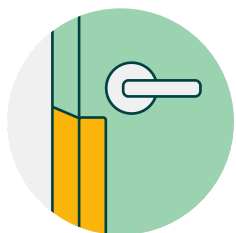


WHAT IS ACCESSIBLE HOUSING?

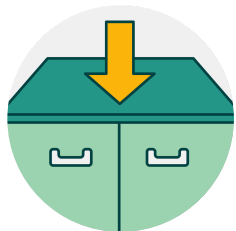
A living space made or adapted with features to meet your needs as someone living with a disability. Features could include a ramp, widened doors to fit a wheelchair, or grab bars to safely use the shower.



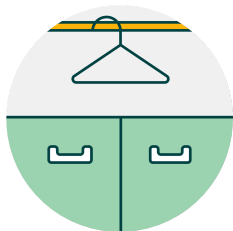
LEVER HANDLES



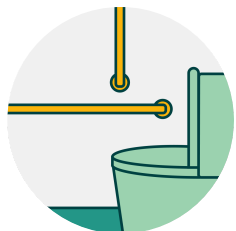
HANDRAILS



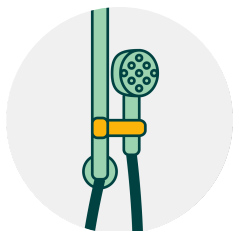
LOWERED
COUNTERTOPS



LOWERED CLOSETS



BATHROOM
GRAB BARS



ADJUSTABLE
SHOWER HEAD

WHERE TO GET HELP

**For help with Landlord/Tenant Issues,
Housing Discrimination, or Evictions:**

Detroit Housing Resource Helpline
866-313-2520

**Civil Rights, Inclusion & Opportunity
Department**
(313) 224-4950

Office of Disability Affairs
disability@detroitmi.gov

Michigan Legal Services
313-964-4130

Fair Housing Center of Metro Detroit
313-579-FAIR (3247)
info@fairhousingdetroit.org

United Community Housing Coalition
(313) 963-3310
help@uchcdetroit.org

Lakeshore Legal Aid
(888) 783-8190

Michigan Legal Services
313-964-4130

State and Federal Resources:

Michigan Department of Civil Rights
800-482-3604
Video phone: 313-437-7033

**US Department of Housing & Urban
Development (HUD)**
hud.gov
800-669-9777
TTY: (800) 877-8339



KNOW YOUR RIGHTS

A Guide for Detroit Renters with Disabilities



Supported by



ABOUT YOUR RIGHTS

- Housing providers are not allowed to discriminate against you because of a disability.
- You can ask your housing provider to add accessible features to your home, such as a ramp or grab bars.
- You can ask your provider to change their policies to make it easier to live in your home, such as allowing assistance animals.
- You should not face any punishment for standing up for your rights.
- You can share a letter about your needs from a social worker, service provider, or doctor.
- Housing providers CANNOT ask you to reveal your specific diagnosis.

COMMON FORMS OF DISCRIMINATION

- Your housing provider charges extra fees related to your disability.
- Landlords ask for unnecessary details about your medical history to confirm you have a disability.
- They charge pet fees for assistance animals or reject them based on size, breed, or weight.
- Ramps are too steep, in poor condition, or aren't cleared in winter.

REQUESTING CHANGES You are allowed to request changes from your housing provider to better meet your needs as a disabled resident. You or someone on your behalf can make a request for a “reasonable accommodation” or “reasonable modification” at any time, ideally by email or letter. Your provider should reply within 10-14 days. They may ask for more information.

In the event your housing provider denies your request, contact the Fair Housing of Metropolitan Detroit at 313-579-FAIR (3247).

THE TWO MAIN TYPES OF CHANGES YOU CAN REQUEST

REASONABLE MODIFICATIONS	REASONABLE ACCOMODATIONS
<p>What is it?</p> <p>Physical changes to the home or building, including shared and common space.</p> <p>Examples</p> <ul style="list-style-type: none">• Adding a wheelchair ramp• Widening a door to fit equipment like wheelchairs• Adding grab bars in the bathroom to help tenants use the shower or toilet <p>Who pays?</p> <p>Tenants can be responsible for these costs.</p>	<p>What is it?</p> <p>Changes to the rules, policies, or practices of the property.</p> <p>Examples</p> <ul style="list-style-type: none">• Reserving you an accessible parking space close to the door• Allowing a support animal to live with you• Allowing a caregiver to stay in your home without being on the lease <p>Who pays?</p> <p>Housing providers typically cover this cost.</p>

When your modification request is approved, ask your provider what is expected when you move out. Take photos of your unit upon move-in and move-out to avoid disputes over damages. If you think you are being unfairly asked to pay for removing modifications, contact the Fair Housing Center of Metropolitan Detroit.