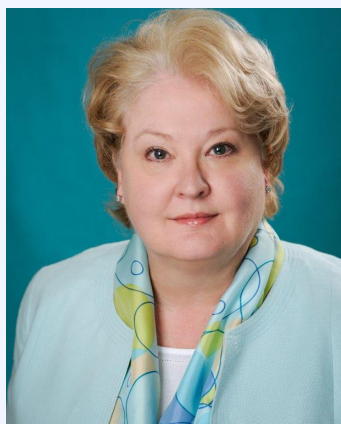




Fair Housing Newsletter

Keeping you current on fair housing news and issues



Angelita Fisher is an attorney in the Nashville, TN area. She has over 20 years experience in representing companies in fair housing law and employment law matters. Angelita is licensed to practice law in Alabama, Texas, Mississippi and Tennessee.

6688 Nolensville Road

Suite 108-161

Brentwood, TN 37027

615-305-2803

afisher@angelitafisherlaw.com

DOJ Sues Missouri Housing Authority for Sexual Harassment

The U.S. Department of Justice has filed a lawsuit against the Housing Authority of the City of Bloomfield, Missouri and the former Executive Director. The lawsuit alleges the former Executive Director conditioned an applicant's housing on submission to his sexual advances in violation of the Fair Housing Act.

According to the complaint, in 2021, a woman with three children applied for public housing. After her application was denied, she met with the Executive Director, who made sexual comments about her appearance and conditioned housing for her family upon submission to his conduct. She refused. Afterwards, the Executive Director refused to help her with obtaining housing.

The applicant filed a complaint with the U.S. Department of Housing and Urban Development (HUD). HUD investigated and found that the Housing Authority and Executive Director discriminated against the applicant. The case was later referred to the DOJ for federal court litigation. The lawsuit seeks monetary damages and a court order barring future discrimination.



Note From the Editor: I wish you and your family a Happy Thanksgiving. With all the holidays approaching, don't forget there are only two webinars left this year. If you still need fair housing training - Register now.



NY Real Estate Companies Settle Lawsuit

The Fair Housing Justice Center announced it has reached a settlement in its lawsuit against two Brooklyn Real Estate companies and a broker.

The lawsuit alleged that testers contacted real estate agents to inquire about apartment listings and were treated differently based on whether or not they told the agents they would be using housing vouchers to pay their rent. According to the press release, testers with income solely from employment were allegedly “treated in a friendly, enthusiastic manner and were told about multiple available units, while testers with vouchers were ignored and lied to about availability.”



The agents denied any wrongdoing but agreed to pay \$12,000 in damages and agreed to not discriminate on the basis of race, color, lawful source of income and/or family status in the future. Additionally, they have agreed to using neutral policies, procedures and rules, displaying fair housing posters and training employees.

Fair Housing Lawsuits Surge



According to an article published by the Law Firm of Seyfarth Shaw LLP, the number of *pro se* lawsuits alleging fair housing violations has increased significantly. According to their numbers, there have been 69% more federal *pro se* fair housing lawsuits filed in 2025 than 2024, based on a comparison of average monthly numbers. This calculation does not include complaints filed in state court or before administrative agencies. Seyfarth Shaw LLP believes that most litigants who do not have an attorney, use AI tools to help them file and litigate these types of cases. AI often cites cases that do not exist and gives wrong descriptions of cases. The use of AI in these types of cases is sure to increase the cost of litigation for landlords who are defending these cases.

Justice Center Files Design Lawsuit

The Fair Housing Justice Center has filed a disability discrimination lawsuit against a New York property owner and architect. The lawsuit alleges the property has numerous barriers for disabled resident including:

- outdoor areas such as shared roof spaces that are only accessible by stairs;
- unit balconies that are only accessible by a step;
- inaccessible thresholds;
- bathrooms that lack clear floor space for maneuverability;
- hard-to-open garbage chutes; and
- light switches that were installed too high.

If true, these barriers may violate the federal Fair Housing Act, the New York State Human Rights Law, and the New York City Human Rights Law. The lawsuit seeks monetary damages, injunctive relief, retrofits to correct the inaccessible features and fair housing training





HOUSING CROSSROADS

WHERE FAIR HOUSING AND
LANDLORD TENANT LAWS INTERSECT

Housing Crossroads Webinar

2025 Year End Review

Wednesday, December 3, 2025
10:00 a.m. - 11:30 a.m. central

The year 2025 is almost gone. It went by so fast you may have missed a few things. Never fear - we are here to remind you of the changes from this past year to remember going into 2026.

In this webinar, we will review some of the cases, legislation, and trends that got our attention. Our discussion will include:

- Tennessee Human Rights Commission dissolves
- ICE enforcement and undocumented residents
- Status of the CARES Act
- Changes at HUD
- Ongoing Rental Assistance
- Legal Representation for Tenants
- Interesting cases from around the country
- And much, much, more

\$34.99
[Register Now](#)



Nathan Lybarger
Law Office of Hall &
Associates

Speakers



Angelita Fisher
Law Office of Angelita E.
Fisher

Amendment to Fair Housing Act Introduced

Legislation has been introduced in the House of Representatives and the Senate seeking to amend the Fair Housing Act. If passed the Fair Housing Act would be amended to include the protected classes of source of income, veteran status and military status. It would prohibit landlords from rejecting otherwise-qualified applicants because they use rental assistance such as a Section 8 or VASH voucher or benefits received through social security.



New York Landlord Settles Source of Income Discrimination Case

A New York landlord has settle a case brought by the New York Attorney General (“AG”) alleging it unlawfully denied applicants who used Section 8 vouchers. The settlement came after the AG conducted an investigation and allegedly found that the properties owned and/or managed by the landlord told voucher holders that his buildings were not approved for tenants with housing vouchers.

As part of the settlement, the landlord must pay \$3,000 as a penalty, post signs that it is an Equal Housing Opportunity provider and set aside five units exclusively for voucher holders. The landlord must also provide fair housing training for employees. It may be liable for an additional \$6,000 if the landlord violates any of the terms of the settlement.

Important to Remember: New York has a state law providing discrimination against an applicant



Fair Housing Webinar

“It's the Rule!”

Navigating Fair Housing Laws when
Enforcing Property Rules

Wednesday, November 12, 2025

10:00 a.m. - 11:00 a.m. Central



Every property has a set of rules. Without rules, the property would be chaos; No pets in the pool area; No children in the workout rooms; No bikes in the breezeway. But, implementing these rules can be a fair housing nightmare. In this webinar, we will discuss common property rules and the fair housing laws that arise when enforcing the rules. We will discuss:

Pet / Animal Rules
Children Supervision Rules
Housekeeping Rules
Pool Rules
Workout Room Rules
And much, much, more

\$24.99
[Register Now](#)