



April 27, 2023

## Office of Community Development

### INFORMATION UPDATE

IU-2023-17

To: Community Development Block Grant, HOME Investment Partnerships, and Federal Appalachian Regional Commission Grantees

From: Shana Garrett, Deputy Chief, Office of Community Development

Subject: April is National Fair Housing Month



The Ohio Department of Development (Development) celebrates National Fair Housing Month and reaffirms its commitment to furthering its mission to enrich communities and support economic opportunities across Ohio. We thank our partners and Ohio communities for their continued support and commitment to fair housing and equal opportunity.

April marks the 55<sup>th</sup> anniversary of the Fair Housing Act. It is a time to reflect on the advancements of equal access to housing regardless of race, color, religion, sex, nationality, familial and military status, disability, or ancestry. It is also a time to reassert our commitment to Affirmatively Furthering Fair Housing (AFFH) and overcome patterns of segregation and foster inclusive communities. Enacted by Congress in 1968, the Fair Housing Act applies to housing and housing related activities, including the following:

- Apartment and home rentals
- Real estate sales
- Mortgage lending
- Homeowners insurance

At Development, the Office of Community Development (OCD) serves to uphold housing equality by working with Ohio communities to address the critical housing needs impacting Ohioans. Our housing programs help conserve and expand the affordable housing stock; address homelessness in Ohio; and provide short-term, [emergency assistance for low-income residents](#).

Grantees are encouraged to visit the [Office of Community Development Grantee Technical Assistance Site](#) to stay informed about upcoming program updates such as [Affirmatively Furthering Fair Housing \(AFFH\)](#) and the [New Horizons Fair Housing Assistance Program](#).

## [Learn more about the Fair Housing Act](#)

Discrimination in housing and lending comes in many forms and does not require overt statements or actions. According to the U.S. Department of Housing and Urban Development (HUD), two million instances of housing discrimination are estimated to take place each year across the nation. Despite this, less than 2% of those instances are reported as many renters and homebuyers do not recognize what is illegal under the Fair Housing Act.

Examples of discrimination under the Fair Housing Act include:

- Refusal to rent or sell housing.
- Refusal to negotiate for housing.
- Making housing unavailable.
- Setting different terms, conditions or privileges for sale or rental of a property.
- Providing different housing services or facilities.
- Falsely denying housing is available for inspection, sale, or rental of a property.
- Persuading owners to sell or rent their home for profit.
- Denying access to or membership in a facility or service related to the sale of housing.
- Advertising or making any statement that indicates a limitation or preference based on race, color, national origin, religion, sex, familial status, or disability. This prohibition applies to single family and owner-occupied housing that is otherwise exempt from the Fair Housing Act.

## **Most Common Fair Housing Complaint**

According to the National Fair Housing Alliance (NFHA) [2022 Fair Housing Trends Report](#), housing discrimination complaints alleging discrimination based on disability was the most common type of complaint, representing 53.7% of all national cases. The complaints often involve the refusal to make [reasonable accommodations](#) for persons with disabilities. Zoning laws and restrictive covenants also limit available housing for persons with disabilities.

## **Office of Fair Housing and Equal Opportunity**

HUD's Office of Fair Housing and Equal Opportunity (FHEO) is tasked with administering and enforcing federal laws and policies to ensure all Americans have equal access to housing.

To learn more about the FHEO office and fair housing rights, or to file a fair housing violation complaint, [click here](#). You may also contact the Housing Discrimination Hotline via email at [fheo\\_webmanager@hud.gov](mailto:fheo_webmanager@hud.gov) or at 1-800-669-9777 (Voice) or 1-800-927-9275 (TTY).

## **Ohio Fair Housing Contacts**

Find a list of [Ohio Fair Housing contacts](#).