

Discriminatory Impact of Lead Paint: Panel Discussion

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Housing Discrimination Testing Program

Fair Housing Laws

- **Federal** – Fair Housing Act
- **State** – Massachusetts Anti-Discrimination Law (151B)
- **Local** – City of Boston anti-discrimination ordinance

Protected Class

- Characteristic of a person that cannot be targeted for discrimination

Protected Classes

42 U.S.C. § 3601

- Race
- Color
- Religion
- Sex
- Handicap
- Familial Status
- National Origin

Mass. Gen. Law c. 151B, § 4

- Race
- Color
- Religion
- Sex
- Handicap
- Gender Identity
- Sexual Orientation
- Children
- National Origin
- Genetic information
- Ancestry
- Age (except minors)
- Handicap
- Marital Status
- Military Status
- Receipt of Public Assistance

Prohibited Conduct

In the sale and rental of housing, because of protected class:

- Refuse to rent or sell
- Refuse to negotiate for housing
- Make housing unavailable
- Deny a dwelling
- Set different terms, conditions or privileges for sale or rental
- Provide different housing services or facilities
- Falsely deny that housing is available for inspection, sale or rental

Prohibited Conduct (continued)

In the sale and rental of housing, because of protected class:

- For profit, persuade, or try to persuade homeowners to sell by suggesting that people of a particular race, etc. have or are about to move into neighborhood (blockbusting)
- Deny access to or membership or participation in any organization, facility or service (such as multiple listing service) related to sale or rental of dwellings, or set different terms and condition of such access, membership or participation
- To make, print, or publish any notice, statement, or advertisement that indicates a preference or limitation based on a protected class
- Coerce, intimidate, threaten, or interfere with anyone exercising a fair housing right or assisting others who exercise those rights

Massachusetts Lead Law

- Removal or covering of lead paint in homes ,
- built before 1978,
- where children under age of 6 reside or will reside.
- Owners are responsible for compliance
- **CANNOT** refuse rent to someone because of child
- **CANNOT** refuse to renew the lease of or evict families with small children due to lead paint

advertised apartment for rent
(yesterday)

10/21/14

\$1550 / 2br - Elegant Apartment! (Dorchester)

****CENTRAL AIR CONDITIONING****

- Living room,
- Dining Room
- One full Bathroom
- Big Kitchen (Oak Cabinets, Granite top, NEW Stainless Steel appliances, including microwave as well as dishwasher)
- Two bedrooms
- Freshly painted
- Big closet space
- Hard wood floors
- Laundry Room (washer and dryer) coin operated
- Ceiling fans in kitchen and Living room with remote control.
- Back Porch

***EASY ACCESS TO BUSES 15 AND 17.**

UTILITIES ARE NOT INCLUDED

AVAILABLE: November 1st, 2014

NOT DELETED!

NO PETS!

SERIOUS INQUIRES ONLY!!

****Requirements before renting ****

- Proof of employment and at least 2 references preferably previous landlord or rental company references will be needed
- Good Credit and Background info. (Credit Check \$30 Fee)per applicant
- First, last, and security deposit (half months rent) at lease signing
- Deposits negotiable

To schedule a viewing you can text with the following information:

#of adults

of children

if you have section 8 voucher or not

Move in Date

advertised apartment for rent

10/19/14 - 10/20/14

\$900 / 300ft² - Small Basement Studio Available NOW!!! (Allston)

Small Studio available NOW on Harvard Ave.

Great for singles or couples!!! NO MORE THAN TWO PEOPLE allowed to live in this unit per fire code restrictions. We will NOT make exceptions!

MOST utilities included so it makes it even MORE convenient (HEAT< HW< GAS COOKING!!)**

Tenant responsible for electricity and cable**

Newly painted and new floor recently installed**

Within close walking distance to all major forms of transportation in and out of Boston.

(B Line train, 57 Bus, 66 Bus to Harvard Square)

Unit is NOT dealed**

NO SMOKING!!!***

\$1800 / 3br - 1000ft² - Well Located 3 Bedroom with Utilities included (Mattapan)

Nice Apartment with many Amenities added...Nice Size apartment located in very residential area near Mattapan Square...Open Floor Plan...LR...small Dining area off of LR...3 Beds (one of the Bedrooms is small, good for child or office) and bathroom...Washer and Dryer in the Basement...New appliances, Dishwasher..Refrigerator(if you have a Refrigerator you can bring it)...Freshly painted...Nice Common Back yard for Grilling or relaxing..On Street Parking...No Extra Storage(there is a Closet with extra storage off of the LR)..Located 10 minutes from Trolley to Ashmont or Buslines to Forest Hills..The area has a nice newly re-done park and variety of shopping(new Supermarket in the Square) **UNFORTUNATELY NOT DELETED.**

All Utilities Included; Gas, Electric, Water, Heat

Asking for 1st/full security deposit/1/2 Agent fee

Thank you for your interest please email to schedule a showing or with questions.

\$1550 / 2br - 860ft² - SPACIOUS 2 BED HEAT & HOT WATER INCL (WEST ROXBURY)

Nice two bedroom on Washington St in West Roxbury. Great location right on bus stop, on line to Dedham Mall, Legacy Place and Forest Hills. Well maintained building with elevator. Heat, hot water and one parking spot included in rent. Laundry in building.

Owner looking to replace carpet with wood floors if new tenant move in schedule permits. Apartment is not dealed.

\$1600 / 2br - 1100ft² - Available Now! 2 Bedroom in West Roxbury, \$1,600/mo, Large & Sunny

Large, bright 2-Bedroom Apt. in 2-Family House. Approx. 1,100 sq. ft.: Large Living Room, Formal Dining Room with Built-in China Cabinet. Natural wood. Hardwood floors. Large Eat-in kitchen with pantry, Dishwasher. Washer/Dryer, New Replacement Windows. Newly Insulated. New Bathroom. Back Porch with beautiful view.

Quiet street, just around the corner from shops, restaurants, buses, everything. Near commuter rail. Close to church. Walking distance from VFW Hospital, Accessible to Rt.128.

**** APARTMENT IS NOT DELETED ****

Application Fee: \$50.00
Broker Fee: \$1,600.00
First Month: \$1,600.00
Last Month: \$1,600.00
Security: \$1,600.00
Total: \$6,450

**\$800 / 1br - 700ft² - avail now, floor 3, 1 br, 1 office
or small br (haverhill)**

Sixth Ave, Third Floor.

One parking spot included

Laminated kitchen floor. Plenty of cabinet space.

Apartment freshly repainted.

First and Security deposit required (\$800x2 + \$400
security deposit=\$2,000.00)

No utilities included and no pets and non-smokers

No lead certificate

Good Credit and job references checked.

Housing Discrimination Testing

- Over a 2 year period we tested 28 rentals where language such as “not dealed” was used:
 - Evidence of discrimination found in **16** tests
 - No evidence of discrimination found in **2** tests

We've found that what people mean when they say “not dealed” is families with young children need not apply.