

Fair Housing Act (FHA) and Americans with Disabilities Act (ADA) Newcomer Housing Overview



FHA and ADA are federal laws that protect individuals with disabilities from housing discrimination, including newcomers.

Remove barriers and ensure equal housing access.

Under FHA & ADA: Disability is defined as any physical or mental impairment limiting major life activities (e.g., walking, seeing, working).

FHA vs. ADA Overview

FHA

Prohibits discrimination based on race, color, religion, national origin, sex, disability, and familial status. Also includes protections against sexual harassment.

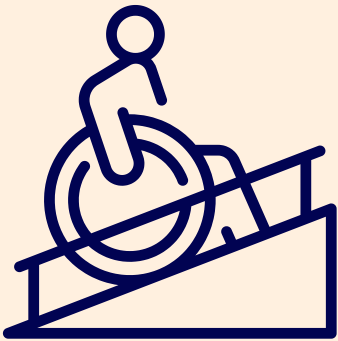


ADA

Protects against discrimination in public life (employment, transportation, housing, etc.). Applies to common areas in apartment complexes but not individual units.



Reasonable Accommodations and Modifications



- Accommodations: Policy or rule changes for housing to allow for equal access to (e.g., accessible parking, rent adjustments).
- Modifications: Structural changes for accessibility (e.g., ramps, grab bars).

Accommodations

- Reserved accessible parking
- Ground floor apartment for mobility needs
- Service animal in no-pet buildings

Modifications

- Install grab bars or visual doorbells
- Widen doorways for wheelchair access
- Lower kitchen cabinets



Who Can Request Accommodations/Modifications?

- Eligible: Applicants, tenants, family, or representatives on behalf of those with disabilities.
- When: Anytime during application, lease, tenancy, or eviction.



COST RESPONSIBILITIES

- HUD Properties: Housing providers cover modifications unless it's an undue burden.
- Tenant Responsibility: Generally, tenants cover costs, except for federally funded housing.



Requesting Accommodations/Modifications

- How: written or verbal agreement between the tenant and landlord
- What to Include:
 - Disability-related need for request
 - Documentation from a healthcare provider or third-party professional

Denial Reasons & Complaints

- Reasons for Denial: No disability-related need, undue burden, or program change.
- How to File a Complaint:
 - Local fair housing agency
 - HUD Contact: 1-800-669-9777 or HUD.gov



- How to show Proof of Need?
 - Provide healthcare documentation; specific disability details not required.
- Are there pet deposits for service animals
 - Assistance animals exempt from pet fees.
- Housing Cost Concerns
 - Seek alternative housing options, solutions, or housing financial assistance.

RESOURCES

Fair Housing Act



HUD



ADA National Network

