Idaho Legal Aid Services Fair Housing Presentation

Building Capacity to Address Fair Housing Issues in Our Communities

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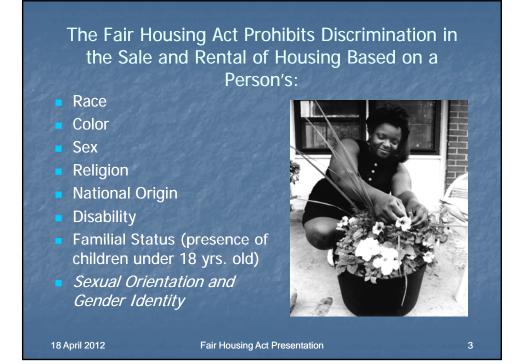
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Introduction to the Fair Housing Act

Advice and Assistance for Housing Providers

- Advice and Assistance for
- Residents/Tenants
- Taking Corrective Action
- Best Practices: Limited English Proficiency and Analysis of Impediments





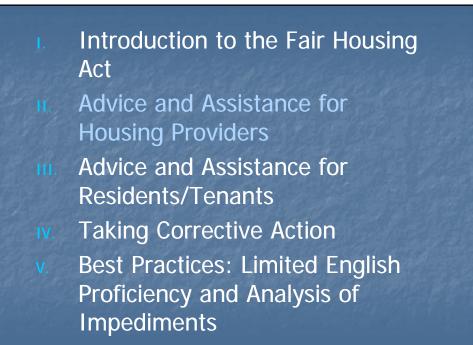
Who May Take Action Against A Discriminating Party

Someone who:

- Believes he or she is about to be injured by a discriminatory housing practice
- Is a member of a protected class
 - Acts on behalf of a disabled person residing or intending to reside in the dwelling after it is sold, rented, or made available
- Is a member in a group that is statistically affected by a policy

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Landlords Cannot:

 Refuse to rent to or deal with a person because he/she is a member of a protected class

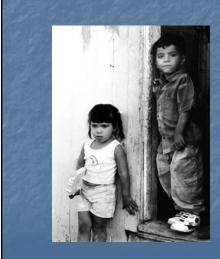
- Apply different rules to different people
- Refuse to make reasonable modifications for a disabled tenant



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Landlords Cannot:



Retaliate against someone who has filed a complaint

- Restrict choice of unit or neighborhood
- Ask questions that indicate a different selection process
- Apply unreasonable occupancy standards

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Landlords May:

- Check references
- Check ability to pay rent
- Inquire on how best to make reasonable accommodations for prospective tenant
 Create rules for benefit of entire
 - community
 - Given rules are not discriminatory

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How Can You Assist Housing Providers?

Give providers referrals to the Idaho Legal Aid Fair Housing hotline: 1-866-345-0106

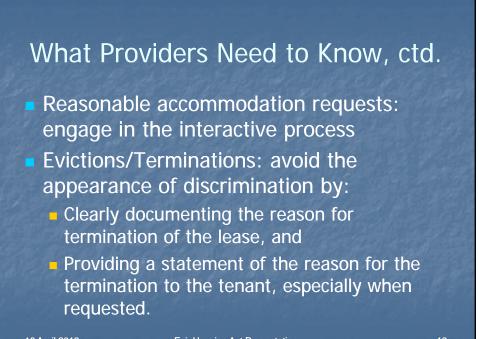
- Make sure providers have access to up to date information regarding Fair Housing laws and guidance
 - www.hud.gov
 - <u>www.idaholegalaid.org</u> (Fair Housing Portal being launched this Spring)
- Encourage providers to keep detailed and meticulous records
- Encourage providers to adopt and utilize the Fair Housing Act's Equal Housing Opportunity Logo and nondiscrimination statement.

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The Fair Housing Act provides equal access to all in the purchase, rental, and use and enjoyment of a home

Do not allow FHA violations in advertising, screening, lease terms, etc deter you away from a home you want – report the violation!

Residents and Tenants need to know the process for filing a fair housing complaint with HUD

Complaint form available online at <u>www.hud.gov</u>, or

By calling 1-800-669-9777

A provider cannot retaliate against you for exercising your fair housing rights

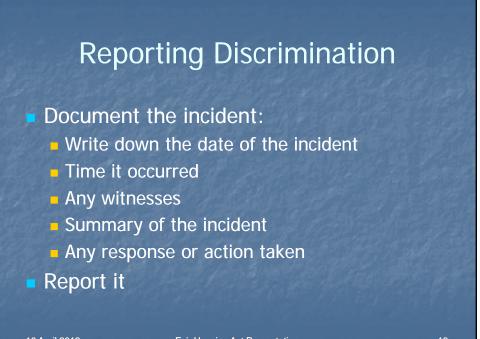
- If you are a person with a disability, you can:
 - Ask for a reasonable modification
 - Ask for a reasonable accommodation

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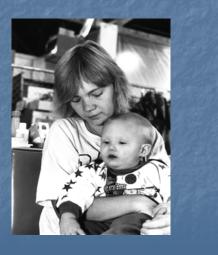


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Filing a Complaint with HUD

- Complaints must be filed through the HUD administration process within one (1) year of discrimination
- 2. HUD will either complete an investigation of the compliant within one hundred (100) days or provide a reason it failed to do so.



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A document written by a State or local government describing the housing needs of the low- and moderate-income residents, outlining strategies to meet the needs and listing all resources available to implement the strategies. This document is required to receive HUD Community Planning and Development funds.

Must be done every 5 years

 Community participation is critical: the Plan is intended to involve substantial citizen participation and be a collaborative effort by the community as a whole

Affirmatively Furthering Fair Housing

 Communities must certify that they will affirmatively further fair housing as a condition of receiving Federal funds.

 As part of the certification to affirmatively further fair housing, jurisdictions must assume the responsibility of fair housing planning by conducting an analysis of impediments (AI) to fair housing choice.

 Each jurisdiction should maintain its AI and update the AI annually where necessary. The beginning of a new Consolidated Plan five-year planning cycle is often when the AI gets updated.

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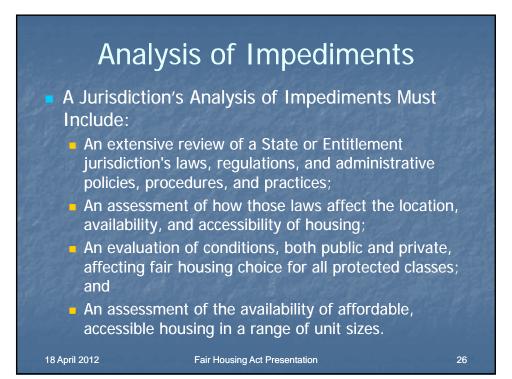
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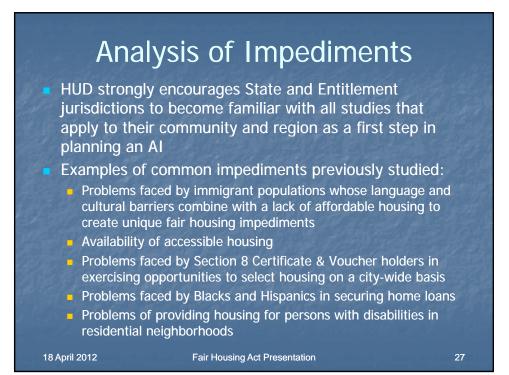
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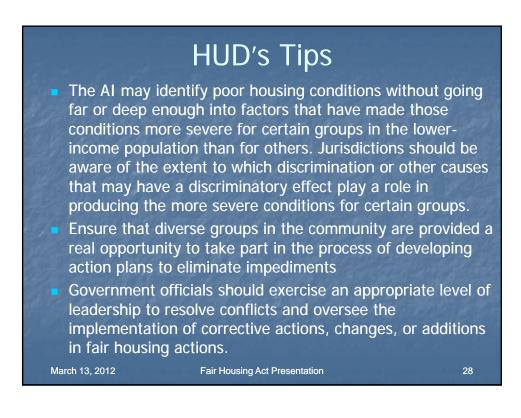
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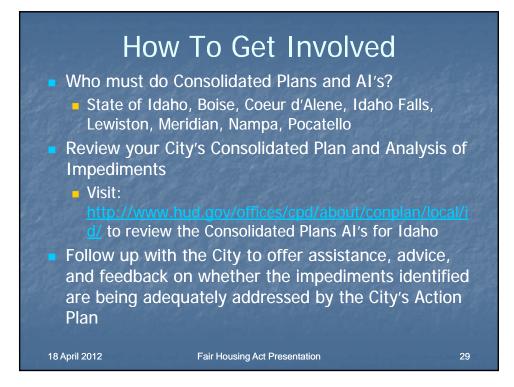
Analysis of Impediments Impediments to fair housing choice are defined as: Any actions, omissions, or decisions taken because of race, color, religion, sex, disability, familial status, or national origin that restrict housing choices or the availability of housing choice Any actions, omissions, or decisions that have this effect. 25

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Please contact the following with any questions and/or concerns:

U.S. Department of Housing and Urban Development (HUD) 1-800-669-9777 -or-

> 1-800-927-9275 (TDD) www.hud.gov

Idaho Legal Aid Services (208) 345-0106 in Boise or 1-866-345-0106 (toll-free) www.idaholegalaid.org

Intermountain Fair Housing Council (208) 383-0695 in Boise -or-1-800-717-0695 (toll-free)

Web Resources:

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Additional Training is Available to You

Please contact Sunrise Ayers at 208-345-0106, ext. 1511 or at sunriseayers@idaholegalaid.org to schedule additional Fair Housing presentations or trainings for staff, providers, tenants, or the public. *Thank you!*

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