



# the FAIR HOUSING center

## Honoring Our Past, Building Our Future: 50 Years of The Fair Housing Center

2025 marks a monumental milestone for The Fair Housing Center, as we celebrate our 50th anniversary!

Since 1975, we've been committed to promoting equal housing opportunities and fighting discrimination throughout our community. This work would not have been possible without your support, and now it's time to celebrate this remarkable journey together.

On October 4, 2025, we invite you to join us for a special celebration filled with reflection, inspiration, and connection. Throughout the day, you'll experience:

- Stories from those who have been with us since the very beginning
- A historical archives display, showcasing 50 years of progress
- Live music from Kim Buehler and Nate Hick
- Food, drinks, and time to connect with fellow supporters
- A special discussion with Lisa Rice and Shanna Smith, two former Executive Directors of The Fair Housing Center

Come join us in honoring the past, celebrating the present, and shaping the future of fair housing together.

[Buy Tickets Here](#)



## George Thomas on To The Point with Doni Miller

George Thomas, CEO & General Counsel for The Fair Housing Center, recently sat down with Doni Miller to discuss how potential federal funding cuts could reshape and limit access to housing.

[Watch the Full Interview Here](#)



**Help for the Tenants at Executive Towers**

The Executive Towers apartment building in Toledo has provided more than one hundred relatively affordable apartments for many decades.

In recent years, a property management firm called “Denizen” took over management. At the beginning of August, Denizen sent a strange letter to all the tenants. It demanded that all one hundred plus units vacate within the week. It claimed this was necessary due to plumbing issues at the property.

Moving with less than a week’s notice would be difficult for anyone.

Many of the residents at Executive Towers are seniors and lower-income families. For many residents, the demand to leave was simply impossible.

The Fair Housing Center received countless calls for assistance from Executive Tower tenants. We went to work immediately.

The Fair Housing Center contacted management at Denizen and asked that they retract this notice. The Center explained that abruptly terminating the leases and demanding that the tenants vacate was obviously illegal. Many other community officials and agencies also advocated for the tenants. Denizen responded to The Center and confirmed that it would retract the notice and would not seek to evict the tenants.

Since then, The Fair Housing Center has continued to help many of the tenants with filing rent escrow actions, and brief counsel and advice.

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## **The Fair Housing Center Files Suit Against Executive Towers to Stop Illegal Water Billing**

In addition to helping many of the tenants at Executive Towers individually, The Fair Housing Center also filed suit on behalf of one of the tenants to challenge the water billing practices at Executive Towers.

The property management company overseeing Executive Towers bills tenants at the property with a complex formula that does not consider how much water an individual tenant uses. Instead, it demands that all tenants pay based on the total water usage at the property, regardless of how much water they personally have used. With water pipes leaking throughout the building, the tenants are, of course, concerned that their bill includes charges for these water leaks.

In addition, this water billing practice violates local law. The Toledo Municipal Code prohibits landlords from billing tenants for water and sewer services in an apartment complex unless they accurately do so

with submeters installed to measure actual consumption by each tenant.

The Center hopes that this case will set a strong local precedent to ensure tenants, like the ones at Executive Towers, are not billed in unfair and confusing ways.

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## Fair Housing Rights for LGBTQ+ Individuals

### Discover Our New LGBTQ+ Fair Housing Brochure

The Fair Housing Center is proud to share our brand-new brochure, which focuses on protections based on sexual orientation and gender identity in housing. This resource was created to help LGBTQ+ individuals, families, and allies better understand their rights under the Fair Housing Act and how to recognize and report housing discrimination.

Whether you're a renter, homeowner, housing provider, or community partner, this brochure offers clear information and practical steps to ensure equal housing opportunities for all.

[Check it out here!](#)

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## **Congratulations to Audrey Johnson!**

We're so proud to celebrate the amazing Audrey Johnson, who was an honoree at the Women of Toledo: 10 Years of Purpose, Progress & Partnership event!

Audrey was honored as a founding board member and former President of Women of Toledo. We are so proud of the work that Audrey has done, and continues to do, to open doors, challenge gender norms, and inspire change for women in Toledo!

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## **What Makes a House a Home? What Community Means to Me: Youth Art Exhibition**

Sponsored by: Fifth Third Bank

Join us as youth artists share their voices, visions, and creativity through painting, photography, drawing, collage, and poetry. This powerful exhibition explores the meaning of home and community from the perspective of the next generation.

This exhibition is a great way to close out our 50th anniversary! We invite you to join us at 12:00 p.m. on Monday, October 22, 2025, for this free event, as we view the exhibition and honor the creativity of our community's youth.

The exhibition will be open from October 20, 2025, to November 14, 2025, at the Fifth Third Building, One Seagate, Downtown Toledo.

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For more information visit our website



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