really RAIL RAILG RALG RAILG Raleigh
know YA NOEF Noah Molly okay JIE I was
still working at a disability in char
lot there were a couple of folks that I
used to call and ask me for information
and stuff I was out there sometimes at
six o'clock in the morning calling
people in calling and things that have
been TLEEZ internet and just we can
keep in mind because we do have a cart
person but if we could call slower that
would help the cart person definitely
I'm used to do doing that that working
with a lot of sign language INTRURPT
all right welcome everyone and welcome
to this session my name Noah rustle and
I am YUR and I will be your monitor for
todays session I would like just like

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 boar.

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
swimming pool. And the right side
shows a clubhouse area with a pool
table and chairs and SFUF. So
generally the ADA does not apply to
privately owned HOUSZing. So when
you're looking apartment complex the
ADA will not apply. However rental
do that would fall TURND ADA
if the SMIL or the clubhouse at your
apartment complex is available for rent
to people who don't live there and want
to rent this clubhouse that is going to
TRINGer the ADA. And so I think that's
all I wanted to say about that slide
number six.

>>RENE CUMMINS: Slide number six is
about the fair housing AKTD and fair
housing. So Becky -- fair lousing was

applying within the residence that are

within the residence and ^ part ^

apparent of what you get as a benefit

of residing FL. Because you are all at

an you all understand ability choice.

TURND fair housing act people with

disabilities people have the same right
to chose housing have the same right.

So in this slide, but these five photos

are examples are housing that I found

in my neighborhood. So there are two

tonight top row is the -- there are

three photos on bottom row. A free

standing house, the one in the middle

is a large apartment complex. And the

one on the the right on the the bottom

is a very large complex of con dos.

00:11:24.000 --> 00:11:26.000

00:11:26.000 --> 00:11:30.000

00:11:30.000 --> 00:11:42.000

00:11:42.000 --> 00:11:51.000

00:11:51.000 --> 00:11:56.000

00:11:56.000 --> 00:11:59.000

00:11:59.000 --> 00:12:06.000

00:12:06.000 --> 00:12:25.000

00:12:25.000 --> 00:12:31.000

00:12:31.000 --> 00:12:41.000

00:12:41.000 --> 00:12:49.000

00:12:49.000 --> 00:12:54.000

00:12:54.000 --> 00:12:58.000

00:12:58.000 --> 00:13:00.000

00:13:00.000 --> 00:13:09.000

00:13:09.000 --> 00:13:14.000

00:13:14.000 --> 00:13:18.000
This is an example of people with or without disabilities should be able to chose under the fair housing act. And move onto slide seven. This slide addresses where does fair housing act apply. It applies in rental situation sits. Both of these options are cover. In this row we have a row of three pictures and they illustrate the process of the rental option. On the far left they are some. The fair housing act covers the process of. There are two people conducting some kind of a loan officer at a bank. That could be a step in the process of either renting or home ownership and then tonight far right is a sign outside of a
residence ^ resolution a dwelling. And

the sign says open house. And there

are people standing in the door way and

quite likely there are property homeowners. Under the fair housing

act, in the step of renting or buying a

house, all of that process is covered

under the fair house act any decisions

made by loan officer anyone in the and

they cannot be decisions made based on

a. That's the discrimination. So it's

important to keep in mind every step of

that process through renting or home

ownership. So let's move onto slide

eight.

So the slide talks

about the entire process for housing or

trying to find housing. The fair
housings act which accommodations under

the fair housing act is procedure we

are a no pets community. Fair houses

act it's discriminatory to provide a

reasonable modification are changes to

property that maybe needed. To might

be somebody needs to put a ramp up at

the entrance of their duplex. Under

fair housing with the design and

construction requirements four more

units there are some basic design and

requirements. This is from March

fifteen nine ninety-one, should meet

those basic requirements. You can't

discriminate against a person with

disabilities. And having a policy and

although you are not trying to

discriminate with a person with a
disability. And some of the other
things that are not listed on this
slide but refusing to rent to somebody
based on their being a specific group
such as race or age is discriminatory.

As a housing provider denies that this
apartment is unavailable. That kind of
is unfair. No housing is available is
also discriminatory. Retaliation is
also discriminatory. If a housing
provider wants to raise rent for
retaliation, any sort of retaliatory
reaction is also prohibited. And then
well go to the next slide number nine.

>>RENE CUMMINS: Slide nine is what are
^ right-hand lane ^ reasonable
accommodations. A reasonable
accommodation is a change any rule

00:21:07.000 --> 00:21:24.000
policy or PREERD. It is needed for
that person to have an equal
opportunities. For example apartment
complex has a clubhouse or a swimming
pool or a fitness center at that
particular apartment complex those have
to be available for a person with a
disability. So a reasonable
accommodation for some change to help a
person with a disability. A person
with a disability is responsible for
asking for what they need. They have
to make that known to the landlord or
management. And in that request it
needs to be stated what that person
needs or how that accommodation will
benefit them or meet that need. And it
is up to the landlord or management to
decide if that is a reasonable request,

that is, by reasonable we mean that

would not be an undue burden it would

not be difficult to do it. Or it would

not be too costly to make that request.

So I'm going to use my experience when

I was a renter. I I would go into the

rental office. My request was I needed

someone to sit with me to go over the

agreement with me and the reason why I

needed that because I am a person with

a disability and I cannot read standard

print. Now I did say what my specific

disability was. Now the management the

landlord can request documentation is

not requirement it is not required

under the fair housing act, but it is

okay for management to ask for
documentation. So at that point it

maybe very -- significance low vision.

In other words I have stated what I

need. I cannot read standard print and

that would allow me to very carefully

go over this rental lease so I I

understand it. And I want an

opportunity to ask questions before I

sign it. Now it is up to the landlord.

The landlord came to me and -- and the

landlord might say to me as this has

before. Why don't we set up an

appointment you can meaning me, and the

landlord would set up a. And how I was

able to get a reasonable accommodation

in order to get the rental dwelling

that I wanted to meet my needs. So

that's the. And now we'll move to

And now we'll move to
REBECCA WILLIAMS: I want to stress a point that was made under the fair housing ABLTH if a need for accommodation, if you cannot see the disability, the landlord can request dockation. And then relates the need for the need to the disability. It's very different than the ADA. But the fair housing act is very different. But the fair housing act said dockation can be object obtained. It's a no pet community and someone has a service animal, the landlord or the property owner can request medical documentation for the animal. So again accommodations which are change in policies. And
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 stru counselling 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 con 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
clangs they made can be restored. .

00:31:13.000 --> 00:31:18.000
Changes however stru counselling changes to

00:31:18.000 --> 00:31:24.000
common areas can remain. But the landlord can I say anything you you have done inside our unit. The individual who needs the struck change. The ten. Meaning licensed contractors. The property manager can say the struck changes that you are doing has to be done by a professional.

>>RENE CUMMINS:

[!SPEAKER4]: The question R does the documentation have to be. Yes ITD doesn't have to be -- it can be from a therapist. It doesn't always have to be from a FN physician. Sometimes it could be a social worker. There are a couple good documents that can be expected. Even social workers are
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 vowture 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 vowture.  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

0:36:00.000 --> 0:36:04.000
something that we did not think of or

0:36:04.000 --> 0:36:10.000
it's not on our list or an item that

0:36:10.000 --> 0:36:18.000
you have that you would like to share

0:36:18.000 --> 0:36:24.000
and I am going to let Becky read some

0:36:24.000 --> 0:36:27.000
of those.

0:36:27.000 --> 0:36:35.000
REBECCA WILLIAMS: At this point I
don't see anything in the CLAT chat

0:36:35.000 --> 0:36:40.000
room.

0:36:40.000 --> 0:36:44.000
RENE CUMMINS: Especially if you
looked for housing. What worked for

0:36:44.000 --> 0:36:49.000
you. What lead you to find and obtain

0:36:49.000 --> 0:36:55.000
housing. We just wanted to pause for a

0:36:55.000 --> 0:37:05.000
minute.

0:37:05.000 --> 0:37:10.000
REBECCA WILLIAMS: Well I think we
should probably move on. Oh real

0:37:10.000 --> 0:37:15.000
quick. And DI. If you belong to any

0:37:15.000 --> 0:37:20.000
support groups. C-R-A-I-G-S-L-I-S-T.
I found a disabled center. There is

a web site called social serve dot and

it will put up the. If you need to be

close to a hospital, if you need to

have housing that accepts pets, if you

need two ^ bedroom ^ berms or three

bedrooms you can really narrow it down.

And then it will PUTD you will for

your city or your state it's going to

meet all our per am TER.

>>RENE CUMMINS: Okay for the sake of

time we're going to move onto slide

twelve. WLA what do you need in

housing. I now own a house I have two

absolute needs I could not buy a house

unless it met these two requirements.

I had to have audible singals to be

able to cross the street.so I
absolutely had to have those audible

signals. So we have a partially list

here of some things you might be

looking for in terms of housing. I'm

going to read my list and you get a

chance to share. So ideas are some

accessible features. Public

transportation. Sidewalks and

sidewalks with curve cuts. Grass areas

if you have a service animal and you're

going to have take your service animal

for a relief area or it might be a

feature such as clubhouse or a fitness

center. So those are some suggestion

that I have. So again have you share

in the chat box what would you be

looking for when you're looking for

housing. This is going to enter your
decision when looking for a home to buy. What are your ideas what do you need in housing? Jake says A-C.

>>REBECCA WILLIAMS: The reason Ren and I folks really do need think about especially people with disability maybe make a written list yourself I have to have this. Whatever you're looking at, doesn't meet the needs then you won't have to waist your time. So if you have an I'd of what your needs are, and you do some research and this apartment complex isn't going to meet your need. So this is one of the reasons what you need in housing.

What you get to the point to consider.

I'm sorry it was -- Jake when he mentioned air-conditioning. Maybe
through in something real quick when it
comes to air-conditioning. I live in
an older apartment there is no center
air. TLSZ a unit in my bedroom. So if
I was that needed to have
air-conditioning due to my dis ease
that might be my consid eation, to have
air-conditioning. Okay renay.
>>RENE CUMMINS:
>>REBECCA WILLIAMS: Move onto slide
thirteen. So what kind of questions
you can ask? So you can be asked can
you pay your rent on time? Are you
able to keep your apartment clean?
They can absolutely ask ability PROOFS
drug use. They can have you ever been
area arrested. And those are some of
the questions you can be asked.
RENE CUMMINS: So on slide thirteen

SCOMBD. You cannot be asked how did you inquire your disability? So with my own personal experience a landlord can't ask how did you lose your vision.

Nothing that is BB specific and you cannot be asked can you care for you're? You can be asked can you keep your apartment clean but you cannot be asked can you -- either a paid or unpaid assist ^ situation ^ situation.

REBECCA WILLIAMS: Okay so let's say you need some property modification.

How do you know you might need a contract? Sure you can BLID that ramp but it has to be done by a licensed
contractor. Your local center, the
state location rehabilitation office.
Your code enforcement office. They
would know of contractors who do that
sort of work and again word of mouth.
Move onto next slide please.
>>RENE CUMMINS: Oh this was mine too
another thing ^ we want ^ wept before
we get to some of your see NAR owes ..
You might get an eviction notice. So
let's I imagine probably through the
current country but your landlord KNTD
just lock you OUTD of your unit ..
When I was going back in my state, ten
to thirty respond. You have a right to
have for lack of a better terms your
day in court. You get to go in front
of a judge and say why you shouldn't be
evicted. You can have an advocate.

The judge actually make it is final decision. On whether the the eVIGS will go through or not. Typically

the most common reasons a person gets an eviction notice is failure to pay rent, starting to sell drugs of your apartment, or possibility have loud parties at night until two o'clock in the morning. Again typically people don't get eviction unless it's failure to pay rent or violate the lease. You can't just get kicked out. Next slide please. Oh so here we go. So you think you're read ready to move out?

We have some scenarios we want to read to you. So our first situation Joe uses a walker. He is thinking of
renting a house. The homeowner looked

at Joe and asked whether he is able to

do the yard work, keep up with the yard

work. Do you think whether that's a

yes or no. He asked Joe specifically

whether he could do yard work.

>>REBECCA WILLIAMS: Actually the

landlord can't ask Joe about his actual

physical abilities whether he is able
to do that. The landlord can say say

can you pay your rent on time. The

landlord can ask.

>>RENE CUMMINS: See NAR owe two. Can

sue no over night says. So that is

question. Can the landlord make a rule

whether sue can have access to --

>>WHITNEY DOYLE: Six out of six say no.

>>RENE CUMMINS: The land cannot make
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

2019 that online document

TAKS that somebody has an emotional

support animal does not need to be

accepted by housing providers. We need

documentation that somebody is.

Whether it is a public or private

university. It doesn't matter. Oh

before we move into the next one,

shadow is not permitted to go into

class but yes on housing.

>>RENE CUMMINS: ED needs direct care

providers to help him with his daily

activities. He will be going to

college in the fall. Can ED take his

personal care provider to come live

with him in the dorm with when he goes

to college? Yes or no on our pole.
The answer is yes under the fair housing act. This is a request that can be made that should be but he deferently can make that request.

>> REBECCA WILLIAMS: Since we only have about three or four minutes left, do you want to go ahead ask that I can number six?

>> RENE CUMMINS: Okay twenty-two-year-old Paul is finally realizing his dream. Paul has by poller he takes medication that controls his disability and he sees a therapist on a daily base sis. Paul asked his manager to install a pool lift. Does the management have to grant Paul request? Fifty percent said yes and fifty percent said no. Under
the fair housing act said no. What we
know about Paul so far does not require
a pool lift that would help his
disability. With the information we
have here, that is not related to his
request. Management does not have to
install that pool lift.

>>REBECCA WILLIAMS: Frank has lived in
an apartment building for two years.

Frank needs a wheelchair now and he
wants to live on the is first floor.
The manager want another security
deposit. Twenty percent said yes, and
eighty percent said no. The manager
can waive the security deposit. Under
the fair housing act it would not be
discriminatory to ask for another
security deposit. There are resources
that we have there. I will put my -- I

I guess we don't have any time for

questions do we? I will put my e-mail

on the chat if folks have any

additional questions.

>>RENE CUMMINS: Yeah please put

questions and we ran UF time, put them

in the Q and A Becky and I can look at

them and be posted. If you had still

had a question, be sure and go ahead

put that question in the Q and A box

and we'll look at them and post it

later.

>>REBECCA WILLIAMS: I have posted the

one eight hundred number that would

Ruth you to the region where you live.

And as resaid if you have additional

questions we will get
answers so you. We hope it was

01:05:52.000 --> 01:05:57.000
informational. It is hearted 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.