



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?

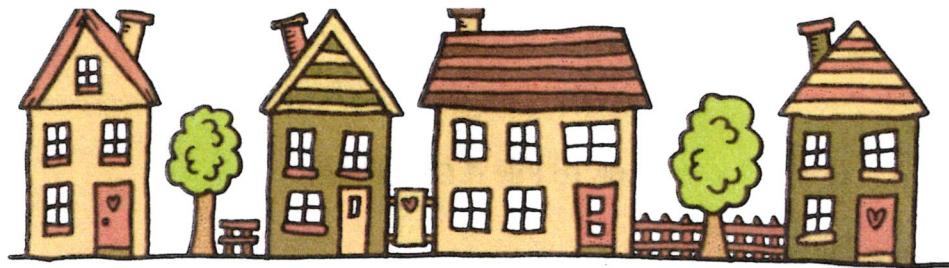
Federal law prohibits housing discrimination based on race, color, national origin, religion, sex, familial status, or disability.

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 Marenda Carter at 740.947.4104 ext. 7.

What happens next?

After receiving your complaint, Marenda 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.



Who Can Help:

- Pike County Fair Housing Office, 740.947.4107 ext. 7 (Marenda Carter)
116 S. Market Street, Suite 103, Waverly, Ohio 45690
www.pikecountydevelopment.com or marenda@pikecountydevelopment.com
- Southern Ohio Legal Services, 740.773.0012 or 800.686.3668
73 East Water Street, Chillicothe, Ohio 45601
www.seols.org or chillicothe@seols.org
- Ohio Civil Rights Commission, 888.278.7101 or 614.466.2785
30 East Broad Street, Fifth Floor, Columbus, Ohio 43215
<https://crc.ohio.gov>
- U.S. Department of Housing and Urban Development, 800.669.3669 or
800.927.9275 www.hud.gov

Pike County is dedicated to affirmatively furthering fair housing in all housing related activities and encourages other housing providers, organizations and realtors to do the same. To promote fair housing, the county does the following

- The county makes available a fair housing brochure and information in the Office of Community & Economic Development and all are available on our website www.pikecountydevelopment.com.



EQUAL HOUSING
OPPORTUNITY

**Pike County
Housing Discrimination Complaint Form**

Date: _____

Your Name: _____

Address: _____

City: _____ State: _____ Zip Code: _____

Daytime Phone: _____ Evening Phone: _____ Time to Call: _____

Complaint Information:

1) What happened to you? How were you discriminated against? For example: were you refused an opportunity to rent or buy housing? Denied a loan? Told that housing was not available when in fact it was? Treated differently from others seeking housing? Please state briefly what happened.

Why do you believe you are being discriminated against?

It is a violation of the law to deny you or your housing rights for any of the following factors:

Race, color, religion, sex, national origin, familial status (families with children under 18) disability, sexual orientation.

For example: were you denied housing because of your race? Were you denied a mortgage loan because of your religion? Or turned down for an apartment because you have children? Were you harassed because you assisted someone in obtaining their fair housing rights? Briefly explain why you think your rights were denied because of any the factors listed above.

2) Who do you believe discriminated against you? Was it a landlord, owner, bank, real estate agent, broker, company, or organization? (note: Pike County Fair Housing office will furnish a copy of this complaint to the person or organization against whom it is filed.)

Name: _____

Address: _____

3) Where did the alleged act of discrimination occur? Provide the address. For example: Was it at a rental unit? Single family home? Public or Assisted Housing? A mobile home? Did it occur at a bank or other lending institution?

Address: _____

City: _____ State: _____ Zip Code: _____

When did the last act of discrimination occur?

Enter the date: _____ Is the alleged discrimination continuous or ongoing? Yes or No _____

Please sign and date this form:

I declare under penalty of perjury that I have read this complaint (including any attachments) and that it is true and correct.



Signature

Date

COMPLAINT WILL BE RESPONDED TO WITHIN 15 WORKING DAYS FROM THE DATE OF COMPLAINANT'S SIGNATURE.

OFFICE USE ONLY

Type of Complaint: _____

Date copy was mailed to whom it was filed against _____

Action Taken:

Follow up date: _____

Staff Member's Initials: _____ **Title:** _____ **Date:** _____