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Our Mission
To promote equal housing opportunity for all persons in America by administering laws that prohibit discrimination in housing on the basis of race, color, religion, sex, national origin, disability, and familial status.

Fair Housing: It's Not an Option, It's the Law!

FALL 2008

Secretary Preston Hosts Roundtable & Dedicates New Auditorium to Fair Housing Visionaries



Secretary Preston greeting Kevin Marchman, former Assistant Secretary for Public & Indian Housing.

On September 23, 2008, Secretary Steven Preston met with a dozen of HUD's fair housing partners and advocates to discuss an array of fair housing issues. The agenda touched on race discrimination, disability rights, disaster relief, discriminatory internet ads, and the foreclosure crisis.

In recognition of the 40th anniversary of the Fair Housing Act, Secretary Preston dedicated the

newly-renovated HUD auditorium in honor of former Senators Edward Brooke and Walter Mondale, co-sponsors of the Act.

Through their courage, persistence, and vision, Senator Brooke and Senator Mondale helped to pass the Fair Housing Act in 1968. In a letter from Senator Mondale thanking HUD for the acknowledgement, he stated that the Fair Housing Act provides millions of Americans with "a foot in the door."

Senator Brooke, at the time the Act was passed, said he believed "that the insidious cluster of urban problems, including poor schools and a lack of jobs and opportunity, can be eased by an end to discrimination in housing."

Naming the auditorium after two champions of freedom and justice recognizes the relevance of fair

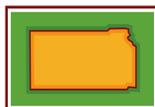
housing in every HUD program, and serves a constant reminder to all HUD employees and visitors that fair housing it's not an option, it's the law!

Jesse Liu, Assistant Deputy Assistant Attorney General, Department of Justice Civil Rights Division, and Margo M. McKay, Assistant Secretary for Civil Rights at the Department of Agriculture also joined in the dedication ceremony honoring Senators Brooke and Mondale,

Brooke-Mondale Auditorium



HUD Charges Owners and Management Agents of Rural Development with Familial Status Discrimination



On September 9, 2008, HUD charged the owners and management agents of West Side Homes, Inc., a federally-subsidized apartment complex in Oswego, Kansas, with violating the Fair Housing Act for making discriminatory statements and refusing to rent to a disabled woman with a child under 18.

Trudy Shields began searching for subsidized rental housing

that was affordable and more accessible than the mobile home she lived in after one of her legs was amputated in 2006.

She visited West Side Homes' management office to obtain an application for one of the few federally subsidized housing developments in Oswego.

On her first visit, Larry Frogley, a management agent for the property, told Ms. Shields that West Side Homes was not for children, discouraging her application.

After learning that her disability made her eligible to live in subsidized housing, she later returned to the management office to apply for an apartment and was told that the property was for senior citizens and that no children lived there or had ever lived at West Side Homes.

"We don't want colored people on the property and if you do, you should find somewhere else to live."

-Julie Williams, Respondent

HUD Charges Landlords with Discrimination Forcing a White Couple Visited By African American to Move



HUD charged two landlords in Tallassee, Alabama, with violating the Fair Housing Act for allegedly pressuring their white tenants to move after seeing them socialize with an African American couple in their front yard. In February 2008, Melissa Jones, her

fiancé, and their child moved into a single-family home owned by Julie and Wilber Williams. While black neighbors were talking to Jones and her fiancé in their front yard, the Williamses saw them. Mrs. Williams later called Ms. Jones to inform her that "those people needed to leave" and that she did not want "those people on

my property."

Mrs. Williams repeatedly called Ms. Jones about the incident, threatening eviction and requesting that the couple move if they wished to continue having African American visitors. Ms. Jones and her family moved out in September 2008.

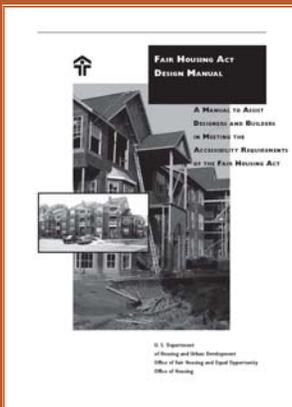
HUD Charges South Dakota Builders for Failure to Comply with Fair Housing Act's Accessibility Standards

HUD charged the developer, Fair Housing Initiatives Program agencies, found that East Briar Estates, a 32-unit, four-building complex in Sioux Falls, South Dakota, was designed and built with inaccessible sidewalks and garages, narrow interior doors, and insufficient floor space in bathrooms and at the mailboxes, among other violations.

HUD's investigation of a complaint brought by Fair Housing of the Dakotas, one of HUD's

Private

Privately owned and publicly assisted housing must meet the accessibility requirements of the Fair Housing Act when they are located in a building of four or more units, built for first occupancy after March 13, 1991.



The Fair Housing Act Design Manual

HUD Charges Niagara Falls Housing Authority with Housing Discrimination for Denying Safe Access to Parking Space

HUD charged the Niagara Falls Housing Authority, owners/operators of the Packard Court Housing Complex in Niagara Falls, New York, with violating the Fair Housing Act for allegedly denying a disabled resident's request for a striped access aisle next to his designated parking space that would have allowed safe access to and from his vehicle.

Byron Jones has a disability that limits his ability to walk more than 200 feet and makes it difficult for him to bend his

upper body. Mr. Jones found it difficult to get in and out of his vehicle when cars in adjacent spaces were too close.

He told the site manager about the problem and asked for an access aisle. She said the spaces weren't marked for wheelchair accessibility and she'd look at the space.

In November 2007, Mr. Jones received a letter from management saying that his space was "appropriately marked/reserved for handicap parking" and suggested he back into the

space as an alternative.

Without proper access aisles, Mr. Jones was forced to park in a handicapped space on a perimeter road of the complex more than 200 feet away from his apartment.

Under the Universal Federal Standards of Accessibility, parking spaces for disabled persons should be at least 96 inches wide and have an adjacent access aisle at least 60 inches wide.



Handicapped Space with Access Aisle

HUD Charges New York Co-Op with Violating the Fair Housing Act for Refusing Reasonable Accommodations



The Townsend House Cooperative Building in New York City.

an emotional support animal for their autistic child.

HUD charged the Townsend House Corp., a private cooperative in New York City, with housing discrimination for allegedly refusing to allow a family to obtain

Maria Mostajo and Mark Schein are the parents of an 11-year-old boy diagnosed with Autistic Spectrum Disorder and Central Auditory Processing Disorder, which significantly impairs his day-to-day functioning and ability to learn and hear. The child's doctor prescribed a companion animal to provide emotional support.

The parents' request for an exception to the co-op's no-pet policy was granted after providing documentation from doctors confirming the child's disabilities and need for

an emotional support animal, but subject only to the terms contained in a "Pets License Agreement", drafted specifically for this family. The Agreement required the family to obtain insurance providing liability coverage of \$1 million, along and imposed other discriminatory terms, including a ten-pound weight limit; a limit on how long the service animal could be left alone in the apartment; and a requirement that the dog be muzzled when in the co-op's common areas.

Co-Op tells family to get \$1 million insurance policy in order to have a support animal for autistic son.

HUD Signs a Voluntary Compliance Agreement with Alaska Housing Finance Corporation



HUD entered into a Voluntary Compliance Agreement (VCA) with the Alaska Housing Finance Corporation (AHFC) to create more housing for people with disabilities.

AHFC is a public corporation in Alaska that manages various affordable housing programs that are partially funded with HUD money. In September 2006, HUD conducted an on-site compliance review of AHFC that included an accessibility inspection of housing units, administrative offices and

common areas, and an analysis of the agency's policies and procedures. HUD's review found deficiencies with AHFC's policies and procedures and issues related to the physical accessibility of common areas and individual housing units.

AHFC voluntarily agreed to comply with federal accessibility requirements. In the agreement, AHFC pledged to convert a minimum of five percent of its housing stock into fully-accessible units that will include lower kitchen counters,

grab bars, and other accessible design features; improve the management of their housing wait list to maximize the availability of accessible units for people with disabilities and their families; ensure that applicants and residents with disabilities who rely on assistance animals have equal, unrestricted access to AHFC's programs; and train current and new employees about the responsibilities and procedures created under the agreement.

\$1.1 Million Deposited in Trust Fund in San Diego Fair Housing Settlement

In San Diego, CA, \$1.1 million was deposited into the "Accessibility 1000 Trust Fund" a fund created to administer money that was awarded as part of a settlement agreement reached in *Felchlin v. Lambert Development LLC, Roel Construction, and Carrier Johnson Architects*. The parties entered into a Conciliation Agreement in July 2005 requiring, among other things,

establishment of an accessibility trust fund of \$1.2 million to assist in financing certain accessibility retrofits or modifications to residential dwellings at the Renaissance Condominiums in San Diego. In July 2005, HUD approved and entered into a trust agreement with the Fair Housing Council of San Diego, Inc., and with Access to Independence of San Diego, Inc. to administer the re-

maining trust fund balance of over \$1.1 million. The funds will pay for fair housing support services, administration of the Trust Fund, and facilitating over 1,000 accessibility modifications to dwellings within San Diego over the next two years.



Renaissance Condominiums in Downtown San Diego.

HUD's Office of Fair Housing and Equal Opportunity



451 7th Street, SW
Washington, DC 20410

Individuals may report housing discrimination to HUD by calling

1-800-669-9777 (Voice)
1-800-927-9275 (TTY)

or by completing a form at
www.hud.gov/fairhousing

HUD Awards More Than \$21 Million in Grants to Fight Housing Discrimination

In October 2008, HUD awarded \$21.8 million to 92 Fair Housing and other non-profit agencies in 37 states and the District of Columbia to assist in the fight against housing discrimination. The grants were provided through HUD's Fair Housing Initiatives Program (FHIP) and will be used to investigate allegations of housing discrimination and educate the public, the housing industry, real estate professionals, and financial institutions about their fair housing rights and responsibilities.



A New Record! HUD and FHAP FY08 Complaint Filings Surpass FY 06 Record

HUD and its Fair Housing Assistance Program (FHAP) partners received 10,552 fair housing complaints in FY 2008 topping the previous 10,328 FY 2006 record.. The complaint filings include all complaints filed at our 10 Regional offices and 108 FHAPs nationwide. On average, HUD and FHAP agencies, together, filed 40 complaints each work day.



November is Native American and Alaska Natives Heritage Month



**Patricia Roberts Harris
(1924-1985)**

National Fair Housing Training Academy's Permanent Home Dedicated in Memory of Former HUD Secretary Patricia Roberts

On October 27, 2008 HUD dedicated the permanent site of the National Fair Housing Training Academy located at the U.S. Department of Agriculture Graduate School. The state-of-the-art teaching facility provides some of the most creative and effective strategies for addressing unlawful housing discrimination.

The Academy is the *first* and *only* governmental institution in the U.S. that provides fair housing training for advocates and lawyers responsible for enforcing fair housing laws throughout the nation. The Academy also serves as the center of professional development for the nation's civil rights professionals, particularly HUD's Fair Housing Assistance Program (FHAP) partner agencies.

The Academy opened its doors in 2004 at a temporary site on Howard University's campus in Washington, DC. Since its opening, more than 2,700 students have taken one or more of the five core courses. To date, 252 people have completed all five courses. When an enforcement practitioner completes the five-week

core curriculum, they receive a certification denoting a level of expertise in civil rights enforcement, that embraces the core values of fairness and equal opportunity and demonstrates a commitment to excellence, fairness and professionalism.

HUD dedicated the Academy in memory of Patricia Roberts Harris to continue her legacy of equality and justice. Ms. Harris, a 1945 graduate of Howard University, was well-known as an influential public official,

diplomat and civil rights activist.

Her many achievements included several "firsts." She became the first African-American woman to hold a U.S. ambassadorship when President Lyndon B. Johnson appointed her U.S. Ambassador to Luxembourg (1965-67). She was the first African-American woman to serve on a presidential cabinet, having been appointed Secretary of the U.S. Department of Housing and Urban Development (1977-79) by President Jimmy Carter. She was also the first woman to serve as dean of Howard University's School of Law (1969).

Patricia Harris was a vocal critic of racially discriminatory practices in housing and employment. President John F. Kennedy appointed her chairperson of the National Women's Committee for Civil Rights, an unpaid position to create and coordinate support from women's groups for a new civil rights bill.



Assistant Secretary Kim Kendrick and Percy Thomas, NFHTA Administrator in front of NFHTA's Patricia Harris plaque.