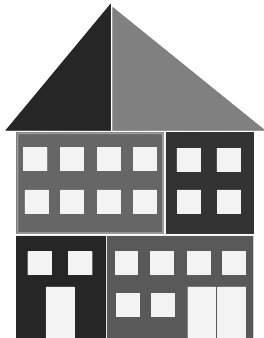


## USEFUL TIPS

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

**T**he 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](http://www.fairhousingnc.org)

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## HOUSING DISCRIMINATION

# Fair Housing for Survivors of Domestic Violence



**Fair Housing Project**  
**855-797-3247**  
**[info@fairhousingnc.org](mailto:info@fairhousingnc.org)**



## 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. Even if a landlord or other housing provider does not intend for a policy to treat someone differently because of their sex, policies that have a disproportionate effect based on sex may also violate the FHA.

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, such as: houses, apartments, condominiums, group homes, shelters (homeless & domestic violence), migrant housing, and long term transient housing. There are limited exceptions for *some* housing, including owner-occupied buildings of 4 or fewer units and some single-family homes.

## DISCRIMINATION AGAINST SURVIVORS OF DOMESTIC VIOLENCE

Housing providers that deny housing to survivors of domestic violence may be committing sex discrimination and violating fair housing laws if they treat women differently than similarly situated men or if the provider's policies disproportionately impact women more than men.

### EXAMPLES OF POSSIBLE DISCRIMINATION

There are many forms of sex discrimination. Examples of conduct against survivors of domestic violence that may violate the fair housing laws include:

- *Evicting a survivor of domestic violence because of an incident of domestic violence that occurred in the home.*
- *Refusing to rent to a survivor of domestic violence or terminating a lease because of property damage caused by an abuser.*
- *Terminating the lease of a survivor of domestic violence because of 911 calls to report domestic violence.*
- *Making statements based on stereotypes about survivors of domestic violence or sexual assault.*
- *Refusing to grant a transfer request by a tenant seeking to move to a different apartment due to domestic violence.*

## VAWA PROTECTIONS AND SUBSIDIZED HOUSING

The Violence Against Women Act ("VAWA") and related federal regulations provide additional protections to survivors of domestic violence, dating violence, stalking, and sexual assault who reside in or apply for housing subsidized by the federal government, regardless of the survivor's sex, gender identity, or sexual orientation.

If a subsidized housing provider fails to comply with VAWA, it may be a violation of VAWA and fair housing laws. Examples of VAWA protections include:

- *Prohibiting evictions, terminations, or denials of housing assistance because a tenant or applicant has experienced domestic violence or sexual assault.*
- *Permitting the removal of the perpetrator of violence from the lease while allowing the survivor and the rest of the household to remain in the home.*
- *Providing a "Notice of Occupancy Rights under the VAWA" to tenants and applicants when they are admitted to the housing program, denied housing or assistance, or notified of an eviction or termination of assistance.*
- *Permitting an emergency transfer to a new unit when requested by the tenant in certain circumstances.*
- *Prohibiting landlords from retaliating against tenants for asserting rights under VAWA.*