
IMPORTANT INFORMATION FOR ALL LANDLORDS

from **INDEPENDENT OWNERS**
to **ASSET** and **PORTFOLIO MANAGERS**



www.FHCO.org
800/424-3247 Ext. 2

What is the Fair Housing Council?

The Fair Housing Council of Oregon (FHCO) is a nonprofit civil rights organization serving Oregon and southwest Washington.

We promote equal access to housing consistent with fair housing laws which protect against illegal housing discrimination.

Our mission:

To eliminate illegal housing discrimination across Oregon and southwest Washington.

We carry out our mission by:

Providing education and enforcement assistance related specifically to fair housing laws.

We offer additional information at:

www.FHCO.org/hs_provider_info.htm, as well as easy ways to get involved at www.FHCO.org/get_involved.

You can also join the FHCO on our website, purchase merchandise, or schedule special events that help fund our efforts and spread the message of fair and equitable housing for all.

This brochure can be made available in alternative formats for those with disabilities, or for those who need translation.

Please inquire if needed.

Additional translated materials are available at www.FHCO.org/translations.htm.

We Can Help!

Do you have fair housing questions?

Has someone you know (an applicant, neighbor, friend, or family member) experienced illegal housing discrimination?

Call our Hotline at
800/424-3247 Ext. 2

You should realize that housing discrimination needn't be intentional to be illegal.

If the *effect* of your words, advertisements, or actions have a discriminatory effect based on a protected class, it is illegal. For example, a senior housing complex may not intend to limit housing but advertising that states "independent living" may have an illegal effect against those with disabilities.

Similarly, if the *effect* disproportionately impacts one or more protected classes, it is illegal.

Please avail yourself of our training and services to be sure you're well-informed and prepared.



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Who Must Comply...

...with federal, state, and local fair housing laws?

Basically everyone must comply with fair housing laws!

The list below is not exhaustive but illustrates the point that, basically, everyone should know about and must comply with fair housing laws.

Following is a list of "housing providers," all of whom must abide by fair housing laws:

- Landlords and Property Managers
- Owners and Portfolio Managers
- Maintenance Crews and Contractors
- Housing Industry Trade Associations
- Property Owners and Sellers
- Sales Agents and Brokerage Offices
- Multiple Listing Services
- Builders and Developers
- Condo and Homeowners' Associations
- Mortgage Lenders and Appraisers
- Home Insurance Companies
- Designated Senior Communities
- Long Term Care Facilities
- Governmental Jurisdictions

Plus:

- Any employees or contractors who work for a housing provider

Even:

- Housing consumers! Neighbors must comply with fair housing laws, as well. Neighbors can't, for example, harass or intimidate one another because of race, religious beliefs, etc.
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What Are My Fair Housing Responsibilities?

Fair housing laws prohibit illegal housing discrimination.

Discrimination is illegal in any housing situation if it is based on, or adversely affects, a “protected class.” That is, if someone is denied a home, is treated differently, or is harassed because of one of the reasons listed below, it is illegal.

The fair housing laws are subject to change. Visit www.FHCO.org for updates.



Federal Protected Classes:

Race, Color, National Origin

Religion

Gender and Sexual Harassment

Familial Status (kids under 18)

Disability (physical or mental)

Also Protected in Oregon:

Marital Status

Legal Sources of Income

Sexual Orientation / Gender Identity

Domestic Violence Survivors

Also Protected in Washington:

Marital Status

Sexual Orientation / Gender Identity

Military Status (honorably discharged vets.)

Domestic Violence Survivors

Local Jurisdictions:

www.FHCO.org/pdfs/matrix_ore.pdf, and
www.FHCO.org/pdfs/matrix_wash.pdf.

How Do I Recognize Housing Discrimination?

When discrimination is based on a protected class and related to housing, it is illegal. It may be obvious or very subtle; it could be deliberate or unintentional. Either way, it is illegal.

However, discrimination is not always illegal. For example, pets and smoking are not protected classes so “no pets” or “no smoking” rules are not illegal.



The following, if based on protected class, are just a few illegal examples:

Being turned down for a home.

Being told a home is not available when it is.

Being directed to a home in a certain area, section of a complex, or neighborhood.

Being charged higher rates or offered less favorable terms than others.

Being harassed or intimidated in your home because of protected class status.

Being denied a reasonable request directly related to a disability.

One in every ten Oregonians feel they have experienced illegal housing discrimination.

Don't let housing discrimination shut out otherwise qualified families and individuals.

You Can Help!

Help Fight Illegal Housing Discrimination!

Learn more about your rights and responsibilities under federal, state, and local fair housing laws!

Learn more at:
www.FHCO.org

What's more, you can help. You're on the ground and in the field every day. Be our eyes and ears!

Be Aware:

At the Fair Housing Council, we don't assume an "us vs. them" approach and hope that you won't either. The truth of the matter is, there are many informed, well-intended landlords in the industry and we hope to collaborate with you.

As a landlord:

- An applicant might tell you how other potential landlords treated her when she approached them.
- A resident may, in the course of moving out to purchase a first home, relay that his mortgage lender or Realtor® has treated him illegally.
- You might learn that a multifamily complex violates the Fair Housing Act's accessibility requirements.
- And, of course, within your personal life, fair housing laws protect you, your family, and friends.

As a housing professional, you're aware of fair housing laws and you're in steady contact with housing consumers.

If you suspect that there may be a fair housing violation, please advise others to contact us or alert us yourself at 800/424-3247 Ext. 2.



Did You Know?

Our website offers extensive FAQs, links, and additional information. **Visit www.FHCO.org**

We conduct a poster contest each year. **Entry information at www.FHCO.org/contest.htm**

We offer tours of sites of historic discrimination. **Learn more at www.FHCO.org/tours.htm**

We created a traveling exhibit that chronicles the history of housing discrimination in Oregon. **www.FHCO.org/anywhere_but_here.htm**

We also offer fair housing classes for all audiences, as well as self-testing services for housing providers. **www.FHCO.org**

House hunting should be fun.
In truth, it's also a lot of work.



Either way, applicants and residents should not be harmed by illegal housing discrimination.

Be sure you use one or both of the logos above on all your materials and online. Use them as a sign to the public that you know and respect fair housing laws.