



Lead-Safe Ordinance Update

Lead poisoning caused by deteriorated paint in Toledo's older housing stock disproportionately impacts black families. Thousands of children in Toledo face lead poisoning, highlighting the intersection of health disparities and fair housing concerns. For many years, The Fair Housing Center worked to bring these issues to light so policymakers could implement local housing and health standards to prevent lead poisoning in children. Implementing local housing inspection standards is the only way to prevent lead poisoning in Toledo's neighborhoods.

Local real estate investors have attempted to stop Toledo from preventing poisonings through these inspections by filing lawsuits against the City. Here at The Fair Housing Center, we are excited that Lucas County Common Pleas Court Judge Cook upheld Toledo's lead-safe ordinance, dismissing a challenge by a local landlord. The ordinance grants the health department the power to inspect properties for lead safety. The plaintiff's attorney has appealed.

Toledo's lead law targets residential rentals with four or fewer dwellings built before 1978. Property owners must inspect their units for lead paint and obtain lead-safe certificates. The city plans to continue legal proceedings while awaiting implementation of the ordinance. Meanwhile, lead exposure remains a critical concern, particularly in Toledo's older housing stock. Local health officials attribute lead poisoning primarily to residential rental properties in blighted areas.

The Fair Housing Center submitted an Amicus Brief in the case, which the Judge acknowledged in his opinion. Our brief was intended to provide the Court with policy-related information, such as the significance of the lead poisoning crisis in Toledo as a barrier to fair housing choice.

Tenant Tuesday



The Fair Housing Center partnered with the City of Toledo's Landlord-Tenant Manager for Tenant Tuesday, which provided limited free legal advice on housing concerns such as lease review and

landlord-related issues. Tenants were offered free 20-minute legal counseling sessions with our Housing Conditions Attorney. This event took place on October 24th. Because of the event's success and turnout, The Fair Housing Center hosted its own Tenant Workshop at the library on November 14th, where we went in-depth on Ohio's Landlord-Tenant law.

GIVING TUESDAY

November 28, 2023

Giving Tuesday is a week away! You can make a difference with The Fair Housing Center. At The Fair Housing Center, we are committed to ensuring everyone has equal access to housing opportunities, free from discrimination. But we can't do it alone – we need your support to create a fair and just housing market for all.

Your donation on Giving Tuesday can help us fight housing discrimination, provide education, and advocate for fair housing policies. With your help, we can empower individuals and communities to secure the housing they deserve. Join us in this vital mission. Regardless of size, your gift contributes to a more equitable and inclusive society where housing is a fundamental right.

[Donate to our Giving Tuesday Campaign](#)



New Digs, Same Pigs

A woman, eager to ensure a comfortable home for her two emotional support mini pigs, moved to the



area to reside within the city limits. Despite acquiring a home with a city mailing address, she was startled to discover that her new home fell within a township. In April 2023, a disheartening letter arrived, informing her that the township prohibited livestock, telling her she must remove animals from her property.

She attended a hearing in June 2023 with the Township's zoning board, informing them that the pigs were her emotional support animals and told them that she had all the proper verification from her therapist. Still, the board voted against her and gave her 90 days to rehome the pigs or move. Her realtor advised her to contact The Fair Housing Center, and when she did, our Fair Housing Specialist helped her fill out a reasonable accommodation request to the Township to allow her to keep her pigs. Shortly after she submitted the request, it was approved, and the township is not making her rehome the pigs.

A Young Mother Secures Housing for Her and Her Five Children



A young mother and her five children found themselves entangled in a housing dispute that stemmed from their two-bedroom apartment. Moving in with four children initially, a fifth was born during their tenancy, altering the dynamics of their living situation. Despite maintaining a quiet and structured household routine, the harmony was disrupted when a new neighbor below began complaining about the children's noise.

The complaints escalated, reaching a point where the police were called during a morning dispute between two of the children. Even attempts by the maintenance man to ease tensions, such as providing a management-owned basketball hoop, were met with dissatisfaction from the neighbor. The property management company demanded the mother sign a "peaceful enjoyment agreement," effectively acknowledging her family's alleged noisiness. The threat of eviction loomed if another noise complaint was filed, trapping the family in a distressing situation. Our Fair Housing Specialist guided the mother to a program sponsored by Toledo Public Schools. This program allowed her to secure suitable housing for her family, accompanied by essential financial assistance, bringing a much-needed layer of stability to their lives.

From Contamination to Restoration

A man with a physical disability that necessitated the use of canes and heightened vulnerability to infections found himself in a persistent battle with his apartment's management. He had lived in his apartment for three years, but he had a troublesome mold issue in his bathroom for the last six months.



The vanity, having detached from the wall, caused pipes below to leak, fostering substantial mold growth.

Despite his repeated pleas for resolution, management remained unresponsive until the threat of rent escrow loomed. Only then did maintenance address the issue by applying a temporary mold inhibitor and setting up a heat fan to dry the bathroom. However, skepticism regarding the solution lingered in the tenant's mind. Lacking confidence in a lasting remedy, he came to The Fair Housing Center and sought help submitting a reasonable accommodation to ensure a comprehensive bathroom repair. Our team helped him submit his RA, and within a few weeks, the property manager had made the necessary repairs to his apartment, including replacing the vanity and drainpipes and repainting the bathroom.

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

[Disability Rights Brochure](#)

Run Discrimination Out of Town Wrap-Up



The Fair Housing Center wants to thank all our notable participants, sponsors, and volunteers who made our Run Discrimination Out of Town event an incredible success! The trails of Wildwood, Oak Openings, and Pearson Metroparks echoed with laughter and camaraderie as friends and families from diverse backgrounds came together for our walkathon. Your smiles, stories, and commitment to our cause created a lively atmosphere, showcasing our collective steps toward a more inclusive future.

To everyone who joined us, your support warmed our hearts, and your dedication made this event unforgettable. Whether you walked, sponsored, or volunteered, you played a vital role in our mission. Here's a big cheer to walking hand in hand against discrimination and embracing an

era of togetherness and acceptance in our towns. Thank you for being part of this impactful journey!



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. Our upcoming tester trainings are scheduled for:

Tuesday, December 5, 2023, from 5:30 - 8:30 p.m.

Saturday, January 20, 2024, from 9:00 a.m. - 12:00 p.m.

All trainings are held at The Fair Housing Center, 326 N. Erie St. Toledo, Ohio 43604. For more information or to sign up, contact Jacqueline Banks, Testing Coordinator/Fair Housing Investigator, at 419-243-6163 ext. 114 or jbanks@toledofhc.org.

[View Our Testing Brochure Here!](#)

[For more information visit our website](#)

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