

# WOCAP'S FAIR HOUSING OFFICE

will assist you by:

- Counseling you on your fair housing rights
- Looking into your fair housing complaint
- Providing information on landlord/tenant rights and responsibilities.
- Analyzing and developing a plan to overcome impediments to fair housing
- Providing workshops on fair housing and landlord/tenant issues

## Familial Status

Unless a building or community qualifies as a housing for older persons, it may not discriminate based on familial status. that is, it may not discriminate against families in which one or more children under 18 live with :

- a parent
- a person who has legal custody of a child or children
- The designee of the parent or legal custodian, with the parent or the custodian's written permission

Familial status protection also applies to pregnant women and anyone securing legal custody of a child under 18.

## If you have 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 accommodations in rules, policies, practices or services, if necessary, for the disabled person to use the housing.
- 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 uses illegal drugs.

## BE SUSPICIOUS WHEN YOU HEAR LINES LIKE THESE:

When you are renting -  
"I rented that apartment right after you called"

"This building is for adults only"

When you are buying:  
"The owner just took the house off the market"

"Do you think you can afford this neighborhood?"

"We just can't seem to make an appointment to show you that house."

When you are seeking financing:  
"We have a minimum mortgage amount; we don't make loans under \$30,000."

"There's a problem with the appraisal."

## Sale and Rental of Housing

The following is prohibited:

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

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- Refuse to make reasonable accommodations in rules, policies, practices or services, if necessary, for the disabled person to use the housing.
- 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 uses illegal drugs.

## A Community Guide to Fair Housing

*It is illegal for anyone to threaten, coerce, intimidate or interfere with anyone exercising a fair housing right or assisting others who exercise that right; or advertise or make any statement that indicated a limitation or preference based on race, color, national origin, religion, sex, familial status or disability.*



DISABILITY



RACE



SEX



COLOR



NATIONAL  
ORIGIN



RELIGION



FAMILY  
STATUS



# EQUAL HOUSING OPPORTUNITY

It is illegal under the Fair Housing Act to deny people the opportunity to live where they want and an afford. you may not be denied housing because of:

- Race or color
- National origin
- Religion
- Familial Status (including children under the age of 19 living with parents or legal custodians; and pregnant women
- Handicap or disability

If you feel you are being treated unfairly

- Keep a record if meetings and phone calls with the landlord, property manager, real estate agent, loan officer, or insurance agent. Include the person's name and title and meeting date & time.
- Write down what happened and what was said by all participants
- Save all receipts, applications, leases, business cards, brochures, or other documentation that you were given.



## LOCATIONS

West Ohio CAP  
 Contact: Carmillia Zion  
 540 S. Central Avenue  
 Lima, Ohio 45804  
 419-227-2586  
 czion@wocap.org

Ohio Civil Rights Commission  
 Dayton Regional Office  
 40 West Fourth St, Suite 1900  
 Dayton, OH 45402-1831 937-285-6500  
 1-888-278-7101

U.S. Dept. of Housing and Urban  
 Development  
 Office of Fair Housing & Equal  
 Opportunity  
 451 7th St., S.W., Room 5204 Washington,  
 D.C. 20410-2000  
 1-800-669-9777

For the hearing-impaired with a  
 telecommunication device for the deaf  
 (TDD/TTY), call the Ohio Relay Service at  
 7-1-1.

[WWW.WOCAP.ORG](http://WWW.WOCAP.ORG)

# FAIR HOUSING

## It's Your Right!

