High Plains Fair Housing Center Programs:

- Intake, counseling and investigation of housing discrimination complaints, and mediation with housing providers.
- Referral and support when filing a complaint.
- Educational programs for tenants, housing providers, and community members to promote fair housing, human rights and diversity.
- Free and confidential services.

Call High Plains Fair Housing Center to:

- Learn about your rights under fair housing laws.
- Report suspected incidents of housing discrimination.
- Request assistance with reasonable accommodations or modifications.

The mission of High Plains Fair Housing is to strengthen communities and ensure equal access to fair housing in the region through training, education, enforcement, and advocacy. Nothing in this flyer is legal advice. For legal advice please contact an attorney.

High Plains Fair Housing Center

High Plains Fair Housing Center

P.O. Box 5222
Grand Forks, ND 58206
Phone: (701) 792-2878
Complaint Line: 1-866-380-2738

Website: www.highplainsfhc.org
Email: info@highplainsfhc.org

Outside of North Dakota? Contact your Local Fair Housing Agency or HUD's Office of Fair Housing and Equal Opportunity at (800) 669-9777 (voice) or (800) 927 - 9275 (TTY)

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Veterans Housing Rights

Fair Housing is the Law

High Plains Fair Housing Center

www.highplainsfhc.org

EQUAL HOUSING OPPORTUNITY

What is Fair Housing?

Federal and State Fair Housing laws protect your right to live in the place of your choice (provided you meet the housing provider's requirements.)
These laws prohibit housing discrimination based on: Race, Color, Gender, Religion, National Origin, Disability, Family Status(minor children), and in North Dakota: source of income, marital status, and age (40+).

Based on the protected categories above, Fair Housing laws make it illegal to:

- Refuse to rent, lease or sell most types of housing.
- Represent that housing is not available when it is or quote higher rent or security deposit to some tenants only.
- Steer applicants to complexes or certain parts of a complex.
- Set different terms, conditions or privileges for housing or use of housing facilities.
- Provide different levels or quality of housing services or enforce rules for some tenants only.
- Refuse to make reasonable accommodations or allow reasonable modifications that allow people with diabilities to live in a unit.
- Make necessary repairs for some tenants only.
- Advertise in a discriminatory manner.

How Veterans are affected:

Particularly, Veterans may encounter discrimination based on:

- Mental or physical disability
- Source of income (Veteran's benefits, etc)
- Arbitrary reasons (i.e. marital status or age)

Clues of Possible Discrimination

The following examples may be evidence housing discrimination:

- The story you are told in person is different from the information given on the phone.
- The housing provider says, "It is rented, "but the ad continues to appear.
- You are told you may not install a wheelchair ramp or other accessibility modifications.
- The housing provider refuses to make a reasonable accommodation that will allow you to live in the unit.
- You are told "There are no other Veterans living in the complex; you might not like it here".
- The provider takes your application and says they will call you, but they do not contact you.
- You are told "We only accept income from employment."

Protections for Veterans with Disabilities

Housing providers must allow "Reasonable Accommodations," which are exceptions to rules, policies or practices, necessary to give people with physical or mental disabilities the opportunity to use and enjoy their homes.
Examples of Accommodations:

- Allowing service or companion animals when pets are not permitted.
- Assigning a parking space close to the unit.
- Contacting a case worker or caregiver of a tenant with a cognitive disability if the tenant is not complying with the lease.

Housing providers must allow "Reasonable Modification," which are physical alterations to the premises that allow people with disabilities to live in a unit. Tenants are usually responsible for paying for these modifications. Local funding may be available to help with the costs.
Examples of Modifications:

- Installation of access ramps or curb cuts.
- Installation of grab bars in bathrooms.
- Installation of door bell flasher for hearing impaired tenants.