



# 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





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# The Fair Housing Act (FHA) and Housing





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# 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

# What Do You Need in Housing?

- 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 become 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](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 \(fairhousingfirst.org\)](http://fairhousingfirst.org)
- [The Fair Housing Act and Persons with Disabilities Archive \(accessibilityonline.org\)](http://accessibilityonline.org)
- [Episode 30: Fair Housing Act and the ADA | www.adalive.org](http://www.adalive.org)
- [Local Offices | HUD.gov / U.S. Department of Housing and Urban Development \(HUD\)](http://HUD.gov)



# Want to Learn More About the ADA?

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