

## Fair Housing Update February 2023

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# February 2023

### FHCCI 11th Annual Fair Housing Conference - Registration is Open!

**FHCCI's 11th Annual Fair Housing Conference (Virtual)**  
**Wednesday, April 12, 2023**  
**9:00 AM – 4:45 PM (EST)**  
**VIRTUAL EVENT! REGISTRATION IS OPEN!**

**DATE/TIME:** The FHCCI's 11th Annual Fair Housing Conference will be held on Wednesday, April 12, 2023 from 9:00 AM to 4:45 PM (ET). This year's conference theme is Fair Housing: Making Every Zip Code an Opportunity. The conference will begin promptly at 9:00 AM and is a VIRTUAL event. Paid and/or confirmed registrants will receive a link to the conference platform in the week prior to the conference.

**KEYNOTE SPEAKER:** Jillian White is an Appraisal Consultant and Renowned National Expert in Appraisal Bias. Over the last two decades, she has led a successful career as an executive and entrepreneur in the real estate appraisal industry. As an SRA designated appraiser, Ms. White currently serves on The Appraisal Institute's Government Relations Committee, as Trustee of The Appraisal Foundation's Board of Trustees and is a former member of the New York State Appraisal Board.



She began her career as founder and CEO of White Picket Fence Appraisals, a residential real estate appraisal company based in New York. Motivated by her experience as one of the industry's few Black female appraisers, and having to 'whitewash' her own family's home in order to facilitate the sale, Ms. White has made it her personal mission to educate and empower all homeowners. She received a B.A. in Neuroscience and Behavior from Columbia University.

**AGENDA:** This year's conference will also feature FIFTEEN workshop options for attendees to choose from based on rental, sales, and lending fair housing topics. Workshops will cover the following topic areas:

- Fair Lending Update
- Affirmatively Furthering Fair Housing (AFFH)
- Disability Case Law
- Appraisal Bias
- Different Types of Tenant Screening and Possible Fair Housing Issues
- Fair Housing & Sales Transactions
- Race and National Origin Discrimination in Rentals
- Sexual Harassment in Housing
- Racial Wealth Gaps and Fair Housing Implications
- and several hot topics exploring fair housing issues!

**[Download the agenda here](#)**. Please note that the workshops and schedule are subject to change.

**CONTINUING EDUCATION CREDITS:** The FHCCI has sought approval for 6.3 continuing education for Indiana attorneys. Info below:

- Legal Credits: 6.3 Legal Credits PENDING for Indiana attorneys – if you are from out of state, check with your Commission for reciprocity options

PLEASE follow the directions within the conference platform to ensure you receive your credits.

**CONFERENCE COST:** The registration cost for this all-day event is only \$40/person if registered on or by March 11, 2023. After this date, the cost will be \$55/person. We are unable to provide refunds after March 31, 2023.

**REGISTRATION:** To register for the conference, **click here**. Registration is required. Space is limited. Your registration is not considered complete until payment is received.

**SPONSORS:** We are once again appreciative of the many sponsors for this year's conference. Without their generous support, we could not put on an event of this quality at affordable registration fees. Our current sponsors include (please note several are pending so check back for updates):

#### Gold Sponsors

Anthem  
City of Indianapolis – Department of Metropolitan Development  
First Merchants Bank  
Intend Indiana  
Old National Bank

#### Silver Sponsors

Indiana Housing & Community Development Authority (IHCDA)

#### Bronze Sponsors

Zillow

#### Nonprofit Sponsors

Central Indiana Realist Association (CIRA)

More sponsors and information being added! Watch our event page!

### Indiana Fair Housing News

#### **Indiana's Asian American community is grieving after a bus stabbing attack:**

An 18-year-old Indiana University student was stabbed multiple times in the head while riding a local bus in Bloomington, Ind., this past week. The suspect told police she stabbed the victim because the victim was "Chinese," adding that it "would be one less person to blow up our country," according to an affidavit shared with NPR.

#### **'It really doesn't feel like home anymore' | 12 Miami County homes flagged for cancer-causing vapor testing:**

Peru residents are demanding answers after learning their homes could be contaminated by a known carcinogen.

#### **Homeowners and renters: Start setting aside some money now as property taxes are expected to jump:**

Assessed values of homes across the state have skyrocketed, which will result in higher property tax bills on average when they're mailed to Hoosier homeowners this spring.

**Residents call for help following lack of hot water at Lugar Towers:** Residents at Lugar Towers are begging for help after nearly a month of boiling water to bathe, cook and more. "It's madness," resident Anthony Bright said. "It's just complete chaos here," said resident Tywon Ivey.

**City to spend \$4.5M on program to raise Black homeownership:** In an effort to combat displacement and decreasing Black homeownership, the city of Indianapolis plans to pump \$4.5 million in American Rescue Plan funds into rehabilitating city-owned properties and providing them to lower-income residents.

**'I'm tired of this' | Hoosiers fighting for better tenant laws:** In Indiana, there is no law that allows tenants to withhold their rent or make needed repairs and then deduct it from the rent.

**Troubled Indianapolis properties sold after lawsuit:** Apartment buildings owned by bad-acting landlords who were sued by the city have been sold. JPC Affordable Housing agreed to sell its properties after **months of refusing** to pay utility bills.

### Indiana Public Policy Update

The 2023 Indiana General Assembly session kicked off on January 9, 2023. This is a long session and a budget year. Expect the session to last into mid/late April.

The Fair Housing Center of Central Indiana proudly celebrates Black History Month.

Think you may have been discriminated against in a housing transaction or want to know more about fair housing?  
Want to help us end housing discrimination by secret shopping?  
Contact us:  
Phone: 317-644-0673 | Email: info@fhcci.org

FAIR HOUSING CENTER of CENTRAL INDIANA www.fhcci.org

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There are a number of housing-related bills this session. Overwhelmingly, the bills that are advancing are helpful to the housing industry. Very few bills that target the needs of housing consumers have advanced. Visit the FHCCI [Public Policy page](#) to see a list of bills the FHCCI is following along with updated information on any hearings and actions.

### How You Can Help!

- Find out who **your state senator and representative is** so you know who to contact on legislation of interest.
- Sign up for **Hoosier Housing Needs Coalition updates!** Very often these alerts will include easy ways to contact your legislator. The FHCCI is on the steering committee of this great coalition working to address housing barriers.
- **Attend the February 13th Housing Advocacy Day at the Statehouse!** Lend your voice to demand stronger housing laws!
- Read this **guide from Indiana Public Media** about the legislative process.

### National Fair Housing News

#### **HUD Announces New Proposed "Affirmatively Furthering Fair Housing" Rule, Taking a Major Step Towards Rooting Out Longstanding Inequities in Housing and Fostering Inclusive Communities:**

Rule expands upon HUD's previous policy, implementing opportunities for transparency and accountability while bolstering economic equity for American families. The U.S.

Department of Housing and Urban Development (HUD) will imminently publish a **Notice of Proposed Rulemaking** in the Federal Register to fulfill the promise of the 1968 Fair Housing Act. The proposed rule aims to remedy the effects of the long history of discrimination in housing, will help to foster opportunity in communities across the country where every resident can thrive. In addition, this proposed rule meets President Biden's call in his first days in office to fully enforce the Fair Housing Act, outlined in **Memorandum on Redressing Our Nation's and the Federal Government's History of Discriminatory Housing Practices and Policies**.

**WHAT THEY ARE SAYING: Elected Officials, Advocates, and Media Leaders Celebrate HUD's Release of the New Affirmatively Furthering Fair Housing (AFFH) Policy:** Over the past week, an array of elected officials, Biden-Harris administration leaders, advocates for equity and justice, and media organizations celebrated the U.S. Department of Housing and Urban Development's (HUD) release of its new Affirmatively Furthering Fair Housing (AFFH) rule, which aims to remedy the effects of discrimination in housing, fostering opportunity in communities across the country where every resident can thrive.

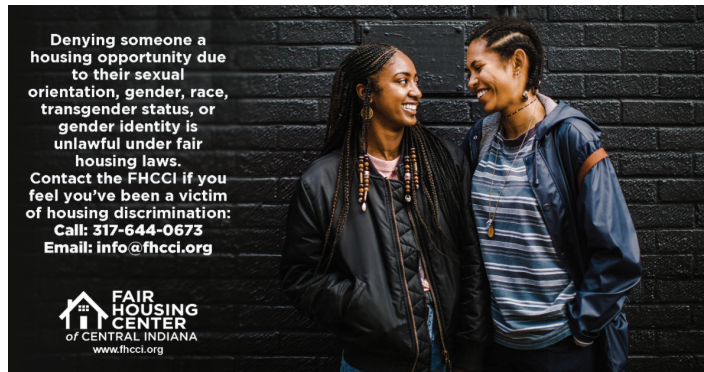
#### **HUD Judge Orders Plano, Texas, Landlords to Pay \$140,649 in Race Discrimination Case:**

Today, the U.S. Department of Housing and Urban Development (HUD) announced that Administrative Law Judge (ALJ) has ordered three Plano, Texas landlords to pay damages, civil penalties, and attorney's fees totaling \$140,649 for violating the Fair Housing Act. The ALJ found that agent Quang Dangtran and property owners Ha Nguyen and HQD Enterprise, LLC refused to rent to a Black woman because of race, made discriminatory statements, placed discriminatory advertisements on Craigslist, and retaliated against the woman because she filed a complaint with HUD.

**Federal lawsuit filed against landlord who allegedly tried to evict tenant for refusing his advances:** A Greeley landlord who asked a female tenant out on dates - then told her "I have the right to harass you all day long," "I challenge you this week to get a lawyer because you're out," and "sue me" when she refused - will have his day in court.

**Justice Department Settles Housing Discrimination Lawsuit Against the Village of Hinsdale, Illinois, for \$800,000:** The Justice Department announced today that the village of Hinsdale, Illinois, has agreed to pay \$800,000 to settle a lawsuit alleging that the village violated the Fair Housing Act when it refused to allow the operation of a sober living home for persons in recovery from drug and alcohol addiction in a residential neighborhood.

**'He needs his license yanked' | Homeowner alleges his marriage to a man resulted in home appraisal \$200k below value:** Mike Kiser said he tried to remove any signs he was married to a man after a home appraiser made remarks about his disapproval of gay relationships.



**HUD Announces New Resources for Advancing Housing Protections for Survivors of Domestic Violence, Dating Violence, Sexual Assault, and Stalking**: New Website, Technical Assistance and Enforcement Guidance Strengthen Protections for Survivors Applying for and Living in HUD-Assisted Properties: Today, the U.S. Department of Housing and Urban Development (HUD) announced new resources to advance housing protections for survivors of domestic violence, dating violence, sexual assault, and stalking under the Violence Against Women Act (VAWA). These resources include a new **VAWA website**, a **Notice** setting out HUD's enforcement authority under VAWA, and up to **\$5 million in funding** to provide VAWA training and technical assistance to HUD grantees and other stakeholders.

**Justice Department Secures Over \$31 Million from City National Bank to Address Lending Discrimination Allegations - Largest Redlining Settlement Agreement in Department History; Department's Combating Redlining Initiative Secured Over \$75 Million for Neighborhoods of Color to Date**: The Justice Department announced an agreement to resolve allegations that City National Bank (City National) engaged in a pattern or practice of lending discrimination by "redlining" in Los Angeles County. City National is the largest bank headquartered in Los Angeles and among the 50 largest banks in the United States. This resolution will include over \$31 million in relief to impacted individuals and communities. The agreement, which is part of the Department's nationwide Combating Redlining Initiative that Attorney General Merrick B. Garland launched in October 2021, represents the largest redlining settlement in its history.

**Legal Aid files to join city lawsuit against VineBrook Homes**: VineBrook Homes is facing a new legal attack by tenants asking to join the city's lawsuit against the investor-owned real estate company that **owns more single-family rental properties and files more evictions** than any other Hamilton County landlord.

**HUD Finds Missouri Housing Provider Liable for Discriminating Against Family with Children**: Today, the U.S. Department of Housing and Urban Development (HUD) announced that F. P. King Estate of Ward Protectee (Estate), owner of rental housing in St. Charles, Missouri, and Eric Felder, its property manager, will pay \$10,200 in damages and a \$5,500 civil penalty after HUD's Secretary affirmed an Administrative Law Judge (ALJ) finding that they discriminated against a single father and his children due to familial status.

**Justice Department Files Statement of Interest in Fair Housing Act Case Alleging Unlawful Algorithm-Based Tenant Screening Practices**: The Department of Justice and the Department of Housing and Urban Development (HUD) announced today that they filed a Statement of Interest to explain the Fair Housing Act's (FHA) application to algorithm-based tenant screening systems. The Statement of Interest was filed in *Louis et al. v. SafeRent et al.*, a lawsuit currently pending in the U.S. District Court for the District of Massachusetts alleging that defendants' use of an algorithm-based scoring system to screen tenants discriminates against Black and Hispanic rental applicants in violation of the FHA.

**Wells Fargo Must Face Black Homeowners' Bias Suit Over Appraisal**: Wells Fargo Bank NA failed to shake off Fair Housing Act and federal civil rights claims brought by a Black couple who allege the company low-balled their refinancing appraisal due to their race.

**HUD Secretary Announces Step Towards Addressing Bias in the Home Appraisal Process for People Seeking FHA Financing**: A preview of the policy update is available for public feedback on FHA's Drafting Table web page. Today, at an event at the Brookings Institute, HUD Secretary Marcia L. Fudge announced that HUD, through the Federal Housing Administration, is creating a process that people seeking FHA financing can use to request a review of their appraisal if they believe the results may have been skewed by racial bias. For example, a homeowner who is in the process of refinancing their home with an FHA-insured mortgage can take steps to ensure that their appraisal is fair.

**VA introduces process to weed out appraisal bias**: As the federal government **pushes forward** with its initiative to clamp down on appraisal bias, housing agencies are rolling out additional tools to do so. The Department of Veterans Affairs is the latest to announce further resources to help identify discriminatory bias during the appraisal process.

**Community reinvestment group plans to put KeyBank's regulators on notice**: One month after releasing a highly critical report about KeyBank's mortgage lending record to Black borrowers, the National Community Reinvestment Coalition is taking its concerns to regulators.

<b>FHCCI Upcoming Events</b>	<b>Indiana Partner Events</b>	<b>National Events of Interest</b>
<b>April 12 (virtual) - <u>FHCCI 11th Annual Fair Housing Conference</u></b>	<b>February 13 in Indianapolis - <u>Housing Advocacy Day at the Statehouse</u></b>	<b>February 23-27 in San Diego, CA - <u>2023 Mid-Winter Conference</u></b> sponsored by the National Association of Real Estate Brokers (NAREB)
<b><u>FHCCI Unwelcomed: A Fair Housing History of Sales &amp; Lending Discrimination Exhibit</u></b>	<b>February 21 in Indianapolis - <u>NAMI Indiana Statehouse Day</u></b>	

(watch our events page for dates and locations)

To learn more, go to our [events page](#) for additional information.

**February 23 in Indianapolis - [Community Day/Statehouse Day](#)**, sponsored by Indianapolis Urban League and the African American Coalition of Indianapolis

**February 25 in Indianapolis - [Housing Our People - A Resource Fair for Congregations](#)**

**March 10 in Indianapolis - [NAMI Indiana's 20th annual Mental Health & Criminal Justice Summit](#)**

**March 28 in Indianapolis - 2023 Farmworkers Awareness at the Statehouse**

**April 10-16 in Indianapolis - [Realtist Week](#)** sponsored by the Central Indiana Realtist Association (CIRA)

**March 13-15 in Washington, DC - [2023 NAHREP Homeownership & Wealth Building Conference](#)**

**March 29-30 in Washington, DC - [2023 Just Economy Summit](#)** sponsored by NCRC

**May 4-6 in Dallas, TX - [Equal Justice Conference](#)** sponsored by ABA/NLADA

**May 7-9 in Washington, DC (and virtual) - National Anti-Hunger Policy Conference**

**May 24-27 in El Paso, TX - [NUSA 2023 Conference](#)** sponsored by Neighborhoods USA

**May 31-June 2 in Philadelphia, PA - [CSH Supportive Housing Summit 2023](#)**

**July 31-August 6 in Houston, TX - 2023 Annual Conference** sponsored by the National Association of Real Estate Brokers (NAREB)

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