

Fair Housing **In-the-Know** Newsletter



April – July 2025

A Quarterly Insight into Housing Discrimination

Stark County Fair Housing Department ~ Division of Stark County Regional Planning Commission

*Let's
Celebrate!*

FAIR HOUSING
MONTH

1968 - 2025

57 years
Fair Housing Act

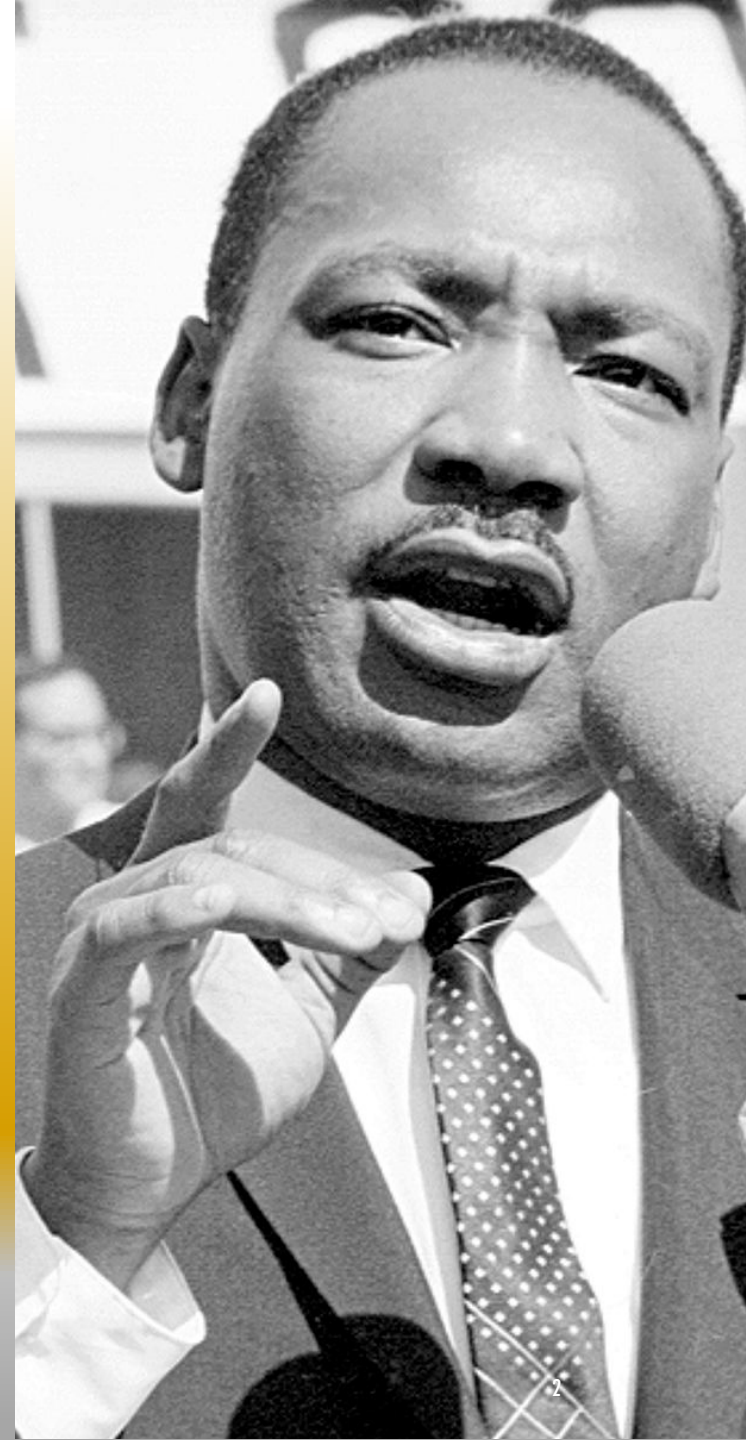
HOUSING
DISCRIMINATION IS
ILLEGAL!



Dr. Martin Luther King, Jr.



Dr. Martin Luther King, Jr. is arguably one of the most well-known civil rights leaders in the United States. His leadership, along with the work of many other committed citizens, left a lasting impact on the landscape of civil rights in America. Dr. King's leadership was instrumental in the passage of the Fair Housing Act of 1968, which outlawed housing discrimination based on race, color, religion and national origin. Dr. King and the Southern Christian Leadership Conference (SCLC) co-led the Chicago Freedom Movement campaign to challenge discrimination in employment, education, and housing. The movement brought national attention to housing discrimination, including slum conditions and unfair lending practices, highlighting the economic injustices faced by Black Americans. Dr. King was assassinated on April 4, 1968. President Lyndon B. Johnson urged Congress to pass the Fair Housing Act as a memorial to Dr. King's life and legacy.





April 11, 1968

PRESIDENT LYNDON B. JOHNSON SIGNS THE CIVIL RIGHTS ACT INTO LAW

Seven days after Dr. Martin Luther King's assassination, President Johnson signed the Civil Rights Act of 1968 (also known as the Fair Housing Act) into law. The Fair Housing Act of 1968, which made it illegal to discriminate in the sale, rental, or financing of housing, was passed due to the tireless work of civil rights activists like Dr. King. Over the years, the Fair Housing Act was amended. Every person living in the United States has the right to fair housing, regardless of their race, color, national origin, religion, sex, disability, or familial status.



HAPPY ANNIVERSARY



FAIR HOUSING ACT

April is
Fair
Housing
Month



APRIL 2025 MARKS 57 YEARS OF THE PASSAGE
OF THE FEDERAL FAIR HOUSING LAW



PROTECTED CLASSES

The Fair Housing Act makes
it illegal to discriminate on the
basis of a person's Protected Class



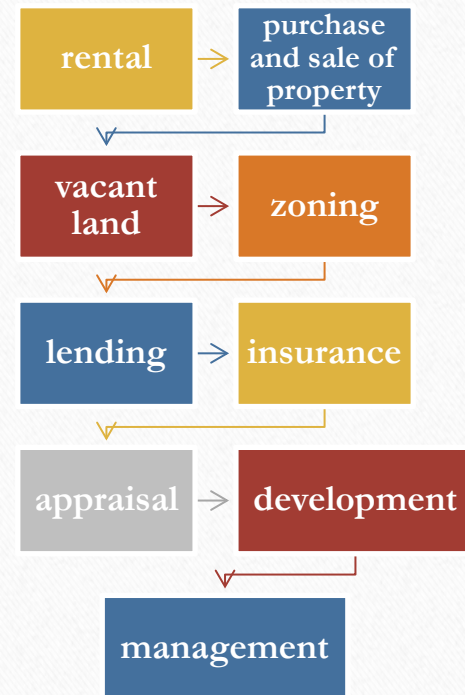
- ◆ RACE
- ◆ COLOR
- ◆ SEX
- ◆ RELIGION
- ◆ NATIONAL ORIGIN
- ◆ FAMILIAL STATUS
- ◆ DISABILITY





The law covers any transaction in which a person can be denied housing or services related to housing.

Law Covers





Fair Housing is the Law!

Housing Discrimination is Illegal!

This year marks the 57th anniversary of the Civil Rights Act of 1968 (also known as the Fair Housing Act.) The Fair Housing Act prohibits discrimination on the basis of race, color, religion, sex, national origin, disability and family status.

The law protects individuals in all housing-related transactions, including obtaining loans, purchasing insurance, and renting or buying a home, appraisals, advertising and zoning.

The Fair Housing Act is a federal law that prohibits discrimination in the sale, rental, or financing of housing. According to research, more than 4 million fair housing violations occur each year in the rental market alone. National studies show that minorities, families with children and persons with disabilities, still face an alarming amount of discrimination while renting, buying, or financing housing.

If you think you have been discriminated against by a landlord, property manager, Realtor, mortgage loan officer or other housing provider, call Stark County Fair Housing at 330-451-7775.

Under the Fair Housing Act, it is Against the Law to:

- Say housing is unavailable when in fact it is
- Set different terms, conditions, or privileges for sale or rental of a dwelling
- Refuse to make reasonable modifications to a dwelling or common use areas, at your expense, if it may be necessary for you to fully use the housing. (Where reasonable, a 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 it is necessary to use the housing on an equal basis with nondisabled persons
- Restricting affordable housing because of the disability or race of residents
- Harass, coerce, intimidate, or interfere with anyone exercising or assisting someone else with his/her fair housing rights

FAIR HOUSING FOR ALL

HOW DO YOU RECOGNIZE HOUSING DISCRIMINATION?



It is Also Against the Law to:

- Impose rules against children
- Charge fees for an emotional support animal
- Impose restrictions on group housing for persons with disabilities
- Deny a request to install a wheelchair ramp
- Fail to design and construct housing in an accessible manner
- Deny housing based on arrest records
- Deny a woman's application because she is on maternity leave
- Deflate property values during appraisals
- Make zoning or land use decisions that discriminate against protected persons
- Evict because tenant becomes pregnant
- Sexually Harass



- Make discriminatory statements or advertising
- Charge additional rent because children are in the family
- Steer minorities to certain areas of town
- Steer families to certain floors or buildings
- Redline (denial of services such as mortgages and other financial services to residents of certain areas, based on their race or ethnicity)

FAIR HOUSING



Test your knowledge on the fair housing law? Answers are on page 17.

1. Landlord John denies a family with two small children. The only apartment he has available is on the third floor and it has a balcony. His denial is based solely on the safety of the children. He would feel awful if the kids fell and got hurt. Did John violate the Fair Housing Law?
A. Yes
B. No
2. A landlord has a no-pet policy. Jonelle has a mental disability and asks her landlord if she can own an emotional support animal. Her therapist expressed the need stating that an animal would help with her day to day life. Does the landlord have to waive his no-pet policy and permit Jonelle to own an animal in his complex?
A. Yes
B. No



FAIR HOUSING



Test your knowledge on the fair housing law? Answers are on page 17.

3. Which of the following individuals working for a rental management firm should receive fair housing training?
- a. Receptionists
 - b. Maintenance Workers
 - c. Property managers and assistant managers
 - d. All of the above



**“Will the
apartment still
be available
when they meet
us in person?”**

*“I WAS DENIED HOUSING
BECAUSE I HAVE AN ASSISTANCE
ANIMAL.*

*SO, I CONTACTED STARK COUNTY
FAIR HOUSING FOR HELP.”*



Discrimination because of disability is prohibited under the law. If you believe you may be a victim of housing discrimination, contact the Fair Housing Department at 330-451-7775.

Your Choice! Your Right! Your Home!

Disability Discrimination is Unlawful

The Fair Housing Act makes it unlawful for any person to refuse to make reasonable accommodations in rules, policies, practices, or services when such accommodations may be necessary to afford a person with a disability equal opportunity to use and enjoy a dwelling, including public and common use spaces. Since rules, policies, practices, and services may have a different effect on persons with disabilities than on other persons, treating persons with disabilities exactly the same as others will sometimes deny them an equal opportunity to use and enjoy a dwelling.

The Fair Housing Act defines a person with a disability to include:

- 1) individuals with a physical or mental impairment that substantially limits one or more major life activities;
- 2) individuals who are regarded as having such an impairment;
- 3) individuals with a record of such an impairment.





LAUNDRY IS THE ONLY THING THAT
SHOULD BE SEPARATED BY

Color

**UNLESS YOU REPORT HOUSING
DISCRIMINATION, IT WON'T STOP.**



**Discrimination isn't always obvious.
But it is just as hurtful and illegal.**

Robert speaks to a prospective landlord on the phone about leasing an apartment. The landlord seems eager to rent to Robert, but when he meets with the landlord in person to fill out an application, the landlord's attitude is different. A few days later, Robert receives a letter saying that his application was denied because of a negative reference from his current landlord. Robert is surprised because he never had problems with his landlord, and his landlord swears she was never contacted for a reference. Robert suspects that the real reason he was denied the apartment was because he is Black.



If you suspect housing discrimination, report it!

HUD's Final Rule Establishes Eviction Notice Requirements

PHAs to provide 30-day notice
before terminating lease for
nonpayment

On January 13, 2025, the U.S. Department of Housing and Urban Development (HUD) published a final rule titled "30-Day Notification Requirements Prior to Termination of Lease for Nonpayment of Rent." The notice must detail the exact amount of rent owed, the deadline to pay, and instructions on how to cure the nonpayment violation. This regulation standardizes the eviction notice process for PHAs and certain Project-Based Rental Assistance (PBRA) properties. This rule is to decrease housing instability and address increasing rates of homelessness among low-income families.

Sheriff's department court
services division

EVICTIION

NOTICE



Answers

to fair housing quiz on page 10 and 11

1. A. Yes

You cannot deny families with children housing, even for safety reasons. Unless a building or community qualifies as housing for older persons, a landlord may not discriminate based on familial status. The Fair Housing Law prohibits discrimination in housing against families with children under the age of 18 living with a parent or person having legal custody of such individuals.

2 . A. Yes

Federal law mandates that landlords make reasonable accommodations for individuals with disabilities, including allowing emotional support animals, even if it conflicts with a no-pet policy.

3. D. All of the above

Fair housing training should be provided to everyone involved in the housing process. This includes employees who interact with residents, such as receptionists, janitors, and other staff. Additionally, those involved in public housing and housing assistance programs, such as executive directors, supervisors, and leasing officers, should also receive training.



If you or someone you know has been discriminated against, contact:

Stark County Fair Housing Department
Valerie Watson, Fair Housing Manager
Phone: (330) 451-7775
Email: vjwatson@starkcountyohio.gov

Do you think you have been discriminated against?

Don't Wait

Don't Hesitate

Let Us



Call Stark County Fair Housing!

The Stark County Regional Planning Commission administers the Fair Housing Program on behalf of the Stark County Commissioners

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Stark County Fair Housing Department
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