



Reasonable Accommodations Policy

In our commitment to equal housing for all, _____ and its employees will not discriminate against any person because of his or her disability, and welcomes applicants and residents that have a disability or become disabled. In addition, _____ will allow reasonable accommodations and modifications unless doing so would create an undue administrative and financial burden or result in a fundamental alteration of our programs, to enable persons with disabilities full use and enjoyment of their residences and public and common areas. Under the Fair Housing Act, [and Section 504 if this property is federally subsidized] a resident or applicant for housing may make a request for a reasonable accommodation or reasonable modification at any time. Each request will be processed according to the established reasonable accommodations procedures.

Reasonable Accommodations

An applicant, resident with a disability, a resident who becomes disabled, or someone asking on behalf of a resident with a disability may request a reasonable accommodation.

A reasonable accommodation is a change, exception or adjustment to a rule, policy, practice or procedure that may be necessary for a person with a disability to have equal opportunity to use and enjoy a housing unit and/or public and common use areas. Common examples of reasonable accommodations are assigning a resident with a mobility impairment a parking spot close to the apartment's entrance or waiving a "no pet" policy to allow an individual with a disability the use of an assistance animal.

Reasonable Modifications

An applicant, resident with a disability, a resident who becomes disabled, or someone asking on behalf of a resident with a disability may request a reasonable modification.

A reasonable modification is a change made to the existing premises, occupied or to be occupied by a person with a disability, in order to afford such a person full enjoyment of the premises. Reasonable modifications can include changes to interiors and exteriors of units and to common and public use areas. Common examples of reasonable modifications include the installation of grab bars in a bathroom or adding a ramp to the primary entrance of the apartment. In private market housing costs for reasonable modifications are the



responsibility of the resident. The housing provider can offer to make the modification, and if the modification will be made by a third party, can require assurances that the work will be made in compliance with codes and in a workmanlike manner. Housing providers can require that residents pay to restore modifications if made to the inside the unit and if the modification will interfere with a future resident's use.