



A Guide for Detroit Renters with Disabilities

Know Your Rights



This information was compiled by
Detroit Disability Power for an initiative
supported by the City of Detroit.

Supported by



About Your Rights

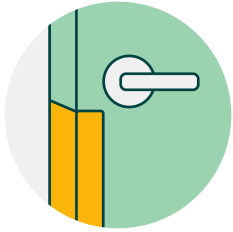
- Housing providers are not allowed to discriminate against you because of a disability.
- You can ask your housing provider to add accessible features to your home, such as a ramp or grab bars.
- You can ask your provider to change their policies to make it easier to live in your home, such as allowing assistance animals.
- You should not face any punishment for standing up for your rights.
- You can share a letter about your needs from a social worker, service provider, or doctor.
- Housing providers CANNOT ask you to share your specific diagnosis.

Common Forms of Discrimination

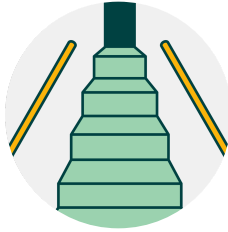
- Your housing provider charges extra fees related to your disability.
- Landlords ask for unnecessary details about your medical history to confirm you have a disability.
- They charge pet fees for assistance animals or reject them based on size, breed, or weight.
- Ramps are too steep, in poor condition, or aren't cleared in winter.

What is Accessible Housing?

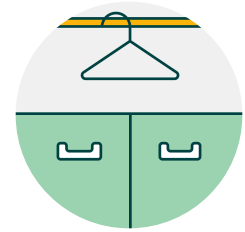
A living space made or adapted with features to meet your needs as someone living with a disability. Features could include a ramp, widened doors to fit a wheelchair, or grab bars to safely use the shower.



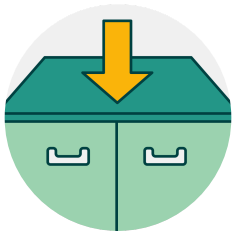
Lever Handles



Handrails



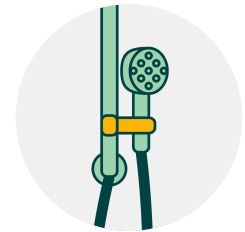
Lowered Closets



Lowered
Countertops



Bathroom
Grab Bars



Adjustable
Shower Head

Requesting Changes

You are allowed to request changes from your housing provider to better meet your needs as a disabled resident. You or someone on your behalf can make a request for a “reasonable accommodation” or “reasonable modification” at any time, ideally by email or letter. Your provider should reply within 10-14 days. They may ask for more information.

In the event your housing provider denies your request, contact the Fair Housing of Metropolitan Detroit at 313-579-FAIR (3247).

The Two Main Types of Changes You Can Request

Reasonable Modifications	Reasonable Accommodations
<p>What is it?</p> <p>Physical changes to the home or building, including shared and common space.</p> <p>Examples</p> <ul style="list-style-type: none">• Adding a wheelchair ramp• Widening a door to fit equipment like wheelchairs• Adding grab bars in the bathroom to help tenants use the shower or toilet <p>Who pays?</p> <p>Tenants can be responsible for these costs.</p>	<p>What is it?</p> <p>Changes to the rules, policies, or practices of the property.</p> <p>Examples</p> <ul style="list-style-type: none">• Reserving you an accessible parking space close to the door• Allowing a support animal to live with you• Allowing a caregiver to stay in your home without being on the lease <p>Who pays?</p> <p>Housing providers typically cover this cost.</p>

When your modification request is approved, ask your provider what is expected when you move out. Take photos of your unit upon move-in and move-out to avoid disputes over damages. If you think you are being unfairly asked to pay for removing modifications, contact the Fair Housing Center of Metropolitan Detroit.

Where to Get Help

For Help With Landlord/Tenant Issues, Housing Discrimination, or Evictions:

Detroit Housing Resource Helpline
866-313-2520

Civil Rights, Inclusion & Opportunity Department
(313) 224-4950

Office of Disability Affairs
disability@detroitmi.gov

Michigan Legal Services
313-964-4130

Fair Housing Center of Metro Detroit
313-579-FAIR (3247)
info@fairhousingdetroit.org

United Community Housing Coalition
(313) 963-3310
help@uchcdetroit.org

Lakeshore Legal Aid
(888) 783-8190

State and Federal Resources:

**Michigan Department
of Civil Rights**
800-482-3604
Video phone: 313-437-7033

**US Department of Housing
& Urban Development (HUD)**
hud.gov
800-669-9777
TTY: (800) 877-8339

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