



In true Montana spirit, the Chuckwagon . . . the newsletter to fill your fair housing appetite

Tales Roun' the Campfire

A synopsis and/or update of cases filed with the Montana Human Rights Bureau (HRB), the Department of Housing and Urban Development (HUD), and/or federal or district court. This synopsis is not necessarily all inclusive . . .

MFH v. Arcadia Garden Apartments aka Arcadia Garden Apartments LLC, and Alcurt Bozeman LLC and John Does #1-4, persons holding an ownership interest in Arcadia Garden Apartments – In August of 2001 Montana Fair Housing, the United States Department of Housing and Urban Development, and Arcadia Garden Apartments, LLC, reached an agreement requiring, among other things, thirty two units be modified bringing them into full compliance with the design and construction provisions of the Federal Fair Housing Amendments Act. Compliance was to have occurred within 36 months from the date of the agreement.

On December 23, 2004, and as amended on January 24, 2005, Montana Fair Housing filed an action in United States District Court alleging seven violations. These violations include failure of the defendants to comply with the accessibility provisions of the Fair Housing Act, breach of the Conciliation Agreement, violation of the public accommodation provisions of the Americans with Disabilities Act, failure to comply with the fair housing provisions of the Montana Human Rights Act, failure to comply with other nondiscrimination provisions of state and federal fair housing laws, and for negligent management or operation of the subject properties in a manner which places persons with disabilities at an unreasonable risk of injury.

Shootin' the Bull

\$62,500 settlement resolves discriminatory maintenance suit

(RALEIGH, N.C., Jan. 19, 2005) -- This week, the North Carolina Fair Housing Center and a family of African tenants announced the \$62,500 settlement of their claims for discriminatory maintenance practices against United Dominion Realty Trust, Inc. ("UDRT"), one of the largest owners of apartment complexes nationwide.

The family of three, originally from Angola and the Congo, had lived in the Cinnamon Ridge (now renamed Cameron Gardens) development in Raleigh for several years. While at the property, the lawsuit alleged, the family suffered from wretched, slum-like maintenance conditions – including multiple ceiling collapses, water running through their ceiling, backed-up and malfunctioning water pipes making the bathroom unusable, and defective insulation and window jams that made the apartment freezing on winter nights, among other conditions.

According to the suit, other tenants at Cinnamon Ridge – predominantly Hispanic and non-European immigrants – suffered from similar conditions, including one tenant whose non-functioning toilet was removed, but not replaced for over a month. While the owner allegedly refused to make such basic repairs at this predominantly minority property, it offered a "Superstar Service" maintenance policy at its apartments with mostly white tenants, guaranteeing repairs within a 24-hour period. In addition to the discriminatory maintenance practices, the suit claimed that the owner "steered" white tenants to its white properties and minorities to its poorly maintained complexes.

Back of the bus. Bottom of the list.

What's the difference?

There is no difference. The HUD and Wyoming Fair Housing Act requires that all housing providers be held to the same standards. The only difference is that some providers are being held to the standards and some are not.

Many cases of discrimination involving providers, owners, and tenants are reported to Fair Housing Centers. Everyone deserves and deserves.



FAIR HOUSING IS THE LAW!

U.S. Department of Housing and Urban Development HUD-201-5771
Montana Fair Housing - 406-542-2611 TDD Relay: 800-534-9300

Tid Bits from the General Store

Montana Fair Housing is again seeking nominations for our annual "Duh, it's the right thing to do" award. Nominees must have exhibited an active commitment to the furtherance of fair housing endeavors in our state. To submit nominations please provide your name, address, and telephone number as well as the nominees, and a brief overview of the nominees role and efforts to further fair housing over the past

year. Please submit nominations to:
Pam Bean at mfhzng@montana.com
by close of business day April 1, 2005.

Promoting Equal Opportunity and Access to Housing

Fair Housing Accessibility FIRST and the State of Montana and Wyoming HUD offices are providing a workshop at the Sheraton Billings Hotel on March 17 and 18, 2005.

This workshop provides information on Fair Housing Act accessibility, technical information regarding the design and construction requirements and other disability rights laws and enforcement.

For more information contact:
Faith Ballenger at HUD at

406-449-5050 or Faith_A._Ballenger@hud.gov

Tip O' The Hat

Montana Fair Housing thanks
MONTANA MAGAZINE

For Including MFH's ad in their Special Advertising Section

Montana Fair Housing

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Missoula, MT 59804

Voice: 406-542-2611

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YES

I want to support the efforts of Montana Fair Housing toward reducing the occurrence of housing discrimination in Montana.

Enclosed is my tax-deductible membership contribution:

limited income - \$10
individual membership-\$25
family membership - \$35
nonprofits - \$50
individual sponsor - \$200
corporate friend - \$250
corporate sponsor - \$500
other: _____

Name: _____

Address: _____

City: _____

State/Zip: _____

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April 14, 2005
Holiday Inn Helena Downtown
22 Last Chance Gulch
Helena, MT 59801
(406) 443-2200

8:00 - 8:45 a.m.	Registration
8:45 - 9:00 a.m.	Opening Remarks
9 - 10:30 a.m.	Federal & State Fair Housing Law
10:45 - Noon	State of Fair Housing in the Nation
Noon - 1:30	Awards Luncheon
1:30 - 2:30 p.m.	Advertising
2:45 - 5:30 p.m.	Concurrent Workshops

**Requests for Reasonable Accommodations
and Modifications**

Part 1: Overview

Part 2: Problem Solving - come with your
experiences and scenarios

Montana Landlord and Tenant Laws

6.5 Continuing Education Credits:

Board of Realty Regulation

MT Bar Association

Architects may Self Report

The fee for this year's conference is **\$75 per person** and includes the cost of the luncheon.

Contact the Holiday Inn for any room accommodations you may need for overnight stays. Cost of the room rentals are not included in the conference fees.

A block of rooms for conference registrants has been reserved through April 1, 2005. Please make your reservations prior to that date.

This year's Speakers include:

Chris Brancart, Attorney at Law from California

Florrie Brassier, Spokane, Washington

Klaus Sitte, Attorney at Law, MT Legal Services

HOUSING CONFERENCE 2005

Registration is due by close of business day April 1, 2005.

Use one registration form per registrant please!

Name: _____

Address: _____

Phone: _____

e-mail: _____

Company: _____

Position: _____

Please circle your choice of menu for the luncheon:

Vegetarian
Beef Tips Over Noodles
Broiled Fillet of Salmon

Montana Fair Housing does not accept credit card payments.

Please submit payment and registration form to:

Montana Fair Housing

ATTN: Pam Bean
2522 South Third Street West
Missoula, MT 59804

For questions or to request accommodations needed as a result of a disability, please call:
406-542-2611 or
800-929-2611

Persons with disabilities may also reach Montana Fair Housing by using the Montana Relay System: 711



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Permit No. 107

2522 South Third Street West

Missoula, MT 59804

WEBSITE: fairhousing.montana.com

On The Inside:

**Alternative Format
Available Upon Request**

If you suspect unfair housing practices
and/or want to find out more about
discrimination in housing contact:

**Department of Housing
and Urban Development**

1-800-877-7353

TDD 1-800-927-9275

or

Montana Fair Housing

1-800-929-2611

1-406-542-2611

Montana Relay Service: 711

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Our Case Synopses**

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**Tip O' the Hat
Our Acknowledgments**

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Housing Conference 2005
and "Duh" Award soliciations**