

Fair Housing Quiz
How Much Do You Know?
Take the Fair Housing

True or False.....	True	False
1. The Fair Housing Act protects people with physical disabilities but does not apply to mental disabilities.	<input type="checkbox"/>	<input type="checkbox"/>
The federal Fair Housing Act protects persons with physical and mental disabilities, including HIV/AIDS, alcoholics, and previous drug users. However, the law does not protect a person who is currently using illegal drugs. FALSE -		
2. An Asian applicant requests an above ground unit and the only available unit is next to another tenant who dislikes Asians. A landlord can reject the Asian applicant's request to avoid conflicts between the two residents.	<input type="checkbox"/>	<input type="checkbox"/>
- This is an example of 'national origin' discrimination. A tenant has the right to live in any unit for which he/she qualifies. If there is racial tension between other tenants, a housing provider should take immediate action in order to avoid being held liable for a fair housing violation. FALSE		
3. Sexual Harassment of tenants and applicants is a violation of the Fair Housing Act.	<input type="checkbox"/>	<input type="checkbox"/>
- Sexual harassment in housing is gender discrimination under fair housing laws that protect women and men from coercion, threats, or intimidation when interfering with their housing rights. TRUE		
5. Residents who use a wheelchair can be charged a higher security deposit because they will cause more wear and tear in the apartment	<input type="checkbox"/>	<input type="checkbox"/>
- A landlord may not charge a higher security deposit for a tenant who has a disability. Liability is not an excuse to treat a tenant differently. This would be an example of enforcing different terms and conditions upon a tenant due to their disability. FALSE		
6. Siblings who are of the opposite sex must sleep in separate bedrooms if the landlord has a written policy.	<input type="checkbox"/>	<input type="checkbox"/>
- Mandating that boys and girls have separate bedrooms is a violation of the fair housing laws. The decision over sleeping arrangements in a household is left to that family, not the housing provider. FALSE		

7. A landlord can reject applicants with children due to lead poisoning concerns.	<input type="checkbox"/>	<input type="checkbox"/>
- HUD has issued a memo on this issue stating that while a housing provider may affirmatively market that a unit contains lead paint, he/she may not deny or move to evict a tenant for this reason. The tenant has the right to decide if the unit is appropriate for his or her family. HUD Memo FALSE		
8. A landlord may NOT obtain a pet deposit from residents who will have a service or companion animal living with them.	<input type="checkbox"/>	<input type="checkbox"/>
- It is illegal under the Fair Housing laws to request a pet deposit for a "service animal". This would be an example of a reasonable accommodation because the pet is not a choice but rather a necessity. Therefore, the animal is not considered a "pet" in this situation. TRUE		
9. If a disabled person in a wheelchair requests an aboveground apartment, a landlord can reject this request and insist on putting them on the ground floor based on liability reasons.	<input type="checkbox"/>	<input type="checkbox"/>
- This is an example of "steering". Such policies limit the housing choices of people with disabilities. A person has the right to live in any unit for which he/she qualifies. <i>Liability is never a reason to discriminate.</i> FALSE		
10. It is illegal for property owners to knowingly rent to undocumented immigrants.	<input type="checkbox"/>	<input type="checkbox"/>
- It is not illegal for a housing provider to knowingly rent to undocumented migrants. However, if a housing provider sets a policy that all tenants must be eligible to legally reside in the United States, he/she must require ALL applicants to provide proof of such eligibility. HUD Memo FALSE		
11. An advertisement for a 1 bedroom apt. is placed in the local paper seeking a "single, young professional". This is an example of an illegal advertisement.	<input type="checkbox"/>	<input type="checkbox"/>
An ad that shows a preference for 'single' individuals discourages families with children from renting a unit. In addition, some localities, such as Philadelphia, also prohibit discrimination against marital status, thus this ad could potentially violate more than one protected class. Furthermore, the term 'young professional' also may violated the Fair Housing Act by discouraging tenants who are elderly, unable to work due to a disability, and families with children. TRUE -		
12. A tenant with a brain injury requests that the landlord give a verbal reminder	<input type="checkbox"/>	<input type="checkbox"/>

<p>to pay rent once a month. The landlord is not required to take on this responsibility.</p>		
<p>- This is an example of a Reasonable Accommodation. Unless a housing provider can show that giving monthly reminders to a tenant would impose an undue financial or administrative burden or fundamentally alter the way in which services are provided, then he/she must grant this request. FALSE</p>		
<p>13. Only guide dogs that are certified and specially trained are acceptable as service animals under fair housing laws.</p>	<input type="checkbox"/>	<input type="checkbox"/>
<p>- Support or service animals can be an animal that works, provides assistance, performs tasks for the benefit of a person with a disability, or provides emotional support that alleviates one or more identified symptoms or effects of a person's disability. Such animals do not have to be trained in order to be considered a support or service animal. FALSE</p>		
<p>14. Housing for older persons allows discrimination based upon familial status.</p>	<input type="checkbox"/>	<input type="checkbox"/>
<p>Discrimination based on familial status will not apply to housing qualifying for exempted status as housing for older people; "Housing for older persons" is housing:</p> <ul style="list-style-type: none"> • provided under any federal or state program that the PHRC determines is specifically designed and operated to assist elderly persons as defined in the federal or state program; • is intended for and solely occupied by persons 62 years of age or older; or, • is intended and operated for occupancy by at least one person 55 years of age or older per units TRUE 		