

Wooster's Fair Housing Resources

The following non-profit agencies are available to those facing unfair housing practices:



City of Wooster Fair Housing Program

Attn: Fair Housing Officer
Main: 330.263.5200 Ext. 300
Address: 538 N. Market Street
Wooster, Ohio 44691

Website: www.woosteroh.com/Fair-Housing



Wooster Building Standards, Planning, and Zoning Division

Attn: Property Maintenance Inspector
Main: 330.263.5200 Ext. 362
Address: 538 N. Market Street
Wooster, Ohio 44691

Web: www.woosteroh.com/buildingstandards



Wayne County Fair Housing (For locations outside of Wooster)

Main: 330.287.5420
Address: 428 E. Liberty Street
Wooster, Ohio 44691

Web: www.wayneohio.org



COHHIO Tenant Rent Info. Line

Main: 1.888.485.7999
Please leave voice message
Email: rentinfo@cohhio.org
Web: <http://cohhio.org>



Community Legal Aid:

Main: 1.800.998.9454

Website: www.communitylegalaid.org



Regional Ohio Civil Rights Commission - Akron

Main: 330.643.3100
Address: Akron Government Center
161 S. High St. Suite 205
Akron Ohio 44308

Website: crc.ohio.gov

Note: All Resources Are Available Free of Charge

Please Support Your Neighbors And Support Your City

If you know someone with fair housing concerns or questions, please refer them to the Wooster Fair Housing Program for assistance.

Contact us at:
330.263.5200 Ext. 300
Zhila Pezeshkpoor
Fair Housing Specialist

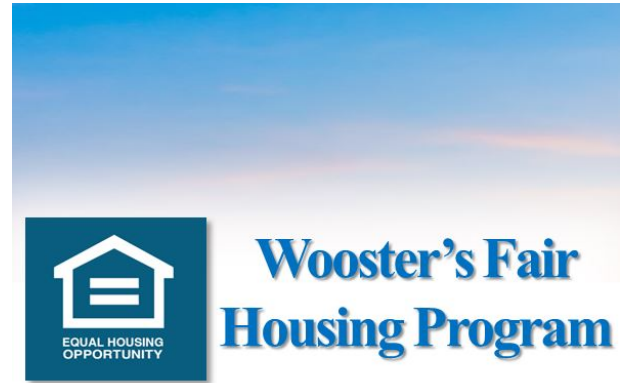


The City of Wooster has teamed up with the fair housing experts at Community Action Wayne/Medina to help answer your questions!

For Additional Information, Please Contact:

Fair Housing Officer / Development Coordinator
Jonathan Millea, AICP CEcD
Wooster Fair Housing Program
City of Wooster
538 N. Market St.
PO Box 1128
Wooster, Ohio 44691
Phone: 330.263.5250
www.Woosteroh.com/Fair-Housing

Published May 2023. For the most current information, please visit our website listed above.



Helping to Ensure Equal Opportunities for Current and Future Residents

The City of Wooster Fair Housing Program is available to answer questions, record complaints, offer referrals, and provide education on housing rights. We are also able to assist in filing fair housing complaints or property maintenance complaints.

"It is hereby designated to be the policy of the City to do all of the things necessary and proper to secure for all its residents their right to equal housing opportunities regardless of their race, color, creed, sex, religious belief, national origin, handicap or familial status." (Ord. No. 1991-34.)

Have a Question or an Issue to Report? Contact Us:

**City of Wooster Fair Housing Program with
COMMUNITY ACTION WAYNE/MEDINA**

330.263.5200 Ext. 300

www.Woosteroh.com/Fair-Housing

Or 330.621.8038 if calling outside of the City



Fair Housing:

Housing discrimination is the denial of the equal opportunity to rent, purchase, finance, or insure homes because of a person's **race, color, religion, national origin, gender, familial status or disability**. Discrimination against **ancestry** and **military status** is also illegal under Ohio Law. Such unlawful discrimination hurts the entire community through limiting individual freedoms as well as access to housing and economic opportunities.

Reporting illegal discrimination is not only important for protecting oneself, but also for protecting others and the community from future discrimination. Those who feel they are being treated unfairly should take the following steps to protect themselves:

1. Keep a record of any meetings and phone calls with landlords, property managers, real estate agents, loan officers, or insurance agents.
2. Write down what happened and what was said by all participants. Save all receipts, applications, leases, business cards, brochures, or other documents that were given.
3. Call the City of Wooster Fair Housing Program at:

330.263.5200 Ext. 300

If calling about a housing concern outside of City Limits, please call 330.621.8038 for the Wayne County Fair Housing Program to receive information on specific help in your community.

Calling the Wooster Fair Housing Program:

The Wooster Fair Housing Program is available during normal business hours to answer questions about Fair Housing issues. Messages may be left 24/7 on our Fair Housing Hotline:

330.263.5200 Ext. 300

We will document your complaint and provide you with resources that may be able to assist you. We will help you to get to the right place.

Examples of Discrimination:

Wooster is a thriving community focused on the future. There is no place for unlawful discrimination in any city that values freedom, economic health, and the creation of opportunities for any and all.

We appreciate our residents and prospective residents who have taken the time to report issues, even when they wanted to simply move on and forget an unpleasant experience.

While great strides have been made in ensuring fair housing, willful discrimination continues to occur. Some examples of discrimination that have **recently** occurred in **our region** include:

Disability: A landlord not allowing a wheelchair-bound person's request for installing a ramp or other equipment (at the tenant's expense), or a landlord not making an accommodation to a pet policy to allow a tenant to keep an emotional support animal (ESA). *Note, landlords may request documentation of non-visible disabilities from an appropriate professional, as well as proof of care and immunizations for ESAs.*

Familial Status: A landlord limiting families with children to only ground-floor apartments, or restricting children from a complex altogether.

Race, Color, Gender, Religion: A property manager telling prospective tenants that a complex's units were all occupied when in fact they were available, and a landlord refusing to rent a home, in each case because of the applicant's race, color, gender, or religion.

Property Maintenance Issues:

Separate from Fair Housing, housing must meet safety building safety codes. When a complaint is made on an unsafe home, the City's **Property Maintenance Inspector** may investigate the issue, write a report, and advise the owner which repairs are needed. The City may take legal action against an owner willfully choosing to ignore an order to make a required repair; however this process often takes time and does not ensure repairs will be made. In special situations, tenants may also place their rent in escrow to compel repairs. Visit www.woosteroh.com/fair-housing to learn more and download a sample letter.

For Property Maintenance concerns, please contact the City Property Maintenance Inspector) at:

330.263.5200 Ext. 362

Community Legal Aid:

When specific legal questions arise, such with lease agreements, the City of Wooster's Fair Housing Program will recommend speaking with an attorney.

Community Legal Aid is a *volunteer* law firm serving the civil legal needs of low-income individuals and families throughout Wayne and surrounding counties. The firm's website offers a detailed Self-Help Library for tenants and landlords:

<http://www.communitylegalaid.org>

For low-income residents in need of legal assistance, Community Legal Aid offers the Legal Aid HelpLine:

1.800.998.9454

COHHIO Tenant Information Hotline:

To speak with an expert on general landlord-tenant rights, the Non-Profit (tax-payer funded) COHHIO is available to take your questions and concerns at:

1.888.485.7999

You may be asked to leave a voice message before a qualified counselor will return your call. **This is an excellent resource for anyone with a landlord-tenant rights question.**