

Week 1 Fair Housing Act 101

Post 1

What is the Fair Housing Act?

The Fair Housing Act prohibits discrimination in the sale and rental of housing that is based on a person's: race, color, sex, religion, national origin, disability, or familial status.

The Fair Housing Act covers most housing; however, there are a few exceptions:

- *Owner-occupied buildings with no more than four units.
- *Single-family houses sold or rented by the owner without the use of an agent.
- *Housing operated by religious organizations and private clubs that limit occupancy to members.

To learn more about fair housing, visit www.idahohousing.com/fair-housing/

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Post 2

FHA prohibits against race and color discrimination.

National origin includes birthplace, ethnicity, ancestry, culture, language, and accent. Every person is protected by the FHA regardless of immigration status.

Discrimination based on race, color, or national origin is often subtle and can appear as an extra fee or steering you towards certain unit.

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Post 3

Other protected classes of the Fair Housing Act are Sex and Familial

Status.

Check out our post below to take a deeper dive and see the definitions.

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Post 4

Discrimination includes applying different terms or conditions of housing, denying applications, or steering or restricting persons to certain neighborhoods or buildings because of their religion or disability.

The Fair Housing Act prohibits discrimination in housing and housing-related transactions because of

disability. These protections apply in most private housing, state and local government housing, public housing and any other federally assisted housing programs and activities.

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Week 2 Information for Tenants

Post 1

Have you experienced housing discrimination? Need help knowing when to file a complaint?

See our post to give you some ideas on when you should file a complaint.

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Post 2

Now that we've learned some ideas on when we should file a complaint, we need to know who to call.

To file a complaint in Idaho, contact either the Intermountain Fair Housing Council to assist pro bono or for free or HUD.

Please see our post below for more information. You can also use the QR or the link to help file a complaint.

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

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Post 3

Under federal law, it is unlawful to retaliate against any person who has exercised a Fair Housing Right. It is also illegal to retaliate against anyone who assisted and/or encouraged the person to file a complaint or exercise rights. Some examples of retaliation may be:

- Tenant is forced eviction or lease not renewed because of filing a fair housing complaint
- Intimidation or threats
- Physical harm to person or property

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Post 4

Sometimes housing discrimination can be sneaky. Be sure to carefully check ads for language similar to the phrases in our post.

To learn more about fair housing, visit www.idahohousing.com/fair-housing/

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Week 3 Information for Housing Providers

Post 1

The Federal Housing Act (FHA) protects everyone seeking housing free from discrimination by requiring landlords to treat all applicants and tenants equally.

As a landlord, it is vital understand the Fair Housing Act. Test your knowledge on Fair Housing by using the QR code below or clicking this link --> <https://www.nar.realtor/rmoquiz2.nsf/fairhousingquiz>

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Post 2

A reasonable accommodation is a change, exception, or adjustment to a rule, policy, practice, or service that removes barriers for tenants with disabilities or applicants to provide “full enjoyment” of the premises, unless it creates undue financial and administrative burden or a fundamental alteration of the program. If that's the case, they are required to provide any other reasonable accommodation. Housing providers ARE NOT allowed to charge a fee or deposit for providing a reasonable accommodation.

For more information see www.hud.gov/program_offices/fair_housing_equal_opp. Additional information about assistance animals is available here.

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Post 3

Reasonable modifications are structural changes to a unit that is currently or will be occupied by a person with a disability to provide “full enjoyment” of the premises. In most cases, modifications are the financial responsibility of the requester/tenant.

For more information see www.hud.gov/program_offices/fair_housing_equal_opp.

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Post 4

Would you like more information or training about fair housing laws?

Please use the QR code or the link to request more info!

<https://app.smartsheet.com/b/form/02ae5dd6d255407eac670687ed6a9201>

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Week 4 Common Barriers and How to Move Forward

Post 1

Despite efforts to train housing providers, issues do still happen. When a potential Fair Housing Act violation occurs, we encourage you to reach out to your local Fair Housing Office and work with the Fair Housing and Equal Opportunity (FHEO) Office at HUD:

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

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Post 2

Where you live impacts all areas of your life. It determines your access to living wage jobs, quality food or healthcare, high-performing schools, and safe lenders. It also impacts your chances of being incarcerated, your income, and whether your children will go to college.

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Post 3

Below are some Fair Housing complaints that utilized the Fair Housing Act.

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Post 4

Uphold the Fair Housing Act, Ensure Housing is an Equal Right and Affirmatively Further Fair Housing!

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