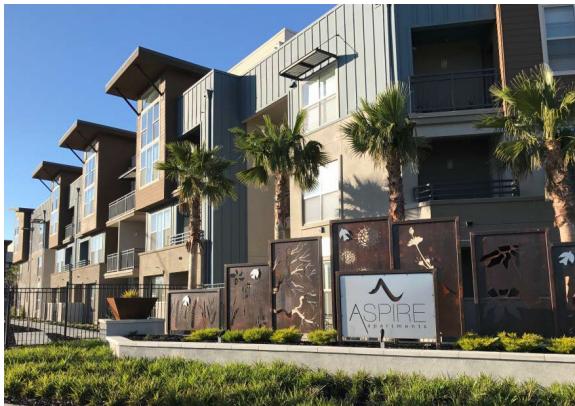


## City of Tracy's Fair Housing Commitment

*The City of Tracy is committed to protecting the rights of tenants and landlords. The City promotes fair housing choices and prohibits discrimination of any kind.*



## City of Tracy Fair Housing Fact Sheet



**Think Inside the Triangle™**

Monday – Thursday  
8 a.m. – 6 p.m.

Friday  
8 a.m. – 5 p.m.

Closed on weekends, holidays, and every other Friday

**Phone: (209) 831-6400**  
**[www.cityoftracy.org](http://www.cityoftracy.org)**

## Discrimination

Federal and State Laws enforced by the Civil Rights Department protect you from illegal discrimination and harassment in housing based on:

- Race
- Color
- National Origin (including language use restrictions)
- Ancestry
- Religion
- Sex
- Gender
- Gender Identity
- Gender Expression
- Sexual Orientation
- Marital Status
- Military or Veteran Status
- Familial Status (households with children under the age of 18 or individuals who are pregnant)
- Source of Income
- Disability (mental and physical)
- Genetic Information
- Age\*
- Citizenship\*
- Primary Language\*
- Immigration Status\*

\*Covered under the Unruh Civil Rights Act, which applies to most housing accommodations in California. All other characteristics are covered under the Fair Employment and Housing Act.

## Examples of Housing Discrimination

When based on a protected characteristics listed above, the following examples of housing discrimination violate the law:

- Refusal to sell, rent, or lease an apartment, house, or other housing accommodations.
- Representation that a housing accommodation is not available for inspection, sale, or rental when that accommodation is in fact available.
- Denial of a home loan or homeowner's insurance.
- Provision of inferior terms, conditions, privileges, facilities, or services in connection with a housing accommodation.
- Sexual harassment involving unwanted sexual advances or requiring sexual favors for housing rights or privileges.
- Cancelation or termination of a sale or rental agreement.
- Refusal to permit, at the disabled tenant's expense, reasonable modifications when necessary to accommodate a disability.
- Refusal to make reasonable changes in housing rules, policies, practices, or services where necessary to afford a person with disabilities equal opportunity to use and enjoy a dwelling.
- Having a policy that prohibits individuals with a criminal record from renting or living in a housing unit no matter the circumstances.
- Advertising or stating a preference for or against tenants with certain sources of income, such as: "No Section 8."

## Who Must Comply with California's Fair Housing Laws?

- Landlords
- Property Management Companies
- Homeowners Associations
- Public Housing Authorities
- Real Estate Agents
- Home Sellers
- Property Insurers
- Builders
- Mortgage Lenders
- Tenant Screening Companies
- Consumer Reporting Agencies
- Others

*If you think you have been a victim of discrimination, please contact the Civil Rights Department.*

### TO FILE A COMPLAINT *Civil Rights Department*

[Calcivilrights.ca.gov/complaintprocess](http://Calcivilrights.ca.gov/complaintprocess)  
Toll Free: (800) 884-1684  
TTY: (800) 700-2320  
California Relay Service (711)

## Additional Resources

- San Joaquin County Fair Housing
- California Rural Legal Aid (Stockton, CA)
- National Association for the Advancement of Colored People (Stockton, CA)
- California Department of Fair Housing
- U.S. Department of Housing and Urban Development – Discrimination Hotline