

WEBVTT

00:00:55.000 --> 00:01:25.000

really RAIL RAILG RALG RAILG Raleigh

00:01:57.000 --> 00:02:02.000

know YA NOEF Noah Molly okay JIE I was

00:02:02.000 --> 00:02:06.000

still working at a disability in char

00:02:06.000 --> 00:02:09.000

lot there were a couple of folks that I

00:02:09.000 --> 00:02:13.000

used to call and ask me for information

00:02:13.000 --> 00:02:39.000

and stuff I was out there sometimes at

00:02:39.000 --> 00:02:41.000

six o'clock in the morning calling

00:02:41.000 --> 00:02:56.000

people in calling and things that have

00:02:56.000 --> 00:03:00.000

been TLEEZ internet and just we can

00:03:00.000 --> 00:03:06.000

keep in mind because we do have a cart

00:03:06.000 --> 00:03:11.000

person but if we could call slower that

00:03:11.000 --> 00:03:16.000

would help the cart person definitely

00:03:16.000 --> 00:03:35.000

I'm used to do doing that that working

00:03:35.000 --> 00:03:39.000

with an a lot of sign language INTRURPT

00:03:39.000 --> 00:03:43.000

all right welcome everyone and welcome

00:03:43.000 --> 00:03:50.000

to this session my name Noah rustle and

00:03:50.000 --> 00:03:53.000

I am YUR and I will be your monitor for

00:03:53.000 --> 00:03:56.000

today's session I would like just like

00:03:56.000 --> 00:04:00.000  
to lay down a couple of housekeeping

00:04:00.000 --> 00:04:08.000  
itemings before we start this amazing

00:04:08.000 --> 00:04:14.000  
workshop today.first off depending what

00:04:14.000 --> 00:04:18.000  
device you are on you can find there is

00:04:18.000 --> 00:04:22.000  
where you will find captioning to today

00:04:22.000 --> 00:04:26.000  
session by select TG C C ^ tap ^ at

00:04:26.000 --> 00:04:35.000  
that point on the the menu bar. For

00:04:35.000 --> 00:04:42.000  
sign language. If you are only able to

00:04:42.000 --> 00:04:49.000  
see the speaker you can chose to pin

00:04:49.000 --> 00:04:56.000  
them top right hand corner of the the

00:04:56.000 --> 00:05:05.000  
this will give you the OEPGS. If you

00:05:05.000 --> 00:05:15.000  
have any technical issues please use

00:05:15.000 --> 00:05:24.000  
the chat futurer. If you feel to turn

00:05:24.000 --> 00:05:34.000  
the chat feature off you can do that by

00:05:34.000 --> 00:05:40.000  
pressing the A-L-T A button. For those

00:05:40.000 --> 00:05:48.000  
on the phone today or using key strokes

00:05:48.000 --> 00:05:52.000  
we ask you to use star nine. We will

00:05:52.000 --> 00:05:57.000

let you know what you can unmute.

00:05:57.000 --> 00:06:03.000  
Remember if you are joining in on our

00:06:03.000 --> 00:06:07.000  
conversation to keep all background

00:06:07.000 --> 00:06:16.000  
noise as low as possible. And I am

00:06:16.000 --> 00:06:22.000  
going to pass you to our host.

00:06:22.000 --> 00:06:31.000  
>>RENE CUMMINS: And very dark eyes high

00:06:31.000 --> 00:06:37.000  
CLEEK CLEEK SZ and my pronouns are she

00:06:37.000 --> 00:06:43.000  
her and hers and I'll pass it over to

00:06:43.000 --> 00:06:47.000  
B-E-C-C-Y.

00:06:47.000 --> 00:07:15.000  
>>REBECCA WILLIAMS: Hi I wear glasses

00:07:15.000 --> 00:07:21.000  
and my pronouns are she her and hers.

00:07:21.000 --> 00:07:31.000  
>>REBECCA WILLIAMS: So I work for the

00:07:31.000 --> 00:07:39.000  
SOET east A D A center we are funded

00:07:39.000 --> 00:07:42.000  
university our grant. That was slide

00:07:42.000 --> 00:07:45.000  
two and slide three we will be in slide

00:07:45.000 --> 00:07:48.000  
three.

00:07:48.000 --> 00:07:54.000  
>>RENE CUMMINS: This is from the

00:07:54.000 --> 00:07:57.000  
southeast east ADA center but basically

00:07:57.000 --> 00:08:02.000

what you need to understand from this

00:08:02.000 --> 00:08:17.000  
slide is that our pressure today is

00:08:17.000 --> 00:08:20.000  
intended for informal JIED so let's go

00:08:20.000 --> 00:08:24.000  
to slide four and I'll hand it back STO

00:08:24.000 --> 00:08:26.000  
Becky.

00:08:26.000 --> 00:08:31.000  
>>REBECCA WILLIAMS: For anyone who may

00:08:31.000 --> 00:08:33.000  
have some vision problems. We're going

00:08:33.000 --> 00:08:37.000  
to talking about who is the PREKTDed

00:08:37.000 --> 00:08:40.000  
TURND ADA there's two PIRS on the the

00:08:40.000 --> 00:08:48.000  
slide the one on the the left very

00:08:48.000 --> 00:08:53.000  
blond headed girl holding a surf board.

00:08:53.000 --> 00:09:03.000  
And her left arm has been ample at a

00:09:03.000 --> 00:09:18.000  
timed. . Next to her is a young boy.

00:09:18.000 --> 00:09:23.000  
And so who is protected under the ADA.

00:09:23.000 --> 00:09:30.000  
And we'll go to slide number five

00:09:30.000 --> 00:09:34.000  
please. Okay so we're just really

00:09:34.000 --> 00:09:39.000  
briefly the ADA and on the slide ONLT

00:09:39.000 --> 00:09:43.000  
left is a picture of an apartment

00:09:43.000 --> 00:09:47.000

complex in the foregrounds is the a

00:09:47.000 --> 00:09:51.000  
swimming pool. And the right side

00:09:51.000 --> 00:09:56.000  
shows a clubhouse area with a pool

00:09:56.000 --> 00:10:02.000  
table and chairs and SFUF. So

00:10:02.000 --> 00:10:06.000  
generally the ADA does not apply to

00:10:06.000 --> 00:10:11.000  
privately owned HOUSZing. So when

00:10:11.000 --> 00:10:20.000  
you're looking apartment complex the

00:10:20.000 --> 00:10:28.000  
ADA will not apply. However rental

00:10:28.000 --> 00:10:32.000  
officers so that would fall TURND ADA

00:10:32.000 --> 00:10:37.000  
if the SMIL or the clubhouse at your

00:10:37.000 --> 00:10:42.000  
apartment complex is available for rent

00:10:42.000 --> 00:10:49.000  
to people who don't live there and want

00:10:49.000 --> 00:10:54.000  
to rent this clubhouse that is going to

00:10:54.000 --> 00:10:58.000  
TRINGER the ADA. And so I think that's

00:10:58.000 --> 00:11:01.000  
all I wanted to say about that slide

00:11:01.000 --> 00:11:03.000  
number six.

00:11:03.000 --> 00:11:08.000  
>>RENE CUMMINS: Slide number six is

00:11:08.000 --> 00:11:19.000  
about the fair housing AKTD and fair

00:11:19.000 --> 00:11:24.000

housing. So Becky -- fair housing was

00:11:24.000 --> 00:11:26.000  
applying within the residence that are

00:11:26.000 --> 00:11:30.000  
within the residence and ^ part ^

00:11:30.000 --> 00:11:42.000  
apparent of what you get as a benefit

00:11:42.000 --> 00:11:51.000  
of residing FL. Because you are all at

00:11:51.000 --> 00:11:56.000  
an you all understand ability choice.

00:11:56.000 --> 00:11:59.000  
TURNND fair housing act people with

00:11:59.000 --> 00:12:06.000  
disabilities people have the same right

00:12:06.000 --> 00:12:20.000  
to chose housing have the same right.

00:12:20.000 --> 00:12:25.000  
So in this slide, but these five photos

00:12:25.000 --> 00:12:31.000  
are examples are housing that I found

00:12:31.000 --> 00:12:41.000  
in my neighborhood. So there are two

00:12:41.000 --> 00:12:49.000  
tonight top row is the -- there are

00:12:49.000 --> 00:12:54.000  
three photos on bottom row. A free

00:12:54.000 --> 00:12:58.000  
standing house, the one in the middle

00:12:58.000 --> 00:13:00.000  
is a large apartment complex. And the

00:13:00.000 --> 00:13:09.000  
one on the the right on the the bottom

00:13:09.000 --> 00:13:14.000  
is a very large complex of con dos.

00:13:14.000 --> 00:13:18.000

This is an example of people with or

00:13:18.000 --> 00:13:24.000  
without disabilities should be able to

00:13:24.000 --> 00:13:32.000  
chose under the fair housing act. And

00:13:32.000 --> 00:13:38.000  
move onto slide seven. This slide

00:13:38.000 --> 00:13:45.000  
addresses where does fair housing act

00:13:45.000 --> 00:13:50.000  
apply. It applies in rental ^

00:13:50.000 --> 00:13:58.000  
situation ^ sits. Both of these

00:13:58.000 --> 00:14:03.000  
options are cover. In this row we have

00:14:03.000 --> 00:14:08.000  
a row of three pictures and they

00:14:08.000 --> 00:14:20.000  
illustrate the process of the rental

00:14:20.000 --> 00:14:25.000  
option. On the far left they are some.

00:14:25.000 --> 00:14:32.000  
The fair housing act covers the

00:14:32.000 --> 00:14:44.000  
process of. There are two people

00:14:44.000 --> 00:14:52.000  
conducting some kind of of a. A loan

00:14:52.000 --> 00:14:56.000  
officer at a bank. That could be a

00:14:56.000 --> 00:15:01.000  
step in the process of either renting

00:15:01.000 --> 00:15:04.000  
or home ownership and then tonight far

00:15:04.000 --> 00:15:07.000  
right is a sign outside of a ^

00:15:07.000 --> 00:15:11.000

residence ^ resolution a dwelling. And

00:15:11.000 --> 00:15:16.000  
the sign says open house. And there

00:15:16.000 --> 00:15:27.000  
are people standing in the door way and

00:15:27.000 --> 00:15:33.000  
quite likely there are property

00:15:33.000 --> 00:15:39.000  
homeowners. Under the fair housing

00:15:39.000 --> 00:15:44.000  
act, in the step of renting or buying a

00:15:44.000 --> 00:15:50.000  
house, all of that process is covered

00:15:50.000 --> 00:16:01.000  
under the fair house act any decisions

00:16:01.000 --> 00:16:06.000  
made bay loan officer anyone in the and

00:16:06.000 --> 00:16:19.000  
they cannot be decisions made based on

00:16:19.000 --> 00:16:23.000  
a. That's the discrimination. So it's

00:16:23.000 --> 00:16:35.000  
important to keep in mind every step of

00:16:35.000 --> 00:16:42.000  
that process through renting or home

00:16:42.000 --> 00:16:44.000  
ownership. So let's move onto slide

00:16:44.000 --> 00:16:52.000  
eight.

00:16:52.000 --> 00:17:02.000  
>>REBECCA WILLIAMS: So the slide talks

00:17:02.000 --> 00:17:07.000  
about the entire process for housing or

00:17:07.000 --> 00:17:14.000  
trying to find housing. The fair

00:17:14.000 --> 00:17:24.000

housings act which accommodations under

00:17:24.000 --> 00:17:35.000  
the fair housing act is procedure we

00:17:35.000 --> 00:17:41.000  
are a no pets community. Fair houses

00:17:41.000 --> 00:17:46.000  
act it's discriminatory to provide a

00:17:46.000 --> 00:17:51.000  
reasonable modification are changes to

00:17:51.000 --> 00:17:58.000  
property that maybe needed. To might

00:17:58.000 --> 00:18:03.000  
be somebody needs to put a ramp up at

00:18:03.000 --> 00:18:08.000  
the entrance of their duplex. Under

00:18:08.000 --> 00:18:12.000  
fair housing with the design and

00:18:12.000 --> 00:18:20.000  
construction requirements four more

00:18:20.000 --> 00:18:24.000  
units there are some basic design and

00:18:24.000 --> 00:18:31.000  
requirements. This is from March

00:18:31.000 --> 00:18:45.000  
fifteen nine ninety-one, should meet

00:18:45.000 --> 00:18:48.000  
those basic requirements. You can't

00:18:48.000 --> 00:18:54.000  
discriminate against a person with

00:18:54.000 --> 00:19:02.000  
disabilities. And having a policy and

00:19:02.000 --> 00:19:04.000  
although you are not trying to

00:19:04.000 --> 00:19:07.000  
discriminate with a person with a

00:19:07.000 --> 00:19:10.000

disability. And some of the other

00:19:10.000 --> 00:19:19.000  
things that are not listed on this

00:19:19.000 --> 00:19:23.000  
slide but refusing to rent to somebody

00:19:23.000 --> 00:19:29.000  
based on their being a specific group

00:19:29.000 --> 00:19:36.000  
such as race or age is discriminatory.

00:19:36.000 --> 00:19:54.000  
As a housing provider denies that this

00:19:54.000 --> 00:20:02.000  
apartment is unavailable. That kind of

00:20:02.000 --> 00:20:08.000  
is unfair. No housing is available is

00:20:08.000 --> 00:20:18.000  
also discriminatory. Retaliation is

00:20:18.000 --> 00:20:24.000  
also discriminatory. If a housing

00:20:24.000 --> 00:20:31.000  
provider wants to raise rent for

00:20:31.000 --> 00:20:37.000  
retaliation, any sort of retaliatory

00:20:37.000 --> 00:20:44.000  
reaction is also prohibited. And then

00:20:44.000 --> 00:20:49.000  
well go to the next slide number nine.

00:20:49.000 --> 00:20:49.000  
>>RENE CUMMINS: Slide nine is what are

00:20:49.000 --> 00:20:54.000  
^ right-hand lane ^ reasonable

00:20:54.000 --> 00:20:58.000  
accommodations. A reasonable

00:20:58.000 --> 00:21:07.000  
accommodation is a change any rule

00:21:07.000 --> 00:21:24.000

policy or PREERD. It is needed for

00:21:24.000 --> 00:21:29.000  
that person to have an equal

00:21:29.000 --> 00:21:32.000  
opportunities. For example apartment

00:21:32.000 --> 00:21:39.000  
complex has a clubhouse or a swimming

00:21:39.000 --> 00:21:42.000  
pool or a fitness center at that

00:21:42.000 --> 00:21:49.000  
particular apartment complex those have

00:21:49.000 --> 00:21:52.000  
to be available for a person with a

00:21:52.000 --> 00:21:59.000  
disability. So a reasonable

00:21:59.000 --> 00:22:02.000  
accommodation for some change to help a

00:22:02.000 --> 00:22:08.000  
person with a disability. A person

00:22:08.000 --> 00:22:14.000  
with a disability is responsible for

00:22:14.000 --> 00:22:21.000  
asking for what they need. They have

00:22:21.000 --> 00:22:27.000  
to make that known to the landlord or

00:22:27.000 --> 00:22:31.000  
management. And in that request it

00:22:31.000 --> 00:22:35.000  
needs to be stated what that person

00:22:35.000 --> 00:22:38.000  
needs or how that accommodation will

00:22:38.000 --> 00:22:46.000  
benefit them or meet that need. And it

00:22:46.000 --> 00:22:52.000  
is up to the landlord or management to

00:22:52.000 --> 00:23:01.000

decide if that is a reasonable request,

00:23:01.000 --> 00:23:07.000  
that is, by reasonable we mean that

00:23:07.000 --> 00:23:15.000  
would not be an undue burden it would

00:23:15.000 --> 00:23:22.000  
not be difficult to do it. Or it would

00:23:22.000 --> 00:23:26.000  
not be too costly to make that request.

00:23:26.000 --> 00:23:34.000  
So I'm going to use my experience when

00:23:34.000 --> 00:23:39.000  
I was a renter. I I would go into the

00:23:39.000 --> 00:23:45.000  
rental office. My request was I needed

00:23:45.000 --> 00:23:49.000  
someone to sit with me to go over the

00:23:49.000 --> 00:23:52.000  
agreement with me and the reason why I

00:23:52.000 --> 00:23:58.000  
needed that because I am a person with

00:23:58.000 --> 00:24:04.000  
a disability and I cannot read standard

00:24:04.000 --> 00:24:17.000  
print. Now I did say what my specific

00:24:17.000 --> 00:24:22.000  
disability was. Now the management the

00:24:22.000 --> 00:24:28.000  
landlord can request documentation is

00:24:28.000 --> 00:24:35.000  
not requirement it is not required

00:24:35.000 --> 00:24:42.000  
under the fair housing act, but it is

00:24:42.000 --> 00:24:47.000  
okay for management to ask for

00:24:47.000 --> 00:25:03.000

documentation. So at that point it

00:25:03.000 --> 00:25:08.000  
maybe very -- significance low vision.

00:25:08.000 --> 00:25:12.000  
In other words I have stated what I

00:25:12.000 --> 00:25:17.000  
need. I cannot read standard print and

00:25:17.000 --> 00:25:21.000  
that would allow me to very carefully

00:25:21.000 --> 00:25:26.000  
go over this rental lease so I I

00:25:26.000 --> 00:25:31.000  
understand it. And I want an

00:25:31.000 --> 00:25:38.000  
opportunity to ask questions before I

00:25:38.000 --> 00:25:52.000  
sign it. Now it is up to the landlord.

00:25:52.000 --> 00:26:00.000  
The landlord came to me and -- and the

00:26:00.000 --> 00:26:05.000  
landlord might say to me as this has

00:26:05.000 --> 00:26:14.000  
before. Why don't we set up an

00:26:14.000 --> 00:26:29.000  
appointment you can meaning me, and the

00:26:29.000 --> 00:26:34.000  
landlord would set up a. And how I was

00:26:34.000 --> 00:26:41.000  
able to get a reasonable accommodation

00:26:41.000 --> 00:26:44.000  
in order to get the rental dwelling

00:26:44.000 --> 00:26:53.000  
that I wanted to meet my needs. So

00:26:53.000 --> 00:26:57.000  
that's the. And now we'll move to

00:26:57.000 --> 00:27:00.000

slide ten.

00:27:00.000 --> 00:27:09.000  
>>REBECCA WILLIAMS: I want to stress a

00:27:09.000 --> 00:27:14.000  
point that was made under the fair

00:27:14.000 --> 00:27:21.000  
housing ABLTH if a need for

00:27:21.000 --> 00:27:36.000  
accommodation, if you cannot see the

00:27:36.000 --> 00:27:44.000  
disability, the ebut the landlord can

00:27:44.000 --> 00:27:51.000  
request dockation. And then relates

00:27:51.000 --> 00:27:54.000  
the need for the need to the

00:27:54.000 --> 00:27:59.000  
disability. It's very different than

00:27:59.000 --> 00:28:10.000  
the ADA. But the fair housing act is

00:28:10.000 --> 00:28:18.000  
very different. But the fair housing

00:28:18.000 --> 00:28:24.000  
act said dockation can be object

00:28:24.000 --> 00:28:31.000  
obtained. It's a no pet community and

00:28:31.000 --> 00:28:36.000  
someone has a service animal, the

00:28:36.000 --> 00:28:48.000  
landlord or the the property owner can

00:28:48.000 --> 00:28:52.000  
request medical documentation for the

00:28:52.000 --> 00:29:02.000  
animal. So again accommodations which

00:29:02.000 --> 00:29:09.000  
are change in policies. And

00:29:09.000 --> 00:29:19.000

modifications are at the expense of the

00:29:19.000 --> 00:29:26.000  
ten gnat. So if I am a person who had

00:29:26.000 --> 00:29:30.000  
a stroke and I am paralyzed on one side

00:29:30.000 --> 00:29:41.000  
of my body but I know swimming a good

00:29:41.000 --> 00:29:47.000  
for me as a reasonable modification, I

00:29:47.000 --> 00:29:56.000  
can ask management if I could put a

00:29:56.000 --> 00:30:01.000  
lift in the pool that is at my expense.

00:30:01.000 --> 00:30:05.000  
It is reasonable it's not going to

00:30:05.000 --> 00:30:12.000  
cost management anything. So there is

00:30:12.000 --> 00:30:20.000  
a big different structural changes.

00:30:20.000 --> 00:30:26.000  
Maybe I need to have an a walk in

00:30:26.000 --> 00:30:31.000  
shower. Or a ramp entrance or a lift

00:30:31.000 --> 00:30:37.000  
at a pool. That is going to be at my

00:30:37.000 --> 00:30:42.000  
expense. Now firefighter move out if I

00:30:42.000 --> 00:30:49.000  
ever move out of that can do my

00:30:49.000 --> 00:31:00.000  
landlord can I require that any enter

00:31:00.000 --> 00:31:13.000  
changes they made can be restored. .

00:31:13.000 --> 00:31:18.000  
Changes however structural changes to

00:31:18.000 --> 00:31:24.000

common areas can remain. But the

00:31:24.000 --> 00:31:33.000  
landlord can I say anything you you

00:31:33.000 --> 00:31:42.000  
have done inside our unit. The

00:31:42.000 --> 00:32:03.000  
individual who needs the struck change.

00:32:03.000 --> 00:32:07.000  
The ten. Meaning licensed

00:32:07.000 --> 00:32:14.000  
contractors. The property manager can

00:32:14.000 --> 00:32:19.000  
say the struck changes that you are

00:32:19.000 --> 00:32:28.000  
doing has to be done by a professional.

00:32:28.000 --> 00:32:33.000

00:32:33.000 --> 00:32:43.000  
>>RENE CUMMINS:

00:32:43.000 --> 00:32:56.000  
[!SPEAKER4]: The question R does the

00:32:56.000 --> 00:33:06.000  
documentation have to be. Yes ITD

00:33:06.000 --> 00:33:13.000  
doesn't have to be -- it can be from a

00:33:13.000 --> 00:33:24.000  
therapist. It doesn't always have to

00:33:24.000 --> 00:33:31.000  
be from a FN physician. Sometimes it

00:33:31.000 --> 00:33:38.000  
could be a social worker. There are a

00:33:38.000 --> 00:33:45.000  
couple good documents that can be

00:33:45.000 --> 00:33:48.000  
expected. Even social workers are

00:33:48.000 --> 00:33:50.000

acceptable.

00:33:50.000 --> 00:33:58.000  
>>REBECCA WILLIAMS: Let's go to slide

00:33:58.000 --> 00:34:08.000  
eleven where can you look for housing.

00:34:08.000 --> 00:34:14.000  
So let's read through the list. First

00:34:14.000 --> 00:34:24.000  
centers for independent living. Second

00:34:24.000 --> 00:34:29.000  
bullet is state and local housing

00:34:29.000 --> 00:34:36.000  
coalition. It has different

00:34:36.000 --> 00:34:44.000  
information about different state.

00:34:44.000 --> 00:34:51.000  
Publish housing promise the section

00:34:51.000 --> 00:35:04.000  
eight vovture program. Next one is

00:35:04.000 --> 00:35:16.000  
housing CHOISZ program. The next one

00:35:16.000 --> 00:35:19.000  
is vovture. Next one is home

00:35:19.000 --> 00:35:26.000  
ownership. Word of mouth asking around

00:35:26.000 --> 00:35:31.000  
to family friends other people you

00:35:31.000 --> 00:35:42.000  
know. Just different people by word of

00:35:42.000 --> 00:35:45.000  
mouth that might be able to give you

00:35:45.000 --> 00:35:51.000  
now if you want to put some of your

00:35:51.000 --> 00:35:57.000  
ideas. Where would you look for

00:35:57.000 --> 00:36:00.000

housing in your community? Put

00:36:00.000 --> 00:36:04.000  
something that we did not think of or

00:36:04.000 --> 00:36:10.000  
it's not on our list or an item that

00:36:10.000 --> 00:36:18.000  
you have that you would like to share

00:36:18.000 --> 00:36:24.000  
and I am going to let Becky read some

00:36:24.000 --> 00:36:27.000  
of those.

00:36:27.000 --> 00:36:35.000  
>>REBECCA WILLIAMS: At this point I

00:36:35.000 --> 00:36:40.000  
don't see anything in the CLAT chat

00:36:40.000 --> 00:36:44.000  
room.

00:36:44.000 --> 00:36:49.000  
>>RENE CUMMINS: Especially if you

00:36:49.000 --> 00:36:55.000  
looked for housing. What worked for

00:36:55.000 --> 00:37:05.000  
you. What lead you to find and obtain

00:37:05.000 --> 00:37:08.000  
housing. We just wanted to pause for a

00:37:08.000 --> 00:37:11.000  
minute.

00:37:11.000 --> 00:37:20.000  
>>REBECCA WILLIAMS: Well I think we

00:37:20.000 --> 00:37:29.000  
should probably move on. Oh real

00:37:29.000 --> 00:37:48.000  
quick. And DI. If you belong to any

00:37:48.000 --> 00:37:55.000  
support groups. C-R-A-I-G-S-L-I-S-T.

00:37:55.000 --> 00:38:10.000

I found a disabled center. There is

00:38:10.000 --> 00:38:24.000  
a web site called social serve dot and

00:38:24.000 --> 00:38:28.000  
it will put up the. If you need to be

00:38:28.000 --> 00:38:34.000  
close to a hospital, if you need to

00:38:34.000 --> 00:38:40.000  
have housing that accepts pets, if you

00:38:40.000 --> 00:38:46.000  
need two ^ bedroom ^ berms or three

00:38:46.000 --> 00:38:52.000  
bedrooms you can really narrow it down.

00:38:52.000 --> 00:38:56.000  
And then it will PUTD you will for

00:38:56.000 --> 00:39:05.000  
your city or your state it's going to

00:39:05.000 --> 00:39:09.000  
meet all our per am TER.

00:39:09.000 --> 00:39:13.000  
>>RENE CUMMINS: Okay for the sake of

00:39:13.000 --> 00:39:22.000  
time we're going to move onto slide

00:39:22.000 --> 00:39:31.000  
twelve. WLA what do you need in

00:39:31.000 --> 00:39:35.000  
housing. I now own a house I have two

00:39:35.000 --> 00:39:43.000  
absolute needs I could not buy a house

00:39:43.000 --> 00:39:52.000  
unless it met these two requirements.

00:39:52.000 --> 00:40:08.000  
I had to have audible signals to be

00:40:08.000 --> 00:40:13.000  
able to cross the street.so I

00:40:13.000 --> 00:40:28.000

absolutely had to have those audible

00:40:28.000 --> 00:40:30.000  
signals. So we have a partially list

00:40:30.000 --> 00:40:36.000  
here of some things you might be

00:40:36.000 --> 00:40:41.000  
looking for in terms of housing. I'm

00:40:41.000 --> 00:40:47.000  
going to read my list and you get a

00:40:47.000 --> 00:40:54.000  
chance to share. So ideas are some

00:40:54.000 --> 00:40:57.000  
accessible features. Public

00:40:57.000 --> 00:41:06.000  
transportation. Sidewalks and

00:41:06.000 --> 00:41:12.000  
sidewalks with curve cuts. Grass areas

00:41:12.000 --> 00:41:16.000  
if you have a service animal and you're

00:41:16.000 --> 00:41:21.000  
going to have take your service animal

00:41:21.000 --> 00:41:28.000  
for a relief area or it might be a

00:41:28.000 --> 00:41:32.000  
feature such as clubhouse or a fitness

00:41:32.000 --> 00:41:38.000  
center. So those are some suggestion

00:41:38.000 --> 00:41:45.000  
that I have. So again have you share

00:41:45.000 --> 00:41:51.000  
in the chat box what would you be

00:41:51.000 --> 00:42:01.000  
looking for when you're looking for

00:42:01.000 --> 00:42:09.000  
housing. This is going to enter your

00:42:09.000 --> 00:42:13.000

decision when looking for a home to

00:42:13.000 --> 00:42:24.000  
buy. What are your ideas what do you

00:42:24.000 --> 00:42:27.000  
need in housing? Jake says A-C.

00:42:27.000 --> 00:42:38.000  
>>REBECCA WILLIAMS: The reason REN nay

00:42:38.000 --> 00:42:42.000  
and I folks really do need think about

00:42:42.000 --> 00:42:45.000  
especially people with disability maybe

00:42:45.000 --> 00:42:53.000  
make a written list yourself I have to

00:42:53.000 --> 00:42:58.000  
have this. Whatever you're looking at,

00:42:58.000 --> 00:43:03.000  
doesn't meet THEEDZ needs then you

00:43:03.000 --> 00:43:09.000  
won't have to waist your time. . So if

00:43:09.000 --> 00:43:16.000  
you have an I'd of what your needs are,

00:43:16.000 --> 00:43:20.000  
and you do some research and this

00:43:20.000 --> 00:43:27.000  
apartment complex isn't going to MEETD

00:43:27.000 --> 00:43:33.000  
meet your need. . So this is one of

00:43:33.000 --> 00:43:41.000  
the reasons what you need in housing.

00:43:41.000 --> 00:43:48.000  
What you get to the point to consider.

00:43:48.000 --> 00:43:52.000  
I'm sorry it was -- Jake when he

00:43:52.000 --> 00:43:56.000  
mentioned air-conditioning. Maybe

00:43:56.000 --> 00:44:00.000

through in something real quick when it

00:44:00.000 --> 00:44:05.000  
comes to air-conditioning. I live in

00:44:05.000 --> 00:44:12.000  
an older apartment there is no center

00:44:12.000 --> 00:44:16.000  
air. TLSZ a unit in my bedroom. So if

00:44:16.000 --> 00:44:19.000  
I was that needed to have

00:44:19.000 --> 00:44:31.000  
air-conditioning due to my diss ability

00:44:31.000 --> 00:44:41.000  
that might be my consideration, to have

00:44:41.000 --> 00:44:42.000  
air-conditioning. Okay reney.

00:44:42.000 --> 00:44:44.000  
>>RENE CUMMINS:

00:44:44.000 --> 00:44:53.000  
>>REBECCA WILLIAMS: Move onto slide

00:44:53.000 --> 00:44:59.000  
thirteen. So what kind of questions

00:44:59.000 --> 00:45:02.000  
you can ask? So you can be asked can

00:45:02.000 --> 00:45:13.000  
you pay your rent on time? Are you

00:45:13.000 --> 00:45:20.000  
able to keep your apartment clean?

00:45:20.000 --> 00:45:27.000  
They can absolutely ask ability PROOUFS

00:45:27.000 --> 00:45:33.000  
drug use. They can have you ever been

00:45:33.000 --> 00:45:38.000  
area arrested. And those are some of

00:45:38.000 --> 00:45:42.000  
the the questions you can be asked.

00:45:42.000 --> 00:45:44.000

>>RENE CUMMINS: So on slide thirteen

00:45:44.000 --> 00:45:50.000  
what are the questions you cannot be

00:45:50.000 --> 00:45:54.000  
SCOMBD. You cannot be asked how did

00:45:54.000 --> 00:46:02.000  
you inquire your disability? So with

00:46:02.000 --> 00:46:10.000  
my own personal experience a landlord

00:46:10.000 --> 00:46:19.000  
can't ask how did you lose your vision.

00:46:19.000 --> 00:46:26.000  
Nothing that is B B specific and you

00:46:26.000 --> 00:46:31.000  
cannot be asked can you care for

00:46:31.000 --> 00:46:35.000  
you're? You can be asked can you keep

00:46:35.000 --> 00:46:48.000  
your apartment clean but you cannot be

00:46:48.000 --> 00:47:00.000  
asked can you -- either a paid or

00:47:00.000 --> 00:47:01.000  
unpaid assist ^ situation ^ situation.

00:47:01.000 --> 00:47:03.000

00:47:03.000 --> 00:47:08.000  
>>REBECCA WILLIAMS: Okay so let's say

00:47:08.000 --> 00:47:15.000  
you need some property modification.

00:47:15.000 --> 00:47:23.000  
How do you know you might need a

00:47:23.000 --> 00:47:26.000  
contract? Sure you can BLID that ramp

00:47:26.000 --> 00:47:39.000  
but it has to be done by a licensed

00:47:39.000 --> 00:47:51.000

contractor. Your local center, the

00:47:51.000 --> 00:47:58.000  
state location rehabilitation office.

00:47:58.000 --> 00:48:03.000  
Your code enforcement office. They

00:48:03.000 --> 00:48:10.000  
would know of contractors who do that

00:48:10.000 --> 00:48:17.000  
sort of work and again word of mouth.

00:48:17.000 --> 00:48:19.000  
Move onto next slide please.

00:48:19.000 --> 00:48:24.000  
>>RENE CUMMINS: Oh this was mine too

00:48:24.000 --> 00:48:32.000  
another thing ^ we want ^ wept before

00:48:32.000 --> 00:48:39.000  
we get to some of your see NAR owes. .

00:48:39.000 --> 00:48:48.000  
You might get an eviction notice. So

00:48:48.000 --> 00:48:57.000  
let's I imagine probably through the

00:48:57.000 --> 00:49:03.000  
current country but your landlord KNTD

00:49:03.000 --> 00:49:09.000  
just lock you OUTD of your unit. .

00:49:09.000 --> 00:49:17.000  
When I was going back in my state, ten

00:49:17.000 --> 00:49:22.000  
to thirty respond. You have a right to

00:49:22.000 --> 00:49:29.000  
have for lack of a better terms your

00:49:29.000 --> 00:49:43.000  
day in court. You get to go in front

00:49:43.000 --> 00:49:57.000  
of a judge and say why you shouldn't be

00:49:57.000 --> 00:50:00.000

evicted. You can have an advocate.

00:50:00.000 --> 00:50:08.000  
The judge actually make it is final

00:50:08.000 --> 00:50:15.000  
decision. On whether the the eVIGS

00:50:15.000 --> 00:50:26.000  
will go through or not. . Typically

00:50:26.000 --> 00:50:31.000  
the most common reasons a person gets

00:50:31.000 --> 00:50:36.000  
an eviction notice is failure to pay

00:50:36.000 --> 00:50:41.000  
rent, starting to sell drugs of your

00:50:41.000 --> 00:50:48.000  
apartment, or possibility have loud

00:50:48.000 --> 00:50:53.000  
parties at night until two o'clock in

00:50:53.000 --> 00:51:00.000  
the morning. Again typically people

00:51:00.000 --> 00:51:10.000  
don't get eviction unless it's failure

00:51:10.000 --> 00:51:18.000  
to pay rent or violate the lease. You

00:51:18.000 --> 00:51:30.000  
can't just get kicked out. Next slide

00:51:30.000 --> 00:51:37.000  
please. Oh so here we go. So you

00:51:37.000 --> 00:51:43.000  
think you're read ready to move out?

00:51:43.000 --> 00:51:51.000  
We have some scenarios we want to read

00:51:51.000 --> 00:51:59.000  
to you. So our first situation Joe

00:51:59.000 --> 00:52:11.000  
uses a walker. He is thinking of

00:52:11.000 --> 00:52:16.000

renting a house. The homeowner looked

00:52:16.000 --> 00:52:31.000  
at Joe and asked whether he is able to

00:52:31.000 --> 00:52:37.000  
do the yard work, keep up with the yard

00:52:37.000 --> 00:52:44.000  
work. Do you think whether that's a

00:52:44.000 --> 00:53:14.000  
yes or no. He asked Joe specifically

00:53:25.000 --> 00:53:28.000  
whether he could do yard work.

00:53:28.000 --> 00:53:36.000  
>>REBECCA WILLIAMS: Actually the

00:53:36.000 --> 00:53:40.000  
landlord can't ask Joe about his actual

00:53:40.000 --> 00:53:50.000  
physical abilities whether he is able

00:53:50.000 --> 00:53:57.000  
to do that. . The landlord can say say

00:53:57.000 --> 00:54:06.000  
can you pay your rent on time. The

00:54:06.000 --> 00:54:17.000  
landlord can ask.

00:54:17.000 --> 00:54:27.000  
>>RENE CUMMINS: See NAR owe two. Can

00:54:27.000 --> 00:54:34.000  
sue no over night says. So that is

00:54:34.000 --> 00:55:04.000  
question. Can the landlord make a rule

00:55:14.000 --> 00:55:23.000  
whether sue can have access to --

00:55:23.000 --> 00:55:25.000  
>>WHITNEY DOYLE: Six out of six say no.

00:55:25.000 --> 00:55:31.000  
>>RENE CUMMINS: The land cannot make

00:55:31.000 --> 00:55:36.000

such a rule as that and deny that

00:55:36.000 --> 00:55:38.000  
person person. So let's go onto see

00:55:38.000 --> 00:55:43.000  
NAR owe three.

00:55:43.000 --> 00:55:53.000  
>>REBECCA WILLIAMS: Okay this is. She

00:55:53.000 --> 00:56:03.000  
experiences panic attacks. Her dog

00:56:03.000 --> 00:56:09.000  
shad do helps her but is not a trained

00:56:09.000 --> 00:56:34.000  
service animal. Can she take shad do

00:56:34.000 --> 00:56:36.000  
with her to college? Okay.

00:56:36.000 --> 00:56:38.000  
>>WHITNEY DOYLE: Due need to see the

00:56:38.000 --> 00:56:44.000  
results.

00:56:44.000 --> 00:56:46.000  
>>REBECCA WILLIAMS: I ask. So yes she

00:56:46.000 --> 00:56:49.000  
can ^ ab ^ about ^ apartment building

00:56:49.000 --> 00:56:57.000  
luteally take shad do with her TURND

00:56:57.000 --> 00:57:03.000  
fair housing act. Under the fair

00:57:03.000 --> 00:57:09.000  
housing act, NOTD just service animals

00:57:09.000 --> 00:57:22.000  
but emotional support animals can be

00:57:22.000 --> 00:57:30.000  
permitted. . Only with documentation.

00:57:30.000 --> 00:57:35.000  
. Here is another thing H-U-D enforces

00:57:35.000 --> 00:57:39.000

the fair housing act, came out with

00:57:39.000 --> 00:57:43.000  
twenty nineteen that online document

00:57:43.000 --> 00:57:48.000  
TAKS that somebody has an emotional

00:57:48.000 --> 00:57:55.000  
support animal does not need to be

00:57:55.000 --> 00:58:09.000  
accepted by housing providers. We need

00:58:09.000 --> 00:58:14.000  
documentation that somebody is.

00:58:14.000 --> 00:58:22.000  
Whether it is a public or private

00:58:22.000 --> 00:58:34.000  
university. It doesn't matter. Oh

00:58:34.000 --> 00:58:40.000  
before we move into the next one,

00:58:40.000 --> 00:58:46.000  
shadow is not permitted to go into

00:58:46.000 --> 00:58:51.000  
class but yes on housing.

00:58:51.000 --> 00:58:55.000  
>>RENE CUMMINS: ED needs direct care

00:58:55.000 --> 00:58:59.000  
providers to help him with his daily

00:58:59.000 --> 00:59:07.000  
activities. He will be going to

00:59:07.000 --> 00:59:10.000  
college in the fall. Can ED take his

00:59:10.000 --> 00:59:20.000  
personal care provider to come live

00:59:20.000 --> 00:59:50.000  
with him in the dorm with when he goes

00:59:50.000 --> 00:59:53.000  
to college? Yes or no on our pole.

00:59:53.000 --> 00:59:57.000

The answer is yes under the fair

00:59:57.000 --> 01:00:09.000  
housing act. This is a request that

01:00:09.000 --> 01:00:15.000  
can be made that should be but he

01:00:15.000 --> 01:00:18.000  
deferently can make that request.

01:00:18.000 --> 01:00:23.000  
>>REBECCA WILLIAMS: Since we only have

01:00:23.000 --> 01:00:26.000  
about three or four minutes left, do

01:00:26.000 --> 01:00:30.000  
you want to go ahead ask that I can

01:00:30.000 --> 01:00:31.000  
number six?

01:00:31.000 --> 01:00:38.000  
>>RENE CUMMINS: Okay

01:00:38.000 --> 01:00:46.000  
twenty-two-year-old Paul is finally

01:00:46.000 --> 01:00:53.000  
realizing his dream. Paul has by

01:00:53.000 --> 01:00:59.000  
poller he takes medication that

01:00:59.000 --> 01:01:05.000  
controls his disability and he sees a

01:01:05.000 --> 01:01:13.000  
therapist on a daily base sis. Paul

01:01:13.000 --> 01:01:33.000  
asked his manager to install a pool

01:01:33.000 --> 01:01:38.000  
lift. Does the management have to

01:01:38.000 --> 01:01:43.000  
grant Paul request? Fifty percent said

01:01:43.000 --> 01:01:56.000  
yes and fifty percent said no. Under

01:01:56.000 --> 01:02:01.000

the fair housing act said no. What we

01:02:01.000 --> 01:02:13.000  
know about Paul so far does not require

01:02:13.000 --> 01:02:16.000  
a pool lift that would help his

01:02:16.000 --> 01:02:23.000  
disability. With the information we

01:02:23.000 --> 01:02:29.000  
have here, that is not related to his

01:02:29.000 --> 01:02:33.000  
request. Management does not have to

01:02:33.000 --> 01:02:38.000  
install that pool lift.

01:02:38.000 --> 01:02:52.000  
>>REBECCA WILLIAMS: Frank has lived in

01:02:52.000 --> 01:02:59.000  
an apartment building for two years.

01:02:59.000 --> 01:03:07.000  
Frank needs a wheelchair now and he

01:03:07.000 --> 01:03:11.000  
wants to live on the is first floor.

01:03:11.000 --> 01:03:32.000  
The manager want another security

01:03:32.000 --> 01:03:37.000  
deposit. Twenty percent said yes, and

01:03:37.000 --> 01:03:42.000  
eighty percent said no. The manager

01:03:42.000 --> 01:03:47.000  
can waive the security deposit. Under

01:03:47.000 --> 01:03:52.000  
the fair housing act it would not be

01:03:52.000 --> 01:03:59.000  
discriminatory to ask for another

01:03:59.000 --> 01:04:04.000  
security deposit. There are resources

01:04:04.000 --> 01:04:07.000

that we have there. I will put my -- I

01:04:07.000 --> 01:04:12.000  
I guess we don't have any time for

01:04:12.000 --> 01:04:16.000  
questions do we? I will put my e-mail

01:04:16.000 --> 01:04:19.000  
on the chat if folks have any

01:04:19.000 --> 01:04:21.000  
additional questions.

01:04:21.000 --> 01:04:26.000  
>>RENE CUMMINS: Yeah please put

01:04:26.000 --> 01:04:34.000  
questions and we ran UF time, put them

01:04:34.000 --> 01:04:39.000  
in the Q and A Becky and I can look at

01:04:39.000 --> 01:04:48.000  
them and be posted. If you had still

01:04:48.000 --> 01:04:54.000  
had a question, be sure and go ahead

01:04:54.000 --> 01:05:02.000  
put that question in the Q and A box

01:05:02.000 --> 01:05:05.000  
and we'll look at them and post it

01:05:05.000 --> 01:05:08.000  
later.

01:05:08.000 --> 01:05:13.000  
>>REBECCA WILLIAMS: I have posted the

01:05:13.000 --> 01:05:25.000  
one eight hundred number that would

01:05:25.000 --> 01:05:34.000  
Ruth you to the region where you live.

01:05:34.000 --> 01:05:41.000  
And as resaid if you have additional

01:05:41.000 --> 01:05:47.000  
questions we willen deafenly get

01:05:47.000 --> 01:05:52.000

answers so you. We hope it was

01:05:52.000 --> 01:05:57.000  
informational. It ishearted to get

01:05:57.000 --> 01:06:09.000  
everything in an hour. We could have

01:06:09.000 --> 01:06:13.000  
got more in-depth. Again thank you for

01:06:13.000 --> 01:06:17.000  
joining house. Happy house hunting.

01:06:17.000 --> 01:06:20.000  
Whatever whichever way you go.