

Are You Renting & Managing Property the Fair Housing Way?



What is Housing Discrimination?

Housing discrimination occurs when anyone involved with housing- including property managers, owners and mobile home parks- treat home seekers/ renters differently because of a **protected category**.

Federal protected categories

- Sex/gender
- Disability
- Familial Status
- Religion
- Race
- Color
- National Origin

California Protected Categories

- Primary language
- Citizenship or immigration status
- Sexual Orientation
- Source of income
- Age
- Gender Identity and expression
- Marital status

Or any other arbitrary characteristic that is unrelated to a person's ability to be a good tenant.

Want to learn more? Reach out to a local fair housing agency like Project Sentinel for help!

Contact Project Sentinel's Fair Housing Center at (888)-324-7468, email us at info@housing.org or visit our website at www.housing.org



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What is National Origin Discrimination?

It is illegal for a property manager or owner to treat a tenant or potential tenant differently based on birthplace, ethnicity, culture, or ancestry. This includes refusing to rent or make necessary repairs to a unit, or harassing a tenant because of their perceived national origin.

In California, immigration status and primary language are protected classes. It is illegal to treat tenants or potential tenants differently because their primary language is something other than English.



What is Retaliation?

Tenants have a right to exercise their renter's rights, including their fair housing rights. It is illegal for a property manager or owner to harass, attempt to evict, raise the rent, or take any other kind of retaliatory action because a tenant has done any of the following:

- i. Filed a fair housing discrimination complaint
- ii. Contacted a fair housing agency, like Project Sentinel, for help
- iii. Requested a maintenance repair
- iv. Complained to the landlord about illegal or unsafe living conditions
- v. Reported to an appropriate agency such as a local code enforcement agency about illegal or unsafe living conditions



In California, a landlord cannot terminate a tenancy based on a tenant's immigration or citizenship status.



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