

The Federal Fair Housing Act

prohibits discrimination in housing based on these protected classes:

- Race
- Color
- National Origin
- Religion
- Sex
- Disability
- Familial status (households with children under 18)

The Illinois Human Rights Act

provides additional protections:

- Ancestry
- Marital status
- Age (+40)
- Military status
- Sexual orientation
- Gender identity
- Order of Protection status
- Unfavorable military discharge
- Pregnancy
- Arrest Record
- Source of Income

Source of Income Protections

Effective January 1, 2023, housing providers cannot turn individuals away if they use legal sources of income to pay for their rent.

These source of income include:

- **Housing Choice Voucher (HCV)**
- **Social Security** Benefits
- **Disability** Benefits
- **Veterans Affairs Support Housing (VASH)** Voucher
- Other non-wage income
- Rental assistance due to challenges paying for housing due to the COVID-19 pandemic

HOPE Fair Housing Center

Founded in 1968, HOPE Fair Housing Center is the oldest and largest fair housing center in Illinois. HOPE works to create greater housing opportunities for all, and accomplishes this through education, outreach, enforcement, training, and advocacy.

HOPE Fair Housing Center is a 501(c)(3) nonprofit organization and **does not charge for its services**



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Housing Protections for Military Servicemembers and Veterans

Those who have or are currently serving our country should not have to fight for their human right to housing.

Servicemembers Civil Relief Act Housing Benefits

- Servicemembers deploying for 90 days or more can end a lease without penalty.
- Creditors must forgive interest above 6% per year on any loan that was obtained before military service.
- Servicemembers may be able to postpone eviction for 3 months or more if their military duty has interfered with their ability to pay rent on time.



All people are protected against discrimination based on the protected classes regarding selling, renting, zoning, buying, financing, and insurance.

Veterans with Disabilities

If you are a **current servicemember or a veteran** and have a disability, you are entitled to protections in **Fair Housing Act** for **people with disabilities**.

You can request a **reasonable accommodation**, such as an **accessible parking spot** or a **service animal** due to your disability.

These **accommodations** are **at the expense of the housing provider**.

You may also request a **reasonable modification**, such as **installation of grab bars** in the bathroom, **widening of doorways** or a **ramp** that can assist a wheelchair user to access their building and unit.

These **modifications** are **at the expense of the tenant**, unless the housing unit is federally subsidized.

Please note that **it is against the law** for a housing provider or landlord to **determine where or not** an individual is capable of living independently.

A housing provider or landlord **cannot** ask an individual directly about their diagnoses, treatment, medical records, or medications they may take.

If you think you may be a victim of housing discrimination, consider doing the following:

- **Document** any meetings, phone calls or email messages with landlords, property managers, real estate agents, loan officers, and insurance agents.
- **Save** all receipts, housing applications, business cards, and any other pertinent documents that can assist in reporting the discrimination.

When you contact HOPE Fair Housing Center to report housing discrimination, we will:

- Listen to your experience.
- Evaluate your case.
- Inform you of your rights.

Depending on your case, we can file a fair housing complaint or refer you to the best resource. If your case requires additional evidence, we can provide investigative services.