



FAIR HOUSING AND SENIORS WITH DISABILITIES

The Fair Housing Act prohibits discrimination in housing related situations such as renting a home, buying a home, getting a loan for a home, or getting insurance, based on **race, color, national origin, religion, gender, disability, or familial status**. In Virginia, we have an additional protected class: **elderliness** (being age 55 or over). The act applies to senior living communities, assisted living communities, and skilled nursing facilities.

The act says a disability is *“a physical or mental impairment that substantially limits one or more major life activities.”*



According to the 2016 US Census Bureau's American Community Survey, 35% of adults age 65 and older reported having a disability.

Under the Fair Housing Act, persons with disabilities are allowed to request **changes to rules, policies, and procedures (reasonable accommodations)** and **physical changes (reasonable modifications)** to fully enjoy their homes. See the reverse side for more information and examples.

If you need help with or have been denied a reasonable modification/ accommodation, feel you have been denied housing due to being 55+, or treated differently due to your disability, please contact Housing Opportunities Made Equal of Virginia (HOME).



Contact
HOME:

Call: **804-354-0641**

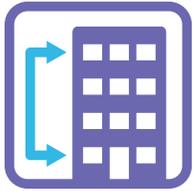
Visit: **HOMEofVA.org/ComplaintForm**

Email: **fairhousing@HOMEofVA.org**

HOME can help you understand and advocate for your fair housing rights. There is no charge for any of HOME's services and all calls are confidential. Interpreter services are offered in many languages.

REASONABLE ACCOMMODATIONS

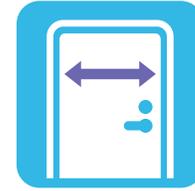
Common reasonable accommodations can include: allowing a tenant to move to a ground floor unit for easier access, letting a tenant break their lease without penalty if they can no longer live alone, or providing a designated accessible parking space.



Any costs associated with a reasonable accommodation should be paid for by the landlord.

REASONABLE MODIFICATIONS

Common reasonable modifications can include: installing a ramp, widening a doorway to allow for a wheelchair, or installing grab bars in the bathroom.



In private housing, the tenant is responsible for costs related to the modifications. In housing that receives federal financial assistance, like public housing, any costs associated with the modifications should be paid for by the landlord.

Housing discrimination due to disability and/or elderliness could include:



Charging a higher security deposit for a motorized scooter due to the belief that it will damage the unit.



Prohibiting a tenant from having a live-in aide to assist with activities of daily living.



Refusing to allow a tenant to have their assistance animal because of a “no pet” policy.

If you need help with or have been denied a reasonable modification/accommodation, feel you have been denied housing due to being 55+, or treated differently due to your disability, please contact Housing Opportunities Made Equal of Virginia (HOME).

804-354-0641

HOMEofVA.org/ComplaintForm

fairhousing@HOMEofVA.org



Housing Opportunities Made Equal of Virginia
626 East Broad Street, Suite 400, Richmond, VA 23219 • 804-354-0641
VA Relay: 711 • fairhousing@HOMEofVA.org • HOMEofVA.org

