

OUR MISSION: TO PROTECT & EXPAND FAIR HOUSING RIGHTS, ELIMINATE HOUSING DISCRIMINATION & PROMOTE INTEGRATED COMMUNITIES

Since 1983, The Fair Housing Center has promoted nondiscrimination in housing and integrated communities for residents of Northeast Ohio through:

RESEARCH

- Fair Housing Impediments Studies
- The State of Fair Housing in Northeast Ohio Annual Report
- Community Lending Factbooks
- Racial and Ethnic Disparities in Ohio Mortgage Lending
- Other Current Fair Housing Topics

EDUCATION AND OUTREACH

- Trainings for housing providers, consumers, real estate professionals and municipalities
- Outreach at community events
- Speakers available for presentations
- Fair Housing brochures on a variety of topics in English, Spanish, Traditional and Simplified Chinese, and Arabic
- Facilitate the Northeast Ohio Fair Housing Collaborative

ENFORCEMENT

- Monitor rental, sales, homeowner's insurance, and lending markets for discriminatory practices
- Offer support filing complaints with HUD, the Ohio Civil Rights Commission, or local enforcement agencies

ADVOCACY

- Support residents in understanding and exercising their fair housing rights
- Individualized assistance with accommodation and modification requests
- Investigate reports of housing discrimination
- Promote and enforce effective fair housing laws



**Fair Housing Center
for Rights & Research**

2728 Euclid Ave., Suite 200
Cleveland, Ohio 44115

✉ advocates@thehousingcenter.org

☎ (216) 361-9240

www.thehousingcenter.org



**FUNDING PROVIDED BY
THE U.S. DEPARTMENT
OF HOUSING AND
URBAN DEVELOPMENT**

PROUD MEMBER OF



This pamphlet is intended to convey information. Nothing in this pamphlet should be relied upon as legal advice, nor should this pamphlet be regarded as creating an attorney-client relationship.

© 2022 Fair Housing Center for Rights & Research

**FAIR HOUSING
FOR FAMILIES
WITH CHILDREN**



**Fair Housing Center
for Rights & Research**

WHO IS PROTECTED?

Federal and state fair housing laws make it illegal to discriminate on the basis of familial status – the presence of children under the age of 18. This protection covers households in which one or more minor children live with:

- A parent
- A person who has legal custody (including guardianship) of a minor child or children
- The designee of a parent or legal custodian, with written permission of the parent or legal custodian

Familial status protection also extends to pregnant people and any person securing legal custody of a minor child (including adoptive or foster parents).

Exemptions:

Some senior housing facilities and communities are exempt from liability for familial status discrimination. If a facility or community is designated as “62 and older” (where all residents are at least 62 years of age) or “55 and older” (where at least 80% of the units have at least one occupant who is 55 years of age or older) it may be exempt and may be allowed to prohibit children under the age of 18.

In addition, some federally subsidized housing may be subject to additional requirements. Contact The Fair Housing Center for more details.

WHAT IS PROHIBITED?

The following actions are illegal if they are taken because you belong to a protected class:

- Refusing to rent, sell or negotiate for housing
- Setting different terms or conditions, or providing different services or access to facilities
- Making housing unavailable or otherwise restricting choice
- Discriminating in advertising by listing limitations or preferences
- Refusing to provide information regarding homeowners’ insurance or mortgage loans
- Refusing to provide homeowners or renters insurance
- Imposing different terms or conditions in a loan, such as different interest rates or fees
- Threatening, coercing, intimidating, or interfering with anyone exercising their fair housing rights

Additionally, Ohio law prohibits housing providers from making any inquiry or using any application that collects information regarding an applicant’s membership in one or more protected classes. Rental applications that ask how many children you have or make you provide minors names and dates of birth violate Ohio law (ORC 4112.02(H)(8)).

POSSIBLE SIGNS OF DISCRIMINATION

Below are examples of discriminatory statements, which would violate the Fair Housing Act on the basis of familial status.

“We don’t want any children here.”

“Each child must have their own bedroom.”

“Your children cannot use the pool.”

“We put all the families with children in first floor units.”

“I’m raising your rent once that baby is born.”

OCCUPANCY CODES

A landlord may limit the number of people allowed to live in a home based on an occupancy code. However, attempts to impose limits stricter than required by local and federal standards can be discriminatory. Federal guidelines generally allow at least two persons per bedroom. Most cities and villages in the region have occupancy codes that regulate the number of people that can live in a house or apartment, often based on the total square footage in the unit or the bedrooms.

For more information, contact your local building department, or reach out to the Fair Housing Center for Rights & Research.

You can also learn more by visiting:
www.thehousingcenter.org/families

WHERE TO GO FOR HELP

If you think you have been a victim of housing discrimination because of your race, color, national origin, religion, sex, familial status, disability, military status, ancestry, or any other reason, **please contact The Fair Housing Center for assistance at 216-361-9240**. Our advocates can provide assistance before you file a formal complaint.

You can also contact the Ohio Civil Rights Commission (OCRC) at 1-888-278-7101 (TTY: 614-752-2391) or online at www.crc.ohio.gov, or the U.S. Department of Housing and Urban Development (HUD) at 1-800-669-9777 (TTY: 1-800-927-9275) or online at www.hud.gov. The OCRC and HUD can also offer assistance with reading and completing HUD forms through interpreters, tapes, and Braille materials.



**Fair Housing Center
for Rights & Research**

QUESTIONS? CONTACT US.

✉ advocates@thehousingcenter.org

📞 (216) 361-9240

www.thehousingcenter.org