



## CITY OF EDEN PROMOTES FAIR HOUSING



The City of Eden, through its Community Development Program, has assured the North Carolina Department Commerce that the City will take action in the form of educational programs to further fair housing opportunities for its residents.

In Title VIII of the Civil Rights Act of 1968, as amended, (the Fair Housing Law), Congress declared a national policy of providing fair housing throughout the United States. This law makes discrimination based on race, color, religion, gender, national origin, family status or handicap illegal in connection with the sale or rental of most housing and any vacant land offered for residential construction or use.

Prohibitions contained in the Fair Housing Law apply to the following types of housing:

- SINGLE FAMILY housing owned by private individuals when:
  - a) A broker or other person in the business of selling or renting dwellings is used and/or;
  - b) Discriminatory advertising is used.
- SINGLE FAMILY houses not owned by private individuals.
- SINGLE FAMILY houses owned by a private individual who owns more than three such houses or who, in any two-year period, sells more than one in which the individual was not the most recent resident.
- MULTIFAMILY dwellings of five or more units.
- MULTIFAMILY dwellings containing four or fewer units, if the owner does not reside in one of the units.

Housing discrimination is prohibited by the Civil Rights Act of 1968 and by the North Carolina State Fair Housing Act. In an effort to promote fair housing and to ensure that the rights of housing discrimination victims are protected, the City has adopted the following procedures for receiving and resolving fair housing discrimination complaints:

Any person or persons wishing to file a complaint of housing discrimination in the City may do so by informing City Planning Director Kelly Stultz, PO Box 70, Eden, NC 27289-0070 (Mailing); 308 E. Stadium Dr, Eden, NC 27288 (Physical); PH: 336-623-2110; TDD: 1-800-735-2962 (711); [kstultz@edennc.us](mailto:kstultz@edennc.us); of the facts and circumstances of the alleged discriminatory act or practice.

Upon receiving a housing discrimination complaint, the City shall inform the North Carolina Human Relations Commission (Commission) and the complainant about the complaint within ten (10) calendar days of receipt for conciliation and resolution. The City shall then assist the Commission and the complainant in filing an official written housing discrimination complaint with the Commission, pursuant to the State Fair Housing Act and Title VIII. The City shall offer its assistance to the Commission in the investigation and conciliation of all housing discrimination complaints, which are based upon events occurring in Eden, NC.

*This information is available in Spanish or any other language upon request. Please contact City Planning Director Kelly Stultz at 336-623-2110 or at 308 E. Stadium Dr, Eden, NC 27288 for assistance. Esta información está disponible en español o en cualquier otro idioma a pedido. Por favor, comuníquese con City Planning Director Kelly Stultz en la Oficina del Administrador la Ciudad al 336-623-2110 o 308 E. Stadium Dr, Eden, NC 27288 para obtener ayuda.*

Kelly Stultz, City Planning & Community Development Director