Kentucky Fair Housing Council

Kentucky Fair Housing Council 2025-2026 Impact Report

During the grant period of June 1, 2025 through May 31, 2026, the Kentucky Fair Housing Council (KFHC) continued its mission of eliminating housing discrimination and promoting equal housing opportunity throughout Kentucky. Through investigation, enforcement, testing, education, and community outreach, KFHC met or exceeded all objectives established under its Fair Housing Initiatives Program grant. The organization served as a critical resource for individuals facing housing discrimination, as well as for housing providers and service organizations seeking guidance on fair housing compliance.

Over the course of the year, KFHC handled approximately 1,505 intakes and landlord-tenant inquiries and processed 157 new allegations of housing discrimination. Following investigation, 21 complaints were referred to the U.S. Department of Housing and Urban Development (HUD) because evidence supported the filing of a formal fair housing complaint. KFHC also achieved significant enforcement outcomes, securing settlements in nine HUD or Fair Housing Assistance Program (FHAP) complaints and obtaining three Probable Cause findings from the Kentucky Commission on Human Rights. Additionally, staff resolved 37 cases through accommodations, mediations, and other interventions without the need for formal litigation.

The impact of these efforts resulted in substantial relief for Kentuckians who experienced housing discrimination. During the grant year, KFHC helped secure $1,431,438 in compensation and remedies. This included $1,414,250 paid directly to victims of discrimination, $2,188 in waived rent and fees, and $15,000 in civil penalties assessed against housing providers. These outcomes provided both financial relief and accountability while reinforcing the importance of compliance with fair housing laws.

Several cases addressed disability discrimination and the denial of reasonable accommodations. KFHC assisted clients in obtaining accommodations that allowed them to keep service and

emotional support animals, secure accessible parking spaces, transfer to more accessible housing units, obtain ramps and accessibility modifications, and retain caregivers or live-in aides necessary for independent living. In many instances, these interventions prevented eviction, preserved stable housing, and improved clients' quality of life. KFHC successfully resolved 21 reasonable accommodation requests without the need for formal complaints, demonstrating the effectiveness of advocacy and early intervention.

KFHC also played a key role in addressing serious instances of sexual harassment in housing. Two major cases referred by the organization to the U.S. Department of Justice resulted in settlements totaling $1.345 million for victims and civil penalties against the offending landlords. In both cases, the courts imposed permanent restrictions preventing the landlords from managing residential rental properties in the future. These landmark outcomes not only provided justice for survivors but also protected future tenants from abuse and misconduct.

Testing and investigative activities remained a central component of KFHC's enforcement strategy. During the grant period, staff conducted 60 paired rental tests involving 120 site visits, 10 paired sales tests involving 20 site visits, 23 reasonable accommodation tests, seven accessibility surveys, and 20 language accessibility tests focused on accommodations for individuals who are hearing impaired. These efforts helped identify discriminatory practices and provided valuable evidence to support enforcement actions and systemic change.

Education and prevention continued to be essential tools in reducing housing discrimination across Kentucky. KFHC conducted 14 fair housing training sessions for housing providers, property managers, real estate professionals, and related stakeholders, reaching more than 800 participants. Staff also responded to more than 37 fair housing compliance questions through a free hotline designed to assist housing providers in understanding and following fair housing requirements.

Specialized trainings addressed topics including disability rights, accommodations for service and support animals, sexual harassment prevention, and fair housing compliance.

In addition, KFHC expanded educational opportunities for community members and prospective homeowners. Four workshops focusing on homeownership and the avoidance of predatory lending practices were conducted for first-time homebuyers, reaching 43 participants. These trainings equipped individuals with practical knowledge about financing, consumer protections, and their rights under fair housing laws, helping them make informed housing decisions.

Community outreach efforts significantly expanded KFHC's visibility and impact. During the grant year, the organization's website generated 7,496 sessions and attracted 6,199 unique visitors, greatly exceeding the grant goals of 2,500 sessions and 1,500 visitors. Social media engagement also continued to grow, with Facebook followers increasing from approximately 1,900 to more than 2,100. Through presentations, workshops, conferences, public events, and partnerships across the state, KFHC reached thousands of Kentuckians with information about fair housing rights and resources.

KFHC worked closely with numerous organizations, including Kentucky Refugee Ministries, Legal Aid of the Bluegrass, the Coalition for the Homeless, REACH, Inc., Bluegrass Realtors, local housing authorities, human rights commissions, and other community partners. These collaborations strengthened referral networks, increased access to services, and ensured that fair housing principles were incorporated into broader discussions about housing affordability, accessibility, and community development.

One of the year's most notable accomplishments was the statewide Fair Housing training conducted virtually on April 16, 2026. The event brought together 662 participants from across Kentucky, including housing providers, advocates, social service agencies, and community stakeholders. The

training provided comprehensive information on fair housing responsibilities and best practices and highlighted KFHC's leadership role in promoting housing equity across the Commonwealth.

Beyond direct client services, the Kentucky Fair Housing Council contributed to broader community initiatives through participation on local boards, advisory groups, and community commissions focused on affordable housing, mental health services, community development, and vacant property issues. These partnerships help ensure that fair housing considerations remain a central component of policy discussions and housing-related decision-making throughout the region.

KFHC completed the grant period within budget and reported no unobligated funds. Staff also continued their professional development through specialized fair housing and investigative training programs, ensuring that the organization remains equipped to address emerging housing issues and provide high-quality services to Kentucky residents.

The achievements of the 2025-2026 grant year demonstrate the Kentucky Fair Housing Council's ongoing commitment to advancing fair housing, protecting civil rights, and ensuring equal access to housing opportunities. Through enforcement, education, outreach, and advocacy, KFHC has strengthened communities, improved lives, and continued its work toward a future in which all Kentuckians can access housing free from discrimination.