

STATEMENT ON FAIR HOUSING IN NEWTON

- It is the policy of the City to see to it that each person shall have equal access to and equal opportunity in housing, regardless of race, color, religion, national origin, disability, age, sexual orientation, gender identity or expression, marital status, familial status (families with children under 18), public assistance (including rental vouchers), genetic information, or military status.
- The goal of this policy is to assure that Newton is an open, diverse, and welcoming community free from discrimination in any housing related activity, including but not limited to housing sales, leasing, and rentals; realtor and broker practices; housing development, construction, and management; advertising and listing practices; city housing planning, development, and zoning activities; and home mortgage, lending and insurance practices.
- Unlawful discrimination may involve policies or actions taken with a discriminatory intent or purpose, or it may be the result of neutral practices or actions which have a discriminatory effect based on prohibited grounds. The discriminatory effect may take the form of a disparate impact on a protected class, or it may involve reinforcement or perpetuation of segregated housing patterns.
- Fair housing requirements apply to all types of housing with very few limited exemptions*, whether they are in the private or public real estate sectors, and regardless of whether government financial assistance is received.
- It is the City's intention to follow all the non-discrimination provisions and the affirmative duty to further fair housing obligations set forth in the applicable federal, state and local fair housing laws. As a general matter, the affirmative duty to further fair housing means, according to regulations of the U.S. Department of Housing and Urban Development, "taking meaningful actions, in addition to combating discrimination, that overcome patterns of segregation and foster inclusive communities free from barriers that restrict access to opportunity based on protected characteristics."

*For any question about the applicability of fair housing law, please consult with an experienced attorney

