



CITY OF FALLS CHURCH



Fair Housing in the City of Falls Church

The **Federal Fair Housing Act** of 1968 prohibits discrimination in renting, purchasing, or financing a home based on:

- **Race or 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 18)
- **Disability**

The City of Falls Church Fair Housing Ordinance contains the additional **protected class of elderliness**.

Housing Opportunities for Families

- Discrimination or intimidation of families with children by anyone in nearly all housing transactions is illegal. With the exception of Sunrise, Winter Hill, or a new senior community, no property being developed in the City may carry a preference for adults only.
- It is illegal to make or print, or publish, or cause to be made, printed, or published any notice, statement, or advertisement, with respect to the sale or rental of a dwelling that indicates any preference, limitation, or discrimination based on..."membership in a protected class."
- Realtors, landlords or others are also covered under the familial status provisions of the Fair housing Act if they experience retaliation, or suffer a financial loss (employment, housing, or realtor's commission) because they sold or rented, or offered to sell, or negotiate the sale of a dwelling to a family with minor children.

History of Fair Housing Testing in Falls Church

Fair Housing Testing in Falls Church

The City conducts regular fair housing testing and *records show that there have been no violations*. In 2004 there was a complaint made by the Equal Rights Center alleging that a development in partnership with the City violated section 804(a-d) of the Fair Housing Act on the basis of familial status through the development, marketing, and sale of housing units. The respondents, which included the City and the developer, maintained that there were no violations of the Fair Housing Act. All of the parties agreed to enter into a conciliation agreement in order to resolve the matter. The conciliation agreement lasted for two year period.

The Agreement included but was not limited to:

- The City agreed to [continue to assess school impact contributions on a voluntary and non-discriminatory per unit basis.](#)
- The City agreed to continue to [provide and promote housing for families with children in all residential and mixed use projects.](#)
- [A monetary contribution of \\$120,000 was made to the Equal Rights Center.](#)

As a result of this agreement, in 2006 the City added familial status to the testing conducted that year. This was included to determine how families with children were treated at newly constructed condominiums located in the City. This has continued into the present.

For additional information on Fair Housing in the City of Falls Church please contact:

*Housing and Human Services Unit
300 Park Avenue, G04
Falls Church, VA, 22046
703-248-5005 (TTY 711)
HHSinfo@fallschurchva.gov*

Policy of Non-Discrimination on the Basis of Disability.

The City of Falls Church does not discriminate on the basis of disability in employment or in the admission, access to, or treatment in its services, programs, or activities. Cindy Mester, with the City of Falls Church, 300 Park Avenue, Falls Church, Virginia, has been designated to coordinate compliance with the ADA non-discrimination requirements. The City of Falls Church is committed to the letter and spirit of the Americans with Disabilities Act. This document will be made available in an alternate format upon request. Call 703-248-5005 (TTY 711)

