



# FAIR HOUSING NEWS

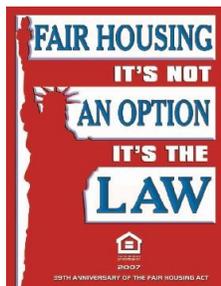
A newsletter about fair housing, community development, & neighborhood quality of life

## GREETINGS!

Welcome To The August Edition of *Fair Housing News*, Produced by the GBCHRB as a Public Service! Join the mailing list: <mailto:wkladky@gbchrb.org>. Go to <http://www.gbchrb.org> for laws, links, and studies. See our Fair Housing TV show on the GBCHRB's YouTube Channel - <http://www.youtube.com/user/wkladky1>! Or, check out <http://www.gbchrb.org/2rad9899.htm> for radio shows on interesting topics about Fair Housing!

### IN THIS ISSUE...

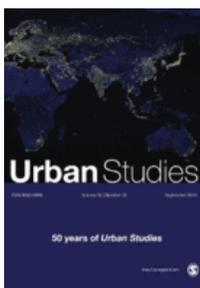
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## NATIONAL NEWS

**HUD Study Finds Same-Sex Couples Discriminated Against in Rental Housing Market.** This was the first large-scale, paired-testing study that examined same-sex housing discrimination in metro rental markets via advertisements on the Internet. The study discovered that same-sex couples received less favorable treatment than heterosexual couples. The primary type of adverse treatment was that same-sex couples had significantly fewer responses to

their e-mail inquiries about advertised units than did heterosexual couples. Curiously, the study also was found that areas with state protections against housing discrimination on the basis of sexual orientation had slightly more negative treatment of same-sex couples than those areas that did not have such protections. The study was based on 6,833 e-mail correspondence tests conducted in 50 metropolitan markets in late 2011. [Read the June 18, 2013 HUD article.](#)



**New Study Finds Moving Poor People Into a Neighborhood Doesn't Cause Crime.** The study by Michael C. Lens, a University of California Los Angeles professor, [published in the journal Urban Studies](#) examined crime and housing data in 215 cities between 1997-2008 - controlling for national and regional crime trends, demographic and income variables, employment rates, etc. - and found almost no relationship between the prevalence of [Housing Choice Voucher Program](#) households and higher rates of crime at the city or suburban levels. In his previous research, Lens had looked at this from [the neighborhood level](#). "Although

communities with a higher prevalence of voucher households appear to be higher in crime, there is no evidence that this is due to voucher households *increasing* crime." Nationally, about 50 percent of voucher households are in the suburbs. [Read the August 5, 2013 article in The Atlantic.](#)



**In Fair Housing Advertising Case, the U.S. Court of Appeals Finds Real Estate Investment Firm Guilty of Discriminatory Ad towards Families, Women, and Children.** The National Fair Housing Alliance has announced its support for the United States Court of Appeals Sixth Circuit unanimous decision to overturn a lower court's decision in which the Miami Valley Fair Housing Center sued the Connor Group for posting advertisements on

Craigslist that discriminated against families with children and women. The Connor Group, a real estate investment firm, owns and operates approximately 16,000 luxury apartment units in eight large metros. The advertisement from the Connor Group stated about their Dayton, Ohio area apartments, "Our one bedroom apartments are a great bachelor pad for any single man looking to hook up." "By saying the apartment is for a single man, the advertisement excludes women, couples, and single parents with children," continued Smith. The Miami Valley Fair Housing Center (Dayton, Ohio) filed the case against the Connor Group. "We are very pleased with the decision from the U.S. Court of Appeals. Housing advertisements on the internet can discourage people protected under the federal and state fair housing laws from even looking at a particular property," commented its President and Chief Executive. [Read the August 8, 2013 NFHA Press Release.](#)

**National Study Finds Blacks and Latinos Much More Likely to Get Loan Application Denied and, If Approved, a Subprime Loan.** Compared to

similar white applicants and despite geographic factors, blacks were 2.8 times more likely to be denied for a loan. Latinos were two times more likely.

When they were approved, blacks and Latinos were 2.4 times more likely to get a subprime loan. This subprime disparity between Blacks and Latinos compared to whites actually increases with higher income. These were the results of a New York University analysis of Home Mortgage Disclosure Act

data on 3,819,923 loan applications from 2006. Some 1.5 million were denied and about 2 million

were approved at a prime rate - with 200,000 (or 5.4 percent) approved at a subprime rate. It was presented at the recent American Sociological Association annual meeting in New York City. [Read the August, 2013 article in \*The Atlantic\*.](#) [Read the August 11, 2013 University of Michigan article.](#)



**[HUD Publishes New Proposed Rule to Affirmatively Further Fair Housing \(AFFH\) in the Federal Register.](#)** Under the proposed new rule, including [background materials and a prototype geospatial tool](#),

"HUD will provide program participants with: a more clearly articulated definition of what it means to affirmatively further fair housing; an assessment template that replaces the current, loosely defined Analysis of Impediments; nationally uniform data and a

geospatial tool; and clear guidance and technical assistance." AFFH refers to the 1968 Fair Housing Act's obligation for state and local governments to improve and achieve more meaningful outcomes from fair housing policies [Read the July 19, 2013 HUD Press Release.](#)

**Housing Residential Segregation Significantly Lessens Regional Economic Growth, Study Finds.** This study examined the impact of residential segregation on the welfare of populations in U.S.

metropolitan areas as indicated by economic growth, utilizing panel

data of metropolitan areas during 1980-2005. The results indicate that both racial and skill segregation negatively impact short and

long-term economic growth. This examination of "spatial mismatch" found the need for mobility





policies that favor non-white households and comprehensive strategies for economic opportunities in low resource communities. Disturbingly, the study also found that the negative effect has gotten stronger over time despite somewhat lessening rates of segregation. For more about spatial mismatch: read *CityScape*: <http://www.huduser.org/periodicals/cityscape/vol1num1/ch11.pdf>. [Read the August, 2013 article in \*The Atlantic\*.](#)

**The National Fair Housing Alliance and the Fair Housing Rights Center in Southeastern Pennsylvania File a Housing Discrimination Complaint with HUD Against William Penn Realty Group, Inc. for Discriminating Against People with Disabilities.**

The complaint alleges the Group denied reasonable accommodation requests, steered based on discrimination, and made housing unavailable. The Group, one of the largest independently owned management companies in metropolitan Philadelphia, manages over seventy five apartment buildings and complexes. The NFHA and the FHRC sent individuals to Penn properties posing as renters with and without service animals to assess if the company was discriminating. [Read the August 16, 2013 Press Release.](#)



**MARYLAND NEWS**

**The Community Revitalization Work by the University of Maryland, Baltimore (UMB) Has Been Cited as a Best Practice by HUD, with UMB's inclusion of the residents of the low-income Poppleton neighborhood in West Baltimore praised. UMB utilized a [Community Outreach Partnership Centers \(COPC\) grant](#) from HUD to**

help its outreach. The West Baltimore Empowerment Initiative was funded by the COPC grant, worked on by faculty and students and the University's schools of Medicine, Law, Nursing, and Pharmacy - as well as by community residents in Washington Village/Pigtown, Poppleton, Harlem Park/Lafayette Square, and the Self-Motivated People's Community of West Baltimore. About 36,295 residents live in the target area, which has too much poverty, inadequate housing, unemployment, low literacy rates, drug abuse, and crime. Some 44 percent lives in poverty, about four times the State's rate. One in five receive some form of public assistance According to the release: "Law students and volunteers initiated crime reduction and antidrug strategies that included shutting down drug houses and organizing public safety meetings, neighborhood cleanups, and programs to get youth off the streets. Students from several colleges within UMB successfully collaborated with the village centers on strategies to improve youth education and community health. To enhance the community's capacity to respond to local issues, SWCOS worked with neighborhoods to identify more than 100 community leaders; more than 4,000 community residents became involved in village center activities between 1999 and 2003. New job placement programs helped an average of 309 residents find jobs each year from 1998 through 2003. SWCOS started a successful reverse-commute program, which at its peak in late 2001, transported 120 individuals each week to higher paying jobs outside of West Baltimore; the program added an estimated \$2.5 million annually to the local economy." Congratulations! [Read the HUD article about UMB and Poppleton.](#) [Read a HUD description of the initiative.](#)





## HUD & DOJ ENFORCEMENT

### **HUD and Connecticut Management Company Settle Claim Alleging Discrimination Against Families With Children; Company Will Pay \$15,000.**

According to the complaint, a Middletown, Connecticut husband and wife said that employees at Hamilton Point Property Management, LLC refused to renew their lease after finding that the family of five was too many for the two-bedroom apartment they had occupied for years. The company had an unwritten policy restricting occupancy to two persons per bedroom regardless of size, holding that Connecticut law required this. The married couple's complaint also alleged that the family was forced to leave their home under threat of eviction and had to move to another apartment farther away from their work and community, and which required their children to switch schools. [Read the August 16, 2013 HUD Press Release.](#)

### **HUD Charges New Jersey Landlords With Refusing To Rent To African Americans.**

Four tests conducted by the Fair Housing Council of Northern New Jersey (FHCNNJ) found that the owner of the buildings refused to show apartments to or return the calls of a prospective tenant after learning that he was African American, and that the owner repeated these and other discriminatory actions against African Americans. The HUD charge will be heard by a U.S. Administrative Law Judge unless either party decides to have the case heard in federal district court. If an administrative law judge finds after a hearing that discrimination has occurred, s/he may award damages to both the individual and FHCNNJ. The judge may also order injunctive relief and other relief to deter further discrimination, as well as payment of attorney fees. In addition, the judge may impose fines, or if the matter is decided in federal court, the judge may award punitive damages. [Read the July 15, 2013 HUD Press Release.](#)



### **To Settle a Complaint by the U.S. Department Of Justice (DOJ) Alleging Violations of the Fair Housing Act, the Townhomes of Kings Lake HOA Inc. (HOA) and Vanguard Management Group Inc. Will Pay \$150,000.**

The lawsuit alleged that the HOA adopted and enforced occupancy limits that discriminated against families with children at the Townhomes of Kings Lake, a 249-townhome community in Gibsonton, Florida. Under the proposed consent decree, which must be approved by the U.S. District Court for the Middle District of Florida, the defendants will pay \$45,000 to the family that filed the original complaint filed with HUD, \$85,000 into a victim fund to compensate other affected families, and a \$20,000 civil penalty to the U.S.. After a family with six children moved into their 4-bedroom townhome, the defendants said there was a problem with the number of people living in the home and threatened to evict them. The family moved out of the Kings Lake community. After HUD investigated the complaint, it issued a charge of discrimination and referred it to DOJ. [Read the August 13, 2013 DOJ Press Release.](#)

### **The U.S. Department of Justice Settles Allegations of Disability Discrimination Against the City of St. Peters, Missouri.**

The city will pay \$80,000 to the resident and change its zoning laws to settle a lawsuit that the city violated the federal Fair Housing Act (FHA) and Title II of the Americans with Disabilities Act (ADA) when it denied a zoning request for a group home. The settlement resolves claims that the city adopted and enforced a discriminatory 2,500 foot group-home spacing requirement and that its Board of Adjustment refused a variance to allow Community Living Inc. (CLI) to operate a group home for four women with disabilities. The complaint also said the city





refused to make reasonable accommodations to allow the residents to use their home. The settlement requires that the city replace its ordinance on group homes for persons with disabilities with a DOJ-approved ordinance; adopt a written policy for persons to request reasonable accommodations or modifications on the basis of disability from the city's zoning and land use requirements; prepare written findings whenever the city denies any request for zoning or land use for housing for persons with disabilities; and provide training on the FHA and ADA to its officials and employees in land use and zoning decisions. [Read the August 1, 2013 DOJ Press Release.](#)

**A Comprehensive Agreement to Ensure New York City Adult Home Residents with Mental Illness Are Given the Opportunity to Live in the Community is Reached.** The U.S. Department of Justice's Civil Rights Division and the U.S. Attorney's Office for the Eastern District of New York, along with plaintiff adult home residents, reached the agreement with the state of New York under the Americans with Disabilities Act (ADA). Under the agreement - which will assist thousands of people with mental illness segregated in 23 adult homes in New York City - the state will offer supported housing to people with mental illness now living in adult homes. "Supported housing" refers to apartments scattered across a community that are provided state rental assistance and related support services. The original allegation was that the New York mental health service system violated the ADA by utilizing large, institutional adult homes instead of supported housing units in the community. [Read the July 23, 2013 DOJ Press Release.](#)



**National Investigation Finds Housing Discrimination Against Latinos in Three Major Metropolitan Areas.** The study by the [Equal Rights Center](#) (ERC) and [The National Council of La Raza](#) (NCLR) examined prospective Latino renters and homebuyers in Birmingham, Alabama; Atlanta, Georgia; and San Antonio, Texas, and was reported in "[Puertas Cerradas: Housing Barriers for Hispanics.](#)" In 95 of the 225 matched-pair tests conducted (42 percent), the Latino tester experienced at least one form of adverse, differential treatment compared to white testers. Housing agents were less receptive to schedule an appointment, provided Latino testers with fewer options than matched white testers for other homes for sale or number of units available for rent, and provided white testers with lender recommendations or other advantageous financing information that was not provided to Latino testers. In rental tests, agents quoted higher fees, costs, and more extensive application requirements to Latino testers; and agents did follow-up contact via phone or email to the white testers but not to Latino testers. [Read the July 22, 2013 Press Release.](#)



## CALENDAR

**The 24th Annual Breakfast Meeting of the Baltimore Office of Civil Rights and Wage Enforcement (Baltimore Community Relations Commission) Will Be Held on September 20, 2013.** It will be at 8:00 a.m. at the Hilton Baltimore Hotel, 401 W. Pratt Street in Baltimore, and tickets are \$45.00. The keynote speaker will be Dr. Julianne Malveaux, who is an educator, economist, author, and commentator. The Breakfast celebrates "twenty-four years of offering challenging, empowering assessments of race and intergroup relations." For more information, [go to the web page of the Commission](#) or telephone 410.396.3141.



## The John Marshall Law School Will Host a Conference on "Implementing the Duty to Affirmatively Further Fair Housing" on September 20-21, 2013 in Chicago.

The cost is \$395, with about 10.5 hours of CLE Credit. Breakfast and lunch on Friday and lunch on Saturday will be provided. A celebratory reception will be held on Friday evening at the Cliff Dwellers Club in honor of the Fair Housing Legal

Clinic's 20th anniversary. Topics: Friday a.m. - federal, state, and local governmental initiatives, especially in eliminating racial segregation; Friday p.m. - the financial crisis and the government's duty to produce less rather than more segregation; and Saturday - the special problems experienced by persons with disabilities and how the government can ensure that they have access to housing meeting their needs. [Go to the Conference registration page.](#)

## The Governor's Housing Conference will be held at the Baltimore Hilton on Friday, September 27, 2013, at the Baltimore Hilton, 401 West Pratt Street, Baltimore 21201.

Registration is \$75.00, with an early-bird registration fee of \$75.00 until September 9, 2013. After September 9th, the fee will be \$100.00. For info on sponsorship opportunities or registration: Carey Swift, HBAM, at 410-265-400 x118

or [carey@homebuilders.org](mailto:carey@homebuilders.org). For general conference info: Kelly L. Vaughn, 2013 Conference Chair, Maryland Department of Housing and Community Development, [VaughnK@mdhousing.org](mailto:VaughnK@mdhousing.org), or LaVene Claggett, Maryland Department of Housing and Community Development, [Claggett@mdhousing.org](mailto:Claggett@mdhousing.org). This is the largest and most comprehensive affordable housing forum in the state, discussing solutions and opportunities for affordable homeownership and rental housing in Maryland." [Go to the Conference's information page.](#)



## FAIR HOUSING RESOURCES

There's an Interesting Issue on Mixed-Income Strategies for Lessening Concentrated Poverty in HUD's Recent *Evidence Matters* Newsletter. Issued by their Office of Policy Development and Research, the free Spring 2013 issue has 22 pages of discussion, case studies, and research findings. Recommended.

[Read the issue on HUD's website.](#) You also can subscribe there.

**Interested In Fair Housing? Community Development? Insurance? Discrimination? Check Out the [GBCHRB's YouTube Channel!](#)** You can watch interviews about insurance problems, discrimination, affordable housing, ethnic history, foreclosures, racial history, Fair Housing laws, disability issues, mortgage lending. Listen to a radio show: <http://www.gbchr.org/2rad9899.htm>. Let us know your opinion & any good ideas for topics!



**The GBCHRB Distributes Free Fair Housing Brochures, Posters, and Guides for FREE.** We have Fair Housing information, brochures, guides, & posters in English, Spanish, Korean, Russian, and for people with disabilities. We also are distributing various brochures and guides about housing, life, and health insurance. Call 410.929.7640 or <mailto:wkladky@gbchr.org>.

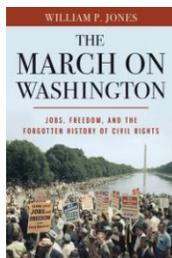
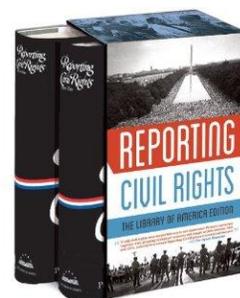
**What Do You Think of This Newsletter?** Is it good? Bad? How can we improve it? What issues should we cover more? Less? Any good ideas? Tips? Good jokes?! Positive or negative, we want to hear from you! Just send any comment to the GBCHR at <mailto:wkladky@gbchr.org> or call us at 410.929.7640.



## INTERESTING BOOKS

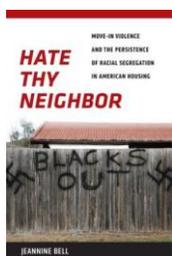
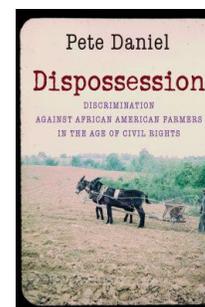
**March Book 1.** By Cong. John Lewis (D-GA), Andrew Aydin, and Nate Powell. Top Shelf Productions. 128 pages. paper, \$14.95. A fine graphic novel based on Lewis' personal story, it is the first of a trilogy. This one covers his rural Alabama childhood, when he met Martin Luther King, Jr., the birth of the Nashville Student Movement, and the battle to dismantle segregation with nonviolent lunch counter sit-ins, ending on the steps of City Hall. The illustrations also are wonderful.

**Reporting Civil Rights. Volume One: American Journalism, 1941-1963, and Volume Two: American Journalism, 1963-1973.** Ed. Clayborne Carson. Library of America, 2013. 996 and 986 pages, respectively. hardcover, \$40.00 each, or \$80 both. Large anthology of original pieces for a variety of newspapers and magazines, including Ralph Ellison, David Halberstam, Gordon Parks, Carl Rowan, and Robert Penn Warren. "If only civil rights were taught this way in our classrooms! *Reporting Civil Rights* [is] a vital national resource" - *O: The Oprah Magazine*.



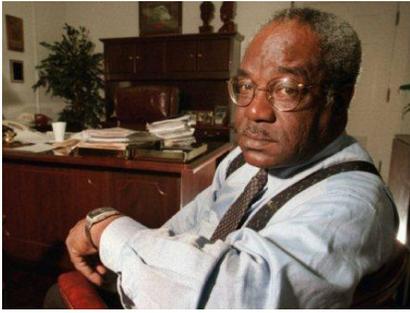
**The March on Washington: Jobs, Freedom, and the Forgotten History of Civil Rights.** By William P. Jones. W.W. Norton & Company, 2013. 320 pages. hardcover, \$26.95. Excellent history that "highlights the leadership of A. Philip Randolph, Bayard Rustin, and other forceful social democrats, liberals, and trade unionists, and rediscovers the inextricable links between the civil rights movement and the cause of economic justice," according to historian Sean Wilentz.

**Dispossession: Discrimination against African American Farmers in the Age of Civil Rights.** By Pete Daniel. University of North Carolina Press, 2013. 336 pages. hardcover, \$34.95. Interesting history of the 1940-1974 decline in the number of African American farmers from 681,790 to 45,594 (93 percent). It is a story of discrimination by the U.S. Department of Agriculture in denying loans, information, and access to needed programs for these courageous farmers.



**Hate Thy Neighbor: Move-In Violence and the Persistence of Racial Segregation in American Housing.** By Jeannine Bell. New York University Press, 2013. 259 pages. hardcover, \$24.95. Interesting examination by the Professor of Law at Indiana University Maurer School of Law - Bloomington, and the author of the also-worthwhile *Policing Hatred: Law Enforcement, Civil Rights, and Hate Crime; Police and Policing Law* (NYU Press, 2004, \$25.00) This book looks at the history and the present situation of residential racial segregation in the U.S., with many statistics and individual stories detailing the cruelty and pain. Bell argues that racially motivated

violence is the most likely to occur in "entrenched white neighborhoods" where residents fight integration as if they are defending against an enemy.



## REST IN PEACE

**Julius Chambers, Civil Rights Advocate, 76.** As a private lawyer and head of the NAACP Legal Defense and Educational Fund (after 1984), Chambers fought and won many legal cases against discrimination. Along the way, his home, office, and car were firebombed. As head of the Legal Defense Fund, Chambers expanded its reach to economic issues via its Poverty Justice program, and took on high unemployment and poor municipal services in inner cities resulting from racial discrimination. He later was president of the North Carolina Central University. When Chambers graduated first in his law school class at the University of North Carolina, he was barred from attending its banquet at the segregated Chapel Hill Country Club. [Read the August 6, 2013 \*New York Times\* obituary.](#) [Read the Aug. 8, 2013 NBC News obituary.](#)

**Michael A. Winter, Disability Activist, 61.** Winter was probably best known for abandoning his wheelchair and crawling up the steps of the U.S. Capitol in 1990 to protest the glacial progress in enforcement of the Americans With Disabilities Act. After 2001, Winter spearheaded the U.S. Department of Transportation's federal civil rights efforts to implement the ADA, the Rehabilitation Act, the Disadvantaged Business Enterprise Program, Title VI of the Civil Rights Act of 1964, and relevant environmental legislation. He also was director of the Centers for Independent Living in Honolulu and Berkeley, California, and was interviewed on the PBS "Lives Worth Living" documentary in 2011 on the disability rights movement. [Read the National Council on Disability's celebration.](#) [Read Access Living's appreciation.](#)



**Cynthia Brown, Human Rights Activist, 60.** One of the guiding forces at the international advocacy group Human Rights Watch, Brown oversaw every report it published. Human Rights Watch's mission is "striving to protect human rights worldwide by focusing attention where those rights are violated and giving voice to the oppressed." Brown also was critical in the formation of Human Rights Watch's division about women's rights. "In 1990, she went to Chile for two years as the Americas Watch representative. Because the early days of Americas Watch revolved around the Central American conflicts and brutal military regimes in Latin America, Brown tackled some of the most pervasive and savage human rights violations of the day. When administrations in Washington ignored, downplayed or denied brutal realities on the ground, she helped to shine a light on the facts – and called on the US government to hold its 'friends' to account." [Read the May 20, 2013 obituary.](#) [Go to Human Rights Watch's Website.](#) [Read Human Rights Watch's appreciation.](#)

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