



# FAIR HOUSING IN WEST VIRGINIA





# WHAT IS FAIR HOUSING?

The West Virginia Fair Housing Act allows those living in West Virginia the freedom of choice in their housing opportunities. It states that a person cannot be denied the following:

- Renting an Apartment or House
- Securing a Home Loan
- Securing Homeowners Insurance
- Purchasing Land for Home Construction

**BASED ON...**





# PROTECTED CLASSES:

- Race
- Religion
- Color
- National origin
- Ancestry
- Sex
- Familial status
- Disability, including blindness







# CONTINUED:

The Fair Housing Act states that you cannot be treated differently in the terms and conditions of your housing, or steered to another neighborhood or property because of belonging to a protected class. The Act also provides protection for service animals for persons with disabilities. It also protects against sexual harassment and predatory lending.

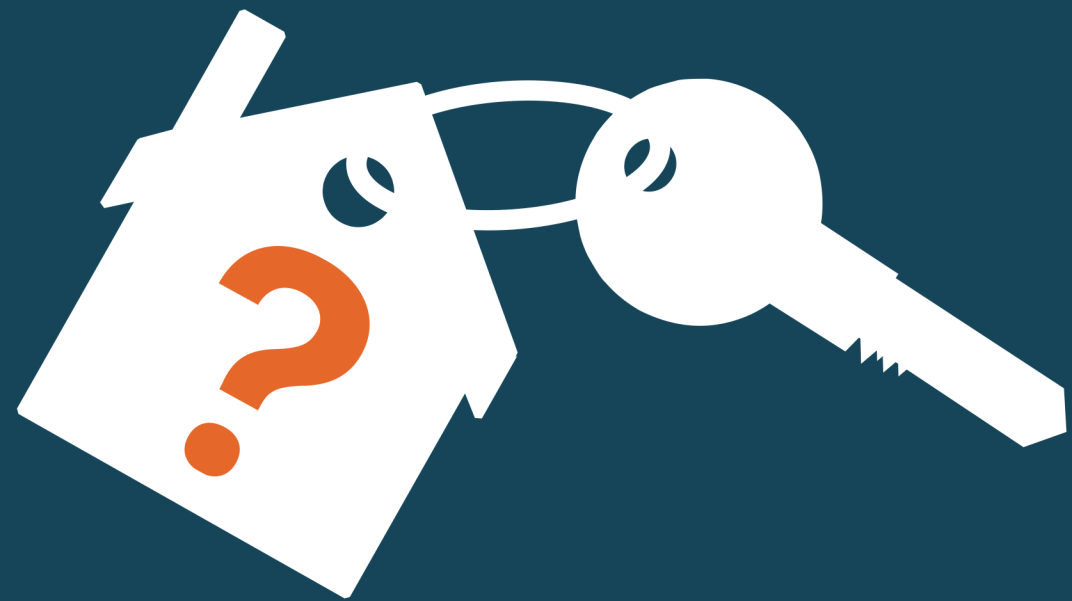


# A BRIEF HISTORY:

On April 11, 1968—one week after the assassination of Dr. Martin Luther King Jr.—President Lyndon Johnson signed the **Civil Rights Act of 1968** into law. The 1968 Act expanded on the previous Civil Rights Act of 1964 by prohibiting discrimination concerning the **sale, rental, and financing of housing** based on **race, religion, national origin, sex,** (and as amended in 1988) **handicap and familial status.** Title VIII of the Act is also known as the Fair Housing Act (of 1968).







# **EXAMPLES OF DISCRIMINATION:**



# DISCRIMINATION ISN'T ALWAYS OBVIOUS:


"John, who is a Black man, speaks to a prospective landlord on the phone about leasing an apartment. The landlord seems eager to rent to John, but when John meets with the landlord in person, the landlord's attitude is entirely different. A few days later, John receives a letter saying that his application was denied because of a negative reference from his current landlord. John is surprised because he never had problems with his landlord, and his landlord swears she was never contacted for a reference. John suspects that the real reason he was denied the apartment was because he is Black, so John files a complaint with HUD. HUD investigates and found that John is right—the landlord's files show **a pattern of discrimination because of race and color.**"





# HARASSMENT IS A FORM OF DISCRIMINATION:

"Jane has a Housing Choice Voucher (Section 8), but one month she falls behind on her portion of the rent. When Jane asks her landlord if he will give her a few more days, her landlord says yes, but only if she will go out with him. Feeling she has no choice, Jane says yes. Over the next few days, Jane's landlord sends her sexually explicit text messages even though Jane tells him to stop. Jane's landlord tells her that if she does not go out with him again, he is going to evict her and she will lose her voucher. Jane files a complaint with HUD because **sexual harassment is a form of sex discrimination.**"





# MANY HOUSING UNITS HAVE ACCESSIBILITY REQUIREMENTS:

"John, a wheelchair user, is hoping to purchase a condominium in a new multistory building. When John arrives, he finds there are no accessible parking spaces in the building's parking lot. When John tries to enter the unit, his wheelchair can barely fit through the door and he hits his arms on the way in.

Inside the unit, the thermostat and light switches are too high for him to reach. The building has a fitness room, but he can't access it because the only way to get to the fitness room is to go up steps. John files a complaint with HUD because **failing to comply with accessibility requirements is a form of disability discrimination.**"



# SEX DISCRIMINATION INCLUDES GENDER IDENTITY AND SEXUAL ORIENTATION:

- "A realtor refuses to show houses listed for sale to a potential buyer because the buyer is **transgender**."
- "A housing provider refuses to rent a house to a **same-sex couple** because of their "family composition," which is comprised of two individuals of the same sex, rather than two individuals of the opposite sex."
- "A same-sex couple asks a realtor to see rental units throughout the city but is only shown rental units in a part of the city known for having many **LGBTQ residents**."





**IF YOU BELIEVE YOU MAY BE A VICTIM  
OF HOUSING DISCRIMINATION,  
CONTACT HUD OR YOUR LOCAL FAIR  
HOUSING CENTER:**

**CALL:  
(304) 203-8374**

**EMAIL:  
FAIRHOUSING@WVCEH.ORG**

