



MIAMI VALLEY FAIR HOUSING CENTER NEWSLETTER

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SUMMER 2016

JIM MCCARTHY, PRESIDENT/CEO

12th Annual Waikiki Party Fundraiser Coming Soon. Save the Date!



The Waikiki Party Fundraiser is scheduled for Saturday, August 20, 2016 at the Sinclair Community College Conference Center. Proceeds from the event help the Miami Valley Fair Housing Center continue its mission of eliminating housing discrimination and ensuring equal housing opportunities for all people in our region.

The fun begins at 6:00 PM with beverages and appetizers. Buffet dinner is served around 7:15 PM followed by a brief program to recognize our sponsors and supporters. The evening is rounded out with dancing and music provide by Award Winning Multimedia Producer and DJ Basim Blunt. The Monte Carlo games also return after a successful debut in 2015.

Check our [website](#) towards the end of June for more information and registration!

HUD's Updated Rule on Harassment in Housing

The Department of Housing and Urban Development released a proposed rule on harassment in housing in the fall of 2015. The final rule will be published sometime in 2016. It will clarify and update the public and housing providers on what is considered unwelcome conduct that could lead to a fair housing claim of harassment. This underscores the need for continual training on fair housing for landlords and property management personnel.

HUD's website* says: "HUD's proposed rule, "Quid Pro Quo and Hostile Environment Harassment and Liability for Discriminatory Housing Practices under the Fair Housing Act," would define and provide illustrations of two types of harassment claims: (1) quid pro quo harassment, and (2) hostile environment harassment.

Quid Pro Quo Harassment includes subjecting a person to an unwelcome request or demand and relating that to the person's housing. For example, an employee of a homeless shelter might request sexual favors from female shelter residents as a condition of staying at the shelter.

Hostile Environment Harassment includes subjecting a person to unwelcome conduct that is sufficiently severe or pervasive such that it interferes with or deprives the person the right to use and enjoy their home. For example, the owner of a rental home enters a tenant's unit and makes unwelcome sexual advances. ... This rule is simple: no one should be subject to harassment and especially not in your house, which should be your sanctuary."

Contact the Miami Valley Fair Housing Center at 937-223-6035 for more information or if any of these examples sound familiar. This article was prepared by John Zimmerman of the Miami Valley Fair Housing Center with materials from HUD.

* see <http://blog.hud.gov/index.php/2015/10/22/new-housing-rule-protects-most-vulnerable-women-from-sexual-harassment-in-their-home/>



Common Questions About Familial Status

What does the phrase “familial status” mean?

“Familial status” means the presence of children under 18 in the household. This includes pregnant women and persons in the process of adopting or securing custody of a child/children. Children include foster children and grandchildren as long as the person has legal custody or written permission.

What actions does the law prohibit?

The law prohibits actions such as denying housing, limiting access to housing, discouraging home seekers, or creating different rules, fees or standards because the family has or is expecting a child/children.

Does this mean that a landlord must rent to or cannot evict any household with children?

No. A housing provider has the right to refuse rental applications or evict tenants based on objective criteria, such as credit history or bad tenant history. A housing provider should establish qualification standards and apply them equally to each household, whether or not it has children.

May a landlord make rules about how children should behave?

Reasonable rules are appropriate. Here are some general guidelines:

Rules should apply to all tenants and not just children. Rules should address behavior, not status, and should not be so restrictive that families with children do not get equal use and benefit of the housing.

May a landlord decide which units are better for families with children?

No. Landlords must give applicants objective information about what units are available and allow applicants to determine which unit is suitable for their household.

For more information on fair housing laws, go to www.mvfairhousing.com

MVFHC’s Fair Housing Month Event held April 9, 2016 at the Sinclair Community College Conference Center



**Join the Fair Housing Center today.
We can overcome with your help!**

Most contributions to MVFHC are tax deductible.
Check with your tax professional.

Name _____

Company/Organization (if applicable) _____

Address _____

City _____ State _____ Zip _____

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Individual Annual Memberships

Senior/Student \$20.00

Individual \$50.00

Family \$100.00

Silver Life Membership \$500.00

Gold Life Membership \$1,000.00

General Donation \$ _____

Organizational Annual Memberships
(based on organizations annual budget)

Non-Profit \$100.00

\$100,000 to \$300,000 \$100.00

\$301,000 to \$500,000 \$200.00

\$501,000 to \$700,000 \$300.00

\$701,000 to \$1,000,000 \$400.00

Over \$1,000,000 \$500.00

New Member Renewal

Make checks payable to:
Miami Valley Fair Housing Center, Inc.

MIAMI VALLEY

FAIR HOUSING

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Need Continuing Education Credits? Sign up for a Webinar!

Miami Valley Fair Housing, in partnership with the [Greater Dayton Apartment Association](#) will offer one-hour fair housing webinars featuring MVFHC vice president John Zimmerman. Each class qualifies for Continuing Education Credit (CEC) from the National Apartment Association.

The cost of each webinar is \$10, payable via PayPal once you have registered online. To register click on the appropriate webinar.

- 2016 Webinars -

- July 14 [Fair Housing Guidance on Welcoming Applicants with Criminal Histories](#)
- September 8 [Fair Housing Tips on Welcoming Families with Children](#)
- November 10 [Fair Housing and Screening Applicants](#)

MIAMI VALLEY FAIR HOUSING
John Zimmerman, MVFHC Presents:
Fair Housing!
Welcoming Applicants with Criminal Histories

\$10
7/14/16
10 - 11 am
1 CEC Award

- On April 4th HUD issued a memo concerning the use of criminal background checks in screening prospective rental residents.
- HUD now requires housing providers to approve applicants on an individual basis.
- One out of every three persons in this country have a criminal record of some sort.

Learn best practices to create rental policies with clearly defined approval policies which include persons with criminal backgrounds.

Register Now!
www.gdaa.org/webinars

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- June 4 [Gay Pride Celebration on Courthouse Sq.](#)
- June 11 [African American Wellness Walk](#)
- Aug 12 to Aug 18 [Miami County Fair](#)
- August 20 [12th Annual Waikiki Party](#)
- August 27 [Dayton African American Cultural Festival](#)
- Aug 31 to Sept 5 [Montgomery County Fair](#)

MVFHC Mission Statement

The mission of the Miami Valley Fair Housing Center (MVFHC) is to eliminate housing discrimination and ensure equal housing opportunity for all people in our region.

Specifically, the Miami Valley Fair Housing Center seeks to eliminate housing discrimination against all persons because of race, color, religion, national origin, sex, disability, familial status, or any other characteristic protected under state or local laws. In furthering this goal, MVFHC engages in activities designed to encourage fair housing practices through educational efforts; assists person who believe they have been victims of housing discrimination; identifies barriers to fair housing in order to help counteract and eliminate discriminatory housing practices; works with elected and government representatives to protect and improve fair housing laws; and takes all appropriate and necessary action to ensure that fair housing laws are properly and fairly enforced throughout the Miami Valley.

MVFHC Vision Statement

The Miami Valley Fair Housing Center recognizes the importance of “home” as a component of the American dream. We envision a country free of housing discrimination where every individual, group and community enjoys equal housing opportunity and access in a bias-free and open housing market. We envision a country where integrated neighborhoods are the norm, and private and public sectors guarantee civil rights in an open and barrier-free community committed to healing the history of discrimination in America.

MIAMI VALLEY FAIR HOUSING CENTER, INC.

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Visit us on online

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