



Department of Fair Employment & Housing

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January 17, 2019
For Immediate Release

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DFEH Settles Familial Status Housing Discrimination Case in Half Moon Bay

Fair Housing Organization to receive \$10,000 for uncovering discriminatory advertisements.

Half Moon Bay – The California Department of Fair Employment and Housing (DFEH) has settled a fair housing complaint alleging familial status discrimination against NRT West, Inc., a residential real estate brokerage, and the owners of a six-unit rental property managed by NRT West in Half Moon Bay.

Project Sentinel, a California non-profit, filed a complaint with DFEH on October 19, 2017 alleging that the respondents advertised the property on Craigslist.org and NextDoor.com as an “adult complex” and included a restriction of “maximum 2 adults.” During a follow-up call, the property manager reportedly told a tester that children were not allowed.

DFEH found that the complex was not a senior citizen housing development and that there was cause to believe a violation of the Fair Employment and Housing Act had occurred. The case was settled prior to formal mediation, with the property manager agreeing to pay \$10,000 to Project Sentinel.

“In California, senior housing developments can, with some exceptions, exclude residents under 55 years of age if they have at least 35 units and meet other requirements,” said DFEH Director Kevin Kish. “All other rental properties violate the law if they categorically exclude families with minor children. By identifying such policies through testing, fair housing organizations such as Project Sentinel play an important role in ensuring that families with children have access to housing.”

In addition to the monetary settlement, the property manager agreed to enroll in fair housing training, post fair housing posters, and include non-discrimination language in future advertisements.

Staff Counsel Adam Chayes represented DFEH in this proceeding.

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The DFEH is the state agency charged with enforcing California's civil rights laws. The mission of the DFEH is to protect the people of California from unlawful discrimination in employment, housing and public accommodations and from hate violence and human trafficking. For more information, visit the DFEH's web site at www.dfeh.ca.gov.



