



Fair Housing

Elizabeth Brown

Housing Opportunities Made Equal

March 3, 2007



Housing Opportunities Made Equal

- ◆ 721-HOME
- ◆ Training on fair housing for real estate professionals
- ◆ Take individual complaints from people who feel they have been discriminated against
- ◆ Section 8 Mobility Program
- ◆ Foreclosure prevention in Price Hill



Federal Protected Classes

- ◆ Familial Status
- ◆ Race
- ◆ Sex (gender)
- ◆ Handicapped
- ◆ Color
- ◆ Religion
- ◆ National Origin



Children

- ◆ Protected – cannot limit children unless qualified as “elderly housing”
- ◆ Occupancy standards must be “reasonable”, e.g. 2 per bedroom
- ◆ Age & sex of children is not relevant



Elderly Housing Exception

- ◆ 80% of residents 55 or older
- ◆ Published policy stating intention of operating as elderly housing



Disability

- ◆ Includes physical and mental disabilities
- ◆ Don't refuse to rent!
- ◆ Don't ask about disability
- ◆ Don't steer to certain apartments



Disability Reasonable Modification

- ◆ Must let tenant make changes needed to be able to use dwelling
- ◆ Tenant pays (unless Federal contract)
- ◆ Tenant can be required to change interior back when he moves



Disability

Reasonable Accommodation

- ◆ Waive policy or rule because of disability
- ◆ Let tenant ask. Does not need to be in writing, but good idea
- ◆ May ask for medical statement of need for specific accommodation, if not obvious
- ◆ Do not ask for medical records or details of disability!



Sex Discrimination

- ◆ Sexual harassment
- ◆ Evicting victims of domestic violence



Examples of Prohibited Actions

- ◆ Refuse to rent or sell
- ◆ Discourage by not returning calls, saying not available, etc.
- ◆ Different treatment, e.g. different rent or deposit, maintenance, background standards
- ◆ Harassment
- ◆ Blockbusting or Steering



Employees and Agents

- You are responsible for the discriminatory actions of your employees and agents.



Fair Housing Complaint Process

- ◆ Fair Housing Mediation Service
- ◆ HUD/Ohio Civil Rights Commission –
investigation & conciliation
- ◆ Federal Court
Compensatory & punitive damages
Injunctive relief, “thou shall”



Questions ??