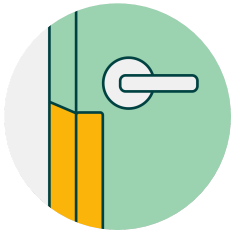


## WHAT IS ACCESSIBLE HOUSING?

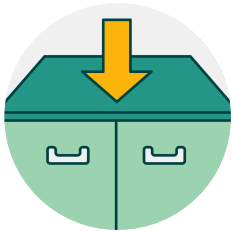
A living space made or adapted with features to meet your needs as someone living with a disability. Features could include a ramp, widened doors to fit a wheelchair, or grab bars to safely use the shower.



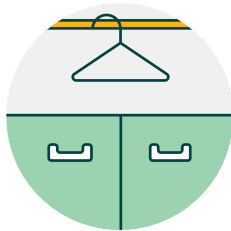
**LEVER HANDLES**



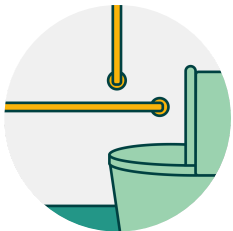
**HANDRAILS**



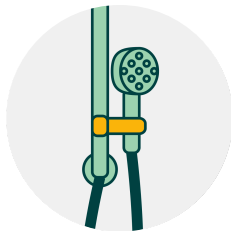
**LOWERED COUNTERTOPS**



**LOWERED CLOSETS**



**BATHROOM GRAB BARS**



**ADJUSTABLE SHOWER HEAD**

## 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

**Michigan Legal Services**  
313-964-4130

### 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



**KNOW YOUR RIGHTS**

# A Guide for Detroit Renters with Disabilities



**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 reveal 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.

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