

Common Questions & the Fair Housing Act

Real estate agents, appraisers, and professionals are bound by the Fair Housing Act, which exists to protect people against discrimination in the business based on a number of factors. This prevents a real estate professional from answering many common questions a potential home buyer or seller might have. Some common questions that cannot be answered under the Fair Housing Act:

Is this a poor or a rich neighborhood?

What are the schools like in the area?

How many kids are in private school?

Is the neighborhood mostly educated?

Did most homeowners graduate high school?

Is this neighborhood Christian/Muslim/Jewish?)

Is this a gay-friendly neighborhood?

What's the crime like in this area?

Is this a green neighborhood?

Below is a list of websites where answers to similar questions can be found:

Questions about Income: Rich and Poor Blocks is regularly updated database charting a variety of income based statistics in any target area.

<http://www.richblockspoorblocks.com/>

Questions about Religion: The ARDA: Association of Religion Data Archives is a place to search predominant religion percentages for any target area, down to the zip code.

<http://www.thearda.com/rcms2010/>

Questions about Crime: These sites offer comprehensive crime maps that can easily be searched.

<https://www.crimereports.com/>

<http://www.mylocalcrime.com/>

<http://www.crimemapping.com/map.aspx>

Questions about The Environment: The EPA offers a "MyEnvironment" search, providing a breakdown of air, water, energy, and CO2 emissions from any target area.

<http://www.epa.gov/myenvironment/>

Questions about Race/Ethnicity, Educational Statistics, Housing and Family Statistics:

Many search engines can answer several of these questions all at once. <http://www.city-data.com/> provides answers in a searchable database on the population in a target area based on each race, how much of the population in the area have college degrees, what population in the area is enrolled in private schools, median home value/rent stats, etc.