

If you think your rights have been violated, please take the following steps:

- File a complaint with HUD by calling the U.S. Department of Housing and Urban Development, 1-800-669-9777 or 1-800-927-9275 TDD for the hearing impaired.
- Keep a record of any meetings and phone calls with the landlord, property manager, real estate agent, loan officer, or insurance agent. Include the person's name, title (if you know it), the meeting place, date, and time.
- Write down what happened and what was said and save all receipts, applications, business cards or other documents received during your meeting(s).
- Do not let anyone turn you away from your right to housing. Contact Chesapeake Redevelopment and Housing Authority to assist in completing the forms.

Address: 1468 S. Military Hwy
Chesapeake, Virginia 23320

Phone: 757-523-0401

Email: fairhousing@crhava.org

Website: www.crhava.org

Resources

- Virginia Fair Housing Office
(804) 367-8530
www.dpor.virginia.gov
- Housing Opportunities Made Equal VA, Inc.
(804) 354-0641
www.homeofva.org
- National Fair Housing Alliance
(202) 898-1661
www.nationalfairhousing.org
- U.S. Department of Housing and Urban Development
(215) 861-7646 or (888) 799-2085
TTY (215) 656-3450
ComplaintsOffice03@hud.gov



Fair Housing: Equal Opportunity to All

The Fair Housing Act protects people from discrimination when renting, buying, or securing financing for any housing.

Knowledge is key !



History of Fair Housing

On April 11, 1968, President Lyndon Johnson signed the Civil Rights Act of 1968, which was meant as a follow-up to the Civil Rights Act of 1964. The 1968 Act expanded on previous acts and prohibited discrimination concerning the sale, rental, and financing of housing based on race, religion, national origin, sex, (and as amended) handicap and family status. Title VIII of the Act is also known as the Fair Housing Act (of 1968).

The enactment of the federal Fair Housing Act on April 11, 1968 came only after a long and difficult journey.

THE VIRGINIA FAIR HOUSING LAW

§ 36-96.1 (EFF. July 2021)

It is the policy of the Commonwealth of Virginia to provide for fair housing throughout the Commonwealth to all its citizens, regardless of:

- Race (any race)
- Color (any color)
- Religion (any religion or no religion)
- National origin (any nationality)
- Sex
- Elderliness (55+)
- Familial status (presence of children under 18 in family, pregnancy, or adults attempting to secure custody of children)
- Disability
- Source of Funds (including any assistance, benefit, or subsidy program)
- Sexual Orientation
- Gender Identity
- Military Status



**Fair Housing Is Your Right
Not A Privilege!**

What Properties are Covered?

The Fair Housing Act covers most residential units, such as:

- Houses
- Apartments
- Condominiums
- Group homes
- Shelters (homeless & domestic violence)
- Migrant housing
- Long term lodging

Some housing has limited exceptions, including owner-occupied buildings of 4 or fewer units and some single-family homes. For more information, contact any Fair Housing Resource in this brochure.



Who Must Comply?

The Fair Housing Act applies to a wide variety of housing transactions, including rentals, sales, home mortgages, appraisals, and homeowners insurance.

Landlords, property managers, real estate agents, lenders, insurance companies, homeowners associations, and others are prohibited from discriminating against someone based on their membership in one of the protected groups.

VERIFICATION

Verification may be necessary if the disability is not visible, or if the need for accommodation is not evident. A medical professional, social worker or caseworker can confirm the verification.

REASONABLE

Accommodations and Modifications

A **reasonable accommodation** is a change in rules, policies, practices, or services to allow a person with a disability the equal opportunity to use and enjoy a dwelling unit or common space.

Examples include service animals, parking spaces, or a transfer to a ground-floor apartment.

A **reasonable modification** is a physical change to a unit or common area that allows a person with a disability to fully use and enjoy the premises. In situations involving a private landlord, the person making the request generally must pay the cost of the modifications. Examples include: Installing a ramp, installing grab bars in the bathroom.



ASSISTANCE ANIMALS

Under the Fair Housing Law, a housing provider with a no-pet policy must allow a resident with disabilities to keep assistance animals as a reasonable accommodation.

While the standard for service animals under the Americans with Disabilities Act is that the animal must be individually trained, assistance animals under FHA do not require training or certification but must be for the benefit of the person with disabilities.