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Fair Housing Organizations Announce \$7.1 Million Dollar Settlement of Disability Discrimination Claims Against Senior Housing Provider; Agreement Requires an Estimated \$6.3 Million to be Spent on Accessibility Improvements at 50 Properties

Twelve Fair Housing Organizations in New York, Pennsylvania, Ohio, Indiana, Kentucky, and Missouri settle a federal lawsuit against Clover Senior Properties

INDIANAPOLIS, IN – Today, the Fair Housing Center of Central Indiana (FHCCI) and eleven partner fair housing organizations in six different states announce that a settlement has been reached in a [federal civil rights lawsuit](#) against a group of developers, owners, investors, and operators of senior housing generally known as the Clover Group. The settlement will improve access for persons with disabilities at 50 senior apartment buildings located across the Northeast and Midwest.

The settlement agreement requires an estimated \$3 million in retrofits to public and common use areas at the properties to improve accessibility for individuals with disabilities. These include providing accessible routes around the exterior and common use areas, adding additional ramps and curb cuts, and replacing sidewalks that have excessive slopes.

Clover Group will also set aside funds totaling \$3.375 million to pay for modifications to individual units at the request of any resident or applicant at the 50 properties included in the agreement. These modifications to improve access for individuals who use wheelchairs or have other mobility limitations could include replacing sliding doors at patios or balconies to provide a wider opening and lower threshold, providing ramps at patio or balcony doors, adding grab bars, replacing bathroom vanities or sinks, installing roll-in showers or hand-held showers, lowering kitchen countertops, and lowering thermostats and light switches. Current tenants and new applicants will be notified of the availability of funds for unit modifications to meet their needs.

Clover Group will also pay \$750,000 to the fair housing organizations to compensate them for staff time and other resources expended to investigate the alleged accessibility violations and for attorneys' fees. Additionally, any Clover Group employees that are involved in the design and construction of multifamily housing will complete training on the accessibility requirements of the Fair Housing Act.

Under the federal Fair Housing Act's design and construction accessibility requirements, all multi-family housing with four or more units that was built for first occupancy on or after March 13, 1991 must be accessible to wheelchair users and individuals with other physical disabilities. This includes [seven technical requirements](#) to ensure compliance such as accessible routes and sufficient maneuvering space in bathrooms and kitchens. During a multi-year joint investigation, the fair housing organizations identified issues that they alleged were violations of these requirements and filed a lawsuit in March in the U.S. District Court for the Northern District of New York. Several of the fair housing groups are plaintiffs in a [related lawsuit](#) in which the organizations allege that Clover Group entities have engaged in other forms of disability discrimination by refusing to grant reasonable accommodations and imposing a surcharge for units in accessible locations.

"Across Indiana, tenants are facing a housing crisis, but for persons with disabilities that crisis is even more acute because of older housing that is not required to be accessible or because of newer housing that is not built to meet fair housing design and construction requirements," stated Amy Nelson, Executive Director of the FHCCI. "With this agreement, more senior residents will have access to housing units that better meet their needs and be able to age in place as they choose."

Properties in Indiana include Gardens on Gateway Senior Apartments (McCordsville, IN); Pleasant Run Senior Apartments (Indianapolis, IN); and Wynbrooke Senior Apartments (Indianapolis, IN).

The fair housing organizations included in the agreement are as follows:

- [CNY Fair Housing](#) – serves 17 counties in Central and Northern New York
- [Housing Opportunities Made Equal of Buffalo](#) – serves Western New York
- [Housing Opportunities Made Equal of Cincinnati](#) – serves the greater Cincinnati, Ohio area
- [Fair Housing Advocates Association](#) – serves the City of Cuyahoga Falls and communities in Ohio that do not have private fair housing groups providing services
- [Fair Housing Center](#) – based in Toledo, serves Lucas and Wood Counties of Northwest Ohio
- [Fair Housing Center for Rights & Research](#) – serves Cuyahoga and Lorain Counties in Ohio
- [Fair Housing Center of Central Indiana](#) – serves 24 counties in Central Indiana
- [Fair Housing Contact Service](#) – serves the greater Akron, Ohio area
- [Fair Housing Partnership](#) – serves Western Pennsylvania and other underserved areas of Pennsylvania
- [Fair Housing Resource Center](#) – serves Tri-County region of Lake, Geauga, and Ashtabula Counties in Ohio
- [Lexington Fair Housing Council](#) – serves the state of Kentucky
- [Miami Valley Fair Housing](#) – serves the Dayton metropolitan area and the Miami Valley region

The plaintiffs were represented by Reed Colfax, Sara Pratt, and Soohyun Choi of Relman Colfax PLLC and CNY Fair Housing Staff Attorneys Conor Kirchner and Casey Weissman-Vermeulen. To learn more about this case, go to the [FHCCI's Advocacy Page](#) or its [News Page](#).

The Fair Housing Center of Central Indiana (FHCCI) is a private, non-profit fair housing organization in Indianapolis, Indiana. Its mission is to ensure equal housing opportunities by eliminating housing discrimination through advocacy, enforcement, education, and outreach. For more information, visit: www.fhcci.org

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