

## Introduction

Housing discrimination is not only illegal, it contradicts in every way the principles of freedom and opportunity we treasure as Americans. Equal access to opportunities for rental housing and homeownership is the cornerstone of federal housing policy of the nation. Trumbull County, along with the United States Department of Housing and Urban Development, is committed to ensuring that everyone is treated equally in search of a place to call home.

## What is the Fair Housing Act?

Title VIII of the Civil Rights Act of 1968, as amended, and ORC 4112, prohibit housing discrimination in the State of Ohio because of:

- Race or Color
- National Origin
- Religion
- Ancestry
- Sex
- Familial Status
- Disability
- Military Status

**In Trumbull County or  
the City of Niles, if you  
suspect anyone of  
violating the Fair Housing  
Act, please contact:**

### **Kathryn Yocum, Paralegal**

Community Legal Aid  
160 East Market Street  
Warren, Ohio 44481

Toll Free 1-855-837-8867

TTY service is available through

Ohio Relay Service at 7-1-1 or

1-800-750-0750

OR

Local Government Fair Housing Contact

City of Niles

Jeff Crowley, Director

34 W. State St.

Niles, Ohio 44446

330-544-9000 Ext. 1183

# Fair Housing It's the Law



Trumbull County, Ohio, Updated April 2020

## **What is prohibited in the sale and rental of housing?**

In the sale and rental of housing, no one may take any of the following actions based on race, color, religion, sex, disability, familial status, national origin, ancestry, or military status in the sale or rental of housing:

- Refuse to rent or sell housing;
- Refuse to negotiate for housing;
- Make housing unavailable;
- Deny a dwelling;
- Set up different terms, conditions, or privileges;
- Provide different housing services or facilities;
- Falsely deny that housing is available for inspection, sale, or rent;
- For profit, persuade homeowners to sell or rent dwellings by suggesting that people are of a different race, etc.; or
- Deny any person access to, or membership or participation in, any organization, facility, or service related to the sale or rental of dwellings, or discriminate against any person in terms or conditions.

## **What is prohibited in mortgage lending?**

No one may take any of the following actions based on race, color, religion, sex, disability, familial status, national origin, ancestry, or military status:

- Refuse to make a mortgage loan;
- Refuse to provide information regarding loans;
- Impose different terms or conditions on a loan;
- Discriminate in appraising property;
- Refuse to purchase a loan; or
- Set different terms or conditions for purchasing a loan

## **What else should I know about the Fair Housing Act?**

It is a violation of the Fair Housing Act to threaten, coerce, intimidate, or interfere with anyone exercising a fair housing right or assisting others who exercise that right AND to make, print, or publish any statement in connection with the sale or rental of a dwelling, that indicates a preference, limitation, or discrimination based on race, color, religion, gender, disability, familial status, national origin, ancestry, or military status.

This prohibition against discriminatory advertising applies to single-family and owner-occupied housing that is otherwise exempt from the Fair Housing Act. There are limited exemptions to rental properties designated for seniors, individuals 55 and over.

## **Are there any additional requirements if I have a disability?**

If you or someone associated with you has a physical or mental disability (including hearing mobility and visual impairments, cancer, chronic mental illness, AIDS, AIDS Related Complex, or mental retardation) that substantially limits one or more daily activities, your landlord may not:

- Refuse to let you make reasonable accommodations to your dwelling or common use areas, at your expense, if necessary for the disabled person to fully use the housing. In some cases, if the housing is federally funded, the provider may have to pay.
- Refuse to make reasonable accommodations in rules, policies, practices, or services if necessary for the disabled person to use the housing on an equal basis with non-disabled persons.