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FAIR HOUSING OF MARIN

Opening Doors to Equality and Diversity

"To ensure equal housing opportunity and to educate the community on the value of diversity in our neighborhoods through counseling, investigation, educational programs and preventive trainings."

"Para proteger la igualdad en las oportunidades de vivienda y educar a la comunidad acerca de la importancia de los vecindarios integrados, por medio de consejería, investigación, programas educativos y entrenamientos de prevención."

Spring 2008



IN 2008, WE CELEBRATE THE 40TH ANNIVERSARY OF THE PASSAGE OF THE FEDERAL FAIR HOUSING ACT.

WHAT IS THE AGE OF REASON UNDER FAIR HOUSING LAW?

"This is not a student building." "We have had problems with young adult tenants before, being noisy and rowdy." "Young people cause vandalism." These are among the justifications that some local housing providers offer to explain why they decline to rent to tenants under the age of 21, even though 18 year olds may legally enter into contracts. A policy requiring tenants to be 21 violates fair housing law prohibiting discrimination based on age.

Fair Housing of Marin recently helped 19-year-old Danielle M. when she was turned down by two local apartment complexes whose amenities, price, and convenience to public transportation made them ideal. Danielle was told that that she was not eligible because she was under 21, although she was employed full-time and had good credit, references, and sufficient income.

Danielle informed us that both complexes would not enter into rental agreements with tenants under the age of 21, even if the tenant could provide a co-signer. At one complex, Danielle said, the resident manager told her that the complex was "not a student building," and that the owners declined to rent to tenants under 21 because previous young tenants had been noisy and caused vandalism.

Fair Housing's investigation corroborated Danielle's allegations and assisted her in filing age discrimination complaints against the owners and rental agents of both complexes with the California Department of Fair Employment & Housing. Both cases were resolved through mediation. As a condition of settlement, management staff at both complexes will receive FHOM's fair housing training to prevent future violations.

**This article discusses the issue of refusal to rent to young adults. This is to be distinguished from familial status discrimination, an unlawful practice whereby landlords refuse to allow children, and/or offer different terms and conditions to families with children. ■*

FHOM RECEIVES A THREE YEAR HUD GRANT



Nancy Kenyon, Fair Housing of Marin

Fair Housing of Marin is pleased to announce that we have been selected by the U.S. Department of Housing and Urban Development (HUD) to receive a three year Fair Housing Initiative Grant to fight housing discrimination and offer full fair housing services in Marin County. FHOM was one of only 38 recipients in the United States to receive such a grant. ■

FAIR HOUSING MONTH CELEBRATION

We invite you to join us for our Poster Contest Awards Ceremony to be held on April 23rd at 11:00 am at the Marin County Civic Center, Room 330. ■

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When it comes to housing,

little things shouldn't make a difference.

If you have children and a landlord refuses to rent to you, requires a higher security deposit, limits the use of facilities, or says you can only live in certain areas of a housing complex, that could be discrimination. And housing discrimination is against the law.

FAIR HOUSING IS THE LAW!
To help you understand discrimination in housing, contact the Fair Housing Office at (415) 457-5025. We'll help you understand your rights and the law.

U.S. Department of Housing and Urban Development • 800-486-8779 • TDD 1-800-927-9274

Quando se trata de vivienda,

las cosas pequeñas no deberían convertirse en barreras.

Si tiene niños y le niegan un apartamento, le piden un depósito mayor, le limitan el uso de las comodidades, o le dicen que sólo puede vivir en ciertas partes del complejo de apartamentos... eso puede ser discriminación. La discriminación en la vivienda es contra la ley.

VIVIENDA JUSTA ES LA LEY!
La Ley de Vivienda Justa ayuda a entender los derechos de vivienda. Para obtener más información, llame al Departamento de Vivienda y Desarrollo Urbano del EE.UU. al 1-800-999-9777 • TDD 1-800-927-9274

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