

Take Action

If you suspect discrimination, write down the following information, if available, and contact a Fair Housing Agency:

- name of the manager or agent
- address, including apartment number
- personal information requested of you and information you volunteered
- requirements for occupancy
- availability of unit and how you found the unit
- dates and times of important events

Let a Fair Housing Agency Help By:

- discussing your problem with you;
- counseling you on the fair housing laws;
- investigating your fair housing complaint, if appropriate;
- explaining your options.



What a Fair Housing Agency Can Do For You:

- negotiate with the owner or manager;
- inform the owner or manager of the law;
- help you file a complaint with a state or federal enforcement agency;
- refer you to a fair housing attorney for legal assistance;
- investigate your discrimination complaint.

There is no charge for these services.

Contact Project Sentinel at our toll free number:

(888) 324-7468
(650) 321-6291
(408) 287-HOME (4663)



or

Visit our website at www.housing.org

Project Sentinel is a private non-profit Fair Housing Agency

Project Sentinel, LaRaza, and MCFH developed the content of this brochure.

To request accommodation or alternate format to participate, please email info@housing.org or TTY/TDD free relay service at (800)735-2929 or 7-1-1.

Para solicitar formas alternativas comunicarse con nosotros, por favor envíe info@housing.org or por correo electrónico TTY/TDD service de relevo libre en 800-735-2929 o 7-1-1.



Fair Housing for Everyone

Your Guide to Fighting Housing Discrimination

Housing discrimination is prohibited by federal and state laws. It is illegal to deny housing to an individual on the basis of race, religion, national origin, sex, presence of children, disability, marital status, sexual orientation, age, source of income, or any other arbitrary reason. It is also illegal to treat an in-place tenant any differently than other tenants on the basis of any of the above group characteristics. It is important to know your fair housing rights, to recognize if your rights are being violated, and to know what you can do to take action.

Watch For Signs of Housing Discrimination

Some examples of housing discrimination may include:

- the rent or deposit cited to you is higher than advertised;
- the manager says the unit has already been rented but the sign or ad is still posted;
- you are told, “You wouldn’t like it here” or “There’s no place for your children to play”;
- the owner enforces an unreasonable occupancy limit, such as three people in a two bedroom apartment;
- the manager says that the rent will increase depending on the number of people residing in the unit;
- rules are enforced for some tenants and not others;
- repairs are only made for tenants of a particular ethnicity;
- the manager asks about your immigration status.

It is illegal to discriminate in housing against an individual on the basis of race, religion, national origin, sex, presence of children, disability, marital status, sexual orientation, age, source of income, or any other arbitrary reason.

Know Your Rights

For example, it ***is not*** legal for a landlord to:

- ask questions or record information regarding an applicant’s race, national origin, marital status, religion, sexual orientation, disability, or number or occupants who will be children;
- publish ads for housing which indicate preferences such as “adults only”;
- engage in “steering”; that is, limiting your choices to a certain neighborhood or part of the complex;
- evict a tenant because of his or her group characteristic.

It ***is*** legal for a landlord to:

- refuse to rent to a household because it does not meet reasonable income requirements;
- refuse to rent to an applicant because of a past history of not paying rent;
- evict a tenant for running an illegal business on the premises.

Rights of People With Disabilities

People with physical and mental disabilities are entitled to full and equal access to housing. In addition to the standard signs of possible discrimination mentioned in this pamphlet, a landlord cannot refuse to rent to a person with a disability who uses an assistance animal to cope with a disability even if the owner has a policy prohibiting tenants from keeping pets. This is because, when requested, landlords must make reasonable accommodations in rules, policies, practices, or services for people with disabilities. Furthermore, a landlord must **allow** a tenant with a disability to make reasonable modifications to a dwelling or building.

