

Madison County

Fair Housing Program Information



What is the Fair Housing Act and who is protected?

The federal 1968 Fair Housing Act intended to allow *everyone* equal access to own, sell purchase, or rent housing of their choice without fear of unlawful discrimination. Individuals and all housing providers – including renters, owners, property managers, sales managers and housing associations are protected.

What classes are protected from housing discrimination in Ohio?

Disability, Race, Sex, National Origin, Religion, Family Status, Military Status, and Ancestry are the classes protected against discrimination in the sale or rental of housing or residential lots, in the advertising of housing, in the finance of housing, in the provision of real estate brokerage services, and in the appraisal of housing.

Let's talk about discriminatory behaviors:

- Asking a prospective resident “How many kids do you have?” or “Are you pregnant?” is discriminatory as it illegal to refuse housing based on the makeup on your family (Familial Status)
- Landlords who falsely alter availability or cost of a unit
- Failure of a real estate/leasing agent to return a phone call
- People with disabilities may request a reasonable accommodation, an adjustment in policies or practices necessary to afford a person with disability equal opportunity to use and enjoy the dwelling (examples include: allowing service or assistance animals, providing an assigned parking space closer to a unit, adding a ramp to make entrance possible)
- Sexual harassment by a landlord, maintenance worker, or anyone associated with your property is against the law (the Fair Housing Act protects you from harassment, including entering your home without permission, making unwelcome sexual advances, or refusing to make repairs because they are denied sexual favors)

How can Madison County combat discrimination in housing?

- Educate residents and social service workers on housing rights
- Report any/all cases of suspected fair housing discrimination
- Know your Landlord-Tenant Rights

If you think you may have been discriminated against, call for help or file a complaint:

Madison County Fair Housing Hotline: 1-800-850-0467

U.S. Department of Housing and Urban Development Hotline: 1-800-669-9777

Ohio Civil Rights Commission: 1-888-278-7101

Madison County Fair Housing Program's Guide to Fair Housing



**EQUAL HOUSING
OPPORTUNITY**

It is not lawful to deny someone the opportunity to live where they want and can afford to live. If you believe you are being treated unfairly, take the following steps to protect yourself:

1. Keep a written record of any meetings and/or phone calls you have with a landlord, property manager, real estate agent, loan officer or insurance agent. Write down the person's name, title, company, and the date and time of the discussion. Write down what happened, what was said and what was promised.
2. Keep copies of any documents you signed, applications, leases, receipts, as well as any documents that were given to you.
3. Contact the Madison County Fair Housing Program or another resource listed on this brochure.

There are State and Federal Fair Housing Laws in place to protect citizens from discrimination when housing is being sold, rented, brokered, and during the mortgage lending process. No one may take the following actions based on race, color, religion, sex, disability, familial status, national origin, age or military status:

- Refuse to rent or sell housing
- Refuse to negotiate for housing
- Make housing unavailable
- Otherwise deny a dwelling
- Set different terms for the sale or rental of housing
- Provide different housing services or facilities
- Falsely deny that housing is available for inspection, sale or rental

You should be careful if one of the following happens to you:

- You are told the apartment you want to rent is not available after you have completed an application.
- You are told you cannot rent an apartment because of your children.
- You are asked to sign blank or incomplete documents.
- You are told you might like "another neighborhood" or you cannot "afford" the neighborhood."

Additional Fair Housing Resources are Available Online!

The U.S. Department of Housing and Urban Development:

http://portal.hud.gov/hudportal/HUD?src=/program_offices/fair_housing_equal_opp

Madison County Board of Commissioners
Madison County Court House
1 North Main
London, Ohio 43140
Phone: 740-852-2972

