If you are a resident of the Cities of Woodland, Roseville or Rocklin OR receive assistance from the City of Roseville or Yolo County Housing Authorities -- and you want more information, contact:

Fair Housing Hotline Project

(800) 400-2260 fhhp@lsnc.net

Website:

http://www.lsnc.net/fairhousing.html

Mailing Address: 619 North Street Woodland, CA 95695 Fax: (530) 662-7941

Providing free fair housing and other rental housing legal advice and assistance.



In General

Every person has the right to fair housing. This means that you have the right to own or rent a home without fear of discrimination. This is a fundamental right protected by state and federal fair housing laws.

Who is disabled?

You are considered disabled if you:

- A Have a physical or mental impairment that substantially limits one or more major life activities.
- △ Have a record of having such an impairment.
- △ Are regarded as having such an impairment.
- Are a recovering alcoholic or drug addict; but current illegal drug users are not protected by the fair housing laws.

How do the Fair Housing Laws protect persons with disabilities?

Your landlord cannot:

- △ Discriminate on the basis of your disability.
- Refuse to let you make "reasonable" modifications to your dwelling or common use areas, at your expense.
- A Refuse to make "reasonable accommodations" in rules, policies, practices or services if necessary for full use and enjoyment of the housing.

Examples of "Reasonable Accommodations":

- △ Assigning closer parking space.
- △ Allowing in-home aide to move into unit.
- △ Helping with rental application.
- △ Waiving "no pets" policy for service or companion animals.
- △ Moving to a more accessible unit.
- △ Mailing rent instead of paying in person.
- △ Delaying eviction to allow mental health treatment.
- △ Building modifications for physical disability.

Examples of "reasonable" building modifications:

- △ Landlord can require that the tenant pay for modifications.
- △ Landlord may require that the unit return to original condition when tenant vacates unless not reasonable to do so.
- △ Landlord may ask for description of proposed modification.
- △ Landlord may require proper permits and workmanlike product.
- △ Landlord cannot increase security deposit for modification.

Requesting a "Reasonable Accommodation":

- △ Tenant is responsible for making the specific request in writing.
- △ Request must disclose fact of disability.
- △ Landlord may require some proof of disability and evidence that accommodation is necessary.
- △ Landlord may **not** require information about specifics of disability.

Fair Housing Hotline Project may k able to help:

- △ Advise and assist you regarding violations of fair housing laws.
- △ Provide informational materials.
- Provide referrals to other organizations that can help with y housing questions.
- △ Assist in completing a complaint to government agency.
- △ Give you information about scheduled trainings and workshop

If you think your fair housing rights have been violated keep records

- ✓ What happened (how were you discriminated against?).
- ✓ What the discrimination was base on.
- ✓ What reason you were given for the discriminatory action.
- Where it happened (the address of the building you sought to rent or buy).
- ✓ When it happened.
- Who discriminated against you (name, address and phone numbers).
- ✓ Names, addresses and phone numbers of any witnesses.
- ✓ Advertisements for the house or apartment.
- ✓ Apartment rules.
- ✓ Warning and eviction notices.