

FAIR HOUSING AND EQUAL OPPORTUNITY

1. Applicability:

- 1.1. The HOME program is a federally funded block grant program subject to all of the requirements of Title VIII of the Civil Rights Act of 1968 (“Fair Housing Act”), as amended.

2. Base Requirement:

- 2.1. The Fair Housing Act prohibits discrimination in the sale, rental, and financing of dwellings, and in other housing-related transactions, based on race, color, national origin, religion, sex, familial status (including children under the age of 18 living with parents of legal custodians, pregnant women, and people securing custody of children under the age of 18), and handicap (disability).

3. In the Sale and Rental of Housing:

- 3.1. No one may take any of the following actions based on race, color, national origin, religion, sex, familial status or handicap:
 - 3.1.1. Refuse to rent or sell housing; or
 - 3.1.2. Exemption: Housing for older persons is exempt from the prohibition against familial status discrimination if:
 - 3.1.2.1. 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
 - 3.1.2.1.1. The housing is occupied solely by persons who are 62 or older
or
 - 3.1.2.1.2. The development houses at least one person who is 55 or older in at least 80 percent of the occupied units, and adheres to a policy that demonstrates an intent to house persons who are 55 or older.
- 3.2. Refuse to negotiate for housing; or
- 3.3. Make housing unavailable, or
- 3.4. Deny a dwelling, or
- 3.5. Set different terms, conditions or privileges for sale or rental of a dwelling,
or
- 3.6. Provide different housing services or facilities;

- 3.7. Falsely deny that housing is available for inspection, sale, or rental, or
 - 3.8. For profit, persuade owners to sell or rent (block busting) or
 - 3.9. Deny anyone access to or membership in a facility or related to the sale or rental of housing.
4. 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):
 - 4.1. Refuse to make a mortgage loan.
 - 4.2. Refuse to provide information regarding loans, or
 - 4.3. Impose different terms or conditions on a loan, such as different interest rates, points, or fees; or
 - 4.4. Discriminate in appraising property; or
 - 4.5. Refuse to purchase a loan; or,
 - 4.6. Set different terms or conditions for purchasing a loan.
5. Disability: A physical or mental disability (including hearing, mobility and visual impairments, chronic alcoholism, chronic mental illness, AIDS, AIDS Related Complex and mental retardation) that substantially limits one or more major life activities, or a record of such a disability shall require a landlord to:
 - 5.1. Allow reasonable modifications to a dwelling or to common use areas, at the tenant's expense, if necessary for the disabled person to use the housing. Where reasonable, the landlord may permit changes only if the tenant agrees to restore the property to its original condition when the tenant moves.
 - 5.2. Make reasonable accommodations in rules, policies, practices or services if necessary for the disabled person to use the housing.
 - 5.2.1. Exemption: Housing need not be made available to a person who is a direct threat to the health or safety of others or who currently uses illegal drugs
 - 5.3. In buildings that are ready for first occupancy after March 13, 1991, and have an elevator and four or more units:
 - 5.3.1. Public and common areas must be accessible to persons with disabilities
 - 5.3.2. Doors and hallways must be wide enough for wheelchairs.
 - 5.3.3. All units must have:
 - 5.3.3.1. An accessible route into and through the unit

- 5.3.3.2. Accessible light switches, electrical outlets, thermostats and other environmental controls.
 - 5.3.3.3. Reinforced bathroom walls to allow later installation of grab bars and
 - 5.3.3.4. Kitchens and bathrooms that can be used by people in wheelchairs.
- 5.4. If a building with four or more units has no elevator and will be ready for first occupancy after March 13, 1991, these standards apply to all ground floor units.
6. The Fair Housing and Equal Opportunity Policy:
- 6.1. Was updated on 31 August 2013 based on the Federal Regulations cited;
 - 6.2. Shall be reviewed every year as a part of the Affirmative Fair Housing Marketing Plan.
 - 6.3. Was adopted by the Mayor of the Knox County on September 1, 2013.
7. This Fair Housing and Equal Opportunity Policy shall be included by reference in the following documents:
- 7.1. All Solicitations to Bid, Request for Proposals, or Requests for Qualifications involving HOME program dollars;
 - 7.2. All program manuals for programs that utilize HOME dollars.
 - 7.3. All applications to receive funds that include HOME dollars as a funding or financing source.