

FAIR HOUSING FREQUENTLY ASKED QUESTIONS

My project is privately funded. Do Fair Housing Laws apply and, if they do how would I obtain a list of those requirements?

Yes, Fair Housing Laws apply to privately funded projects. The Fair Housing Act prohibits discrimination in the sale or rental of housing based on race, color, national origin, religion, sex (including gender identity and sexual orientation), disability, and familial status.

The Affirmative Marketing Plan that is part of the Inclusionary Housing Plan asks that I provide options for prospective tenants who are unable to complete an on-line application. What am I legally required to do?

For prospective tenants unable to complete an online application, you are required to provide alternative methods. This could include offering paper applications, providing assistance over the phone, or arranging in-person assistance.

Project Leasing is handled on-line; my project does not have a dedicated leasing or management office on-site. The Affirmative Marketing Plan requires that Fair Housing Posters are displayed in all leasing offices, rental offices or model unit. How can I meet this requirement if my project does not have a leasing or rental office or if the model unit is not necessarily the Inclusionary Unit?

If there's no dedicated rental office, you can keep hard copies of the Affirmative Marketing Plan in a central location within the property, such as a community room or a shared office space.

Are there any Fair Housing rules that apply to the use of AI/Chat GPT?

HUD has issued guidance on the use of AI in housing. It's important to ensure that any AI tools used for tenant screening or advertising comply with Fair Housing laws and do not result in discriminatory outcomes.

What are language access requirements in the event English is not a prospective tenant's native language and they would also like to complete a paper application?

If English is not a prospective tenant's native language, you must provide meaningful access to your services. This could include translating documents, providing interpreters, or offering multilingual assistance.

Are there dedicated FAQ or other information specific to fair housing that needs to be made available to prospective and approved tenants – do these need to be targeted to a minimum reading level?

Yes, you need to provide information about Fair Housing rights and responsibilities to prospective and approved tenants. This information should be clear and understandable, targeting a minimum reading level to ensure accessibility.

The Inclusionary Housing rules and regulations requires that the property owner notify a tenant in writing if they are not eligible to lease an Inclusionary Unit. Are there any fair housing requirements that would affect this decision or that need to be included as part of this written notification?

When notifying a tenant that they are not eligible to lease an Inclusionary Unit, you must include any Fair Housing requirements in the written notification. This ensures transparency and compliance with Fair Housing laws.

Prepared by Office of Equity and Civil Rights: [Office of Equity and Civil Rights](#)