

HOPE, Inc. — **FORUM NEWSLETTER**

Special Edition 2026/ Vol 107



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

SPECIAL EDITION

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THANK YOU, THE MIAMI FOUNDATION, FOR SUPPORTING FAIR HOUSING



HOPE Inc. would like to pause to sincerely thank The Miami Foundation for its ongoing support, as they recently renewed their annual grant that helps us provide fair housing services to the South Florida community. We want to thank The Miami Foundation not only on our behalf, but on behalf of the community we serve. Fair Housing services are so important. They provide a voice to some of the most vulnerable and marginalized communities in the area. Because of the support we get from The Miami Foundation, we have been able to help so many members of our local community have fair and equal access to housing. Once again, thank you, The Miami Foundation, and we look forward to continuing to work with you to serve the people of South Florida.

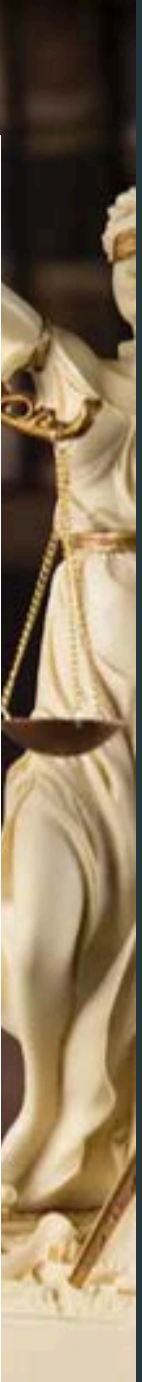
CELEBRATING Local FAIR HOUSING VICTORIES

One of the main ways HOPE inc fights illegal housing discrimination in South Florida is by conducting fair housing testing of local housing providers. Sometimes this is done at random, but often it is done after receiving one or more complaints that a housing provider may be violating fair housing law. If a housing provider does not pass these fair housing tests and shows no sign of illegal discrimination, it often leads to official fair housing complaints, mediations, and occasionally litigation. Since our inception in 1988 we have stopped many housing providers from continuing patterns of illegal discrimination and have provided relief to many people facing illegal discrimination from their housing providers.

We are thrilled to highlight a recent fair housing victory that ensured low-income residents using Section 8 vouchers have equal access to housing. In both Broward and Dade counties, source-of-income discrimination by housing providers is illegal. This means that as long as a source of income is legal, housing providers, both private and public, must accept it.

We received complaints that a local apartment complex in Dade County was requiring Section 8 voucher holders to make three times the full rent. Section 8 voucher users can be required to have an income of, for instance, three times the portion of the rent they must pay under their vouchers, but they absolutely cannot be subject to income requirements based on the full rental price of the unit. This is completely illegal under fair housing law.

So, we sent a few fair housing testers to the apartment complex, and they were also asked to have an income of 3 times the full rental price despite claiming they were Section 8 voucher holders. This was solid evidence that this apartment complex was regularly and repeatedly committing this violation of the Fair Housing Act.



CELEBRATING FAIR HOUSING VICTORIES

We made a Fair Housing Act complaint against them using the evidence we had collected. They chose to enter mediation with us, and we eventually agreed on a settlement that required them to take responsibility for their wrongdoing, undergo fair housing training, and amend their policy going forward to ensure they never violated fair housing law again. You can rest assured HOPE will be keeping an eye on them to make sure they never step out of line and illegally harm anyone else in the future.

Because of this victory, low-income residents on Section 8 will have access to a clean, nice apartment complex that, before our action, was not accessible to them due to the illegal actions of the property management company. This is what ensuring fair and equal access to housing is all about. People should not be excluded from a residence just because they receive housing assistance money.



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

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HOPE, Inc.



Housing Opportunities Project for Excellence, Inc.

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

