

**A RESOLUTION TO PROVIDE FOR EQUAL HOUSING OPPORTUNITY IN
LAWRENCE COUNTY, OHIO**

WHEREAS: the population of the Lawrence County , Ohio includes people of different races, color, sexes, religious beliefs, national origins, disabilities, familial status and LGBT individuals, and

WHEREAS: the Lawrence County Commissioners believes in the principle of equal rights and privileges for all citizen, and

WHEREAS: the United States Congress has adopted as the national policy to provide, within the constitutional limitations, for fair housing throughout the country.

NOW THEREFORE BE IT RESOLVED by the Lawrence County Commissioners, State of Ohio:

SECTION 1: Designation of Policy. That it is hereby designated to be continuing policy of the Lawrence County Commissioners to do all things necessary and proper to secure for all its citizens their right to equal housing opportunities regardless of race, color, religion, sex, national original, disability, age, familial status or LGBT (lesbian, gay, bisexual and transgender) individuals.

SECTION 2: Definitions. That as used in this resolution, the following terms shall have these meanings:

- a. Real Estate Agent – Real Estate Agent includes any real estate broker, real estate salesman or an agent thereof, or any other person, partnership, association or corporation who for consideration sells, purchases, exchanges, rents, negotiates, offers, or attempts to negotiate the sale, purchase, exchange or rental of real property or holds himself out as engaged in the business of selling, purchasing, exchanging, renting or otherwise transferring any interest in real property.
- b. Fair Housing Officer – FH Officer means the person responsible for coordinating compliance with all Federal, State and Local regulations related to Fair Housing and Equal Opportunity.
- c. Discrimination, discriminating or discriminate – the terms for discrimination, discriminating or discriminate mean to render any difference in treatment to any person in the sale, lease, rental or financing of a dwelling or housing unit because of a person’s race, color, sex, religious belief, national origin, disability, family status or LGBT individuals.
- d. Housing – Housing includes any building, facility or structure or portion thereof which is used or occupied or is intended, arranged or designed to be used or occupied as the home, residence or sleeping place of one or more persons, groups or families and any vacant land offered for sale or lease for the construction or location thereon of such building, facility or structure.
- e. Lending Institution – Lending institution means any bank, insurance company, savings and loan association or any other person or organization regularly engaged in the business of lending money or guaranteeing loans.

f. Person – Person means one or more individuals, corporations, partnerships, associations, labor organizations, legal representatives, mutual companies, joint stock companies, trusts, unincorporated organizations, trustees, trustees in bankruptcy, receivers and fiduciaries.

SECTION 3. Unlawful Housing Practices. It shall be an unlawful housing practice and a violation of this resolution:

a. For any person or real estate agent:

1. To discriminate against any person in the selling, leasing, subleasing, renting, assigning or otherwise transferring of any interest in a housing unit.
2. To discriminate against any person by refusing to negotiate, making false representations on the availability of the housing unit, or withdrawing from the market a housing unit, which is for sale, lease, sublease or rental.
3. To include in the terms, conditions, or privileges of any sale, lease, sublease, rental, assignment or other transfer of any housing, any clause, condition, or restriction discriminating against any person in the use or occupancy of such housing.
4. To discriminate in the furnishing of any facilities, repairs, improvements or services or in the terms, conditions, privileges or tenure of occupancy of any person.

b. For any lending institution to discriminate in lending money, guaranteeing loans, accepting a deed of trust or mortgage or otherwise making available funds for the purchase, acquisition, construction, alteration, rehabilitation, repair or maintenance of any housing or discriminate in the fixing of the rates, terms, conditions or provisions of any such financial assistance.

c. For any person or real estate agent, with respect to any prohibited act specified in this resolution, to publish or circulate or cause to be published or circulated, any notice, statement, listing or advertisement, or to announce a policy or to make any record in connection with the prospective sale, lease, sublease, rental or financing of any housing which indicates reliance, determination or decision based on race, color, religion, sex, age, national origin, disability, familial status or LGBT individuals.

d. For any person or real estate agent to assist in, compel or coerce the doing of any act declared to be an unlawful housing practice under this resolution, or to obstruct or prevent enforcement or compliance with provisions of this resolution, or to attempt directly or indirectly to commit any act declared by this resolution to be an unlawful housing practice.

e. For any person or real estate agent:

1. To induce or attempt to induce the sale, transfer of interest, or listing for sale of any housing by making representations regarding the existing or potential proximity of real property owned, used, or occupied by any person or any particular race, color, religion, sex, age, national origin, disability, familial status or LGBT individuals by direct or indirect methods.

2. To make any representation to a prospective purchaser or lessee that any housing in a particular block, neighborhood or area may undergo, is undergoing or has undergone a change with respect to racial, color, religion, nationality or ethnic composition of such block, neighborhood or area.

3. To induce or attempt to induce the sale or listing for sale of any housing by representing that the presence or anticipated presence of person of any particular race, color, religious belief or national origin in the area will or may result in:

- a. The lowering of property values.
- b. A change in racial, color, religious, nationality or ethnic composition of the block, neighborhood or area in which the property is located.
- c. An increase in criminal or antisocial behavior in the area.
- d. A decline in quality of the schools serving the area.

f. For any person or real estate agent to cause or coerce or attempt to cause or coerce retaliation against any person because such person has lawfully opposed any act or failure to act that is a violation of this resolution or has, in good faith, filed a complaint, testified, participated or assisted in any way in any proceeding under this resolution.

g. To deny any person access to or membership or participation in any multiple-listing service, real estate brokers' organization or other service, organization or facility relating to the business of selling or renting housing or discriminate against a person on the terms or conditions of such access, membership or participation.

h. To do any other thing or engage in conduct which would otherwise make unavailable equal housing opportunities.

SECTION 4: Posting of Notices

a. Every real estate agent shall post in a conspicuous location in that portion of his place of business normally used by him for negotiating the terms of a sale or lease of housing, any each person who operates a multi-unit residential building containing more than two units shall post at all times when prospective tenants are being interviewed, in a conspicuous location in that portion of his housing business normally used by him for negotiating the rental of a housing unit, therein, a notice prepared by the Fair Housing Officer which contains the following language, printed in black on a light colored background, in not less than fourteen-point type: It is a violation of the Fair Housing Law of the Lawrence County Commissioners, State of Ohio for any real estate agent, or for any person owning or managing a multi-unit apartment dwelling to

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1. Deny housing to any person because of race, color, sex, religious beliefs, national origin, disabilities, familial status and LGBT (Lesbian, Gay, Bi-sexual and Transgender) individuals.

2. Discriminate against any person because of that person's race, color, sex, religious beliefs, national origin, disabilities, familial status and LGBT individuals, with respect to the terms,

conditions or privileges of housing accommodations or in the furnishing of facilities or service in connection therewith.

IF YOU BELIEVE YOU HAVE BEEN DISCRIMINATED AGAINST, CONTACT THE LAWRENCE COUNTY COMMISSIONERS FAIR HOUSING FAIR HOUSING OFFICER, THE OHIO CIVIL RIGHTS COMMISSION OR THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT.

SECTION 5: Fair Housing Fair Housing Officer

- a. There is hereby created a Fair Housing Fair Housing Officer shall be an employee of the Ironton-Lawrence County CAO, which has an Agreement for delegation of Activities with the Lawrence County Commissioners for all Community Development Block Grant activities.
- b. The FH Officer is charged with the following duties to implement the stated policy of this resolution:
 1. To investigate all complaints of unlawful housing practices which are filed with it.
 2. To hold educational and other programs, designed to promote the purposes stated in the resolution.
 7. To adopt rules and procedures for the conduct of its business.
 8. To do such other acts that are necessary and property in order to perform those duties with which it is charged under the terms of this resolution.

SECTION 6. Procedure and Enforcement

- a. Any person subjected to an unlawful housing practice may file within 350 days of the alleged violation with the Fair Housing Officer a complaint in writing, sworn to or affirmed, which shall state the name and address of the person alleged to have committed the violation complained of and the particulars thereof, and such other information as may be required by the FH Officer. The Officer may also corroborate or initiate complaints based on testing carried out by its staff or volunteers authorized by the Officer.
- b. Upon the filing of a complaint the FH Officer shall make such investigation as he deems appropriate to ascertain facts and issues. If the FH Officer determines that there are reasonable grounds to believe a violation has occurred, he shall attempt to conciliate the matter by methods of initial conference and persuasion with all interested parties and such representatives as the parties may choose to assist them. Conciliation conference shall be informal and nothing said or done during such initial conference shall be made public by the FH Officer unless the parties agree thereto in writing.
- c. The terms of the conciliation agreed to by the parties shall be reduced to writing and incorporated into a consent agreement to be signed by all parties, which agreement is for conciliation purposes only and does not constitute an admission by any part that the law has been violated. Consent agreements shall be signed on by the FH Officer.
- d. The FH Officer is authorized to seek the cooperation and aid of the Ohio Real Estate Board or Ohio Civil Rights Commission in any investigation under this resolution.

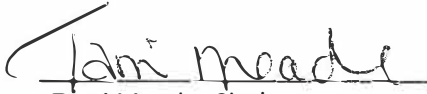
e. If the FH Officer determines that the complaint lacks reasonable grounds upon which to base a violation of this resolution, he shall dismiss such complaint or order such further investigation as may be necessary.

f. If the FH Officer, with respect to the a matter which involves a violation of this resolution, fails to conciliate a complaint after the parties have in good faith attempted such conciliation, fails to effect an informal conciliation agreement or a formal consent agreement or determines that a complaint is not susceptible of conciliation, shall forward all complaint information and documentation to the Ohio Civil Rights Commission or the Real Estate Board for formal actions.

SECTION 7. Scope of Resolution. The provision of this resolution shall apply to all housing located within the territorial limits of the Lawrence County Commissioners, State of Ohio.

SECTION 8. Nothing contained in this resolution shall prevent any person from exercising any right or seeking any remedy to which he otherwise be entitled or from filing any complaint with any other agency or court of law or equity.

Passed this 24 day of June, 2010.


Tami Meade, Clerk


Jason Stephens, President

If you have any questions contact:

Tracy Wydeck, Fair Housing Officer
120 N 3rd Street, Ironton OH 45638 (740) 532-3140