

How should I request a Reasonable Modification or Accommodation?

- ⇒ Get a letter from your doctor or qualified professional stating how the reasonable accommodation or modification you are requesting is necessary to mitigate the effects of your disability.
- ⇒ Write a letter to your landlord requesting the accommodation or modification.



What can I do if my right to a reasonable modification or accommodation has been denied?

If your landlord has denied your request for a reasonable accommodation or modification, or if you suspect you have been a victim of housing discrimination due to your disability, we can help you. All you need to do is contact one of the agencies listed here and we will work closely with you to investigate your complaint and take any necessary action to assure your rights are protected.

For more information, contact us:

HOUSING RIGHTS CENTER

1.800.477.5977

WWW.HRC-LA.ORG

Los Angeles:

520 S. Virgil Avenue, Suite 400
Los Angeles, CA 90020
Phone: 213.387.8400 Fax: 213.381.8555

Pasadena:

1020 N. Fair Oaks Avenue
Pasadena, CA 91103
Phone: 626.791.0211

West Los Angeles:

3415 S. Sepulveda Blvd., Suite 150
Los Angeles, CA 90034
Phone: 800.477.5977

FAIR HOUSING COUNCIL OF SAN FERNANDO VALLEY

8134 Van Nuys Blvd. #206
Panorama City, CA 91402
Phone: 818.373.1185
Fax: 818.373.1193

FAIR HOUSING FOUNDATION

Long Beach:

3605 Long Beach Blvd., Suite 302
Long Beach, CA 90807
Toll-Free: 800.446.3247
Phone: 562.989.1206
Fax: 562.989.1836

Los Angeles:

4401 Crenshaw Blvd. #317
Los Angeles, CA 90043
Phone: 323.295.3302
Fax: 323.295.4660

Housing Rights for People with Disabilities



**If you are disabled and
experiencing housing
discrimination, contact the
Fair Housing hotline today!!**

1-(800) 477-5977

Did you know.....

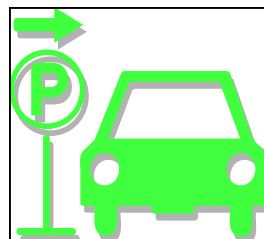
- **Fair Housing Law** protects people with either physical or mental disabilities, including AIDS and HIV, as well as those perceived to be disabled.
- State and Federal law require landlords to grant disabled individuals **Reasonable Modifications** and **Reasonable Accommodations**.
- An accommodation and modification is considered “Reasonable” as long as it does not interfere with the next tenant’s enjoyment of the property and as long as it does not create an undue financial or administrative burden for the landlord.
- The law requires that the landlord grant the accommodation or modification but, it will be the disabled tenant’s responsibility to pay for any costs associated with obtaining the accommodation or modification, and if reasonable, to restore the unit to its original condition when the tenant moves out.

What Are Reasonable Accommodations?

- ⇒ A **Reasonable Accommodation** is an exemption given to a disabled tenant in the rules or policies of a building to assure the tenant’s right to equal enjoyment of the dwelling.
- ⇒ A landlord is required to grant an accommodation unless it creates an “undue financial or administrative burden” on the landlord.
- ⇒ Each request is evaluated on a case-by-case basis.

Some Examples Include...

- A Reasonable Accommodation can be allowing a service animal in a “no-pet” building, or..



- ... Assigning a disabled tenant a parking space that is closer to his/her unit.

What Are Reasonable Modifications ?

- ⇒ A **Reasonable Modification** is a change in the physical structure of the unit or building. Modifications can be made to the inside and outside of a unit or the common areas.
- ⇒ The disabled tenant is required to pay for the cost of the modification.
- ⇒ If reasonable, the tenant may be required to restore the unit to its original condition upon move out. To pay for the restoration, the tenant may have to set up an escrow account for the future cost.

Some Examples Include...

- giving a disabled tenant permission to build a ramp to access his or her unit....
- ... or giving a disabled tenant permission to install grab bars in the bathtub.

