



Fair Housing

This Corporation will provide professional educational and housing services without regard to race, color, religion, sex, disability, familial status, or national origin of any prospective client, customer, or of the residents of any community. Everyone is welcome and no one is excluded.

FAIR HOUSING ACT

Title VIII of the Civil Rights Act of 1968 (Fair Housing Act), as amended, prohibits discrimination in the sale, rental and financing of dwelling, 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 or legal custodians, pregnant women, and people securing custody of children under the age of 18), and handicap (disability).

Summary of Fair Housing

In the United States, the fair housing (also called open housing) policies date largely from the 1960s. Originally, the terms fair housing and open housing came from a political movement of the time to outlaw discrimination in the rental or purchase of homes and a broad range of other housing-related transactions, such as advertising, mortgage lending, homeowner's insurance and zoning. Later, the same language was used in laws. In April 1968, at the urging of President Lyndon Baines Johnson, Congress passed the federal Fair Housing Act, Title VIII of the Civil Rights Act of 1968, only one week after the assassination of Martin Luther King, Jr.

The primary purpose of the Fair Housing Law of 1968 is to protect the buyer/renter of a dwelling from seller/landlord discrimination. Its primary prohibition makes it unlawful to refuse to sell, rent to, or negotiate with any person because of that person's inclusion in a protected class. The goal is a unitary housing market in which a person's background (as opposed to financial resources) does not arbitrarily restrict access.

The TFHC is a private, non-profit advocacy organization whose mission is to eliminate housing discrimination throughout Tennessee. Their enforcement program is based in Nashville and concentrates on Davidson, Cheatham, Dickson, Rutherford, Sumner, Williamson and Wilson counties. - See more at: <http://www.tennfairhousing.org/#sthash.nHRe4uHc.dpuf>
107 Music City Circle Suite 318 Nashville, TN, 37214 615 874-2343

LDC's FAIR HOUSING DECLARATION

This Corporation will provide professional educational and housing services without regard to race, color, religion, sex, disability, familial status, or national origin of any prospective client, customer, or of the residents of any community.

Our staff, board, and volunteers will keep informed about fair housing law and practices, and develop advertising that indicates that everyone is welcome and no one is excluded.

The Corporation will inform our clients and customers about their rights and responsibilities under the fair housing laws by providing brochures and other information.

Fair Housing Education and Training

The Corporation shall provide ongoing training and education to inform all staff, board members, or volunteers of their responsibilities under the fair housing laws, and urge everyone to attend and participate in these training program(s).

Public Commitment to Fair Housing

The Corporation shall display, in a prominent place in LDC's office, a fair housing poster as outlined in 24 CFR Part 110.

Advertising Policy

The Corporation's advertising policies for the sale or rent of housing shall indicate to the general public that the advertised housing is open to all persons and our policy is designed to attract persons without regard for race, color, religion, sex, disability, familial status, or national origin. Such advertising shall include an official Equal Housing Opportunity slogan or logotype as follows:

- a) In all display advertising, the Equal Housing Opportunity logotype, when used, shall be at least ½" by ½" in size.*
- b) In each "classified" advertisement of six (6) column inches or larger in size*
- c) In a prominent place in all brochures, circulars, billboards, and direct mail advertising.*
- d) In a prominent place on signs and all other forms of advertising not specifically referred to in subparagraphs (a), (b) and (c) above, where its inclusion does not significantly increase the cost of advertising.*

*Whenever **Living Development Concepts Inc.** has reasonable cause to believe that an employee, board member or volunteer has failed to make a good faith effort to comply with his or her responsibility under **Living Development Concepts Inc.'s Fair Housing Marketing Plan**, the Corporation shall contact the party, arrange for a meeting between the Executive Director or Board President and any other principals of the firm to identify and discuss the area(s) of non-compliance. The Executive Director or Board President will determine the corrective action needed to achieve compliance.*