

## ARCH COMMUNITY HOUSING TRUST

### REASONABLE ACCOMODATION POLICY AND PROCEDURES FOR RENTAL HOUSING

#### POLICY

It is the policy of ARCH Community Housing Trust to provide reasonable accommodations to applicants and residents who have disabilities, and to permit residents with disabilities to make reasonable modifications.

We will advise all applicants and residents of our willingness to provide accommodations by noting on application forms, rental agreements, and rules or regulations that “reasonable accommodations for people with disabilities will be provided upon request.”

#### DEFINITIONS

**Disability** is defined to mean the presence of a sensory, mental, or physical impairment that:

- Is medically cognizable or diagnosable, or
- Exists as a record of history, or
- Is perceived to exist, whether or not it exists in fact.

Under fair housing laws, the definition of disability does not apply to sex offenders or current illegal drug users (however fair housing laws do protect people who are recovering from substance abuse)

**Reasonable accommodation** is a change, exception or adjustment to a rule, policy, practice, or service that allows a person with a disability to use and enjoy a dwelling, including public and common use areas. Examples include:

- Providing rental forms in large print
- Providing reserved accessible parking near a residents unit
- Allowing residents to have pets in a “no pets” unit
- Permitting a resident with limited mobility to move to the ground floor

**Reasonable modification** is a structural change made to a residents living space or to the common areas of a community which are necessary to enable a resident with a disability to have full use of and enjoyment of the housing. Examples include:

- Widening a doorway for a wheelchair user
- Installing grab bars in a bathroom
- Lowering kitchen cabinets to a height suitable for a wheelchair user
- Adding a ramp and handrails to make a primary entrance accessible

