



FAIR HOUSING

YOUR MONTHLY UPDATE TO HOUSING NEWS, INFORMATION AND EVENTS

May 2019

HUD Fair Housing Enforcement Actions Continue

Adapted from HUD Press Releases

SAN DIEGO, CA – On April 23, 2019, HUD announced a fair housing agreement between a San Diego-area property management company and a family with a child that has a respiratory disability.

Read the [full press release here](#)

The case came to HUD's attention when a single mother of a child with respiratory disabilities filed a complaint alleging that the property manager denied her requests to move to another unit because the smoke from her neighbor's unit exacerbated her son's disability.

Under the terms of the agreement, Property West Residential, Inc., will pay the mother \$5,000 and forgive \$5,560.47 that the company alleges she owed. In addition, each of Meadow Woods

at Alpine's property managers will attend fair housing training.

MODESTO, CA – A [Conciliation Agreement](#) between HUD, a rental property owner and a management company was announced in late March.

Read the [full press release here](#).

In this case, a HUD Fair Housing Initiatives Program agency filed a complaint on behalf a couple alleging that the family was denied the opportunity to rent a two-bedroom unit because they had children.

The owners and the property manager will pay \$10,000 to the couple and \$5,000 to the agency. In addition, the agreement requires that both revise their policies and that their employees attend annual

fair housing training for the next three years.

WASHINGTON, DC – Last Winter, MHI reported on HUD's allocation of \$23 Million in federal funds to be used in fighting housing discrimination. In April, HUD allocated another [\\$15 million in grants](#) via its Fair Housing Initiatives Program.

“Even though the Fair Housing Act became the law of the land 51 years ago, housing discrimination continues to this day,” said HUD Secretary Ben Carson. “HUD will continue to confront housing discrimination in all its forms and advance our mission of safe, affordable housing free from discrimination.”

HUD's FHIP grants support a wide range of fair housing enforcement, education, and outreach activities.



Immigration Status and Housing Discrimination

MHI recently received an email asking about the interplay between the Fair Housing Act and a person's immigration status.

The following are excerpts from a HUD guidance on the topic. The entire guidance is attached to the email delivering this Fair Housing Update.

Does immigration status affect whether a person is covered by the Fair Housing Act?

No. Every person in the United States is protected by the Fair Housing Act. A person's immigration status does not affect his or her federal fair housing rights or responsibilities.

The Act prohibits discrimination in the sale, rental, and financing of dwellings, and in other housing related transactions, based on race, color, national origin, religion, sex, familial status, and disability. Such discrimination is illegal regardless of the victim's immigration status.

Can landlords ask for immigration documents?

Landlords are allowed to request documentation and conduct inquiries to determine whether a potential renter meets the criteria for rental, so long as this same procedure is applied to all potential renters. Landlords can ask for identity documents and institute credit checks to ensure ability to pay rent. However, a person's ability to pay rent or fitness as a tenant is not necessarily connected to his or her immigration status.

Landlords should remember that their policies must be consistent. If they ask for information from one person or group, they must ask for the same information from all applicants and tenants. Potential renters and home buyers cannot be treated differently because of their race, color, national origin, religion, sex, disability or familial status.

If you have any questions regarding Fair Housing or would like back issues, please contact MHI's Senior Vice President of State and Local Affairs and General Counsel, Rick Robinson at rrobinson@mfghome.org.

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