



MIAMI VALLEY FAIR HOUSING CENTER NEWSLETTER

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JIM MCCARTHY, PRESIDENT/CEO

12th Annual Waikiki Party Fundraiser A Huge Success!

The Waikiki Party Fundraiser was held Saturday, August 20th at the Sinclair Conference Center. The 250+ attendees were treated to a fun filled evening of music, food, dance and Monte Carlo games. Thanks to all our generous sponsors and raffle prize donors who helped make this event a success.



Photos: ReBecca Allgeier



Fair Housing Update #1

Employee Training:

Teach your staff the set rules and procedures for occupancy and application and how and when they can be flexible in policy. Document a written policy for employees regarding sexual and other types of harassment. All employees must undergo training sessions that should include all memos that reference policies on how to comply with fair housing laws and the consequences for violating them. Provide all employees with a written copy of a non-discrimination policy.

Advertising Best Practices:

Advertising should focus on amenities, property descriptions, and location, but not on the type of tenant you want. For example, saying “great for single men and women” can be considered discriminatory because it could discourage families with children from inquiring about a unit for rent.

Be Consistent with Your Apartment Rules:

It's acceptable to have mandatory apartment rules that are basic and non-discriminatory for all tenants. They should be written and uniformly enforced to all residents. Statements like “children should not be rowdy in the hallways” are unacceptable, but changing the reference to “residents and guests” is fine.

This article was prepared by John Zimmerman at the Miami Valley Fair Housing Center with assistance from various web-based resources and MVFHC fair housing curricula.

Visit www.mvfairhousing.com

City of Los Angeles to pay more than \$200 million in largest accessibility settlement involving affordable housing

L.A. will ensure that 4,000 units are accessible to people who use wheelchairs, have hearing impairments of live with other disabilities

The City of Los Angeles has agreed to settle a federal lawsuit brought by advocates for fair housing and accessible housing that alleged the city failed to build accessible housing in the affordable housing complexes developed by the city with public money.

The Fair Housing Council of San Fernando Valley, the Independent Living Center of Southern California, and Communities Actively Living Independent and Free brought the lawsuit because they said L.A. had flouted state and federal anti-discrimination laws requiring that housing built with government assistance be built to meet particular accessibility standards such as doorways, kitchens and bathrooms that can accommodate wheelchairs.

“They were not merely technical violations,” said the groups attorney, Michael Allen of Relman, Dane & Colfax. “They were, in every instance that we studied, significant barriers to people with disabilities using those units, and in some cases the common areas leading to them.”

For more information about the case and its settlement, [read this article in the LA Times](#).

Fair Housing Update #2

Use Best Practices in Screening

Property Managers should decide what their acceptance criteria is PRIOR to advertising the unit for rent and share the acceptance criteria with all callers and people who view the unit. When completed applications are received, a staff person should write the date & time received on each application. “Screen” for credit, criminal background, former LL references, etc. in the order that applications are received, and offer the unit to the applicant(s) who meet the pre-established acceptance criteria in the same order that the completed applications were returned to the manager/staff.

Individualized assessments

“One size fits all” policies are being abandoned in favor of the best practice of conducting an individualized assessment of a family and/or an individual. This is important when we interview prospects protected by, for example, familial status and disability. These protected classes were added to fair housing laws in the late 1980’s and early 1990’s. HUD says, for example in the Keating Memorandum of 1998, property managers should conduct individualized assessments when, for example, “It may be an acceptable standard to allow two adult parents to rent a one-bedroom apartment with their infant child, but not if the child is a teenager.” Also, an apartment rule might be “no pets,” but for a person with a vision impairment, a property manager can individualize their application by waiving that rule for the assistance animal.



More Fun Photos from the Waikiki Party

Consider giving a MVFHC membership to a friend

**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 _____

Phone _____

Email address _____

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.



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More photos from the 12th Annual Waikiki Party Fundraiser



Photos: ReBecca Allgeier



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.

- Remaining 2016 Webinars -

November 10 [Fair Housing and Screening Applicants](#)

Hispanic Heritage Month Film Series

In honor of Hispanic Heritage Month, Welcome Dayton and the UD Libraries have partnered to feature three films with discussion led by a "local celebrity."

- September 15: American DREAMers**, hosted by Mayor Whaley
Learn about the Hispanic history, culture, and influence in the United States
- September 29: Cesar's Last Fast**, hosted by ABLE Immigration Attorneys and Migrant Outreach Workers
- October 13: Hecho en Mexico**, hosted by Gabriela Pickett, owner of Missing Peace Art Space

Logos: HUMAN RELATIONS COUNCIL, WELCOME DAYTON, UNIVERSITY of DAYTON University Libraries, PATH ELIGIBLE AVIATE

For more info call Katy Kelly @ 937-299-4274



Remember to set your clocks back 1 hour on November 6th.

Daylight Savings Time was first used in 1908 in Thunder Bay, Canada. [Click here for a history of Daylight Savings Time.](#)



- October 7, 8 & 9 [Dayton LGBT Film Festival](#) at The Neon
- October 10 Columbus Day
- November 6 Daylight Savings Time ends
- November 8 Election Day
- November 11 Veterans Day

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.

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