

## **NOTICE TO POTENTIAL VICTIMS OF HOUSING DISCRIMINATION**

On November 22, 2022, the United States District Court for the District of Maryland approved a settlement resolving a housing discrimination lawsuit brought by the United States against certain owners, builders, and/or developers of eleven apartment complexes throughout Maryland. The United States alleges that units and certain common-use areas at these complexes (for example, rental offices, routes to amenities, etc.) are not sufficiently accessible to persons with physical disabilities. As part of the settlement, the owners and developers have agreed to retrofit units and common-use areas and bring them into compliance with the Fair Housing Act and the Americans with Disabilities Act at **Chapel Springs Senior Apartments**.

Under the settlement, you may be entitled to receive monetary relief if you have a physical disability or a person who resided with you has a physical disability and, in relation to any of the properties identified above, you or that person:

- Were discouraged from living at any of the above-named complexes because of the lack of accessible features of the apartment or the complex;
- Rented an apartment but were unable to use, or had difficulties using portions of your apartment or the complex because they were not accessible (including the inability to have visitors who have disabilities);

- Paid to have any portion of your apartment or the complex modified to be more accessible; or
- Requested and were denied a reasonable accommodation or modification relating to an accessible feature or condition because of your disability or the disability of someone who was living with you.

*If you believe you have been harmed because of your disability at any of the above-named apartment complexes, or if you have information about someone else who may have been harmed, please contact the United States Department of Justice at:*

***1-800-896-7743, mailbox*** You may also write to:

***United States Department of Justice  
Civil Rights Division  
Housing and Civil Enforcement Section  
4 Constitution Square, 150 M Street NE, Suite 8.000, Washington, DC 20530  
Attn: DJ# 175-35-554***

Or email at: [fairhousing@usdoj.gov](mailto:fairhousing@usdoj.gov)

**Please include DJ# 175-35-554 in the subject line**

*You must call or write no later than 180 days from November 22, 2022 to be eligible for compensation, and your telephone message or letter must include your name, address, and, if possible, at least TWO telephone numbers where you may be reached.*