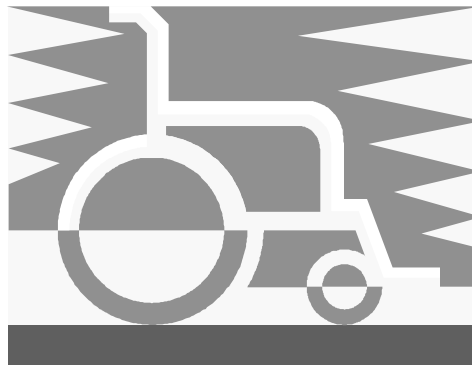


FAIR HOUSING is a right protected by the Federal and State laws. Fair housing means you may freely choose a place to live without regard to:

- ✓ Race
- ✓ Color
- ✓ Religion
- ✓ National Origin
- ✓ Sex
- ✓ Handicap
- ✓ Familial Status

You have a nice set of wheels but can't find a place to park them.



TENANTS WITH DISABILITIES



.....

If you feel you have experienced discrimination in renting or buying a residence, please contact:

Preble County Commission Office
101 East Main Street
Eaton, OH 45320
(937) 456-8143



INTRODUCTION

A handicap is defined as a physical or mental impairment that substantially limits one or more major life activities, including the functions of caring for one's self, performing normal tasks, walking, seeing, hearing, speaking, breathing, learning and working, a record of a physical impairment, or being regarded as having a physical or mental impairment.

Discriminatory housing practices are actions which do not make all wants, amenities, benefits and services in housing equally available to all persons, regardless of their protected class status. Housing practices which must be equally available to all include: property availability, rental rates, deposits, lease/rental terms, application requirements/processing, community rules/regulations, service maintenance requests, and advertising.

Discrimination occurs when a property owner/manager treats one applicant or tenant differently from another.

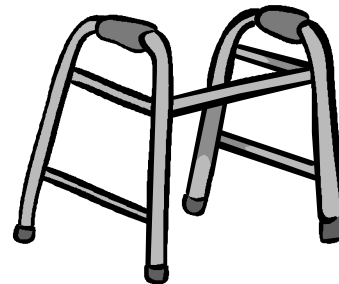
There are four federal laws that protect persons with disabilities from experiencing discriminatory housing practices.

- ✓ The Federal Fair Housing Amendments Act of 1988
- ✓ Section 504 of the Rehabilitation Act of 1973
- ✓ The Americans with Disabilities Act (ADA)
- ✓ The Architectural Barriers Act of 1968

ACCESSIBILITY GUIDELINES

The Fair Housing Act, as amended:

- ✓ Prohibits housing discrimination on the basis of race, color, religion, sex, national origin, familial status or disability
- ✓ Sets certain requirements for accessible design in new construction
- ✓ Covers residential multi-family dwelling with four or more units for first occupancy after March 31, 1991
- ✓ Includes condos, single-story townhouses, garden apartments, vacation timeshares, dormitories and homeless shelters
- ✓ Requires covered building with an elevator to make all units in the building accessible
- ✓ Requires covered building without an elevator to make all ground-floor units (including ground-floors at different levels in the same building) accessible



REASONABLE ACCOMMODATION FOR MODIFICATION

Reasonable accommodation was first established under section 504 of the Rehabilitation Act. Prior to tenancy, or anytime thereafter, a person with a disability may request a modification to their housing unit in order to enjoy full use of it.

Examples of modifications include:

- ✓ Building/installing a ramp for entry into the unit
- ✓ Widening a doorway to the kitchen, bedroom or bathroom
- ✓ Removing a piece of carpeting or physical obstruction
- ✓ Installing a visual doorbell or fire alarm
- ✓ Removing a bathtub to install a roll-in shower
- ✓ Provide reserved parking spaces close to an accessible route
- ✓ Permitting a tenant to have a service or companion animal when there is a no pets policy