

If You Think Your Rights Have Been Violated

- Contact the Logan, Union, Champaign County and City of Marysville Fair Housing Coordinator: 866-666-4612 or refer to their web-site: www.lucplanning.com
 - ◊ The FH Coordinator will take your information and file a complaint on-line if that's preferred
- Contact the Office of Housing and Urban Development: 800-669-9777 or file online at: http://portal.hud.gov/hudportal/HUD/program_offices/fair_housing_equal_opp/online-complaint
 - If you are disabled HUD also provides:
 - A toll-free TTY phone for the hearing impaired: 1-800-927-9275
 - Interpreters
 - Tapes and braille materials
 - Assistance in reading and completing forms
- Contact the Ohio Civil Rights Commission: 614-466-2785

Information Needed When Filing Complaint

Additional information may be needed in addition to this list:

- Your name and address
- The name and address of the person your complaint is against
- The address or other identification to the housing involved
- A short description to the alleged violation
- The date(s) of the alleged violation

What Happens When I file a Complaint?

HUD will notify you when it receives your complaint. HUD will also notify the alleged violator of your complaint and permit that person to submit an answer.

HUD will investigate your complaint and determine whether there is reasonable cause to believe the Fair Housing Act has been violated.

Notify you if it cannot complete an investigation within 100 days of receiving your complaint.

Conciliation

HUD will try to reach an agreement with the person your complaint is against. A conciliation agreement must protect both you and the public interest.

Complaint Referrals

If HUD has determined that your State or local agency has the same fair housing powers as HUD, HUD will refer your complaint to that agency for investigation and notify you of the referral.

What If You Need Help Quickly?

If you need immediate help to stop a serious problem that is being caused by a Fair Housing Act violation, HUD may be able to assist you as soon as you file a complaint. HUD may authorize the Attorney General to go to court to seek temporary or preliminary relief, pending the outcome of your complaint.

Please Note: This brochure provides guidance and does not take the place of Legal Advice. For Landlord/Tenant issues, please contact your local Legal Aide Office or Attorney of choice.



What is Fair Housing?



LUC Regional Planning Commission

9676 E Foundry St. PO Box 219

East Liberty OH 43319

www.lucplanning.com

Fair Housing: 937-666-3431

Fair Housing Toll Free: 866-666-4612

City of Marysville: 937-645-7530



What does Fair Housing mean?

The Federal Civil Rights Act of 1866, 1870, 1964 and 1988 and the Ohio Civil Rights Laws provide for equal access to housing for all and declare it a policy to provide fair housing opportunities throughout the United States regardless of race, color, creed, sex, religion, marital status, natural origin, handicap, or family status.

Simply Put: You have the right to live where you want and where you can afford.

The laws prohibit discrimination in any sale or rental of housing. The law applies to not only real estate agents and landlords but also includes lending institutes and insurance agencies.

Discrimination is prohibited in not only a public and private sale or rental of property but also in vacant land for sale that will be used for the construction of residential homes or housing units of any type.

The Fair Housing Act covers most housing. In some circumstances, the Act exempts owner-occupied buildings with no more than four units, single-family housing sold or rented without the use of a broker, and housing operated by organizations and private clubs that limit occupancy to members.

Understanding the Definitions of the Fair Housing Act

- ⇒ **Race** refers to a major ethnic group
- ⇒ **Color** means a person's complexion or skin tone;
- ⇒ **Creed** includes any statement of principles, opinions, or beliefs
- ⇒ **Sex** refers to either the male or female gender;
- ⇒ **Religious belief** is someone's spiritual attitude;
- ⇒ **Marital status** includes single, married, or divorced
- ⇒ **National origin** refers to a person's ancestry
- ⇒ **Handicap** means a physical or mental disability
- ⇒ **Family status** means families or heads of households with children; it may also cover elderly housing

What is Prohibited?

In the Sale and Rental of Housing, no one may take any of the following actions based on race, color, national origin, religion, sex, familial status, handicap or military status:

- Refuse to rent or sell housing
- Make housing unavailable
- Deny a dwelling
- Set different terms, conditions or privileges for sale or rental of a dwelling
- Provide different housing services or facilities
- Falsely deny that housing is available for inspection, sale or rental
- For profit, persuade owners to sell or rent (blockbusting) or
- Deny anyone access to or membership in a facility or service (such as a multiple listing service) related to the sale or rental of housing

Additional protection if you have a disability:

If you or someone associated with you:

- Have a physical or mental disability (including hearing, mobility and visual impairments, former alcoholic or drug user, chronic mental illness, AIDS, AIDS Related Complex and mental retardation) that substantially limits one or more major life activities
- Have a record of such a disability or
- Are regarded as having such a disability

Your landlord may not:

- Refuse to let you make reasonable modifications to your dwelling or common use areas, at your expense, if necessary for the disabled person to use the housing. (Where reasonable, the landlord may permit changes only if you agree to restore the property to its original condition when you move).
- Refuse to make reasonable accommoda-

tions in rules, policies, practices or services if necessary for the disabled person to use the housing.

Example: A building with a no pets policy must allow a visually impaired tenant to keep a guide dog.

Example: An apartment complex that offers tenants ample, unassigned parking must honor a request from a mobility-impaired tenant for a reserved space near her/his apartment if necessary to assure access to the apartment.

However, housing need not be made available to a person who is a direct threat to the health or safety of others or who currently

Examples of Unlawful Actions:

- Refusing to sell, rent or lease;
- Altering the terms or conditions for buying or renting;
- Denying that housing is available for inspection, sale, or rent when it is available;
- Steering, mortgage and insurance red lining.

Examples of subtle discrimination:

Subtle discrimination is more difficult to recognize. Some examples are:

- You inquire about an apartment advertised in the newspaper and are told that it is still available. However, when you go to see the apartment, you're told it has been rented.
- The manager of an apartment complex tells you that there are no units available for families with children and that there is a long waiting list. However, you happen to notice a few days later that there is an apartment advertised for rent in that same complex.
- While showing you a home, the real estate agent spends a great deal of the time emphasizing the problems and limitation of the residence.

All of these may be a subtle form of discrimination, and you may have the basis for filing a complaint.