

Fair Housing 101

Presented by: Legal Assistance of Western New York, Inc.

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Mary Palermo

mpalermo@lawny.org
315-781-1465 X1032

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What is the Fair Housing Act?

- ▶ A federal law that prohibits housing discrimination based on an individual's protected class

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Who does the FHA protect?

The FHA protects individuals from discrimination based on their:

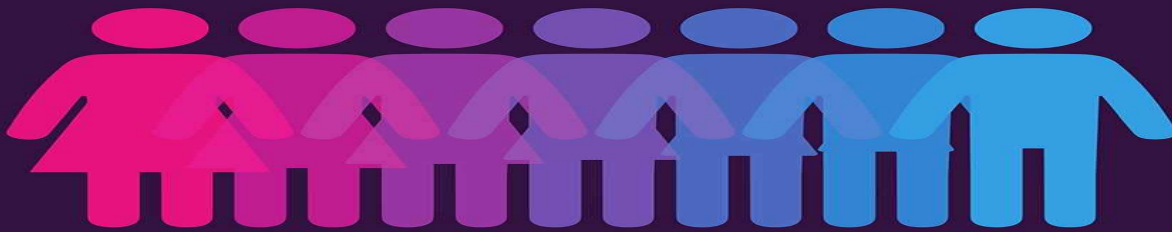
- Race
- Color
- Religion
- National Origin
- Sex
- Disability
- Family Status

Note: It also covers persons perceived as or associating with others of the above noted protected classes.

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Sex

- ▶ Refers to an individual's gender.
- ▶ Affords protection to victims of domestic violence against housing discrimination
- ▶ Affords protections against sexual harassment in housing
- ▶ Affords protection against maternity leave discrimination in housing transactions



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Familial Status

- ▶ Refers to individuals with children under the age of 18



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Additional Protections in New York State

- Age
- Marital Status
- Sexual Orientation
- Military Status
- Lawful source of Income



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Identifying Housing Discrimination

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What might discrimination look like?

“No Section 8, no pets, no blacks, no Jews”

“That unit’s not available anymore”

“That unit has a higher security deposit”

“That unit doesn’t have pool access”

“You don’t qualify for that financing”

“Are you sure you wouldn’t be happier in a different neighborhood?”

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What is not discrimination?




(when applied equally to all protected classes)

“We’ll need to do a credit check”

“I’ll need proof of income”

“We require a background check”

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