

**CODE OF WAYMART BOROUGH  
FAIR HOUSING – CHAPTER 17**

**CHAPTER 17.  
Fair Housing**

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**[HISTORY: An Ordinance of Waymart Borough adopted as Ordinance No. 78-1 on May 1, 1978 and prohibiting discrimination in the advertising, rental or sale of real property within the Borough of Waymart and providing penalties for violations.]**

**§ 17-01. Prohibited Activities.**

No person, firm, corporation, partnership or other entity which receives or expects to receive pecuniary gain from the advertising, rental or sale of real property within the Borough of Waymart shall:

- A. Influence or attempt to influence any other person who purports or represents himself to be a prospective purchaser, occupant or tenant of real property to refrain from purchasing or renting real property by referring to race, color, religion or national origin of occupants or prospective occupants of other real property in the neighborhood.
- B. Influence or attempt to influence by any words, acts or failure to act any person who purports or represents himself to be a prospective seller, purchaser, occupant, landlord or tenant of real property in connection with the sale or rental of real property so as to promote or tend to promote the continuance or maintenance of racially segregated housing or so as to retard, obstruct or discourage racially integrated housing on or in any street, block or neighborhood.
- C. Discriminate against any person who purports or represents himself to be a prospective seller, purchaser, occupant, landlord or tenant of real property by any influence, suggestion, act or failure to act or accord any differential treatment among such persons in connection with the sale or rental of real property or in the furnishing of information, services or facilities relative thereto because of race, color, religion or national origin of any person.

**§ 17-02. Equal Opportunity Committee.**

- A. One member of the Waymart Borough Council, to be chosen by the Council.
- B. One member of the Waymart Community Association, to be chosen by the membership or Board of Directors.
- C. One real estate broker doing business in the Borough of Waymart who shall also be a member of the Pike-Wayne Board of Realtors, to be chosen by the Board and approved by Council.
- D. One member of the Wayne County Housing Authority, to be chosen by the Authority

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- E. All members of said Committee shall serve for the balance of the calendar year and be appointed thereafter for 1 year terms on a calendar year basis.

**§ 17-03. Duties of Committee.**

The Waymart Borough Equal Housing Opportunity Committee shall:

- A. Provide a means of communication and exchange of information between real estate brokers and salesmen doing business in Waymart Borough, officials of the Borough, the Wayne County Housing Authority and community organizations.
- B. By contract or cooperation agreement with Pike-Wayne Board of Realtors, provide a means and program of education as to real estate practices within the Borough and confer and cooperate with real estate brokers and salesmen, public officials and such associations designed to eliminate any unfair, discriminatory or differential practices in connection with the advertising, sale or leasing of real estate. The Council shall be a party to all contracts or agreements.
- C. Make studies, prepare and disseminate educational material and make recommendations to the Pike-Wayne Board or Realtors, Wayne County Housing Authority Council and other groups as to the methods of eliminating discriminating practices in connection with the advertising, sale or leasing of real estate in the Borough.
- D. Receive, investigate and seek to adjust all complaints of discriminatory practices in connection with the advertising, sale or leasing of real estate and make recommendations to and assist the Wayne County District Attorney in connection with any such violations.
- E. Furnish the Council with an annual report of the Committee's activities, due no later than January 30 each year.

**§ 17-04. Wayne County Housing Authority.**

The Wayne County Housing Authority, an agency of the Commonwealth of Pennsylvania, is hereby designated as the official housing agency of the Borough of Waymart. The Authority's responsibilities insofar as meeting the housing needs of the Borough include:

- A. In conjunction with the Wayne County Planning Department, assessing the complete housing needs of the Borough.
- B. Developing plans through rehabilitation of existing housing, subsidization of existing housing or erection of new housing to meet the identified housing needs of the Borough. Such plans shall include both private and public section programs.
- C. Insuring that all public housing provided is in conformance with Title VI of the Civil Rights Act of 1964, Title VIII, of the Civil Rights Act of 1968 and Executive Order 11063.
- D. The Authority shall create and adopt an Equal Housing Opportunity Plan for said purposes. A Countywide plan prepared in conjunction with §8, "Existing Housing Program," may suffice for this

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requirement. Such plan is also hereby adopted as the Equal Housing Opportunity Plan for Waymart Borough.

- E. The Council may enter into a contractual agreement with the Authority for purposes of securing cooperation in fulfilling the above requirements.

**§ 17-05. Cooperation Agreement.**

The Waymart Borough Council shall negotiate a cooperation agreement with the Pike-Wayne Board of Realtors for purposes of endorsing the affirmative marketing agreement between that group and the U.S. Department of Housing and Urban Development. Such cooperation agreement shall also provide for representation from the Waymart Borough Equal Housing Opportunity Committee on the Community Housing Resources Board created under the aforementioned agreement between the realtors and HUD.

**§ 17-06. Violations and Penalties.**

Any person who shall violate any provision of this Chapter shall, upon conviction thereof, be sentenced to pay a fine of not more than \$1,000 plus costs. Each day that a violation of this Part continues shall constitute a separate offense.