

## HOW WE CAN HELP

If you think you have been a victim of illegal housing discrimination, please contact **The Fair Housing Project**. A project staff person will discuss the situation with you and help you decide what to do next.

### OUR SERVICES INCLUDE:

- ◆ Answering fair housing questions.
- ◆ Assistance with filing a formal complaint with the U.S. Department of Housing and Urban Development (HUD) or other appropriate administrative or judicial bodies.
- ◆ Advice about how to assert your fair housing rights.
- ◆ Providing informational materials.
- ◆ Referrals to other organizations that can help you with your housing needs.
- ◆ Educating the community about fair housing laws.



**FAIR  
HOUSING  
PROJECT**

**TOLL-FREE STATEWIDE  
FAIR HOUSING HOTLINE  
855-679-FAIR (3247)**

INTERPRETER & TTY RELAY SERVICES AVAILABLE

**THE ONLY WAY TO  
STOP ILLEGAL  
DISCRIMINATION  
IS TO REPORT IT**

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## HOUSING DISCRIMINATION

# FAIR HOUSING RIGHTS



## OF PERSONS WITH DISABILITIES



**FAIR  
HOUSING  
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**1016 WEST 6TH AVENUE, SUITE 200  
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855-679-3247**

[WWW.FAIRHOUSINGALASKA.ORG](http://WWW.FAIRHOUSINGALASKA.ORG)

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**All fair housing services  
are provided free of charge.**

**There are no income  
eligibility requirements.**

## THE FAIR HOUSING ACT

The Federal Fair Housing Act makes it illegal to discriminate in the rental, sale, financing, or insurance of housing based on these “Protected Classes”:

- ◆ Race / Color
- ◆ Religion
- ◆ National Origin
- ◆ Sex
- ◆ Familial Status (presence of children under 18)
- ◆ Physical or Mental Disability

Some local laws also prohibit housing discrimination based on marital status, age, and sexual orientation.

## DEFINITION OF A DISABILITY

A disability is a physical or mental impairment which substantially limits one or more major life activities, such as caring for one’s self, performing manual tasks, walking, seeing, hearing, speaking, breathing, learning, and working. It also includes having a record of such an impairment or regarding someone as having such an impairment when they do not. **Disabled persons can request reasonable accommodations and modifications.**

EXAMPLES OF DISABILITIES INCLUDE:

- ◆ Visual, speech, mobility, & hearing impairments
- ◆ Chronic mental and emotional illness
- ◆ Alcoholism and past drug use
- ◆ HIV / AIDS
- ◆ Cancer

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## REASONABLE ACCOMMODATIONS

A reasonable accommodation is a change, exception or adjustment to a rule, policy, practice, or service that may be necessary for a person with a disability to have an equal opportunity to use and enjoy a home. **Housing providers must permit reasonable accommodations requested by residents.**

EXAMPLES INCLUDE:

- ◆ Allowing an assistance animal even if there is a “no pets” policy.
- ◆ Creating a reserved accessible parking space even if parking is typically “first come, first serve.”
- ◆ Allowing a live-in caregiver who is not on the lease.



## REASONABLE MODIFICATIONS

A reasonable modification is a structural change made to existing property occupied or to be occupied by a person with a disability, so that he or she can fully use and enjoy the property. Reasonable modifications can include structural changes to interiors and exteriors of living areas and common areas. **Housing providers must permit reasonable modifications requested by residents.**

EXAMPLES INCLUDE:

- ◆ Installing ramps
- ◆ Installing grab bars
- ◆ Lowering counter tops
- ◆ Widening doorways



## A LANDLORD CAN ASK...

A housing provider may ask for verification of an applicant’s/resident’s disability, if it is not obvious or otherwise known to them, and for verification that the request is related to that disability. This verification can be a written statement from a medical professional or other reliable third party who is in a position to know about the individual’s disability. **A housing provider may not ask the person with a disability (or the verifying third party) about the nature or severity of the individual’s disability.**

## SIGNS OF POSSIBLE DISCRIMINATION

*Refusing to rent or sell to you because of your disability or a relative’s disability.*

*Being charged extra fees, such as a higher deposit or higher rent, because you are disabled.*

*Being asked for a medical history to prove you have a disability or to prove you can live independently.*

*Being told you won’t be safe, neighbors won’t want you there, or the neighborhood is not “right” for you.*

