

FAIR HOUSING

EQUAL OPPORTUNITY REQUIREMENTS

1. All prospective residents who are qualified according to income and the policies established to achieve a socio-economic mix, shall not be discriminated against on the basis of race, color, religion, sex, age, national origin, family status, handicap, sexual orientation, or any other factor. All prospective residents shall be provided housing on a first-come, first-serve basis according to the needs of the family. All properties will have the HUD equal opportunity logo posted in a conspicuous place for all prospective residents to see.
2. The 1968 Civil Rights Act and the 1988 Fair Housing Amendment Act prohibit discrimination based on race, color, religion, sex, age, national origin, family status, handicap, sexual orientation, or any other factor, in the sale or rental of housing.
3. All EBMC employees will perform their duties and responsibilities in conformity with the public law, and within EBMC's established equal opportunity policies, and will affirmatively promote fair housing.
4. Many states and cities have enacted their own fair housing laws, some of which are more comprehensive than the federal statutes. All of EBMC's employees will make their best effort to comply with state and local government fair housing laws.
5. All advertising shall include the prominent display of the HUD Equal Housing Opportunity logo. Displays or statements will be no less than 8 pt. bold face type, when possible.
6. All photographs shall depict persons of majority and minority groups.
7. The HUD Fair Housing Poster must be placed in a conspicuous place in the rental office or wherever rental activities are conducted.
8. All signs on the property site or advertising for the property, shall display the HUD Equal Housing Opportunity logo, (approximately 4" or more depending on the sign, and lettering should be prominent).
9. Families and minority or majority residents CANNOT be limited to a specific location on the property.
10. There will no difference in the processing procedures on the basis of race, color, religion, sex, age, national origin, family status, handicap, sexual orientation, or any other factor.
11. Every EBMC employee shall make every effort to treat everyone in an equal and just manner and be most sensitive to the problems and feelings of those persons in the minority group.
12. In order to avoid potential misunderstandings, every property shall abide by the outstanding resident selection and processing procedures published by HUD, and as set forth in the appropriate EBMC manuals. Every property shall have available in writing for the prospective residents, the selection and processing policies outlining the eligibility requirements, the processing time, any necessary subsidy approval, the rents, and any other pertinent selection criteria.
13. All printed material shall carry the HUD Equal Housing Opportunity Logo/Statement.
14. If applicable, a copy of the Fair Housing Affirmative Marketing Plan will be posted or shall be available at the rental office or where ever rental activities are carried out, for inspection by any person.

(Employee Signature)

