

**OUR MISSION:** TO PROTECT & EXPAND FAIR HOUSING RIGHTS, ELIMINATE HOUSING DISCRIMINATION & PROMOTE INTEGRATED COMMUNITIES

Since 1983, The Fair Housing Center has promoted nondiscrimination in housing and integrated communities for residents of Northeast Ohio through:

**RESEARCH**

- Fair Housing Impediments Studies
- The State of Fair Housing in Northeast Ohio Annual Report
- Community Lending Factbooks
- Racial and Ethnic Disparities in Ohio Mortgage Lending
- Other Current Fair Housing Topics

**EDUCATION AND OUTREACH**

- Trainings for housing providers, consumers, real estate professionals and municipalities
- Outreach at community events
- Speakers available for presentations
- Fair Housing brochures on a variety of topics in English, Spanish, Traditional and Simplified Chinese, and Arabic
- Facilitate the Northeast Ohio Fair Housing Collaborative

**ENFORCEMENT**

- Monitor rental, sales, homeowner's insurance, and lending markets for discriminatory practices
- Offer support filing complaints with HUD, the Ohio Civil Rights Commission, or local enforcement agencies

**ADVOCACY**

- Support residents in understanding and exercising their fair housing rights
- Individualized assistance with accommodation and modification requests
- Investigate reports of housing discrimination
- Promote and enforce effective fair housing laws



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# FAIR HOUSING

## FOR PEOPLE WITH DISABILITIES



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## How is Disability Defined in Fair Housing Law?

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 disabilities
- 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 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?

Fair housing law prohibits housing discrimination based on disability, including, but not limited to:

- Hanging up on or refusing to assist deaf callers who utilize the Ohio Relay Service or call via TTY
- Asking a person who discloses that they receive SSDI what their disability is
- Requiring an applicant to have “working” or “garnishable” income
- Refusing a request for a reserved or accessible parking space made by a tenant with limited mobility
- Charging pet rent or a pet deposit for a service/assistance animal

*No inquiries into the existence or nature of a disability are permitted. A landlord can, however, require proof of disability for reasonable accommodations and modifications.*



## Additional Protections

### Reasonable Accommodations:

When requested, a housing provider must make reasonable accommodations, or adjustments to their usual rules, policies, practices, or services if necessary for a person with a disability to use and enjoy their home such as:

- Allowing a service animal, despite a “no pet” policy
- Providing a tenant with limited mobility a reserved parking space
- Allowing a tenant to have a live-in aide
- Allowing a tenant whose disability impacts their ability to navigate stairs transfer to a ground floor unit within a non-elevator building without charging a fee

### Reasonable Modifications:

When requested, a housing provider must permit people with disabilities to make reasonable modifications to their home or to common use areas, if necessary for them to fully use and enjoy their housing. Modifications generally must be made at the tenant’s expense and can be requested at any time. The request must be reasonable, and the landlord may require that the tenant return the interior of the unit to its original condition when it is vacated. Examples 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, color, national origin, religion, sex, 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](http://www.crc.ohio.gov), or the U.S. Department of Housing and Urban Development (HUD) at 1-800-669-9777 (TTY: 1-800-927-9275) or online at [www.hud.gov](http://www.hud.gov). HUD also offers assistance with reading and completing HUD forms through interpreters, tapes, and Braille materials.



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**QUESTIONS? CONTACT US.**

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