



116. S Market Street, Suite 103 * Waverly Ohio

Fair Housing Information

Did you know?

Everyone is entitled to equal rights under the fair housing law. The fair housing law covers those persons who feel they may have been discriminated against due to their race, color, national origin, religion, sex, disability or familial status, according to the release.

Here are the **prohibited practices** under the law if one of the seven covered classes are effected:

In the sale and rental of housing:

- Refuse to rent or sell housing
- Refuse to negotiate for 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.

In mortgage lending:

- Refuse to make a mortgage loan
- Refuse to provide information regarding loans

- Impose different terms or conditions on a loan, such as different interest rates, points, or fees
- Discriminate in appraising property
- Refuse to purchase a loan or
- Set different terms or conditions for purchasing a loan.

In addition, 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
- Advertise or make any statement that indicates a limitation or preference based on race, color, national origin, religion, sex, familial status, or handicap. This prohibition against discriminatory advertising applies to single-family and owner-occupied housing that is otherwise exempt from the Fair Housing Act. There are additional protections if you have a disability.

If you or someone associated with you:

- Have a physical or mental disability (including hearing, mobility and visual impairments, chronic alcoholism, 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 accommodations in rules, policies, practices or services if necessary, for the disabled person to use the housing.

If you feel you have been discriminated against, please contact:

Marenda Carter, Pike County grants administrator. You will be asked to complete and return a complaint referral form. Visit the Pike County Community & Economic Development website:

www.pikecountydevelopment.com ,click on fair housing.

How To File A Complaint

If you think your rights have been violated.....

Pike County Fair Housing Office is ready to help with problems of housing discrimination. The Fair Housing Office investigates housing discrimination complaints based on race, color, religion, sex, national origin, handicap, and familial status. The Pike County Fair Housing Office also investigates allegations related to sexual orientation as it pertains to housing, employment, and public accommodations.



What Information to have ready:

- Your name and address
- The name and address of the person your complaint is against
- A short description of the alleged violation (the event that caused you to believe your rights were violated)
- The date(s) of the alleged violation

Fair Housing Complaint Process

Why should I file a fair housing complaint?

Federal law prohibits housing discrimination based on race, color, national origin, religion, sex, familial status, or disability.

Who can file a complaint?

Anyone! Fair housing complaints can be filed locally at Pike County Community Development Office, 116 S. Market Street, Suite 103, Waverly, Ohio 45690. Our housing discrimination form is also located on our website 24/7 at www.pikecountydevelopment.com. You can also contact Marena Carter at 740.947.4104 ext. 7.

What happens next?

After receiving your complaint, Marena Carter will contact you to collect additional facts about the discrimination. Depending on where the discrimination occurred, your complaint may be referred to HUD's Fair Housing Program.