



All Grown Up with Nowhere to Go? Who Says You Can't Get Your Own Place?"

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Who is protected under the ADA and the Fair Housing Act [FHA]?







The ADA and Housing













The Fair Housing Act (FHA) and Housing











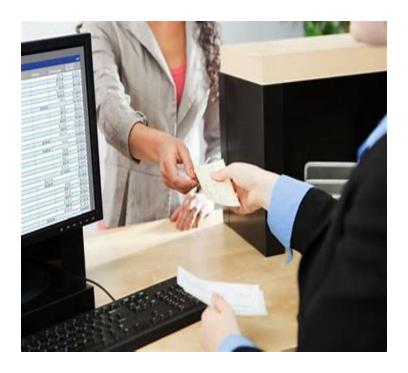






Where Does the Fair Housing Act Apply











Fair Housing and Discrimination

- Failure to provide a reasonable accommodation
- Failure to allow a reasonable modification
- Failure to meet design and construction accessibility requirements in new, multi-family housing
- Intentional discrimination against a person because of his or her disability
- Disparate Impact





What Are Reasonable Accommodations

A change, exception, or adjustment to a rule, policy, practice, or service that may be necessary for a person with a disability to have an equal opportunity to use and enjoy a dwelling, including public and common use spaces.





What Are Reasonable Modifications

 A structural change made to existing property so a person with a disability can have full enjoyment of the property.

• Reasonable modifications can include structural changes to interiors and exteriors of dwellings and to common and public use areas.





Where Can You Look for Housing?

- Center for Independent Living
- State and Local Housing Coalitions
- Public Housing Programs
- Section 811 Supportive Housing for Persons with Disabilities
- Housing Choice Voucher Program
- HUD Veterans Affairs Supportive Housing Vouchers
- Home Ownership Voucher
- Word of Mouth







- Accessibility features
- Adequate parking
- Close to public transit
- Close to shopping
- Sidewalks with curb cuts
- Grass areas to walk a service animal
- Club house, swimming pool, fitness center



What Questions Can a Landlord Ask?



You Can be Asked

- Can you pay your rent on time?
- Can you keep your apartment clean?
- Are you an illegal drug user?





What Questions are Illegal to Ask?



You Cannot be Asked

- What is your disability?
- How did you became disabled?
- Is it getting worse or better?
- Can you care for yourself?







How Do You Find a Reliable Contractor for Property Modifications?

- State contractor licensing board
- Center for Independent Living
- State Vocational Rehabilitation Office Rehabilitation Engineer
- Municipal code enforcement office
- Word of mouth





You Received an Eviction Notice – Now What?

- The written eviction notice is the first step
- You must respond in a specific time frame
- You will be able to tell your side of the story
- You can have an advocate to help you
- A judge makes the final decision





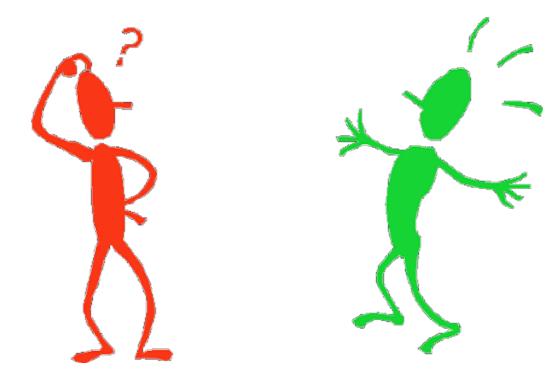
Ready to Move Out? Fantastic!

But wait! What would you do with this obstacle?





Questions







Want to Learn More About the FHA?

- Reasonable Accommodations Under the Fair Housing Act
 - https://www.hud.gov/sites/documents/huddojstatement.pdf
- Reasonable Modifications Under the Fair Housing Act
 - https://www.hud.gov/sites/documents/reasonable_modifications_mar08.pdf
- Assessing a Person's Request to Have an Animal as a Reasonable Accommodation under the FHA
 - https://www.hud.gov/sites/dfiles/PA/documents/HUDAsstAnimalNC1-28-2020.pdf
- Fair Housing Accessibility FIRST (fairhousingfirst.org)
- The Fair Housing Act and Persons with DisabilitiesArchive (accessibilityonline.org)
- Episode 30: Fair Housing Act and the ADA | www.adalive.org
- Local Offices | HUD.gov / U.S. Department of Housing and Urban Development (HUD)





Want to Learn More About the ADA?

- Southeast ADA Center <u>www.adasoutheast.org</u>
- Web Courses: http://www.adasoutheast.org/training.php
- More ADA resources and information at http://adata.org/
- ADA Live! Radio Podcast www.adalive.org
- ADA National Network 1.800.949.4232
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