

The Housing Research & Advocacy Center is a not-for-profit fair housing agency whose mission is to eliminate housing discrimination and assure choice in Northeast Ohio by providing those at risk with effective information, intervention and advocacy.

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Notice of Disclaimer:

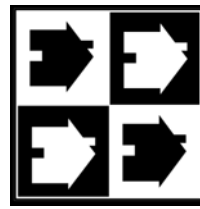
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Housing Research & Advocacy Center


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3631 Perkins Ave., Suite 3A-2
Cleveland, OH 44114



Housing
Research &
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Center

FAIR HOUSING FOR PEOPLE WITH DISABILITIES



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Who is Considered Disabled?

Federal and state fair housing laws prohibit discrimination in housing related transactions on the basis of disability. You are offered protection under fair housing laws if you, or someone associated with you:

- Have a physical or mental disability that substantially limits one or more major life activities, or
- Have a record of having such a disability, or
- Are regarded as having such a disability

This includes, but is not limited to:

- Hearing, mobility, and visual impairments
- Cancer
- Chronic mental illness
- AIDS/HIV
- Mental retardation
- Alcoholism or past drug abuse

Accessibility Requirements

Certain multi-family buildings, built for first occupancy after March 13, 1991, must be built handicapped accessible as defined by the Fair Housing Amendments Act, the Americans with Disabilities Act, and local building codes. For more information, please contact the Housing Center at 216-361-9240.



What is Prohibited?

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 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

Additional Protections

Reasonable Accommodations:

A housing provider must make *reasonable accommodations* to rules, policies, practices, or services if necessary for a disabled person to use the housing on an equal basis with non-disabled persons. For example, a reasonable accommodation could include:

- Allowing a service animal, despite a "no pet" policy
- Giving a disabled tenant a reserved parking space
- Allowing the tenant to have a live-in aid
- Allowing a disabled tenant to move from one apartment to another, for example from the third floor to the first floor in a non-elevator building, without charging a fee

Addition Protections (cont'd)

Reasonable Modifications:

A housing provider must let disabled individuals make *reasonable modifications* to their dwelling or to common use areas, if necessary for them to fully use the housing. Modifications generally must be made at the expense of the tenant. These requests must be reasonable, and the landlord may ask that the tenant return the interior of his or her unit to its original condition when it is vacated. Examples of reasonable modifications include:

- Widening doorways
- Installing grab bars in the bathroom
- Installing a ramp
- Lowering the height of cabinets
- Installing an automatic faucet shutoff

Where to Go for Help?

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.

You can also contact the Ohio Civil Rights Commission at 1-888-278-7101 or online at www.crc.ohio.gov, or the U.S. Department of Housing and Urban Development (HUD) at 1-800-669-9777, or online at www.hud.gov. For the hearing impaired, call 1-800-927-9275. HUD also offers assistance with reading and completing HUD forms through interpreters, tapes, and Braille materials.