



FAIR HOUSING NEWS

A newsletter about fair housing, community development, & neighborhood quality of life



EQUAL HOUSING OPPORTUNITY

NEW YEAR GREETINGS!

Welcome to this Edition of *Fair Housing News* by the GBCHRB as a Public Service! To join the mailing list: <mailto:wkladky@gbchr.org>. Go to <http://www.gbchr.org> for laws, links, etc.

Watch shows on Fair Housing on our [TV show on YouTube](#) or <http://www.gbchr.org/2radio.htm> for radio shows on topics about Fair Housing!

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NATIONAL NEWS

Leadership Conference Urges Trump Administration to Uphold Protections Against Discrimination. [The Leadership Conference on Civil and Human Rights](#) issued the following statement on reports that the Trump administration is seeking to roll back disparate impact regulations that provide anti-discrimination

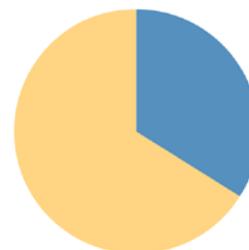
protections: “Disparate impact theory, the recognition that unlawful discrimination can be identified through a policy’s unjustified effect, has been repeatedly validated by the courts and is crucial to ensuring equal opportunity in our country. Allowing bias to stand because its signs are hidden only serves to reinforce inequality and discrimination and has no place in this century. Once again, the Trump administration seeks to turn back the clock, disregard the law, and perpetuate discrimination. This reckless notion cannot be allowed to move forward.” [Read the January 3, 2019 Leadership Conference press release.](#)

Bipartisan “Fair Housing Improvement Act of 2018” Would Protect Low Income Families and Veterans from Housing Discrimination based on a Person’s Source of Income and Veteran Status.

While 10 states, the District of Columbia, and about 50 counties and cities have non-discrimination protections for housing voucher holders, a recent report by the Center on Budget and Policy Priorities found only one out of three Housing Choice Voucher (HCV) holders is protected by source-of-income (SOI) non-discrimination protections. A study by the Urban Institute found high HCV denial rates by landlords especially where there were no SOI non-discrimination laws. The bill ([S.3612](#)) was referred to the Senate Committee on Banking, Housing and Urban Affairs. Read the “Fair Housing Improvement Act of 2018” at: <http://bit.ly/2PXcevd>. Read the statement by Senators Orrin Hatch and Tim Kaine on the bill

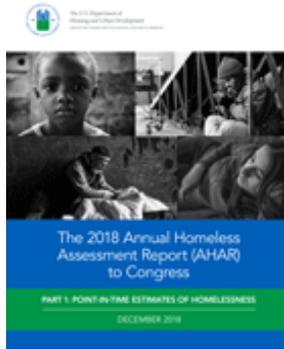
Non-Discrimination Laws Cover Only 1 in 3 Households Using Housing Vouchers

- 66% Households using Housing Choice Vouchers unprotected by voucher non-discrimination laws
- 34% Households using Housing Choice Vouchers protected by voucher non-discrimination laws



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at: <http://bit.ly/2DEEH3h>. *Prohibiting Discrimination Against Renters Using Housing Vouchers Improves Results* can be found at: <https://bit.ly/2yzl8V2>. *A Pilot Study of Landlord Acceptance of Housing Choice Vouchers* can be found at: <http://bit.ly/2PpYKJ4>. [Read the November 19, 2018 NLHC article.](#)



HUD Reports Homelessness Unchanged with Declines Among Veterans And Families With Children. The latest national estimate by the U.S. Department of Housing and Urban Development (HUD), [2018 Annual Homeless Assessment Report to Congress](#), found that 552,830 persons experienced homelessness on a single night in 2018, an increase of 0.3% from 2017. Homelessness among veterans fell 5.4% and homelessness experienced by families with children declined 2.7%. 31 states and the District of Columbia saw decreases between 2017 and 2018 while 19 states reported increases. Maryland had 7,144 homeless in 2018 according to the report. [Read the December 17, 2018 HUD press release.](#)

NAACP Leads #Logoutfacebook Protest and Returns Donation From Facebook In Response To Data Breaches Targeting People Of Color. The NAACP led a digital protest, #LogOutFacebook on December 18-25, 2018, in response to the tech company's history of data hacks unfairly targeting its users of color. NAACP also urged Congress to conduct further investigations on Facebook after a report released for the Senate Intelligence Committee revealed that the Russian influence campaign "made an extraordinary effort to target African-Americans." In 2018, NAACP has [expressed concerns](#) about the many data breaches and privacy errors of Facebook and has been critical about the lack of employee diversity among the top US technology firms. "[Recent revelations](#) that Facebook hired opposition research and its work with other deeply partisan strategy firms call into question the notion that Facebook operates with a non-partisan view." The #LogOutFacebook protest tells Facebook "that the data and privacy of its users of color matter more than its corporate interests and that as the largest social network in the world, it is Facebook's corporate social responsibility to ensure that people of color are well represented in their workforce and recognize that users of color have a right to be protected from propaganda and misinformation." [Read the December 17, 2018 NAACP press release.](#)



HUD Secretary Ben Carson Commends Rollback of Fair Housing Rules. At a training last month for hundreds of fair-housing advocates, Carson defended his suspension of an Obama-era rule that communities must fix persistent patterns of segregation. He said the regulation was too burdensome on cities, as was another Obama rule that held lenders and landlords liable for policies leading to discrimination even if none was intended. "The fact there has only been one complaint (against Facebook) by Secretary Carson says to everyone that HUD will no longer be in the business of aggressively enforcing fair-housing laws," said Aderson François, a professor at Georgetown

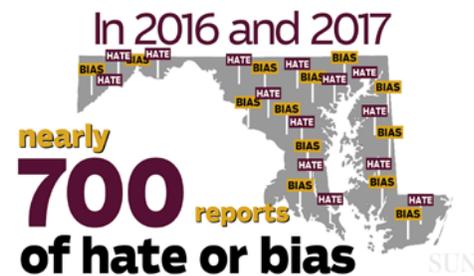
University Law Center who directs the Institute for Public Representation Civil Rights Law Clinic. Carson's defenders said he is not retreating from the agency's civil rights mission but is prioritizing a backlog of 600 individual discrimination complaints instead. "Nearly 500 people had their cases resolved" since 2017, a HUD spokesman said, "versus focusing our resources on larger secretary-initiated cases." [Read the December 24, 2018 Washington Post article.](#)



MARYLAND NEWS

Baltimore City Council Will Consider Banning Housing Discrimination Based on Source of Income. Council Bill 18-0308 would make it illegal for landlords to discriminate against tenants because of how they pay their rent, such as with a Housing Choice Voucher (Section 8). Councilman Ryan Dorsey introduced the bill with 10 cosponsors, which is enough support for it to pass. Previously, the 2017 Baltimore City Mayoral Workgroup on Homelessness recommended legislation banning source of income discrimination. In 2017, the American Bar Association adopted a policy calling on governments to ban this discrimination. A total of 13 states and over 72 local jurisdictions - including Maryland's Howard, Montgomery and Frederick counties, Frederick City, and Annapolis - currently prohibit discrimination based on source of income. Baltimore City outlaws this discrimination only in properties covered by the its Inclusionary Housing Law. Efforts to ban source of income discrimination at the Maryland State level and in Baltimore County have failed so far. [Read the text of the Council Bill #18-0308.](#) [Read the December 4, 2018 *Baltimore Sun* article.](#) [Read the December 13, 2018 City Lab article about this discrimination type.](#)

***Baltimore Sun* Study Finds that Hate Crimes are Increasing in Maryland as Some Counties' Continue to Underreport Crimes.** Maryland law enforcement agencies received 398 reports of hate or bias in 2018 according to the State Police and records reviewed by the *Baltimore Sun* via a public information request. The reported incidents increased 35% from 2016. African-Americans were the most frequent targets in nearly half the reports, second were Jews in about 20%. Incidents include a Montgomery County 13-year-old Jewish girl received anti-Semitic texts such as “JNTD” (Jews Need to Die); a gay man at Baltimore’s Gilmor Homes was beaten by a man yelling homophobic slurs; and Army 2nd Lt. Richard Collins III, a black college student from Calvert County, was confronted and stabbed to death on the University of Maryland campus, allegedly by a white student from Severn who was a member of a racist Facebook group. Underreporting is a problem with 80% of the state’s 161 law enforcement agencies reported no hate incidents in the last two years. Kent and Caroline counties have not reported any hate or bias incidents in the last six years. Shame on them. [Read the October 18, 2018 *Baltimore Sun* article.](#)



Federal Hill Resident Finds KKK Flyer At Doorstep. Neighbors in south Baltimore where Tim Moriconi was killed in a recent robbery have received Ku Klux Klan recruitment flyers. Baltimore City Councilman Eric Costello said the flyers were placed at homes on the street where Moriconi was killed, and has reported the incidents to Baltimore police. A Riverside Avenue resident found a hateful message on their doorstep with derogatory statements about immigrants and people of Mexican descent. Costello said neighbors in the 1200 block of Riverside Avenue reported receiving flyers. Other recent Maryland hate incidents include when University of Maryland Police responded in September to (1) a student who reported overhearing anti-LGBT comments and anti-LGBT messages written on whiteboards in the dorm, and (2) a report of a swastika on a dorm whiteboard. White supremacist flyers have been discovered at UMCP in 2016 and 2017, as well as in other years. [Read the October 8, 2018 WBAL News Radio article.](#) [Read the September 6, 2018 *Baltimore Sun* article.](#)



Amazon Praised by the Council on American-Islamic Relations (CAIR), a Muslim Civil Rights and Advocacy Organization, for Removing Several Doormats, Bath Mats, and Other Items Offensive to Muslims. The materials were imprinted with Islamic calligraphy, references to the Prophet Muhammad and verses from the Quran, Islam’s holy text. CAIR said it had received many complaints about the items, which are

offensive to Muslims because the Quranic verses and other Islamic references would be trod-on and/or otherwise disrespected by customers. [Read the January 3, 2019 CAIR news article.](#)

Maryland Tenants File Class Action against Multi-State Landlord Morgan Properties to Stop Illegal Fee Collection Practices.

Four Maryland residents filed a class action lawsuit challenging Morgan Properties Management Company, LLC’s alleged practice of charging its tenants excessive, illegal fees. The lawsuit argues that Morgan Properties standard lease charges tenants excessive, illegal fees, regularly misapplies tenants’ subsequent payments in part to the illegal fees, and then calls the next rent payments “late” to justify charging more excessive fees. Morgan Properties demands payment of these improper fees under threat of eviction. The company has over 40 complexes in Maryland. The complaint alleges that Morgan charges each tenant who it claims paid rent late a 5% late fee as well as a “filing fee” that is often \$20 to \$30 above actual court costs and charged to the tenant’s account before a court has even heard an eviction action. Contrary to Maryland law, Morgan claims that these fees are “rent” and thus collectible under threat of eviction. [Read the December 14, 2018 Public Justice Center press release.](#)

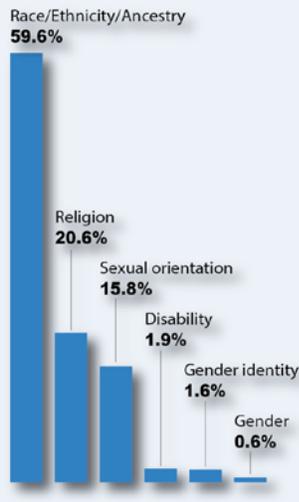


Disability Rights Maryland (DRM) Releases “[Segregation and Suicide: Confinement at the Maryland Correctional Institution for Women](#)” Showing Risks of Segregation in the Maryland Correctional Institution for Women (MCIW).

The report by DRM and a community fellow with the Open Society Institute of Baltimore (OSI) details extreme isolation and harm, or risk of harm, to many women with significant disabilities housed in the segregation, infirmary, and mental health units at the MCIW. These include problematic access to outdoor and indoor recreation; natural light; mattresses or bedding; insufficient treatment plans; and a lack of confidentiality for health care services. The report examples the harm caused by such segregation practices by relating the suicide of a young woman with mental health issues who was jailed for a non-violent offense and committed suicide while in segregation. DRM’s investigation found that MCIW did not deliver reasonable standards of care during the time around her suicide. The Report offers recommendations for better and safer correctional practices conforming to professional standards and complying with federal and Constitutional requirements. [View a recording of the press conference on DRM's Facebook page.](#) [Read the December 14, 2018 DRM release.](#)

Bias Motivations

Law enforcement agencies reported 7,106 single-bias incidents to UCR in 2017. A distribution of victims by bias type shows the following biases:



Hate Crime Statistics, 2017

HATE CRIMES

FBI Releases 2017 Hate Crime Statistics. Its [Hate Crime Statistics, 2017](#), the Uniform Crime Reporting (UCR) Program's latest report on bias-motivated incidents, used data from 16,149 law enforcement agencies on the offenses, victims, offenders, and locations of hate crimes. Law enforcement agencies submitted incident reports involving 7,175 criminal incidents and 8,437 related offenses as being motivated by bias. There were 7,106 single-bias incidents involving 8,493 victims. Some 59.6% of victims were targeted because of the offenders' race/ethnicity/ancestry bias; 20.6% for religious bias, and 15.8% for sexual-orientation bias. Of the 5,084 hate crime offenses classified as crimes against persons, 44.9% were for intimidation, 34.3% for simple assault, and 19.5% for aggravated assault. Twenty-three rapes, 15 murders, and one offense of human trafficking - commercial sex acts were reported as hate crimes. There were 3,115 hate crime offenses that were crimes against property, with 74.6% acts of destruction/damage/vandalism. Robbery, burglary, larceny-theft, motor vehicle theft, arson, and other offenses were 25.4% of crimes against

property. 238 offenses were considered "victimless" crimes against society, such as gambling, prostitution, and drug violations.

US DOJ Holds Round Table on "Improving the Identification and Reporting of Hate Crimes."

Information released at the October 29-30, 2018 round table included: (1) The DOJ has a new [hate crimes website](#) as a central portal for USDOJ's hate crimes resources, (2) Free hate crimes technical assistance can be requested via the COPS Office

Collaborative Reform Initiative for Technical Assistance Center, with each solution customized for the agency, can include resource referrals, web-based training, in-person training, virtual mentoring, meeting facilitation, and on-site consultations; (3) The Office of Justice Programs is funding the University of New Hampshire to conduct a national survey of hate crime incidents and victimization; (4) The Civil Rights Division's [update on its hate crimes prosecutions](#) was released; and (5) The Community Relations Service (CRS) gave examples of trainings and resources on its [website](#). For more information and agency assistance in combating and reporting hate go to the [Collaborative Reform Initiative website](#). [Read the November 13, 2018 FBI press release](#).



HUD & DOJ ENFORCEMENT

HUD Settles Claim Of Discrimination By New York Landlords Against Tenant With Disabilities. Nolo Contendere, LLC, and Nolo Contendere LLC Trust, the owners and agent of an apartment complex in Syracuse, New York, will pay \$15,000 under a HUD Consent Order resolving allegations that they refused to let a

woman with mental disabilities keep an assistance animal. [Read the settlement agreement](#). HUD's charge alleged that after the tenant brought the animal home, an agent confronted her and refused to make an exception to their "no-pets" policy, even after the woman provided documentation of her

disabilities. The charge also alleged that the landlords started a retaliatory eviction action against the tenant after she made the accommodation request. Under the terms of the Consent Order, the apartment owners also will undergo fair housing training and adopt a reasonable accommodation policy allowing residents with disabilities to keep assistance animals, including emotional support animals. [Read the November 19, 2018 HUD press release.](#)

Fair Housing Lawsuits Settled Involving Operators of Nursing Homes and Assisted Living Facilities.

The Fair Housing Justice Center of Long Island City, NY (FHJC) federal lawsuit, originating with a systemic testing investigation, alleged that dozens of nursing homes and assisted living facilities refused to make American Sign Language (ASL) interpreter services available to deaf and hard of hearing residents. Though denying the allegations, an agreement resolving the lawsuit has been reached with Allure Rehabilitation Services LLC, Cassena Care LLC, and Centers for Specialty Care Group, LLC, and 31 affiliated nursing home facilities in the New York City area. The agreement includes injunctive relief, such not refusing to admit prospective residents because they are deaf and hard of hearing; not refusing to provide a reasonable accommodation to obtain auxiliary services; adoption of policies and procedures to ensure deaf and hard of hearing people have access to ASL interpreters or other auxiliary services; training for staff on the rights of deaf persons under fair housing and other laws; and keeping records to document compliance efforts. The settlement also includes \$245,675 in damages and attorney's fees. As an educational tool, the FHJC has made a short ASL educational video called ["A Home for Henry"](#) about the fair housing rights of deaf and hard of hearing populations in nursing homes and assisted living facilities. [Read the December 17, 2018 FHJC article.](#)



HUD Charges Owners, Builders of Denver Apartment Complex with Discrimination against Disabled Residents. The owners, architect, and builder of a Denver, Colorado apartment building were charged for not making the complex handicap accessible. [Read HUD's charge.](#) The case began when the Denver Metro Fair Housing Center filed a complaint after fair housing tests on the complex showed possible violations because certain areas of the building were inaccessible to people with mobility impairments. The case will be heard in federal district court. [Read the November 27, 2018 HUD press release.](#)

HUD Judge Enters Order Settling Discrimination Claim Against New Jersey Condo Association. The Tamaron Association, an association representing residents of a 55-and-older condominium development in Waldwick, New Jersey, will pay \$9,000 under an Initial Decision and Consent Order resolving allegations that it refused to sell a condo to a man with disabilities and his wife because the couple planned to have their adult, disabled daughter live with them. [Read the Order.](#) Under the terms of the Consent Order, Tamaron Association will pay a civil penalty of \$9,000, undergo fair housing training, and make changes to the associations' bylaws about reasonable accommodations. The wife, now a widow, also is pursuing claims against Tamaron Association in New Jersey State Court. Tamaron Association denies that it discriminated against the family. [Read the December 18, 2018 HUD press release.](#)





Justice Department Sues St. Bernard Parish, Louisiana, for Discrimination Against Persons With Disabilities. The lawsuit, filed in the U.S. District Court for the Eastern District of Louisiana, alleges that the Parish did not provide reasonable accommodations to its zoning ordinance by repeatedly refusing to permit two proposed group homes for children with disabilities to operate, despite their adherence to all relevant State licensing requirements. The Parish denied reasonable accommodations to allow the homes in single-family neighborhoods because its zoning code bans group homes from these areas. There now are only 13 group homes operating throughout Louisiana that serve children with disabilities like the proposed homes. The two group home operators filed complaints with HUD after their requests for reasonable accommodations were denied. The lawsuit seeks a court order prohibiting St. Bernard from applying its zoning code to discriminates against persons with disabilities, monetary damages to compensate victims, and payment of a civil penalty. A related case about the Parish's conduct also was filed by the group home operators. [Read the December 6, 2018 USDOJ press release.](#)

USDOJ Obtains \$11.3 Million Settlement of Disability-Based Housing Discrimination Lawsuit in District of Columbia.

The lawsuit against Mid-America Apartment Communities, Inc. and Mid-America Apartments, L.P. for \$11.3 million resolves allegations they failed to build 50 apartment complexes in six states and DC with accessible features. Under the agreement, the defendants will spend \$8.7 million to retrofit 36 properties in addition to the \$2.4 million in retrofits that has been made after the USDOJ brought suit. The defendants will pay \$175,000 to compensate victims and up to \$25,000 for accessibility retrofits at 14 properties they have sold, will undergo training, will construct any new multifamily housing according to the Fair Housing Act and Americans with Disabilities Act, and will periodically report to the USDOJ. The defendants built the properties with significant barriers, including routes to building entrances with steps and excessive slopes, units with electrical outlets and thermostats that cannot be reached by persons who use wheelchairs, and kitchens and bathrooms with insufficient space for persons who use wheelchairs to maneuver. [Read the November 21, 2018 USDOJ press release.](#)



CALENDAR

FreeState Justice Lobby Day 2019 will be on January 29th from 9:30 a.m. to 1:00 p.m. at the Maryland State House. Sponsored by [FreeState Justice](#), it is an opportunity "to speak directly with legislators

to make sure we have their full support for equality, equity, and justice in Maryland." Additional details will be sent to registered volunteers. To join FreeState Justice for the evening celebration [click here.](#)

Baltimore Day in Annapolis is on February 4th from 6-8 p.m. It will be in the Miller Senate Office Building, 11 Bladen Street, Conference Rooms 1 & 2, in Annapolis 21401. Mayor Catherine Pugh, the Baltimore City State Delegation and City Agency Directors will be there. Delegation Members will be available to discuss funding and

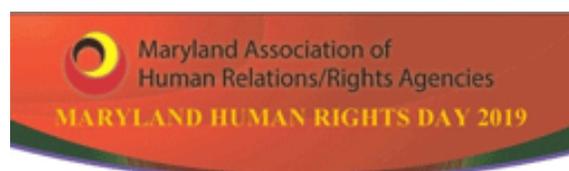


local legislative efforts for the 2019 Session. Transportation will be provided, buses will leave each location at 4:45pm and return at 8:45pm, with pick up at five places around the city. [For more info.](#)

Thursday, February 7, 2019 is Community Development Day in Annapolis from 10 a.m.-1:30 p.m.

It will be held in Rooms 170 and 180, Lowe House

Office Building, 6 Bladen Street in Annapolis 21401. Run by the [Community Development Network of Maryland](#) (CDN), it is an opportunity for agencies, groups, and citizens "to tell our legislators to fund the Community Development Fund and pass CDN's Legislative Agenda." You can [register here.](#)



MAHRA Human Rights Day in Annapolis 2019 is on Friday, February 8th, from 8:30 a.m. to 12:30 p.m. in the Miller Senate Office Building – West I, 11 Bladen Street in Annapolis 21401. Sponsored by the Maryland Association Of Human Relations/Human Rights

Agencies (MAHRA) and the Coalition Opposed to Violence & Extremism (COVE), the free Day will discuss legislation of interest and importance pending before the Maryland General Assembly, as well as discussions about pressing issues. Since parking is not included, for info about parking options: https://www.downtownannapolis.org/pages/transport/tr_parking.htm. A continental breakfast and boxed lunch will be provided to attendees. For questions: please contact MCCR Executive Associate Spencer Dove at <mailto:spencer.dove@maryland.gov> or call 410.767.8576.

Maryland Jewish Advocacy Day will be held in Annapolis on Wednesday, February 20th at 6 p.m.

In 2018, over 250 community members came for these legislative meetings on issues affecting the community, including hate crime legislation, school safety initiatives, domestic violence prevention and more. It is co-hosted by the Baltimore Jewish Council, the Jewish Community Relations Council of Greater Washington, and the Jewish Federation of Howard County.

The Day represents a chance to hear from top elected officials and meet with lawmakers in support of the community's agenda. A training session for Advocacy Day will be on Monday, January 21 from 6:00 - 8:00 p.m. at the Park Heights Jewish Community Center of Greater Baltimore, 5700 Park Heights Avenue in Baltimore, 410.542.4900.



FAIR HOUSING RESOURCES

Personal Stories of People Helped by HUD Programs are detailed on the "Humans of HUD" Website. The [website](#) includes personal stories about individuals across the country who have benefited from HUD programs for Veterans, Homeownership, Homeless, HOME

Program, Housing Choice Voucher, and Self Sufficiency. The descriptions are arranged by program and place. There is one Marylander: a woman in the Anne Arundel County Family Self-Sufficiency Program.

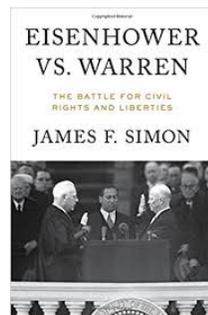
Interested In Fair Housing? Community Development? Insurance? Foreclosure Prevention? Check Out the [GBCHRB's YouTube Channel!](#) You can watch interviews about insurance, discrimination, affordable housing, Fair Housing laws, disability issues, mortgage lending, and related. Our radio shows: <http://www.gbchr.org/2radio.htm>.

The GBCHRB Distributes Free Fair Housing Brochures, Posters, and Guides.

We have Fair Housing information, brochures, guides, & posters in English, Spanish, Korean, Russian, and for people with disabilities. We also distribute brochures and guides about housing and insurance. 410.929.7640 or <mailto:wkladky@gbchr.org>.



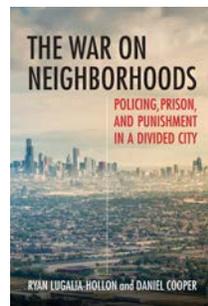
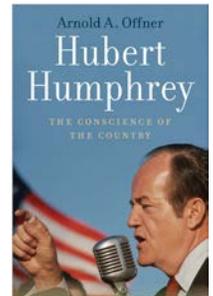
What Do You Think of This Newsletter? Is it good? Bad? How can we improve it? What issues should we cover more? Less? Any good ideas? Tips? Good jokes?! Positive or negative, we want to hear from you! We appreciate constructive criticism! Send comments to <mailto:wkladky@gbchr.org>.



HAVE YOU READ?

Eisenhower vs. Warren: The Battle for Civil Rights and Liberties by James F. Simon. Liveright, 2018. 448 pages. \$35.00, hardback. Interesting study of the early 1950s battle for civil rights. This really is a mini-bio of Eisenhower which leads into Red Monday and Little Rock, featuring the president against the Supreme Court Chief Justice. While this "big man" approach to history is a simplification, the author does illuminate the president's role and reactions to the campaign for justice that in effect dragged him along to do at least some right things.

Hubert Humphrey: The Conscience of the Country by Arnold A. Offner. Yale University Press, 2018. 512 pages. \$35.00, hardcover. A good bio of one of the real greats in civil rights history who fought for the cause even when it jeopardized his political future. His civil rights speech at the 1948 Democratic Convention, his leading the passage of the 1964 Civil Rights Act, and his prodding of Lyndon Johnson are major high points.



The War on Neighborhoods: Policing, Prison, and Punishment in a Divided City by Ryan Lugalía-Hollon and Daniel Cooper. Beacon Press, 2018. 264 pages. \$28.95, hardcover. Interesting examination of one West Side Chicago majority black neighborhood facing the impact of biased and destructive policing and imprisonment policies. Segregation is shown to make everything even worse. The authors advocate investment in human and community development instead of the current public safety approach.

What Truth Sounds Like: Robert F. Kennedy, James Baldwin, and Our Unfinished Conversation About Race in America by Michael Eric Dyson. St. Martin's Press, 2018. 304 pages. \$24.99, hardcover. Interesting discussion of many aspects of race and race relations, with a focus on the immigrant experience, like that of Kennedy, versus the racial experience of Baldwin, and whether interracial partnerships can truly deal with black interests. Another focus is the responsibility of black intellectuals and artists to bring about social change.

