

The Housing Research & Advocacy Center is a not-for-profit fair housing agency whose mission is to promote fair housing and diverse communities, and to eliminate housing discrimination in Northeast Ohio by providing effective research, education and advocacy.



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Notice of Disclaimer:

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Housing Research & Advocacy Center

***FAIR HOUSING FOR PEOPLE
WITH MENTAL HEALTH
DISABILITIES***



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How do I request a reasonable accommodation or modification?

It is the responsibility of the tenant to make a specific request. A request for a reasonable accommodation or reasonable modification should be made in writing to a housing provider. You may need to show proof that you have a covered disability, which can be information provided by a medical professional or by a nonmedical service agency. The request must be related to your disability. The request can be made at any time and the law does not limit the number of accommodations you may request. You also are not required to accept any accommodation if you do not want or need it.

What should I do if I am denied a reasonable accommodation or modification?

You may want to contact a lawyer or other advocate to determine if your request would create an undue burden on your landlord or result in a fundamental alteration of the housing being provided (the only two reasons a housing provider can deny an accommodation or modification). You may also need the help of a doctor or other medical professional, a peer-support group or a nonmedical service agency to prove that the request is necessary to allow you the full enjoyment of the housing.

What do I do if I'm being discriminated against? Where do I go for help?

If you suspect you are being treated differently based on your disability, you should contact the Housing Research & Advocacy Center as soon as possible. You can also challenge an act of discrimination by filing a complaint with the Ohio Civil Rights Commission or the U.S. Department of Housing and Urban Development.

If you think you have been a victim of housing discrimination because of your race, national origin, religion, sex, color, familial status, disability, military status, ancestry or any other reason, please contact the Housing Research & Advocacy Center for assistance at (216) 361-9240.

How does the Fair Housing Act protect you?

The Fair Housing Act offers several protections against discrimination for people with mental disabilities. It is illegal to do any of the following actions based on someone's disability:

- Refuse to rent, sell, or negotiate for housing
- Set different terms, conditions, privileges, or provide different services or access to facilities
- Make housing unavailable or otherwise restrict someone's choice
- Discriminate in advertising
- Refuse to make or purchase a loan
- Refuse to provide information regarding mortgage loans or homeowners' insurance
- Refuse to provide homeowners or renters insurance
- Impose different terms or conditions on a loan, such as different interest rates or fees.

In addition, the FHA offers other protections. A housing provider cannot inquire about the existence or nature of your disability. For example, a landlord is not permitted to ask the following questions:

- Do you have a disability?
- How severe is your disability?
- Have you ever been in a rehabilitation program?
- Are you on any medication?
- Do you receive SSI payments?
- May I see your medical records?