

# PRESENTATION ON FAIR HOUSING

HUDSON GATEWAY ASSOCIATION OF REALTORS

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# Overview of Fair Housing Justice Center (FHJC)

## MISSION:

- The mission of the FHJC, a regional civil rights organization based in New York City, is to:
  - Eliminate housing discrimination;
  - Promote policies and programs that foster open, accessible, and inclusive communities; and
  - Strengthen enforcement of fair housing laws.

# Overview of Fair Housing Justice Center (FHJC)

## SERVICE AREA:

- The FHJC operates a full-service fair housing program in the New York City region which includes all five boroughs of New York City and seven surrounding New York counties of Dutchess, Nassau, Orange, Putnam, Rockland, Suffolk, and Westchester. The area contains roughly 65% of the state's population and 3% of the nation's population.

# Overview of Fair Housing Justice Center (FHJC)

## PROGRAM:

- The FHJC program:

- Assists individuals and organizations with housing discrimination complaints and empowers people to exercise their fair housing rights;
- Initiates investigations to identify, document, and eliminate systemic housing discrimination;

# Overview of Fair Housing Justice Center (FHJC)

## PROGRAM: (Continued)

- Advocates for programs and policies that create more open, accessible, and inclusive communities;
- Engages in educational and outreach activities to increase public awareness of housing discrimination and fair housing rights; and
- Provides technical assistance, training, and other tools to upgrade and strengthen fair housing law enforcement.

# Overview of Fair Housing Justice Center (FHJC)

## TESTING PROGRAM:

- FHJC's "Acting for Justice" Testing Program:

- Started as a Partnership with The Actors Fund
- Employs 165 part-time, as needed employees, most professional actors as testers
- Diverse pool of testers who collectively speak 28 languages
- Extensive use of technology

# Overview of Fair Housing Justice Center (FHJC)

## ACCOMPLISHMENTS:

- FHJC investigations have led to legal challenges that have:
  - Changed the way many housing providers and housing programs do business;
  - Opened over 65,000 units of housing to populations previously excluded;
  - Recovered over \$34 million in damages and penalties
- **Examples of Other Accomplishments**

# Fair Housing Issues & Challenges in New York City Region

## ISSUES/CHALLENGES:

- Persistent and pervasive housing discrimination still exists
- Pronounced patterns of residential racial segregation remain in our metropolitan regions
- Enormous social, economic, and other inequalities continue to flow from these harsh realities
- Government, at all levels, has failed to vigorously enforce fair housing laws



# Persistent and Pervasive Housing Discrimination Exists

- Discrimination Involving the Private Housing Market
  - Rental
  - Real Estate Sales (Condo, Coop, Single Family, etc.)
  - New Multifamily Housing Construction
  - Senior Housing/Assisted Living Facilities/Nursing Homes
  - Mortgage Lending
  - Discrimination Involving Government Action
  - Social Media

# Persistent and Pervasive Housing Discrimination Exists

- Source of Income Discrimination Prohibited
  - City of New York since 2008
  - State of New York passed in April 2019
  - Types of Protections Provided and Housing Covered

# Fair Housing Issues/Concerns Involving Real Estate Licensees

## ISSUES/CONCERNS:

- Gatekeeper and screening role in rental market
- Racial steering in real estate sales market
- Providing different terms/conditions and service
- Poor quality of existing fair housing training programs available to real estate professionals
- Passive role of NYS Real Estate Licensing Services
- Failure of real estate firms to adopt and enforce fair housing policies
- Selective and discriminatory advertising

## Presentation on Fair Housing

- Questions and Answers/Discussion

