



South Metro Housing Options

NOTICE OF RIGHT TO REASONABLE ACCOMMODATION

In accordance with the Americans with Disabilities Act (ADA) and the Fair Housing Act, it is the policy of South Metro Housing Options (SMHO) to provide reasonable accommodations for applicants and participants with disabilities, when necessary, to ensure an equal opportunity to participate in or benefit from SMHO housing programs.

A reasonable accommodation is a change, adaptation or modification to a policy, program or services which will allow a person with a disability as defined under the federal civil rights law the equal opportunity to participate fully in SMHO's housing programs. Federal regulations require that requests for accommodations be considered reasonable if they do not create an undue financial and administrative burden for SMHO or result in a fundamental alteration in the nature of the program. There must also be an identified relationship between the required accommodation and the individual's disability.

A person with a disability, as defined under federal civil rights law, is any person who:

- Has a physical or mental impairment that substantially limits one or more major life activities, or
- Has a record of such impairment, or
- Is regarded as having such impairment

For reasonable accommodations, disability status and the need for a reasonable accommodation must be verified and documented initially by a knowledgeable professional. A request for continued need must be completed annually by or on behalf of the participant.

Examples of a reasonable accommodation may include:

- Providing time extensions for locating a unit
- Permitting participants to rent from a relative
- Permitting participants to have a live-in aide
- Exception payment standards for accessible units

Requests for accommodations must be assessed on a case-by-case basis, taking into account factors such as the cost of the requested accommodation, the financial resources of SMHO at the time of the request, the benefits that the accommodation would provide to the family, and the availability of alternative accommodations that would effectively meet the family's disability-related needs.

If you or a member of your household have a disability and require an accommodation, you may request it, in writing, at any time during the application process or after admission. You may obtain a Request for Reasonable Accommodation form from your property manager/housing specialist or by contacting SMHO at:

South Metro Housing Options
At/ Jodi Rodriguez
5808 S Rapp St, Suite 100
Littleton, CO 80120
303 794 9608 (phone)
303 794 0806 (fax)

SMHO will respond to your request within ten (10) business days from the date the request and all supporting documentation was received. If additional information is necessary, you will receive a written request from SMHO outlining what is needed. Whether your request is approved or denied, you will be notified in writing. Should your request be denied, SMHO will provide other reasonable alternatives that address your request. You also have the right to appeal the decision.

5808 South Rapp Street | Suite 100 | Littleton CO 80120
303-794-9608 | F: 303-794-0806 | TDD 1-800-659-3656
www.smho.co



REQUEST FOR REASONABLE ACCOMMODATION

Head of Household: _____

Person requesting a Reasonable Accommodation: _____

Address: _____ Phone # _____

Section 504 of the Rehabilitation Act and the Fair Housing Amendments Act defines a “disability” as a physical or mental impairment which substantially limits one or more of a person’s major life activities, a record of having such impairment, or being regarded as having such an impairment.

1. Based on the above definition I consider myself to be an individual with a disability

Yes No

2. As a result of my disability, I am requesting a reasonable accommodation in order to have an equal opportunity to participate in, or benefit from, South Metro Housing Options (SMHO).

Yes No

3. As a result of my disability, I am requesting the following accommodation in order to have an equal opportunity to participate in, or benefit from SMHO’s housing programs:

4. As a result of my disability, the above accommodation is necessary because: _____

5. Verification Information: Please provide SMHO with the contact information of a knowledgeable professional who can verify the disability and the need for the requested reasonable accommodation:

Name: _____ Title: _____

Address: _____

Phone: _____ Fax: _____

Authorization to Release Information: I authorize the individual/care provider listed above to disclose relevant information to South Metro Housing Options verifying that I have a disability and need the accommodation I have requested. I understand that the information that SMHO obtains will be kept confidential and used solely to determine if an accommodation should be provided.

Name of Participant: _____

Signature of Participant: _____ Date: _____

Please return this form to:
South Metro Housing Options
At: Jodi Rodriguez
5808 S Rapp St, Ste 100
Littleton, Colorado 80120

