

## REASONABLE ACCOMMODATION

HCV applicants/participants who are disabled, including the head of household and any other qualified individuals residing in the household, may qualify for other reasonable accommodations.

1. An individual with a disability is defined as: “Any person who has a physical or mental impairment that substantially limits one or more major life activities; has a record of such impairment; or is regarded as having such impairment.”
2. A reasonable accommodation is a change, exception, or adjustment to a rule, policy, practice or service that may be necessary for a person with a disability to have an equal opportunity to use and enjoy a dwelling, including public and common-use spaces.
3. Some reasonable accommodation requests include, live-in aid, extra bedroom, exception payment standard and voucher extensions.
4. To request a reasonable accommodation, please ask your housing specialist for a Reasonable Accommodation Request form.
  - a. Submit your request to your Housing Specialist; the Housing Specialist will submit a Certification of Need form to a knowledgeable professional (i.e. Doctor, Mental Health Specialist, Social Worker) that the applicant authorizes for completion.
  - b. The Housing Specialist will submit both forms to the Housing Rights and Non-Discrimination Department.
  - c. The reasonable accommodation will be deemed Approved, Incomplete or Denied by the Housing Rights and Non-Discrimination Department.

The HCV applicant/participant who is disabled does not need to receive federal disability benefits to be eligible for a reasonable accommodation with CHA.

## EXCEPTION PAYMENT STANDARD

A HCV participant may receive an exception or increase to their payment standard in one of two ways:

1. The participant wishes to reside in a Mobility Area. A Mobility Area is defined as a Chicago community area with 20% or fewer of its families with income below the poverty level and a below median reported violent crime count (normalized by the community area’s total population). Some community areas with improving poverty and violent crime rates along with significant job clusters are also designated as Mobility Areas. To view the most recent map of Mobility Areas, visit [www.thecha.org/mobility](http://www.thecha.org/mobility).

**Note:** Exception Payment Standards in these cases will not exceed 150% of HUD-issued Fair Market Rent (FMR).

2. The applicant/participant is disabled and has been approved for an increase in their payment standard as a reasonable accommodation. This accommodation gives HCV applicants/participants who are disabled the opportunity to reside in units that accommodate a household member’s disability. This accommodation allows applicants/participants with disabilities to locate an accessible unit that meets their needs. To be approved for this accommodation, the applicant/participant must have located a specific unit that meets their needs.

**Note:** Exception Payment Standards in these cases will not exceed 250% of HUD-issued Fair Market Rents (FMR).

## **LANDLORD INCENTIVE PAYMENTS**

To further the goal of deconcentrating poverty and providing greater access to all neighborhoods throughout Chicago, CHA implemented a Landlord Incentive Payment program. This provides an additional incentive for property owners to lease to voucher holders in areas of low poverty and crime. For all new moves into Mobility Areas, the property owner receives a one-time lump sum payment equal to the Contract Rent. There is no application process to receive this, the payment will be issued automatically.

## **SOURCE OF INCOME DISCRIMINATION**

The city of Chicago forbids discrimination against people who use a Housing Choice Voucher as a source of income to support the rental or purchase of a housing unit in any of its 77 community areas. For example, it is a violation of the Fair Housing Ordinance to:

1. Refuse to rent or sell to an otherwise qualified person because that person would use a Housing Choice Voucher to support the rent or purchase price.
2. Refuse to cooperate with minor administrative requirements of the Housing Choice Voucher Program, such as completing routine paperwork and allowing inspection of the property.
3. Make any written communication (i.e. Craigslist or any online property search engines) expressing a limitation in the sale or rental of a housing unit based on source of income, such as 'No HCV/Section 8', 'Not HCV/Section 8 approved' or 'Not set up for HCV/Section 8'.
4. Engage in differential treatment in the price, terms, conditions or privileges of tenancy based on use of a Housing Choice Voucher or any other source of income.

A Chicago Housing Authority applicant/participant who believes they were discriminated against because of their source of income may file a discrimination complaint with the city of Chicago's Commission on Human Relations by calling 312-744-4111.