

HOUSING OPPORTUNITIES COMMISSION OF MONTGOMERY COUNTY FAIR HOUSING & NON-DISCRIMINATION POLICY

It is the policy of the Housing Opportunities Commission of Montgomery County (HOC) to provide equal housing opportunities for all qualified residents and applicants. In the selection of families to HOC programs, services or activities, it is unlawful to discriminate on the grounds of race, color, gender, gender identity, religion, national origin, citizenship status, familial status, marital status, partnership status, military status, lawful occupation, sexual orientation, disability, lawful source of income, or on the grounds that a person is a victim of domestic violence, dating violence, sexual assault or stalking. Under this policy, no qualified resident or applicant will be excluded from participation in, be denied the benefits of, or be otherwise subjected to discrimination under HOC's programs. This policy also prohibits retaliation.

All HOC properties must comply with this policy in accordance with the Fair Housing Act of 1968 (as amended by the Fair Housing Act of 1988), Title VI of the Civil Rights Act of 1964, Section 504 of the Rehabilitation Act of 1973, and the Americans with Disabilities Act (ADA) of 1990 (including the ADA Amendments Act of 2008), as well as Maryland State and Montgomery County Human Rights Laws, and the U. S. Department of Housing and Urban Development's (HUD) regulations governing Fair Housing and Equal Opportunity, as each may be amended. All terms, conditions and privileges must be offered equally to all prospective residents, applicants, current service and/or housing voucher recipients and current residents.

HOC COMMITMENT

To further its commitment to full compliance with applicable Civil Rights laws, HOC will provide Federal, State, and local information to applicants, residents and other interested parties regarding discrimination and any recourse available to them if they believe they may be victims of discrimination. Such information will be made available with any application for housing, services and/or housing voucher, and all applicable Fair Housing Information and Discrimination Complaint Forms will be made available at the Housing Opportunities Commission administrative offices. In addition, all required written information and posted advertisements for Equal Housing Opportunity will be displayed in the leasing area of all HOC leasing offices and Housing Choice Voucher Service Centers. This information is displayed in alternative languages, such as Spanish, and contains the appropriate Equal Housing Opportunity language and logo.

In addition, HOC will (upon request) make every reasonable effort to provide appropriate aids and services leading to effective communication for qualified residents and applicants with disabilities so that they can participate equally in HOC programs, services, or activities, including qualified sign language interpreters, documents in Braille, or other ways of making information and communications accessible to people who have speech, hearing, or vision impairments. HOC will make reasonable modifications to its policies and programs to afford qualified residents and applicants with disabilities an equal opportunity to participate in its programs, services, or activities. HOC will evaluate requests for reasonable accommodations to determine if and how requests can be accommodated. HOC and its agents may deny an accommodation request if it constitutes a fundamental alteration in the nature of the program or is determined to be an undue financial and administrative burden to HOC.

Persons who require an auxiliary aid or service for effective communication, or a modification of policies or procedures to participate in an HOC program, service, or activity may contact HOC's Section 504 Coordinator at (240) 627-9400.

Any resident or applicant who wishes to report housing discrimination or retaliation may file a discrimination complaint by contacting HOC's Fair Housing and Equal Opportunity Officer at (240) 627-9400. Any resident or applicant may also contact any of the following Federal, State, or local human/civil rights agencies listed below to report housing discrimination or retaliation:

<p>Philadelphia Regional Office U.S. Department of Housing and Urban Development Mid-Atlantic Office 100 Penn Square East, 12th Floor Philadelphia, PA 19107 (215) 861-7643 Toll free: (888) 799-2085 Fax: (215) 656-3449</p>	<p>Maryland Commission on Civil Rights William Donald Schaefer Tower 6 Saint Paul Street, Suite 900 Baltimore, MD 21202-1631 (410) 767-8600 Toll free: (800) 637-6247 TTY: (410) 333-1737 Fax: (410) 333-1841</p>	<p>Montgomery County Office of Human Rights 21 Maryland Ave., Suite 330 Rockville, MD 20850 (240) 777-8450 TTY: (240) 777-8480 Fax: (240) 777-8460</p>
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Copies of this policy are available in accessible format to persons with disabilities upon request