

Landlord Tenant Issues

In addition to fair housing education and enforcement, Fair Housing Napa Valley helps tenants and landlords stay informed with up-to-date information.

We can:

- Counsel tenants and landlords regarding specific problems.
- Educate landlords and tenants about right and responsibilities.
- Assist both parties to resolve disputes and understand their obligations.
- Assist both parties by making appropriate referrals.

Mobilehome Park Issues

- Counsel mobilehome park tenants and managers about their rights and responsibilities.
- Administer the Memorandum of Understanding between City of Napa Mobilehome Owner's Association & City of Napa Mobilehome Park Owner's Association and assist in identifying and resolving issues of mutual concern.

Currently FHNV's activities are supported with funding from private donations and grants from the City of Napa, Auction Napa Valley, both public housing authorities, and a major grant from the U.S. Department of Housing and Urban Development Fair Housing Initiatives Program.

Take Action

If you suspect discrimination, you do not have to accept it. However, do not act angry or threaten to sue. Instead, take action.

Write down the following information:

- Name of the manager or agent.
- Address and apartment number.
- Requirements for occupancy.
- Availability of the unit and how you found the unit.

What Fair Housing Can Do

- Discuss your problem with you.
- Counsel you on fair housing rights.
- Investigate your fair housing complaint.
- Explain your options.
- Mediate with the owner or manager.
- Inform the owner or manager of the law.
- Refer you to a fair housing attorney for legal assistance.
- Train you, agency staff, property owners, and managers, and the public in fair housing rights.

Discrimination complaints can also be made with:
US Dept. of Housing and Urban Development
(800-347-3739)

State of California Dept. of
Fair Employment and Housing
(800-233-3212)



FAIR HOUSING NAPA VALLEY

**Dedicated to promoting
and developing fairness
and equal housing
opportunity for all people**

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Fair Housing

Both State and Federal laws prohibit discrimination in the rental or sale of residential housing for any of the following reasons:

National Origin Marital Status
Ancestry Sex
Race Sexual Orientation
Color Source of Income
Religion Arbitrary Reasons
Age Familial Status
Disability (the presence of
Medical Condition children under 18)

Fair housing governs nearly all aspects of residential real estate including rentals, sales, advertising, lending, financing, insurance, and zoning. The laws cover the activities of nearly every individual involved in the business of housing including: sellers, landlords, sales and rental agents, architects, developers, mortgage lenders, property managers, and homeowner associations.

Fair Housing Napa Valley is a private 501(c)(3) non-profit corporation dedicated to promoting and developing fairness and equality of housing opportunity for all people. We work to eliminate housing discrimination and ensure equal housing opportunity through leadership, education, facilitation, outreach, training, advocacy, and enforcement. Our agency is the voice of fair housing in Napa County.

Discriminatory Practices

Examples of discrimination include:

- Refusing to negotiate, rent, or sell because of membership in a protected class.
- Falsely denying that housing is available.
- Having different terms, conditions, or services because of membership in a protected class.
- Steering a buyer or renter to a specific neighborhood or portion of a complex.
- Advertising in a manner that exhibits a preference or limitation because a renter or buyer is in a protected class.
- Making discriminatory statements during the course of business.
- Discriminating in financing, lending, or insurance.
- Threatening, coercing, intimidating, or interfering with anyone who is exercising a fair housing right or assisting others to exercise a fair housing right.
- Denying a reasonable request for an accommodation or modification which would enable a disabled person to more easily live in their unit.

Disability Accommodations and Modifications

Physically and mentally disabled individuals are entitled to full and equal access to housing. In addition to other protections from discrimination, housing providers must allow reasonable changes in rules, policies, practices, or services for disabled individuals if the accommodation permits the disabled person to more easily live on the property.

Similarly the landlord must permit reasonable physical changes to a dwelling or building so long as it is at the expense of the disabled person.

Landlords Have Rights Too

They may refuse to rent to applicants with:

- A bad credit history.
- Income less than 3 times the rent.
- A history of not paying rent or running an illegal business on residential premises.
- Any other legitimate business reason.

Exemptions

- Some housing developments targeted for seniors can limit housing to persons because of age or presence of children.
- A person renting a portion of their own home.