

## Have You Faced A Closed Door?

---

Housing discrimination doesn't always mean having a door slammed in your face or a bigoted remark directed your way. Unsuspecting renters or home buyers may be politely turned away from the housing of their choice, even though they are qualified.

- In Maryland, three African-American men were evicted when their landlord terminated the leases of African-American tenants and replaced them with Caucasian tenants.



- In California, a disabled Caucasian woman who uses a guide animal was refused a rental unit in an apartment with a “no-pets” policy.
- In Ohio, a Latino woman was denied housing because of an unlawful “no kids” policy.

Each of these people did something.

You can, too.

### WHAT YOU SHOULD DO:

If you have been trying to buy or rent a home or apartment and you believe your rights have been violated, contact:

*(For events outside the city limits of Knoxville)*  
Tennessee Human Rights Commission  
531 Henley St., Room 701  
Knoxville, TN 37902  
865-594-6500

Or, *(Inside the city limits of Knoxville)*

City of Knoxville  
Dept. of Community Development  
400 Main Street, Suite 512  
Knoxville, TN 37902  
865-215-2120

### INFORMATION YOU WILL NEED

- Your name and address
- The name and address of the person your complaint is against (the respondent)
- The address or other identification for the housing involved
- A short description of the alleged violation (the event that caused you to believe your rights were violated)
- The date(s) of the alleged violation

# Fair Housing

Knox County  
Community Development

**IT'S NOT AN OPTION.  
IT'S THE LAW.**



Tel: 865-215-3980

## Basic Facts About the Fair Housing Act

The Fair Housing Act covers most housing. In some circumstances, the Act exempts owner-occupied buildings with no more than four units, single-family housing sold or rented without the use of a broker, and housing operated by organizations and private clubs that limit occupancy to members.

### *In the Sale and Rental of Housing:*

No one may take any of the following actions based on race, color, national origin, religion, sex, familial status or disability:

- Refuse to rent or sell housing
- Refuse to negotiate for housing
- Make housing unavailable
- Deny a dwelling
- Set different terms, conditions or privileges for sale or rental of a dwelling
- Provide different housing services or facilities
- Falsely deny that housing is available for inspection, sale, or rental
- For profit, persuade owners to sell or rent (blockbusting), or
- Deny anyone access to or membership in a facility or service (such as a

multiple listing service) related to the sale or rental of housing.

### *In Mortgage Lending:*

No one may take any of the following actions based on race, color, national origin, religion, sex, familial status or handicap (disability):

- Refuse to make a mortgage loan
- Refuse to provide information regarding loans
- Impose different terms or conditions on a loan, such as different interest rates, points, or fees
- Discriminate in appraising property
- Refuse to purchase a loan, or
- Set different terms or conditions for purchasing a loan.

### *In Addition:*

It is illegal for anyone to:

- Threaten, coerce, intimidate or interfere with anyone exercising a fair housing right or assisting others who exercise that right
- Advertise or make any statement that indicates a limitation or preference based on race, color, national origin, religion, sex, familial status, or handicap. This prohibition against discriminatory advertising applies to single-family and owner-occupied housing that is otherwise exempt from the Fair Housing Act.

**It's not an option.  
It's the law.**

### Knox County FHAC

Robert Bright  
Pat Carson  
Renee Kesler  
Jana Morgan  
Phyllis Nichols  
William "Bo" Pierce  
Sheila Walton  
Deborah Thompson-Wise

KCCD Staff:  
Hemal Tailor  
Erik Hoglund  
Sheila Muenzer  
Veronica Gil  
Mike Reynolds

For more information please contact HUD at (800) 669-9777 or at their website [www.hud.gov](http://www.hud.gov), or the National Fair Housing Advocates at [www.fairhousing.com](http://www.fairhousing.com).



### Knox County Community Development

Mayor Mike Ragsdale  
City County Building  
400 Main Street, Suite 339  
Knoxville, TN 37902

Phone: 865-215-3980  
Fax: 865-215-3997  
[www.knoxcounty.org](http://www.knoxcounty.org)