

Fair Housing Amendment Act of 1988

Resolution in support adopted November 1991 by the City of Plattsburgh

The Fair Housing Act declares that it is a national policy to provide fair housing throughout the United States and prohibits eight specific kinds of discriminatory acts regarding housing if the discrimination is based on race, color, national origin, religion, handicap, sex and familial status.

In the sale and rental of housing, the following is illegal

- Refuse to rent or sell housing
- Refuse to negotiation for housing
- Make housing unavailable
- Deny a dwelling
- Set different terms, conditions, or privileges for sale or rental of a dwelling
- Provide different housing services or facilities
- Falsely deny that housing is available for inspection, sale, or rental
- For profit, persuade owner to sell or rent (blockbusting)
- Deny anyone access to or membership in a facility or service (such as a multiple listing service) related to the sale or rental of housing.

The Act may at times exempt owner-occupied buildings with no more than four units, single-family housing sold or rented without the use of a broker and housing operated by organizations and private clubs that limit occupancy to members.

In mortgage lending, the following is illegal

- Refuse to make a mortgage loan
- Refuse to provide information regarding loans
- Impose different terms or conditions on a loan
- Discriminate in appraising property
- Refuse to purchase a loan
- Set different terms or conditions for purchasing a loan.

Additionally, it is illegal to

- Threaten, coerce, intimidate or interfere with anyone exercising a fair housing right or assisting others who exercise that right
- Advertise or make any statement that indicates a limitation or preference based on race, color, national origin, religion, sex, familial status or handicap.

This prohibition against discriminatory advertising applies to single-family and owner-occupied housing that is otherwise exempt from the Fair Housing Act.

If you or someone associated with you:

- Have a physical or mental disability (including hearing, mobility and visual impairments, chronic alcoholism, chronic mental illness, AIDS, AIDS Related Complex or mental retardation) that substantially limits one or more major life activities
- Have a record of such a disability or
- Are regarded as having such a disability

Your landlord may not:

- Refuse to let you make reasonable modifications to your dwelling or common use areas, at your expense, if necessary for the handicapped person to use the housing. (Where reasonable, the landlord may permit changes only if you agree to restore the property to its original condition when you move).
- Refuse to make reasonable accommodations in rules, policies, practices or services if necessary for the handicapped person to use the housing.

However, housing need not be made available to a person who is a direct threat to the health or safety of others or who currently uses illegal drugs.

If you believe that you have been discriminated against under these Fair Housing guidelines, you can request an investigation. The first step is to contact the City of Plattsburgh's Fair Housing Officer. If you desire to submit a complaint, you need to provide the Fair Housing Officer with the following information:

- Your name and address
- The name and address of the person your complaint is against
- The address or other identification of the housing involved
- A short description of the alleged violation (the event that caused you to believe your rights were violated)
- The date(s) of the alleged violation

The Fair Housing Officer is responsible for hearing discrimination claims and determining what steps must be taken to resolve the situation. To file a claim, write a letter including the above information and send to:

Office of Community Development,
Attention: Fair Housing Officer
41 City Hall Place
Plattsburgh NY 12901

Or contact
Fair Housing Enforcement Center
U.S. Department of Housing and Urban Development
26 Federal Plaza, Room 3532
New York, New York 10278-0068
(212) 264-9610
1-800-496-4294
TTY (212) 264-0927

Or log on to the internet at <http://www.hud.gov/offices/fheo/online-complaint.cfm> or and complete the form and submit to HUD or access the form at <http://www.hapdx.org/Forms/pdfs/903.pdf> ; print it out, complete and mail to HUD at the address listed on the form.

