

If you feel you have been a victim of housing discrimination, please contact:

Paragon Residential Solutions

4076 Youngstown Rd

Warren, Ohio 44484

330-369-7321

What is Fair Housing Choice?

Fair housing choice is the ability of any person, regardless of race color, religion, sex, handicap, familial status, national origin, to have the same housing choices available to them as they are to all persons of similar income levels.

What Impedes Fair Housing Choice?

Housing choice becomes obstructed when actions, omissions, or decisions restrict the ability of an individual to obtain housing due to that individual's race, color, religion, sex, national origin, familial status or handicap; housing choice is also obstructed when residential units are not made available to an individual because of their race, color, religion, sex, handicap, familial status, or national origin.

What is Unlawful?

1. Refusal to sell or rent {Section 804 (a)};
2. Discrimination in terms, conditions, or privileges of sale or rental, or in the provision of services or facilities in connection therewith {Section 804 (b)};
3. Preference, limitation, or discrimination in advertising with respect to sale or rental of a dwelling unit {Section 804 (c)};
4. False representation regarding availability of a dwelling unit for inspection, sale, or rental when such dwelling is in fact available {Section 804 (d)};
5. Blockbusting. For profit, to induce or attempt to induce any person to sell or rent any dwelling by representations regarding the entry or prospective entry into the neighborhood of a person or persons of a particular race, color, religion, sex, handicap, familial status, or national origin {Section 804 (e)};
6. To discriminate in the sale or rental, or to otherwise make unavailable or deny, a dwelling to any buyer or renter because of a handicap of that buyer or renter, person residing in or intending to reside in that dwelling after it is sold, rented, or made available to, or any person associated with that buyer or renter {Section 804 (f)};
7. To discriminate against any person in the terms, conditions, or privileges of sale or rental of a dwelling, or in the provision of services or facilities in connection with such dwelling, because of a handicap. This includes (1) the refusal to permit reasonable modifications, (2) the refusal to make reasonable accommodation in rules, practices, or services when necessary to afford the person equal opportunity to use and enjoy the dwelling, (3) in connection with the design and construction

of covered multi-family dwellings, a failure to design and construct those dwellings in such a manner that the public and common use portions of such dwellings are readily accessible and usable by handicapped persons, all doors are designed to allow passage into and within all premises within such dwellings are sufficiently wide to allow passage by handicapped person in wheelchairs, and all premises within such dwellings contain the following features of adaptive design: (a) an accessible route into and through the dwelling, (b) light switches, electrical outlets, thermostats, and other environmental controls in accessible locations, (c) reinforcements in bathroom walls to allow installation of grab bars; and (d) usable kitchens and bathrooms such that an individual in a wheelchair can maneuver in the space. {Section 804 (f)(2)}

8. Discrimination in making or purchasing loans for residential real property purchases, and construction, improvement, repair, or maintenance of a dwelling; {Section 805 (b)(1)}
9. Discrimination in the appraisal of residential real property by taking into consideration factors of race, religion, nationality, sex, handicap, or familial status; {Section 805 (b)(2)}
10. Discrimination in the provision of brokerage services by denying access to, membership, or participation in multiple-listing service, real estate broker's organization or service, organization, or facility. {Section 806}

Housing Opportunities for Families with Children

Unless a building or community qualifies as 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 custody of the child or children or
- The designee of the parent or legal custodian, with the parent or custodian's written permission.

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

Exemption: Housing for older persons is exempt from the prohibition against familial status discrimination if:

- **The HUD Secretary has determined that it is specifically designed for and occupied by elderly persons under Federal, State or local government program**
- **It is occupied solely by persons who are 62 or older**
- **It houses at least one person who is 55 or older in at least 80 percent of the occupied units, and adheres to a policy that demonstrates an intent to house persons who are 55 or older.**

Paragon Residential Solutions, on behalf of the City of Warren's Fair Housing Commission, investigates and resolves housing discrimination complaints. Fair Housing Law makes it illegal to discriminate in housing based on race, color, religion, sex, national origin, physical or mental handicaps, or familial status.

If you feel you have been a victim of housing discrimination, we want to hear from you.

Please call: (330) 369-7321

Fair Housing Commission

Mayor William D. Franklin

City Council Member Helen Rucker

Gayle Ferguson

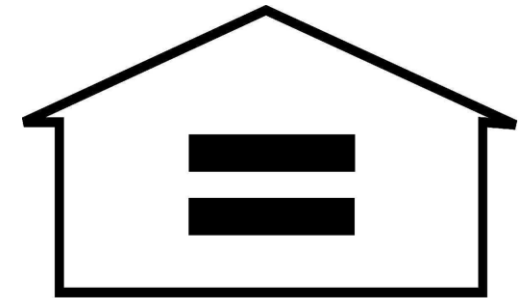
Dr. John Robertson

Shirley Brady



Fair Housing

Equal Opportunity for All



Equal Housing
Opportunity

**Paragon Residential
Solutions**

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The Fair Housing Act

The Fair Housing Act prohibits discrimination in the sale, lease, or rental of housing and any aspect of credit application because of:

- Race or color
- National origin
- Religion
- Sex
- Familial status (including children under the age of 18 living with parents or legal custodians; pregnant women and people securing custody of children under 18)
- Disability

Additional Protection if You Have a Disability:

If you or someone you know has record of or are regarded as having a physical or mental disability (including hearing, mobility and visual impairments, cancer, chronic mental illness, AIDS, AIDS Related Complex, or mental retardation) that substantially limits one or more major life activities, **your landlord may not:**

- Refuse to let you make modifications to your dwelling or common use areas, at your expense, if necessary for the disabled to fully use housing.
- Refuse to make reasonable accommodations in rules, policies, practices, or services if necessary for the disabled person to use the housing.

What is Prohibited?

In the Sale and Rental of Housing: No one may take any of the following actions based on race, color, religion, gender, disability, familial status, or national origin:

- 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 rent of a dwelling
- Provide different housing services or facilities
- Falsely deny that housing is available for inspection, sale or rent
- For profit, persuade, or try to persuade homeowners to sell or rent dwellings (blockbusting) or
- Deny or discriminate against any person in terms of access, membership, or participation in, any organization, facility or service.

Accessibility Requirements for New Multifamily Buildings: In buildings with four or more units that were first occupied **after** March 13, 1991, and that have an elevator (standards apply to ground floor units only in buildings without elevators):

- Public and common areas must be accessible
- Doors and hallways must be wide enough
- All units must have accessible: route into and through the unit, light switches, electrical outlets, thermostats, environmental controls, kitchens and bathrooms.

In Mortgage Lending:

No one may take any of the following actions based on race, color, religion, gender, disability, familial status, or national origin:

- 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 a violation of the Fair Housing Act to:

- Threaten, coerce, intimidate or interfere with anyone exercising a fair housing right or assisting others who exercise that right
- Make, print, or publish any statement, in connection with the sale or rental of a dwelling, or in connection with the provision of homeowners insurance that indicates a preference, limitation, or discrimination
- Refuse to provide homeowners insurance
- Discriminate in the terms or conditions of homeowners insurance

What Housing is Covered?

The Fair Housing Act covers most housing. In some circumstances, the Act exempts owner-occupied buildings with no more than four units, single-family housing sold or rented without the use of a broker and housing operated by organizations and private clubs that limit occupancy to members.