

# Resources

## HOUSING IS A HUMAN RIGHT!

Here are some additional resources that might help you, your family, and your neighbors find and keep housing.

### California Department of Fair Employment and Housing:

800-884-1684 (voice) 800-700-2320 (TTY)

California's Relay Service at 711 [www.dfeh.ca.gov](http://www.dfeh.ca.gov)

### U.S. Department of Housing and Urban Development (HUD):

(800) 347-3739 [www.hud.gov](http://www.hud.gov)

### State of California Department of Consumer Affairs:

(800) 952-5210 [www.dca.ca.gov](http://www.dca.ca.gov)

### CA Mobile Home Ombudsperson:

(800) 952-5275 [www.hcd.ca.gov](http://www.hcd.ca.gov)

**Project Sentinel:** [housing.org](http://housing.org)

**National Housing Justice:** [nhlp.org](http://nhlp.org)

**Housing Rights Center, Los Angeles:** [hrc-la.org](http://hrc-la.org)

**Legal Aid Foundations, Los Angeles:** [lawhelpca.org](http://lawhelpca.org)

**Bay Area Legal Aid:** [baylegal.org](http://baylegal.org)

**Fair Housing Orange County:** [fairhousingoc.org](http://fairhousingoc.org)

**Fair Housing Council of Central California:** [fhc-cc.org](http://fhc-cc.org)

**Eden Council for Hope and Opportunity:** [echofairhousing.org](http://echofairhousing.org)

**Fair Housing Council of Riverside County, Inc:** [fairhousing.net](http://fairhousing.net)

**Fair Housing Council of San Diego:** [fhcsd.com](http://fhcsd.com)

**Fair Housing Napa Valley:** [napafairhousing.org](http://napafairhousing.org)

**Fair Housing Advocates of Northern California:** [fairhousingnorcal.org](http://fairhousingnorcal.org)

**Inland Fair Housing and Mediation Board:** [ifhmb.com](http://ifhmb.com)

# Know Your Top Fair Housing Rights



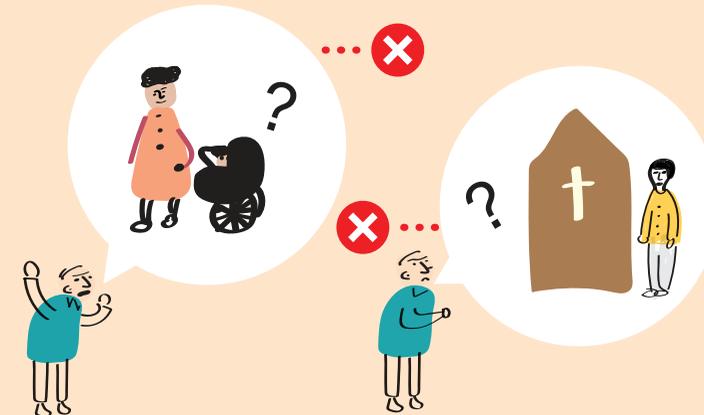
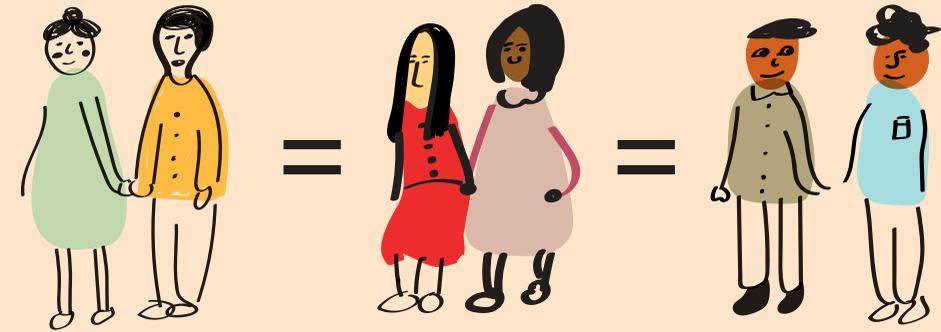
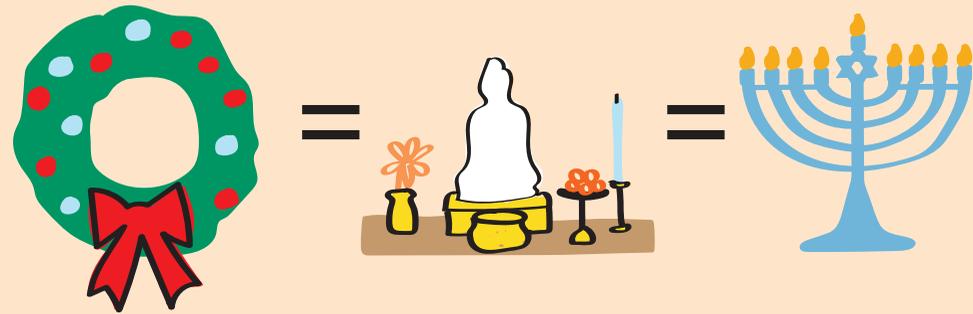
# You Have Rights



Housing discrimination is a serious and common problem. **You have rights and protections!** California law protects renters and homeowners from discrimination and harassment based upon “protected characteristics,” which may include your:

- Age
- Race
- Color
- Ancestry, national origin
- Religion
- Disability, mental or physical
- Sex, gender
- Sexual orientation
- Gender identity, gender expression
- Genetic information (such as likelihood of a gene mutation or chronic disorder)
- Marital status
- Familial status (families with kids under age 18)
- Source of income
- Immigration status
- Primary language
- Citizenship
- Military/Veteran status

# 1. Equality



## You Have the Right to Be Treated Equally

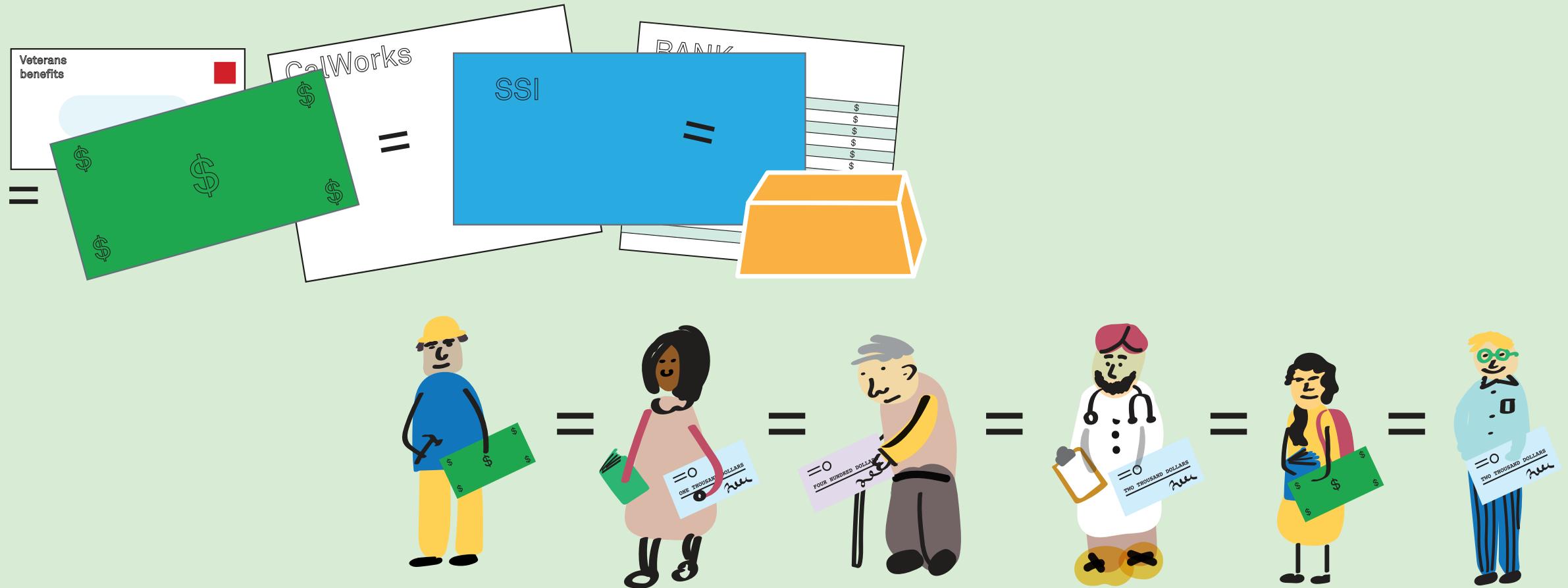
Fair housing laws prohibit unequal treatment in rent, repairs, deposits, and fees based upon your protected characteristics. Signs of discrimination include housing providers that:

- Only question or prevent access to guests of certain races or nationalities, not others
- Allow Christmas decorations or crucifixes in common areas, but prohibit decorations, altars, or objects common to other religions
- Only rent to people of certain religions
- Ask you or your guests to refrain from engaging in public displays of affection because you are LGBTQ, or are part of an interracial couple, or for reasons related to other protected characteristics
- Refuse to make repairs for you because they dislike your national origin, or sexuality, or disability, or because you don't speak the same language

Certain comments or questions can discourage you from applying or indicate discrimination. Signs of discrimination can include:

- Questions designed to reveal your personal characteristics, such as, "What country are you from?" "Are you planning on having children?" or "Do you go to church?"
- Telling you that you won't like a neighborhood, or that you would like a different building better than the one you are applying for
- Comments related to ethnic stereotypes, such as blaming you for pest problems because of where your family comes from
- A unit that was available when you called is suddenly unavailable when you visit
- An apartment building where people of different races are segregated
- Comments that suggest denial based on a protected characteristic, such as: "A single woman might not feel safe here," or "This is a family building; I'm not sure that you will fit in with your lifestyle."

## 2. Income



### You Have The Right To Equal Treatment Regardless Of The Source Of Your Income

California law forbids housing providers from discriminating against you based on your source of income. "Income" isn't just wages. Income includes Social Security, Supplemental Security Income (SSI), veteran's benefits, CalWorks, General Assistance, child support, alimony, unemployment insurance, and pension.

Housing providers can't:

- Demand proof of employment, multiple years of steady employment, or rent only to those who have a job
- Refuse to rent, or demand a higher deposit, because of non-wage income
- State a preference for professionals, or certain types of professionals like tech or medical workers

If you have a Section 8 voucher, you may also have rights enforced by HUD or other agencies.

# 3. Kids



## You Have The Right To Housing With Your Kids

A housing provider can't forbid kids. (Licensed "senior housing" is the only exception.) They can't make overly restrictive rules or statements that discourage families from enjoying all parts of the premises.

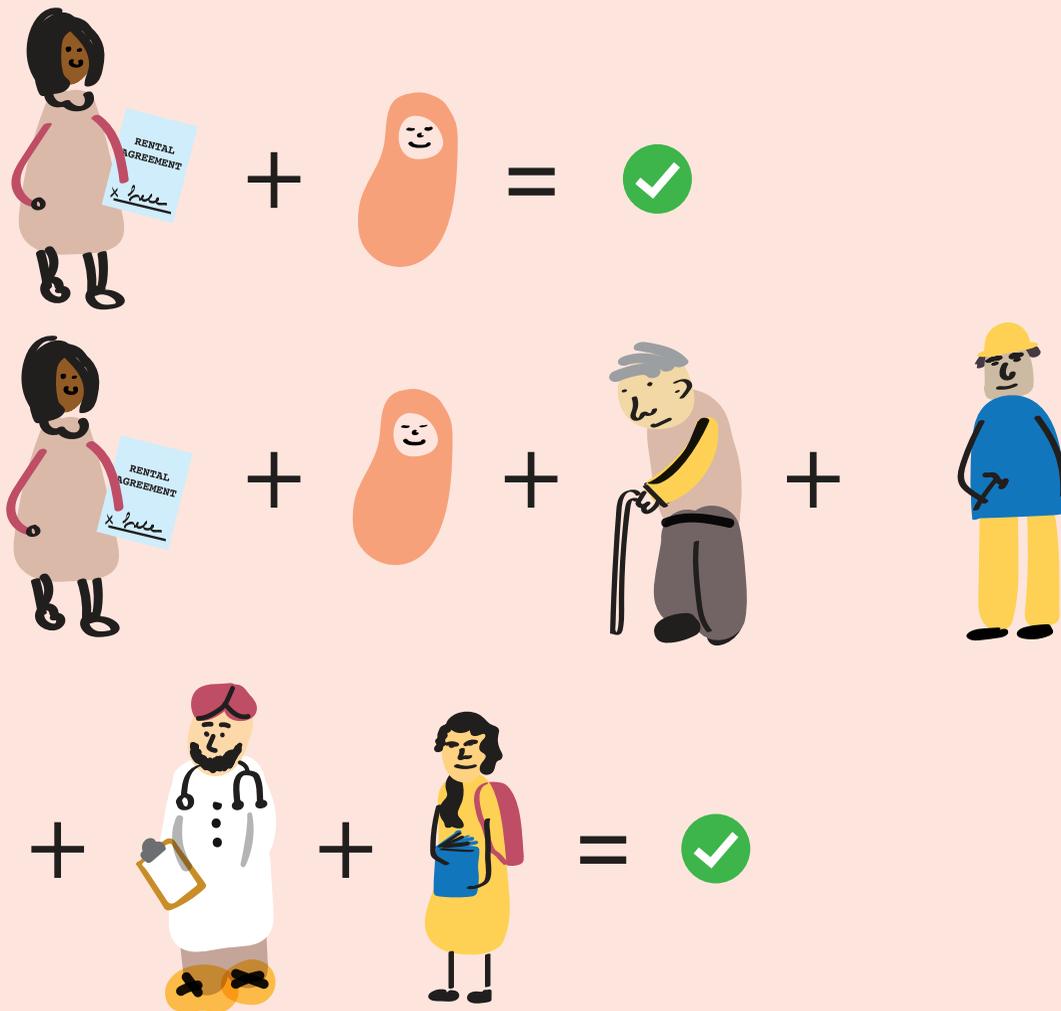
Examples of Illegal Rules include:

- "Children in common areas must be supervised at all times"
- "No bikes or skateboarding in common areas"
- "Adults only in laundry room"
- "No playing in the parking lot"

Examples of Illegal Actions include:

- Scolding your kids for playing outside
- Issuing you warnings when your kids make noise during the day
- Confiscating things like toys, bikes, skateboards, and scooters
- Statements that discourage families from moving in, like, "This building isn't very kid-friendly," or "There's no place to play"
- Evicting you because your baby cries at night
- Evicting or requiring you to move to a larger unit because of your pregnancy or decision to adopt or secure legal custody of a kid

# 4. Roommates



## If You Have Room, You Have The Right To Roommates

Occupancy standards — limiting the number of people who can live together — can be discriminatory if they are unreasonable based on the size and layout of the apartment or prevent families from renting.

What constitutes a reasonable limitation depends on a variety of considerations, including local building codes, square footage, sewage system limitations, and ages of the occupants, for example.

# 5. Language

APT 2 BD/2 BA

ENGLISH ONLY

KEY FEATURES  
Bedrooms: 2 Beds / Bathrooms: 1 Baths  
Lease Duration: 1 Year  
Pets Policy: No Pets Allowed  
Laundry: On -site

DESCRIPTION  
Spectacular 2 bedroom / 1 bathroom spacious unit, with lots of natural light. Very well kept Apartment Complex with nearby shopping, schools and freeways. Apartment features lots of kitchen cabinets, crown moldings throughout, dishwasher, and lots of windows. One parking space included. Laundry onsite. THIS IS A MUST SEE!!!

ENGLISH ONLY!

OUR APPLICATION GUIDELINES:

地震海引的核泄漏福居民促撤离, 成千上万人逃离家园, 如今几乎没有人

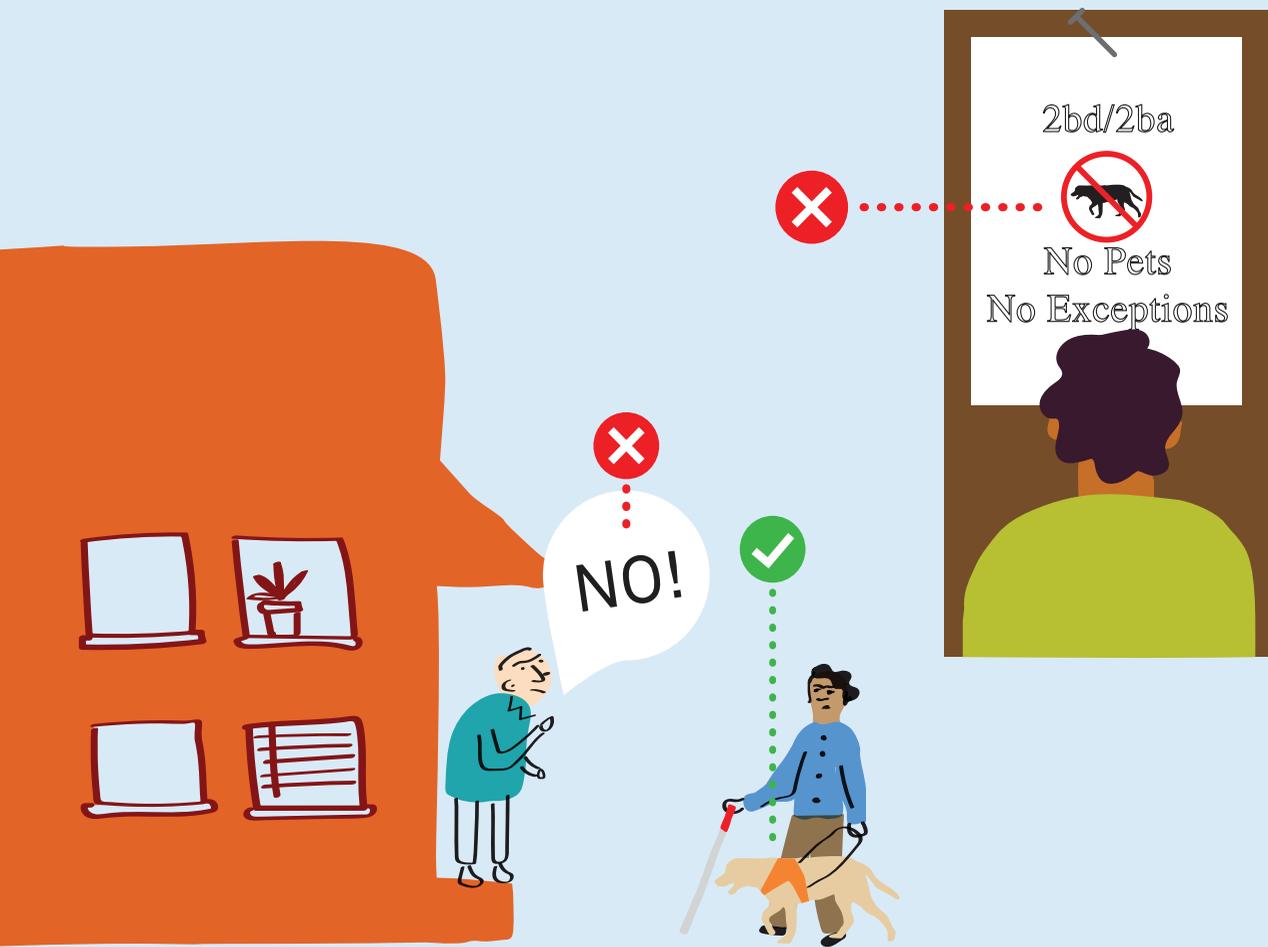
## You Have The Right To Use Your Preferred Language

Private housing providers don't have to provide you with a translator, but they must speak with a translator if you provide one, and allow staff who speak your language to converse with you in that language.

Leases that you negotiate in a language other than English must be translated into that language.

Advertising for housing only in a language other than English indicates a preference for certain national origins or ethnicities over others, and is not permitted.

# 6. Assistance Animals



## You Have The Right To Your Assistance Animal

Housing providers must allow you to keep or acquire an assistance animal if necessary as a reasonable accommodation for physical or mental disabilities without charging a pet deposit or extra rent. Housing providers can't have assistance animal breed or size restrictions, but do not have to approve a request if the animal poses a direct health or safety threat or will cause substantial property damage. Remember, assistance animals are not pets. Housing providers can request information confirming your need for an assistance animal, but they don't have a right to any additional information, such as your medical diagnosis. Beware of online certificates for "emotional support animals" — these will not be enough to show that you need an animal to help with your disability.

# 7. Disability

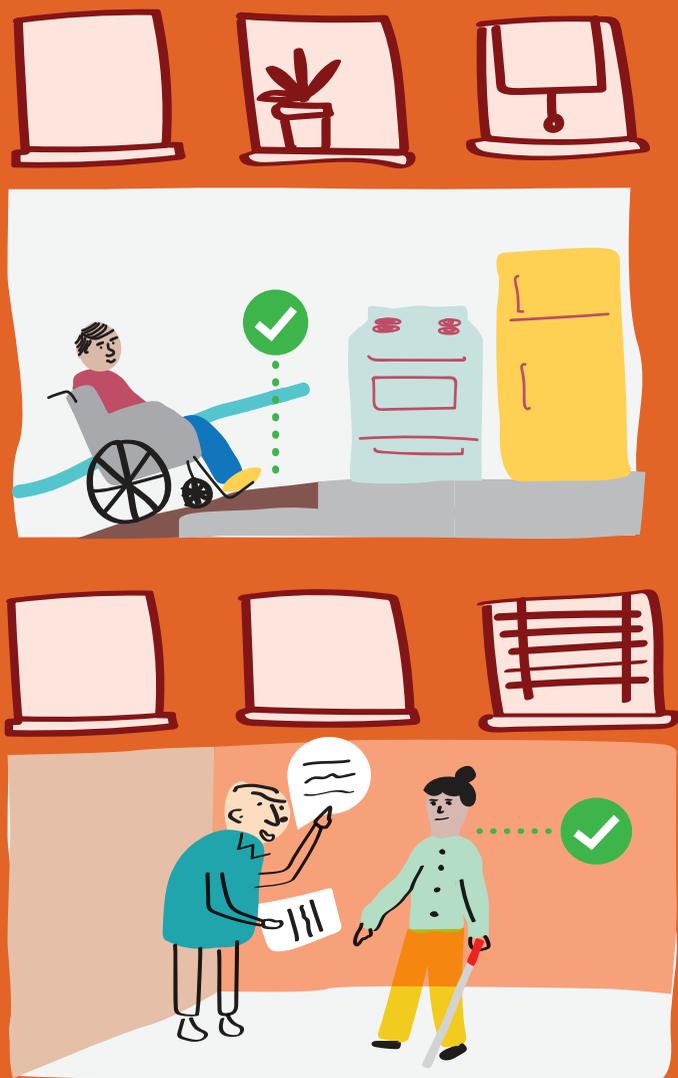


## You Have The Right To Access Housing Regardless Of Disability

You have the right to an **interactive process** with your housing provider to identify **reasonable accommodations** that change the building policy, rule, or practice to allow you to use and enjoy your home. Common reasonable accommodations include:

- Parking as close to your unit as possible
- Assistance animals
- Caregivers, including live-in caregivers
- Financial accommodations, such as co-signers or special consideration if your disability is the sole cause of your low income or poor credit

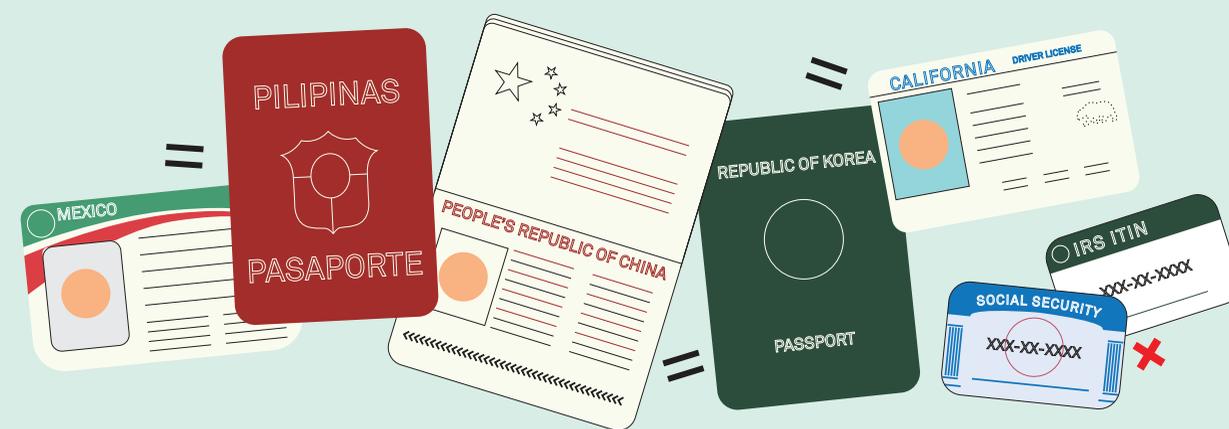
## 7. Disability



It's illegal to refuse to allow you to modify your home, at your own expense, to reasonably accommodate your disability. Look out for other common violations like:

- Refusing to rent because of your disability, whether real or simply perceived, presumed, or assumed by a housing provider
- Discouraging you from renting or refusing to rent you an available unit because of your mobility impairment
- Requiring higher deposits in case your wheelchair scuffs the walls and floors
- Refusing to read your housing paperwork to you despite your vision impairment

## 8. Immigration Status



### You Have The Right To Withhold Your Immigration Status

California housing providers may not require U.S.-issued identification, such as a driver's license, visa, or Social Security number. (Credit and background checks may be conducted with a name and previous address.) Providers must accept foreign-issued identification, such as Consular ID cards and passports. They cannot ask prospective tenants whether they are in the country legally.

# 9. Harassment



## You Have The Right To Housing Without Harassment

Harassment singles you out or makes you feel uncomfortable because of your protected status. Common examples include suggestive statements, slurs, and offers for reduced rent in exchange for sexual services or dates. Housing providers can also be responsible for the conduct of other tenants.

Recent examples of harassment include:

- Calling you or your immigrant family “illegal”
- Calling you or your Muslim family “terrorists”
- Asking offensive questions about your sex life
- Harassing or pressuring you about your religious beliefs
- Complaining about the smell of your family’s food or the type of music you listen to

# Discrimination



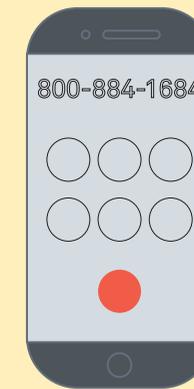
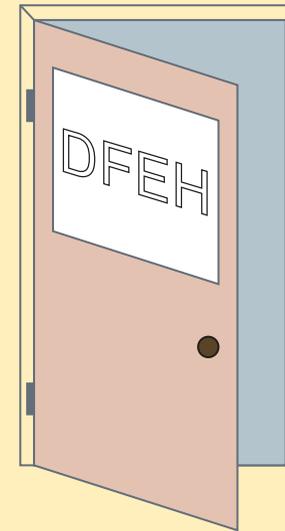
California law protects renters and homebuyers from discrimination and harassment because of race, color, religion, national origin, ancestry, disability, sex, gender, gender identity, gender expression, sexual orientation, source of income, marital status, familial status, genetic information, age, immigration status, primary language, or citizenship. These characteristics are protected under the law from discrimination in accessing and living in almost all types of housing.

A person or entity who controls your housing or any housing-related services can't discriminate against you. This includes:

- Property owners
- Managers
- Maintenance staff
- Real estate brokers and agents
- Homeowners associations
- Mobile home parks
- Local housing authorities and governments
- Hotel, motel, and vacation rental owners and management companies

# Neighbors

DFEH



The law even prohibits harassment from your neighbors based on a protected characteristic, and may hold accountable a housing provider for your neighbors' harassment if it fails to address this type of harassment once notified.

The mission of the Department of Fair Employment and Housing is to protect the people of California from unlawful discrimination in employment, housing and public accommodations, and from the perpetration of acts of hate violence and human trafficking. If you believe you have experienced discrimination, call, visit, or submit a complaint form to DFEH online.

If you have a disability that prevents you from submitting a written pre-complaint form online, by mail, or email, DFEH can assist you by scribing your pre-complaint by phone or, for individuals who are Deaf or Hard of Hearing or have speech disabilities, through the California Relay Service (711), or call us through your VRS at (800) 884-1684 (voice). To schedule an appointment, contact the Communication Center at (800) 884-1684 (voice) or (800) 700-2320 (TTY) or by email at [contact.center@dfeh.ca.gov](mailto:contact.center@dfeh.ca.gov). DFEH is committed to providing access to our materials in an alternative format as a reasonable accommodation for people with disabilities when requested.