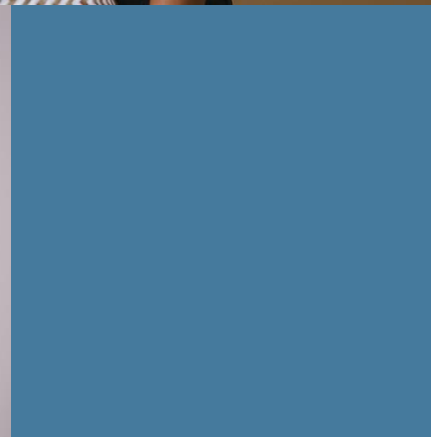


Landlord Tenant Rights & Responsibilities



What is Fair Housing?

Fair Housing protects your right to live where you choose, and requires landlords to treat tenants and potential tenants equally.



Protected Classes

Familial
Status



Race



Sex



Protected Classes

Handicap
(Disability)



Color



Religion



Protected Classes

National Origin



Ancestry
(In Ohio)



Military Status
(In Ohio)

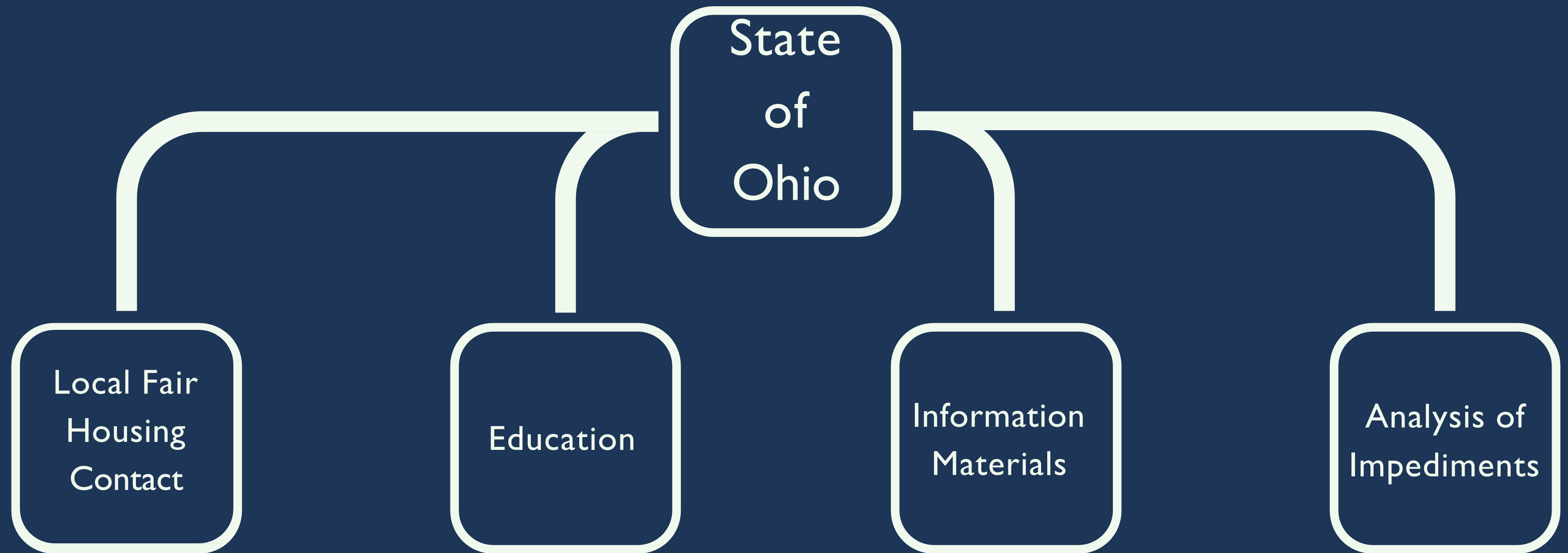


Fair Housing

Definition

- Prohibits discrimination in the rental, sale, advertising, design, insuring, and financing of dwellings, and in other housing-related transactions, based on belonging to a protected class.
- The Fair Housing Act is enforced by the U.S. Department of Housing and Urban Development (HUD).

State of Ohio Standard Fair Housing Elements



Piqua's Fair Housing Program

Fair Housing Standards

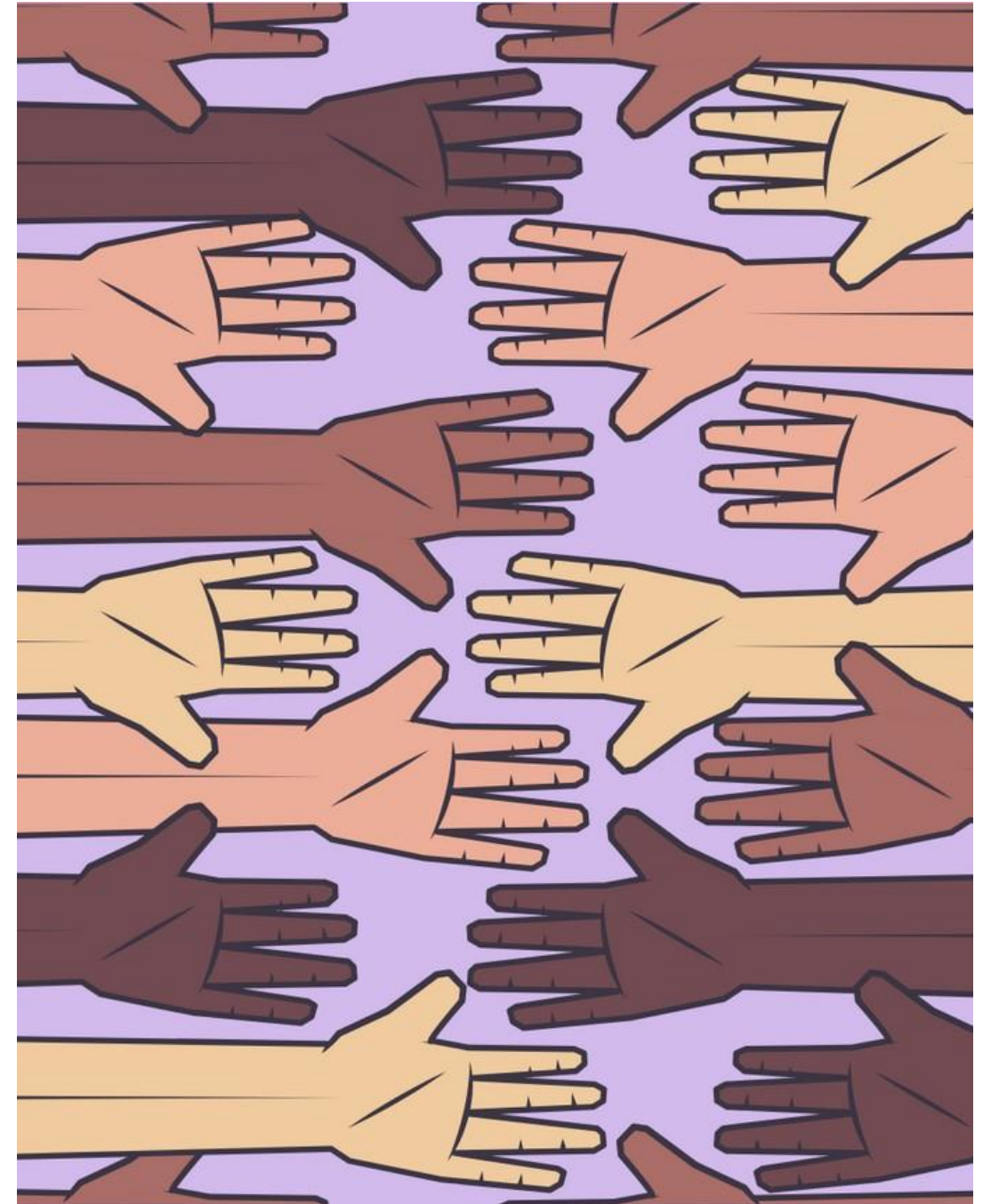
- Provide Fair Housing education and designate a local Piqua contact.
Jill Meyer is the Miami County Fair Housing Coordinator.
- Provide Fair Housing materials and brochures to local organizations.
- Prepare and update the "Analysis of the Impediments To Fair Housing Choice". *This is a planning document that fosters effective fair housing strategies for the City's programs.*

The City of Piqua is currently concentrating significant attention on slum and blight

- Piqua continues to address this impediment by seeking any available funding to eradicate Slum and Blight due to vacant commercial structures and in residential area clusters such as in the Southview Neighborhood and expand efforts to provide full impact for the benefit of members of protected classes and the entire community.
- Piqua continues to implement code enforcement activities to prevent future issues.



Why should you be aware of Fair Housing?



Reasonable Accommodations & Modifications

Americans with Disabilities Act

- Covers places of public accommodation
- Areas of a housing development which are open to the public:
 - Rental office
 - Pools
 - Club house/party room
 - Gym

Why Focus on Disability?

According to HUD:

- Approximately **61.7%** of all complaints filed in 2019 were disability related. This percentage climbs every year.

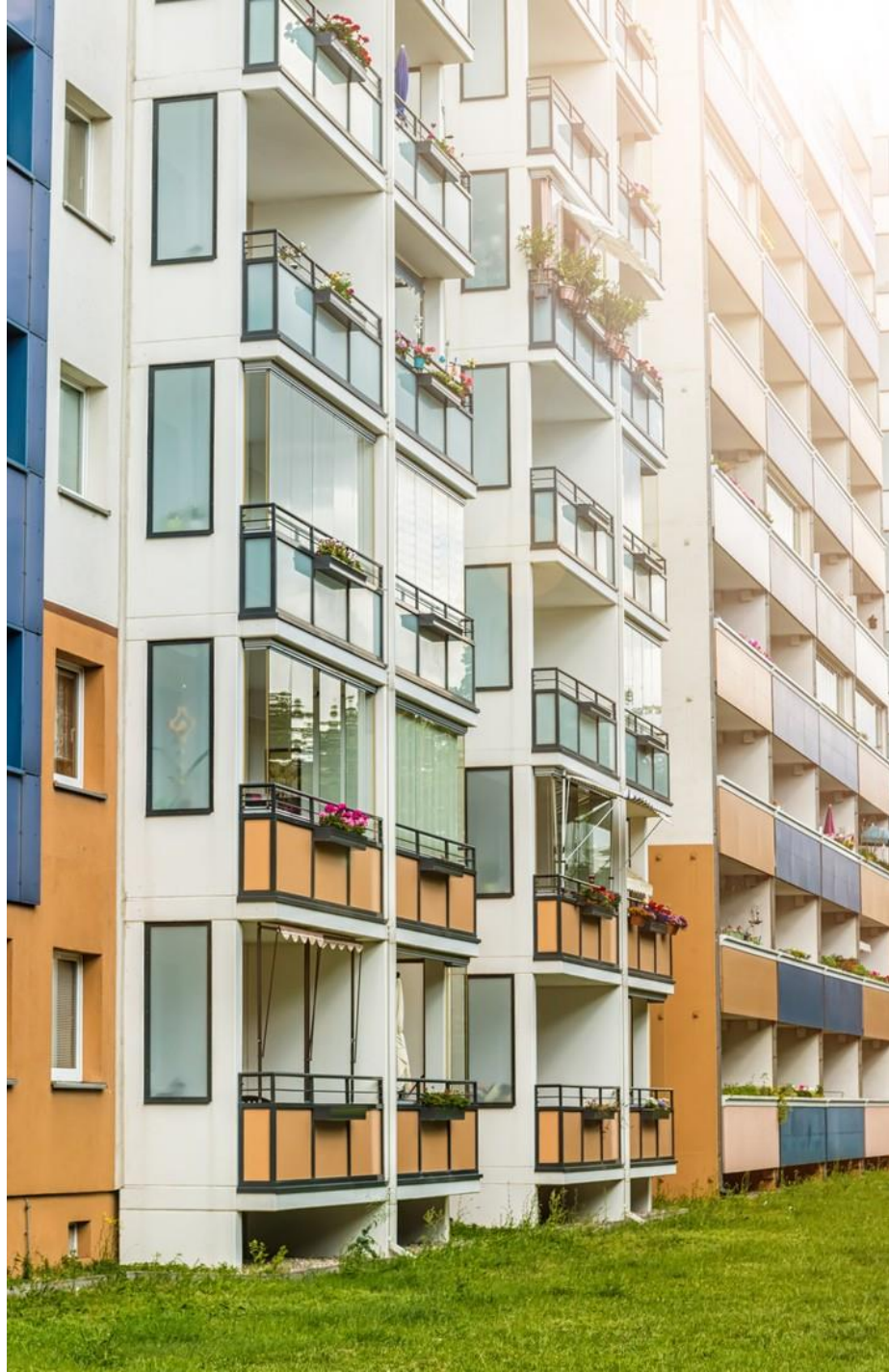
Disability Definition

- An individual with a disability is any person who has a physical or mental impairment that substantially limits one or more major life activities
- Person who has a record of such impairment
- Person regarded as having such an impairment



Reasonable
Accommodations &
Reasonable
Modifications

Accommodation Examples



Frequently Asked Questions

**Can my landlord
restrict how many
people live in an
apartment?**

**Is my landlord required
to allow my service
animal?**

**Can my landlord charge
an extra fee for my
service animal?**

**Do I need a certification
to prove my animal is a
service animal?**

**Is source of income a
protected class?**

**Where can I get help or
learn more about Fair
Housing?**

Miami County Fair Housing

Jill Meyer – 937.440.8121

510 W. Water Street, Ste 120

Troy, OH 45373

Piqua Development Department

Taylor Bowsher – 937.778.2049

201 W. Water Street

Municipal Government Complex – 2nd Floor

Piqua, OH 45356

The Ohio Civil Rights Commission

Dayton Region

937.285.6500

3055 Kettering Blvd, Suite 111

Dayton, Ohio 45439

The HUD Discrimination Hotline

1.800.669.9777

Legal Aid

866.LAW.OHIO (866.529.6446)

Disability Rights Ohio

800.282.9181

COHHIO

Housing Information Line: 888.485.7999

rentinfo@cohhio.org

Questions?