



NASSAU COUNTY

Office of Housing and Intergovernmental Affairs

NEW YORK STATE DIVISION OF HUMAN RIGHTS

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Nassau County Office

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Phone: (516) 538-1360 Fax: (516) 538-6589

Website: <http://www.dhr.state.ny.us/mission.html>

The Division enforces the New York State Human Rights Law, which prohibits discrimination in housing against federally protected classes and on the basis of age, creed, religion, or marital status, sexual orientation and military status. The Division takes, investigates, and processes discrimination complaints in employment, apprenticeship/training, purchase or rental of housing or commercial property, public accommodations, resort and amusement facilities; nonsectarian tax-exempt educational institutions; credit transactions based on race, color, creed, national origin, sex, age, marital status, disability, prior arrest or conviction record; or believed retaliation for opposing unlawful discriminatory practices.

Geographic area served: State of New York



Edward P. Mangano
Nassau County Executive

NASSAU COUNTY
Office of Housing and Intergovernmental Affairs

Raymond S. Thomas
Director

Kevin Crean
Technical Director



Office of Housing and Homeless Services
Connie Lassandro, Director

40 Main Street 1st Fl., Hempstead, NY (516) 572-1900

Office of Housing and Intergovernmental Affairs
40 Main Street, 3rd Floor, Hempstead, New York 11550

Phone: (516) 572-1915 • Fax: (516) 572-1983

Website: <http://www.nassaucounty.ny.gov/agencies/EconomicDevelopment/index.html>

You may also find help by calling one of these organizations

NASSAU COUNTY COMMISSION

ON HUMAN RIGHTS

240 Old Country Road

Suite 606

Mineola, NY 11501

Daniel Russell, Executive Director

Phone: (516) 571-3662 Fax: (516) 571-1422

Website:

<http://www.nassaucounty.ny.gov/agencies/HRC/index.html>

The website offers the Nassau County Fair Housing Act.

The Commission's mandate is to investigate and bring about appropriate redress of charges of discrimination based on age, race, color, creed, sex, marital status, national origin, or disability in employment, education, public accommodations, housing, and credit. The Commission also promotes positive inter-group relations among various racial and ethnic groups in Nassau County.

Geographic area served: Nassau County

LONG ISLAND HOUSING SERVICES

640 Johnson Ave., Suite 8

Bohemia NY 11716

Contact: Michelle Santantonio, Executive Director

Phone: (516) 292-0400 Fax: (631) 467-5131

Website:

<http://www.lifairhousing.org/home.htm>

The agency's priority is elimination of unlawful housing discrimination. However, in addition to Fair Housing counseling and investigations, seeking redress for victims where compelling evidence is gathered, we also serve in many other capacities to improve housing conditions for residents; tenants rights/mortgage issues.

NEW YORK STATE OFFICE OF ATTORNEY GENERAL

NASSAU COUNTY REGIONAL OFFICE

Valerie Singleton, Asst. Attorney General In Charge

200 Old Country Road, Suite 240

Mineola, NY 11501

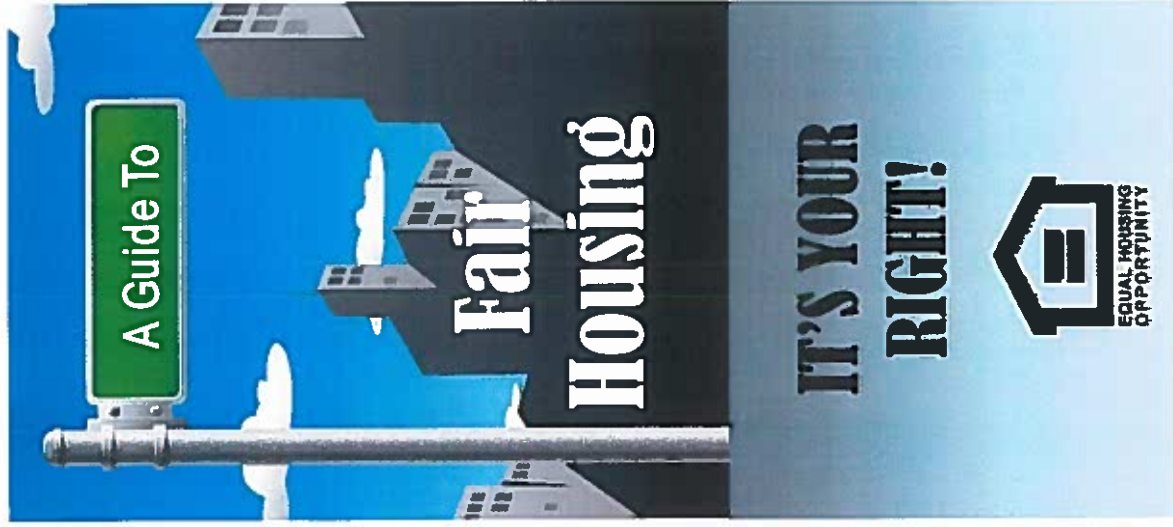
Phone: (516) 248-3300 (516) 248-3300

Fax: (516) 747-6432

Website:

http://www.esg.state.ny.us/bureaus/civil_rights/about.html

The mission of the Bureau is to protect New Yorkers from discrimination in employment, housing, credit, education, and public accommodations on the basis of the federally protected classes with the exception of familial status and with the addition of marital status. While the State Division of Human Rights is primarily concerned with individual cases, the Attorney General's office concentrates on cases that show a "pattern and practices" of



Nassau County Fair Housing Guide

The Fair Housing Act

The Fair Housing Act prohibits discrimination in housing on the basis of:

- Race or color
- Marital Status
- National Origin
- Age (over 18)
- Religion/Creed
- Gender
- Familial status (*families with children under 18 years of age*)
- Handicap/Disability (mental and physical)
- **In addition, the Nassau County law prohibits discrimination on the basis of source of income and sexual orientation. New York State law also prohibits discrimination on the basis of military status.**

What Housing Is Covered?

The Fair Housing Act covers most housing. In some circumstances, the Act exempts 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. The Nassau County and NY State law exempts owner-occupied buildings which contain housing accommodations for not more than two families.

What Is Prohibited?

In the Sale and Rental of Housing:

No one may take any of the following actions based on race, color, national origin, religion, sex, familial status or handicap:

- Refuse to rent or sell housing
- Refuse to negotiate 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 owners to sell or rent (blockbusting) or

- 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.

In Mortgage Lending: No one may take any of the following actions based on race, color, national origin, religion, sex, familial status or handicap:

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

In Addition: It is illegal for anyone 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.

Additional Protection if You Have A Disability

if you or someone associated with you:

- Has a physical or mental disability (including hearing, mobility and visual impairments, chronic alcoholism, chronic mental illness, AIDS, AIDS Related Complex and mental retardation) that substantially limits one or more major life activities
- Has a record of such a disability or
- Is 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 charges 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.
Example: A building with a "no pets" policy must allow a visually impaired tenant to keep a guide dog.
Example: An apartment complex that offers tenants ample, unassigned parking must honor a request from a mobility impaired tenant for a reserved space near her apartment if necessary to assure that she can have access to her apartment.

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.

Requirements for New Buildings: In buildings that are ready for first occupancy after March 13, 1991, and have an elevator and four or more units:

- Public and common areas must be accessible to persons with disabilities
 - Doors and hallways must be wide enough for wheelchairs
 - **All ground floor units must have:**
 - An accessible route into and through the unit
 - Accessible light switches, electrical outlets, thermostats and other environmental controls
 - Reinforced bathroom walls to allow later installation of grab bars and
 - Kitchens and bathrooms that can be used by people in wheelchairs.
- If a building with four or more units has no elevator and will be ready for first occupancy after March 13, 1991, these standards apply to ground floor units.
These requirements for new buildings do not replace any more stringent standards in State or local law.