

# 2018 SHPA Spring Conference

## *Ensuring Access & Opportunity for People with Disabilities*

**Wednesday, April 11, 2018**

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### Hypotheticals

#### **Hypo 1**

Peter shares custody of a dog with his ex-wife. Peter lives alone in a condominium building that has a “no pets” policy. The building has told Peter he cannot keep the dog. Peter states that he has Obsessive Compulsive and Generalized Anxiety Disorder and claims the dog is an emotional support animal that diffuses his anxiety and obsessive thinking, especially at night. Peter is a teacher at a suburban high school. He is also a part-time actor who has appeared in plays throughout Chicagoland. He states that he does not take his dog to work or when he is acting.

#### **Hypo 2**

Keisha has a physical disability. She has lived in her apartment building for several years. Until recently, Keisha relied on a cane or walker to move about. However, her condition has worsened over time and she now uses a wheelchair. As such, she has great difficulty getting through the front entrance because it has a step.

#### **Hypo 3**

Pia has a psychiatric disability known as bipolar disorder/manic depression, which is marked by alternating periods of elation and depression. Pia and her 8 year old daughter are homeless and live in a shelter. For the last two years, Pia has received comprehensive mental health support from her local community mental health center. Due to this support, Pia is doing well. She works part-time, takes classes at a community college, and wants to move into her own apartment. Unfortunately, Pia’s credit history is poor because a few years ago, when she was not being treated for her disability, she experienced a long manic phase, indiscriminately spent money, and assumed a lot of debt.

Pia recently saw an apartment she liked and submitted a rental application to the landlord. When she submitted the application, Pia told the landlord about her psychiatric condition, the manic phase that wrecked her credit score, and the supports she receives from the mental health center. She also stated the mental health center agreed to be her representative payee to pay her bills, including her rent and utilities, and help manager her money. Accordingly, Pia asks the landlord to forgive her poor credit background when it reviews her rental application.

#### **Hypo 4**

Franklin, who is Deaf, recently moved into a new condominium building. He relies on sign language to communicate. Management has planned a “welcome to the building” party for new residents. Franklin plans to attend. He asks management to provide a sign language interpreter for the party.

#### **Hypo 5**

Karl, who has a psychiatric disability, and his spouse are looking for a new apartment. Karl receives treatment for his condition, has a full-time job, and makes a decent living. Several years ago, when Karl was not in treatment for his disability, he self-medicated with illegal drugs in an attempt to control the symptoms of his disability. This resulted in a few arrests and one conviction. Karl and his spouse apply for an apartment with a management company whose policy is to reject any applicant with a criminal background history. Karl asks the company to waive the policy because he asserts his criminal background resulted from his disability, which is now successfully treated and under control.

#### **Hypo 6**

Leticia has a physical disability. She lives in an apartment building. She usually relies on a cane or walker to move about, but sometimes uses a wheelchair. The apartment building has a parking lot for residents, which includes three accessible spaces. Residents are assigned parking spaces. Leticia needs an accessible parking space, but her assigned space is not accessible. Two of the accessible spaces are used by residents who use a wheelchair and the remaining accessible space is reserved for guests who have a disability.

#### **Hypo 7**

Maria has a psychiatric disability. To treat her disability, Maria takes medication and attends bi-weekly therapy sessions. She lives in an apartment building. One of Maria’s medications makes her sleepy. Recently, due to this medication, Maria fell asleep while cooking something in her oven, which caused a small fire. Maria woke up in time to call the fire department, which put out the fire. However, the oven needs to be replaced and there is smoke damage on the walls and ceiling of the kitchen. Due to this incident, management sends a notice to Maria that it intends to evict her for breach of the lease.