**Housing**

***DC Laws, Agencies, Organizations, and Other DC Housing Resources***

**The DC Human Rights Act of 1977**The DC Human Rights Act of 1977 provides additional protections not covered under the Fair Housing Act (read a description of the Fair Housing Act below). It protects on the basis of age, marital status, personal appearance, sexual orientation, family responsibility, matriculation, political affiliation, source of income, or place of residence or business.

**Website**:[http://www.ohr.washingtondc.gov/ohr/cwp/view,a,3,q,491858,ohrNav,%7C30953%7C.asp](http://www.ohr.washingtondc.gov/ohr/cwp/view%2Ca%2C3%2Cq%2C491858%2CohrNav%2C%7C30953%7C.asp)

**District of Columbia Housing Authority (DCHA)**
The DCHA District of Columbia Housing Authority provides quality affordable housing to extremely low- through moderate-income households, fosters sustainable communities, and cultivates opportunities for residents to improve their lives.

**Address**: 1133 North Capitol Street NE, Washington, DC 20002
**Phone**: (202) 535-1000
**Website**: [http://www.dchousing.org](http://www.dchousing.org/)

**Housing Choice Voucher Program (HCVP) Walk-In Day**: Tuesday, 8:30am-3:30pm

**District of Columbia Department of Housing and Community Development**The mission of the Department of Housing and Community Development (DHCD) is to create and preserve opportunities for affordable housing and economic development and to revitalize underserved communities in the District of Columbia. DHCD focuses on three strategic objectives:

1. preserving and increasing the supply of quality affordable housing;
2. increasing homeownership opportunities; and
3. revitalizing neighborhoods, promoting community development, and providing economic opportunities.

DHCD Housing Resource Center is open Monday to Friday from 8:30 am to 3:30 pm

**Address:** 1800 Martin Luther King, Jr. Avenue SE, Washington, DC 20020 (corner of Good Hope and MLK)

**Phone**: (202) 442-7200; **Fax**: (202) 645-6727; **TTY**: 711
**E-mail**: dhcd@dc.gov

**Website:** <http://dhcd.dc.gov/>

**District of Columbia Office of the Tenant Advocate**

The mission of the Office of the Tenant Advocate (OTA) is to provide technical advice and other legal services to tenants regarding disputes with landlords; to educate and inform the tenant community about tenant rights and rental housing matters; to advocate for the rights and interests of District renters in the legislative, regulatory, and judicial contexts; and to provide financial assistance to displaced tenants for certain emergency housing and tenant relocation expenses.

**Address:** 2000 14th Street, NW, Suite 300 North, Washington, DC 20009

**Phone**: (202) 719-6560; **Fax**: (202) 719-6586; **TTY**: 711

**Website:** <http://ota.dc.gov/>

**DC Housing Search.org**DCHousingSearch.org, the District's online housing locater service is available free of charge to individuals and property owners/managers. Individuals can browse up-to-date, detailed listings to find available affordable and Section 8 rental and for sale properties that meet their housing needs. Property managers and landlords can use the service to list available units and showcase features including number of bedrooms and baths; rent and deposit information; location (with map link); special amenities; and accessibility for people with disabilities.

Also at DCHousingSearch.org, individuals can connect people to other housing resources through website links and provides helpful tools for renters such as an affordability calculator, rental checklist, and renter rights and responsibilities information.

DCHousingSearch.org is funded through the Department of Housing and Community Development (<http://www.dhcd.dc.gov/>).

**Website**: <http://www.socialserve.com/tenant/DC/Search.html?city_id=51879&ch=DC>

**Department HUD Approved Housing Counseling Agencies in DC**

**Website**: <http://www.hud.gov/offices/hsg/sfh/hcc/hcs.cfm?webListAction=search&searchstate=DC>

**Rental Help in DC**
HUD helps apartment owners offer reduced rents to low-income tenants.  To apply, contact or visit the management office of each apartment building that interests you.

**Website**: <http://www.hud.gov/local/index.cfm?state=dc&topic=renting>

**HUD Affordable Housing Search for Individuals with Disabilities (Section 8)**
This online search tool will help you find subsidized apartments in Washington, D.C.

**Website**: <http://www.hud.gov/apps/section8/step2.cfm?state=DC>

 **One DC – Organizing Neighborhood Equity**
ONE DC’s community development work centers on popular education, community organizing, and alternative economic development projects.

**Address:** 614 S Street, NW, Washington DC 20001 **Phone:** (202) 232-2915; **Fax**: (202) 667-5196
**Website**: <http://www.onedconline.org/>

**Email:** organizer@onedconline.org

***Federal Laws, Agencies, National Organizations, and Other Organizations***

**Fair Housing Act**The Fair Housing Act, as amended in 1988, prohibits housing discrimination on the basis of race, color, religion, sex, disability, familial status, and national origin. Its coverage includes private housing, housing that receives Federal financial assistance, and State and local government housing. It is unlawful to discriminate in any aspect of selling or renting housing or to deny a dwelling to a buyer or renter because of the disability of that individual, an individual associated with the buyer or renter, or an individual who intends to live in the residence. Other covered activities include, for example, financing, zoning practices, new construction design, and advertising. The Fair Housing Act requires owners of housing facilities to make reasonable exceptions in their policies and operations to afford people with disabilities equal housing opportunities. The Fair Housing Act also requires landlords to allow tenants with disabilities to make reasonable access-related modifications to their private living space, as well as to common use spaces. (The landlord is not required to pay for the changes.) The Act further requires that new multifamily housing with four or more units be designed and built to allow access for persons with disabilities. For more information or to file a complaint, contact:

 **Address**: Office of Compliance and Disability Rights Division
Office of Fair Housing and Equal Opportunity
U.S. Department of Housing and Urban Development
451 7th Street, SW, Room 5242, Washington, DC 20410
**Phone**: (800) 669-9777; (800) 927-9275 (TTY)
**Website**: [www.hud.gov/offices/fheo](http://www.hud.gov/offices/fheo)

The Department of Justice can also file cases involving a pattern or practice of discrimination. The Fair Housing Act may also be enforced through private lawsuits.

**The Civil Rights Act of 1866**The Civil Rights Act of 1866 states that ALL housing—public and privately owned or managed, must be sold or rented without regard to a person’s race or color.

**U.S. Department of Housing and Urban Development (HUD)**HUD’s mission is to create strong, sustainable, inclusive communities and quality affordable homes for all. HUD is working to strengthen the housing market to bolster the economy and protect consumers; meet the need for quality affordable rental homes: utilize housing as a platform for improving quality of life; build inclusive and sustainable communities free from discrimination; and transform the way HUD does business

**Address:** 451 7th Street SW, Washington, DC 20410
**Telephone:** (202) 708-1112; **TTY**: (202) 708-1455 **Website**: <http://portal.hud.gov/hudportal/HUD>

**Fair Housing Accessibility FIRST**Fair Housing Accessibility FIRST is an initiative designed to promote compliance with the Fair Housing Act design and construction requirements. The program offers comprehensive and detailed instruction programs, useful online web resources, and a toll-free information line for technical guidance and support, including questions about the accessibility provisions of the Fair Housing Act.

**Website**: <http://www.fairhousingfirst.org/>

**Phone:** (888) 341-7781 (voice/TTY)

**National Housing Trust Fund**The Trust Fund is a permanent federal fund authorized by the Housing and Economic Recovery Act of 2008 (HERA). It provides grants to states to increase and preserve the supply of rental housing for extremely low- and very low-income families, including homeless families, and to increase homeownership for extremely low-income families and individuals.

**Website**: <http://www.ncsha.org/advocacy-issues/housing-trust-fund>

**Want housing opportunities to change?**There are many varieties of housing options for individuals with disabilities and older adults, depending on the needs of the individual and locality. And there is a great deal of discussion and disagreement of what is optimal and what is unacceptable. If you are interested in change you may want to connect with an advocacy group addressing housing.Here is a sampling of advocacy organizations looking at rights of people with disabilities, including community living, supports in the community, and choice.

**ADAPT**

ADAPT is a national grass-roots community that organizes disability rights activists. To read their position on Accessible, Affordable Integrated Housing, go to the webpage listed.

**Phone**: (303) 733-9324 or (512) 442-0252
**Email**: adapt@adapt.org
**Website**: <http://www.adapt.org/aaa.php>

**Consortium for Citizens with Disabilities – Housing Task Force**The CCD Housing Task Force works with Congress and the Department of Housing and Urban Development (HUD) to increase access to decent, safe and affordable housing for all people with disabilities and to protect the rights guaranteed under the Fair Housing Act.

**Email & Phone:** Info@c-c-d.org or contact Co-Chair T.J. Sutcliffe at sutcliffe@thearc.orgor 202-783-2229 or Co-Chair Andrew Sperling at andrew@nami.org or 703-516-7222

**Website**: [http://www.c-c-d.org/rubriques.php?rub=taskforce.php &id\_task=8](http://www.c-c-d.org/rubriques.php?rub=taskforce.php%20&id_task=8)

**Concrete Change**Concrete Change is an international network whose goal is making ALL new homes visitable**,** not just “special” homes. Being at the party, the meeting, the family reunion . . . not isolated. Our method is policy**,**because the market alone is not enough to address the segregation, public health problems and fiscal waste of continuing to build houses with no access.

**Phone**: (404) 378-7455
**Website**: <http://concretechange.org/>

**Concrete Change Milestones**This timeline documents the progress made by Concrete Change in their advocacy efforts in the “visitability” movement.

**Website**: <http://concretechange.org/about-us/milestones/>

**Basic Access in All New Houses:  9 Myths and Facts about Visitability**

**Website**: <http://concretechange.org/wp-content/uploads/2011/10/9_Myths_and_Facts_About_Visitability_-_2011.pdf>

**Basic Home Access, Visit-Able Communities**This document explains basic home access, the benefits of basic home access, and what is already being done to make key access features a standard practice in new houses.

**Website**: <http://concretechange.org/wp-content/uploads/2011/10/Basic_Home_Access_-_2011.pdf>

**American Association of People with Disabilities (AAPD) Statement on Housing**
AAPD is a cross-disability membership organization that organizes the disability community to be a powerful voice for change – politically, economically, and socially.

**Website**: <http://www.aapd.com/what-we-do/housing/>

***Resources from the U.S. Department of Housing and Urban Development (HUD)***

**General Resources from the Department of Housing and Urban Development (HUD)**

**Website**: <http://portal.hud.gov/portal/page/portal/HUD/resources>

**Section 8 Assisted Housing Vouchers and the Multifamily Assisted Housing Reform and Affordability Act of 1997**

**Website**: <http://www.hud.gov/offices/hsg/omhar/readingrm/mahra.pdf>

**Section 811 Supportive Housing for Persons with Disabilities Program**HUD provides interest-free capital advances to nonprofit sponsors to help them finance the development of rental housing such as independent living projects, condominium units and small group homes with the availability of supportive services for persons with disabilities.

**Website**: <http://www.hud.gov/offices/hsg/mfh/progdesc/disab811.cfm>

**Fact Sheet about HUD Designated Housing Vouchers**

**Website:**<http://portal.hud.gov/hudportal/HUD?src=/topics/housing_choice_voucher_program_section_8>

**HUD Resources for Individuals with Disabilities**This page is designed to answer frequently asked questions on the housing rights of people with disabilities and the responsibilities of housing providers and building and design professionals under federal law.

**Website**:<http://portal.hud.gov/portal/page/portal/HUD/topics/information_for_disabled_persons>

**HUD’s Public Housing Program**Answers to frequently asked questions about public housing.

**Website**:<http://portal.hud.gov/hudportal/HUD?src=/topics/rental_assistance/phprog>

**Joint Statement of the Department of Housing and Urban Development and the Department of Justice Reasonable Accommodations under the Fair Housing Act**This statement provides technical assistance regarding the rights and obligations of persons with disabilities and housing providers under the Act relating to reasonable accommodations.

 **Website:** <http://www.hud.gov/offices/fheo/library/huddojstatement.pdf>

***Other Housing Resources***

**Housing & Mortgages for People with Disabilities**This guide is for home-buyers with disabilities. Learn more about the five important steps in buying a home and about financial assistance programs that are available for people with disabilities.

**Website**: <http://www.mortgageloan.com/disabilities/>

**The State of Housing in America in the 21st Century: A Disability Perspective (510 pages)**This report looks at the state of housing for people with disabilities with the intent to provide recommendations that can improve housing opportunities. The research contained in this report provides a comprehensive overview of the state of housing in the 21st century and answers important questions about the current housing needs and options for people with disabilities living in the United States.

**Website**: <http://www.ncd.gov/publications/2010/Jan192010>

**Disability.gov Guide to Housing**

**Website**: <https://www.disability.gov/resource/disability-govs-guide-housing>

**Housing Vouchers Fact Sheet from HUD**“The housing choice voucher program is the federal government's major program for assisting very low-income families, the elderly, and the disabled to afford decent, safe, and sanitary housing in the private market. Since housing assistance is provided on behalf of the family or individual, participants are able to find their own housing, including single-family homes, townhouses and apartments.” Go to the link below to learn more.

**Website**: <http://portal.hud.gov/hudportal/HUD?src=/program_offices/public_indian_housing/programs/hcv/about/fact_sheet>

**Easter Seals and the CENTURY 21® System's Easy Access Housing for Easier Living Program**

“An adaptable house has certain structural features that make it possible to modify to accommodate people with a wide range of physical abilities. The adaptable house is a lifetime living house. It's similar to insurance for people in that if they, or someone close to them, become disabled or experience a change in their physical abilities, they can modify the house to accommodate their needs. An accessible house or dwelling is equipped with specific features to accommodate people with permanent disabilities or declining physical abilities.” Learn about adaptable and accessible homes from this Easter Seals web page.

**Website:** <http://www.easterseals.com/explore-resources/making-life-accessible/easy-access-housing.html>