

HOPE, Inc. — **FORUM NEWSLETTER**

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WHAT TO LOOK FORWARD TO IN THIS ISSUE OF SOUTH FLORIDA'S PREMIER FAIR HOUSING PUBLICATION.

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You are federally protected from housing discrimination based on:

1. Race
2. Color
3. National Origin
4. Sex
5. Religion
6. Familial Status
7. Disability

Fair Housing in Hurricane Season. What Renters in South Florida Need to Know.

Hurricane season does not pause housing law. In South Florida, storms test buildings and people. They also test whether landlords follow the law. Federal and Florida fair housing protections apply before and after storms.^{1 2}

If you rent, your rights still apply.

What landlords must do before a storm

- Keep homes safe to live in. Roofs, windows, doors, plumbing, and electricity must work under Florida law.³
- Fix known problems. Leaks, mold, broken stairs, and unsafe wiring require action before storms worsen damage.³
- Plan for accessibility. Elevators, ramps, and accessible routes require maintenance and timely restoration for tenants with disabilities.^{4 5}
- Share emergency contact information so tenants report urgent conditions.³

What landlords must do after a storm

- Make repairs promptly. Water damage, flooding, mold, and power loss affect habitability and health.³
- Provide temporary solutions when needed, including fans, dehumidifiers, temporary relocation, or unit transfers tied to disability needs.^{4 5}
- Respect disability needs. Extra time, alternate units, or modified repair schedules qualify as reasonable accommodations under federal law.⁴
- Avoid retaliation. Rent increases, threats, harassment, or eviction pressure after repair requests violate fair housing law.

What landlords are not allowed to do

- Use the storm as an excuse to delay repairs indefinitely.³
- Charge tenants for damage caused by building failure or lack of maintenance.³
- Force tenants out without proper notice and legal process.³
- Treat voucher holders differently during disaster recovery.
- Ignore health-related or disability-related requests tied to storm damage.^{4 5}

Common post-storm issues:

- Mold left untreated for weeks, creating health risks.
- Elevators out of service with no timeline, trapping seniors and disabled residents.⁴
- Rent increases tied to insurance costs after storms.
- Renovations used to push tenants out of their homes.^{1 2}
- Repairs completed in ways that remove accessibility features.⁵

Know your rights.

- A storm does not erase the rules.
- Your home must stay safe.
- Building owners must fix broken things.
- You are allowed to ask for help.
- You should not get in trouble for asking.

What to do if your landlord does nothing

- Take photos and videos right away.
- Save texts, emails, and notices.
- Write down dates, times, and names.
- Ask for repairs in writing.
- Contact a fair housing agency for support.

Why this matters in South Florida

Storms grow stronger. Flooding happens more often. Insurance costs rise. Renters feel the impact first. Fair housing law exists to stop storms from turning into displacement.^{1 2}

If you rent in South Florida, this applies to you.

This Is the Law. Quick Facts.

- The Fair Housing Act protects renters before and after disasters.¹
- Florida law requires landlords to maintain safe and livable housing.³
- Disability-related accommodations apply during storm recovery.^{4 5}
- Retaliation for reporting damage or unsafe conditions is illegal.
- Voucher holders receive the same protections as other renters.

Footnotes and Legal Sources

1.Fair Housing Act, 42 U.S.C. §§ 3601–3619

2.Florida Fair Housing Act, Florida Statutes §§ 760.20–760.37

3.Florida Statutes § 83.51 and § 83.56

4.Americans with Disabilities Act, Titles II and III

5.Centers for Disease Control and Prevention. Mold After a Disaster

FAIR HOUSING FYI COLLECTION!

One of the biggest reasons that the perpetrators of illegal housing discrimination get away with their crimes is that the victims did not know the individual or organization they were dealing with had to abide by fair housing laws. It isn't just landlords or property managers that have to abide by fair housing laws.

Here are some other organizations and individuals that must abide by fair housing laws: real estate agencies and agents, mortgage lending institutions (like banks), home appraisers, property advertising sites (like Zillow), and homeowners and rental insurance companies. If you even slightly suspect that your fair housing rights are being violated by one of these entities, then please immediately contact us.

Fair housing laws that stop illegal discrimination apply to so many more cases, situations, and organizations than most people realize. As well as landlords, they also apply to mortgage lending institutions, homeowner's associations, condominium associations, real estate agents and agencies, state and local housing authorities, homeowner's insurance providers, appraisers, and any advertising platform where housing advertisements are placed.

If you even slightly suspect that your fair housing rights are being violated in your dealings with one of these organizations, please immediately contact us.

Did you know that if you make an official fair housing complaint it is illegal for the organization or individual you made the complaint against to retaliate against you for making that complaint? Too many people do not make complaints for fear of retaliation. Retaliation is illegal and retaliators can face local, state, and federal legal penalties.

Do not refrain from making fair housing complaints because of fear of retaliation as the penalties for retaliation are substantial. If you make a fair housing complaint with HOPE's help we will make sure the accused knows the possible penalties for retaliation. Even if you made your fair housing complaint without HOPE, if you suspect retaliation contact us immediately.

Americans With Disabilities Act 36th Anniversary (ADA)

On July 24th South Florida, along with the rest of the country, celebrated the 36th anniversary of the Americans with Disabilities Act (ADA). Celebrations took place all over South Florida with HOPE proudly attending the festivities at Miami Beach City Hall. Passed in 1990 the ADA is a landmark civil rights law preventing the discrimination of people with disabilities in all areas of public life. The ADA has helped millions of people live fuller and happier lives since its passage and is the most important piece of legislation to date for the disability community. It goes hand in hand with the Fair Housing Act as disability status was added as a protected class under federal fair housing law in 1988; two years before the ADA was signed into law. With disability discrimination now being the most common form of housing discrimination the ADA is more important than ever. It deserves celebration and ongoing proper enforcement. HOPE inc continues its fight to root out and end disability discrimination in housing across South Florida. If you or someone you know is a suspected victim of disability discrimination contact us immediately.



Affirmatively Furthering Fair Housing

The concept of, “Affirmatively furthering fair housing,” is based on section 808 (e) (5) of the Federal Fair Housing Act. We dedicate this space to Miami Dade and Broward County jurisdictions that receive Community Development Block Grant (CDBG) funds and partner with HOPE to implement the following outreach.

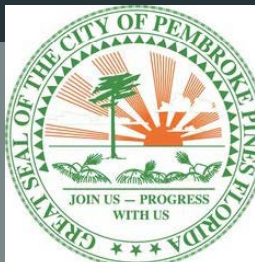
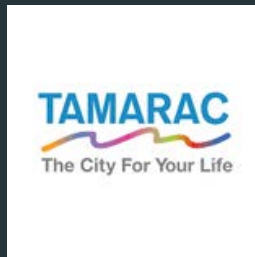
Broward Outreach Area

Fair Housing and Predatory Lending Presentations

- Amazing Community Partners: 5/9/26
- Broward County Housing Authority, Lauderdale Lakes:
- Consolidated Credit Solutions: 3/28/26
- Cornerstone Housing Counseling: 5/16/26, 6/20/26
- Hispanic Unity: 6/20/26
- Oasis of Hope, Pompano Beach: 5/16/26
- Urban League of Broward County: 5/20/26, 6/24/26

Resource Fairs

- ULBC Housing Expo & Resource Fair, Ft. Lauderdale: 6/13/26
- New Keys, New Beginning FTHB Expo, Ft. Lauderdale: 6/27/26



Miami Dade Outreach Area

Fair Housing and Predatory Lending Presentations

- Centro Campesino: Miami Dade County, 5/16, 5/30, 6/13, 6/27
- Cuban American National Council: City of Miami, 5/22, 6/10
- Oasis of Hope CDC: City of Miami, Miami Dade County, 5/16, 6/6
- Housing Foundation of America: City of Miami, Miami Dade County, 5/2, 5/17, 5/30, 6/13, 6/20, 6/27
- Expert Resources Community Center: 5/9, 6/13, 6/27
- HOPE inc hosted virtual Fair Housing Workshops for Miami Beach; 5/30, 5/31
- Miami Dade Commission on Human Rights: 5/15
- Hispanic Unity: 5/30
- Eden Isles Senior Community: 6/12
- City of Miami Beach Disability Access Committee: 6/16

Community Resource Fairs

- Simply Healthcare Resource Fair: 6/13
- Quest for Community Wellness: 6/28
- Miami Beach South Shore Library Branch Tabling: 6/8



If you have any sort of fair housing inquiry, or wish to ask about our community workshops/housing provider trainings, please do not hesitate to contact us at our Broward or Miami Dade offices.

Call, email, or visit either office in person Monday-Friday 8:30am-5pm

Miami Dade office: 305-651-4673

11501 N.W. 2nd Avenue Miami, FL 33168

Broward office: 954-567-0545

6491 Sunset Strip, Suite 8 Sunrise, FL 33313

Email: hopefhc@comcast.net

TESTERS NEEDED

Compensated for your time: Paid Per Test: Inquire for Details!

Requirements:

1. BE 18 YEARS OF AGE OR OLDER
2. HAVE GOOD OBSERVATIONAL SKILLS
3. POSSESS EXCELLENT WRITING SKILLS
4. BE ABLE TO DONATE APPROX. 3 HOURS FOR EACH TEST
5. HAVE ACCESS TO RELIABLE TRANSPORTATION
6. BE PUNCTUAL

To sign up for the next tester training, please contact:

HOPE inc @ (305)651-4673, or luxmy@hopefhc.com

This document is available in an accessible format for people with disabilities upon request. Please call Daniel Howe at (305)651-4673

HOPE, Inc.



Housing Opportunities Project for Excellence, Inc.

