

## Who is protected by the law?

The Federal Fair Housing Law defines a "disability" as "a physical or mental disability which substantially limits one or more major life activities; a record of such an impairment; or being regarded as having such an impairment."

People with HIV/AIDS are protected from housing discrimination under this definition.

**Did you know the Fair Housing Law** prohibits a landlord or property manager from inquiring about a tenant's or a potential tenant's disability unless the information is required to verify the need for a requested accommodation or modification. Even when permitted to verify the need for an accommodation, landlords' inquiries cannot require tenants to specify their particular condition or diagnosis. Landlords may only verify that the tenant has a disability, and that the request they are making is necessary and will enable the tenant to more equally enjoy their home.

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*At Fair Housing Contact Service,  
we believe that everyone deserves  
to live in the safe, affordable  
housing of their choice.*

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Equal Housing Opportunity

## Fair Housing For People with HIV/AIDS

FH for People with HIV/AIDS- English



*Fair Housing Contact Service  
strives to prevent and eliminate  
housing discrimination and to  
promote equal housing opportunity.*

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**FAIR HOUSING CONTACT SERVICE**  
441 Wolf Ledges Parkway, Suite 200  
Akron, Ohio 44311

*This brochure provided with assistance from the Cities of  
Akron and Kent, Summit County, and the Department of  
HUD*

To help ensure that your rights are protected, we offer the following services **FREE of Charge:**

- Tenant/Landlord Counseling
- Assistance with Housing Discrimination Issues
- Comprehensive Housing Counseling
  - Home Refinance
  - Loan Document Review
  - First-Time Home Buyers
  - HECM Reverse Mortgage
  - Default/Foreclosure
- Educational Training Seminars
- Interpreting for Clients who are Deaf or Hard of Hearing or who speak a language other than English
- Literature available in large print

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## THE FAIR HOUSING ACT

prohibits Discrimination on the basis of:

<b>Race or Color</b>	<b>Sex</b>
<b>National Origin</b>	<b>Disability</b>
<b>Religion</b>	<b>Familial Status</b>

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### We also offer:

- Informative Booklets:
  - Tenant/Landlord Handbook
  - A Tenant's Guide to Repairs
  - Security Deposits
  - What Fair Housing Means for People with Disabilities
- Professional Training
- Membership

## Modifications & Accommodations

People with HIV/AIDS have the right to request reasonable modifications to their homes and to request a reasonable accommodation needed to enjoy their home.

An accommodation or modification may be necessary before moving in, while living in the home, or to prevent eviction or foreclosure.

### Examples of Modifications Include:

- Building a ramp over or next to a staircase if a tenant uses a wheelchair
- Installing grab bars in the shower or bathtub

### Examples of Accommodations Include:

- Providing an additional assigned parking space in the parking lot for an aide if one is needed
- Permitting tenant to mail rental payment to office if delivering it is difficult
- Permitting a service or companion animal in a unit with a "no pet" policy at no additional charge to the tenant
- Waiving a "guest fee" or "additional person fee" for a live-in aide if one is medically necessary

## We provide FREE assistance

### Requests for Accommodation/Modification

Contact our office if you would like more information on how to request a modification or accommodation that would enable you to more fully enjoy your current home or potential future home.

**Note:** When you sign a lease or rental agreement, get all promised or agreed-upon accommodations or modifications in writing.

### Filing a Housing Discrimination Complaint

If you feel that you have experienced discrimination based on your HIV status during your search for housing, while in your housing, or upon leaving your housing Fair Housing Contact Service can provide assistance and information on filing a complaint.

Notifying our agency and/or filing a complaint when you experience unequal treatment is important. Even if you choose not to file a complaint yourself, Fair Housing Contact Service may file a complaint to see that the discriminatory behavior is corrected. We can also provide information and/or training to the landlord to help ensure equal housing opportunities for all applicants protected under the law.