



# FAIR HOUSING

YOUR MONTHLY UPDATE TO HOUSING NEWS, INFORMATION AND EVENTS.

October 2019

## A Collection of Fair Housing Documents

Since the Fair Housing Act was signed into law over five decades ago, agencies of the United States government have issued various documents on how the Act should be interpreted.

While many of these documents are old, they are still relied upon by the agencies that enforce the Fair Housing Act.

On a regular basis, MHI gets requests regarding issues addressed in these documents. While they do not cover the entirety of issues raised by the Fair Housing Act, they do provide a starting point for most of our inquiries.

In this edition, we provide links to those documents for future use and reference.

[HUD's Fair Housing Poster](#)

[HUD's Fair Housing Poster \(Spanish\)](#)

NOTE – other languages are available online.

[HUD/DOJ Joint Statement on Reasonable Accommodations](#) (2004)

[HUD/DOJ Statement on Reasonable Modifications](#) (2008)

[DOJ FAQ on Service Animals](#) (2015)

[HUD Guidance on Service and Assistance Animals](#) (2013)

[HUD Guidance on Criminal Background Checks](#) (2016)

[HUD FAQ and Guidance on](#)

[Immigration Status and Discrimination](#) (2012)

[HUD Guidance Regarding Advertisements](#) (1995)

[HUD's so-called Keating Letter on Occupancy](#) (1998)

In addition, when dealing with cities passing local ordinances, we often refer to these two guidances:

[HUD Guidance on Zoning](#) (2016)

[HUD Guidance on Nuisance Ordinances](#) (2016)

Finally, it is important to make sure the Fair Housing logo is prominently displayed in all your advertising.

To download the logos, [click here](#).



## Recent HUD Enforcement Actions

Adapted from recent HUD press releases. All HUD press releases may be found by [clicking here](#).

**CALIFORNIA** – HUD settled a Los Angeles based assistance animal case with multiple defendants. To read the Settlement Agreement, [click here](#).

This case arose when a local Fair Housing enforcement agency began testing and results indicated the various housing providers in the complaint were denying persons with disabilities the right to keep assistance animals.

According to the terms of the Settlement Agreement, the housing providers will be fined \$15,000; have staff who interact with current and potential tenants attend fair housing training; modify their policies to include information on reasonable accommodations, modifications, and service animals; and ensure that staff who interact with current or potential tenants will have the ability to communicate in English and other languages.

**MONTANA** - A Montana mother filed a complaint alleging a landlord refused to rent the home to her because she had two daughters under the age of eighteen. The landlord's agent allegedly made oral and written statements with respect to rental of the home indicating discrimination based on the presence of the minor children. The landlord eventually rented the home to a couple with no children.

HUD's followed with a formal Charge, which can be read by [clicking here](#).

**NEW YORK** – In another case alleging familial discrimination, HUD has charged the owner of a mixed-use property, which contains two apartments, for refusal to rent a one-bedroom unit to an applicant because the applicant has a son who would stay with him three times a week. HUD's charge further alleged that the owner stated that he did not want any children living at the property, citing parking concerns.

Read HUD's Charge by [clicking here](#).

All three of these actions demonstrate the need to have updated Fair Housing/anti-discrimination policies, as well as the importance of conducting Fair Housing training on a regular basis.

