefit. Harassment can be physical, written, verbal, or other conduct.

Housing providers are responsible for any harassment by their employees and agents, such as real estate agents, property managers, or maintenance workers.