

If you have questions about your housing rights, HRC can help.

The Housing Rights Center (HRC) is the nation's largest local, nonprofit organization dedicated to fighting housing discrimination.

Since 1986, HRC has identified and addressed the challenges of housing discrimination, and continues to expand and diversify its services and programs to meet the residents' evolving Fair Housing needs.

State & federal fair housing laws protect all of us from discrimination based on race, color, religion, gender, sexual orientation, national origin, familial status, marital status, disability, ancestry, age, source of income, and other characteristics protected by law.

HRC provides residents within the **Los Angeles and Ventura Counties** with services including:

- (1) **Housing Counseling** (free)
- (2) **Outreach & Education** (free)
- (3) **Fair Housing Certification Trainings** for housing providers and professionals.

Contact Us

During the COVID-19 pandemic, HRC is providing all services online and by phone.

Toll Free: (800) 477-5977
TTY: (213) 201-0867

Email HRC:
info@housingrightscenter.org

Los Angeles Office
3255 Wilshire Blvd., Suite 1150
Los Angeles CA 90010
(213) 387-8400

Van Nuys Office
6320 Van Nuys Blvd., Suite 311
Van Nuys, CA 91401

Pasadena Office
1020 N. Fair Oaks Ave.
Pasadena CA 91103

Office locations are handicap accessible.



www.housingrightscenter.org



Disability & Fair Housing

A guide to reasonable accommodations & modifications.



HOUSING RIGHTS CENTER

WORKING FOR JUSTICE AND EQUALITY IN HOUSING

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What are Reasonable Modifications?



Reasonable modifications are **physical changes** to a unit or common area that improve the ability of a person with a disability to use and enjoy his or her housing.

Examples Include:

- Wheelchair ramps
- Grab bars
- Flashing doorbells and alarms
- Lowered counters
- Widened doorways

Modifications Must be Allowed

Unless they create an undue financial or administrative burden for the landlord, or alter the essential nature of the landlord's operations.

Who Pays?

In most cases, the cost of a reasonable modification falls on the tenant.

However, if a tenant's housing is owned, operated or receives special funding from the government, responsibility for costs may be different.

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What are Reasonable Accommodations?

Reasonable accommodations are **changes to a rule, policy, practice, or service** that allow a person with a disability equal opportunity to use and enjoy his or her housing.

Examples Include:

- Waiver of a "no pet" policy for a service animal
- Designated accessible parking spaces
- Adjustment of rental due date
- Allowing live-in caregivers
- Extension of time to vacate

Accommodations Must Be Provided

Unless they create an undue financial or administrative burden for the landlord, or alter the essential nature of the landlord's operations.

Who Pays?

So long as they do not create an undue financial burden, landlords are expected to absorb the costs related to the provision of a reasonable accommodation. A landlord cannot charge a tenant extra rent or a security deposit as a condition for granting a reasonable accommodation.

For example, it is illegal to charge a disabled tenant a pet deposit fee in order to have their service or companion animal live with them in the unit.

How do I Request a Accommodation or Modification?

In Writing — It is best to make your request in writing, and provide your landlord with a date within which to respond to your request.

With Support — Include a letter from a doctor, social worker, or other person familiar with you to confirm your disability and your need for the accommodation or modification requested.

Interactive Process — If granting a requested accommodation or modification would pose an *undue* burden to the housing provider, they must engage in a dialogue with the tenant to find an effective alternative that preserves the tenant's fair housing rights.

Contact HRC — We can contact your landlord and request a reasonable accommodation or modification on your behalf.

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