

Project Sentinel
&
The City of
Gilroy



Fair Housing 101

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Community Outreach Coordinator



Project Sentinel's Mission Statement

To develop and promote fairness and equality of housing opportunity for all and to advocate peaceful resolution of disputes for community welfare and harmony.

www.housing.org

(888) 324-7468



Where do we serve?

Service Areas:

- Santa Clara County
- San Mateo County
- Sacramento County
- Stanislaus County
- Merced
- Fremont
- West Sacramento

Office Locations:

- City of Santa Clara
- Redwood City
- Gilroy
- Modesto
- Sacramento



What do we do?



Investigate Fair Housing complaints received through our housing hotline



Conduct proactive and reactive audits to deter discriminatory practices



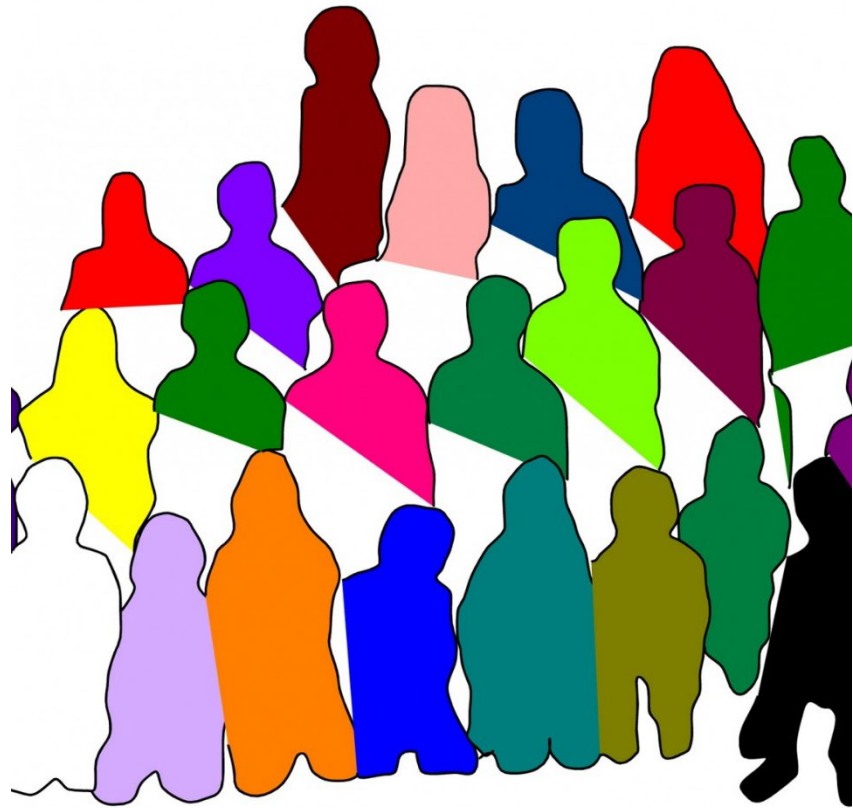
Educate, advise, and counsel both tenants and housing providers



What is Fair Housing?

- A movement to secure fair and equal housing for all people, regardless of their identity
 - Advertising, sale/rental of housing, terms or conditions, termination of tenancy, housing-related services
- Passed in 1968 alongside the Civil Rights Act
- Not unfair or negative treatment in general; must be based on a *protected class*





So... What is a 'Protected Class'?

A "PROTECTED CLASS" IS A GROUP OF PERSONS WHOM THE FAIR HOUSING LAWS PROTECT FROM DISCRIMINATION.



Protected Classes Recognized by the Law

Federal

- Race/color
- National Origin
- Religion
- Sex
- Sexual Orientation
- Gender Identity
- Disability
- Familial Status

California

- Marital Status
- Age
- Source of Income
- Military/Veteran
- Immigration Status
- Primary Language
- Arbitrary (ex. Political Affiliation)

When can discrimination occur?

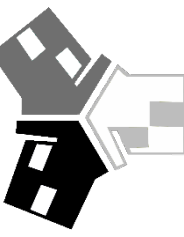
- Advertising
- Sale or rental of housing
- Terms or conditions of housing
- Termination of tenancy



Most Common Complaints

DISABILITY | FAMILIAL STATUS | SOURCE OF INCOME



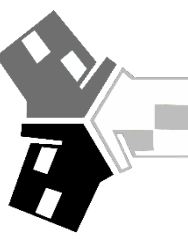


Disability as recognized in fair housing law

A physical or mental impairment that limits one or more of a person's major life activities

A record of having, or being perceived as having, such impairment





What is a Reasonable Accommodation (RA)?

A change in rules, policies, practices, or services which may be necessary to enable a person with a disability an equal opportunity to obtain, use and enjoy their home.

Or simply put: an exception.



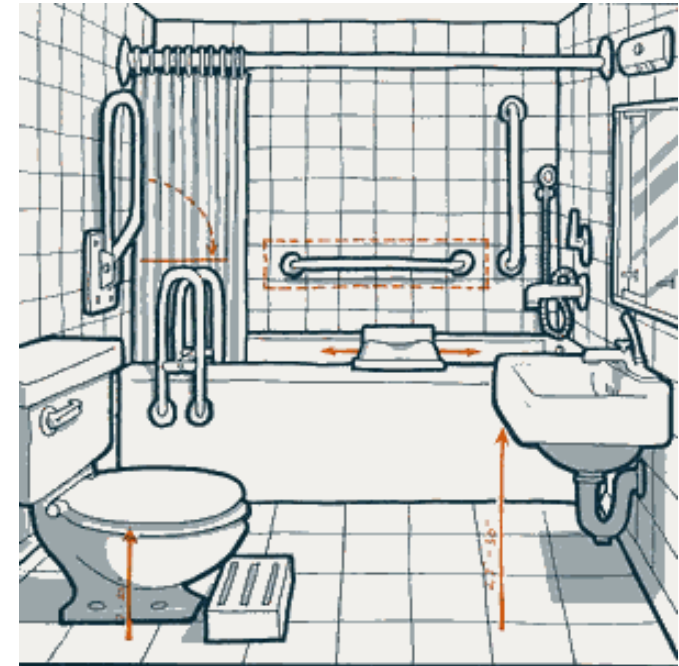
Examples of Reasonable Accommodations

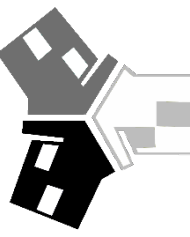
- Service animals
- Emotional support animals
- Transfer of units
- Extensions of time
- Early break of the lease
- Rental due date change
- Caretaker or live-in aid
- Second chances
- Accessible parking spaces



Examples of Reasonable Modifications

- Lift
- Ramp
- Grab bars
- Doorway widening
- Making leg room for a wheelchair
- Lever handles on faucets or doors
- Lowering mailbox or peep hole





Who can ask for a reasonable accommodation and how?

WHO ?

A person with a disability, family members of the person with a disability, or any person acting on the behalf of a person with a disability may ask for a reasonable accommodation.

HOW?

A reasonable accommodation does not have to be in writing. You can ask for one verbally if the housing provider understands that you are making a disability-related request. Although you can make a verbal request, it is best to document that request or follow up in writing.



Familial Status

- *The presence of minors under 18 years old and pregnant women.*
- To treat people/families with children differently
- Overly restrictive rules directed at children are prohibited, as they treat households with children different than adult-only household
- Occupancy limits
- Rules specifically about children
- Common areas and supervision





Childcare providers

Not a protected category under Fair Housing Law but does have important protections!

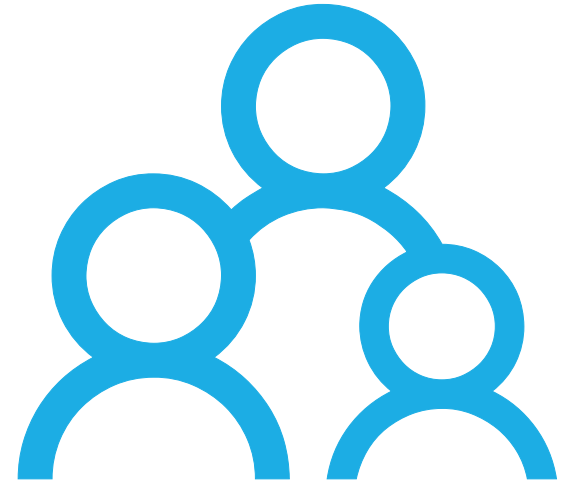
California Health and Safety Code Section 1596.78

Family day care homes are different than childcare centers!

- Family day care homes serve 12 or fewer children, in the actual home of the resident rather than a facility which involves caring for larger numbers of children

Once licensed, it is illegal to place restrictions on tenants operating a family day care:

- Any provision which prohibits use of the premises for any commercial purpose cannot be used to prohibit family day care

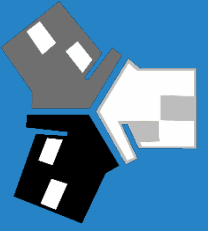




Source of Income



- Housing providers must accept all sources of income so long as it is legal and verifiable.
- This may include: SSI, SSDI, child/spousal support foster care support, etc.
- This includes: Section 8 / Housing Choice Vouchers
- Beware when you hear: “Professionals preferred.”
- This does not mean that it is illegal for a housing provider to require a minimum income. But it is important to note that for section 8 voucher holders, the minimum income requirement must reflect the **tenant portion** of their rent.



Neighbor-Neighbor Harassment

Neighbors can violate fair housing laws

Landlords who fail to address harassment are liable

Often the hardest cases to problem-solve



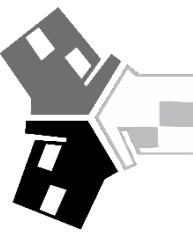
Retaliation



It is illegal to harass, evict, or otherwise discriminate against any person in retaliation against that person for opposing discrimination, or helping another person oppose discrimination.



If the housing provider takes any form of adverse against a tenant shortly after they become aware that the tenant is asserting fair housing rights.



Advocacy Tips



Always keep copies of any documentation that you receive from your housing provider.

Document, document, document

If denied from housing, request a denial letter.

Use your resources, call Project Sentinel!

We are hiring testers to fight for fair housing!

- Make \$35-\$70 per test our survey
- Get compensated for your time, mileage, and expenses
- Must be 18+ to apply
- Bilingual candidates encouraged to apply

To register for next training session, contact:

Briana Lucio: blucio@housing.org

Nitara Duthie: nduthie@housing.org

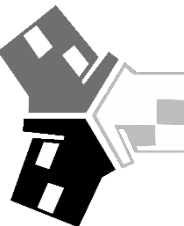
Sheng Xiong: sxiong@housing.org

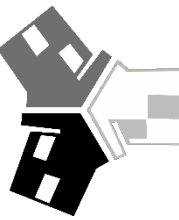


Tester sessions
are on the first
Wednesday of
the month

AM: 10-11:30

PM: 6 – 7:30





Thank you! Questions?

REACH OUT TO US FOR
PRESENTATIONS OR CONCERNS!

FAIRHOUSING@HOUSING.ORG