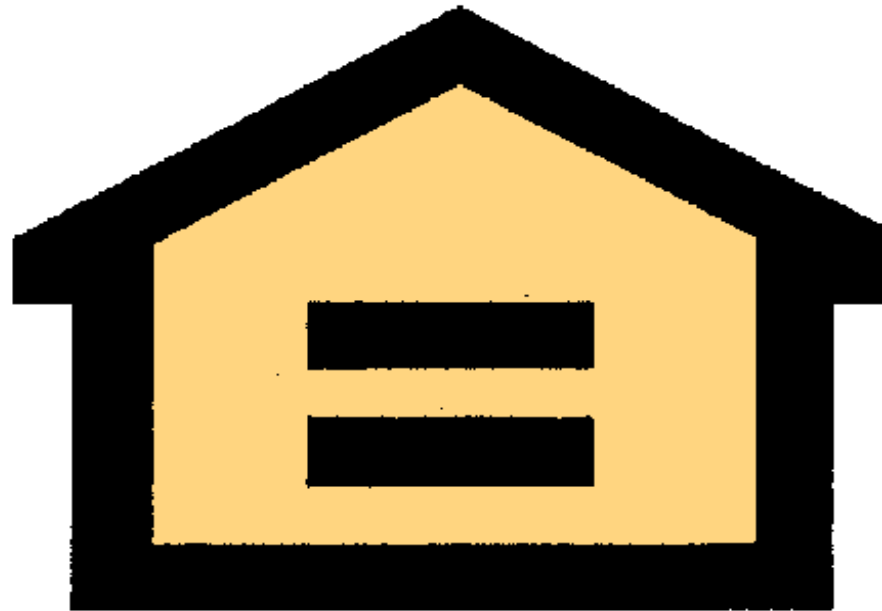


THE FAIR HOUSING ACT



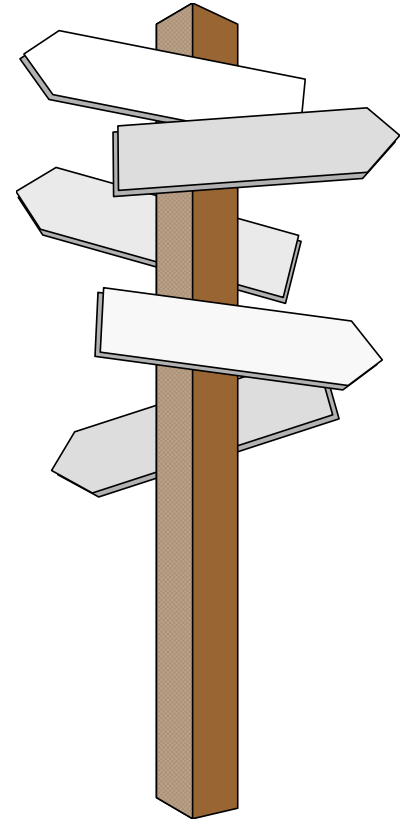
Equal Housing Opportunity

3/24/2017

TITLE VIII OF THE CIVIL RIGHTS ACT OF 1968 (FAIR HOUSING ACT, AS AMENDED 1988)

**Prohibits Discrimination in the
following:**

- **Sale**
- **Rental**
- **Advertising**
- **Provision of brokerage services**
- **Residential real estate related transactions**



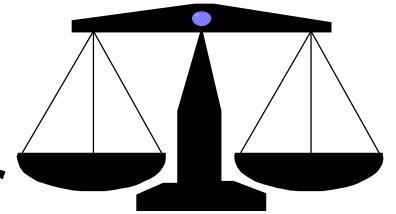
PROTECTED CLASSES

- RACE
- COLOR
- RELIGION
- NATIONAL ORGIN
- SEX
- FAMILIAL STATUS
- HANDICAP

3/24/2017

DISCRIMINATORY HOUSING PRACTICES

The following practices are prohibited by law:



- Failing to accept or consider a bona fide offer
- Refusing to sell to or rent , or negotiate for the sale or rental of a dwelling
- Imposing different sale prices, or rental charges
- Using different qualifications, criteria and standards
- Providing different information, or promotional activity
- Evicting any tenant on a protected basis or the characteristics of a tenants guests

DISCRIMINATORY HOUSING PRACTICES

- Restricting housing choices
- Steering
- Exaggerating drawbacks
- Discouraging inspections, purchase or renting
- Not providing information on desirable features of a dwelling
- Assigning a person to a particular section of a community, neighborhood, development or floor of a building



THIS WAY

DISCRIMINATORY HOUSING PRACTICES

- **Discharging or taking adverse action against an employee, broker, or agent**
- **Using codes or devices to segregate or reject persons**
- **Refusing to show listings in certain areas**
- **Refusing to approve a person for occupancy in a cooperative dwelling**

3/24/2017

DISCRIMINATORY REPRESENTATIONS ON THE AVAILABILITY OF DWELLINGS

- **It is unlawful to provide inaccurate or untrue information about the availability of dwellings for sale or rent.**
- **Examples:**
 - Indication through words or conduct that an available dwelling has been sold or rented.
 - Representing or enforcing lease provisions that preclude the sale or rental of a dwelling to a person.

PROHIBITED DISCRIMINATION IN TERMS, CONDITIONS/PRIVILEGES/SERVICES/ FACILITIES

- **Imposing different terms, conditions or privileges**
- **Deny or limit services or facilities**
- **Using different provisions in leases, or contracts (i.e., rental charges, security deposits)**
- **Denying or limiting discounts, rebates or gifts**
- **Failing or delaying maintenance or repairs of sale or rental dwelling**
- **Limiting the use of privileges, services or facilities associated with a dwelling**

3/24/2017

PROHIBITION AGAINST DISCRIMINATION BECAUSE OF HANDICAP

It is unlawful to discriminate due to a handicap!

- **We cannot change our race or ethnic origin, but there is one protected group that we can all perhaps join someday – the disabled or chronically**

ill.

3/24/2017

FAMILIAL STATUS AND HOUSING FOR THE ELDERLY

- Law does not limit restrictions on the number of occupants to live in a dwelling
- Law regarding familial status may not apply to dwellings provided under state or other federal programs for the elderly (such as the RHS' MFH Program for the Elderly).
- The Secretary of HUD has issued an exception for the 515 elderly housing program.

PROHIBITED INTERFERENCE, COERCION OR INTIMIDATION

- **Coercing a person, orally or in writing to deny or limit benefits provided with the sale or rental of a dwelling or in connection with a residential real estate-related transaction**

PROHIBITED INTERFERENCE, COERCION OR INTIMIDATION (CONT.)

- **Threatening an employee or agent with dismissal or an adverse action for assisting a person seeking access to the sale or rental of a dwelling or any real estate-related transaction**
- **Intimidating or threatening any person because he/she is engaging in activities designed to make others aware of or to exercise their rights protected by the FHA**

FAIR HOUSING COMPLAINT PROCESSING

Who may file a complaint:

- **Any aggrieved person may file a complaint no later than 1 year after an alleged discriminatory housing practice(s) has occurred or terminated.**
- **The complaint may be filed with the assistance of an authorized representative of an aggrieved person, including any organization acting on behalf of an aggrieved person.**

WHERE TO FILE COMPLAINTS

- **Complaints may also be filed in person or by mail with the Office of Fair Housing and Equal Opportunity, Department of Housing and Urban Development (HUD), Washington, D.C. 20410, or a HUD Regional Office**

Sanctions

- **Victims of discriminatory housing practices may seek *civil penalties* through the Department of Housing and Urban Development's administrative process, or by private lawsuit.**
- **Participants found to have engaged in discriminatory housing practices will be subject to the civil penalties set forth in the Fair Housing Act**

Thank you for taking the
time to review this fair
housing PowerPoint
presentation

3/24/2017