

Eliminating Barriers to Housing in New York

Federal Fair Housing Act protects individuals from discrimination based on race, color, religion, national origin, sex, disability (mental or physical), and familial status (children under the age of 18, pregnant women and persons securing custody of children under the age of 18).

Long Island Housing Services, Inc.
640 Johnson Ave., Suite 8
Bohemia, NY 11716

Phone: 631-567-5111 Ext. 375
Phone: 516-292-0400 Ext. 375
Fax: 631-567-0160
E-mail: info@LIFairhousing.org
www.LIFairhousing.org

Hablamos Español
631-567-5111 ext. 378

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Additional Fair Housing Laws

New York State Human Rights Law prohibits discrimination in housing because of: Race, Color, National Origin, (includes ancestry) Religion, Sex, Disability, Familial Status, Marital Status, Sexual Orientation, Age (18 and older), Source of Income, Gender Identity, Gender Expression, Arrest and Military Status.

Nassau County also prohibits discrimination based on Veteran Status and Ethnicity.

In addition to the protective laws described above, Suffolk County also prohibits discrimination based on Veteran Status, Status as a Victim of Domestic Violence, or Group Identity (Group Identity includes actual or perceived race, color, creed, age, national origin, alienage or citizenship status, gender, sexual orientation, disability, marital status, actual military status or familial status.).

If you believe that you have been discriminated against in seeking housing please call
Long Island Housing Services, Inc.
at 631-567-5111 ext. 375
Email: info@LIFairHousing.org
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New York State Human Rights Law and Source of Income Discrimination

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Source of Income Discrimination

The New York State Human Rights Law protects persons against housing discrimination based on the **Source of Income** of the tenant or homebuyer. A party may not be denied housing or financing based upon a lawful source of alternative income.

ALL housing providers are subject to New York State Human Rights laws, including landlords, real estate companies, apartment complexes, management companies, banks, lenders, and home insurance companies. Any housing providers that deny housing based on the source of that person's lawful alternative income has committed a fair housing violation and may be held legally responsible.

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If you believe that you have been discriminated against in seeking housing based on your **Source of Income**, please call Long Island Housing Services, Inc. at 631-567-5111 ext. 375 to speak to a Fair Housing Investigator
Email: info@LIFairHousing.org

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Source of Income Discrimination

Housing providers and lenders may **not** refuse to accept or include income that is derived from legal sources outside of employment. This applies to lenders when assessing whether to approve a borrower for a loan, as well as landlords when determining whether to rent a unit to a potential tenant. Further, housing providers and lenders may not subject persons with legal alternative income sources to additional requirements or restrictions that are not required of other applicants.

Discrimination against persons due to **Source of Income** may come in many forms such as increase in rent and denial of a rental or loan application.

Housing providers CANNOT set unreasonable income formulas or wealth requirements for tenants. According to New York State Division of Human Rights (NYSDHR), “a **requirement of yearly income 40 times the weekly rent, even though required of other tenants, would be unreasonable if applied to a tenant who has 70% of the rent paid by the vouchersing agency.**”

NYSDHR also states that **ANY** type of monetary assistance intended to aid tenants and applicants who need assistance paying rent, security deposit, move-in fees, or broker fees are also protected by the lawful source of income provision.

Source of Income Discrimination

New York State Human Rights Law, Nassau County Human Rights Law and Suffolk County Human Rights Law **all** protect individuals from housing discrimination based on their legal alternative **Source of Income**.

Lawful alternative income sources may include, but are not limited to, Section 8 housing voucher, Social Security Income (SSI), Social Security Disability (SSD), OLMSTEAD housing subsidies (OHS), Rapid Transition Housing program (RTHP), Nursing Home Transition and Diversion Medicaid Waiver program (NHTD), Traumatic Brain Injury Medical Waiver Program (TBI), Veterans Affairs Supportive Housing (VASH), VA Disability Compensation, child support, alimony, and various types of public services assistance.

No fees are charged for individual