

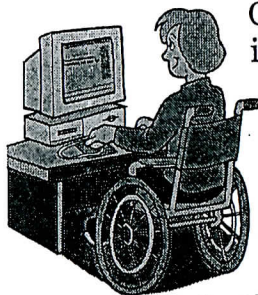
If you or someone you know has been discriminated against due to disability, a complaint may be filed in person, over the telephone, or by mail to the Region II HUD office, which covers New Jersey at:

Fair Housing Enforcement Center
U.S. Department of Housing and Urban
Development
26 Federal Plaza, Room 3532
New York, NY 10278-0068

1-800-496-4294
TTY (212) 264-0927

You can file an online complaint
at the HUD web-site at:
www.hud.gov/complaints/index.cfm

or through the New Jersey Department of
Community Affairs 140 East Front Street,
PO Box 090 Trenton, NJ 08625-0090
Telephone: 609-292-4605
TDD: 609-292-1785
www.state.nj.us/dca/fairhousing



Once a formal complaint is filed, either party has twenty days to have the case brought to federal district court. If the case is brought to court, the complaint will be represented by the Justice Department. If the case is not removed to court, it will be presented before an Administrative Law Judge (ALJ) appointed by HUD within 120 days after the charge is filed. The ALJ's decision is subject to review by HUD and ultimately by the courts.

Dear Friend:

The State of New Jersey and the federal government have laws intended to protect your rights when purchasing, leasing or renting a home. This brochure is designed to inform you of those rights so that you will recognize any potentially illegal or, discriminatory practices you may encounter while searching for a new residence.

It is up to the individual to know their rights, and to report any infractions to the proper authorities. This is the only way these laws can be enforced and fulfill their intention.

If you need any assistance regarding this or any other matter, please contact us. Make the law work for you, Know your rights and report any violations.

Very Truly Yours,

Linda Greenstein
Wayne DeAngelo



FAIR HOUSING RIGHTS FOR PEOPLE WITH DISABILITIES

Compliments of:

Assemblywoman
Linda Greenstein

7 Centre Drive
Suite 2
Monroe Township, NJ 08831
(609) 395-9911

&

Assemblyman
Wayne DeAngelo

2239 Whitehorse-Mercerville Road
Suite E
Hamilton, NJ 08619
(609) 631-7501

Fair Housing Rights Laws & What It Means To You

The Fair Housing Amendments Act (FHAA) is designed to protect people with disabilities from discrimination in housing sales, rentals, and/or financing. It became effective on March 12, 1989 as an amendment to Title VIII of the Civil Rights Act of 1968. The purpose of the law is to increase housing opportunities for any person with a physical or mental impairment. This includes anyone with an impairment which substantially limits one or more major life activity - including hearing, seeing, speaking, breathing, performing manual tasks, walking, caring for oneself, learning or working.

The law covers any housing unit which is designed or used as a residence. These include, but are not limited to, condominiums, cooperatives, mobile homes, time shares and trailer parks.

The government's only avenue to enforce this law is through the cooperation of disabled individuals and advocate groups. The government has no way to track discrimination unless individual citizens come forward with concerns, file complaints, or sue.



What Constitutes Discrimination?

The FHAA prohibits the following, if based on the race, color, religion, sex, disability, familial status or national origin of the prospective owner or tenant:

- Refusal to sell or rent a dwelling unit when a bona fide offer has been made;
- Imposing different terms and conditions or treating people differently with the provision of service;
- Discouraging an individual from living in a community or neighborhood;
- Advertising, posting notices, or making statements in such a way as to deny access to an individual;
- Misrepresenting the availability of a dwelling;
- Blockbusting by encouraging the sale or rental of a dwelling by implying that people of a certain race, color, religion, sex, disability, familial status or origin are entering the community in large numbers; and
- Asking a question designed to determine whether an applicant or anyone associated with that applicant has a disability.

Specific to those with disabilities, it is illegal for a landlord to refuse to allow a tenant to make modifications at their own expense, which would enable the tenant to fully enjoy the premises. This includes both the interior and common areas such

as lobbies, entryways, parking lots and laundry rooms.

Landlords may condition authorization of modifications on the following:

- The renter agreeing to restore the interior to the condition that existed prior to renovation;
- The renter providing a reasonable description of the modifications to be done; and
- The renter providing reasonable assurance that the work will be done in a professional manner with all necessary building permits being obtained.

FHAA also requires that certain rules and policies to be suspended or waived when they deny persons with disabilities access to a facility or service. Some examples include allowing a blind tenant to have a seeing eye dog in spite of a building "no pet" policy, reserving an accessible parking space for a mobility impaired person when other tenants park "first come, first served," allowing a friend or aide to assist a disabled individual in a "tenants only" laundry room.

