

# San Diego Regional Analysis of Impediments to Fair Housing



The San Diego Regional Alliance for Fair Housing

# Fair Housing

**TIME TO TEST YOUR  
KNOWLEDGE**

# Scenario #1

A landlord refuses to rent to Black tenants. Is this ok?

- This is OK
- This is not OK

# Scenario #1

A landlord refuses to rent to Black tenants. Is this ok?

This is OK

**This is not OK**

# Did You Know?

It is illegal to discriminate against a person based on his/her **race**.



# Scenario #2

A landlord refuses to rent you an apartment because your primary source of income is unemployment insurance. Is this ok?

This is OK

This is not OK

# Scenario #2

A landlord refuses to rent you an apartment because your primary source of income is unemployment insurance. Is this ok?

This is OK

**This is not OK**

# Did You Know?

It is illegal to discriminate against an individual's “**source of income**” – which can include, but is not limited to, Social Security, Supplemental Security Income (SSI), unemployment insurance, or veteran's benefits.



# Scenario #3

A prospective tenant brings her service animal to an apartment community.

However, the landlord refuses to allow the animal into the leasing office. Is this ok?

This is OK

This is not OK

# Scenario #3

A prospective tenant brings her service animal to an apartment community.

However, the landlord refuses to allow the animal into the leasing office. Is this ok?

This is OK

**This is not OK**

# Did You Know?

The right to be accompanied by a dog in public places under the Americans with Disabilities Act (ADA) applies only to **service animals**.

But what about **therapy animals** (who provide psychological or physiological therapy to individuals other than their handlers)?

Or **emotional support animals** (who provide their owners with emotional comfort)?

These animals are addressed in fair housing laws, but not the ADA.



# Scenario #4

A couple has been paying \$1,000 a month in rent for a one-bedroom apartment. However, the pair recently had a baby, and when a landlord finds out, she raises the rent to \$1,250. Is this ok?

This is OK

This is not OK

# Scenario #4

A couple has been paying \$1,000 a month in rent for a one bedroom apartment. However, the pair recently had a baby, and when a landlord finds out, she raises the rent to \$1,250. Is this ok?

This is OK

**This is not OK**

# Did You Know?

Varying the rent for a unit based on the number of tenants—sometimes referred to as “head rent”—discriminates against **large families**.

*But*, what if the additional third person is an unrelated friend? What if it is a significant other?

What if it is a same sex significant other? A number of factors can influence whether a rent increase violates fair housing laws.

If this has happened to you, contact a fair housing professional for advice.



# Scenario #5

A disabled tenant asks to have her kitchen and bathroom counters lowered. The landlord agrees but asks the tenant to pay for the changes herself. Is this ok?

- This is OK
- This is not OK

# Scenario #5

A disabled tenant asks to have her kitchen and bathroom counters lowered. The landlord agrees but asks the tenant to pay for the changes herself. Is this ok?

**This is OK**

This is not OK

# Did You Know?

Disabled tenants are **financially responsible** for any necessary improvements to their housing unit.

But, if the housing unit is part of a government subsidized project or received government funding, then the property owner would be financially responsible.

# Scenario #6

An apartment building is located in a predominantly Hispanic neighborhood. To advertise a vacant unit, the landlord only publishes advertisements in a Spanish newspaper. Is this ok?

This is OK

This is not OK

# Scenario #6

An apartment building is located in a predominantly Hispanic neighborhood. To advertise a vacant unit, the landlord only publishes advertisements in a Spanish newspaper. Is this ok?

This is OK

**This is not OK**

# Did You Know?

If advertising is done in only one language, that language must be **English.**



# Scenario #7

A landlord requires an application fee of \$25 per person for two people or \$25 per married couple. Is this ok?

- This is OK
- This is not OK

# Scenario #7

A landlord requires an application fee of \$25 per person for two people or \$25 per married couple. Is this ok?

This is OK

**This is not OK**

# Did You Know?

It is illegal to discriminate against the **marital status** of tenants.



# Scenario #8

A landlord does not want to rent a second floor unit to a family with small children because he fears the children may fall and hurt themselves.

This is OK

This is not OK

# Scenario #8

A landlord does not want to rent a second floor unit to a family with small children because he fears the children may fall and hurt themselves.

This is OK

**This is not OK**

# Did You Know?

This is called **steering** and it is illegal. A landlord can not restrict certain tenants to specific units or portions of the community.

# Scenario #9

Your landlord constantly makes comments about your appearance. Recently, he has started showing up at your apartment uninvited—under the guise of making repairs—and stays late into the night. His behavior makes you uncomfortable.

This is OK

This is not OK

# Scenario #9

Your landlord constantly makes comments about your appearance. Recently, he has started showing up at your apartment uninvited—under the guise of making repairs—and stays late into the night. His behavior makes you uncomfortable.

This is OK

**This is not OK**

# Did You Know?

This is a type of **gender discrimination** and it is illegal. Your landlord does not have the right to create a hostile environment in your own home.

# Scenario #10

The residents of an apartment building are primarily Hispanic and many speak only Spanish. However, the landlord speaks only English and provides all written notices in English.

This is OK

This is not OK

# Scenario #10

The residents of an apartment building are primarily Hispanic and many speak only Spanish. However, the landlord speaks only English and provides all written notices in English.

This is OK

**This is not OK**

# Did You Know?

This would be considered **national origin discrimination** and it is illegal.



Who Do I Call For Help?

**FAIR HOUSING RESOURCES**

I Live in ...	North County Lifeline 	CSA San Diego County 	Fair Housing Center of the Legal Aid Society of San Diego 	Housing Opportunities Collaborative 
Carlsbad		*	*	
Chula Vista		*	*	
Coronado	*	*	*	
Del Mar	*		*	
El Cajon		*	*	
Encinitas	*		*	
Escondido	*		*	
Imperial Beach	*	*	*	
La Mesa		*	*	
Lemon Grove	*	*	*	
National City		*	*	
Oceanside	*		*	
Poway	*	*	*	
San Diego City			*	*
San Marcos	*		*	
Santee		*	*	
Solana Beach	*		*	
Vista	*		*	
Unincorporated County	*	*	*	



**CSA San Diego County**  
**(619) 444-5700**



**North County Lifeline**  
**(760) 726-4900**



**Fair Housing Center of the Legal  
Aid Society of San Diego**  
**(844) 449-3500**



**Housing Opportunities  
Collaborative**  
**(800) 462-0503**