

If you have questions about your housing rights, HRC can help.

The Housing Rights Center (HRC) is the nation's largest local, nonprofit organization dedicated to fighting housing discrimination.

Since 1986, HRC has identified and addressed the challenges of housing discrimination, and continues to expand and diversify its services and programs to meet the residents' evolving Fair Housing needs.

State & federal fair housing laws protect all of us from discrimination based on race, color, religion, gender, sexual orientation, national origin, familial status, marital status, disability, ancestry, age, source of income, and other characteristics protected by law.

HRC provides residents within the **Los Angeles and Ventura Counties** with services including:

- (1) **Housing Counseling** (free)
- (2) **Outreach & Education** (free)
- (3) **Fair Housing Certification Trainings** for housing providers and professionals.

Contact Us

During the COVID-19 pandemic, HRC is providing all services online and by phone.

Toll Free: (800) 477-5977
TTY: (213) 201-0867

Email HRC:
info@housingrightscenter.org

Los Angeles Office

3255 Wilshire Blvd., Suite 1150
Los Angeles CA 90010
(213) 387-8400

Van Nuys Office

6320 Van Nuys Blvd., Suite 311
Van Nuys, CA 91401

Pasadena Office

1020 N. Fair Oaks Ave.
Pasadena CA 91103

Office locations are handicap accessible.



www.housingrightscenter.org



Families

& Fair Housing

Families with children have protections against unfair treatment in their housing.



HOUSING RIGHTS CENTER

WORKING FOR JUSTICE AND EQUALITY IN HOUSING

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What is Familial Status Discrimination?



Fair housing laws provide protections for families with children to ensure that they have equal access to housing. Under the federal Fair Housing Act and the California Fair Employment & Housing Act, **familial status discrimination** is defined as unfair treatment by a landlord, manager or housing provider on the basis that the household includes minors under the age of 18. These protections apply to biological and adoptive families, pregnant individuals, foster families, legal guardians, and people in the process of securing legal custody of a minor.

One exemption from familial status protections is senior housing, or housing legally designated for older adults. This means that senior housing facilities can legally refuse to rent to families with children.

If you are unsure whether the housing you are trying to secure is legally considered senior housing, contact the Housing Rights Center for further assistance.

Forms of Familial Status Discrimination

Selective Advertisements

It is illegal to state or suggest a preference for households without children in rental listings. Statements such as “no children” or “adults preferred” serve to deter people with children from applying for a rental unit.

Illegal Inquiries

It is illegal to state or suggest a preference for households without children in rental listings.

Refusal to Rent

It is illegal for a landlord to refuse to rent a unit to a family because they have children.

Steering

Steering is the act of manipulating or coercing someone to live in a certain area, whether within the same property or in a different neighborhood. It is illegal to purposely steer tenants with children toward particular buildings, units, or floors. For example, it is illegal to bar households with children from living on the second floor or to only offer them units on the first floor.

Different Terms

It is illegal to impose different lease terms, conditions, or rules on households with children. For example, requiring a liability waiver as a condition of rental or charging a higher security deposit because a household has children are both forms of illegal discrimination.

Occupancy Restrictions

Reasonable occupancy limits may be set, but limits which effectively prevent a parent from living with their children are potentially illegal. A limit of one person per bedroom, for example, has been found to discriminate against families with children because it is so restrictive that it effectively excludes even very small families.

Restrictive Rules

It is illegal for a landlord to adopt, publish or enforce rules that limit the ability of children to use or enjoy their housing or to enforce property rules against families only. Not allowing children to use the pool, play outside, or limiting children’s access to common areas can be a form of familial status discrimination.



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