



FAIR HOUSING AND SECTION 504 TRAINING

I. Introduction

- A. Connecticut Fair Housing Center, Inc. (CFHC)
- B. Why do we have fair housing laws?
- C. CFHC case statistics

II. Testing Your Knowledge of the Fair Housing Laws

III. The Fair Housing Laws

Civil Rights Act of 1866
Federal Fair Housing Laws - 42 U.S.C. § 3604
Federal Fair Housing Amendments Act
State Fair Housing Law - C.G.S. § 46a-64c
Rehabilitation Act of 1973 (§ 504)

- A. Who is protected by the laws
- B. Which properties are covered
- C. What behavior is legal/illegal
 - 1. Compliance with Section 504
 - 2. Adoption of grievance procedures
 - 3. Annual Plan Review
 - 4. Common Areas
 - 5. Consultation with Residents/Advocates

(break)

- D. Enforcing the fair housing laws
 - 1. Who must follow the law
 - 2. Vicarious liability
 - 3. Investigation and enforcement

V. Recent Trends in Fair Housing Laws

- A. Hostile Environment
- B. Disparate Impact
- C. Occupancy Standards

VI. Case Examples, Answers to Fair Housing Quiz