



The Fair Housing Resource Center, Inc. is a non-profit 501 (c)(3) organization that offers several housing programs that benefits residents of Lake County, Ohio and surrounding communities. The mission of Fair Housing Resource Center (FHRC) is to promote equal housing opportunities for all persons and to advocate for fair housing and diversity in Lake County and surrounding communities through the education and involvement of the public, government, and the business community. FHRC operates a Landlord/Tenant hotline service to Lake County residents to assist them with their housing rights. FHRC also operates a fair housing intake and investigation complaint service for victims of housing discrimination. FHRC is a Housing Counseling Agency certified by the U.S. Department of Housing and Urban Development and provides homeownership counseling, such as: pre-purchase home buying, educational and group workshops, resolving and preventing mortgage delinquency, home maintenance and financial management for homeowners, rental counseling, and homelessness counseling.

***Fair Housing is NOT an Option...
Fair Housing is THE LAW!***

“YOU HAVE A RIGHT TO HOUSING FREE FROM DISCRIMINATION”

**Sex • Disability • Familial Status
Race • Color • Religion
National Origin or Ancestry • Military Status**

If you feel you've been discriminated against in housing, make sure you take these steps:

- Keep a record of the names, dates, addresses, phone numbers and other important information which can assist in the investigation of your complaint.
- Don't forget to be as specific as possible about the incident. Get the names and addresses of any witnesses to the incident whenever possible.
- Following the incident, you have one year to file an administrative complaint or two years to file a lawsuit.



Fair Housing Resource Center, Inc.

1100 Mentor Ave.
Painesville, Ohio 44077
(440) 392-0147, Fax (440) 392-0148
Toll Free (866) 411-3472
TTY (440) 392-0148
Email: info@fhrc.org
www.FHRC.org

**U.S. Department of Housing and
Urban Development (HUD)**
(800) 669-9777 • (800) 927-9275 TTD/TTY
www.hud.gov

Ohio Civil Rights Commission
615 West Superior
Cleveland, Ohio 44113
(216) 787-3150
crc.ohio.gov

This brochure is intended for general information purposes only and does not constitute legal advice. If you need legal advice please contact your local Bar Association, Legal Aid Society or a private attorney.

Have YOU Been A Victim Of



Lesbian, Gay, Bisexual, and Transgender (LGBT) Discrimination?



Lesbian, Gay, Bisexual and Transgender (LGBT) and Fair Housing

Currently, 16 states, the District of Columbia, and numerous cities and counties throughout the country prohibit housing discrimination based on sexual orientation and gender identity. Another four states, various cities and counties prohibit sexual orientation discrimination without addressing gender identity. This combination of state and local laws provides a patchwork of protections that do not extend nationwide, leaving many members of the lesbian, gay, bisexual, and transgender (LGBT) community vulnerable to continued discrimination in their search for suitable and secure housing.

While federal law does not expressly protect LGBT individuals from housing discrimination in the private sector, a rule recently released by the U.S. Department of Housing and Urban Development (HUD) requires all HUD-assisted or HUD-insured housing and programs to be accessible to everyone *without regard to actual or perceived sexual orientation*. The new rule entitled, *Equal Access to Housing in HUD Programs Regardless of Sexual Orientation or Gender Identity*, prohibits discrimination in HUD-regulated housing transactions, including the use of Federal Housing Authority (FHA) loans and Housing Choice Vouchers. The new rule also expands the definition of “family” in HUD’s regulations to include LGBT couples.

These additional protections are needed, as recent surveys have shown that same sex couples continue to be the target of discriminatory treatment during their searches for housing.

ALL Protected Classes Have Rights

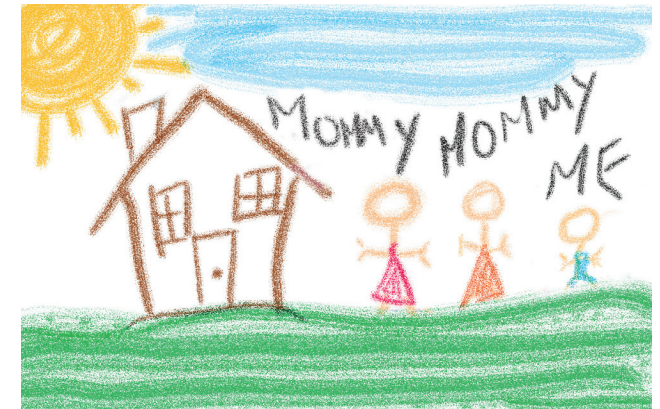
Regardless of your sexual orientation and/or gender identity, all protected classes have the right to live free from discrimination. The protected classes under the Fair Housing Act include: Sex, Disability, Familial Status, Race, Color, Religion, National Origin or Ancestry and Military Status.

Some of these rights include:

- You have the right to the same rent amounts or mortgage and insurance rates as everyone else.
- You have the right to the same terms, conditions, and privileges offered to others, including specials, incentives, and renovations.
- You have the right to view all available units in the building.
- You have the right to live in decent, safe, and sanitary housing that is free from environmental hazards.
- You have the right to have quality repairs performed in a timely manner.
- You have the right to equal and fair use of your building’s services and facilities.
- You have the right to be given reasonable notice of any entry into your apartment.
- You have the right to be free from harassment and intimidation.
- You have the right to reasonable accommodations if you have a disability.

Access to safe and secure housing is an essential element of our lives. Searching for housing can be difficult enough without the added obstacle of discriminatory treatment based on sexual orientation or gender identity. In order to ensure your rights, it is imperative to remain informed, and to know

what protections are available to you in your jurisdiction.



What YOU Can Do

Always stay informed, know your rights, and share what you know about protections under the law with others who may be victims of discrimination based on sexual orientation or gender identity.

You should also report incidents of discrimination in your community. You can contact Fair Housing Resource Center, Inc. Depending on the circumstances of the situation, FHRC uses a variety of tools to resolve complaints, including:

- Communicating directly with housing providers to attempt to reach an agreeable outcome for the complainant;
- Advocating before administrative agencies;
- Investigating the extent of possible discriminatory behavior; and
- Taking legal action.

By speaking up, you are not only helping yourself, but also helping countless others who may be experiencing discrimination as well.