**CHAPTER IX. FAIR HOUSING**

**Introduction**

The purpose of this chapter is to provide information and guidance to Idaho Community Development Block Grant (CDBG) grantees (cities or counties) in understanding practices and their obligations to Affirmatively Furthering Fair Housing in their community per 24 CFR 570.487(b).

**Background**

Affirmatively Furthering Fair Housing is based upon the federal Fair Housing Act. Congress passed The Fair Housing Act on April 11, 1968. The Act prohibits discrimination in all housing transactions on the basis of race, national origin, sex, color, religion, person with disabilities (handicap), and familial status (i.e., households with/without children). The Fair Housing Act also requires HUD to administer the CDBG program in a manner to affirmatively further fair housing (AFFH). Therefore, CDBG grantees (cities and counties) are required to certify that they will affirmatively further fair housing. Action to AFFH should promote wider housing opportunities for all persons while maintaining a nondiscriminatory environment in all aspects of the public and private housing markets.

**Grantee’s Fair Housing Responsibilities**

When grantees receive CDBG funding, they certify they will take actions to Affirmatively Further Fair Housing. To comply with this certification, the local jurisdiction, at a minimum must complete the following five Steps to Affirmatively Furthering Fair Housing in your community.

**Step 1: Designate a Fair Housing Resource Person**

The grantee is required to appoint a fair housing resource person to coordinate all fair housing efforts and then assure all activities are recorded.

The fair housing resource person will be responsible for:

1. Assuring that the five requirements in the fair housing resolution are complied with;
2. Review Fair Housing Information (Exhibit F).
3. Acquiring and displaying information on fair housing rights and programs. This would include posters and brochures available through HUD, and other sources. The posters and brochures should be displayed in the city or county building. Posters can be found at <https://www.hud.gov/program_offices/fair_housing_equal_opp/marketing>
4. Assisting citizens with identifying fair housing resources;
5. Promote and possibly assist in the coordination of local fair housing activities; and
6. Establishing a record keeping system for AFFH activities.

**Step 2: Ensure Fair Housing Resolution has been adopted and that the City / County is complying with the resolution.**

The publication of the Resolution must occur (at least one year) prior to the CDBG contract execution, see Exhibit A. The Resolution must be published at least once and can be posted.

**Step 3: Complete the Fair Housing Assessment Form**

The grantee’s designated fair housing person and grant administrator need to complete the Fair Housing Assessment Form, see Exhibit B. The form requires the city or county to research and answer questions regarding possible impediments to fair housing, identifying the impediments, and establishing an action plan to overcome or mitigate the impediment or its affects.

The review form is not meant to merely be a checklist but that the questions will be researched and answered appropriately.

Also, documentation and records reflecting the actions taken must be kept on file and maintained.

**Step 4: Proclaim April as Fair Housing Month**

The city or county will need to proclaim April as fair housing month. The proclamation should be proclaimed by the first April after execution of the grant contract. The city or county will need to proclaim April as fair housing month at least once prior to the project closeout; however, it is recommended to proclaim fair housing month on an annual basis. See Fair Housing Proclamation, Exhibit C.

**Step 5: Display Fair Housing Information**

The city or county will display for public viewing, at a minimum, the following posters and brochure at their city hall and county administrative building.

* Equal Housing Opportunities Posters (both English and Spanish version), see Exhibits D and E.
* Good Neighbors & Fair Housing = Strong Communities / 211 Poster

**Fair Housing Resolution**

LET IT BE KNOWN TO ALL PERSONS OF the City/County of that discrimination on the basis of race, color, religion, sex, national origin, handicap, or familial status in the sale, rental, advertising, leasing or financing of housing or land to be used for construction of housing or in the provision of brokerage services is prohibited by Title VIII of the 1968 Civil Rights Act (Federal Fair Housing Law) and the Fair Housing Amendments Act of 1988.

It is the policy of the City/County of to encourage equal opportunity in housing for all persons regardless of race, color, religion, sex, national origin, handicap, or familial status. Therefore, the City/County does hereby pass the following Resolution.

BE IT RESOLVED that within available resources the City/County will assist all persons who feel they have been discriminated against because of race, color, religion, gender, national origin, handicap, or familial status to seek equity under federal and state laws by referring them to the U.S. Department of Housing and Urban Development, Office of Fair Housing and Equal Opportunity, Compliance Division.

BE IT FURTHER RESOLVED that the City/County shall publicize this Resolution and through this publicity shall encourage owners of real estate, real estate brokers and sellers, rental owners, rental property manager, lenders, developers, builders, home buyers, and renters to become aware of their respective responsibilities and rights under the Federal Fair Housing Law and amendments and any applicable state or local laws or ordinances.

SAID FAIR HOUSING PROGRAM will at a minimum include: 1) publicizing this resolution; 2) posting applicable fair housing information in prominent public areas; 3) providing fair housing information to the public; 4) preparing a fair housing assessment; and 5) declaring April as Fair Housing Month.

EFFECTIVE DATE

This Resolution shall take effect

Attest Chief Elected Official

**Fair Housing Assessment for the City / County of \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_**

Typical impediments to fair housing that Cities / Counties directly confront include local zoning restrictions, inadequate transportation, and employment centralization. In your communities' efforts to Affirmatively Further Fair Housing, you will need to review the communities' land use tools, tax policies, and educational efforts to identify if there is an impediment. If any impediments are identified, it is the expectation that the City / County will address this issue in an effective and timely manner.

Review the following background information and then respond to the following questions regarding your City / County.

**Background Information – Court Cases and the 2016 Fair Housing Analysis of Impediments/ Assessment:**

Fair housing issues are not just between a landlord and tenant read the following two examples where Idaho local governments violated the Fair Housing Act.

**United States v. City of Payette, Idaho (Disability).** In the summer and fall of 2001, Ms. \*Smith sought to open and operate a group residence called Harbor House in Payette, Idaho. The purpose of Harbor House was to house and counsel persons recovering from alcohol and drug dependency. Harbor House was to be operated from a single-family residence owned by Ms. Smith and her husband Mr. Smith. City officials told Ms. Smith that she would need a conditional use permit (CUP) before she could open Harbor House, so she applied for one. The Payette Planning and Zoning Commission denied Ms. Smith's application for a CUP.

In August 2001, the Payette City Council held a public hearing on Ms. Smith's application to operate Harbor House. At the hearing, Ms. Smith explained that Harbor House would forbid drug or alcohol use, and its residents would be former alcoholics or drug addicts who were recovering from their addiction. Area residents who attended the hearing, as well as the earlier Planning and Zoning Commission meeting, made numerous comments indicating opposition to the proposed group home based on the fact that the prospective residents of the home would be persons with disabilities. The city claimed that the group home was a “commercial” entity that didn’t belong in a residential neighborhood, although the city had previously allowed other commercial businesses to open in residential neighborhoods. In August 2001, Ms. Smith filed a timely complaint with HUD. Upon finding reasonable cause for discrimination based on disability, the case was referred to the DOJ.

In September 2003, the court entered a consent decree requiring the city to: allow the group home to open at its originally requested location; comply with the provisions of the FHA; notify the United States of any applications for permits and zoning requests relating to group homes; and train city employees and officials on the requirements of the FHA. The defendant also paid $15,000 to the owner/operators of the facility, and a civil penalty of $5,000 to the United States. The consent decree remained in effect for three years. \*(name was changed)

**Alamar Ranch LLC v. Boise County (Disability).** In November 2009 plaintiffs, Alamar Ranch, LLC (Alamar Ranch) filed a lawsuit alleging that Boise County (defendant) violated the FHA by changing a conditional use permit (CUP) to mandate unfeasible design elements in order to construct a residential treatment center for troubled youth and youth with substance abuse problems. The CUP approved by the defendants stated that Alamar Ranch could have no more than 24 beds (the original permit was for 72 beds), must keep a fire truck on site and build a helicopter landing pad. Based on these elements, which made the development prohibitively expensive, Alamar Ranch alleged that the defendant denied reasonable accommodation to handicapped persons.

In April 2010, the court ruled on motions calling for summary judgment on whether the plaintiffs were aggrieved persons, whether the future residents of Alamar Ranch were actually handicapped and therefore denied reasonable accommodation, whether disparate impacts and treatment exist, and whether punitive damages may be assessed. The court found that Alamar Ranch is an aggrieved person; there was sufficient material evidence to prove future residents would classify as handicapped and therefore may have been denied reasonable accommodation as well as sufficient evidence to prove disparate impacts and treatment. The court ruled that the taxpayers did not share in the responsibility for the augmented CUP and there was no basis to find an exception to the public policy against punitive damages awards against municipalities. In other words, no punitive damages could be awarded in this case, however compensatory damages could result. Although the court identified that sufficient evidence existed to argue the claims of the plaintiff (except for the issue of punitive damages), the court deferred the final ruling to a jury trial.

Throughout 2010, the plaintiffs and defendants filed numerous pretrial motions establishing what evidence and testimony would be allowed in the upcoming trial. In late December 2010 a trial was held to resolve the FHA issues. The jury trial commenced, alleging three separate violations of the FHA: (1) failure to make reasonable accommodations, (2) disparate treatment of the handicapped (3) and intentional interference with the construction of handicapped housing. The jury ruled in favor of Alamar Ranch on all counts and returned a verdict awarding $4 million in damages. Many feel the outcome might have been different with a more complete understanding of fair housing law at the outset. In November, 2011, Judge Lynn Winmill ordered Boise County to levy a tax on its property owners to repay the estimated $5.4M resulting from the court case.

**State of Idaho’s 2016 Fair Housing Analysis of Impediments / Assessment**

The 2016 Analysis of Impediments / Assessment focused on housing data related to integration and segregation; concentrations of poverty; disparities in access to community assets, and disproportionate housing needs in protected classes. The assessment was coordinated by the Idaho Housing and Finance Association (IHFA) and the Department of Commerce (Commerce), as well as a number of housing and community stakeholders. The goals of the assessment was to identify the factors that contribute to fair housing concerns and establish priorities and goals for addressing the concerns in the next five years. The full document is available for your review at www. <https://commerce.idaho.gov/>

Respond to the following assessment questions:

|  |  |  |  |  |
| --- | --- | --- | --- | --- |
| **Fair Housing Resource Person** |  |  |  |  |
| Has the City / County appointed their fair housing resource person? | Yes | \_\_\_ | No | \_\_\_ |
| Who is the person? \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_What is the person’s job title? \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ |  |  |  |  |
| Has the fair housing resource person toured the Idaho Fair Housing Forum website? The website is located at [www.fairhousingforum.org](http://www.fairhousingforum.org). | Yes | \_\_\_ | No | \_\_\_ |
| Has the fair housing resources person toured the HUD fair housing website at <https://www.hud.gov/program_offices/fair_housing_equal_opp> | Yes | \_\_\_ | No | \_\_\_ |
| Does the City / County provide for fair housing training to this individual? | Yes | \_\_\_ | No | \_\_\_ |
| **Comprehensive Plan** |  |  |  |  |
| In accordance with Idaho’s Local Land Use Planning Act, has the City / County completed a comprehensive plan?When was the plan last updated? \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ | Yes | \_\_\_ | No | \_\_\_ |
| Has the comprehensive plan been updated in the last ten (10) years? | Yes | \_\_\_ | No | \_\_\_ |
| Does the housing component of the plan cover the following? |  |  |  |  |
|  An analysis of housing conditions and needs. | Yes | \_\_\_ | No | \_\_\_ |
|  Plans for the provision of safe, sanitary, and adequate housing, including provision for low-cost conventional housing. | Yes | \_\_\_ | No | \_\_\_ |
| Siting of manufactured housing in subdivisions, parks, and individual lots. | Yes | \_\_\_ | No | \_\_\_ |
| Does the transportation component of the plan cover existing or a proposed system of public transportation or other transit lines? | Yes | \_\_\_ | No | \_\_\_ |
| Does the City/County have a land-use planner?  | Yes | \_\_ | No | \_\_\_ |
| **Zoning** |  |  |  |  |
| Does the City / County zoning allow for the development of row housesand / or attached townhouses in single family zones, as a means to encourage the development of affordable housing? | Yes  | \_\_\_ | No | \_\_\_ |
| Does the City / County zoning allow for single room occupancy units (SROs), residential motels, or rooming houses?  | Yes | \_\_\_ | No | \_\_\_ |
| Does the City / County ordinance identify zoning for mobile homes? | Yes | \_\_\_ | No | \_\_\_ |
|  Is the ordinance in compliance with the Idaho’s Local Land Use Planning Act (1995), thereby, treating manufactured homes the same as stick built homes for the purposes of land use regulations? | Yes | \_\_\_ | No | \_\_\_ |
| Does the zoning allow for group homes in a residential district or district(s) as per Idaho Statute Title 67 Chapter 65?*Group housing*. The zoning code should clarify that housing for groups protected by the Fair Housing Act Amendments of 1988 are treated as residential uses, and should generally allow those group housing uses in at least one residential district. While some communities require a special permit for these uses, others find that they can be allowed by right provided that they comply with standards limiting scale, character, and parking. Failure to provide for these uses in the code could subject the city and county to a developer’s request for “reasonable accommodation” under the Act, and failure to provide “reasonable accommodation” could be a violation of federal law. In light of the aging of the American population, the code should also provide areas where congregate care, nursing home, and assisted living facilities may be constructed. | Yes  | \_\_\_ | No  | \_\_\_ |
| Does the City/ County zoning allow for Accessory Dwelling Units?*Accessory Dwelling Units*. The zoning code should allow accessory dwelling units in at least one zone district – either as an additional unit within an existing home structure or in an accessory building on the same lot. While some communities require a special permit for these uses, others find that they can be allowed by right provided that they comply with standards limiting scale, character, and parking. | Yes | \_\_\_ | No | \_\_\_ |
| Does the City / County have a single-family home provision that encourages that newly construction homes meet what is defined as “Visitability”: The three basic requirements are: * One zero-step entrance
* Doors with 32 inches of clear passage space
* One bathroom on the main floor you can get into in a wheelchair
 | Yes | \_\_\_ | No | \_\_\_ |
| If no provision, is it a standard the City / County would consider in the future? | Yes | \_\_\_ | No | \_\_\_ |
| Has the City /County considered creating a density bonus for affordable housing in single-unit zones as a means to encourage the development of affordable housing?(Such as provision could address the number of allowed units, additional floor area ratio, site arrangement / set back standards and / or height increase).  | Yes | \_\_\_ | No | \_\_\_ |
| Is public notice required for ordinance adoption or amendments for zoning, subdivision, or variances?  | Yes | \_\_\_ | No | \_\_\_ |
| If 5% of the City / County residents speak a given language other than English as their primary language, are public notices provided or translated in the applicable given language? | Yes | \_\_\_ | No | \_\_\_ |
| If the City / County has a planning and zoning board, does the board make-up match the diversity of the community? | Yes | \_\_\_ | No | \_\_\_ |
| Does the City / County provide fair housing training to the planning and zoning board and city council or county commissioners?  | Yes | \_\_\_ | No | \_\_\_ |
| **Public Transportation** |  |  |  |  |
| Are there public transportation options available for individuals within the community? | Yes | \_\_\_ | No | \_\_\_ |
| If not, are there any future plans to add public transportation? | Yes | \_\_\_ | No | \_\_\_ |
| Does the City / County have representation on public transportation association or public transportation advisory council? | Yes | \_\_\_\_\_ | No | \_\_\_\_\_\_ |
| Does your community have a transportation plan? | Yes | \_\_\_ | No | \_\_\_ |
| **Property Tax Policies** |  |  |  |  |
| Does the County have in place procedures and personnel to advise the public of property tax reductions available to property owners and to assist the property owners in receiving the benefit of these programs? |  |  |  |  |
|  Residential Property Tax Exemption (Homeowner’s Exemption) – this program allows a percentage or amount reduction off a property owner's assessed value, thereby reducing the amount of tax paid? | Yes | \_\_\_ | No | \_\_\_ |
|  Circuit Breaker Exemption – property tax reduction for individuals who meet certain income and other qualifications? | Yes | \_\_\_ | No | \_\_\_ |
| **Fair Housing Education and Outreach** |  |  |  |  |
| Has the City / County adopted and published a Fair Housing Resolution? | Yes | \_\_\_ | No | \_\_\_ |
| Has the City / County accomplished (or will accomplish) the activities identified in the resolution? | Yes | \_\_\_ | No | \_\_\_ |
| Has the City / County adopted the Fair Housing Proclamation proclaiming April as Fair Housing Month? | Yes | \_\_\_ | No | \_\_\_ |
| Has the City / County adopted either their own or the state’s Anti-Displacement and Relocation Plan? | Yes | \_\_\_ | No | \_\_\_ |
| Does the City / County have available for public view the English and Spanish version of the Equal Housing Opportunity poster? See Exhibit D and E, or go to website [www.hud.gov/offices/fheo/promotingfh.cfm](http://www.hud.gov/offices/fheo/promotingfh.cfm). Click on Fair Housing Poster. | Yes | \_\_\_ | No | \_\_\_ |
| Does the City / County have available for public view the 211 Poster? | Yes | \_\_\_ | No | \_\_\_ |
| **Economic Development** |  |  |  |  |
| Does the City / County belong to an economic development organization whose objective is to advance job growth and/or training opportunities in the area?  | Yes | \_\_\_ | No | \_\_\_ |
| **Real Estate Brokerage** |  |  |  |  |
| Is there a Board or Association of Realtors who represent the City / County area? Check [www.idahorealtors.com](http://www.idahorealtors.com).  Note: This website may not list all boards or associations.  | Yes | \_\_\_ | No | \_\_\_ |
|  If yes, who is it? \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ |  |  |  |  |
|  Do they offer or market fair housing training opportunities to its members? | Yes | \_\_\_ | No | \_\_\_ |
|  Does the board or associate monitor and review real estate publications to ensure nondiscriminatory advertising practices? | Yes | \_\_\_ | No | \_\_\_ |
|  Does it educate and encourage it members to follow the National Association of Realtor Code of Ethics? | Yes | \_\_\_ | No | \_\_\_ |

If you’ve answered “No” on any of these questions, your community may have a contributing factor that is not allowing it to affirmatively further fair housing. Determine if the “No” response is an actual contributing factor in the community. If you have determined the “No” response to be a contributing factor, identify how the City / County will overcome or mitigate the impediment.

**Action Items**

Contributing Factor #1:

Planned action to overcome or mitigate:

Estimated Timeline to complete:

Contributing Factor #2:

Planned action to overcome or mitigate:

Estimated Timeline to complete:

Contributing Factor #3:

Planned action to overcome or mitigate:

Estimated Timeline to complete:

**Previous Actions or Mitigation Measures:**  Identify previous actions or mitigation measures the City / County has implemented to further fair housing. Examples: Completed fair housing outreach plan in 2014 and the Planning and Zoning commissioners attended fair housing training in 2018.

\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Other than the fair housing resource person and grant administrator, identify individuals or agencies that provided information or assisted in completing this fair housing assessment.

This Fair Housing Assessment has been developed and completed by:

Signatures:

 Fair Housing Resource Person Grant Administrator

 Date Date

**Fair Housing Proclamation**

*WHEREAS, April 20\_\_\_ marks the\_\_\_\_ anniversary of the passage of Title VIII of the Civil Rights Act of 1968, commonly known as the Federal Fair Housing Act; and*

 *WHEREAS, the Idaho Human Rights Commission Act has prohibited discrimination in housing since 1969; and*

 *WHEREAS, equal opportunity for all – regardless of race, color, religion, sex, disability, familial status or national origin – is a fundamental goal of our nation, state and (city/county); and*

 *WHEREAS, equal access to housing is an important component of this goal – as fundamental as the right to equal education and employment; and*

 *WHEREAS, housing is a critical component of family and community health and stability; and*

 *WHEREAS, housing choice impacts our children’s access to education, our ability to seek and retain employment options, the cultural benefits we enjoy, the extent of our exposure to crime and drugs, and the quality of health care we receive in emergencies; and*

 *WHEREAS, the laws of this nation and our state seek to ensure such equality of choice for all transactions involving housing; and*

 *WHEREAS, ongoing education, outreach and monitoring are key to raising awareness of fair housing principals, practices, rights and responsibilities; and*

 *WHEREAS, only through continued cooperation, commitment and support of all Idahoans can barriers to fair housing be removed;*

 *NOW, THEREFORE, I, (name of chief elected official), (mayor/county commissioner) of the (city/county), do hereby proclaim April 20\_\_, to be*

***F A I R H O U S I N G M O N T H***

*in the (city/county), State of Idaho.*

*IN WITNESS WHEREOF, I have hereunto set my hand at (city hall/county courthouse) in (city/county) on this (date written out) day of April in the year of our Lord two-thousand and nineteen.*

*(Name of Chief Elected Official)*

*(Mayor/County Commissioner)*

*(name of city clerk/county clerk)*

*(Title)*



EQUAL HOUSING OPPORTUNITY

We Do Business in Accordance with the Federal Fair

Housing Law

(The Fair Housing Amendments Act of 1988)

It is Illegal to Discriminate Against any Person Because of

Race, Color, Religion, Sex, Disability, Familial Status or

National Origin.

• In the sale or rental of housing or • In the provision of real estate

 residential lots brokerage services

• In advertising the sale or rental of • In the appraisal of housing

 housing

• In the financing of housing • Blockbusting is also illegal

Contacts:

Idaho Human Rights Commission -or- HUD Office of Fair Housing and Equal Opportunity

Phone: (208) 334-2873 Phone: (206) 442-0226

 Toll Free: 1-800-424-8590

\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Anyone who feels he or she has been discriminated U.S. Department of Housing and Urban Development

against may file a complaint of housing discrimination Assistant Secretary for Fair Housing and Equal

with the: Opportunity

 Washington, D.C. 20410

\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Previous editions are obsolete for HUD-928.1 (3-89)



IGUALDAD DE OPORTUNIDADES EN VIVIENDAS

Conducimos Nuestros Negocios de Acuerdo con la Ley

Federal de Viviendas Equitativas

(Título VII De La Ley De Derechos Civiles de 1968 según enmendado

por el Acto Nacional de Vivienda de 1974)

ES ILEGAL DISCRIMINAR CONTRA CUALAQUIERA

PERSONA POR RAZON DE SU RAZA, COLOR,

RELIGION, SEXO, O SU ORIGEN NACIONAL

FAMILIAS CON NIÑOS O PERSONAS CON IMPEDIMENTO MENTAL O FISICO

• En la venta o alquiler de viviendas o solares residenciales

• En anuncios para la venta o alquiler de viviendas

• En el financiamiento de viviendas

• En la provisión de servicios de agentes de bienes raíces

“BLOCKBUSTING” es tambíen ILEGAL

La persona ofendida puede someter una Queja (Querella) de discriminación en vivienda con:

U.S. Department of Housing and Urban Development

Assistant Secretary for Fair Housing and Equal Opportunity

Washington, D.C. 20410

Contacts:

Idaho Human Rights Commission -or- HUD Office of Fair Housing and Equal Opportunity

Phone: (208) 334-2873 Phone: (206) 442-0226

 Toll Free: 1-800-424-8590

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