



FOR IMMEDIATE RELEASE

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### **Fair Housing Advocates Reach Agreement to Expand Accessible Housing Opportunities for Residents with Disabilities to Over 5,300 Apartments in the South**

**Nashville, TN** – Today, the [National Fair Housing Alliance](#) (NFHA) and the [Tennessee Fair Housing Council](#) (TFHC) announced an agreement with Gross Residential Properties that will expand accessible rental housing opportunities in Alabama, North Carolina, South Carolina, and Tennessee. The agreement covers 13 properties containing over 5,300 apartments throughout these states. Under the settlement, Gross Residential has committed to making changes at 13 apartment complexes to ensure they are accessible to people with disabilities.

The agreement comes on the heels of a joint investigation by NFHA and TFHC that resulted in a [housing discrimination complaint](#) filed with the U.S. Department of Housing and Urban Development (HUD) in March 2024. Through HUD's complaint conciliation process, the parties were able to quickly and efficiently reach an agreement that will notably increase accessible housing for persons with disabilities. The Fair Housing Act makes it unlawful for a housing provider to refuse to make reasonable accommodations when they are necessary to provide persons with disabilities an equal opportunity to use and fully enjoy their homes.

Specifically, under the agreement, Gross Residential will:

- Comply with the Fair Housing Act, including its accessibility provisions;
- Make accessibility modifications to the 13 properties named in the complaint;
- Notify residents in affected apartments of their right to request a modification to remove the below-sink cabinetry;
- Develop no new multifamily units that include a kitchen design with an angled sink as depicted in the complaint;
- Require staff to undergo training about building accessible apartments and the requirements of the Fair Housing Act;
- Require an independent inspection of the accessibility modifications at the 13 apartment complexes and certify that they meet the accessibility standards; and
- Include in all residential leases a statement of Gross Residential's commitment to fair housing laws and its policy to provide reasonable accommodations to applicants and residents who have disabilities.

In addition, Gross Residential agreed to pay \$525,000 in damages and attorneys' fees.

“Disability discrimination accounted for over half of all the complaints filed with local, private fair housing agencies in 2023, signaling the persistence of housing discrimination facing people with disabilities across the country. Gross Residential’s willingness to work with NFHA and TFHC will enable their residents to be able to fully enjoy their homes and communities, receiving the promises and protections of the Fair Housing Act,” said Morgan Williams, NFHA’s General Counsel. “This agreement is also a testament to the importance of the HUD complaint and conciliation process which provided a channel for the parties to communicate and get down to what matters—fair, accessible housing for all.”

“People with disabilities in Middle Tennessee will have more housing options as a result of this agreement,” said Martie Lafferty, TFHC’s Executive Director. “Searching for a new place to live is stressful for everyone. Imagine finding an apartment you like and realizing you can’t use the kitchen because there’s not enough turning space for your wheelchair. We appreciate Gross Residential’s willingness to work with TFHC and NFHA to identify solutions that ensure people with disabilities can use and enjoy their apartment and the common areas of their housing community.”

NFHA and TFHC were represented by Sara Pratt, Esq. and Nick Abbott, Esq., of the noted civil rights law firm [Relman Colfax PLLC](#). NFHA was represented by Morgan Williams, NFHA’s General Counsel, and Scott Chang, Senior Counsel on NFHA’s Enforcement Team. TFHC was represented by Martie Lafferty, TFHC’s Executive Director, and William Cox, TFHC’s Staff Attorney.

[Click here to review the agreement.](#)

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**[The National Fair Housing Alliance \(NFHA\)](#)** is the country’s only national civil rights organization dedicated solely to eliminating all forms of housing and lending discrimination and ensuring equal opportunities for all people. As the trade association for over 170 fair housing and justice-centered organizations and individuals throughout the U.S. and its territories, NFHA works to dismantle longstanding barriers to equity and build diverse, inclusive, well-resourced communities.

**[The Tennessee Fair Housing Council \(TFHC\)](#)** is a private nonprofit organization whose mission is to eliminate housing discrimination in Tennessee. TFHC provides intake/referral, legal assistance, and outreach to Tennessee residents who have experienced housing discrimination.