

Additional Resources

HUD's "Requirements Concerning Lead-Based Paint and the Fair Housing Act"

www.hud.gov/sites/documents/DOC_12352.PDF

Get the Lead Out!

<http://gettheleadoutgr.org/>



www.healthyhomescoalition.org



www.rpoaonline.org

HUD's "Guidance Regarding Advertisements Under §804(c) of the Fair Housing Act"

https://www.hud.gov/sites/documents/DOC_7784.PDF

Publisher's Notice

All real estate advertised herein is subject to the Federal Fair Housing Act, which makes it illegal to advertise "any preference, limitation, or discrimination because of race, color, religion, sex, handicap, familial status, or national origin or intention to make any such preference, limitation, or discrimination."

If you have any questions about the Fair Housing Act or your rights and responsibilities under these laws, please call or e-mail the Fair Housing Center of West Michigan.



FAIR HOUSING CENTER OF WEST MICHIGAN

20 Hall Street SE
Grand Rapids, MI 49507
Phone: (616) 451-2980
1-866-389-FAIR
Fax: (616) 451-2657
Web: www.fhcwm.org

Providing Fair and Lead-Safe Housing



Fair Housing Center
of West Michigan

The Fair Housing Center of West Michigan's mission is to prevent and eliminate illegal housing discrimination, to ensure equal housing opportunity, and to promote inclusive communities.

Phone: (616) 451-2980
1-866-389-FAIR
Email: contact-us@fhcwm.org

Help us fight housing discrimination! The Fair Housing Center of West Michigan (FHCWM) is a private, non-profit 501c3 corporation established in 1980 to help ensure equal access to housing opportunity throughout West Michigan. You can help by becoming a member with your tax deductible donation. Contact the Fair Housing Center of West Michigan for more details.

WHAT IS FAIR HOUSING?

Fair Housing is the right of individuals to obtain the housing of their choice (ie: rent an apartment, buy a home, obtain a mortgage, purchase homeowners insurance, etc.), free from discrimination based on the following protected classes: race, color, religion, sex including sexual orientation and gender identity, national origin, mental or physical disability, familial status, marital status, and age. Some communities also protect people from discrimination in housing based on their source of income. These rights are assured by Federal, State and local fair housing laws.

What is Housing Discrimination?

Housing discrimination occurs when someone is treated differently during a housing transaction because they are a member of a protected class. It can occur in the advertisement, purchase, rental, financing, negotiation or insuring of housing. Signs of possible discrimination include refusing to sell, rent or show available housing, offering differing terms to different people and stating or advertising a preference for a certain type of person or persons.

Placing an advertisement?

All advertising for the sale, rental, or financing of residential real estate is subject to federal, state and local fair housing laws. A good rule of thumb to follow when advertising housing is to describe the physical attributes of the property and amenities, **NOT** any person or persons. This can create confusion when you are participating in a lead abatement program, such as Get the Lead Out! in the City of Grand Rapids, which has the following program requirements, among others:



- For three years afterwards, the units must be rented to pre-qualified, low-income tenants and affirmatively marketed to families with young children.
- A child under the age of six years must live in the unit to be fixed.

These requirements can be met without violating fair housing law if you follow the guidance in this brochure and contact the Fair Housing Center of West Michigan at 616-451-2980 or email contact-us@fhcwm.org with questions **BEFORE** placing an ad.

LEAD-SAFE HOUSING DO'S & DON'TS:

- **DO** use the term “lead-safe” when lead-based paint hazards have been controlled.
- **DON'T** exclude families with children from units where lead based paint hazards have not been controlled.
- **DO** provide families with young children information about the hazards of lead poisoning.
- **DON'T** advertise or have limitations, preferences, or requirements on the ages or number of children in the family (i.e. “must have 1 child under the age of 6”).
- **DO** ensure that marketing materials are widely available to families with children.
- **DON'T** describe any potential applicants in marketing materials (i.e. “perfect for a married couple with children”)
- **DO** describe the property and its amenities in verbal or written statements or ads.
- **DON'T** limit families with children to specific buildings, floors or units.
- **DO** call the Fair Housing Center with any questions.