



FAIR HOUSING NEWS

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



EQUAL HOUSING OPPORTUNITY

FALL GREETINGS!

Welcome to this Edition of *Fair Housing News* Produced by the GBCHRB as a Public Service! To join the mailing list:

<mailto:wkladky@gbchrb.org>. You can go to our website <http://www.gbchrb.org> for laws,

links, etc. See our TV show on the YouTube Channel -

<http://www.youtube.com/user/wkladky1>! Or, check out

<http://www.gbchrb.org/2rad9899.htm> for radio shows on topics about Fair Housing! Don't forget our [Fair Housing Maryland](#) blog.

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MARYLAND NEWS

Justice Department Alleges Glen Burnie, Maryland Used Car Dealership Engaged in Illegal Lending Discrimination Against African Americans.

The lawsuit alleges that defendant Guaranteed Auto Sales, a used car dealership, along with its owner and manager, violated the federal Equal Credit Opportunity Act by offering different terms of credit based on race to those seeking to purchase and finance used cars. The lawsuit comes from tests by DOJ's Fair Housing Testing

Program. The complaint, filed in the U.S. District Court for the District of Maryland, alleges that employees of Guaranteed Auto Sales told African American testers that they needed bigger down payments than white testers for the same cars, and told African American testers that they were required to fund their down payments in one lump sum, while white testers were given the option of paying in two installments. [Read the September 30, 2019 USDOJ press release.](#)

Justice Department Files Employment Discrimination Lawsuit Against Baltimore County Alleging Race Discrimination by Its Police Department in the Hiring of Entry-Level Police Officers and Cadets. The employment discrimination lawsuit under Title VII of the Civil Rights Act of 1964 (Title VII) alleges that since 2013 BCPD has engaged in unintended employment discrimination against African



American applicants by making hiring decisions based on hiring examinations that were not job-related and disproportionately excluded African American applicants. The lawsuit seeks a Court order forcing the County to utilize selection procedures that comply with Title VII, and to provide individual remedies to African American former applicants who are entitled to them. Title VII is a federal law that prohibits discrimination in employment on the basis of race, color, sex, national origin, and religion. More information about Title VII and other federal employment laws is available on the Civil Rights Division's website at www.justice.gov/crt. [Read the August 27, 2019 USDOJ press release.](#)



register for events: <https://civilrightsweek2019.splashthat.com>.

[Baltimore City Office of Civil Rights and Wage Enforcement](#) hosts Civil Rights Week from September 27, 2019 - October 5, 2019. The theme of the week is "B.I.A.S: Bringing Inherent Assumptions to Surface." The week of events will bring individuals of various backgrounds together to address, educate, and inform individuals on issues surrounding Civil Rights locally and nationally. The hope is to spark continuous conversations on equity, build partnerships, and create advocates for social justice within the city and greater Baltimore region. For more info and to

Baltimore Mayor Bernard C. "Jack" Young Issues Executive Order to Support Immigrants. The new Executive Order, "[Advancing Public Safety and Access to City Services](#)," expands citywide antidiscrimination policies. It forbids City officials from asking about citizenship or immigration status unless required to do so by state or federal law. Mayor Young also reaffirmed his commitment to keeping families together by continuing to provide legal representation to community members facing deportation hearings through the [Safe City Baltimore](#) initiative, and said "Immigrants who call Baltimore home should not live in fear of family separation for the simple fact that they cannot afford an attorney." The Executive Order and Safe City Baltimore builds upon the recently announced [Baltimore City Police policy](#) that prohibits officers from cooperating with ICE on civil immigration matters. [Read the August 7, 2019 Baltimore press release.](#) [Read the August 7, 2019 Baltimore Sun article.](#)



Anne Arundel County Council Passes Fair Housing Law by 4-3 Vote - Its first Countywide Fair Housing Law. The law prohibits discrimination based on age, ancestry, citizenship, creed, disability, familial status, gender identity or expression, marital status, national origin, occupation, race, religion, sex, sexual orientation, and source of income. Hailing this as a big step forward in the County's efforts to end

homelessness, the [Homeless Persons Representation Project](#) would like to thank County Executive Stuart Pittman (countyexecutive@aacounty.org), bill sponsor Council member Sarah Lacey (slacey@aacounty.org), Council Chair Andrew Pruski (andrew.pruski@aacounty.org), Council Vice

Chair Allison Pickard (allison.pickard@aacounty.org), and Council member Lisa D. B. Rodvien (lisa.rodvien@aacounty.org). In addition, thanks goes out to the many residents of Anne Arundel County who testified in support of this bill, as well as these organizations: ACLU of Maryland, ADAPT, Anne Arundel Connecting Together (ACT), Arundel Community Development Services, NAACP, Homeless Persons Representation Project, and Disability Rights Maryland. A copy of the legislation is available [here](#)



NATIONAL NEWS

For the First Time, the U.S. Equal Employment Opportunity Commission has ruled that Housing Companies Violated Civil Rights Law through their Use of Facebook’s Targeting Advertising. In the rulings, the EEOC cited four companies for age discrimination: Capital One, Edwards Jones, Enterprise Holdings, and DriveTime Automotive Group. Three were cited for discrimination by age and gender: Nebraska Furniture Mart, Renewal by Andersen LLC and Sandhills Publishing

Company. The companies can now work out a settlement with the EEOC or go to court. The rulings, originally made in July but just released, came from complaints filed by the Communications Workers of America, the American Civil Liberties Union, and plaintiff’s attorneys. The rulings are part of a separate pending class-action suit in federal court by watchdog group Housing Rights Initiative and a D.C. woman accusing companies of [age discrimination](#). The suit, also filed with agencies in D.C. and Maryland, alleges that seven housing companies in the metro used Facebook’s advertising system to target specific age groups and exclude others, and that Facebook’s algorithms worsened this by mainly showing the ads to younger users. The ads are from 2018 or earlier. Facebook has agreed in a settlement to [make changes](#) to its target advertising [scheduled](#) by 2019’s end. The plaintiffs did not file against Facebook but plans to subpoena it during the investigation process. The case may lead to other anti-discrimination actions against advertisers even if they are using another company’s ad-targeting tools. [Read the September 24, 2019 ProPublica article.](#) [Read the September 18, 2019 Washington Post article.](#)



The Administration’s [Plan](#) to Change the Country’s Housing Finance System would [make Mortgages More Expensive](#) for Minority Borrowers and Aspiring Homeowners in the South, the Midwest, and Rural Areas, Say Advocates. The plan by the [Treasury](#) and [HUD](#) would end government control of Fannie Mae and Freddie Mac, which purchase mortgage loans and package them into guaranteed securities. The plan also would eliminate the mortgage backers’ affordable housing goals and would introduce competition that could reduce access to credit for low-income communities. “This plan would interject new entities that would cream the market by seeking to serve the most lucrative regions and borrowers,” such as New York and San Francisco, where home values have skyrocketed, said Nikitra Bailey, executive vice president of the Center for Responsible Lending. “The very communities that need greater access to mortgage credit — communities of color, specifically — would have great difficulty securing credit.” Under the plan, Fannie Mae and Freddie Mac would pay a fee in exchange for a government-guaranteed backing. The



plan is a possible windfall for hedge funds that have invested in the companies' stocks. [Read the September 10, 2019 Washington Post article.](#)

Civil Rights Groups Slam Comcast for Trying to Weaken a Protection against Racial Discrimination.

The lawsuit now before the US Supreme Court was brought by comedian and media owner Byron Allen against Comcast for \$20 billion under an 1866 law ensuring African Americans the same right to make contracts as whites. Allen, who is black, alleges that Comcast discriminated against him because it refuses to air cable channels by his company, Entertainment Studios Networks. Comcast said it made a business decision. The legal question is if, as [Comcast argues](#), Allen must show that race was the only reason for Comcast's decision. A Comcast victory could make it harder for victims of discrimination to sue employers, landlords, and other businesses using the measure, and could force victims to prove that racial discrimination was the only factor in any decision. [Read the October 2, 2019 Washington Post article.](#)



HUD & USDOJ ENFORCEMENT

HUD Charges Hamburg, New York Landlord with Discriminating against Families With Children by refusing to rent to and making discriminatory statements about families with children. [Read HUD's charge.](#)

According to HUD's charge, the owner of a mixed-use property with two apartments allegedly refused to rent a one-bedroom unit to an applicant because he has a son who would stay with him three times weekly. HUD's charge further alleged that the owner stated that he did not want any children living at the property, citing parking concerns. The charge will be heard by a US Administrative Law Judge unless any party elects for the case to be heard in federal court. If the judge finds after a hearing that discrimination has occurred, he or she may award damages to the complainants for their loss as a result of the discrimination. The judge may also order other injunctive or equitable relief, as well as payment of attorney fees. In addition, the judge may impose civil penalties. [Read the September 27, 2019 HUD press release.](#)

HUD Charges New York, Pennsylvania and Georgia-Based Housing Design and Construction Professionals with Discriminating against Persons with Disabilities Because Condominium Complex is not Accessible to Persons with Disabilities.

The charge alleges that the defendants did not design and construct the 40-unit condo development in Brooklyn, New York, according to the accessibility requirements of the Fair Housing Act. [Read HUD's charge.](#) This started when HUD initiated a complaint after HUD staff found that the condominium complex was not in compliance. According to the charge, North8 Condominium lacks accessible routes and entrances into and through the common areas and units accessible kitchens and accessible bathrooms. [Read the September 16, 2019 HUD press release.](#)



HUD Charges Richmond Hill, Georgia Landlords with Discriminating by Refusing to Rent to, Imposing Different Rental Terms and Conditions, and Making Discriminatory Statements about Families with Children. [Read HUD's charge.](#)

The Savannah-Chatham County Fair Housing Council and the mother of two minor children had filed complaints alleging that the policy limiting the number of children that could reside in apartments. HUD's charge alleges that the voicemail recording announced the policy to persons who phoned looking for housing, namely, that one child is allowed in a two-bedroom unit and two children in a three-bedroom unit. [Read the September 12, 2019 HUD press release.](#)



HUD Settles with Virginia Rental Company for Racial Housing Discrimination in Los Angeles Area. The Conciliation Agreement between the Housing Rights Center (HRC) of Los Angeles and Arlington, VA-based AvalonBay Communities, Inc., resolves allegations that the real estate investment trust discriminated against applicants based on their race. [Read the agreement.](#) HRC had filed a complaint alleging that AvalonBay, which operates many properties in the Los Angeles area, provided more info about available units to white rental testers than to black HRC testers. Under the Agreement, AvalonBay will pay Housing Rights Center \$20,000, its management and leasing staff will attend fair housing training, and it will comply with all Fair Housing Act provisions in the future.

HUD Charges Gunnison, Colorado Landlords with Discriminating Against Families with Children.

The charge alleges that the owners and manager of a condominium complex refused to rent to persons under 35, and they refused to rent to a tester with a four-year-old child. [Read HUD's charge.](#) Denver Metro Fair Housing Center had filed a complaint alleging that the owners discriminated against families with children when they ran local newspaper ads. HUD's charge alleges that the ads described the complex as a "private, restricted adult ... community" where renters must be over 35 years. [Read the August 29, 2019 HUD press release.](#)



US Justice Department (USDOJ) Sues Owners and Managers of Rental Properties in Honolulu, Hawaii for Discriminating Against Families with Children.

Filed in the U.S. District Court for the District of Hawaii, the lawsuit against Hawaii Student Suites Inc., Hawaii Student Residences LLC or Hawaii Student Suites, Savio Hauoli Street LLC, and 258-60 Beach Walk LLC, alleges unlawful familial status discrimination in three properties in Honolulu: Beachwalk, Kalo Terrace, and Pacific Villa. It is alleged that since at least 2015, the defendants: (1) refused to rent or to negotiate for the rental of the three properties on the basis of familial status; (2) steered prospective renters with children seeking housing away from the properties to a separate property management company; and (3) made discouraging and other discriminatory statements to potential renters with children asking about housing, including that the housing was not "suitable" or the right "fit" for families with children. The Legal Aid Society of Hawaii had done testing which allegedly showed discrimination against families with children at the properties. The lawsuit seeks monetary damages to compensate the victims, a civil penalty to vindicate the public interest, and a

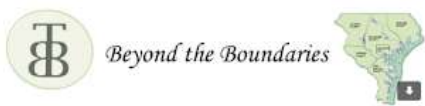
court order barring future discrimination and harassment. [Read the September 30, 2019 USDOJ press release.](#)



Justice Department Files Lawsuit Against City of Troy, Michigan, for Restrictions on Muslim Religious Group Trying to Establish a Place to Worship. The lawsuit against Troy alleges that the City violated the Religious Land Use and Institutionalized Persons Act of 2000 (RLUIPA) by treating places of worship worse than nonreligious assemblies in its zoning code and zoning disapproval. The complaint, filed in the Eastern District of Michigan, alleges that in 2018 the City denied zoning approval to Adam Community Center which had

purchased a building in a City commercial district to use as a community center and place of worship. The complaint alleges that the City’s denial and its unequal treatment of worship and nonreligious places, violate the RLUIPA provision. The suit also alleges that the City’s actions harmed the Center’s religious exercise in violation of another RLUIPA provision. Relatedly, the Justice Department in 2018 began its [Place to Worship Initiative](#), focusing on RLUIPA's protection of the rights of houses of worship and other religious institutions to worship (www.justice.gov/crt/placetoworship), its [Religious Liberty Task Force](#) to coordinate its religious liberty litigation and policy, and its implementation of the Attorney General’s 2017 [Religious Liberty Guidance](#). [Read the September 19, 2019 USDOJ press release.](#)

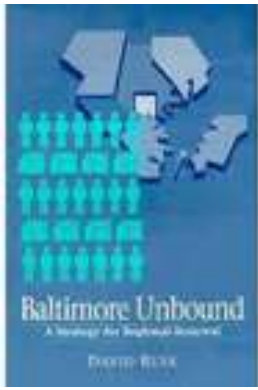
Justice Department Files Lawsuit Against Worcester, Massachusetts Landlord for Sexual Harassment and Retaliation in Violation of the Federal Fair Housing Act. The 11th lawsuit about sexual harassment in housing filed since late 2017, this one alleges that from at least 2009 the agent sexually harassed female tenants of rental properties owned by Prashad, Savton LLC, and Lanaton LLC, and that another employee sexually harassed and assaulted female tenants. The alleged harassment included sexual advances and comments; sexual touching; offering to give benefits like rent reduction in exchange for sexual acts; refusing to provide needed maintenance services or other housing actions against females objecting to his sexual harassment; intimidating female tenants by monitoring them; and failing to take any action to stop the employee from doing sexual harassment. In 2017, the Justice Department launched an [initiative](#) to combat sexual harassment in housing. The lawsuit seeks monetary damages to compensate the victims, civil penalties and a court order barring future discrimination. [Read the September 9, 2019 USDOJ press release.](#)



CALENDAR

Beyond the Boundaries to hold Kick Off Event on October 12th from 10 a.m. to 12 noon. The Baltimore metro-based

organization, after taking time off to evaluate its work and focus, has a mission is to promote "social equity through raising awareness of Systemic Racial Injustice and facilitating advocacy for Affordable Housing." It is hosting a celebratory event to highlight its history, receive feedback from past



participants and new supporters, and to start working together to plan the future of the organization. The event will be held at the St. Francis of Assisi Church, 3615 Harford Road, Baltimore, MD 21218. [View map](#). [Click here for more info and to register](#) Beyond the Boundaries embraces Catholic Social Teaching by promoting social equity through raising awareness of Systemic Racial Injustice and facilitating advocacy for Affordable Housing. The Beyond the Boundaries Program began in 1996 when Roman Catholic Bishop John Ricard was asked to form the InterVicariate Task Force on Regional Issues for the purpose of reflecting on the issues raised by *Baltimore Unbound: A Strategy for Regional Renewal* (Baltimore: Johns Hopkins University Press, 1985) by David Rusk. Beyond the Boundaries considers issues affecting the Baltimore metro as well as the parishes in the Archdiocese of Baltimore. It also helps other groups to develop and promote policy solutions to achieve racial justice and social equity. [Contact the event organizer](#)

Faith & Religious Accommodations in the Workplace Symposium on Tuesday, November 5, 2019 from 8:30 a.m. to 4:45 p.m. [Add to Calendar](#) Temple Oheb Shalom, 7310 Park Heights Avenue, Baltimore, MD 21208. [Driving directions](#): Contact Suzette Kossoff, Jewish Community Services 410-843-7515/careercenter@jcsbaltimore.org. "This will be an interactive day of learning and discussion to promote understanding and inclusion for all faiths in every workplace. Featuring an array of dynamic speakers including faith leaders, civil rights experts, educators, and social justice advocates. The sessions will explore Maryland and US trends and data on faith practices, review legal requirements about religious accommodations in the workplace, and discuss the rise in faith-based hate crimes. A Kosher & halal breakfast and lunch are included. Please contact us if you need additional accommodations: [Register Now!](#)" This is presented by the Maryland Commission on Civil Rights, Jewish Community Services, Baltimore Jewish Council, and The Associated / Jewish Federation of Baltimore.



On November 13, 2019 from 9:00 a.m. to 1:00 p.m., the Maryland Commission on Civil Rights (MCCR) will hold a Free Informative Workshops on Sexual Harassment Prevention in the Workplace. The workshops will be at Anne Arundel Community College, 101 College Parkway, Cade Fine Arts Center, Room 215, Arnold, Maryland 21012, [Register Here](#). The training workshop will focus on sexual harassment laws, prevention, and employer liability; and discuss types of sexual harassment, current statistics, case examples, common

workplace scenarios, and best practices to prevent and respond to sexual harassment. Attendees receive a Certificate of Attendance at the end of the workshop. Instructors include MCCR staff and attorneys. For more info and/or accommodation needs, contact Tara Taylor at tara.taylor@maryland.gov or 410-767-6459. Space is very limited. Once full, any new registrations will be placed on a wait list. One person will not be permitted to register multiple attendees. Please make sure each attendee registers separately online. Check-in begins at 8:30 a.m., and the class begins at 9:00 a.m. Free parking is available.

FAIR HOUSING RESOURCES



2012-2016 Consolidated Planning/CHAS data now available on HUD User. Each year, the U.S. Department of Housing and Urban Development (HUD) receives custom tabulations of American Community Survey (ACS) data from the U.S. Census Bureau. These data, known as the "CHAS" data (Comprehensive Housing Affordability Strategy), demonstrate the extent of housing problems and housing needs, particularly for low-income households. The CHAS data are used by local governments to plan how to spend HUD funds, and may also be used by HUD to distribute grant funds. For more background on the CHAS data, including data documentation and a list of updates and corrections to previously released data, click [here](#). HUD offers a simple web-based table generator (also known as a query tool) that provides some of the most commonly used CHAS figures (click [here](#) for the CHAS query tool). The complete set of data files can be found [here](#). Click [here](#) to learn more and access the 2012-2016 Consolidated Planning/CHAS data.



Interested In Fair Housing? Community Development? Insurance? Foreclosure Prevention? Check Out the [GBCHRB's YouTube Channel](#)! You can watch interviews about insurance, discrimination, affordable housing, Fair Housing laws, disability issues, mortgage lending, and related issues. Our radio shows: <http://www.gbchrb.org/2rad9899.htm>.

The GBCHRB Distributes Free Fair Housing Brochures, Posters, and Guides. We have Fair Housing information, brochures, guides, & posters in English, Spanish, Korean, Russian, and for people with disabilities. We also distribute brochures and guides about housing and insurance. 410.929.7640 / <mailto:wkladky@gbchrb.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! We appreciate constructive criticism! Send comments to <mailto:wkladky@gbchrb.org>.



REST IN PEACE

Juanita Abernathy, Civil Rights Advocate, 88. She helped organize the 1955 Montgomery, Alabama bus boycott and participated in other important protests at the beginning of the civil rights era alongside the Rev. Dr. Ralph Abernathy, her husband and a civil rights leader. Ms. Abernathy organized, marched, and campaigned for voting rights for African-Americans and to integrate the schools in the 1950s and 1960s, taught voter-education classes, housed Freedom Riders, and accompanied her husband to the 1963 March on Washington for Jobs and Freedom and the 1965 [Selma-to-Montgomery, Alabama](#) marches. Representative John R. Lewis (D-Georgia), former civil rights-era leader, said that Ms. Abernathy had been "my sister on the front

lines” in the struggle. The Montgomery boycott was called after Rosa Parks, a black seamstress, was arrested for not giving her seat on a city bus to a white passenger. During it, Ms. Abernathy typed up leaflets asking black people not to patronize the Montgomery city buses. Ms. Abernathy was instrumental in organizing a plan to ensure that people could get to work without taking a bus. Using extra cars offered by a local funeral home, she arranged elaborate car pools to get people around town. The boycott led to the 1956 US [Supreme Court decision](#) that outlawed racial segregation in Montgomery’s public transportation system and anywhere else in the nation. [Read the September 13, 2019 New York Times obituary.](#)



Douglas Moore, Civil Rights Leader and DC Councilor, 91. Moore, a Methodist minister, led one of the first sit-ins to protest racial segregation in the South in 1957 and later was elected to the Washington D.C. Council in the 1970s. In Durham, North Carolina, Moore pursued a confrontational approach to the civil rights struggle. For example, after he drank from “whites-only” public water fountains he would exclaim, “Good white water!” He criticized activists like the

Rev. Martin Luther King Jr., who was a classmate at the Boston University School of Theology, for depending too much on the power of oratory instead of doing concrete actions to achieve racial equality. Moore led a 1957 sit-in at the segregated Royal Ice Cream parlor in Durham that resulted in jail for the protesters, the "Royal Seven," and led ultimately to the sit-in being utilized as a prime movement tool, such as the landmark 1960 Woolworth lunch counter protest in Greensboro, North Carolina. Moore later was an acolyte and self-described “personal pastor” of black-power leader Stokely Carmichael, and in 1974 won a DC Council seat. An assault led to the end of his Council service and to jail. He never again held elective office, though he ran several times including in 2002 for DC mayor. [Read the September 4, 2019 Washington Post obituary.](#)

ACKNOWLEDGEMENTS

Some images utilized in this newsletter are used at the courtesy of [FreeDigitalPhotos.net](#).
