

FAIR HOUSING WEBINAR SERIES: TOOLS FOR CASE MANAGERS

Session 1:

Reasonable accommodations and
modifications for persons with
disabilities

Presented by:



FAIR HOUSING LAW BASICS

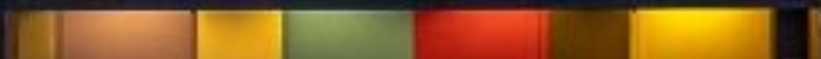
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WHAT IS FAIR HOUSING?

- A person's right to *choose where to live*, and *enjoy their home* free from discrimination
- Everyone should have equal access to housing
- Removes barriers that restrict access to opportunity
- Federal, state, county, and city laws protect a person's right to rent a home.

WHAT IS A FAIR HOUSING VIOLATION?

A Fair Housing violation occurs when a prohibited act is made against someone because they belong to a protected class.



Protected Class + Prohibited Act = Violation

PROTECTED CLASSES

A “protected class” is a group of people who share characteristics protected by law from discrimination.

PROTECTED CLASSES

FEDERAL FAIR HOUSING ACT

- Race
- Color
- Religion
- Sex (includes sexual harassment, sexual orientation, gender identity)
- National Origin (the country you or your ancestors came from)
- Disability
- Familial Status (children in the household)

ILLINOIS HUMAN RIGHTS ACT

- Sexual Orientation
- Ancestry
- Age (40+)
- Marital Status
- Military/Veteran Status (incl. Unfavorable Discharge)
- Order of Protection Status
- Arrest Record
- Source of Income (effective 2023)

PROHIBITED ACTS

Prohibited acts include any action, policy, or advertisement which discourages or prevents you from accessing an available unit or enjoying the unit you occupy because you belong to a "protected class."

Protected Class + Prohibited Act = Violation

EXAMPLES:

- Refusing to rent
- Lying about the availability of a unit
- Steering towards particular units, buildings, or communities
- Failure to make a Reasonable Accommodation/Modification

EXAMPLES OF PROHIBITED ACTS (CONT'D)

- Interfering with the ability to enjoy or feel safe in a unit
- Making or publishing discriminatory statements
- Aiding and abetting
- Sexual Harassment
- Treating people differently by giving different lease terms, privileges, or services
- Retaliating against or intimidating a person for reporting discrimination

ABOUT TODAY'S PRESENTERS:

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