

# FAIR HOUSING RIGHTS OF PEOPLE WITH DISABILITIES

TRAINING FOR HOUSING COUNSELORS

January 12, 2016



# Access Living? What is it?



# FAIR HOUSING ACT OF 1968



# FAIR HOUSING AMENDMENTS ACT OF 1988



FAIR HOUSING AMENDMENTS ACT OF  
1988

THOU SHALL NOT

AND

THOU SHALL

# Hypothetical Time – Whoopee!!!

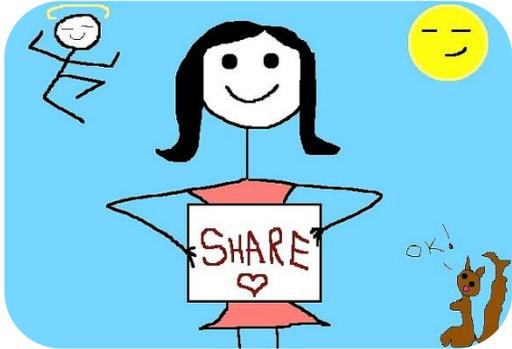
What if there  
were no  
hypothetical  
questions?



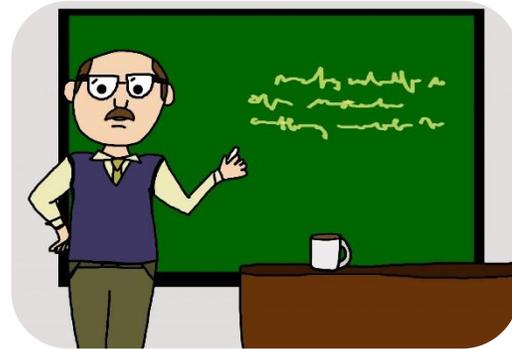
# Peter

Peter shares custody of a dog with his ex-wife. Peter lives alone in an apartment building that has a “no pets” policy. The building has told Peter he cannot keep the dog. Peter states that he has Obsessive Compulsive and Generalized Anxiety Disorder. He claims he needs the dog because it provides emotional support that diffuses his anxiety and obsessive thinking, especially at night. Peter is a teacher at a suburban high school. He is also a part-time actor who has appeared in plays throughout Chicagoland. He states that he does not take his dog to work or when he is acting. Peter wants to keep the dog.

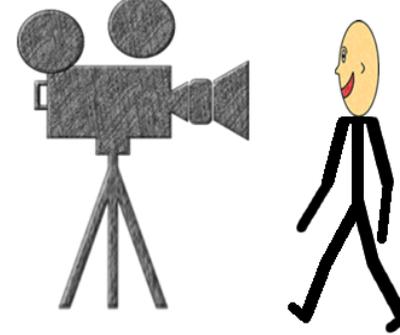
But ...



Shared Custody



High School  
Teacher



Actor

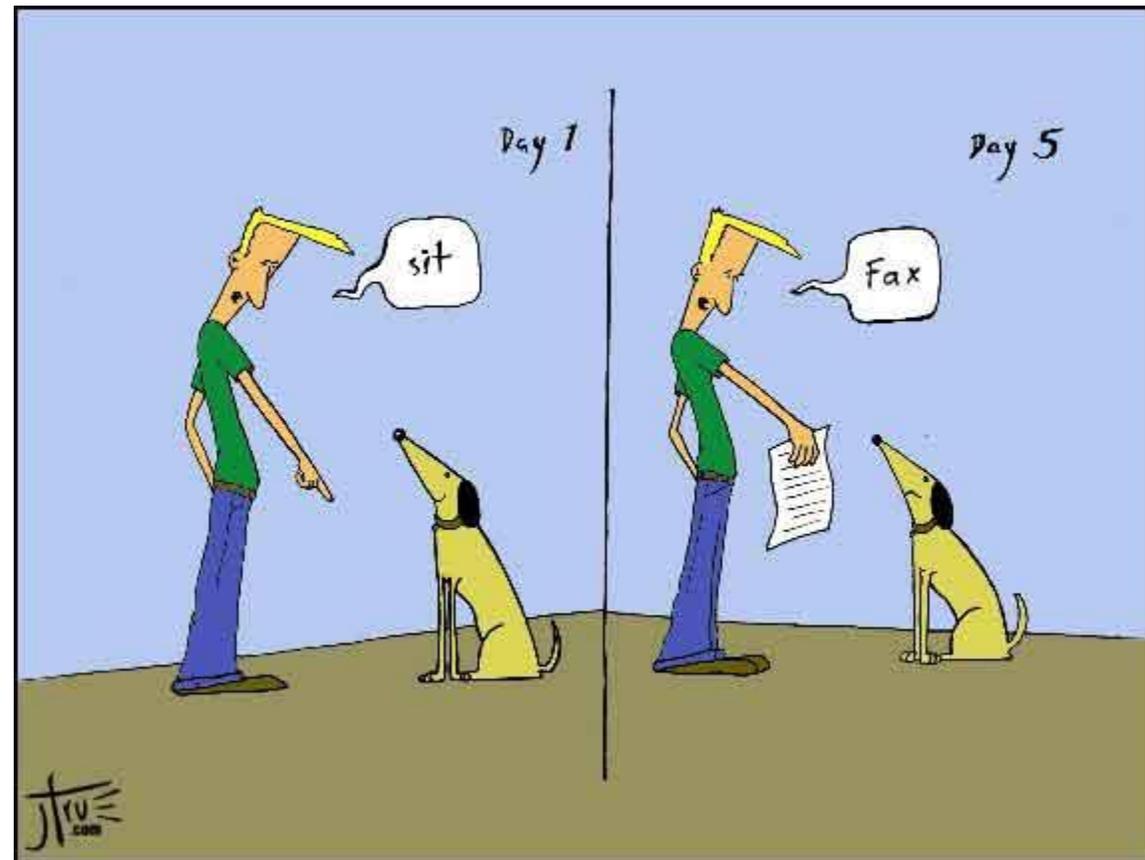


Needs Dog at  
Night

# Peter's Word vs. Documentation



# Harvard School for Dogs?



Pet fees? Additional deposit? Increased rent?  
Special liability insurance?



Any restrictions on the dog?



What if the dog is a guide dog?



# What about other animals?



# Keisha

Keisha has a physical disability. She has lived in her apartment building for several years. Until recently, Keisha relied on a cane or walker to move about. However, her condition has worsened over time and she now uses a wheelchair. As such, she has great difficulty getting through the main front entrance because it has a couple steps.

# Who pays?



# Any paperwork required?



# Who maintains the ramp?



Same or different result if Keisha does not yet live in the building?



# Maria

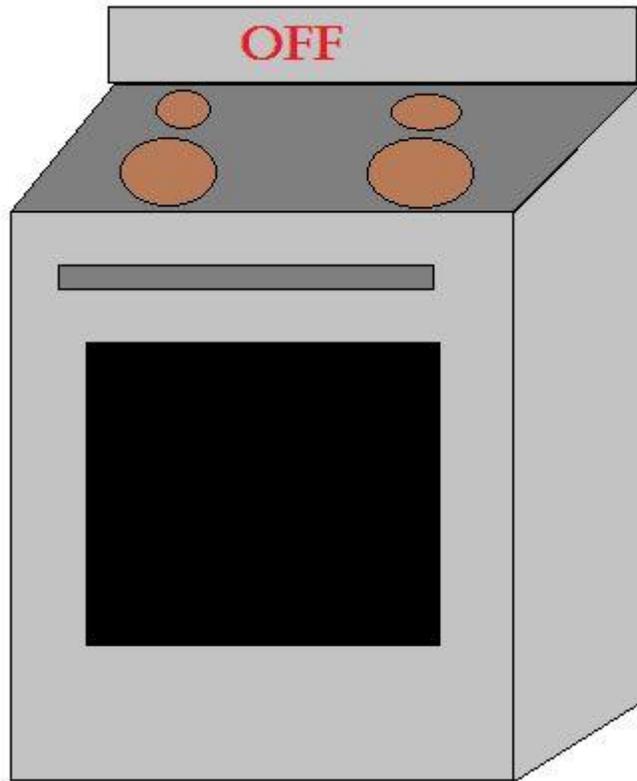
Maria has an autoimmune disability. To treat her condition, Maria takes medication. She lives in an apartment building. One of Maria's medications makes her sleepy. Recently, due to this medication, Maria fell asleep while cooking something in her oven, which caused a small fire. Maria woke up in time to call the fire department, which put out the fire. However, the oven was damaged and there is smoke damage on the walls and ceiling of the kitchen. Due to this incident, management sent a notice to Maria that states it intends to evict her for breach of the lease.

Can Maria stay?

Must the housing provider talk with her?



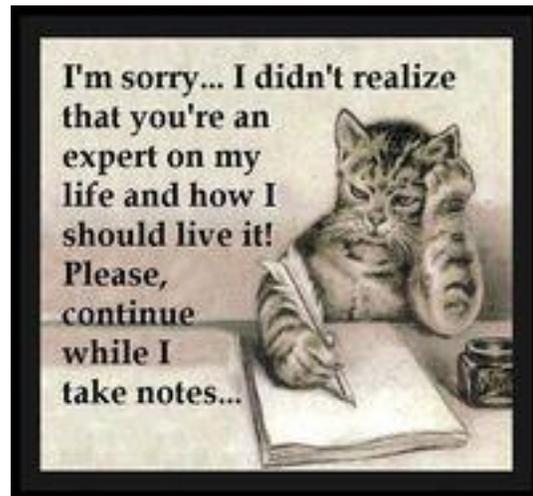
# Solutions?



# Amber

Amber, who is blind, is interested in a third floor apartment in a building that does not have an elevator. When Amber shows up to view the unit, the landlord notices Amber's disability. The landlord is concerned that Amber may hurt herself walking up or down three flights of stairs or be unable to exit quickly in an emergency. The landlord is also worried that she may be liable if Amber gets injured. Therefore, the landlord refuses to rent the apartment to Amber.

# Can the landlord do this?



# Leticia

Leticia has a physical disability. She lives in an apartment building. She usually relies on a cane or walker to move about, but sometimes uses a wheelchair. The apartment building has a parking lot for residents, which includes three accessible spaces. Residents are assigned parking spaces. Leticia needs an accessible parking space, but her assigned space is not accessible. Two of the accessible spaces are used by residents who use a wheelchair and the remaining accessible space is reserved for guests who have a disability.

Can Leticia get the accessible  
space reserved for guests?



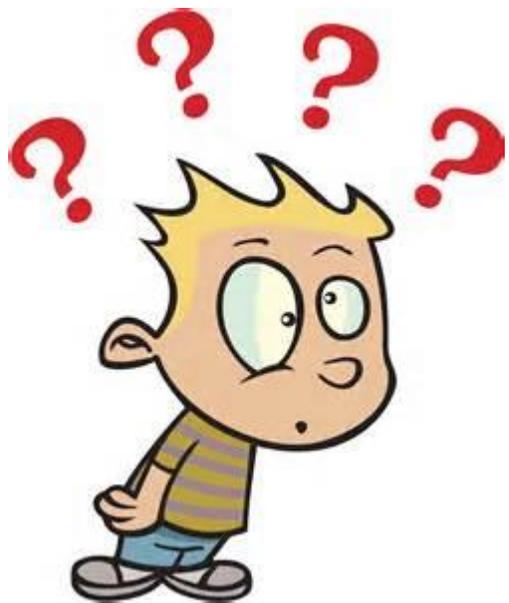
Assume there are only two accessible spaces in the lot and both are used by residents who use wheelchairs. What then?



# Franklin

Franklin, who is Deaf, recently moved into an apartment building. He relies on sign language to communicate. Management has planned a “welcome to the building” party for new residents. Franklin plans to attend. He asks management to provide a sign language interpreter for the party.

# Equal access?



**VS**



© yayayoyo \* www.ClipartOf.com/1045066

# MILTON

Milton visits the office of a housing counselor to receive help with his search for an affordable apartment. He is a veteran. Due to injuries in combat, Milton has very limited use of his arms and hands and impaired vision. He also states that his short term memory is poor.

# Reasonable Accommodations?



**Large  
Print**



THANK YOU FOR ATTENDING THE TRAINING!



Access Living of Metropolitan Chicago

115 W. Chicago Avenue

Chicago, Illinois 60062

Phone: 312.640.2100

Fax: 312.640.2101

TTY: 312.640.2102

[www.accessliving.org](http://www.accessliving.org)

*Webinar supported in part by funds from the  
Illinois Attorney General National Mortgage Foreclosure Settlement*