

## Are you a victim of housing discrimination?

If you believe you are being discriminated against in the sale, rental, or financing of housing, please contact us at:

601-3 E. Brockway Avenue  
Suites A & B  
Morgantown, WV 26501

Phone: 304-296-6091

Toll-free: 844-212-3464

Fax: 304-292-5217

E-mail: [cchantler@nwvcil.org](mailto:cchantler@nwvcil.org)

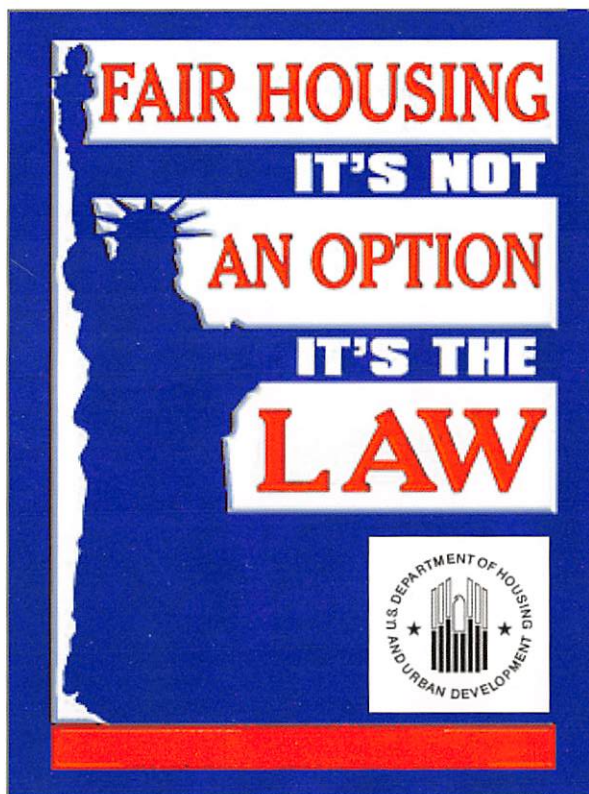
[www.wvfairhousing.org](http://www.wvfairhousing.org)

You have the right to file a complaint and we will help you through the process.

Equal housing opportunity means everyone has the right to housing choice. Help us make this a reality for all West Virginians.

## WEST VIRGINIA FAIR HOUSING ACTION NETWORK

- Northern West Virginia Center for Independent Living (NWVCIL)
- Community Living Initiatives Corporation (CLIC)
- West Virginia Assistive Technology System (WVATS) Center for Excellence in Disabilities, WVU



Alternate format available on request.

### Acknowledgement and Disclaimer Statement

The work that provided the basis for this publication was supported by funding under a grant with the U.S. Department of Housing and Urban Development. The substance and findings of the work are dedicated to the public. The author and publisher are solely responsible for the accuracy of the statements and interpretations contained in this publication. Such interpretations do not necessarily reflect the views of the Federal

## WV Fair Housing Action Network

Making housing choice a reality.

A project of the  
Northern West Virginia  
Center for Independent Living

# Fair Housing

Take a stand  
against housing  
discrimination







# What is fair housing?



## The law

The federal Fair Housing Act is Title VIII of the Civil Rights Act of 1968. It prohibits discrimination in the sale, rental, and financing of housing, and in other housing related activities on the basis of a protected class:

- Race
- Color
- Religion
- National origin
- Sex
- Familial Status (including children under the age of 18 living with parents or legal custodians and pregnant women)
- Disability

West Virginia Fair Housing Law covers two additional classes:

- Ancestry
- Blindness

## Examples of housing discrimination:

- Refusing to rent or sell a house based on a protected class, ex. Not renting to families with kids
- Saying a house is unavailable when it is in fact available
- Setting different terms or conditions for a sale or rental or mortgage loan
- Refusing to make a mortgage loan or to provide information on loans
- Showing and/or offering properties only in certain neighborhoods
- Indicating any preference in advertising based on one of the protected classes
- Refusing to grant a reasonable accommodation, ex. a service animal for a person who is blind

## Accessible housing for all

Multi-family housing constructed after March 13, 1991 is required to follow these guidelines:

1. Accessible entrance on an accessible route
2. Accessible public and common-use areas
3. Useable doors
4. Accessible route into and through the dwelling unit
5. Accessible light switches, electrical outlets, thermostats, and environmental controls
6. Reinforced walls in bathrooms
7. Usable kitchens and bathrooms

## Reasonable Modifications

Multi-family housing built prior to these requirements must allow tenants to make reasonable modifications to units and common areas for accessibility.