

# DID YOU KNOW...

In Philadelphia, homes in Black neighborhoods are valued on average \$26,000 or 27% **less** than homes in White neighborhoods.

**NATIONALLY, IT'S ABOUT \$46,000 LESS FOR HOMES IN BLACK NEIGHBORHOODS VS. WHITE NEIGHBORHOODS**

For more information on Fair Housing, Fair Lending, and other related laws, contact:

**Fair Housing Rights Center in Southeastern Pennsylvania (FHRC)** is a 501 c 3, private, not-for-profit organization that operates to address unlawful housing discrimination. We do not offer landlord tenant mediation services.



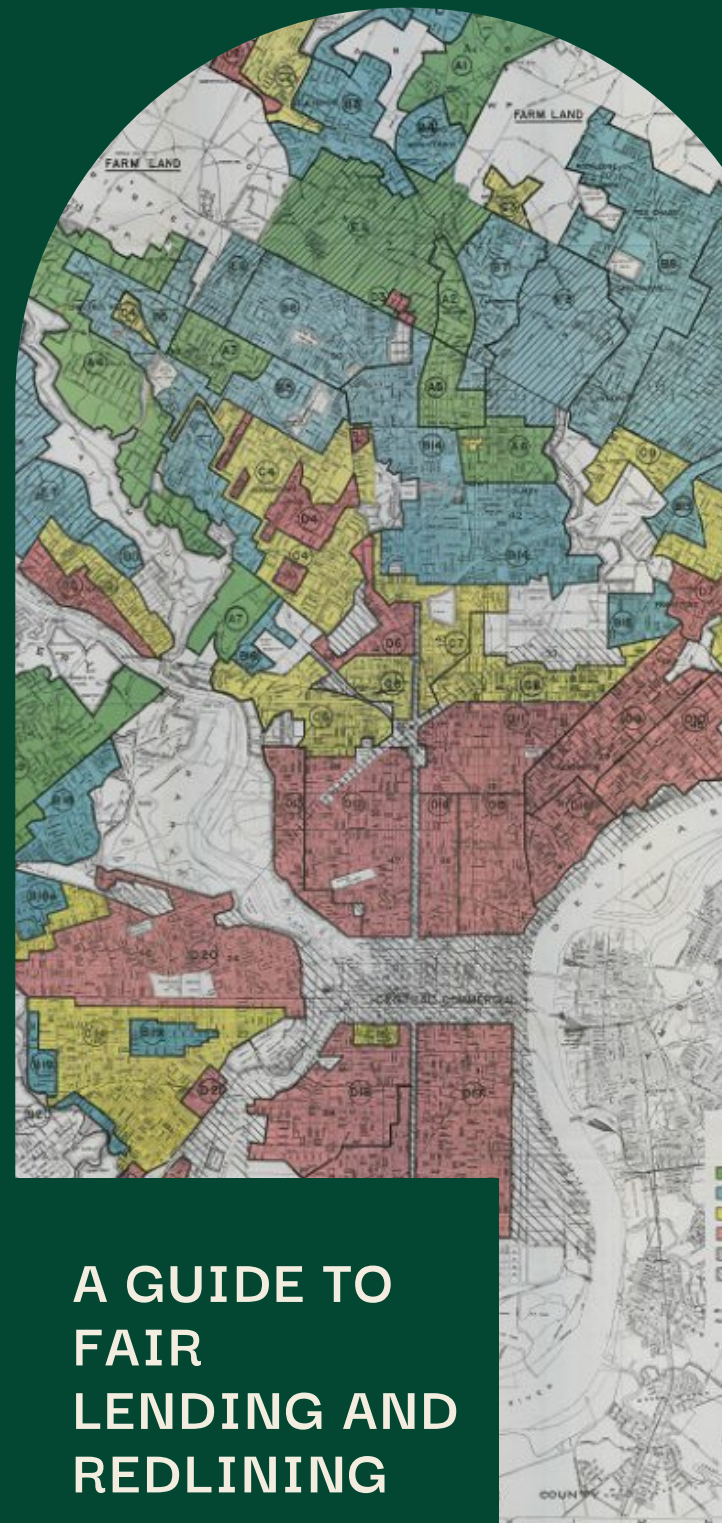
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**A GUIDE TO  
FAIR  
LENDING AND  
REDLINING**

## THE FAIR HOUSING ACT

The federal Fair Housing Act is a set of civil rights laws that prohibit discrimination in housing based on race, color, religion, sex (including sexual orientation and gender identity), national origin, familial status, and disability.

## WHAT IS REDLINING?

Redlining was a process where maps were created to show "hazardous" neighborhoods for mortgage lenders.

These "hazardous" neighborhoods often had high minority populations.

## WHAT IS FAIR LENDING?

Fair lending means the same lending opportunities for everyone, regardless of their protected classes (see above).

It prohibits lenders from considering your race, color, religion, sex, national origin, familial status, and disability when applying for residential mortgage loans.

## HOW DOES REDLINING AFFECT FAIR LENDING?

People in redlined communities are targets for predatory (unfair) lending.

Homes in redlined communities are more likely to be undervalued because of bias in appraisals.

Unfair lending practices in redlined communities contribute to gentrification.

All of this contributes to the racial wealth gap.

## WHAT ARE SOME SIGNS/EXAMPLES?

- Racial steering (guiding consumers away based on race) to high cost lenders.
- High interest rates.
- Prepayment penalties.
- Unnecessary closing costs.
- Changing mortgage loan terms at closing without consent of the borrower.
- And many more.



## WHAT CAN I DO IF I SEE UNFAIR LENDING HAPPENING?

Contact the Fair Housing Rights Center in Southeastern Pennsylvania (FHRC) at (215) 625-0700. Staff will conduct an intake and, if appropriate, investigate your complaint to determine whether a violation of your fair housing rights has occurred. FHRC will assist you in pursuing administrative and civil court remedies.

**FAIR HOUSING - IT'S THE LAW!**