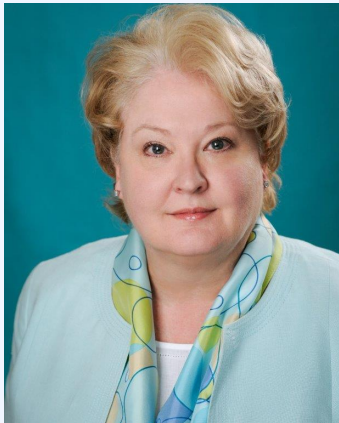




Fair Housing Newsletter

Keeping you current on fair housing news and issues



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New Jersey Condo Association Agrees to Pay \$30,000 to Settle Assistance Animal Claim

A Condominium Association in Edgewater, New Jersey, will pay \$30,000 pursuant to a Consent Order resolving allegations they discriminated against a resident with disabilities by denying her the right to have a dog as an assistance animal.

The Order is the result of a Charge HUD filed against the Condominium Association in October 2018, alleging that the Association discriminated against a resident with disabilities for having an assistance animal. HUD's



Charge alleged that the Association required the resident, who is a person with hearing and sight disabilities, to cage her animal in common areas and use the service entrance when entering and exiting the building with the animal.

Under the Order, the Association will pay \$30,000 to the resident and adopt a reasonable accommodation policy, approved by HUD, that complies with the Fair Housing Act. In addition, Association board members and employees who have contact with residents of the building will attend fair housing training.

Note From the Editor: Landlords are spending more and more time dealing with accommodation requests including emotional support animals. Keep watching - HUD is promising new ESA Guidance soon.

Texas Landlord Charged with Race Discrimination

The U.S. Department of Housing and Urban Development has charged a Texas, landlord and his wife with violating the Fair Housing Act by refusing to rent a room to a Black applicant. HUD's Charge alleges the landlord advertised on Craigslist to rent a room in a five-bedroom house.

The advertisement required applicants to identify their race and submit a photograph of themselves. When a prospective renter contacted the landlord about the room for rent, he told her he would need a picture or "selfie". The woman refused and the landlord agreed to meet her at the house for her to see the room. When he saw the woman was Black, however, the landlord refused to show her the room, stating that her race would make his wife and the other tenants uncomfortable.



Next step? Unless the Charge is settled, it will be heard by an Administrative Law Judge or in federal court.

\$10,000 Settlement Resolves HUD Complaint for Race Discrimination

The U.S. Department of Housing and Urban Development has approved a \$10,000 Conciliation Agreement between a California Fair Housing group and a Real Estate Group and mortgage company for townhomes in Corona, California. This agreement settles allegations that townhomes discriminated against African American home seekers.

The case came to HUD when the Fair Housing group, filed a complaint alleging that tests it conducted showed that certain real estate agents treated testers posing as African-American home seekers less favorably than testers posing as White home seekers. Specifically, the group alleged that its tests showed that African-American testers were told that there were no homes available when there were and were required to meet tougher pre-qualification requirements than White testers. The Real Estate Group denies it engaged in any discriminatory conduct.

Under the terms of the agreement, the Real Estate Group will pay \$10,000 to the Fair Housing group, and its agents will attend fair housing training.

Denial of Assistance Animal Leads to HUD Charge Against Maine Landlord

The U.S. Department of Housing and Urban Development has charged a Maine landlord and one of its agents with discrimination for denying a disabled veteran the right to keep his assistance animal.

The case began when a disabled veteran filed a HUD complaint alleging an apartment complex refused to lease an apartment to him because he uses a dog as an assistance animal. HUD investigated and found evidence of discrimination after testers from a non-profit agency confirmed the apartment's policy of refusing to rent to persons with an assistance animal. In one test, a tester was told that having the animal would be grounds for eviction.

As a result of the investigation, a Charge has been filed. The Charge will be heard by a United States Administrative Law Judge unless any party elects for the case to be heard in federal court or the case is settled.





HOUSING CROSSROADS

WHERE FAIR HOUSING AND
LANDLORD TENANT LAWS INTERSECT

Housing Crossroads Webinar Six Most Common Areas Where Fair Housing and Landlord/Tenant Laws Intersect

Wednesday, August 28, 2019
10:00 am to 11:30 am Central

Every Property Manager knows that under Landlord/Tenant laws they may non-renew a lease without giving the resident a reason. But did you know that Fair Housing Laws may require you to have a not only a reason, but a good reason and a well-documented reason? With every decision they make, Property Managers must keep both Fair Housing laws and Landlord/Tenant laws in mind.

\$34.99
[Register Now](#)

In this webinar, we will discuss six of the most common areas where these laws intersect. We will provide you with real-life scenarios and give you practical examples how to approach these situations. Please join us for all this and more.



Nathan Lybarger
Law Office of Hall &
Associates

Speakers



Angelita Fisher
Law Office of Angelita E.
Fisher

Las Vegas Management Company Settles Familial Status Charge

A Las Vegas Management Company has decided to pay a mother and child \$5,000 to settle a claim it discriminated against families with children. The claim alleged the owner and manager discriminated against families with children by denying unsupervised children's access to the property's common areas.

The case started when a mother filed a fair housing complaint alleging the property manager made her son and other children leave a recreational area of the complex after the children were seen playing without their parents' supervision. The woman's complaint further alleged that the owner and manager maintained an unwritten policy that children could not use common areas without adult supervision. The owner and manager deny they discriminated against the woman but agreed to settle the complaint.

Under the terms of the agreement, the owner and manager will pay \$5,000 to the mother and allow her, if she chooses, to terminate her lease after a 30-day written notice without penalty. Additionally, the owner will provide fair housing training for its employees and circulate a letter to residents stating that children do not need to be supervised in order to use the property's common areas.



Fair Housing Webinar Top Eight Fair Housing Mistakes

Wednesday, August 14, 2019
10:00 a.m. - 11:00 a.m. Central

Anyone can make a mistake. But, a fair housing mistake could have you explaining your reasons to HUD or even worse, may have you in federal court. In this webinar, we will discuss some common fair housing mistakes made by landlords. Our discussion will include:

1. Asking for too much information
2. Non-renewing a lease without good cause
3. Evicting a victim of domestic violence
4. Strictly enforcing a "No Animals" policy
5. Having a "No Felony" policy
6. Restricting children on the property
7. Answer a question with, "If I do it for you, I will have to do it for everyone"
8. Dating a Resident

\$24.99
[Register Now](#)

Brooklyn Landlord Sued for “Jewish Building”

A New York landlord refused to let African Americans rent at one of his Brooklyn properties, maintaining that he was managing a “Jewish building,” according to a new federal lawsuit filed by the Fair Housing Justice Center.

The lawsuit, alleges the landlord showed vacant apartments in the building to White testers between 2016 and 2019, but when African American testers asked about renting apartments in the building during the same time period, they were told none were available.

The Fair Housing Justice Center sent a White tester to the apartment complex to ask about apartments for rent. The White tester met the landlord and visited a couple of two-bedroom apartments. The next day, an African American tester went to the building and was told there were no apartments available for rent. He was not shown any apartments. The following day, another White tester went to the building and was encouraged to apply, told the neighborhood was “quiet and safe,” and that the building was a “Jewish building,” with many “little kids,” and “good,” “stable” tenants.” Further testing resulted in the same discriminatory pattern.

A federal lawsuit has been filed in New York alleging race discrimination against the landlord.



California Bank Resolves Redlining Claims

OneWest Bank has agreed to resolve allegations the bank engaged in lending discrimination by “redlining” in the Los Angeles region.

OneWest Bank is a retail bank with 60 branches in Southern California. The complaint, filed by the California Reinvestment Coalition, alleged that from 2014 to at least 2017 OneWest Bank discriminated in the marketing and origination of home mortgages, as evidenced by the low number of mortgages it made to African-American and Latino borrowers relative to the demographics of the area and to the industry as a whole. The complaint also alleged that the bank located and maintained branches in areas that do not serve minority neighborhoods and borrowers. OneWest Bank denies discriminating in violation of the Act, but has entered into the Conciliation Agreement to provide “important and valuable assistance to minority communities in its service areas.” The Department has made no findings in this matter because the parties reached a voluntary settlement.

As part of the settlement, OneWest Bank will invest \$5 million in a loan subsidy fund to increase credit opportunities for residents of majority-minority neighborhoods; devote \$1.3 million toward advertising and community outreach; and provide \$1 million in grants for homebuyer education, credit counseling, community revitalization, and homeless programs. OneWest Bank is also committing to originate \$100,000,000 in home purchase, home improvement and home refinance loans to borrowers in majority-minority areas, and to open a full-service branch serving the banking and credit needs of residents in a majority-minority and low- and moderate-income neighborhoods.