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## Fair Housing Civil Rights Are Under Attack. The Fair Housing Center Needs Your Support.

Recently, a woman contacted The Fair Housing Center seeking assistance, showing our team text messages from her landlord demanding sex in exchange for housing. The Center helped her successfully file charges to enforce her rights under the Fair Housing Act.

In another recent case, a young man using a wheelchair could not access his own home after his apartment complex refused to allow him to install—at his own expense—an automatic door opener. After The Center's team intervened, he can now access his home and was successful in a charge filed with the Ohio Civil Rights Commission.

These are just recent examples, all too common, especially during a housing crisis. As the costs of rent and mortgages increase, marginalized communities are often pushed out of the tight market.

In the midst of a busy schedule of this work on February 27, The Fair Housing Center received an odd letter from DOGE and HUD claiming that it had canceled two of its grants for these fair housing services. Other fair housing agencies across the country received the same letters that day.

Not long after, on March 25, a federal court issued an order forcing HUD and DOGE to reinstate the fair housing services they sought to cancel. This was no surprise. DOGE and HUD attempted to cancel signed contracts for these services with no prior notice or explanation. The actions were obviously illegal.

But the message was clear: Your government aims to cancel civil rights enforcement.

As with any law, civil rights protections are only words on paper if no one enforces them. When the government cancels funding to enforce the laws, it ends those civil rights.

This attempt to cancel civil rights protections was a betrayal of our values as Americans. The fundamental premise of America is civil rights. Unlike most countries, we are not a nation founded on a region, culture, or language. We are founded on a Constitution, a nation of laws. The primary purpose of these laws — the primary purpose of America itself — is to guarantee its citizens certain rights — to vote, practice their religion, and pursue happiness, employment, and housing — all without discrimination.

From the outset of the Declaration of Independence to the Civil War, World Wars, and the Civil Rights Movement of the late 1960s, Americans fought again and again for a nation with these basic freedoms.

The Fair Housing Act protects the most personal of all civil rights. Your home — where you live — powerfully impacts every aspect of your life, from your access to job opportunities, education, and transportation to your health and safety.

Throughout its history, Americans have never stood idly by when world powers, wealthy elites, or their own government, undermined their civil rights. We cannot do so now. Please contact your federal representatives and ask that they please ensure full funding for the enforcement of your fair housing civil rights. You can find your elected representatives here: <https://www.congress.gov/members/find-your-member>.

# HOMES AND DREAMS

OPENING DOORS TO EQUALITY FOR 50 YEARS

## THE FAIR HOUSING CENTER'S ANNUAL FUNDRAISER

REGISTRY BISTRO  
144 N SUPERIOR ST  
TOLEDO, OH 43604

MAY 1, 2025  
5:30PM EST

- CELEBRATING THE 50TH ANNIVERSARY OF THE FAIR HOUSING CENTER
- COMPLIMENTARY STROLLING DINNER
- ENTERTAINMENT PROVIDED BY MIKE WILLIAMS ON SAX
- CASH BAR

**The Fair Housing Center's Homes and Dreams Fundraising Dinner!**

We invite you to join us at our annual fundraiser, held at Registry Bistro, for an evening of fine dining and fun with entertainment provided by local artist Mike Williams on Sax. Each ticket purchase will provide you with a strolling dinner and access to a cash bar.

Together, we can make a difference by promoting fair housing and ensuring equal opportunities for all. Let's celebrate our achievements, share inspiring stories, and pave the way for a brighter, more inclusive future

[Purchase Your Tickets Here](#)

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## The Fair Housing Center Takes Legal Action to Protect Renters from Disability Discrimination.

The Fair Housing Center has filed a housing discrimination lawsuit against Sylvania Place Apartments, LLC, and MRD Apartments, LLC, "Defendants," in the United States District Court for the Northern District of Ohio Western Division. The lawsuit alleges the Defendants engaged in disability-based discrimination, violating the Fair Housing Act by denying the Plaintiff's request for a reasonable modification.

The Plaintiffs, an individual with a disability, and their father, a co-signer on the lease, submitted a reasonable modification request to Carr Apartments, a property managed by the Defendants, located in Sylvania, Ohio. The reasonable modification request was made so the Plaintiff, a person who uses a wheelchair, would have adequate access to their home.

To access the apartment, the Plaintiff first had to enter through a common doorway at the front of the complex. This doorway requires the use of two hands to gain access. Upon moving into the complex, the Plaintiffs realized they would need to submit a reasonable modification to allow them equal access and housing opportunities. The Plaintiffs requested that they be allowed to install an electric push button at the doorway. The button would automatically open the door, a common mechanism seen in many apartments and apartment complexes. Additionally, the Plaintiffs identified a skilled contractor capable of obtaining all necessary building permits for work and skillfully completing the work.

The Defendants denied the Plaintiffs' requests and refused to allow the contractor to begin work. The Plaintiffs offered to pay the Defendants the quoted amount for the work to be done by a contractor of their choice. The Defendants denied this request as well. The Defendants maintained that they would not allow the Plaintiffs' contractor to complete the work, and they would not choose a contractor of their own to complete the requested work. The Defendants cited that the Plaintiffs' contractor did not identify how the installation of the automatic door would address the latch on the door. However, the Plaintiffs' contractor had previously addressed this with the Defendants. The Defendants said they would get back to the Plaintiffs about their estimate, but the Defendants never responded further.

After a thorough investigation by The Fair Housing Center, the Ohio Civil Rights Commission also found that Defendants violated the Fair Housing Laws by failing to grant the reasonable modification request, imposing different terms, conditions, and privileges on the Plaintiffs' tenancy, and refusing to deal with the Plaintiffs.

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# The Fair Housing Center appeared on the *Behind the Byline* podcast with Jaden Jefferson!

On March 19, 2025, The Fair Housing Center's CEO, George Thomas, sat down for a 30-minute interview with local reporter Jaden Jefferson for his *Behind the Byline* podcast. During the episode, George Thomas discusses the impacts of DOGE's attempt to cancel federal HUD grants for fair housing organizations, what this means specifically for our local communities, and how these grants and investments help our community grow. You can listen to the entire interview by clicking the button below!

[Behind the Byline](#)



## Safe and Secure Housing

Recently, a single mother who lived at home with her child was dealing with issues with one of her housing provider's maintenance persons. The mother had multiple altercations in the past with this particular maintenance person, who was extremely hostile and rude to her on numerous occasions. This situation exacerbated the mental health conditions of the child in the home, as they felt uncomfortable in the unit and unsafe with the fact that the maintenance person had a key to their home.

The mother then contacted TFHC, seeking help with making a reasonable accommodation request to property management on behalf of her child and herself due to the anxieties and discomfort both of them were experiencing because of issues with the maintenance employee. TFHC advocated on behalf of the mother and her child for a reasonable accommodation request that the locks be changed in the unit, that the specific maintenance person be barred from having any contact with the mother or her child, and that any maintenance request be fulfilled by alternative maintenance staff. Her housing provider ultimately granted this request, and the mother and child confirmed that the locks had been changed. They have not had any issues with being contacted by the specific maintenance person since.

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To learn more about how individuals with disabilities can advocate for their housing rights, please click the button below.

[Disability Rights Brochure](#)



## The Fair Housing Center's Housing Conditions Program Returns \$100,000 to Tenants

The Fair Housing Center's Housing Conditions Program has reached a major milestone, successfully returning over \$100,000 to tenants through the rent escrow process. This program empowers renters to take action when landlords fail to make

necessary repairs, ensuring they can withhold rent legally until issues are resolved. By advocating for safe and healthy housing, the program helps tenants reclaim funds and holds property owners accountable for maintaining habitable living conditions.

This achievement highlights the impact of tenant rights education and legal advocacy in improving housing standards across our community. The Fair Housing Center remains committed to protecting renters from substandard conditions and ensuring everyone can access a safe, dignified home. For more information or assistance with rent escrow, contact The Fair Housing Center today.

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To learn more about the rent escrow process, please click the button below.

[Rent Escrow Guide](#)

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CITY OF TOLEDO  
**ANALYSIS OF IMPEDIMENTS TO  
FAIR HOUSING CHOICE**

July 1, 2025 – June 30, 2030



Prepared By:



326 N. ERIE ST.  
TOLEDO, OH 43604  
419-243-6163  
TOLEDOFHC.ORG



## 2025 Analysis of Impediments

The City of Toledo has released the draft version of the 2025 Analysis of Impediments to Fair Housing Choice, a crucial study identifying barriers to fair housing and outlining strategies for a more inclusive community. As part of the city's commitment under the Community Development Block Grant (CDBG) program, this analysis examines housing discrimination, affordability, and access to opportunity.

Now is the time to make your voice heard! We encourage residents, community organizations, and stakeholders to review the draft and provide feedback. Your input

will help shape the final report and ensure it reflects the real challenges and needs in Toledo's communities. Click the link below to read the draft!

[Click to read the Draft Analysis of Impediments](#)



# the FAIR HOUSING center

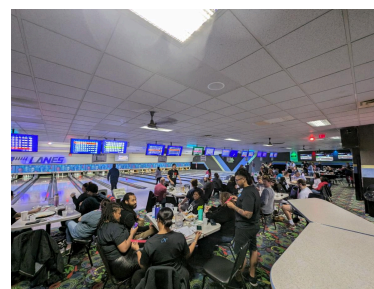
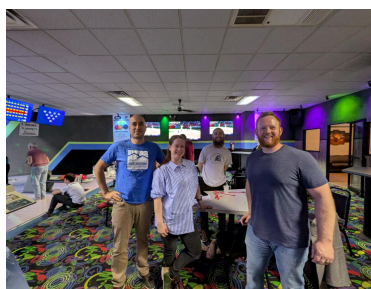
## The Fair Housing Center's 50th Anniversary!

2025 marks a monumental milestone for The Fair Housing Center: our 50th anniversary! Since 1975, we've been dedicated to promoting equal housing opportunities and fighting discrimination in our community. None of this would have been possible without your support, and now it's time to celebrate this remarkable journey together.

We will celebrate this milestone with a variety of exciting events throughout the year, including community gatherings and a special anniversary event. These events will celebrate our progress, showcase inspiring stories, and recommit ourselves to the work ahead to ensure fair housing for all!

Watch for announcements about the upcoming events and how you can get involved. Whether you've been with us since the beginning or have just joined our mission, we can't wait to celebrate with you! Let's keep building a future where everyone can access safe, affordable, and inclusive housing.

Be part of history in the making—keep an eye on our website and social media for updates!



## Strike Out Discrimination

The Student Bar Association at The University of Toledo held its fourth annual Strike Out Discrimination bowling fundraiser that benefitted The Fair Housing Center. We are so grateful to the SBA for their continued support!



## Are You Ready to Be an Ambassador for Justice?

Are you ready to be an Ambassador for Justice? Testing is an investigative tool using trained individuals to gather credible information about housing practices. Like mystery shoppers, testers pose as renters or buyers of real estate to determine whether unlawful housing discrimination is occurring. This work is vital to ensure equal housing opportunities in our community. The valuable experience of being a tester allows you to give back to the community and serve in the fight for justice.

The Fair Housing Center is currently recruiting testers. We are looking for diverse individuals of all backgrounds. For more information or to sign up, contact The Fair Housing Center, at 419-243-6163 or visit the link below.

[Ambassador for Justice Program](#)

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[For more information visit our website](#)



Fair Housing Center | 326 N Erie St | Toledo, OH 43604 US

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