Since 1983, the Fair Housing Center has promoted equal access to housing and diverse communities for residents of Northeast Ohio with:

**Research**
- Analyses of Impediments to Fair Housing
- Community Lending Factbooks
- Racial and Ethnic Disparities in Ohio Mortgage Lending
- Consumer Manual
- Obtaining and Maintaining Housing for People with Mental Health Disabilities
- Landlord Training Manuals, and
- The State of Fair Housing in Northeast Ohio

**Education and Outreach**
- Trainings for housing professionals
- Programs for housing buyers and renters in English and Spanish
- "Street Teams" for tabling and community events
- Speakers Bureau available for presentations
- Brochures in English, Spanish, Korean, and Arabic

**Enforcement**
- Monitor rental, sales, homeowners insurance, and lending markets for discriminatory practices

**Advocacy**
- Propose and enforce effective fair housing laws
- Facilitate the Greater Cleveland Fair Housing Collaborative
- Collaborate with national, state, and local organizations
- Provide assistance to victims of housing discrimination

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This pamphlet is intended to convey information. Nothing in this pamphlet should be relied upon as legal advice, nor should this pamphlet be regarded as creating an attorney-client relationship.

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Who is Considered Disabled?
Federal and state fair housing laws prohibit housing discrimination based on disability. You are protected under the fair housing laws if you (or someone living with or 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
Disabilities include, but are not limited to:
- Hearing, mobility, and visual impairments
- Cancer
- Chronic mental illness
- AIDS/HIV
- Developmental disabilities
- Alcoholism or past drug abuse

Accessibility Requirements
Certain multi-family buildings, built for first occupancy after March 13, 1991, must be 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 Fair Housing Center.

What is Prohibited?
These actions are illegal if they are based on a person's disability:
- Refusal to rent, sell, or negotiate for housing
- Set different terms, conditions, privileges, or provide different services, access to facilities, or rental of housing
- Make housing unavailable or otherwise restrict choice
- Refuse to make or purchase a loan
- Refuse to provide information regarding mortgage loans or homeowners' insurance
- Refuse to provide homeowners or renters insurance
- Set different terms or conditions on a loan, such as different interest rates or fees
- Discriminate in appraisal of property
- Falsely deny that housing is available
- Persuade owners to sell or rent (blockbusting)
- Advertise or make any statement that indicates a limitation or preference based on disability or other protected class
- No inquiries into existence or nature of disability are permitted. (Landlord can require proof of disability for reasonable accommodations and modifications.)

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 and enjoy the home such as:
- Allowing a service animal, despite a “no pet” policy

Reasonable Modifications:
A housing provider must let disabled individuals make reasonable modifications to their home or to common use areas, if necessary for them to fully use and enjoy the housing. Modifications generally must be made at the tenant's expense and can be made at any time. The request must be reasonable, and the landlord can 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 Fair Housing 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.

Committed to fair housing for all.