



LEGAL AID
SOCIETY OF HAWAII



Fair Housing Enforcement Program

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Aloha from FHEP



November 3, 2017 - The Fair Housing Enforcement Program (FHEP), the Hawaii Civil Rights Commission (HCRC), and the Department of Housing and Urban Development (HUD) recently joined forces to provide training and education to housing providers on the island of O'ahu. The training allows landlords, property managers, and other real estate professionals a chance to learn about the Fair Housing Act, their responsibilities as housing providers, and provides an opportunity get unique training for fair housing trends in our state.

Our warmest mahalo to this year's participants! If you are interested in receiving training on fair housing laws from the FHEP, email info@fairhousinghawaii.org.

Quick Links

[Visit Our Website!](#)

[Learn More About Fair Housing](#)

[Request a Training](#)

[Contact Us](#)

[Join Our Legal Aid Society Mailing List](#)

About Us

The Fair Housing Enforcement Program (FHEP) is a project of the Legal Aid Society of Hawaii. Our mission is to promote fair housing and end housing discrimination through education, advocacy, outreach, and litigation. All people in Hawaii have the right to make housing choices without regard to race, color, religion, national origin, sex, disability, familial status, age, gender identity or expression, sexual orientation, marital status, or HIV infection.

If you believe you have been denied access to housing because of discrimination, you may call the FHEP Hotline at **808-527-8024** or from the Neighbor Islands, **866-527-3247**. Leave a message and our Intake Specialist will call to

Fair Housing is our kuleana, our right and responsibility. Have you ever felt discriminated against by a housing provider based on your national origin, your familial status, your sex, etc? Share your story with us! [#FairHousingIsOurKuleana](#)



schedule an interview. One of our staff attorneys will then review your case and determine whether we will be able to provide assistance.

*

Legal Aid is physically accessible to those with mobility impairments.

Legal Aid can provide accommodations to deaf or hearing impaired persons. If you are deaf or hearing impaired, please contact info@fairhousinghawaii.org and we will make arrangements to meet you with a sign interpreter

Local News

Fair Housing: Our Kuleana

HUD plans on reducing the Fair Market Rent (FMR) rate in 2018 and in response to this cost-cut, which would impact the amount of money voucher recipients would receive to subsidize their rents each month, state officials are sending out surveys to collect data on how much tenants are paying for rent on Oahu and the Big Island.

"Voucher holders already have a difficult time finding safe, decent and affordable rentals within the range of HUD fair market rents," said Neil Gyotoku, Hawaii Island housing administrator, in a statement. "Decreasing fair market rents will worsen the situation, especially in high rent areas such as West Hawaii."

The housing administrator urged anyone who receives the rent-surveys to respond, saying it will ultimately benefit local residents and hopefully will encourage the federal government to increase the islands' FMR.

For more information, check out this [Hawaii Tribune-Herald article](#) by Nancy Cook Lauer of West Hawaii Today.

Training for Interested Volunteers

Wanna Add Investigative Work to Your Resume?

Earlier this year, the FHEP's testing program filed a complaint against a local property management company, alleging disability-based discrimination in rental housing on the island of O'ahu. After a series of systemic tests on the company, our testing evidence showed that prospective tenants with emotional support animals were given differential treatment on the basis of disability and ultimately not given an opportunity to rent. This case was a big success for our program and for the volunteer, who walked

away from the settlement with monetary damages. Proof in the pudding that **good karma pays**.

Get the skills YOU need to take your under-cover potential to the next level - and make a real difference in making Hawaii a fairer place to live! Our [Fair Housing Tester Program](#) hosts regular tester training for qualified volunteers.

Please call the Fair Housing Investigation Coordinator at **(808) 527-8036** to register and to receive more details, or complete the online [application here](#).

- QUICK REVIEW - Service Animals and Assistance Animals for People with Disabilities in Housing and HUD-Funded Programs

One of the most common issues that arise in Fair Housing law are accommodation requests for people who want permission to live with an assistance animal in no-pets housing.

Because the use of assistance animals is on the rise nationwide as a way to help patients cope with the symptoms of many different types of disabling psychiatric conditions, it is always helpful for housing providers to refresh themselves on what a tenant's/home owner's responsibilities are when it comes to these types of requests, and what their obligations are under the Fair Housing Act.

There are several different resources that provide accurate information on state and federal Fair Housing laws:

[HUD: Service Animals and Assistance Animals for People with Disabilities in Housing and HUD-Funded Programs](#)

[HCRC: Assistance Animals as a Reasonable Accommodation](#)

[FHEP Fact Sheet: Assistance Animals Q&A](#)

If you are a person with an emotional support, comfort, companion, or service animal, or if you are a housing provider for someone with such an animal, it is in the best interest of your business to know the law!

If you have questions about assistance animals or a fair housing complaint, the FHEP will respond to inquiries submitted to:

info@fairhousinghawaii.org

Inspiring Fair Housing News

Racial Harassment in a College Dormitory

In recent months, we have included information in our news on the topic of neighbor-on-neighbor harassment and how it applies to the Fair Housing Act. In a racially motivated attack, a student who lived in on-campus housing at the University of Hartford, allegedly poisoned and harassed a fellow student and dorm-mate, of whom is African American, in order to intimidate her into moving out of the housing. In addition to criminal charges and fair housing violations, the alleged attacker will also be face a hate crime charge.

To read the NFHA Press Release, [click here](#).

Anti-Family Ads

"Not suitable for children/pets."

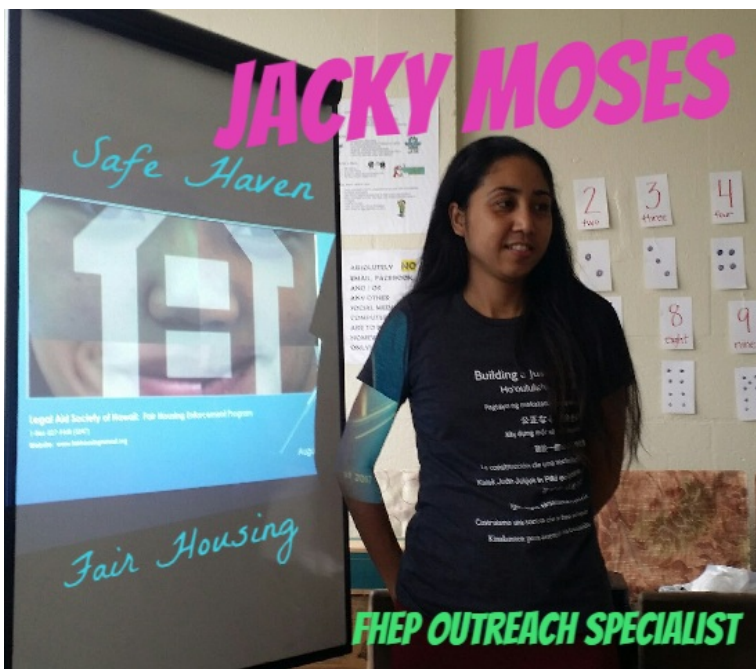
Exemptions to the Fair Housing Act (FHA) are irrelevant when it comes to advertising the sale or rental of a home. This rule is not confined to any type of advertisement of the home and includes all in-person communication with the prospective housing consumer as well. In Pennsylvania, HUD has charged Atloonta Properties with violating the FHA based on familial status after finding evidence of the company's posting of housing ads online with the restriction mentioned above. The case was initiated through the Fair Housing Partnership of Greater Pittsburgh who runs a housing discrimination testing program similar to the FHEP's.

For more information, check out the [HUD Press Release](#).

Haunted Homes

The scariest of haunted houses aren't ones that scare you with monsters and ghosts. The worst of fears are based on reality and that is what Andrea Jablonski is exploring in her immersive theatre performance, "*A Memory Palace of Fear*". Instead of facing off with Frankenstein, theatre goers will get to experience real life situations of housing segregation, inequality, and other nightmare scenarios.

To read the Chicago Magazine article, [click here](#).



Legal Aid's Jacky Moses at a Fair Housing Presentation at Safe Haven on August 21, 2017.

Weinberg Village Waimanalo

The FHEP will be holding outreach and intake services at Weinberg Village in Waimanalo on the first Friday of every month.

Where:

Weinberg Village Waimanalo
41-490 Saddle City Rd, Waimanalo, HI 96795
Accommodations can be made for physically impaired persons.
Contact Jacky at **808-527-8028**.

When:

First Friday of the Month
9:30 am - 12:00 pm

St. Elizabeth's on Thursdays



The FHEP, partnered with **We Are Oceania**, has resumed regular outreach at St. Elizabeth's Episcopal Church in Kalihi. A Chuukese interpreter will be available.

Where:

720 N. King St.
Honolulu, HI 96817

*WAO office located on makai/Diamond Head side of church
[Accommodations](#) can be made for physically impaired persons.
Contact Jacky at [808-527-8028](tel:808-527-8028).

When:
Every Thursday
9:00-11:00 AM.

Voice of Chuuk - KNDI Radio

Tune in to **KNDI** on 'Micronesian Radio Saturdays' to catch our outreach specialist, Jacky, giving on-air fair housing survival tips and information. (Chuukese language only)

Where:
KNDI Radio - 1270AM

When:
November 9th from 3-4pm.

Voice of Chuuk - Bender Sam
Sat. 3:00 - 4:00 PM

If you know of a community or organization that FHEP should be outreaching to/with, please contact our outreach specialist at:

info@fairhousinghawaii.org

Want more info on Language Access? Check out our [new brochure!](#)

Looking for Training?

Do you work in a human services field, the health profession, or housing/real estate, or do you know of a group that could use education on their rights?

FHEP offers free trainings and workshops on fair housing. Our training options can be tailored to meet specific needs, but typically cover a range of topics from general fair housing information to specific areas such as reasonable accommodation requests, assistance animals, and others.

Please contact Madonna or Shea at (808) 527-8024 or info@fairhousinghawaii.org to schedule a free training on fair housing.

Mahalo for reading!

924 Bethel Street
Honolulu, HI 96813

Please forward this email to other interested parties

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