



## FAIR HOUSING PRACTICES IN THE COUNTY OF WASHINGTON

As part of its continuing effort to provide fair housing opportunities for its citizens, Washington County is releasing this public information notice that was published for the NC Human Relations Commission entitled "Fair Housing is the Law in North Carolina".

The North Carolina Fair Housing Act makes it illegal to discriminate in housing because of race, color, religion, sex, national origin, physical or mental handicaps, or family status (families with children). The law applies to the sale, rental and financing of residential housing. Apartments, houses mobile homes and even vacant lots to be used for housing are covered by the Fair Housing Act. With a few exceptions, anyone who has control over residential property and real estate financing must obey the law. This includes rental managers, property owners, real estate agents, landlords, banks, developers, builders and individual homeowners who are selling or renting their property. Here are some examples of housing discrimination:

- A black person answers a newspaper ad for an apartment. The landlord tells him the apartment has already been rented. It turns out that the apartment has not really been rented, and the landlord later rents it to a white applicant who answers the same ad.
- A real estate agent tries to persuade someone not to buy or rent a house in a certain neighborhood because of the racial makeup of the neighborhood. This is called *steering*.
- A landlord refuses to rent an apartment to a man because he is mentally handicapped.
- A newspaper ad says that housing is available for "black, Christian" applicants.
- A landlord evicts a white tenant from her mobile home because her black friends visit her there.
- A resident manager refuses to rent an apartment to a family with children, will only allow families with children to live in certain buildings or on certain floors, or charges families higher security deposits.
- A landlord checks the credit records of all black and Hispanic applicants and uses small credit problems as an excuse to refuse to rent apartments to them. It turns out that the landlord does not always check white applicant's credit records or overlooks small credit problems in their records.
- A property manager refuses to rent an apartment to a single woman, but he will rent the apartment to a single man.
- A bank refuses to lend money to a house buyer because the house he wants to buy is in a minority neighborhood. This is called *redlining*.
- A landlord refuses to rent an apartment to a blind woman because she has a seeing eye dog.
- A rental manager charges minority tenants a larger security deposit or higher rent, than white tenants.
- A female tenant and her family are evicted from their apartment because the woman refuses the landlord's sexual advances.

This law entitles any person who feels he or she has been discriminated against to file a complaint. The County is available to assist residents by providing educational materials and in submitting complaints about housing discrimination. Interested persons should telephone or write the County Offices in care of:

Jerry Rhodes, County Manager  
PO Box 1007, Plymouth, NC, 27962-1007  
or 116 Adams Street, Plymouth, NC  
Phone: 252-793-5823, TDD: 1-800-735-2962

Or call the North Carolina Human Relations Commission 1-919-807-2425, 1-866-324-7474, or write:

North Carolina Human Relations Commission  
1301 Mail Service Center  
Raleigh, North Carolina 27699-1301

<http://www.doa.state.nc.us/hrc/fairhousing.aspx>

TDD: 1-800-735-2962

This information is available in Spanish or any other language upon request.

Esta información está disponible en español  
o en cualquier otro idioma bajo petición.  
Por favor, póngase en contacto con  
Jerry Rhodes al 252-793-5823  
o en la Oficina del Administrador  
del Condado de Washington para esta solicitud.

