

**TREC 3546
Fair Housing
Exam Key**

1. The Fourteenth Amendment extends full citizenship to African-Americans.
True
False
2. The 1962 Executive Order 11063 entitled "Equal Opportunity in Housing" provided for strict judicial enforcement.
True
False
3. The 1968 Fair Housing Act prohibited discrimination on the basis of race, color, religion, and national origin.
True
False
4. From which of the following Supreme Court decisions is derived the famous "separate but equal" doctrine?
a.) Plessy v. Ferguson
b.) Shelley v. Kraemer
c.) Jones v. Mayer
d.) Brown v. Board of Education
5. The Supreme Court decision that interpreted the Civil Rights Act of 1866 to prohibit discrimination in both the public and private sectors was
a.) Shelly v. Kraemer.
b.) Jones v. Mayer.
c.) The Dred Scott Decision.
d.) Plessy v. Ferguson.
6. The protected class of *sex* was added to the Fair Housing Act by:
a.) the Civil Rights Act of 1964.
b.) the 1968 Fair Housing Act.
c.) the 1974 Housing and Community Development Act.
d.) the 1988 Fair Housing Amendments Act.
7. To develop reasonable occupancy standards, a housing provider may consider all of the following EXCEPT
a.) capacities of the building.
b.) size of the unit.
c.) the lack of playground facilities.
d.) zoning laws.
8. All of the following individuals are included in the definition of handicap EXCEPT
a.) former drug addicts.
b.) alcoholics.
c.) persons who test positive for HIV infection.
d.) current illegal drug users.
9. Covered multifamily dwellings for first occupancy after March 13, 1991, must be accessible to and usable by persons with disabilities.
True
False
10. The United States v. Hunter decision established important judicial guidelines concerning discriminatory advertising.
True

False

11. The Fair Housing Act prohibits the use of symbols or logotypes in advertising to suggest protected class status.
True
False
12. Caring for oneself, performing manual tasks, walking, and seeing are all called
a.) major life activities.
b.) life functions
c.) physical skills.
d.) All of the above
13. The Civil Rights Act of 1866 is no longer used in housing discrimination lawsuits.
True
False
14. The 1954 Supreme Court decision of Brown v. Board of Education overturned the "separate but equal" doctrine.
True
False
15. Aggrieved persons may commence a civil action in a district or state court within _____ after an alleged discriminatory conduct.
a.) 180 days
b.) one year
c.) two years
d.) an indefinite period of time
16. Upon learning that a seller intends to discriminate, the listing agent should do all of the following EXCEPT
a.) terminate the listing.
b.) inform the company's fair housing officer.
c.) ignore the situation.
d.) inform the seller of the serious consequences of violating the Fair Housing Act.
17. The Fair Housing Act allows conduct against a person who
a.) is not a member of a private club that offers noncommercial lodgings to members.
b.) is mentally ill.
c.) wants to install a grab bar to assist with a mobility disability.
d.) wants to have more than three children reside in an apartment.
18. A landlord can refuse to rent a dwelling unit to a convicted drug dealer.
True
False
19. Housing providers exempt from coverage under the Fair Housing Act are free to employ discriminatory advertising.
True
False
20. HUD requires that the size of the logotype in display advertising never be smaller than 2" by 2".
True
False
21. Which of the following terms would not violate the Fair Housing Act?
a.) close to Temple Emek Shalom
b.) master bedroom
c.) women only
d.) All of the above

22. A type of judicial relief that provides out-of-pocket expenses and monetary awards for results such as embarrassment or inconvenience is called
a.) actual damages.
b.) equitable relief.
c.) injunctive relief.
d.) civil penalties.
23. In a HUD administrative proceeding, the judge must issue an "initial decision" within _____ days after the conclusion of the hearing.
a.) 14
b.) 30
c.) 60
d.) 90
24. Advertising can state that housing is available only to persons of one sex if the sharing of living areas is involved.
True
False
25. A plaintiff's reaction to discrimination is not a factor in determining damages.
True
False