



Get the facts!

Fair Housing and Manufactured Homes

The same laws that protect homeowners, apartment dwellers, and home seekers against discrimination also protect those who live in mobile and manufactured homes.

The Federal Fair Housing Act prohibits discrimination on the basis of disability, race, color, national origin, religion, sex, or familial status. In addition, Illinois protects individuals from housing discrimination on the basis of age, marital status, sexual orientation, order of protection status, ancestry, or military discharge status. Cook County adds source of income and housing status as protected classes.

What does housing discrimination look like in manufactured home communities?

Managers who make comments like these may be discriminating against families with children:

- “Most people who live here are elderly or retired.”
- “Families live in that area of the community.”
- “All children under 18 to be accompanied by a parent while using the pool or while bike riding.”
- “You can move here but there is an additional fee of \$25 per month per child.”

Managers who make comments like these may be discriminating against residents with disabilities:

- “We can’t add a ramp.”
- “You can’t have an assigned parking space closer to your home.”



- “We don’t allow guide dogs or service animals.” If you can establish with medical evidence that the animal is required for health reasons, you are entitled to keep a service animal even in a “no pet” community.
- “You have to pay extra rent because you need a home health assistant to live with you.”
- “You need to purchase liability insurance or pay an extra security deposit because you use a wheelchair or a scooter.”

Managers who make comments like these may be discriminating based on national origin:

- “What is your immigration status?” If a landlord or park manager chooses to ask about your immigration status, s/he must treat all applicants the same way and ask all applicants for proof of citizenship or of immigration status.
- “If you complain again, I’m going to report you to immigration.”

What can I do if I have been discriminated against?

If you believe you are the victim of housing discrimination, or would simply like to gain a better understanding of your fair housing rights and responsibilities, contact Open Communities at (847) 501-5760 or email info@open-communities.org. This service is free and confidential.

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Open Communities is a leading voice for housing, economic and social justice in north suburban Chicago, working to promote inclusive communities that are welcoming to all.