



## any QUESTIONS?

**Call The Equal Rights Center (ERC) today!**

We will investigate your complaint and determine whether a violation has occurred. If appropriate, the ERC will assist you in protecting your legal rights. **All ERC services are provided free of charge and are fully confidential.**

File a complaint today:

- Call the ERC at **(202) 234-3062**, or
- Complete an ERC Complaint Form online at **[www.equalrightscenter.org/complaint](http://www.equalrightscenter.org/complaint)**.

Stay informed by becoming an ERC member today:

- Call the ERC at **(202) 234-3062**,
- Complete the ERC Membership Form online at **[www.equalrightscenter.org/membership](http://www.equalrightscenter.org/membership)**.

**[www.equalrightscenter.org](http://www.equalrightscenter.org)**



**The Equal Rights Center (ERC)**  
is a national non-profit civil rights organization dedicated to promoting equal opportunity for all. The ERC, and our thousands of members across the country, address issues of discrimination in housing, employment, disability rights, immigrant rights, LGBT rights, and access to public accommodations and government services.

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Have you been a  
victim of **SEXUAL  
ORIENTATION OR  
GENDER IDENTITY  
DISCRIMINATION?**



The Equal Rights Center  
Advancing Civil Rights for All

# fair HOUSING and the LGBT community

Currently, 16 states, the District of Columbia, and numerous cities and counties throughout the country prohibit housing discrimination based on sexual orientation and gender identity, and another four states and various cities and counties prohibit sexual orientation discrimination *without* addressing gender identity. This combination of state and local laws provides a patchwork of protections that do not extend nationwide, leaving many members of the lesbian, gay, bisexual, and transgender (LGBT) community vulnerable to continued discrimination in their search for suitable and secure housing.

While federal law does not expressly protect LGBT individuals from housing discrimination in the private sector, a rule recently released by the U.S. Department of Housing and Urban Development (HUD) requires all HUD-assisted or HUD-insured housing and programs to be accessible to everyone without regard to actual or perceived sexual orientation. The new rule, entitled Equal Access to Housing in HUD Programs Regardless of Sexual Orientation or Gender Identity, prohibits discrimination in HUD-regulated housing transactions, including the use of Federal Housing Authority (FHA) loans and Housing Choice Vouchers. The new rule also expands the definition of “family” in HUD’s regulations to include LGBT couples.

These additional protections are needed, as recent surveys have shown that same sex couples continue to be the target of discriminatory treatment during their searches for housing.

# know YOUR RIGHTS

Regardless of your sexual orientation and gender identity, you have the right to be treated the same as any other housing seeker in your area. In the District of Columbia and other jurisdictions with LGBT anti-discrimination protections, landlords, property managers, real estate agents, and housing developers cannot discriminate against you based on your actual or perceived sexual orientation or gender identity.

- **You have the right** to the same rent amounts or mortgage and insurance rates as everyone else.
- **You have the right** to the same terms, conditions, and privileges offered to others, including specials, incentives, and renovations.
- **You have the right** to view all available units in the building.
- **You have the right** to live in decent, safe, and sanitary housing that is free from environmental hazards.
- **You have the right** to have quality repairs performed in a timely manner.
- **You have the right** to equal and fair use of your building's services and facilities.
- **You have the right** to be given reasonable notice of any entry into your apartment.
- **You have the right** to be free from harassment and intimidation.
- **You have the right** to reasonable accommodations if you have a disability.

# who is PROTECTED

Federal, state, or local laws may protect against discrimination based on:

- Race
- Color
- National Origin
- Sex
- Religion
- Whether one has children
- Mental or Physical Disability
- Age
- Sexual Orientation
- Gender Identity
- Marital Status
- Source of Income
- Status as a Domestic Violence Survivor

## what YOU can do

Always stay informed, know your rights, and share what you know about protections under the law with others who may be victims of discrimination based on sexual orientation or gender identity.

You should also report incidents of discrimination in your community. You can contact the Equal Rights Center. Depending on the circumstances of the situation, the ERC uses a variety of tools to resolve complaints, including: communicating directly with housing providers to attempt to reach an agreeable outcome for the complainant; advocating before administrative agencies; investigating the extent of possible discriminatory behavior; and taking legal action.

By speaking up, you are not only helping yourself, but also helping countless others who may be experiencing discrimination as well.