

Fair Housing Council of Riverside County, Inc.



3933 Mission Inn Avenue
Riverside, CA 92501
(951) 682-6581 * (951) 682-0262 (fax)



Mission of the Fair Housing Council

To provide comprehensive services which affirmatively address and promote fair housing (anti-discrimination) rights and further other housing opportunities for all persons without regard to race, color, national origin, religion, sex, familial status (i.e., presence of children), disability, ancestry, marital status, age, source of income, sexual orientation or other arbitrary factors.

Proudly Serving the Communities of:

- *County of Riverside*
- *City of Riverside*
- *City of Moreno Valley*
- *City of Corona*
- *City of Temecula*
- *City of Palm Springs*
- *City of Palm Desert*
- *City of Perris*
- *City of Hemet*
- *City of Menifee*

Office Locations

Services available at:

- 3933 Mission Inn Ave., Riverside, CA, 92501
(951) 682-6581 or (800) 655-1812
- 650 Main St. Corona, CA 91720
(951) 371-6518 (Thursdays 10 am – 1 pm)
- 23890 Alessandro Blvd. Suite A1, Moreno Valley, CA 92553
(951) 653-8314
- 655 N. Palm Canyon Suite 202, Palm Springs, CA 92262
(760) 864-1541 or (800) 655-1541

Fair Housing Services



Anti-Discrimination

- Receive and investigate housing discrimination complaints
- Resolve housing discrimination complaints by referral to an enforcement agency (HUD, DFEH), referral to an attorney, or through mediation
- Conduct workshops and seminars
- Disseminate written fair housing materials



Landlord-Tenant



- Receive, investigate, and mediate landlord-tenant disputes
- Counsel renters/owners regarding rights and responsibilities
- Conduct workshops and seminars
- Disseminate written landlord/tenant information

Pre/Post Purchase Counseling Program

- First Time Home Buyer Seminars
- Pre-Purchase Counseling
- Loss Mitigation Counseling



Administrative Hearings



- Conduct informal hearings for Public Housing Authority tenant grievance and Section 8 hearings

Training and Technical Assistance

- Conduct property management training workshops and seminars
- Serve on technical advisory boards and working groups



Special Projects

- Community Partnerships
- Fund Raisers
- National Fair Housing Month



Fair Housing Laws

I. Fair Housing Laws

Federal Civil Rights Laws

Fair Housing
Act

Fair Housing
Amendments
Act

Americans
with
Disabilities Act

Rehabilitation Act of 1973
("Section 504")

Federal Protected Classes

FEDERAL
PROTECTED
CLASSES

Race

Color

Religion

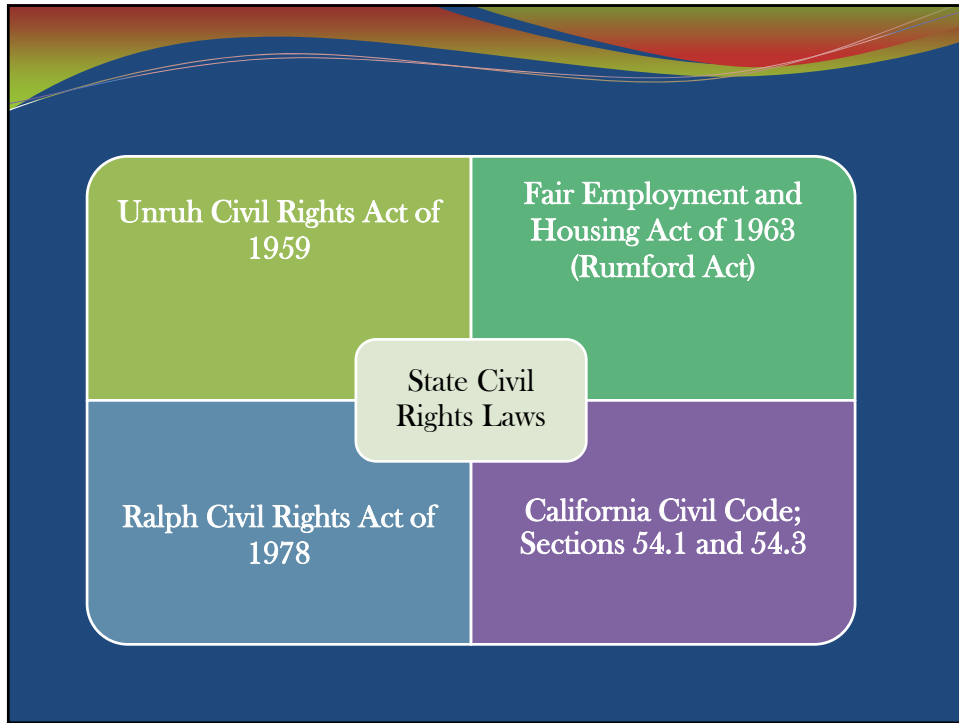
Sex

National
Origin

Familial
Status

Disability



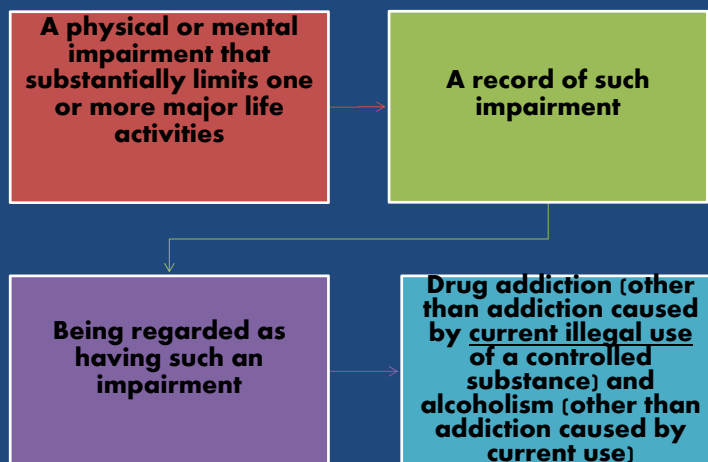


Reasonable Accommodations and Modifications

V. Reasonable Accommodations/Modifications for persons with a Disability

Federal Regulations

Under the Fair Housing Amendments Act, Section 504 of the Rehabilitation Act of 1973, and the Americans with Disabilities Act, disability is defined as:

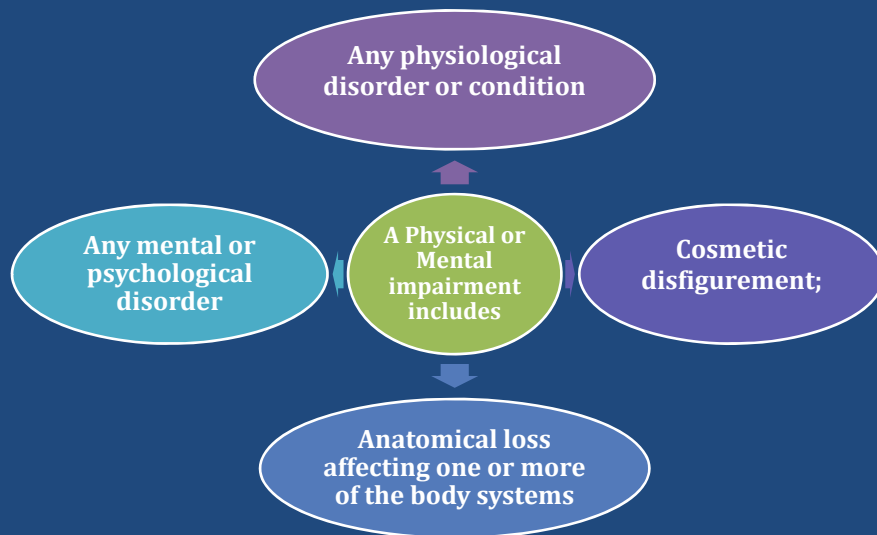


California Law

Broader than
federal law

Disabled if condition
“limits” major life activities
as opposed to
“substantially limits”
standard under federal law.

Physical or Mental Impairment



Reasonable Accommodations

Reasonable accommodations must be made in the rules, policies, practices or services in order to give a person with a disability an equal opportunity to use and enjoy a dwelling unit or common space.

Reasonable Accommodations can include, but are not limited to:

A change in rules or policies that would make it easier for a person with a disability to live in the property.

Examples of Reasonable Accommodations

Allowing a resident to reside in a smoke-free environment

Changing the date that rent is due

Extending a resident's move-out date

Allowing a tenant to end a lease without incurring a penalty for early termination

Providing a tenant an assigned parking space closer to their unit

Allowing a tenant to have a co-signer

Making certain repairs in a unit to accommodate a resident

Giving a resident the opportunity to correct minor lease violations

Allowing a tenant to move to a first floor unit and transfer the deposit to the new unit

Reasonable Modifications

It is unlawful to refuse to permit, at the expense of the disabled person, reasonable modifications of existing premises occupied or to be occupied by a disabled person.

An owner can require that:

Work be completed in workmanlike manner

Money be placed in an escrow-bearing account to restore unit to its original condition

Permits be obtained

Work be completed by a licensed contractor

Reasonable Modifications can include, but are not limited to:

A structural change or repair in an apartment or another part of the apartment complex that would make it easier for a person with a disability to reside there

Altering an apartment so that it can be used by a person in a wheelchair

Increasing the font size of typed documents for a reader with a visual impairment

Requesting a Reasonable Accommodation or Modification

A reasonable accommodation or modification can be requested at any time

The request can be made verbally or in writing

The applicant is not required to use the words "reasonable accommodation" or "reasonable modification"

A reasonable accommodation or modification request must be an interactive process

Verification

- There must be a verifiable disability involved in order for the household to qualify for a reasonable accommodation and/or modification

If the disability is not known or readily apparent, then the housing provider can request verification regarding the individual's disability and need for the accommodation/modification.

If the need for the accommodation/modification is not known or readily apparent, then the provider may only request information that is necessary to evaluate the disability-related need for the accommodation/modification

Verification, continued

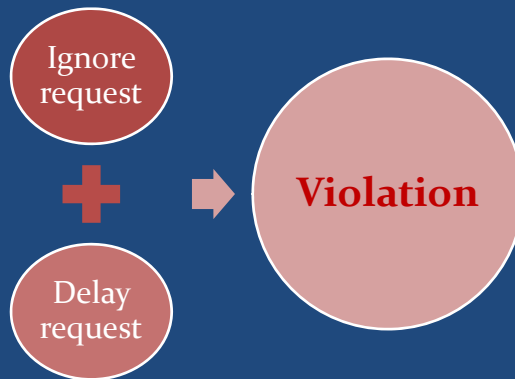
The verification can be made by a medical/social service professional that has the knowledge necessary to make a determination on the needs of the individual requesting the accommodation/modification

In order to show that a requested accommodation/modification may be necessary, there must be an identifiable relationship (nexus) between the requested accommodation/modification and the individual's disability

The individual with a disability does not have to reveal the specific nature or severity of the disability

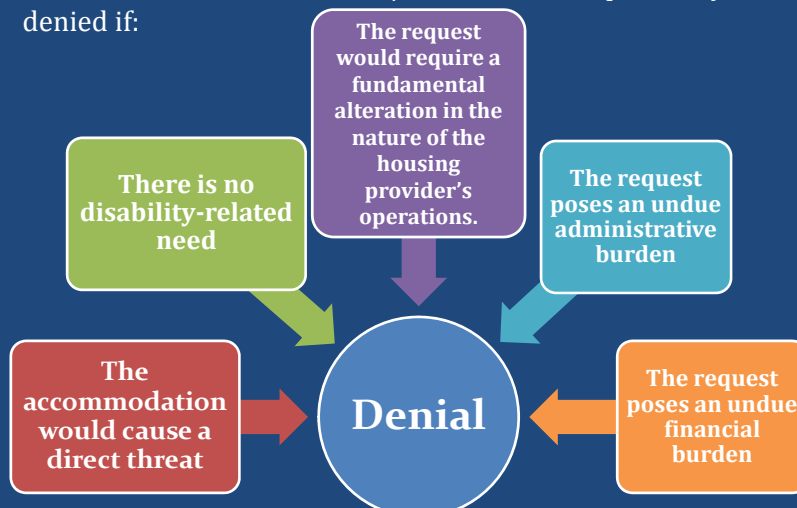
Approving or Denying a Request

A housing provider has an obligation to provide prompt responses to reasonable accommodation/modification requests. An undue delay in responding to a request may be deemed a failure to provide a reasonable accommodation/modification.



Approving or Denying a Request, cont.

A reasonable accommodation/modification request may be denied if:



Approving or Denying a Request, cont.

A housing provider should refrain from asking the following questions:

How severe is your disability?

Are you capable of living independently?

Do you have a disability?

Do you take medication?

Why are you receiving SSD?

Have you ever been hospitalized for a mental illness?

Can I see your medical records?

Have you ever been in drug or alcohol rehab?

Important Note

A disabled resident must still be able to meet essential obligations of tenancy – they must be able to:

Pay rent

Care for the apartment

Tenants
Responsibility

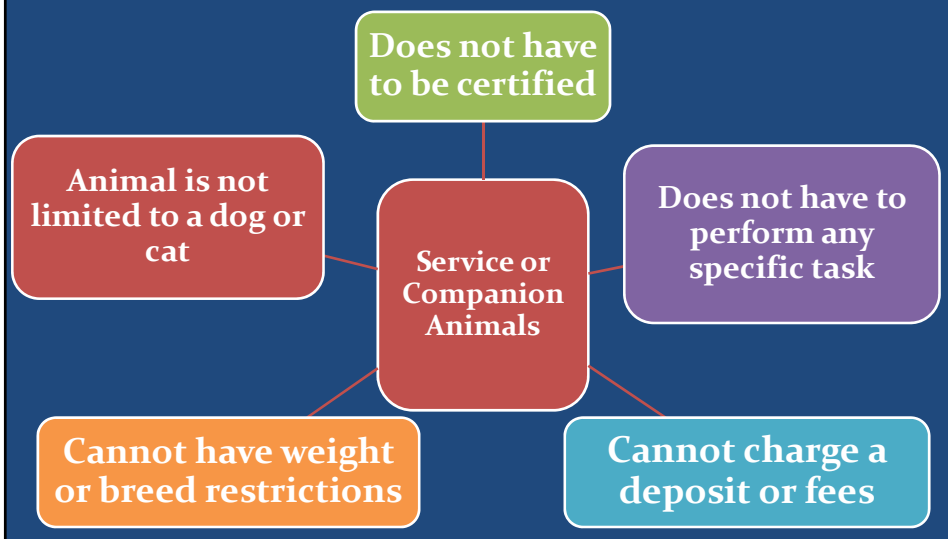
Report required information to the manager

Avoid disturbing their neighbors

But there is no requirement that they be able to do these things without assistance!!!

Common Accommodation Requests

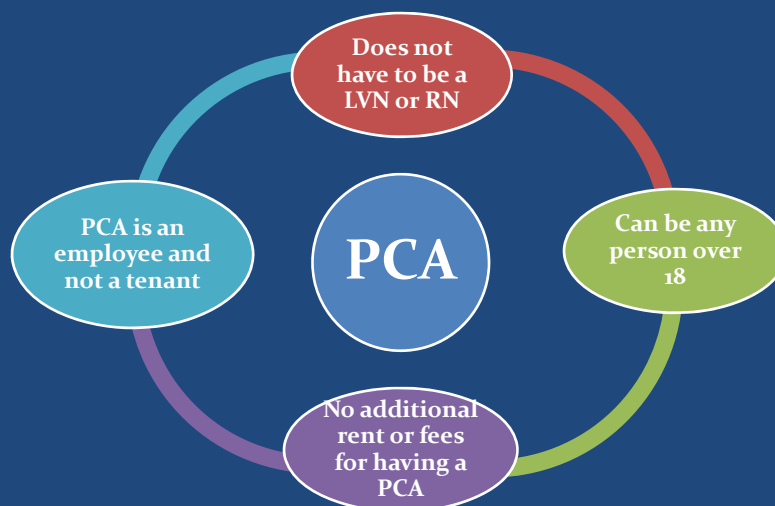
Service/Companion Animals



Parking Issues



Personal Care Attendant



Questions



Riverside Office

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Website: www.fairhousing.net