Movin’ Out?? Getting a Place of My Own

26th Annual APRIL Conference
"2020 and Beyond: Building the Next Generation of IL"
October 12-16, 2020
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Who is protected under the ADA and the Fair Housing Act?
The ADA and Housing
The Fair Housing Act (FHA) and Housing
Where Does the Fair Housing Act Apply
Fair Housing and Discrimination

It is a violation of the FHA to discriminate on the basis of race, color, national origin, sex, religion, disability, or because there are children in the family.
Forms of Discrimination

• Intentional- purposeful discrimination against a person because of his or her disability

• Disparate Impact- an act considered to be discriminatory if it has the effect of discrimination even if it is not intended that way.

• Failure to provide reasonable accommodation

• Failure to allow reasonable modification

• Failure to meet design and construction accessibility requirements in multi-family housing
What Questions Can a Landlord Ask?

You Can be Asked

- Can you pay your rent on time?
- Can you keep your apartment clean?
- Are you an illegal drug user?
What Questions are Illegal to Ask?

You Cannot be Asked
• What is your disability?
• How did you become disabled?
• Is it getting worse or better?
• Can you care for yourself?
Understanding Reasonable Accommodations
Reasonable Accommodations
Reasonable Accommodations
Understanding Reasonable Modifications
Reasonable Modifications
Ready to Move Out? Awesome!

But wait! What would you do with this obstacle?
Want to Learn More?

- Southeast ADA Center [www.adasoutheast.org](http://www.adasoutheast.org)
- More ADA resources and information at [http://adata.org/](http://adata.org/)
- ADA Live! Radio Podcast – [www.adalive.org](http://www.adalive.org)
- ADA National Network 1.800.949.4232
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Questions