



DEPARTMENT OF HOUSING & COMMUNITY DEVELOPMENT FREDERICK COUNTY, MARYLAND

401 Sagner Avenue • Frederick, Maryland 21701
301-600-1061 • FAX 301-600-3585 • TTY Use Maryland Relay
www.FrederickCountyMD.gov/Housing

HOUSING CHOICE VOUCHER PROGRAM (HCV): HANDOUT

FAIR HOUSING / HOUSING DISCRIMINATION

INFORMATION ABOUT RENTAL FAIR HOUSING & HUD COMPLAINT PROCESS

HUD: US Government Department of Housing & Urban Development; the federal agency that oversees Fair Housing & HCVP.

Housing discrimination based on your race, color, national origin, religion, sex, family status, or disability is illegal by federal and Frederick County law. If you have been trying to buy or rent a home or apartment and you believe your rights have been violated, you can file a fair housing complaint.

In Frederick County:

1. A unit owner **may not refuse to allow you to apply for and/or rent a unit based on your participation in the voucher program** (*for example, may not say "I don't take Section 8" and refuse to even let you apply for unit*), **and**
2. The dollar amount of your Voucher Payment Standard **may be considered towards** (*added in to the calculation of*) **your monthly income for purposes of applying for housing** (*it is a "protected source of income" under the law*).

Anywhere in the Country:

1. It is Unlawful to Discriminate in Any Type of Housing Action Based on These Factors:

- Race
- Color
- National origin
- Religion
- Sex
- Handicap
- Familial status (*families with children under the age of 18, or who are expecting a child*)

2. It is Against the Law to do ANY of the following based on the conditions above (in #1):

- Refuse to rent to you
- Tell you housing is unavailable when in fact it is available
- Show you apartments or homes only in certain neighborhoods
- Set different terms/conditions/privileges in the rental of a dwelling (*owner may not raise advertised rent for program clients*)
- Provide different housing services or facilities
- Advertise housing to preferred groups of people only
- Deny you property insurance
- Harass, coerce, intimidate, or interfere with anyone exercising or assisting someone else with his/her fair housing
- Refuse to make reasonable accommodations for persons with a disability if the accommodation may be necessary to afford such person a reasonable and equal opportunity to use and enjoy a dwelling (*there are additional specific rules that apply here*).

If You Believe Your Rights Have Been Violated...

- HUD or a State or local fair housing agency is ready to help you file a complaint.
- After your information is received, HUD or a State or local fair housing agency will contact you.

To File a Complaint:

- The **complete** HUD Complaint Form booklet is available on our website <http://www.frederickcountymd.gov/housing> and/or at our office (FCDHCD, 401 Sagner Avenue, Frederick, MD 21701)
- You can call HUD toll-free at: 1 (800) 669-9777
- You may visit: www.hud.gov for more complete information (*link will be Housing Discrimination*)
- You may file a complaint with HUD online or
- You can print out a complaint form from the above links, complete it and mail it to the HUD Regional Office:

U.S. Department of Housing and Urban Development

Office of Fair Housing and Equal Opportunity

Room 5204

451 Seventh St. SW

Washington, DC 20410-2000