



What is Fair Housing?

California's [Fair Employment and Housing Act](#) (also known as FEHA) applies to most providers of housing and services related to housing such as landlords, real estate agents, home sellers, mortgage lenders, and housing authorities. This law prohibits people or entities that provide housing from discriminating against or harassing tenants, homeowners, residents, their guests, housing or mortgage applicants, home buyers and others.

- If you have a dispute with your landlord that is related to **discrimination or harassment** because of **protected characteristic** such as a disability, race, gender, religion, etc. it may be a Fair Housing issue.
- If you have a dispute with your landlord that is **not related to discrimination or harassment because of a protected characteristic** it is most likely not a Fair Housing matter. Most landlord-tenant disputes are NOT Fair Housing related.

Fair Housing laws ensure that all people have equal access to housing without unlawful discrimination or harassment because of a protected characteristic such as a disability. **It is not about special rights, it is about equal rights.**

What are the Protected Classes?



Protected classes are legally protected characteristics with which people identify.

The [Federal](#) Fair Housing Act prohibits housing discrimination based on:

- 1) Race
- 2) Color
- 3) Religion
- 4) National Origin (Ethnicity)
- 5) Sex (sexual orientation, gender identity)
- 6) Familial Status (children < 18, pregnancy, adoption, custody)
- 7) Disability

In addition to the above list, [California law](#) also prohibits housing discrimination based on:

- 1) Immigration Status
- 2) Citizenship
- 3) Primary Language
- 4) Age
- 5) Day Care Provider
- 6) Marital Status
- 7) Military/Veteran Status
- 8) Source of Income
- 9) Gender Expression
- 10) Criminal History

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Whom Should I Contact if I have a Fair Housing Concern?

Federal Office of Fair Housing and Equal Opportunity (FHEO)

FHEO, a division of HUD, administers and enforces federal laws and establishes policies that ensure equal access to housing choice.

- Phone: (800) 347-3739 (San Francisco office)
- Hearing-Impaired TTY: (415) 489-6564
- Website: <https://www.hud.gov/fairhousing/fileacomplaint>

Disability Rights California

Disability Rights California is a nonprofit organization that defends, advocates and strengthens the rights and opportunities of people with disabilities.

- Phone: (800) 776-5746
- TTY Phone: (800) 719-5798
- Website: <https://www.disabilityrightsca.org/get-help>

Civil Rights Department, State of California

The California Civil Rights Department enforces California's civil rights laws, investigates complaints, and provides education to Californians about their civil rights.

- Phone: (800) 884-1684
- Hearing-Impaired TTY Phone: (800) 700-2320
- Website: <https://calcivilrights.ca.gov/housing/#faq>
- Email: contact.center@calcivilrights.ca.gov

For Non-Fair Housing Disputes

City of Davis, Rental Resources Program

The City's Rental Resources program provides education, resources and referrals to tenants, landlords and neighbors regarding tenancy disputes. The City of Davis does not provide legal or mediation services but can offer referrals for these services.

Visit the [Rental Resources Program](#) webpages to learn how to resolve your dispute:

- Website: <https://www.cityofdavis.org/city-hall/social-services-and-housing/rental-resources-program/tenants>
- Email: rentalresources@cityofdavis.org
- Phone: (530) 758-7368



Equal Opportunity
Housing