

Index

ABSTENTION

Local judicial proceeding, absten-
tion of Fair Housing Act
claim for, **12B:5**

ACCESS

Brokerage services, Federal Fair
Housing Act § 3606 access,
19:1, 19:2

ACCOMMODATIONS

Federal Fair Housing Act, **11D:8**
Handicap/disability, **11D:5**

ACTUAL DAMAGES LIABILITY

Direct court actions, **25:8**

ADDICTION

Handicap, definition of, **11D:2**

ADMINISTRATIVE LAW JUDGE DECISIONS

Generally, **App. E**
Section 3612 administrative
proceeding, **24:21**

ADMINISTRATIVE PROCEDURE ACT

Litigation, generally, **31:1 et seq.**
Section 3608 suits, **21:1 to 21:7**

ADMINISTRATIVE PROCEEDINGS

**Complaints to Housing and
Urban Development (HUD)**
(this index)

ADVERTISEMENTS, NOTICES, AND STATEMENTS

Generally, **15:1 et seq.**
Amendments, **15:12, 15:13**
Civil Rights Act of 1866, **27:11**

ADVERTISEMENTS, NOTICES, AND STATEMENTS

—Cont'd

Constitutionality, for sale sign
ordinances and other local
restrictions on housing
advertisements, **15:13**
Content, selective use of, **15:6**
Covenants, restrictive, **15:11**
Discriminatory advertising, gener-
ally, **15:2 to 15:7**
Evidence, standard of proof, **15:1**
First Amendment, **15:12, 15:13**
For sale sign ordinances, **15:13**
HUD advertising guidelines, **15:3**
Human model cases, **15:6**
Hunter case, **15:3**
Indicators, use of, **15:5**
Internet cases, discriminatory
advertisements, **15:7**
Local restrictions, constitutional-
ity, **15:13**
Media, selective use of, **15:6**
Notices, generally, **15:8 to 15:11**
Ordinances, for sale sign, **15:13**
Racial steering, **15:10**
Restrictive covenants, **15:11**
Section 3604(c), discriminatory
advertisements
Generally, **15:1 et seq.**
HUD guidelines, **15:3**
Hunter case, **15:3**
Types of advertisements
prohibited
Generally, **15:4 to 15:7**
Indicators, use of, **15:5**
Internet cases, **15:7**
Miscellaneous discriminatory
practices, **15:7**

**ADVERTISEMENTS, NOTICES,
AND STATEMENTS
—Cont'd**

- Section 3604(c), discriminatory advertisements—Cont'd
- Types of advertisements prohibited—Cont'd
- Selective use of content or media, human model cases, **15:6**
- Selective use of content or media, **15:6**
- Standard of proof, **15:1**
- Statements, generally, **15:8 to 15:11**
- Steering, racial, **15:10**

**ADVERTISING, LOCAL
RESTRICTIONS**

- On housing advertising
- Constitutionality, **15:13**

AFFIRMATIVE DUTIES

- Federal Housing Programs and Affirmative Duties** (this index)

AFFIRMATIVE RELIEF

- Direct court actions, **25:16**

AGE DISCRIMINATION

- State and local fair housing laws, protection under, **30:3**
- State immunity, abrogation of, **12B:6**

AGENTS

- Evidence, incriminating statements by defendants and their agents, **32:3**
- Federal Fair Housing Act, proper parties, **12B:2**

AIDS

- Handicap, AIDS as within definition, **11D:2**

**ALCOHOLICS AND
ALCOHOLISM**

- Handicap, alcoholism as within definition, **11D:2**

ALIENAGE DISCRIMINATION

- Section 1981 claims, **27:25**

AMENDMENTS

- Advertisements, notices, and statements, **15:12, 15:13**
- Civil Rights Act of 1866, **27:26**
- Federal Fair Housing Amendments Act of 1988, **5:3, 5:4**
- Fifth and Fourteenth Amendments** (this index)
- First Amendment, **15:12, 15:13**
- Fourteenth Amendment, constitutionality of Fair Housing Act under, **6:2**
- Thirteenth Amendment, **6:1, 27:26**
- Title VIII of Civil Rights Act of 1968, **App. A**

**AMERICANS WITH
DISABILITIES ACT**

- Generally, **29:3**

AMICUS CURIAE

- Generally, **31:6**

ANCESTRY DISCRIMINATION

- State and local fair housing laws, protection under, **30:3**

ANSWER

- HUD, complaints to, **24:4**

ANTI-INJUNCTION ACT

- Direct court actions, **25:13**

APPEAL AND REVIEW

- Generally, **31:13**
- Defendant, **33:13**
- Section 3612 administrative proceeding, **24:22, 24:23**

APPLICANT

CHARACTERISTICS

- Financing and related transactions, discrimination in home loans and other financial assistance, **18:3**

INDEX

APPLICANT SELECTION

INQUIRIES

Federal Fair Housing Act, handicapped discrimination, **11D:4**

APPORTIONMENT

Direct court actions, **25:8**

APPRAISALS

Financing and Related Transactions (this index)

Traditional discrimination and otherwise make unavailable techniques, **13:15**

ARBITRATION

As substitute for litigation in fair housing case, **31:1**

ARTICLE III

Proper parties, **12A:3**

ATTORNEY GENERAL

Generally, **26:1 et seq.**

Attorneys' fees and costs, **26:10**

Civil penalties, **26:9**

Conciliation breach cases, **26:13**

Damages, **26:8**

Enforcement, generally, **26:1 et seq.**

Equitable relief, **26:7**

Federal Fair Housing Act enforcement. See entries throughout this topic

General public importance. Pattern or practice and general public importance cases, *infra*

Land-use cases, **26:12**

Monetary damages and other appropriate relief, **26:8**

Pattern or practice and general public importance cases

Generally, **26:2 et seq.**

Attorneys' fees and costs, **26:10**

Civil penalties, **26:9**

Equitable relief, **26:7**

General public importance cases, generally, **26:4**

ATTORNEY GENERAL—Cont'd

Pattern or practice and general public importance cases
—Cont'd

Monetary damages and other appropriate relief, **26:8**

Pattern or practice cases, generally, **26:3**

Procedures in cases, **26:5**

Relief, generally, **26:6 et seq.**

Penalties, **26:9**

Referred cases, **26:11 to 26:13**

Section 3610, relationship to, **26:1**

Section 3611, relationship to, **26:1**

Section 3612, relationship to, **26:1**

Section 3613, relationship to, **26:1**

Section 3614(c) enforcement of subpoenas, **26:14**

Section 3614(b) HUD-referred cases, **26:11 to 26:13**

Section 3614(a). Pattern or practice and general public importance cases, *supra*

Subpoenas, **26:14**

Zoning and other land-use cases, **26:12**

ATTORNEYS

Fees. **Attorneys' Fees and Costs** (this index)

Forms, **App. D**

ATTORNEYS' FEES AND COSTS

Generally, **25:17 et seq.**

Attorney general, **26:10**

Civil Rights Act of 1866, **27:24**

Court costs, **25:29**

Defendants, prevailing, **25:18**

Determining amount of fee award, **25:19**

Entitlement standards, **25:18**

Federal Fair Housing Act of 1968 restrictions, **25:17**

Mixed-result cases, **25:18**

Plaintiffs, prevailing, **25:18**

Prevailing defendants, **25:18**

HOUSING DISCRIMINATION

ATTORNEYS' FEES AND

COSTS—Cont'd

Prevailing plaintiffs, **25:18**
Section 1988, relationship to,
25:17

BENIGN DISCRIMINATION

Federal Fair Housing Act, race,
color, and national origin,
11A:2

BLOCKBUSTING

Federal Fair Housing Act
§ 3604(e), **17:1 to 17:3**

BONA FIDE OFFER

Traditional discrimination and
otherwise make unavailable
techniques, **13:3**

BONA FIDE PURCHASERS

Section 3616, equitable relief,
25:13

BROKERING

Financing and Related Transac-
tions (this index)

BURDEN OF JUSTIFICATION

Traditional discrimination and
otherwise make unavailable
techniques, **13:13**

BURDEN OF PROOF

Generally, **32:1**
Federal Fair Housing Act, **10:5**

CATALYST THEORY

Attorneys' fees, theory as justify-
ing award, **25:18**

CAUSATION

Fair Housing Act cases, **12A:3**

CERTIFICATES AND CERTIFICATION

Complaints to Housing and Urban
Development (HUD), **24:9,**
24:10

CHILDREN

Discrimination, **11E:1 et seq.,**
14:2

CITIZENSHIP REQUIREMENT

Section 3604(a), condemnation,
13:16

CIVIL PENALTIES

Attorney general, **26:9**

CIVIL RIGHTS ACT OF 1866

Generally, **27:1 et seq.**
Advertising, notices, and state-
ments, **27:11**
Amendment, Thirteenth, **27:26**
Attorney's fees and costs, **27:24**
Coercion, **27:12**
Compensatory damages, **27:23**
Construction and interpretation,
27:3
Damages, **27:23**
Defendants, potential, **27:4**
Equitable relief, **27:22**
Evidence, standards of proof,
27:19
Exclusionary zoning and other
land-use restrictions, **27:8**
Fair Housing Act, independence
of, **27:2**
Fair housing organizations and
testers, **27:17**
Family members, **27:16**
Financing discrimination, **27:10**
Indirect victims, **27:18**
Insurance discrimination, **27:10**
Intent, **27:19**
Interference, **27:12**
Jones v. Alfred H. Mayer Co.,
27:1
Land-use restrictions, **27:8**
Language of Section 1982, **27:3**
Limitations of actions, **27:21**
Minority homeseekers and home-
owners, **14:3, 27:15**
Negotiate, refusal to, **27:5**
Potential defendants, **27:4**

INDEX

CIVIL RIGHTS ACT OF 1866

—Cont'd

Procedures and relief
Generally, **27:20 et seq.**
Attorney's fees and cost, **27:24**
Damages, compensatory and punitive, **27:23**
Equitable relief, **27:22**
Statute of limitations, **27:21**
Protected classes, **27:3**
Public housing discrimination, **27:9**
Punitive damages, **27:23**
Racial steering, **27:7**
Rent, refusal to, **27:5**
Retaliation, **27:12**
Section 1982, generally, **27:2 et seq.**
Section 1981 claims, **27:25**
Sell, refusal to, **27:5**
Services as discriminatory, **27:6**
Standards of proof, **27:19**
Standing to sue
Generally, **27:14 et seq.**
Fair housing organizations and testers, **27:17**
Family members, **27:16**
Minority homeseekers and homeowners, **27:15**
White plaintiffs and other indirect victims, **27:18**
Steering, racial, **27:7**
Terms and conditions, discriminatory, **27:6**
Testers, **27:17**
Text, **App. B**
Thirteenth Amendment claims, **27:26**
Victims, indirect, **27:18**
White plaintiffs and other indirect victims, **27:18**
Zoning, exclusionary, **27:8**

CIVIL RIGHTS ACT OF 1871

Text, **App. B**

CIVIL RIGHTS ACT OF 1964

Generally, **29:2**
Congressional intent in Fair Housing Act, analogy with, **7:4**
Discrimination, **3:4**
Governmental housing discrimination, **21:1**
Title VI, text, **App. B**

CIVIL RIGHTS ACT OF 1968

Generally, **29:2**
Title VIII, **App. A**

CLASS ACTIONS

Generally, **31:7**

COERCION, INTIMIDATION, THREATS, AND INTERFERENCE

Generally, **20:1 et seq.**
Acts against persons who have aided or encouraged others in exercising §§ 3603-3606 rights, **20:4**
Acts against persons who have exercised §§ 3603-3606 rights, **20:3**
Civil Rights Act of 1866, **27:12**
Criminal cases under § 3631, relationship to, **20:1**
Federal Fair Housing Act § 3617, **20:5**
Federal Fair Housing Act § 3631, **20:1**
Federal Fair Housing Act §§ 3603-3606, **20:3, 20:4**
First Amendment considerations, **20:6**
Retaliation and other § 3617 violations, **20:5**

COLLATERAL ESTOPPEL

Generally, **31:15**

COLOR

Federal Fair Housing Act (this index)

COMMERCE CLAUSE

Fair Housing Act, constitution basis, **6:1**

COMMERCIAL SPEECH

Section 3604(c), discriminatory advertisements, **15:12**
Section 3604(e), blockbusting, **17:2, 17:3**

COMPENSATORY DAMAGES

Civil Rights Act of 1866, **27:23**

COMPLAINTS

Pleading (this index)

COMPLAINTS TO HOUSING AND URBAN DEVELOPMENT (HUD)

Generally, **24:1 et seq.**
Administrative proceedings. Section 3612 administrative proceeding, *infra*
ALJ's decision, **24:21**
Answer, **24:4**
Appeal and review, **24:22, 24:23**
Certification, **24:9, 24:10**
Change and modification, **24:2**
Charge, **24:14**
Charge, dismissal or, **24:13**
Conciliation, **24:12**
Decision of ALJ, **24:21**
Discovery, **24:19**
Dismissal or charge, **24:13**
Election-to-court option, **24:15 to 24:17**
Federal Fair Housing Act enforcement. See entries throughout this topic
Federal Fair Housing Act of 1968, **24:2**
Filing complaint, **24:3 to 24:5**
Final decision of ALJ, **24:22**
Hearing, **24:20**
Investigation, **24:11**
Judicial review and enforcement, **24:23**

COMPLAINTS TO HOUSING AND URBAN DEVELOPMENT (HUD)

—Cont'd

Justice department, referrals to, **24:5**
Limitation of actions, **24:6, 24:7**
Local agencies, **24:8 to 24:10**
1988 Act changes, **24:2**
Notices, **24:4, 24:22**
Options, **24:15 to 24:17**
Parties, **24:3 to 24:5, 24:14**
Pleading, **24:19**
Post-complaint notices, **24:4**
Proper parties, **24:3 to 24:5**
Reasonable cause, **24:13**
Referrals, **24:8 to 24:10**
Referrals to Justice Department, **24:5**
Respondent's answer, **24:4**
Secretary, review by, **24:22**
Section 3612 administrative proceeding
Generally, **24:18 et seq.**
ALJ's decision, **24:21**
Appeal and review, **24:22**
Discovery, **24:19**
Final decision, **24:22**
Hearing, **24:20**
Judicial review and enforcement, **24:23**
Notification to others, **24:22**
Pleading, **24:19**
Relief available, **24:21**
Secretary, review by, **24:22**
Section 3613 limitation of actions, **24:7**
State agencies, **24:8 to 24:10**
Substantially equivalent, definition of, **24:9**
Substantially equivalent state and local agencies, **24:8 to 24:10**
Temporary referral procedure for previously certified agencies, **24:10**

INDEX

COMPLAINTS TO HOUSING AND URBAN DEVELOPMENT (HUD)

—Cont'd

Third persons, notification of,
24:22

CONCILIATION

Attorney general, **26:13**
Complaints to Housing and Urban
Development (HUD), **24:12**

CONDITIONS AND TERMS

Terms and Conditions (this
index)

CONGRESSIONAL INTENT

Federal Fair Housing Laws (this
index)

CONSOLIDATION

Rule 65 consolidations, **31:9**

CONSTITUTIONALITY

Advertisements, notices, and state-
ments, **15:13**
Federal Fair Housing Act, **6:1 to**
6:3
Fifth and Fourteenth Amend-
ments (this index)

CONSTRUCTION AND INTERPRETATION

Civil Rights Act of 1866, **27:3**

CONSTRUCTION REQUIREMENTS

Federal Fair Housing Act,
multifamily housing, **11D:9**

CONTEMPT

Discovery, **31:10**
Section 3614(a), **26:7**
Section 3613, direct court actions,
25:14
Settlements, Rule 68 offers, **31:14**

CONTENT

Selective use of, advertisements,
notices, and statements, **15:6**

CONTRIBUTION

Liability for damages, **25:8**

CORPORATIONS

Federal Fair Housing Act, proper
parties, **12B:3**

CORROBORATION

Plaintiff, **33:7**

COSTS OF ACTION

Attorneys' Fees and Costs (this
index)

COUNTERCLAIMS

Pleading, **31:3**
Section 1982 cases, **26:5**

COURT ACTIONS

Section 3613, direct actions under.
Direct Court Actions (this
index)

COURT OPTION

Election-to-Court Option (this
index)

COVENANTS

Advertisements, notices, and state-
ments, **15:11**

CREDIT

Equal Credit Opportunity Act,
29:4

CRIMINAL CASES

Coercion, Intimidation, Threats,
and Interference, **20:1**

DAMAGES

Attorney general, **26:8**
Civil Rights Act of 1866, **27:23**
Direct court actions
Generally, **25:4**
Actual damages liability, **25:5,**
25:8
Punitive damages, **25:9 to**
25:12
Evidence, proof of damages, **33:7**

DEATH

Class actions, death of representative plaintiff, **31:7**

DECISIONS

ALJ's decision, **24:21**

Hud administrative decisions, **App. E**

Supreme Court decisions, **12A:2**

DEFAULT JUDGMENT

Discovery, sanctions, **31:10**

DEFENDANTS

Parties (this index)

DEFENSES

Federal Fair Housing Act (this index)

DEFINITIONS

Aggrieved person, **12A:1**

Familial status, **11E:2**

Handicap, **11D:2**

Older persons, **11E:2, 11E:5**

Steering, **13:5**

Substantially equivalent, **24:9**

DESIGN REQUIREMENTS

Federal Fair Housing Act, multifamily housing, **11D:9**

DIRECT COURT ACTIONS

Generally, **25:1 et seq.**

Actual damages liability, **25:8**

Affirmative relief, **25:16**

Anti-injunction act, **25:13**

Apportionment, **25:8**

Attorneys' Fees and Costs (this index)

Costs of action. **Attorneys' Fees and Costs** (this index)

Damages

Generally, **25:4**

Actual damages liability, **25:8**

Punitive damages, **25:9 to 25:12**

Enforcement, generally, **25:1 et seq.**

DIRECT COURT ACTIONS

—**Cont'd**

Equitable relief, **25:13 to 25:16**

Familial status and handicap cases, **25:7**

Federal Fair Housing Act enforcement. See entries throughout this topic

Handicap cases, **25:7**

Injunctions, **25:13, 25:15**

Injuries, generally, **25:5**

Intangible injuries, evaluating, **25:6**

Limitation of actions, **25:2**

§ D1,000 limitation, **25:9**

Orders, **25:15, 25:16**

Permanent and other orders, **25:16**

Preliminary injunctions, **25:15**

Preliminary relief, **25:15**

Punitive damages, **25:9 to 25:12**

Section 3614, relationship to, **25:1**

Sections 3610-3612, relationship to, **25:1**

Temporary restraining orders, **25:15**

Transition cases, **25:3**

DIRECTORS AND OFFICERS

Federal Fair Housing Act, proper parties, **12B:3**

DIRECT THREAT DEFENSE

Federal Fair Housing Act, handicap discrimination, **11D:3**

DISABILITY DISCRIMINATION

Generally, **29:3**

DISCOVERY

Generally, **31:10**

Complaints to Housing and Urban Development (HUD), **24:19**

Interrogatories and request for production of documents, **App. D**

DISCRIMINATORY EFFECT CASES

Federal Fair Housing Act, **10:4 to 10:7, 11E:4**

INDEX

DISCRIMINATORY EFFECT CASES—Cont'd

Traditional discrimination and
otherwise make unavailable
techniques, **13:10**

DISCRIMINATORY INTENT REQUIREMENT

Civil Rights Act of 1866, **27:19**

DISCRIMINATORY ZONING

Exclusionary Zoning (this index)

DISMISSAL

Complaints to Housing and Urban
Development (HUD), **24:13**

DISPARATE IMPACT CLAIMS

Federal Fair Housing Act, **10:6**

DORMITORIES

Fair Housing Act, properties
covered, **9:2**

DRUG ADDICTION

Handicap, definition of, **11D:2**

DRUG OFFENDERS

Federal Fair Housing Act, **9:7**

DUE PROCESS

Fifth and Fourteenth Amend-
ments (this index)

DWELLINGS

Federal Fair Housing Act (this
index)

ECONOMIC LOSS

Damages (this index)

EFFECT, DISCRIMINATORY

Discriminatory Effect Cases
(this index)

ELDERLY

Federal Fair Housing Act (this
index)

ELECTION-TO-COURT OPTION

Procedures, **24:15**

ELECTION-TO-COURT OPTION—Cont'd

Procedures and remedies in
elected cases, **24:16**

Pros and cons of judicial determi-
nation, **24:17**

Purpose of option, **24:15**

ELEVENTH AMENDMENT

State immunity, **12B:6, 31:5**

EMOTIONAL DISTRESS AND EMOTIONAL INJURIES

Section 3613, direct court actions,
25:4 to 25:6

EMPLOYMENT

Evidence, **32:4**

ENFORCEMENT

Federal Fair Housing Act (this
index)

ENTITLEMENT STANDARDS

Attorneys' fees and costs, **25:18**

EQUAL ACCESS TO JUSTICE ACT

Fee awards, **12B:7, 21:7, 26:10**
Text, **App. B**

EQUAL CREDIT OPPORTUNITY ACT

Generally, **29:4**

EQUAL PROTECTION

Fifth and Fourteenth Amend-
ments (this index)

EQUITABLE RELIEF

Attorney general, **26:7**
Civil Rights Act of 1866, **27:22**
Direct court actions, **25:13 to
25:16**

ESTOPPEL

Collateral estoppel, **31:15**

ETHNIC DISCRIMINATION

Alienage Discrimination (this
index)

**EVICCTIONS AND EVICTION
POLICIES**

Familial status discrimination,
11E:4
Section 3604, terms and condi-
tions, **14:3**
Traditional discrimination and
otherwise make unavailable
techniques, **13:16**

EVIDENCE

Generally, **32:1 et seq.**
Advertisements, notices, and state-
ments, **15:1**
Agency investigations and find-
ings, **32:5**
Agents, incriminating statements
by defendants and their
agents, **32:3**
Burden of proof, **32:1**
Civil Rights Act of 1866, **27:19**
Damages, **33:7**
Employees and residents of
defendant's housing, **32:4**
Expert witnesses, **32:8**
Failure to comply with fair hous-
ing regulations, **32:9**
Federal Fair Housing Act (this
index)
Findings, **32:5**
Incriminating statements by
defendants and their agents,
32:3
Investigations, **32:5**
Residents of defendant's housing,
32:4
Statements by defendants and their
agents, **32:3**
Statistical evidence, **32:7**
Testers, **32:2**
Traditional discrimination and
otherwise make unavailable
techniques, **13:11 to 13:14**

EXCLUSIONARY ZONING

Burden of justification, **13:13**
Civil Rights Act of 1866, **27:8**

EXCLUSIONARY ZONING

—Cont'd

Discriminatory-effect cases under
Fair Housing Act, **13:10**
Evidence, **13:11 to 13:14**
Fair Housing Act, **13:9, 13:10**
Huntington, **13:10**
Relief, **13:14**
Traditional discrimination and
otherwise make unavailable
techniques, generally, **13:8 et
seq.**

EXECUTIVE ORDER 11063

Governmental housing discrimina-
tion, **3:4, 21:1**

EXECUTIVE ORDER 12259

Section 3608, implementation,
21:1

EXEMPTIONS

Federal Fair Housing Act (this
index)

**EXHAUSTION OF
ADMINISTRATIVE
REMEDIES**

Fair Housing Act cases, **7:4**
Group home cases, **11D:5**

EXPERT WITNESSES

Generally, **32:8**

FACILITIES AND SERVICES

55 or over housing, **11E:8**
Section 1982, **27:6**
Section 3604(b), **14:3**

FAIR HOUSING ACT

Federal Fair Housing Act (this
index)

FAIR HOUSING LAWS

Generally, **1:1**
Federal Fair Housing Act (this
index)
Local fair housing laws, **3:5, 30:1
to 30:3; App. C**

INDEX

FAIR HOUSING LAWS—Cont'd

State fair housing laws, **3:5, 30:1 to 30:3; App. C**

FAIR HOUSING ORGANIZATIONS AND TESTERS

Civil Rights Act of 1866, **27:17**
Defendant, **33:10**
Havens case and tester claims under § 3604(d), **16:2**
Plaintiff, **12A:4 to 12A:6, 33:3**
Proper parties, **12A:4 to 12A:6**
Tester claims, false representations of nonavailability under § 3604(d), **16:2**

FALSE REPRESENTATIONS

Federal Fair Housing Act § 3604(d), **16:1, 16:2**

FAMILIAL STATUS DISCRIMINATION

Generally, **11E:1 et seq., 14:2**
Definitions, **11E:5**
Discriminatory effects, practices with, **11E:4**
55 or over housing, **11E:8**
Laws prohibiting discrimination, **11E:1**
Occupancy standards, **11E:3**
Prohibitions, **11E:2 et seq.**
Protected class, definition, **11E:2**
62 or over housing, **11E:7**
State programs, **11E:6**
Transition rules, **11E:5**

FAMILY

Civil Rights Act of 1866, **27:16**
Direct court actions, **25:7**
Federal Fair Housing Act (this index)

FAMILY MEMBERS

Standing To Sue (this index)

FEDERAL FAIR HOUSING ACT

Generally, **5:1 to 5:4, 9:1 et seq.; App. A**

FEDERAL FAIR HOUSING ACT—Cont'd

Access, § 3606 access to broker-age services, **19:1, 19:2**
Accommodations, **11D:8**
Addiction, **11D:2**
Advertisements, Notices, and Statements (this index)
Agents, **12B:2**
Aggrieved person, **12A:1**
Amendments Act of 1988, **5:3, 5:4**
Applicant selection inquiries, **11D:4**
Article III and statutory requirements in Title VIII cases, **12A:3**
Attorney General (this index)
Availability, § 3604(d) false representations of nonavailability, **16:1, 16:2**
Benign discrimination, race, color, and national origin, **11A:2**
Blockbusting, **17:1 to 17:3**
Burden of proof, **10:5**
Coercion, Intimidation, Threats, and Interference (this index)
Color. Race, color, and national origin, *infra*
Complaints to Housing and Urban Development (HUD) (this index)
Construction requirements for multifamily housing, **11D:9**
Corporate officers, directors, and shareholders, **12B:3**
Decisions, Supreme Court, **12A:2**
Defendants. Proper parties, *infra*
Defenses. Dwellings, *infra*
Definitions
Aggrieved person, **12A:1**
Handicap, **11D:2**
Older persons, **11E:2, 11E:5**
Design requirements for multifamily housing, **11D:9**
Direct Court Actions (this index)
Directors and officers, **12B:3**

FEDERAL FAIR HOUSING ACT

—Cont'd

Direct threat defense, handicap discrimination, **11D:3**
 Discriminatory effect cases, **10:4 to 10:7, 11E:4**
 Disparate impact claims, **10:6**
 Drug offenders, **9:7**
 Dwellings
 Generally, **9:2 et seq.**
 Drug offenders, **9:7**
 Exempted dwellings and other defenses
 Generally, **9:3 et seq.**
 Drug offenders, **9:7**
 Reasonable occupancy standards, **9:6**
 Section 3603(b) exemptions, **9:4**
 Section 3607(a) exemptions, **9:5**
 Reasonable occupancy standards, **9:6**
 Section 3603(b) exemptions, **9:4**
 Section 3607(a) exemptions, **9:5**
 Title VIII, **9:2**
 Elderly. Older persons, *infra*
 Enforcement
 Generally, **23:1 et seq.**
 Attorney General (this index)
 Complaints to Housing and Urban Development (HUD) (this index)
 Direct Court Actions (this index)
 Federal fair housing laws, generally, **4:5**
 HUD. Complaints to Housing and Urban Development (HUD) (this index)
 Sections 3610-3613.
 Complaints to Housing and Urban Development (HUD) (this index)

FEDERAL FAIR HOUSING ACT

—Cont'd

Evidence
 Generally, **10:1 et seq.**
 Burden of proof, **10:5**
 Discriminatory effect cases, **10:4 to 10:7**
 Disparate impact claims, **10:6**
 Intent, violations without prohibited intent, **10:4 to 10:7**
 Intentional discrimination, **10:2**
 Mixed motive cases, **10:3**
 Perpetuation-of-segregation claims, **10:7**
 Prima facie case, **10:2**
 Standards for proving violation, generally, **10:1 et seq.**
 Title VII, **10:1**
 Title VIII, **10:1, 10:4**
 Exemptions
 Dwellings, *supra*
 Older persons, *infra*
 Fair Housing Amendments Act of 1988, **5:3, 5:4**
 False representations, **16:1, 16:2**
 Familial status discrimination.
 Older persons, *infra*
 Federal governmental defendants, **12B:7**
 55 or over housing, **11E:8**
Financing and Related Transactions (this index)
 First Amendment and § 3604(e), **17:3**
 Governmental defendants, **12B:4 to 12B:7**
 Group homes, restrictions on, **11D:5**
 Handicap defined, **11D:2**
 Handicap discrimination
 Generally, **11D:1 et seq.**
 Applicant selection inquiries, **11D:4**
 Direct threat defense, **11D:3**

INDEX

FEDERAL FAIR HOUSING ACT

—Cont'd

Handicap discrimination—Cont'd
Group homes, restrictions on, **11D:5**
Handicap defined, **11D:2**
Havens case, **12A:4, 16:2**
Hispanics. Race, color, and national origin, *infra*
HUD
Complaints to Housing and Urban Development (HUD) (this index)
Section 3606 access to brokerage services, **19:2**
Insurance, **12B:8**
Integration, race-based programs promoting, **11A:2**
Intent, **10:2, 10:4 to 10:7**
Legislative history, **5:1 to 5:4**
Liability insurance, **12B:8**
Local governmental defendants, **12B:5**
Mixed motive cases, **10:3**
Modifications to premises, **11D:7**
Motive, **10:3**
National origin. Race, color, and national origin, *infra*
1968 Act, **5:2**
Occupancy, **9:6, 11E:3**
Officers and directors, **12B:3**
Older persons
Generally, **11E:1 et seq.**
Definitions, **11E:2, 11E:5**
Discriminatory effects, practices with, **11E:4**
55 or over housing, **11E:8**
Occupancy standards, **11E:3**
62 or over housing, **11E:7**
State programs, **11E:6**
Transition rules, **11E:5**
Parties. Proper parties, *infra*
Perpetuation-of-segregation claims, **10:7**
Plaintiffs. Proper parties, *infra*
Prima facie case, **10:2**

FEDERAL FAIR HOUSING ACT

—Cont'd

Principals, **12B:2**
Proper parties
Generally, **12:1**
Defendants
Generally, **12B:1 et seq.**
Agents, **12B:2**
Corporate officers, directors, and shareholders, **12B:3**
Federal governmental defendants, **12B:7**
Governmental defendants, **12B:4 to 12B:7**
Liability insurance, **12B:8**
Local governmental defendants, **12B:5**
Principals, **12B:2**
State governmental defendants, **12B:6**
Plaintiffs
Generally, **12A:1 et seq.**
Article III requirements in Title VIII cases, **12A:3**
Definition of aggrieved person, **12A:1**
Havens case, **12A:4**
Organizations, **12A:4 to 12A:6**
Section 3608 suits, **12A:7**
Standing to sue, **12A:1**
Supreme Court decisions, **12A:2**
Testers, **12A:4 to 12A:6**
Protected classes, generally, **11:1 et seq.**
Race, color, and national origin
Benign discrimination, **11A:2**
Claims, **11A:1**
Integration, race-based programs promoting, **11A:2**
Race-based programs promoting integration, **11A:2**
Racial segregation, **2:3**
Starrett City, **11A:2**

FEDERAL FAIR HOUSING ACT

—**Cont'd**

Race, color, and national origin
 —**Cont'd**
 Traditional claims, **11A:1**
 Race-based programs promoting integration, **11A:2**
 Reasonable occupancy standards, **9:6**
 Religion, **11B:1**
 Section 3603, **9:4, 20:3, 20:4**
 Section 3604
 Blockbusting, **17:1 to 17:3**
 Coercion, intimidation, threats, and interference, **20:3, 20:4**
 False representations of nonavailability, **16:1, 16:2**
 Terms and conditions, **14:1 to 14:3**
 Traditional Discrimination and Otherwise Make Unavailable Techniques (this index)
 Section 3605
 Generally, **20:3, 20:4**
 Financing and Related Transactions (this index)
 Section 3606, **19:1, 19:2, 20:3, 20:4**
 Section 3608
 Generally, **12A:7**
 Federal Housing Programs and Affirmative Duties (this index)
 Section 3610, **25:1, 26:1**
 Section 3611, **25:1, 26:1**
 Section 3612
 Generally, **25:1, 26:1**
 Complaints to Housing and Urban Development (HUD) (this index)
 Section 3613, **24:7, 26:1**
 Section 3614, **25:1, 26:11 to 26:14**

FEDERAL FAIR HOUSING ACT

—**Cont'd**

Section 3617
 Coercion, Intimidation, Threats, and Interference (this index)
 Retaliation and other § 3617 violations, **20:5**
 Section 3631, **20:1**
 Section 1988, relationship to, **25:17**
 Section 3604(a) and (f)(1).
 Traditional Discrimination and Otherwise Make Unavailable Techniques (this index)
 Section 3514(a). **Attorney General** (this index)
 Section 3607(a) exemptions, **9:5**
 Senior citizens. Older persons, *supra*
 Sex discrimination and sexual harassment
 Generally, **11C:1**
 Sexual harassment claims, **11C:2**
 Shareholders, **12B:3**
 62 or over housing, **11E:7**
 Special provisions, **11D:6 to 9**
 Standards, **10:5**
 Standards for proving violation.
 Evidence, *supra*
 Standards of occupancy, **11E:3**
 Standing to sue, **12A:1**
 Starrett City, race, color, and national origin, **11A:2**
 State governmental defendants, **12B:6**
 State programs, **11E:6**
 Substantive coverage, generally, **9:1 et seq.**
 Supreme Court decisions, **12A:2**
 Testers, **12A:4 to 12A:6, 16:2**
 Title VII, **10:1**
 Title VIII, **9:2, 10:1, 10:4, 12A:3**

INDEX

FEDERAL FAIR HOUSING ACT —Cont'd

- Traditional claims, race, color, and national origin, **11A:1**
- Traditional discrimination and otherwise make unavailable techniques, **13:9, 13:10**
- Transition rules, **11E:5**

FEDERAL FAIR HOUSING ACT OF 1968

- Generally, **5:2**
- Attorneys' fees and costs, **25:17**
- Complaints to Housing and Urban Development (HUD), **24:2**

FEDERAL FAIR HOUSING ACT OF 1988

- Complaints to Housing and Urban Development (HUD), **24:2**

FEDERAL FAIR HOUSING AMENDMENTS ACT OF 1988

- Generally, **5:3, 5:4**

FEDERAL FAIR HOUSING LAWS

- Generally, **4:1 et seq.**
- Amendments
 - Fair Housing Amendments Act of 1988, **5:3, 5:4**
 - Fourteenth Amendment, **6:2**
 - Thirteenth Amendment, **6:1**
- Congressional intent and statutory construction
 - Generally, **7:1 et seq.**
 - Broad construction, **7:2**
 - HUD interpretations and regulations, **7:5**
 - Integration, **7:3**
 - Title VII, **7:4**
 - Trafficante case, **7:1**
- Constitutionality, **6:1 to 6:3**
- Construction. Congressional intent and statutory construction, *supra*
- Enforcement provisions, **4:5**

FEDERAL FAIR HOUSING LAWS—Cont'd

- Fair Housing Act, **5:1 to 5:4**
 - Constitutionality, **6:1 to 6:3**
- Federal Fair Housing Act** (this index)
- Federal Fair Housing Amendments Act of 1988, **5:3, 5:4**
- Fourteenth Amendment, constitutionality of Fair Housing Act under, **6:2**
- General provisions, **4:3**
- HUD interpretations and regulations, **7:5**
- Integration, **7:3**
- Intent. Congressional intent and statutory construction, *supra*
- Statutory construction. Congressional intent and statutory construction, *supra*
- Substantive provisions, **4:4, 5:3**
- Thirteenth Amendment, constitutionality of Fair Housing Act under, **6:1**
- Title VII, **7:4**
- Trafficante case, **7:1**

FEDERAL GOVERNMENTAL DEFENDANTS

- Federal Fair Housing Act, proper parties, **12B:7**

FEDERAL HOUSING PROGRAMS AND AFFIRMATIVE DUTIES

- Generally, **21:1 et seq.**
- HUD-funded housing authorities, segregation and discrimination in, **21:4**
- HUD-funded projects in minority areas, **21:3**
- HUD's failure to influence local governments, **21:5**
- Local government, **21:5**
- Minority areas, **21:3**
- Relief in litigation, **21:7**

FEDERAL LAWS

Generally, **App. B**

FEES

Attorneys' Fees and Costs (this index)

FIFTH AND FOURTEENTH AMENDMENTS

Generally, **28:1 et seq.**

Constitutionality, generally, **6:2**

Due process

Government-supported housing, discrimination in, **28:7**

Land-use restrictions, **28:3**

Enforcement and relief, **28:10**

Equal protection

Land-use restrictions, **28:2**

Non-racial claims, **28:6**

Racial discrimination in tenant and site selection, **28:5**

Government-supported housing, discrimination in, **28:4 to 28:7**

Land use restrictions, **28:2, 28:3**

Municipal services, discriminatory, **28:8**

Racial discrimination in tenant and site selection, **28:5**

Section 1983, enforcement and relief, **28:10**

Section 1985(3), enforcement and relief, **28:10**

Section 1986, enforcement and relief, **28:10**

Services, municipal, **28:8**

Site selection, racial discrimination in tenant and, **28:5**

State action requirement, **28:1**

Tenant and site selection, racial discrimination in, **28:5**

Text, **App. B**

55 OR OVER HOUSING

Federal Fair Housing Act, **11E:8**

FINANCING AND RELATED TRANSACTIONS

Generally, **18:1**

Applicants, characteristics of, discrimination based on, **18:3**

Appraising. Selling, brokering, or appraising residential real property, *infra*

Brokering. Selling, brokering, or appraising residential real property, *infra*

Characteristics of applicants, discrimination based on, **18:3**

Characteristics of neighborhood, discrimination based on, **18:4**

Civil Rights Act of 1866, **27:10**

Conditions or terms, **18:5**

Discrimination in home loans and other financial assistance

Generally, **18:2**

Applicants, characteristics of, **18:3**

Appraising, selling, brokering, or appraising residential real property, *infra*

Brokering, selling, brokering, or appraising residential real property, *infra*

Characteristics of applicants, **18:3**

Characteristics of neighborhood, **18:4**

Discriminatory vs. nondiscriminatory appraising, **18:8**

Mortgages, secondary, **18:6**

Neighborhood characteristics, **18:4**

Redlining, **18:4**

Secondary mortgages, **18:6**

Selling, selling, brokering, or appraising residential real property, *infra*

Terms or conditions, **18:5**

Mortgages, secondary, **18:6**

Redlining, **18:4**

Secondary mortgages, **18:6**

INDEX

FINANCING AND RELATED TRANSACTIONS—Cont'd

- Selling, brokering, or appraising residential real property
 - Generally, **18:7**
 - Discriminatory vs. nondiscriminatory appraising, **18:8**
 - Federal Fair Housing Act
 - § 3606 access to brokerage services, **19:1, 19:2**
 - Prohibited practices, **18:8**
 - Terms or conditions, **18:5**

FINDINGS

- Agency investigations and findings, **32:5**

FIRST AMENDMENT

- Advertisements, notices, and statements, **15:12, 15:13**
- Coercion, intimidation, threats, and interference, **20:6**
- Federal Fair Housing Act
 - § 3604(e), **17:3**

FORMS

- Attorney's, **App. D**

FOR SALE SIGN

- Ordinances, **15:13**

FORUM

- Choosing, litigation tip for plaintiff, **33:4**

FOURTEENTH AMENDMENT

- Fifth and Fourteenth Amendments** (this index)

FUTILE GESTURE DOCTRINE

- Generally, **10:2, 11D:5**
- In group home cases, **11D:5**

GENDER DISCRIMINATION

- Sex Discrimination and Sexual Harassment** (this index)

GENERAL PUBLIC

IMPORTANCE

- Attorney General** (this index)

GOVERNMENTAL DEFENDANTS

- Proper parties, **12B:4 to 12B:7**

GOVERNMENT-SUPPORTED HOUSING

- Fifth and fourteenth amendments, **28:4 to 28:7**

GROUP HOMES

- Federal Fair Housing Act, handicap discrimination, **11D:5**

HANDICAP DISCRIMINATION

- Definition of handicap, **11D:2**
- Direct court actions, **25:7**
- Disability discrimination, **29:3**
- Federal Fair Housing Act** (this index)

HATE CRIMES

- First Amendment defense, **20:6**
- Standing to sue, **31:4**

HAVENS CASE

- Federal Fair Housing Act, **12A:4, 16:2**

HEALTH AND SAFETY

- Handicap discrimination, exemption under § 3604(f)(9) for direct threat to health and safety, **11D:3, 11D:5**

HEARING

- Complaints to Housing and Urban Development (HUD), § 3612 administrative proceeding, **24:20**

HISPANICS

- Federal Fair Housing Act** (this index)

HIV

- AIDS** (this index)

HOMELESS SHELTERS

- Fair Housing Act, coverage of, **9:2**

HOME LOANS

Discrimination. **Financing and Related Transactions** (this index)

Financing and Related Transactions (this index)

HOUSING AND COMMUNITY DEVELOPMENT ACT OF 1974

Generally, **29:5**

HOUSING AND URBAN DEVELOPMENT (HUD)

Administrative decisions, **App. E**

Advertising, **15:3 et seq.**

Applicant selection inquiries, **11D:4**

Attorney general, **26:11 to 26:13**

Authority for regulations, **7:5**

Blockbusting, **17:1, 17:2**

Brokerage services, **19:2**

Brokerage services, § 3606 access to, **19:2**

Complaints to Housing and Urban Development (HUD) (this index)

Congressional intent, **7:5**

Exclusionary zoning, **13:8**

Failure to influence local governments, **21:5**

Familial status discrimination, **11E:1 et seq., 14:2**

55 and over housing, **11E:8**

Homeowners, current, **14:3**

HUD-funded housing authorities, segregation and discrimination in, **21:4**

HUD-funded projects in minority areas, **21:3**

Insurance redlining, **13:15**

Interpretations and regulations, **7:5**

Nonavailability, false representations of, **16:1, 16:2**

Notices and statements, discriminatory, **15:8 to 15:11**

HOUSING AND URBAN DEVELOPMENT (HUD)
—Cont'd

Occupancy standards, **9:6, 11E:3**

Race, color, and national origin, **14:2**

Reasonable cause, determination of, **24:13**

Redlining, **13:15**

Regulations. **HUD Regulations** (this index)

Retaliation, **20:5**

Section 3604(a), miscellaneous practices, **13:16**

Services and facilities, **14:3**

Sexual harassment, **14:3**

62 and over housing, **11E:7**

Steering, **13:6**

Terms and conditions, **14:2**

Traditional discrimination and otherwise make unavailable techniques, **13:6**

HOUSING AUTHORITIES

HUD-funded housing authorities, segregation and discrimination in, **21:4**

HOUSING FOR OLDER PERSONS

Federal Fair Housing Act (this index)

HUD

Housing and Urban Development (HUD) (this index)

HUMAN MODEL CASES

Advertisements, notices, and statements, **15:6**

HUNTER CASE

Advertisements, notices, and statements, **15:3**

HUNTINGTON

Traditional discrimination and otherwise make unavailable techniques, **13:10**

INDEX

IMMUNITY FROM SUIT

- Section 1983, **12B:5**
- Sovereign Immunity** (this index)

IMPACT, DISPARATE

- Discriminatory Effect Cases** (this index)

INCRIMINATING STATEMENTS

- Defendants and their agents, **32:3**

INDEMNIFICATION

- Liability for damages, **25:8**

INDICATORS

- Advertisements, notices, and statements, **15:5**

INDIRECT VICTIMS

- Civil Rights Act of 1866, **27:18**

INJUNCTIONS

- Anti-Injunction Act, **25:13**
- Preliminary injunctions, **25:15**

INJURIES

- Damages** (this index)

INJURY-IN-FACT REQUIREMENT

- Standing, Fair Housing Act cases, **12A:2, 12A:5**

INSURANCE

- Civil Rights Act of 1866, **27:10**
- Federal Fair Housing Act, **12B:8**
- Liability insurance, **12B:8**
- Traditional discrimination and otherwise make unavailable techniques, **13:15**

INSURERS

- Insurance** (this index)

INTANGIBLE INJURIES

- Actual damages liability, **25:8**
- Direct court actions, **25:6**

INTEGRATION

- Federal Fair Housing Act, race-based programs promoting, **11A:2**
- Federal fair housing laws, **7:3**

INTENT

- Civil Rights Act of 1866, **27:19**
- Federal Fair Housing Act, **10:2, 10:4 to 10:7**
- Federal Fair Housing Laws** (this index)

INTEREST

- Monetary awards, interest on, **25:3**

INTERFERENCE

- Coercion, Intimidation, Threats, and Interference** (this index)

INTERROGATORIES

- Discovery** (this index)

INTERVENTION

- Justice Department actions, **26:1, 26:5**
- Litigation procedure, **31:6**
- Private action, intervention by Justice Department, **26:11**
- Rule 19, **31:6**

INTIMIDATION

- Coercion, Intimidation, Threats, and Interference** (this index)

INVESTIGATION

- Agency investigations and findings, **32:5**
- Complaints to Housing and Urban Development (HUD), **24:11**

JONES V. ALFRED H. MAYER CO.

- Civil Rights Act of 1866, **27:1**

JUDGMENT

- Summary judgment, **31:11**

JUDGMENT, OFFER OF

- Offer of Judgment** (this index)

JUDICIAL REVIEW

Section 3612 administrative proceeding, **24:23**

JURISDICTION

Generally, **31:1**

JURY TRIAL

Generally, **31:8**

Defendant, **33:12**

Plaintiff, **33:5**

Seventh Amendment (this index)

JUSTICE DEPARTMENT

Attorney General (this index)

Referrals to, complaints to Housing and Urban Development (HUD), **24:5**

JUSTIFICATION

Traditional discrimination and otherwise make unavailable techniques, **13:13**

KERNER COMMISSION REPORT

As part of Fair Housing Act's legislative history, **5:2, 10:4**

LAND-USE

Attorney general, **26:12**

Civil Rights Act of 1866, **27:8**

Exclusionary Zoning (this index)

LANGUAGE

Civil Rights Act of 1866, **27:3**

LEGISLATIVE HISTORY

Federal Fair Housing Act, **5:1 to 5:4**

LIABILITY

Defendants (this index)

Section 3613

Actual damages, liability for, **25:8**

Punitive damages, liability for, **25:11**

LIABILITY INSURANCE

Federal Fair Housing Act, **12B:8**

LIMITATION OF ACTIONS

Generally, **31:2**

Civil Rights Act of 1866, **27:21**

Complaints to Housing and Urban Development (HUD), **24:6, 24:7**

Direct court actions, **25:2**

LITIGATION

Generally, **31:1 et seq.**; also see other entries throughout this index

LITIGATION TIPS

Generally, **33:1 et seq.**

LOCAL AGENCIES

Complaints to Housing and Urban Development (HUD), **24:8 to 24:10**

LOCAL FAIR HOUSING LAWS

Generally, **30:1 to 30:3 App. C**
Before 1968, **3:5**

LOCAL GOVERNMENT

Federal Fair Housing Act, proper parties, **12B:5**

HUD's failure to influence, **21:5**

LOCAL LAWS

For sale sign ordinances, **15:13**

MAKE UNAVAILABLE TECHNIQUES

Traditional Discrimination and Otherwise Make Unavailable Techniques (this index)

MARITAL STATUS

Equal Credit Opportunity Act, protection under, **29:4**

Fair Housing Act, marital status as not covered, **11:1**

State and local fair housing laws, protection under, **11:1, 30:2, 30:3**

MEDIA

Selective use of, advertisements, notices, and statements, **15:6**

INDEX

MILITARY SERVICE STATUS

State and local fair housing laws,
protection under, **30:3**

MINORITY AREAS

HUD-funded projects in, **21:3**

MINORITY HOMESEEEKERS AND HOMEOWNERS

Civil Rights Act of 1866, **14:3,**
27:15

MIXED MOTIVE CASES

Federal Fair Housing Act, **10:3**

MIXED-RESULT CASES

Attorneys' fees and costs, **25:18**

MOBILE HOMES AND MOBILE HOME PARKS

Fair Housing Act, properties
covered, **9:2**

Familial status discrimination,
11E:1 et seq.

MODIFICATION OR CHANGE

Complaints to Housing and Urban
Development (HUD), **24:2**

Federal Fair Housing Act,
modification of premises,
11D:7

MONETARY DAMAGES

Attorney general, **26:8**

MOOTNESS

Generally, **31:12**

MORTGAGE

Financing and related transactions,
18:6

Redlining, **13:15**

MOTIVE

Federal Fair Housing Act, **10:3**

MRS. MURPHY EXEMPTION

Fair Housing Act, § 3603(b)
exemption, **4:4, 9:4, 15:12**

MULTIFAMILY HOUSING

Federal Fair Housing Act, design
and construction require-
ments, **11D:9**

MUNICIPAL SERVICES

Fifth and fourteenth amendments,
28:8

NATIONAL ENVIRONMENTAL POLICY ACT

HUD-funded projects in minority
areas, **21:3**

NATIONAL ORIGIN

Federal Fair Housing Act (this
index)

NEGOTIATE, REFUSAL TO

Civil Rights Act of 1866, **27:5**

Traditional discrimination and
otherwise make unavailable
techniques, **13:2**

NEIGHBORHOOD

CHARACTERISTICS

Financing and related transactions,
18:4

NEW PARTIES

Generally, **31:6**

NEWSPAPERS

**Advertisements, Notices, And
Statements** (this index)

1968, DISCRIMINATION PRIOR TO

Generally, **3:1 to 3:5**

NOTICES

**Advertisements, Notices, and
Statements** (this index)

Complaints to Housing and Urban
Development (HUD)

Post-complaint notices, **24:4**

OCCUPANCY STANDARDS

Federal Fair Housing Act, **9:6,**
11E:3

HOUSING DISCRIMINATION

OFFER OF JUDGMENT

Rule 68 offers, **31:14**

OFFICERS AND DIRECTORS

Federal Fair Housing Act, **12B:3**

OLDER PERSONS

Federal Fair Housing Act (this index)

\$1,000 LIMITATION

Direct court actions, **25:9**

ORDERS

Direct court actions, **25:16**

ORDINANCES

Advertisements, notices, and statements, **15:13**

ORGANIZATIONS

Plaintiff, **12A:4 to 12A:6, 33:3**

OTHERWISE MAKE

UNAVAILABLE TECHNIQUES

**Traditional Discrimination and
Otherwise Make Unavailable
Techniques** (this index)

PARTIALLY PREVAILING PLAINTIFFS

Attorneys' fees and costs, **25:18**

PARTIES

Complaints to Housing and Urban
Development (HUD), **24:3 to
24:5, 24:14**

Defendants

Generally, **31:5**

Appeal and review, **33:13**

Attorneys' fees and costs, **25:18**

Civil Rights Act of 1866, **27:4**

Evidence, **32:3, 32:4, 32:6,
32:9**

Jury trial, **33:12**

Litigation tips, generally, **33:9
et seq.**

Settlement, **33:13**

Testers, **33:10**

PARTIES—Cont'd

Defendants—Cont'd

Traditional discrimination and
otherwise make unavail-
able techniques, **13:13**

Federal Fair Housing Act (this
index)

New parties, **31:6**

Plaintiffs

Generally, **31:4**

Attorneys' fees and costs, **25:18**

Corroboration, **33:7**

Damages, **33:7**

Evidence, **33:7**

Federal Fair Housing Act (this
index)

Jury trial, **33:5**

Litigation tips, generally, **33:2
et seq.**

Records, **33:8**

Tester, use of, **33:3**

Time records, **33:8**

Traditional discrimination and
otherwise make unavail-
able techniques, **13:12**

Proper parties

Complaints to HUD, **24:3 to
24:5**

Federal Fair Housing Act (this
index)

Standing to Sue (this index)

PATTERN OR PRACTICE

Attorney General (this index)

PENALTIES

Attorney general, **26:9**

PERMANENT INJUNCTIONS

Direct court actions, **25:16**

PERMANENT ORDERS

Direct court actions, **25:16**

PERPETUATION OF SEGREGATION CLAIMS

Federal Fair Housing Act, **10:7**

INDEX

PLAINTIFFS

Parties (this index)

PLEADING

Generally, **31:3**

Complaint, forms, **App. D**

**Complaints to Housing and
Urban Development (HUD)**
(this index)

Counterclaims, **31:3**

PRECLUSION

Private action, Justice Department
suit, **26:8**

Res judicata and collateral estop-
pel, **31:15**

PRE-1968 DISCRIMINATION

Generally, **3:1 to 3:5**

PREEMPTION

Local and state regulations, no
preemption, **30:1**

PRELIMINARY INJUNCTIONS

Direct court actions, **25:15**

PREPONDERANCE OF EVIDENCE

Mixed motive cases, defendant's
burden of proof, **10:3**

Plaintiff's burden of proof, **26:5**

PRETEXT

Intentional discrimination, proof
of pretext cases, **10:2**

PREVAILING DEFENDANTS

Attorneys' fees and costs, **25:18**

PREVAILING PLAINTIFFS

Attorneys' fees and costs, **25:18**

PRIMA FACIE CASE

Federal Fair Housing Act, **10:2**

PRINCIPALS

Federal Fair Housing Act, **12B:2**

PRIVATE CLUBS

Exemption from Fair Housing Act,
9:5

PROHIBITED BASES OF DISCRIMINATION

Generally, **11:1 et seq.**

PROHIBITED PRACTICES

Financing and related transactions,
selling, brokering, or apprais-
ing residential real property,
18:8

PROMPT JUDICIAL ACTION

Enforcement by Attorney General,
26:1

PROOF

Evidence (this index)

PROPER PARTIES

Parties (this index)

PROPOSED TERMS AND CONDITIONS

Terms and conditions, **14:2**

PUBLIC ASSISTANCE

State and local fair housing laws,
protection under, **30:3**

PUBLIC HOUSING DISCRIMINATION

Civil Rights Act of 1866, **27:9**

PUNITIVE DAMAGES

Civil Rights Act of 1866, **27:23**

Direct court actions, **25:9 to 25:12**

RACE

For particular matters, see specific
entries throughout this index

Generally, **2:1**

Federal Fair Housing Act (this
index)

Fifth and fourteenth amendments,
28:5

Steering

Advertisements, notices, and
statements, **15:10**

Civil Rights Act of 1866, **27:7**

HOUSING DISCRIMINATION

RACE-BASED PROGRAMS PROMOTING INTEGRATION

Federal Fair Housing Act, **11A:2**

RACE-CONSCIOUS METHODS TO PROMOTE INTEGRATION

HUD regulations, **14:2**

RACIAL SEGREGATION

Generally, **2:1 et seq.**

Causes of, **2:4**

Fair Housing Act, **2:3**

History of, **2:2**

RACIAL STEERING

Steering (this index)

REAL ESTATE AGENTS

Agents (this index)

REASONABLE

ACCOMMODATIONS

Federal Fair Housing Act, **11D:8**

Handicap/disability, **11D:5**

REASONABLE CAUSE

Complaints to Housing and Urban
Development (HUD), **24:13**

REASONABLE HEALTH AND SAFETY RULES

Health and Safety (this index)

REASONABLE OCCUPANCY STANDARDS

Federal Fair Housing Act, **9:6,**
11E:3

RECORDS

Time records, **33:8**

REDLINING

Financing and related transactions,
18:4

Insurance, **13:15**

Traditional discrimination and
otherwise make unavailable
techniques, **13:15**

REDRESSABILITY

Standing, Fair Housing Act cases,
12A:3

REFERENDUM CASES

Pre-1968 housing discrimination
cases, **3:5**

REFERRALS

Attorney general, **26:11 to 26:13**

Complaints to Housing and Urban
Development (HUD), **24:5,**
24:8 to 24:10

REGULATIONS AND INTERPRETATIONS

**Housing and Urban Develop-
ment (HUD)** (this index)

REHABILITATION ACT

Section 504, **29:3**

RELIEF

Civil Rights Act of 1866, **27:22 et
seq.**

Direct court actions, **25:13 et seq.**

Federal housing programs and
affirmative duties, **21:7**

Pattern or practice and general
public importance cases, **26:6
et seq.**

Section 3612 administrative
proceeding, **24:21**

RELIGION

Federal Fair Housing Act, **11B:1**

RELIGIOUS ORGANIZATIONS

Fair Housing Act, exemption
from, **4:4, 9:3, 9:5**

REMEDIES

Exclusionary zoning, **13:11**

Sections 3610 to 3612, remedies
in elected-to-court cases,
24:16

REMOVAL FROM STATE TO FEDERAL COURT

Generally, **31:1**

INDEX

RENT, REFUSAL TO

Civil Rights Act of 1866, **27:5**
Traditional discrimination and
otherwise make unavailable
techniques, **13:2**

RESIDENTIAL SEGREGATION

Generally, **2:1 et seq.**
Causes of, **2:4**
Fair Housing Act, **2:3**
History of, **2:2**

RESIDENTS

Evidence, **32:4**

RES JUDICATA

Generally, **31:15**

RESTRICTIVE COVENANTS

Advertisements, notices, and state-
ments, **15:11**
Before 1968, **3:3**

RETALIATION

Civil Rights Act of 1866, **27:12**
Coercion, Intimidation, Threats,
and Interference, **20:5**

RETROACTIVITY

55-or-older exemption from famil-
ial status prohibitions, **11E:8**
1988 Fair Housing Amendments
Act, **25:2, 25:3**

RIPENESS

Plaintiff's claim, ripeness of,
11D:5, 13:14
Rule 19, **31:6**

ROOKER-FELDMAN DOCTRINE

Application and description,
11D:5, 13:16, 14:3, 31:15

RULE 19

Intervention, **31:6**

RULE 65

Generally, **31:9**

RULE 68

Generally, **31:14**

SALE

Sign ordinances and for sale signs,
15:13

SECONDARY MORTGAGES

Financing and related transactions,
18:6

SECTION 8

Description of program, **29:5**

SEGREGATION

Generally, **2:1 et seq.**

SELECTIVE USE

Content or media, advertisements,
notices, and statements, **15:6**

SELL, REFUSAL TO

Civil Rights Act of 1866, **27:5**
Traditional discrimination and
otherwise make unavailable
techniques, **13:2**

SELLING OF RESIDENTIAL REAL PROPERTY

**Financing and Related Transac-
tions** (this index)

SENIOR CITIZENS

Federal Fair Housing Act (this
index)

SERVICES

Civil Rights Act of 1866, **27:6**
Fifth and Fourteenth Amendments,
28:8
Terms and conditions, **14:3**

SETTLEMENT

Generally, **31:14**
Defendant, **33:13**

SEVENTH AMENDMENT

Generally, **31:8**; also see **Jury
Trial** (this index)
Section 3613 cases, **25:4**
Section 3614(a) cases, **26:5**

HOUSING DISCRIMINATION

SEX DISCRIMINATION AND SEXUAL HARASSMENT

Federal Fair Housing Act (this index)

SEXUAL ORIENTATION

State and local fair housing laws, protection under, **30:3**

SHAREHOLDERS

Federal Fair Housing Act, **12B:3**

SIGNIFICANT FACILITIES AND SERVICES

55 or over housing, **11E:8**

SITE SELECTION

Fifth and Fourteenth Amendments, **28:5**

62 OR OVER HOUSING

Federal Fair Housing Act, **11E:7**

SOURCE OF INCOME

State and local fair housing laws, protection under, **30:3**

SOVEREIGN IMMUNITY

ECOA suits, **29:4**

Fair Housing Act suites

Federal, **12B:7**

State, **12B:6**

SPACING REQUIREMENTS

Group home (handicap) cases, **11D:5**

STANDARD OF OCCUPANCY

Federal Fair Housing Act, **11E:3**

STANDARD OF PROOF

Advertisements, notices, and statements, **15:1**

Civil Rights Act of 1866, **27:19**

Federal Fair Housing Act (this index)

STANDING TO SUE

Generally, **31:4**

STANDING TO SUE—Cont'd

Family members

Federal Fair Housing Act, **12A:1**

Section 1983, **27:16**

Federal Fair Housing Act, **12A:1**

STARRETT CITY

Federal Fair Housing Act, **11A:2**

STATE ACTION

Fifth and Fourteenth Amendments, **28:1**

STATE AGENCIES

Complaints to Housing and Urban Development (HUD), **24:8 to 24:10**

STATE FAIR HOUSING LAWS

Generally, **30:1 to 30:3**; App. C
Before 1968, **3:5**

STATE GOVERNMENTAL DEFENDANTS

Federal Fair Housing Act, **12B:6**

STATEMENTS

**Advertisements, Notices, and
Statements** (this index)

STATE PROGRAMS

Older persons, **11E:6**

STATISTICAL EVIDENCE

Generally, **32:7**

STATUTE OF LIMITATIONS

Limitation of Actions (this index)

STATUTORY CONSTRUCTION

Federal Fair Housing Laws (this index)

STEERING

Advertisements, notices, and statements, **15:10**

Civil Rights Act of 1866, **27:7**

Traditional discrimination and otherwise make unavailable techniques, **13:5 to 13:7**

INDEX

SUBPOENAS

Attorney general, **26:14**
HUD proceedings, **24:11, 24:19**
Section 3614(c) enforcement of
subpoenas, **26:14**

SUBSTANTIALY EQUIVALENT STATE AND LOCAL AGENCIES

Complaints to Housing and Urban
Development (HUD), **24:8 to
24:10**

SUMMARY JUDGMENT

Generally, **31:11**

SUPPLEMENTAL JURISDICTION

Generally, **31:1**

SUPREME COURT DECISIONS

Federal Fair Housing Act, **12A:2**

TAKINGS CLAUSE

Discriminatory zoning, **3:2**

TEMPORARY RESTRAINING ORDERS

Direct court actions, **25:15**
Motions and supporting docu-
ments, **App. D**

TENANT SELECTION

Fifth and Fourteenth Amendments,
28:5

TERMS AND CONDITIONS

Generally, **14:1 to 14:3**
Civil Rights Act of 1866, **27:6**
Financing and related transactions,
18:5
Homeowners, current, **14:3**
Proposed terms and conditions,
14:2
Services and facilities for
residents, **14:3**

TESTER CLAIMS

**Fair Housing Organizations and
Testers** (this index)

TESTERS

**Fair Housing Organizations and
Testers** (this index)

THIRTEENTH AMENDMENT

Civil Rights Act of 1866, **27:26**
Constitutionality of fair housing
act under, **6:1**

THREATS

**Coercion, Intimidation, Threats,
and Interference** (this index)

TIME

Records, **33:8**

TITLE VI

Generally, **29:2**

TITLE VII

Congressional intent and statutory
construction, **7:4**
Federal Fair Housing Act, **10:1,
13:8 to 13:10**

TITLE VIII

Generally, **2:3; App. A**
Civil Rights Act of 1866 (this
index)
Dwellings, **9:2**
Evidence, **10:1, 10:4**
Proper parties, **12A:3**

TRADITIONAL DISCRIMINATION AND OTHERWISE MAKE UNAVAILABLE TECHNIQUES

Generally, **13:1 et seq.**
Appraisals, **13:15**
Bona fide offer requirement of
§ 3604(a), **13:3**
Burden of justification, **13:13**
Case law, **13:5**
Defendant's burden of justifica-
tion, **13:13**
Definition of steering, **13:5**
Evidence, **13:11 to 13:14**
Exclusionary Zoning (this index)

HOUSING DISCRIMINATION

TRADITIONAL

DISCRIMINATION AND OTHERWISE MAKE UNAVAILABLE

TECHNIQUES—Cont'd

Fair Housing Act, **13:9, 13:10**
HUD regulations, **13:6**
Huntington, **13:10**
Insurance discrimination, **13:15**
Justification, **13:13**
Mortgage redlining, **13:15**
Negotiate, refusal to, **13:2**
Plaintiff's evidence, **13:12**
Redlining, mortgage, **13:15**
Rent, refusal to, **13:2**
§ 3604(a) and (f)(1). See entries
throughout this topic
Sell, refusal to, **13:2**
Steering, **13:5 to 13:7**
Zoning. Exclusionary zoning,
supra

TRAFFICANTE CASE

Federal fair housing laws, **7:1**

TRAILER PARKS

**Mobile Homes and Mobile
Home Parks** (this index)

TRANSITION CASES

Direct court actions, **25:3**

TRANSITION RULES

Federal Fair Housing Act, **11E:5**

TRANVESTITE

Handicap, transvestite as exempt
from definition under Fair
Housing Act, **11D:2**

VENUE

Generally, **31:1**

VICARIOUS LIABILITY

Federal Fair Housing Act, **12B:2,**
12B:3, 12B:8

VICTIMS

Civil Rights Act of 1866, **27:18**

VOIR DIRE

Generally, **31:8**

WHITE PLAINTIFFS

Civil Rights Act of 1866, **27:18**

ZONING

Attorney general, **26:12**
Before 1968, **3:2**
Civil Rights Act of 1866, **27:8**
**Traditional Discrimination and
Otherwise Make Unavail-
able Techniques** (this index)