

If you feel you've been discriminated against, HRC can help.

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

The fair housing laws protect you from being discriminated against based on your race, color, religion, gender, gender identity, gender expression, sexual orientation, national origin, familial status, marital status, disability, ancestry, age, source of income, or other characteristics protected by law.

HRC provides residents within the Los Angeles and Ventura Counties with free (1) housing discrimination investigation, (2) fair housing enforcement, (3) outreach and education, and (4) landlord-tenant counseling.

Contact Us

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
(626) 791-0211

South Los Angeles Office

Contact HRC for office information

Office locations are handicap accessible.

www.housingrightscenter.org



Housing Rights for People with Disabilities

A guide to reasonable accommodations and modifications



HOUSING RIGHTS CENTER

WORKING FOR JUSTICE AND EQUALITY IN HOUSING



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.

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 Should I Request an 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 — When a housing provider refuses to grant a requested accommodation or modification because it is not "reasonable" (i.e. it creates an undue burden), the provider must consider effective alternatives with the tenant.

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

Contact Us

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Visit us on the web:
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