

Fair Housing Protections

Race and National Origin



Housing discrimination remains a longstanding issue in the United States.

Discrimination can occur based on race, national origin, familial status, disability, or gender.

*Under the **Fair Housing Act (FHA)**, it is illegal to discriminate in the sale, rental, or financing of housing on any of these protected bases. Despite these safeguards, people of color continue to face unequal treatment across the housing market.*

What Is Race and National Origin Discrimination?

Race refers to whether a person is White, Black/African American, Asian, American Indian or Alaska Native, Native Hawaiian or Pacific Islander, or a combination of these groups.

National origin refers to a person's birthplace, ancestry, or cultural background—such as being Latino/a or Hispanic or coming from another country or region.

*Housing providers—including landlords, property managers, real estate agents, brokers, lenders, and insurance companies—**cannot treat someone differently** because of their actual or perceived race, multiracial identity, or relationship with someone of another race.*

Examples of National Origin Discrimination

- Offering different rent rates based on ethnicity
- Selectively screening tenants for citizenship or immigration status
- Refusing to rent to refugees
- Steering renters/buyers toward or away from neighborhoods because of ancestry
- Providing lower-quality service or amenities to tenants born in another country

Examples of Race Discrimination

- Refusing to rent or sell because of race
- Charging higher prices or offering different rental terms based on race or color
- Making discriminatory or discouraging statements in advertising
- Providing false information about housing availability



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