

## **Give us a call today:**

There are time limitations (statute of limitations) for filing fair housing complaints through the court system and/or through administrative agencies, so don't wait. We may be able to provide:

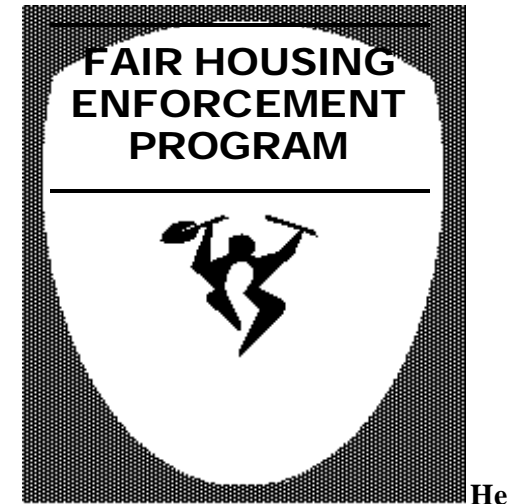
- Assistance with filing a formal complaint to a government agency
- Answers to fair housing questions
- Advice and assistance regarding violations of fair housing laws
- Informational materials
- Attorney referrals
- Referrals to other organizations that can help with your housing concerns

**Feel free to call us to ask questions, even if you are not sure that what happened to you is against the law.**

**On Oahu, call: 527-8024**

**Neighbor islands toll-free:  
1-866-527-FAIR  
(1-866-527-3247)**

F/Justice/Brochure/Outreach/fairhsg-disabled.U15  
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**‘ike ‘ana ia i ka pono**  
*One has seen the right thing to do  
and has done it*

## **Fair Housing Guidelines** **for people with disabilities**

**Legal Aid Society of Hawai‘i  
924 Bethel Street  
Honolulu, Hawai‘i 96813**

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U.S. Dept. of Housing and Urban Development  
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the City and County of Honolulu

*Every person has the right to own or rent a home without the fear of discrimination based on disability. This right is protected by both state and federal fair housing laws.*

**You are considered disabled under fair housing laws, if:**

- <You have a physical or mental impairment that substantially limits one or more major life activities,  
OR
- <There is a record of you having such an impairment,  
OR
- <You are regarded as having such an impairment,  
OR
- <You have recovered or are recovering from an addiction caused by the use of a controlled substance such as drug addiction or alcoholism

**What Actions Are Illegal Under Fair Housing Law?**

It is illegal for anyone involved in a housing or real estate transaction to:

- <Discriminate on the basis of a person's disability.
- <Refuse to make **reasonable**

**accommodations** in rules, policies, practices, or services (if they are necessary for a tenant's use and enjoyment of the property.)

<Refuse to allow a tenant to make **reasonable modifications** to a dwelling (or to common use areas of a building or property) at tenant's expense.

**Examples of Reasonable Accommodation and/or Modification under Fair Housing Laws**

- <Assigning a parking space closer to the entrance of the building
- <Allowing an in-home aide to move into the dwelling unit
- <Waiving a pet policy for guide dogs, signal dogs, or service animals
- <Allowing the installation of grab-bars in a bathroom
- <Allowing a doorway to be widened so that a wheelchair is permitted to pass

**Our Fair Housing Enforcement Program (FHEP) may use testing to investigate discrimination claims**

How can we tell if someone is being provided with untruthful information about the availability of a home or apartment? How do we know if someone is offered different terms and conditions in a housing transaction because of

his or her membership in a protected category? Testing is one way to uncover these illegal practices. When cases of one person's word against another's arise, testing can help determine whether or not discrimination has occurred.

Testing is a controlled method of measuring and documenting differences in the quality, content, and quantity of information and service afforded to different home seekers by a housing provider. There are a variety of ways in which testing may be conducted. In one method, two testers who are matched on every socioeconomic characteristic, except the one which is being tested (race, sex, disability, etc.) may be instructed to complete an assigned simulation of a housing transaction. Because the testers participating in the test are so closely matched, it is possible to attribute differences in treatment, service, or information provided to the testers to the one variable factor.

For victims of illegal housing discrimination, there are rights and remedies available under both federal and state fair housing laws. Testing has been accepted by courts at every level of the justice system as a valid and credible method of investigating discrimination.