



LAES has developed a series of immigrant issue instructional modules entitled "Tierra de Oportunidad" for orientation to our complex society.

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LAES - Renting A Place To Live

Tierra de Oportunidad - Module 9

## Fair Housing--It's Your Right

### Reading 4

A Message From The Secretary:

Every American has a right to fair housing. The right to live where you choose, to raise a family, to own a home -- in dignity and without fear of discrimination -- is a fundamental right guaranteed to all. It cannot be denied to anyone because of race, color, national origin, religion, sex, familial status, or handicap.

The Department of Housing and Urban Development enforces the Fair Housing Act, which protects you against violations of your housing rights. We want you to know how you are protected and what to do if you believe you have been discriminated against.

I pledge to you that the Department will act quickly and efficiently on all complaints of discrimination brought to our attention, and that every American will receive the full protection of the law.

Henry Cisneros

## The Fair Housing Act

### Housing Opportunities For Families

Unless a building or community qualifies as housing for older persons, it may not discriminate based on familial status. That is, it may not discriminate against families in which one or more children under 18 live with:

- A parent
- A person who has legal custody of the child or children or
- The designee of the parent or legal custodian, with the parent or custodian's written permission.

Familial status protection also applies to pregnant women and anyone securing legal custody of a child under 18.

**Exemption:** Housing for older persons is exempt from the prohibition against familial status discrimination if:

- The HUD Secretary has determined that it is specifically designed for and occupied by elderly persons under a Federal, State or local government program or
- It is occupied solely by persons who are 62 or older or
- It houses at least one person who is 55 or older in at least 80 percent of the occupied units; has significant services and facilities for older persons; and adheres to a

published policy statement that demonstrates an intent to house persons who are 55 or older. The requirement for significant services and facilities is waived if providing them is not practicable and the housing is necessary to provide important housing opportunities for older persons.

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