

HOW DOES THE FAIR HOUSING ACT PROTECT YOU?

FAQs

The Fair Housing Act offers several protections against discrimination for people with disabilities. It is illegal to take any of the following actions based on a person's disability:

- Refuse to rent, sell, or negotiate for housing
- Set different terms, conditions, privileges, or provide different services or access to facilities
- Make housing unavailable or otherwise restrict a person's choice
- Discriminate in advertising
- Refuse to make or purchase a loan
- Refuse to provide information regarding mortgage loans or homeowner's insurance
- Refuse to provide homeowner's or renters insurance
- Impose different terms or conditions on a loan, such as different interest rates or fees

Federal and State fair housing laws prohibit discrimination in housing related transactions on the basis of disability. You are offered protection under fair housing laws if you (or someone associated with you) have, or are regarded as having, a physical or mental disability that substantially limits one or more major life activities, or have a record of having such a disability. This includes, but is not limited to:

- Hearing, mobility, and visual impairments
- Cancer
- Chronic mental illness
- AIDS or HIV
- Mental retardation

Ohio Fair Housing law protects your right to seek housing anywhere you can afford to live.



How do I request a reasonable accommodation or modification?

It is the responsibility of the tenant to make a specific request, and requests should be made in writing to a housing provider. You must show proof that you have a covered disability - which can be information provided by a medical professional or by a nonmedical service agency - and that the request relates to your disability. The law does not limit the number of accommodations you may request. Likewise, you are not required to accept any accommodation that you do not want or need.

What should I do if my request is denied?

You may want to contact a lawyer or other advocate to determine if your request would create an undue burden on your landlord or result in a fundamental alteration of the housing being provided. These are the only two reasons a housing provider can deny an accommodation or modification. A doctor or other medical professional, a peer-support group or a nonmedical service agency may assist to prove that the request is necessary to allow you full enjoyment of the housing.

Where can I go for help if I'm being discriminated against?

If you suspect you are being treated differently based on your disability, race, national origin, religion, sex, color, familial status, military status, or ancestry, please contact the Fairborn Fair Housing office at 937.754.3066 x. 2223. You can also challenge an act of discrimination by filing a complaint with the Ohio Civil Rights Commission or the U.S. Department of Housing and Urban Development (HUD).

**Ohio Fair Housing Law
protects your right to seek housing
anywhere you can afford to live.**

For advice or assistance, please contact any of
the following agencies:

Legal Aid of Western Ohio

www.ablelaw.org/lawo-service
1-888-534-1432

Ohio Civil Rights Commission

www.crc.ohio.gov
1-888-278-7101

Fairborn Fair Housing

[www.ci.fairborn.oh.us/residents/
neighborhoodbetterment.aspx](http://www.ci.fairborn.oh.us/residents/neighborhoodbetterment.aspx)
1-937-754-3066 x. 2223

*Note - This pamphlet serves only to convey
information. Nothing in this pamphlet
should be regarded as legal advice, nor
should this pamphlet be viewed as creating
an attorney-client relationship.*

**To find out more about Fair Housing Laws,
please contact:**

THE CITY OF FAIRBORN FAIR HOUSING

Neighborhood Betterment Division

44 Central Avenue
Fairborn, OH 45324
937.754.3066 x.2223
missy.frost@ci.fairborn.oh.us



**FAIRBORN
GUIDE TO
FAIR HOUSING
FOR PEOPLE
WITH
DISABILITIES**

**CITY OF FAIRBORN
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