

THE PROGRAM

The Town of East Spencer, through its Community Development Program, has assured the North Carolina Department of Commerce and NC Department of Environmental Quality that the Town will take action in the form of educational programs to further fair housing opportunities for its residents. The Town is disseminating this brochure based upon information provided in Title VIII of the Civil Rights Act of 1968, as amended by the Housing and Community Development Act of 1974.

In Title VIII of the Civil Rights Act of 1968, as amended (the Fair Housing Law), Congress declared a national policy of providing fair housing throughout the United States. This law makes discrimination based on race, color, religion, sex, national origin, family status or handicap illegal in connection with the sale or rental of most housing and any vacant land offered for residential construction or use.

This brochure contains information further explaining the Fair Housing Law and how it is enforced. Should you have any questions regarding Fair Housing, contact:

Town Administrator
Town of East Spencer CDBG Program
704-636-7111
TDD# 1-800-735- 2962 (711)

A counseling or advisory session can be scheduled to answer any questions on the Fair Housing Act or complaint procedures.

HOUSING COVERED BY THE 1968 FAIR HOUSING LAW

Prohibitions contained in the Fair Housing Law apply to the following types of housing:

- SINGLE FAMILY housing owned by private individuals when:
 - A broker or other person in the business of selling or renting dwellings is used and/or;
 - Discriminatory advertising is used.
- SINGLE FAMILY houses not owned by private individuals;
- SINGLE FAMILY houses owned by a private individual who owns more than three such houses or who, in any two-year period, sells more than one in which the individual was not the most recent resident;
- MULTIFAMILY dwellings of five or more units; and
- MULTIFAMILY dwellings containing four or fewer units, if the owner does not reside in one of the units.



HOUSING ACTS NOT PROHIBITED BY THE FAIR HOUSING LAW

The sale or rental of single-family houses owned by a private individual if:

- A broker is not used;
- Discriminatory advertising is not used; and
- No more than one house in which the owner was not the most recent resident is sold during any two-year period.

Rental of rooms or units in owner-occupied multifamily dwellings for two to four families, if discriminatory advertising is not used.

Limiting the sale, rental, or occupancy of dwellings which a religious organization owns or operates for other than a commercial purpose to persons of the same religion, if membership in that religion is not restricted, on account of race, color, national origin, family status or handicap.

Limiting to its own members the rental of occupancy of lodgings which a private club owns or operates for other than a commercial purpose.

ADDITIONAL ACTS PROHIBITED BY THE FAIR HOUSING LAW

The Fair Housing Law provides protection against the following acts, if they are based on race, color, religion, sex, national origin, family status or handicap.

- Refusing to sell or rent to, deal or negotiate with any person [Section 804(a)].
- Discriminating in terms or conditions for buying or renting housing [Section 804(b)].
- Discriminating by advertising that housing is available only to persons of a certain race, color, religion, sex, national origin, family status or handicap. [Section 804(c)].
- Denying that housing is available for inspection, sale or rent when it really is available. [Section 804(d)].
- "Blockbusting" - for profit, persuading owners to sell or rent housing by telling them that minority groups are moving into the neighborhood [Section 804(e)].
- Denying or making terms or conditions for home loans by commercial lenders, such as banks, savings and loan associations and insurance companies [Section 805].
- Denying to anyone the use of or participation in any real estate services, such as brokers, organizations, multiple listing services or other facilities related to the selling or renting of housing [Section 806].

HOW THE FAIR HOUSING LAW IS ENFORCED

1. Complaints can be sent to HUD. Discriminatory acts covered by the Fair Housing Law can be reported within 12 months of the alleged discriminatory act to:

NC Human Relations Commission
Office of Administrative Hearings
Civil Rights Division
1711 New Hope Church Road, Raleigh, NC 27609
PH: 919-431-3030 / 866-324-7474
TTY/TDD: 711 or 800-735-2962
<https://www.oah.nc.gov/civil-rights-division/housing-staff>

Office of Fair Housing and Equal Opportunity
Department of Housing & Urban Development
Five Points Plaza, 40 Marietta Street, 16th Floor
Atlanta, Georgia 30303-2806
PH: 404-331-5140 / 800-440-8091 / TTY: 404-730-2654
ComplaintsOffice04@hud.gov
https://www.hud.gov/program_offices/fair_housing_equal_opp

NC Fair Housing Project of Legal Aid NC
224 South Dawson Street, Raleigh, NC 27601
PH: 855-797-FAIR (3247)
info@fairhousingnc.org / www.fairhousingnc.org

2. Court Action by Individuals.

A person may take a complaint directly to the U.S. District Court or State or local court under Section 812, within 12 months of the alleged discriminatory act.

3. Court Action by the Attorney General

Information about possible discrimination in housing may also be brought to the attention of the Attorney General. If there is a pattern or practice of resistance to full enjoyment of rights granted under Title VIII, or that a group of persons has been denied such rights and the denial raises an issue of general importance, the Attorney General may bring court action to insure full enjoyment of the rights granted by Title VIII.

Fair Housing in the Town of East Spencer

