



## Civil Rights Department

2218 Kausen Drive, Suite 100 | Elk Grove | CA | 95758  
800-884-1684 (voice) | 800-700-2320 (TTY) | California's Relay Service at 711  
www.calcivilrights.ca.gov | contact.center@calcivilrights.ca.gov

February 14, 2023  
For Immediate Release

Renée Rondinone (916) 206-3882  
publicaffairs@calcivilrights.ca.gov

### **Bay Area Housing Providers To Pay \$3 Million To Settle CRD Lawsuit Alleging Discrimination Against Families with Children**

*Fair Housing violations alleged at 48 apartment complexes affecting more than 2000 families*

**Sacramento** – The California Civil Rights Department (CRD) has reached a consent decree resolving a systemic fair housing lawsuit against property management company Vasona Management, Inc. (Vasona) and more than 30 apartment complex owners for discrimination against families with children at 48 apartment complexes throughout the Bay Area. The settlement has been reached in Department of Fair Employment and Housing v. Vasona Property Management, Inc., et al., Case No. RG20078727, which is pending in Alameda County Superior Court.

Following investigation of a complaint filed by [Project Sentinel](#) and a subsequent CRD Director's complaint, CRD brought this lawsuit in October 2020 on behalf of a group of aggrieved families, alleging that Vasona and the owners of apartment complexes that Vasona manages violated the Fair Employment and Housing Act (FEHA) and the Unruh Civil Rights Act (Unruh Act) by prohibiting any outdoor play activities and requiring parents to supervise children under the age of 14 in all common areas. Tenants who violated these rules faced threat of eviction.

"Overly restrictive rules that discourage or prohibit children from enjoying their home unlawfully limit where people can live and harm families," said CRD Director Kevin Kish. "This settlement of a systemic fair housing lawsuit provides substantial relief for affected tenants and raises awareness that California law affords people with children the same access to, benefits, and enjoyment of their housing as all others."

Housing discrimination based on familial status violates the FEHA and Unruh Act. Under these laws, a housing provider or property manager cannot discriminate because a person has children under the age of 18, is in the process of securing legal custody of a child, or is pregnant.

Pursuant to a consent decree resolving this case, Vasona will pay \$3 million to aggrieved families and will implement corrective measures over five years. These measures include submitting any rules about the supervision of children in common areas or resident's outdoor activities for CRD's review and approval; distributing brochures to tenants about their rights; creating and maintaining policies to prevent discrimination, including ways for tenants to report discrimination; train for four hours annually anyone involved in the managing or renting of property; and provide an annual report to CRD regarding its compliance with the decree. Owner defendants are prohibited from engaging in future

discrimination, including from publishing, applying, or enforcing discriminatory rules at properties they own or manage.

The [proposed consent decree](#) can be viewed on the Department’s website.

Nelson Chan, Assistant Chief Counsel, Rumduol Vuong, Assistant Chief Counsel, Mackenzie Anderson, Staff Counsel, and Azadeh Hosseinian, Senior Staff Counsel, represented CRD.

###

*The CRD is the state agency charged with enforcing California’s civil rights laws. The mission of the CRD 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 CRD’s web site at [calcivilrights@ca.gov](mailto:calcivilrights@ca.gov).*



Tenants who lived with children under the age of 18 at one of the properties listed below from April 16, 2016 to July 1, 2019 may be eligible for relief and should contact the Civil Rights Department at [vasona@calcivilRights.ca.gov](mailto:vasona@calcivilRights.ca.gov):

Adelaide Pines Apartments  
1730 Adelaide Street  
Concord, CA 94520

Adobe Lake Apartment Homes  
1500 Ellis Street  
Concord, CA 94520

Amador Apartments  
24660 Amador Street  
Hayward, CA 94544

Amador Heights Apartments  
1880 Laguna Street  
Concord, CA 94520

Ashland Garden Apartments  
16183 Ashland Avenue  
San Lorenzo, CA 94580

Bancroft Towers Apartments  
13475 Bancroft Avenue  
San Leandro, CA 94578

Broadway Tower Apartments  
1601 Broadway Street  
Concord, CA 94520

Brookvale Chateau Apartments  
36163 Fremont Boulevard  
Fremont, CA 94536

Carmel House Apartments  
1744 – 1756 Carmel Drive  
Walnut Creek, CA 94596

Catalina Crest Apartments  
928, 1038 & 1046 Catalina Drive  
Livermore, CA 94550

City Walk Apartments

Courtyard Apartments

1688 Clayton Road  
Concord, CA 94520

24050 Silva Avenue  
Hayward, CA 94545

Curtner Apartments  
283-301-327 Curtner Avenue  
Palo Alto, CA 94306

El Gato Penthouse Apartments  
20 East Main Street  
Los Gatos, CA 95030

Fremont Manor Apartments  
4291 Stevenson Boulevard  
Fremont, CA 94538

Glen Eyrie Apartments  
51 Glen Eyrie Avenue  
San Jose, CA 95125

Glen Oaks Apartments  
27475 Hesperian Boulevard  
Hayward, CA 94545

Hawthorne Apartments  
325-327 Hawthorne Avenue  
Palo Alto, CA 95306

Hidden Lake Apartments  
3375 Homestead Road  
Santa Clara, CA 95051

Marina Breeze Apartments  
13897 - 13931 Doolittle Drive  
San Leandro, CA 94577

Laguna Ellis Apartments  
1776 Laguna Street  
Concord, CA 94520

Mission Park Apartments  
766 1st Street & 1931 Miller Avenue  
Gilroy, CA 95020

Lakeshore Apartment Homes/Lakeshore  
Apartments  
1530 Ellis Street  
Concord, CA 94520

North Main Apartments  
2971 North Main Street  
Walnut Creek, 94597

Lincoln Glen Apartment Homes  
4261 Stevenson Boulevard  
Fremont, CA 94538

Northgate Savoy Apartments  
34077 Paseo Padre Parkway  
Fremont, CA 94555

Logan Park Apartments  
3832020 Logan Drive  
Fremont, CA 84536

Palace Apartment Homes  
1731 Pine Street  
Concord, CA 94920

Lorenzo Commons Apartments  
16201 & 17155 Hesperian Boulevard  
San Lorenzo, CA 94580

Paseo Gardens Apartments  
16929 Meekland Avenue  
Hayward, CA 94541

Los Gatos Creek Apartments  
1029 Meridian Avenue  
San Jose, CA 95125

57 Paseo Grande  
San Lorenzo, CA 94580

Redwood Plaza Apartments  
38730 Lexington Street  
Fremont, CA 94936

Redwood Valley Apartments

22281 Center Street  
Castro Valley, CA 94546

Sequoyah I Apartments  
1741 Detroit Avenue  
Concord, CA 94520

Sequoyah II Apartments  
1711 Detroit Ave  
Concord, CA 94520

Serra Commons Apartments  
1580 Southgate Ave  
Daly City, CA 94015

Spring Valley Apartments  
133 North Temple Drive  
Milpitas, CA 95035

St. Moritz Apartments I  
1501 & 1531 Detroit Avenue  
Concord, CA 94520

St. Moritz Apartments II  
1501 Detroit Avenue  
Concord, CA 94520

St. Moritz Garden Apartments  
14744 Washington Avenue  
San Leandro, CA 94578

Sycamore Commons Apartments  
38655 Paseo Padre Parkway  
Fremont, CA 94536

Sycamore Square Apartments  
36777 Sycamore Street  
Newark, CA 94560

The Village of Taxco Apartments  
1324 South Winchester Boulevard  
San Jose, CA 95128

Tyrella Arms Apartments

284 Tyrella Avenue  
Mountain View, CA 94043

Washington Townhomes  
15700 Washington Avenue  
San Lorenzo, CA 94580

Wellsbury Apartments  
3085 Middlefield Road  
Palo Alto, CA 94306

Whitman Villa Townhomes  
25455 Whitman Street  
Hayward, CA 94544