

The History of Fair Housing



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The Fair Housing Act (42 USC § 3604)

Passed on April 11,1968, (found in the original Act prohibited discrimination in all residential real estate transactions when discrimination was based on a person's:

- > Race
- > Color
- > Religion
- National Origin



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Federal Protected Classes

- ▶ Race
- ➤ Religion
- ➤ National Origin(Ancestry)
- ➤ Color (Skin color)



- ➤ Sex (Gender) 1988
- ➤ Familial Status
- **≻**Disability

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Statistics

The 2022 Fair Housing Trends Report also notes that discrimination based on:

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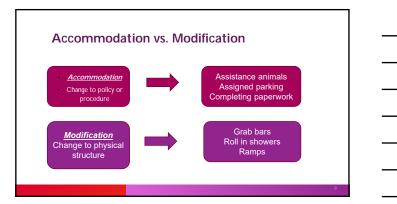
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Reasonable Accommodations & Modifications

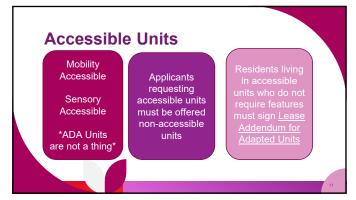
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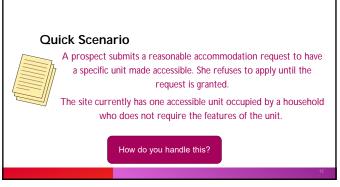


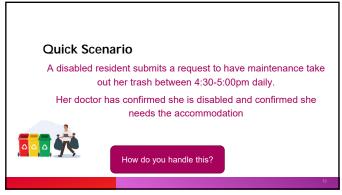
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Assistance Animals

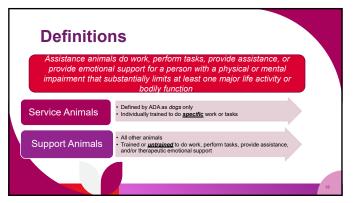


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Service Dinosaur

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If the dog's mere presence provides comfort, it is not a service animal under the ADA. But if the dog is trained to perform a task related to a person's disability, it is a service animal under the ADA. For example, if the dog has been trained to sense that an anxiety attack is about to happen and take a specific action to help avoid the attack or lessen its impact, the dog is a service animal.

From: ADA.gov

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Support Animal Support Animals are not pets Support Animals are not subject to size, weight, or breed restrictions imposed by the property Support Animals are exempt from breed restrictions on insurance policies





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Princess Leia was granted a reasonable accommodation for a teacup Pomeranian. Per Leia's caseworker and medical provider, Leia needs the dog due to anxiety caused by her hoarding. One day, Leia's dog attacked another resident. Leia removed the dog and submitted a subsequent reasonable accommodation request for another dog.

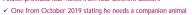
How do you handle this?

Quick Scenario

On May 4, 2022, Anakin Skywalker submitted a Reasonable Accommodation for four assistance animals:

- \checkmark One pit bull to pick him up when he falls
- ✓ Two chihuahuas due to his anxiety
- ✓ One chihuahua/Doberman mix due to his arthritis

Anakin provided four notes from four different doctors



- $\checkmark\,$ One from August 2019 stating he needs a pet companion due to health problems
- ✓ One from May 2019 stating he needs a companion therapy dog for his anxiety
- $\checkmark~$ One from May 2016 stating he needs a first-floor unit due to his arthritis

How do you handle this?

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