

Morrow County

Fair Housing

Booklet



RESOURCES

Information Guide for Morrow County

HelpLine	211 or 419-947-2520
Morrow County Development Office	419-947-7535
Dept. of Job and Family Services	419-947-9111
Morrow County Health Dept.	419-947-1545
Metropolitan Housing Authority	419-946-5789
Ohio District 5 Area Agency on Aging	800-860-5799
Veterans Services	419-946-1914
American Red Cross	419-946-2811
Community Action Program	419-946-2009
Women, Infant and Children (WIC)	419-947-8010
Victim Witness	419-947-9391
Heart of Ohio Homeless Shelter	740-382-9600
Salvation Army	419-947-2520
Seniors on Center	419-946-4191
Morrow Co.BD of Developmental Disab.	419-947-7045
U.S. Dept. of Housing and Urban Development (HUD)	800-669-9777
Central Ohio Mental Health Center	419-947-4560
Morrow County Hospital	419-946-6734
Heartbeat	419-947-7730

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Introduction

In 1965, Ohio became one of the first states to enact Fair Housing Legislation. On June 30, 1992, House Bill 321 enacted changes in the classes of persons protected by the Ohio Fair Housing Law, and significantly enhanced the enforcement powers of the Ohio Civil Rights Commission. Most recently, Amended House Bill 264 enacted further refinements in the classes of persons protected. The law gives all persons in the protected classes the right to live wherever they can afford to buy a home or rent an apartment.

Section 4112.02(H) of the Ohio Revised Code states that it is unlawful, on the basis of race, color, religion, sex, national origin or ancestry, familial status, military status or disability to:

- Refuse to rent, sell, finance, or insure housing accommodations or residential property.
- Represent to any person that housing accommodations are not available for inspection, sale, rental or lease.
- Refuse to lend money for the purchase, construction, repair, rehabilitation, or maintenance of housing accommodations or residential property.
- Discriminate against any person in the purchase, renewal, or terms and conditions of fire, extended coverage, or home owner's or renter's insurance.
- Refuse to consider without prejudice the combined income of both spouses.
- Print, publish, or circulate any statement or advertisement which would indicate a preference or limitation.
- Deny any person membership in any multiple listing service, or real estate broker's organization.

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All housing accommodations, residential buildings, vacant lots or other property used for residential purposes is covered by the law. However, religious, fraternal, or bona fide private organization which provide housing accommodations may give a preference to their own members.

Definitions

Housing Accommodations ...

Includes any building or structure, or portion of a building or structure, that is used or occupied, or is intended, arranged, or designed to be used or occupied, as the home residence, dwelling, dwelling unit, or sleeping place of one or more individuals, groups or families, whether or not living independently of each other, and any vacant land offered for sale or lease.

Familial Status

Means either of the following:

One or more individuals who are under eighteen years of age and who live with a parent or guardian having legal custody of that person, or who live with the designee of the parent or guardian having legal custody of that person.

Any person who is pregnant, or is in the process of securing legal custody of any individual who is under eighteen years. of age.

Military Status

The military status is defined as a person's status in "service in the uniformed services" means the performance of duty, on a voluntary or involuntary basis, in a uniformed service, under competent authority. This includes active duty, active duty for training, initial active duty for training, inactive duty for training, full-time national guard duty, and performance of duty or training by a member of the Ohio organized militia.

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Blockbusting ...The act of intimidating owners to sell or rent by telling them that minority groups are moving into the neighborhood, and the value of their properties will decrease.

Steering ...The practice of restricting, or attempting to restrict the choices of a person by words or conduct in connection with seeking, negotiating for, buying, or renting a dwelling so as to perpetuate, or tend to perpetuate, racially segregated housing patterns in an interracial neighborhood or community.

Mortgage Redlining ...The practice of refusing to make loans for purchase of a home because of the minority composition of the neighborhood.

Insurance Redlining ...The act of refusing to sell homeowner's insurance, or to provide hazard insurance coverage because of the minority composition of the neighborhood.

Federal Law

The Fair Housing Act of 1968, as amended, also prohibits discrimination in housing on the basis of race, color, religion, sex, national origin or ancestry, familial status, or disability.

Familial Status

The familial status provision, with limited exemptions, prohibits a housing provider from denying housing to families with children; however, protection is not applicable if housing is intended for, and to be occupied only by persons 62 years or older; or at least one person 55 years or older resides in each unit.

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Protection for Persons with Disabilities

The law states that protection is provided for persons who have a disability as defined by the law, or who have a history of disability, or who are perceived as being disabled. The law also protects those persons who are associated with a disabled person.

Reasonable accommodation of a person's disability, and/or modifications of the housing accommodations that will afford the person with a disability full enjoyment of the premises or services of the housing accommodations, must be provided for all common use areas. Under some limited circumstances, the landlord, manager, or owner of the housing accommodations must pay the expense of these reasonable accommodations or modifications. Under other circumstances, that cost can be paid by the occupant or user of the housing accommodations.

All new multifamily construction designed or first occupied on or after March 13, 1991, must meet accessibility standards for persons with disabilities.

Signs of Discrimination

Discrimination in housing is often indirect or subtle. A landlord, housing agent, or seller of a house will seldom say, "I will not rent or sell to you because you are black (or female, or handicapped)." What you are more likely to hear is "I'm sorry, but the apartment is already rented," or "we have decided not to sell at this time."

Other signs of discrimination

"I'm sorry, but ...

... The house or apartment is not for sale or rent to single women."

... The purchase down payment is 40% or the deposit is three (3) month's rent."

... I think you would be happier in another section of town."

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What To Do If You Suspect Housing Discrimination

Make immediate detailed notes of your experience; date, time, place, names of agents, or landlords, what you saw, and what you were told.

Call or visit the nearest Regional Office of the Ohio Civil Rights Commission:

Columbus Regional Office
30 East Broad Street
Columbus, OH 43266-4320
1-888-278-7101
(614) 466-5928
TTY (614) 753-2391

An Investigator will speak with you and schedule an appointment to discuss your complaint and help you file a charge.

or

Call or write directly to the U.S. Department of Housing and Urban Development (HUD):

Fair Housing Enforcement Center
U.S. Department of Housing & Urban Development
Ralph H. Metcalfe Federal Building
77 West Jackson Blvd., Rm. 2101
Chicago, Illinois 60604-3507
(312) 353-6236
(800) 765-9372
FAX (312) 886-2837
TTY (312) 353-7143

Although you may not personally want to submit a complaint, you should report any information about violations of the Federal Fair Housing law to HUD. If you want to file a complaint with HUD, you must do so within one (1) year of the violation.

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When Should a Charge Be Filed?

A charge of unlawful discriminatory in housing must be filed with the Ohio Civil Rights Commission within **one year** of the date the violation allegedly occurred. If it is not filed within this one year period, neither the Ohio Civil Rights Commission or the U.S. Department of Housing and Urban Development will have legal authority to act on your complaint.

The Commission must complete its investigation of the charge of discrimination within one hundred (100) days. During that time, the Commission will either negotiate a settlement of the charge, or make a finding as to whether or not the evidence substantiates that the law has been violated. If the evidence is insufficient to meet the legal standards of proof to show a violation of the law, the Commission will dismiss the charge. If the evidence is sufficient to meet the legal standards for a finding of “Probable Cause”, the Commission will be empowered to seek any and all appropriate remedies.

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Remedial Powers Of The Ohio Civil Rights Commission

If it determines that a violation of Section 4112.02(H) of the Ohio Revised Code has occurred, or is about to occur, the Commission can do any of the following:

Refer the matter to the Office of the Ohio Attorney General to obtain a temporary or permanent injunction, or a temporary restraining order, from a Court of Common Pleas.

Order the Respondent to pay actual damages, reasonable attorney's fees, and punitive damages up to fifty thousand dollars.

Once the Commission has made a "Probable Cause" finding, the person who filed the charge of discrimination must choose between the administrative procedures of the Ohio Civil Rights Commission, or having the Ohio Attorney General file a private civil suit in the Court of Common Pleas on their behalf.

This publication is intended to provide background information about "fair housing laws"; and not meant to be used in lieu of legal advice.

Please consult your nearest regional office if you require further assistance regarding your rights under the Federal and Ohio fair housing laws.

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FAIR HOUSING RESOLUTION

RESOLUTION NO:11-R-491

Passed September 7, 2011

LET IT BE KNOWN TO ALL PERSONS OF MORROW COUNTY that discrimination in the sale, rental, leasing, financing of housing or land to be used for construction of housing, or in the provision of brokerage services because of race, color, religion, ancestry, military status, sex, national origin, handicap, disability or familial status (families with children) is prohibited by Title VIII of the Civil Rights Act of 1968 (Federal Fair Housing Law) and the Ohio Civil Rights Commission. It is the policy of the Morrow County Board of Commissioners to implement programs to ensure equal opportunity in housing for all persons regardless of race, color, religion, ancestry, military status, sex, national origin, handicap, disability or familial status.

THEREFORE, the Morrow County Board of Commissioners does hereby pass the following resolution:

BE IT RESOLVED, that within available resources the Morrow County Board of Commissioners will assist all persons who feel they have been discriminated against because of race, color, religion, ancestry, military status, sex, national origin, handicap, disability or familial status (families with children) to seek equity under federal and state laws by filing a complaint with the Ohio Civil Rights Commission and the U.S. Department of Housing and Urban Development; and

BE IT FURTHER RESOLVED, that the Morrow County Board of Commissioners shall distribute this Resolution and, through this distribution, shall cause owners of real estate, developers, and builders to become aware of their respective responsibilities and rights, under the Federal Fair Housing Law, the Ohio Civil Rights Commission and any local laws or ordinances. Publicity will, at a minimum, include, but not be limited to:

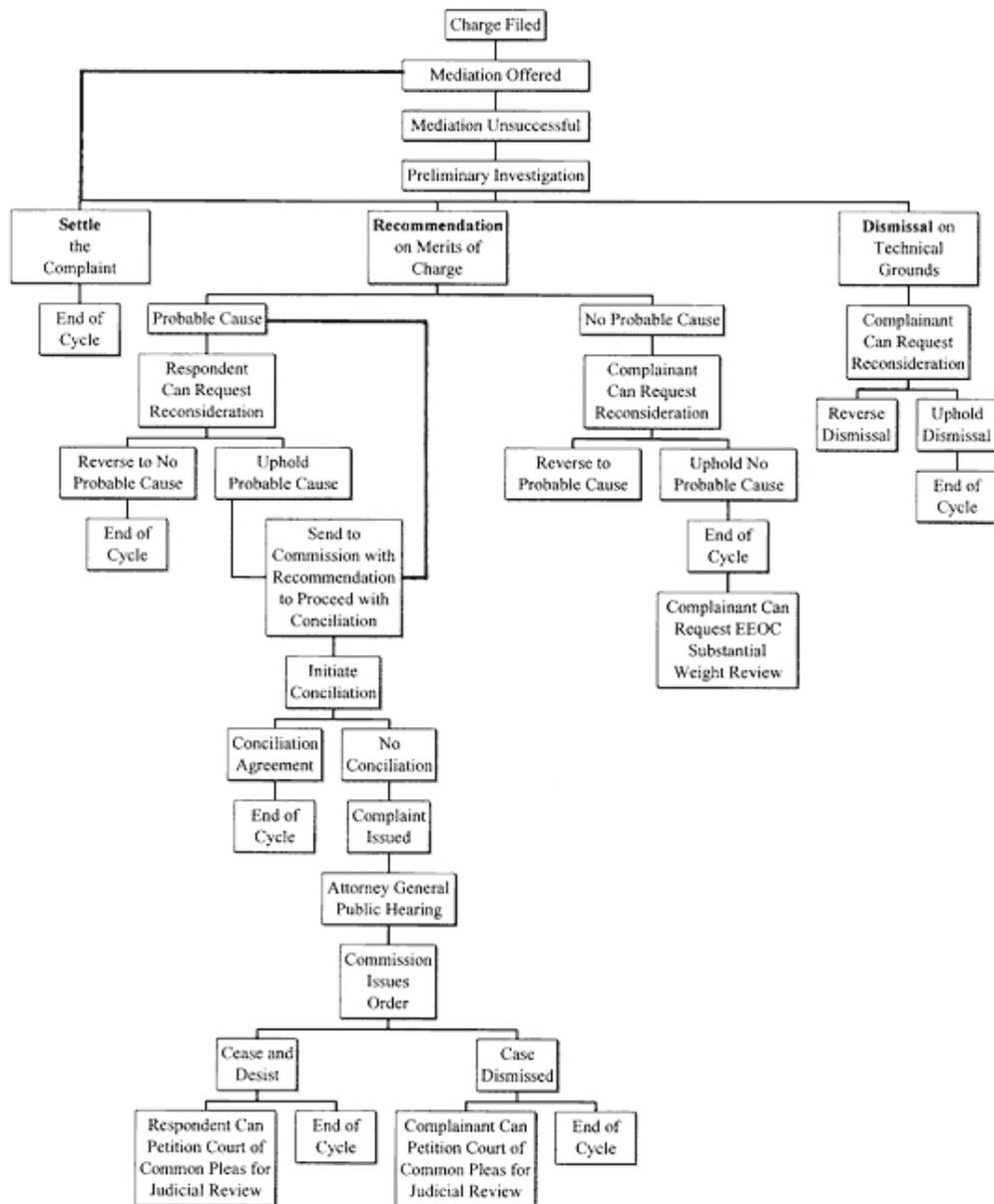
- 1) the publication of this resolution or other applicable fair housing information through local media and community contacts;
- 2) distribution of posters, flyers, and any other available means which will bring to the attention of those affected, the knowledge of their respective responsibilities and rights concerning equal opportunity in housing.

Morrow County Board of Commissioners

Tom E. Harden, Chairman

Olen D. Jackson, Commissioners

**OHIO CIVIL RIGHTS COMMISSION
COMPLAINT PROCEDURE**





EQUAL HOUSING OPPORTUNITY

Morrow County Development Office
80 N. Walnut Street, Suite B
Mt. Gilead, OH 43338
419 / 947-7535

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