

FAIR HOUSING
BLACK, WHITE AND GRAY
4 HOUR CONTINUING EDUCATION

What is Fair Housing?10 minutes

Members of protected groups are free to choose where they live
Who are the protected groups?

Legislative History.....15 minutes

The Civil rights Act of 1866
Civil Rights Act of 1964
Federal Fair Housing Act of 1968
Housing & Community Development Act of 1974
1988 Amendments to the Fair Housing Act

The Federal Protected Classes.....15 minutes

Age
Creed
Race
Color
Sex
Sexual Orientation
National Origin
Marital Status
Domestic Violence Victim
Disability
Military Status
Familial Status
Gender Identity

Protected Classes In Westchester County.....20 minutes

Alienage or citizenship status
Source of Income

What are the protected classes in.....20 minutes

Orange County?
Rockland County?

Source of Income.....10 minutes

Putting the Fair Housing Puzzle Together

Article 10 of the Code of Ethics..... 15 minutes

Realtors® shall not deny equal professional services to any person for reasons of race, color, religion, sex, handicap, familial status, national origin, sexual orientation, or gender identity. Realtors® shall not be parties to any plan or agreement to discriminate against a person or persons on the basis of race, color, religion, sex, handicap, familial status, national origin, sexual orientation, or gender identity. (Amended 1/14) Realtors®, in their real estate employment practices, shall not discriminate against any person or persons on the basis of race, color, religion, sex, handicap, familial status, national origin, sexual orientation, or gender identity. (Amended 1/14)

Prohibited Acts..... 30 minutes

- Refusing to sell, rent, or negotiate with any person based upon their inclusion in a protected group.
- Advising a potential purchaser or tenant that a property is not available based upon the individual's inclusion in a protected group.
- Changing the terms, conditions or services for different individuals based upon their inclusion in a protected group.
- Advertising in any form a discriminatory intent.
- Steering- making choices for purchasers or tenants based upon their inclusion in a protected group.
- Blockbusting—inducing property owners to sell or rent because of the prospective entry into the neighborhood of persons of a particular race, color, religion, etc.
- Redlining--denying loans or offering different loan terms based upon applicant's inclusion in a protected class.
- Denying membership or participation in a MLS or a Real Estate Broker Organization based upon the applicant's inclusion in a protected class.
- Coercing, intimidating, threatening, or interfering with any person in exercising these rights as it applies to homeowners, landlords, buyers, renters, brokers, sales agents

Realtor Obligations..... 10 minutes

- Adhere to Federal, State and local fair housing laws.
- 3 hours of Fair Housing CE for license renewal
- Adhere to the Realtor Code of Ethics
- The “small bigot” exemption does NOT apply to Realtors.
- But the obligation goes further
 - WRO Fair Housing Hotline Available Monday through Friday, from 10 a.m. to 4 p.m.
(914) 428-4507, ext. 374
 - wroinc.org

“Well Meaning” Behavior.....20 minutes

1. The Case of the Spiral Staircase
2. The Walk-Up building

Not So “Well Meaning” Behavior.....20 minutes

1. The Growing Rental Price
2. The Wrong Neighborhood

Stigmatized Properties.....10 minutes

Working with Buyers.....15 minutes

- Is this a nice neighborhood?
- We want a good school district
- Demographics?
- Be the source for the resource

Compliance..... 10 minutes

- Company Policy
- Fair Housing Logo

Discussion.....20 minutes