



Missouri Commission on Human Rights *Show-Me Fair Housing Awareness Project*



APRIL IS FAIR HOUSING MONTH

Fair Housing Law

Fair housing means that all people have equal access to the housing of their choice that they can afford. Fair housing laws ensure everyone has equal housing opportunities and can live free of discrimination. The Missouri Commission on Human Rights (MCHR) and the U.S. Department of Housing and Urban Development (HUD) safeguard the protections set out in state and federal fair housing laws and can assist housing providers with compliance with the Missouri Human Rights Act and the federal Fair Housing Act.

As a Landlord, Can I Pick and Choose Tenants as I Like?

Yes, within limits set by law. It is against the law to deny anyone housing based on race, color, national origin, religion, physical or mental disability, sex, or for having children in the household. These are often referred to as protected categories. The actions listed below are some of the many forms of housing discrimination. It is illegal to commit these acts because of a person's membership in or association with a person in a protected category:

- Refuse to sell or rent housing
- Lie about the availability of housing
- Evict
- Treat a tenant differently in the terms or conditions of housing, such as rent, security deposit, or maintenance
- Refuse to allow reasonable modifications necessary for the use of a dwelling by a person with a disability (at the tenant's expense)
- Fail to make reasonable accommodations in rules, policies, practices, or services necessary for a person with a disability to occupy the housing
- Set different home sale prices or impose different interest rates, points, or fees on a loan
- Reject a mortgage loan
- Deny property insurance

Help for Housing Professionals

If you have questions about your legal responsibilities as a housing professional, MCHR can provide guidance to you and your staff about compliance with applicable laws. To schedule training, contact the MCHR Training Institute at 573-751-3325.

Missouri Commission on Human Rights
573-751-3325
877-781-4236 (toll free)

**U.S. Department of Housing and
Urban Development**
913-551-6958
800-743-5323 (toll free)

Funding for the *Show-Me Fair Housing Awareness Project*, an educational campaign providing Missourians with information about their rights and responsibilities under state and federal fair housing laws, has been provided by the U.S. Department of Housing and Urban Development.

DIVERSE NEIGHBORHOODS PROMOTE UNDERSTANDING AND RESPECT...



AND BEST OF ALL, FRIENDSHIP.

Neighborhood diversity promotes a greater sense of engagement, teaches that stereotypes are wrong and better prepares our children for the global community. When you welcome diversity, you encourage fair housing for all and help to stop housing discrimination.

Learn more about how fair housing promotes diversity at:

www.HUD.gov/fairhousing



A public service message from the U.S. Department of Housing and Urban Development in partnership with the National Fair Housing Alliance. The federal Fair Housing Act prohibits discrimination because of race, color, religion, national origin, sex, family status or disability. For more information, visit www.hud.gov/fairhousing.

NFHA
National Fair Housing Alliance

UNLESS YOU REPORT HOUSING DISCRIMINATION, IT WON'T STOP.



Discrimination isn't always this obvious. But it is just as hurtful and illegal. Here are possible signs you might hear from a landlord:

"There's a lot of traffic. It isn't safe for kids."

"The apartment I told you about on the phone has already been rented."

"My insurance won't cover a ramp if you get hurt."

"We only take English speaking people."

"The ad is wrong. The rent is really \$75 higher per month."

"Steps are what we have. We can't accommodate a walker."

IF YOU SUSPECT HOUSING DISCRIMINATION, PLEASE REPORT IT.

Visit www.hud.gov/fairhousing or call the HUD Hotline
1-800-669-9777 (voice) **1-800-927-9275** (TTY)



A public service message from the U.S. Department of Housing and Urban Development in partnership with the National Fair Housing Alliance. The federal Fair Housing Act prohibits discrimination because of race, color, religion, national origin, sex, family status or disability. For more information, visit www.hud.gov/fairhousing.

NFHA
National Fair Housing Alliance