

If you suspect housing discrimination

1. Record your experience. Write down names of individuals, companies, addresses, phone numbers, dates, times and witnesses involved.
2. Make notes of conversations or incidents that might indicate discrimination.
3. Keep copies of advertising, letters or other relevant information.
4. If you know a person of the opposite sex, or a different race, etc. who received a different answer than you did, make a note of their name and address.

10 signs of possible discrimination

1. You inquire about an apartment in person, the manager tells you he just rented it.
2. The owner/manager refuses to tell you why the house/unit is not available.
3. The rent or deposit is higher than advertised.
4. The manager says the unit is rented but the sign is still up.
5. You are told, "You won't like it here, there's no place for your kids to play."
6. The manager says there are occupancy limits such as 3 people in a 2 bedroom.
7. You are asked about marital status, race, nature of disability, or citizenship.
8. You are told the building is not made for a wheelchair or you can't make changes to the building.
9. You are not allowed to submit an application.
10. The manager says the unit has been taken off the market temporarily.



- The California Department of Fair Employment & Housing investigates housing discrimination complaints (but not other kinds of landlord-tenant problems). 1-800-233-3212
- HUD - Fair Housing Enforcement Center San Francisco, Ca. 1-800 347-3739
- Fair Housing - Website www.hud.gov/fairhousing
- Predatory Lending - Website www.hud.gov:80/offices/hsg/sfh/buying/loanfraud.cfm.

Fair Housing
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Title VIII of the Civil Rights Act of 1968, with the Fair Housing Amendments Act of 1988, is called the Fair Housing Act. The law states that discrimination based on race, color national origin, religion, sex, familial status, and handicap is illegal in the sale or rental of most housing.



It is against the law, because of race, color, national origin, sex, religion, familial status or handicap to :

- *Refuse to rent or sell housing*
- *Refuse to negotiate for housing*
- *Make housing unavailable or deny that housing is available*
- *Set different terms, conditions or privileges for the sale or rental of housing*
- *Advertise that housing is available only to persons of a certain race, color, national origins, religion, sex or without handicap or children.*
- *Blockbusting (For profit, persuade owners to sell or rent by telling them that minority groups are moving into the neighborhood.)*
- *Deny or make different terms or conditions for a mortgage, home loan, insurance, or other 'real estate related transactions'*
- *Threaten, coerce or intimidate anyone exercising their Fair Housing rights or assisting others in exercising those rights*

What housing is covered by the Fair Housing Act?

- *Single family homes owned by private persons when a real estate broker and /or discriminatory advertising is used to sell or rent the home*
- *Single family homes not owned by private persons (such as corporations or partnerships) even if a broker is not used to sell or rent a home*
- *Multifamily dwellings with 5 or more units, including rooming houses*
- *Multifamily dwellings with 4 or less units, if the owner does not live in one of the units*

What housing is not covered by the Fair Housing Act?

- *The law does not apply to noncommercial housing run by religious organizations*
- *Private clubs that limit occupancy solely to members*