Fair Housing Workshop

Brought to you by
City of Stuart
and
Guardian Community Resource Management, Inc.

EQUAL HOUSING OPPORTUNITY

Community Development Block Grant
May 26, 2020

GUARDIAN
Community Resource Management Inc.

FAIR HOUSING ACT



- The Fair Housing Act (Title VIII Civil Rights 1968) was established to protect people from discrimination when purchasing or renting a property as a residence.
- -Fair Housing Ordinance
- -Florida Chapter 760 FS
- -CDBG Award Agreement

FAIR HOUSING ACT

EQUAL HOUSING OPPORTUNITY

- **IT IS ILLEGAL TO DISCRIMINATE BASED ON THE RACE, COLOR, RELIGION, SEX, NATIONAL ORIGIN, HANDICAP OR FAMILIAL STATUS WHEN RENTING, SELLING OR FINANCING A HOME OR PROPERTY**

- **YOU HAVE RIGHTS!!** IF YOU FEEL YOU HAVE BEEN DISCRIMINATED AGAINST WHEN BUYING OR RENTING A HOME, AT THE END OF THIS PRESENTATION WE WILL PROVIDE YOU WITH A CONTACT WHO CAN HELP YOU FOLLOW UP ON YOUR SITUATION.

FAIR HOUSING ACT

EQUAL HOUSING OPPORTUNITY

WHO IS NOT PROTECTED

DISCRIMINATION BASED ON THE FOLLOWING FACTORS ARE NOT COVERED BY THE FAIR HOUSING ACT

- MARTIAL STATUS
- SEXUAL ORIENTATION
- SOURCE OF INCOME
- CRIMINAL HISTORY, INCLUDING SEXUAL OFFENDERS,
- AND JUVENILE OFFENDERS
- NON-RECOVERING USERS OF ILLEGAL SUBSTANCES
- AGE

FAIR HOUSING ACT



EXCLUDES

- AN OWNER-OCCUPIED BUILDING WITH UP TO FOUR UNITS
- A HOME SOLD OR RENTED BY THE OWNER AS LONG AS HE OR SHE DOES NOT OWN MORE THAN THREE HOMES OR USE A REAL ESTATE AGENT OR HAS NOT SOLD A HOME IN THE LAST 24 MONTHS.
- A HOUSING DEVELOPMENT OPERATED BY AN ORGANIZATION OR CLUB.
- A QUALIFIED HOUSING DEVELOPMENT FOR 55+ ADULTS

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EXAMPLES OF DISCRIMINATION

- REFUSE TO RENT OR SELL A HOME TO A PERSON WHO FALLS INTO ONE (OR MORE) OF THE PROTECTED CLASSES AND BEING IN THOSE CLASSES IS THE BASIS FOR THE REFUSAL;
- TELL YOU HOUSING IS UNAVAILABLE WHEN IN FACT IT IS AVAILABLE;
- DENY A PERSON WITH CHILDREN UNDER THE AGE OF 18 A SPECIFIC UNIT IN AN APARTMENT BUILDING FOR WHICH HE OR SHE HAS OTHERWISE QUALIFIED;
- DISCRIMINATE AGAINST RESIDENTS BECAUSE OF THE DISABILITY ASSOCIATED WITH THEM. (“ASSOCIATED” MEANS CHILDREN, PARENTS, FRIENDS, SPOUSES, ROOMMATES, PATIENTS, ETC.).

FAIR HOUSING ACT

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EXAMPLES OF DISCRIMINATION

- ADVERTISE HOUSING TO PREFERRED GROUPS OF PEOPLE ONLY;
- THREATEN, COERCE, INTIMIDATE, OR INTERFERE WITH SOMEONE WHO IS ADVOCATING FOR HIS OR HER FAIR HOUSING RIGHTS;
- IMPOSE DIFFERENT TERMS OR CONDITIONS ON A MORTGAGE LOAN;
- MAKE ASSUMPTIONS ABOUT YOUR ABILITY TO PAY BASED ONLY ON YOUR RACE OR NATIONAL ORIGIN; NOTE: A BANK DOES NOT HAVE TO LOAN YOU MONEY IF YOU CANNOT SHOW THAT YOU CAN REPAY THAT LOAN;
- ASK A PERSON WITH A DISABILITY TO PROVE HE/SHE CAN LIVE INDEPENDENTLY.

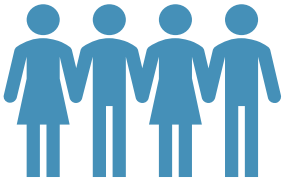
FAIR HOUSING ACT

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EXAMPLES OF DISCRIMINATION

- SHOW YOU APARTMENTS OR HOMES IN CERTAIN NEIGHBORHOODS ONLY;
- ASK YOU ABOUT A DISABILITY UNLESS YOU ARE REQUESTING AN ACCOMMODATION OR APPLYING FOR HOUSING THAT GIVES PRIORITY TO PERSONS WITH DISABILITIES;
- ASK YOU TO PROVIDE MORE DOCUMENTATION THAN IS NECESSARY TO PROVE YOUR DISABILITY AND ITS CONNECTION TO YOUR REQUESTED REASONABLE ACCOMMODATION;
- REFUSE A REASONABLE ACCOMMODATION UNLESS IT IS NOT RELATED TO THE PERSON'S DISABILITY OR IT WOULD FUNDAMENTALLY ALTER THE NATURE OF THE PROVIDER'S OPERATIONS OR WOULD IMPOSE AN UNDUE FINANCIAL AND ADMINISTRATIVE BURDEN.

FAIR HOUSING ACT FILING A COMPLAINT



Florida Council on Human Relations:

http://fchr.state.fl.us/

https://fchr.myflorida.com/fair-housing/

U.S. Department of Housing and Urban Development
451 Seventh St SW
Washington, DC 20410-2000

https://www.hud.gov/program_offices/fair_housing_equal_opp

https://www.hud.gov/program_offices/fair_housing_equal_opp/online-complaint

You can call 800-440-8091 (Florida, Atlanta Regional Office) or 202-708-1455 (TTY)

FAIR HOUSING ACT

QUESTIONS?

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