



**Housing Discrimination
against Veterans and Military**

Project Sentinel



What is Veteran Discrimination?

Our nation's veterans represent a diverse population and face many housing challenges, including discrimination. California's Fair Housing and Employment Act now prohibits discrimination against members of the military and veterans. Though veterans and military service members are not a specific protected class under federal law, the Fair Housing Act offers them protection from discrimination based on disability, race, color, national origin, religion, sex, or familial status.





Know Your Rights

Under federal and state Fair Housing laws, it is illegal for anyone involved with the sale or rental of housing including owners, property managers and staff, real estate agents, HOAs, shelters, banks, and mobile home parks to:

- refuse to rent or sell a home
- charge higher rent or security deposit
- steer people to or from homes in certain neighborhoods or buildings
- evict a tenant
- apply different rules or criteria, or otherwise treat people differently
- harass or threaten a housing seeker, their friends, and family members

...BECAUSE OF one of the following protected characteristics

Federal	California
Race	Veteran or Military Status
Color	Ancestry
Religion	Gender Identity & Expression
National Origin	Source of Income*
Sex	Sexual Orientation
Familial Status*	Marital Status
Disability	Immigration Status
	Primary Language
	Citizenship
	Arbitrary Characteristics

*Family with children under the age of 18

*Section 8/ Federal, State, or Local Public Assistance & Housing Subsidies

... or because of any arbitrary characteristic that has no relation to one's ability to be a good tenant or financially qualified to buy a home .

It is also illegal for your housing provider to retaliate if you complain about discrimination or talk to a Fair Housing agency like Project Sentinel.

FAQs



Frequently Asked Questions

- **Who is covered by California's fair housing protections for veterans and military?**

Members or veterans of the United States Armed Forces, the United States Armed Forces Reserve, the United States National Guard, and the California National Guard, as well as people perceived as having military or veteran status are protected.

- **What protections are available for military or veterans with disabilities?**

People with disabilities are protected by both federal and state fair housing laws. Veterans or military with disabilities have the right to request reasonable accommodations and modifications.

- **What is a reasonable modification?**

A reasonable modification is a physical change to a structure that is necessary because of a tenant's disability. Common examples include ramps, grab bars, or the removal or adjustment of cabinets to allow wheelchair access. A tenant is usually responsible for paying for this change, except when the property receives federal funding.

- **What is a reasonable accommodation?**

A reasonable accommodation is a change or exception to a rule or policy that is necessary because of a tenant's disability. For example, a request that a housing provider make an exception to their "no pet" policy for a disabled tenant's assistance animal.



- **Does a rental unit need to be accessible to people with disabilities?**

Buildings with four or more dwelling units built after March 13, 1991 must be designed and constructed to meet a minimal level of structural accessibility. To meet these requirements, a housing complex must have the following seven features:

(1) accessible common and public areas **(2)** an accessible entrance on an accessible route **(3)** usable doors **(4)** accessible routes within units **(5)** accessible light switches, electrical outlets and environmental controls **(6)** reinforced walls in bathroom **(7)** useable kitchens and bathrooms

In buildings that have an elevator, all units must meet these minimum standards. In buildings without an elevator, only ground floor units are required to meet the accessibility standards.

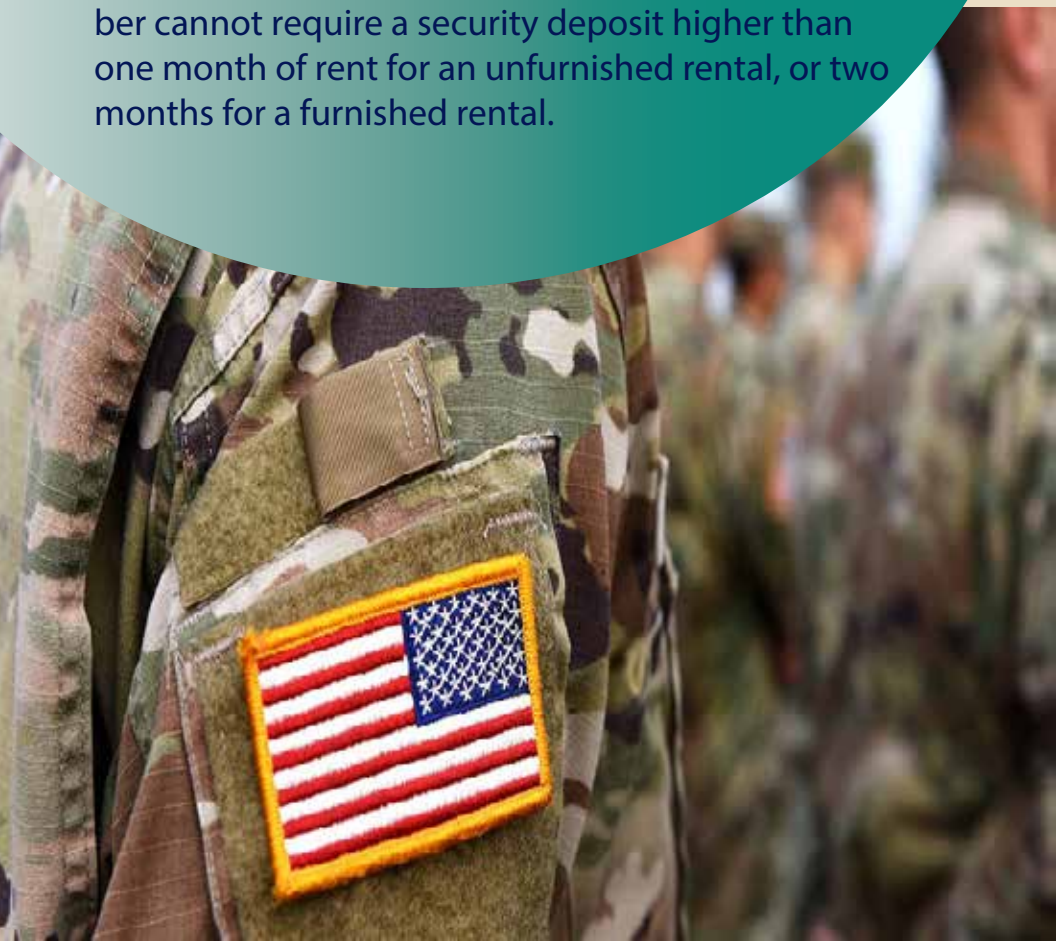
- Multifamily projects with five or more units that received federal financial assistance for construction or substantial rehabilitation after July 11, 1988 must have 5% of its dwelling units accessible to persons with mobility impairments and 2% accessible to persons with vision or hearing impairments.

- **Can a landlord refuse to rent to a tenant with a housing voucher?**

No. Some veterans receive HUD VASH assistance to pay for housing costs. California protects people with housing vouchers, including HUD VASH and Section 8, from discrimination based on their source of income. Landlords cannot refuse to rent to a tenant who has a voucher.

- **Are there limits on security deposits for active or reserve members of the armed forces?**

A California landlord who rents to a service member cannot require a security deposit higher than one month of rent for an unfurnished rental, or two months for a furnished rental.



Project Sentinel's Service Area

Project Sentinel is able to provide assistance over the phone or at one of our many regional offices. We provide assistance to individuals who experience housing discrimination in the following geographic areas:

Santa Clara County
San Mateo County
Stanislaus County
Sacramento County
City of West Sacramento
City of Fremont
City of Merced

CONTACT

toll free: (888)-324-7468

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