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OVERVIEW OF TOPICS FOR THIS SESSION

FAMILIAL STATUS PROTECTIONS AGAINST HOUSING DISCRIMINATION

SO WHAT ARE WE ACTUALLY TALKING ABOUT?

WHAT DOES FAMILIAL DISCRIMINATION LOOK LIKE?
Familial Status Protections Against Housing Discrimination

Familial status is a protected characteristic under federal, state, and local fair housing laws. That means that you cannot be treated differently by landlords, sellers, agents, banks, management companies, operators of facilities, co-op boards, or other housing providers because of the status of your family.
SO WHAT ARE WE ACTUALLY TALKING ABOUT?
“Familial status” is about the presence of children under 18 in someone’s household.

Housing providers who think it’s easier to not have babies, young children, or teenagers living in their buildings will often try to find ways to avoid renting to anyone who’s raising kids.

Or they’ll put restrictions and limitations on tenants with kids as a way of segregating them from the other residents.
Who qualifies as “familial”?

Children under the age of 18 who live with a parent or with a person who has legal custody of the child or children.

You are also protected if you are pregnant or if you are anticipating having legal custody of a child under the age of 18.
However you’re choosing to raise your kid – that’s YOUR business. Not a landlord’s. They don’t get to impose their values in their role as gatekeeper for which families can and cannot get access to housing.
WHAT DOES FAMILIAL DISCRIMINATION LOOK LIKE?
Sometimes it’s obvious, like a **flat-out refusal** to rent to families with kids, or banning children from certain amenities or areas of the building, like pools or lawns.
But more often, it’s **subtle and hidden**. Providers might ask whether you intend to raise a family in the near future, or ask who takes care of your children. Some providers steer renters with kids away from their building, saying things like “This really isn’t a great area for kids.” or “Neighbors complain about the sound of kids playing or crying.”
Hazardous or Dangerous Conditions

One excuse you might hear is that a certain unit or building isn’t safe for kids because of lead paint, or because the higher floors are a falling risk for young children. But it’s the provider’s responsibility to make their units safe for everyone.
Housing providers are permitted to establish reasonable limits for the number of persons who can occupy a home. But there’s no single standard. The allowable limit can vary depending on several factors, including the size and configuration of the room.
Certain types of housing, like retirement communities and other housing intended exclusively for elderly residents are exempt.
Discussion
THANK YOU!