

THE FAIR HOUSING TIMES

VOLUME VIII

FAIR HOUSING FOUNDATION

APR 2019 – JUNE 2019

WHAT IS FAIR? BY: ELIZABETH CASTRO

Fair housing means many things to many people. There seems to be two schools of thought when it comes to fair housing. Some believe that it means rental rates must be fairly-priced and others believe it means the owners have to abide by all the housing laws and regulations. Both are true in their own right. Unfortunately, the concept of a “fairly-priced” market is an ongoing debate that many are having in the state of California. One that has legislation attached to it and will take some time to resolve. Fair Housing Foundation (FHF) is always available to answer questions about the rules that are currently in place and mediate if they are not being followed. Answering questions and dispelling myths is part of Fair Housing Foundation’s daily goal. Therefore, in the spirit of celebrating Fair Housing Month, let’s start by answering, “What is fair housing?” Fair housing is the right to live in a community of their choosing, free from discrimination.

Many laws on the federal, state and even local level protect people from housing discrimination. When a housing issue falls under a protected class such as: *Age, Ancestry, Arbitrary, Color, Disability, Familial Status, Gender, Gender Identity, Marital Status, National Origin, Religion, Race, Sexual Orientation, or Source of Income* that is when it could be a matter of housing discrimination and an investigation can begin.

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SPRING INTO SUMMER



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Come visit us at one of our booths!

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Families Forward 11th
Annual Community Fair
Saturday, 4/27/19
from 10am-1pm
5500 Irvine Center Dr.
Irvine, CA 92618

...

TASK 2nd Annual Family
Fun Day & Resource Fair
Saturday, 4/27/19
from 11am-3pm
970 Arlington Dr.
Costa Mesa, CA 92626

...



This is our daily reality, for example, FHF opened 145 cases of housing discrimination in the 17/18 fiscal year. The case violations ranged across the gamut, but the top three were: Disability, Race and Familial Status. Since discrimination can emerge in different ways, we always encourage people to speak to a fair housing specialist. Most times people are quick to dismiss and/or ignore the discrimination. It is saddening to know, because not only is it wrong; it goes against everything that has been fought for. It is incredibly vital to exercise those rights because when people have a choice in where they want to live, it enhances the community with diversity. If a neighborhood is full of members who want to be there, feel welcomed and share that sense of community they will give back. For April and every other month, Fair Housing Foundation will tirelessly endorse and advocate for fair housing according to the law. Not just because it is law, but because it is right.

RENTAL HOUSING COUNSELING PROGRAM

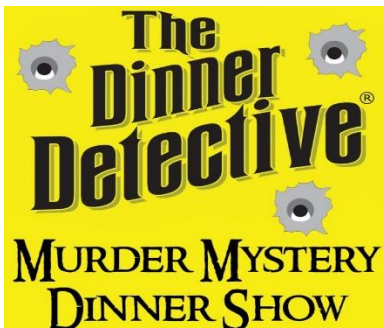


Call 800-446-3247

**and schedule a free one-on-one counseling session
with a HUD certified counselor where you will:**

- Review your credit score
- Create a spending and saving plan
- Assess resources to decrease spending and create strategies for managing your money

A HEARTFELT AND SINCERE THANK YOU TO THESE
OUTSTANDING COMPANIES WHO HAVE DONATED
& JOINED US IN HONORING FAIR HOUSING MONTH



EDUCATION & OUTREACH SPOTLIGHT

Disabled Resource Center



The Disabled Resource Center (DRC) has a goal of empowering people with disabilities to live independently within the community. That includes making decisions about their lives and to advocate on their behalf. DRC is able to meet the amazing goal through their numerous programs and services offered.

Programs include:

- ❖ Assistive Technology
- ❖ Benefits Education & Advocacy
- ❖ Individual & Systems Advocacy
- ❖ Community Outreach
- ❖ Covered CA Information & Enrollment Assistance
- ❖ Employment Services
- ❖ Group Orientations
- ❖ Housing Services & Information
- ❖ Independent Living Skills
- ❖ Medi-Cal Information
- ❖ Mobility Travel Training
- ❖ Peer Support Services
- ❖ Personal Assistance (PA) Services
- ❖ Transitional Funding Program
- ❖ Transitional Youth Group ages 14-24
- ❖ Volunteer Opportunities
- ❖ Warm Hands for wheelchair users



2750 E. Spring Street, Ste #100
Long Beach, CA 90806

Telephone: (562) 427-1000
TTY: (562) 427-1366
Fax: (562) 427-2027

Website: <http://drcinc.org/>
E-Mail: info@drcinc.org

EXAMPLES OF OUR COMMITMENT TO FAIR HOUSING



Fair Housing Foundation makes a difference in the lives and homes of Landlords, Tenants, Managers, Realtors, Rental Home Seekers and Owners. These are their real-life experiences.

If you'd like to share your positive experience, please email receptionist@fhfca.org with the subject "Testimonial"

The Power of Education

A condo homeowner for the city of Long Beach, filed a complaint with our office alleging that the HOA's Rules and Regulations had a weight restriction on pets. The homeowner suffered from a mental disability and therefore required the assistance of an Emotional Support Animal (ESA). The homeowner requested a reasonable accommodation, which was for the HOA to waive their weight restriction of 25 lbs. The homeowner initially attempted to request a reasonable accommodation on their own, but despite the homeowner's effort to resolve the matter informally; the homeowner was denied. The homeowner provided Fair Housing Foundation

(FHF) with the correct medical documentation and was able to write a reasonable accommodation letter on behalf of the homeowner to the HOA. Thereafter, the HOA consulted with their legal team to ensure they were abiding by fair housing law. After their meeting, we were contacted by the HOA and FHF was able to resolve the matter successfully through mediation. The homeowner's request to allow an ESA without limiting the breed or size was approved. In addition, the HOA agreed to amend and implement a policy of how to handle future requests for reasonable accommodations.

Open Dialogue, Opens Doors!

A resident filed a complaint with our office alleging that the housing provider refused to waive their “no pets” policy. The resident suffered from a mental disability and required the assistance of two (2) Emotional Support Animals (ESAs). Fair Housing Laws require housing providers to make reasonable accommodations in rules, policies, practices, or services, when such accommodations may be necessary to afford such equal opportunity to use and enjoy a dwelling. The housing provider refused to engage in the interactive process in order to accommodate the resident’s disability. Instead, the housing provider issued resident with a 3-day notice to perform or quit to remove the alleged “unauthorized pet”. The resident came to our Long Beach office and requested assistance with a reasonable accommodation request.

The resident had a supporting letter from a medical provider to support the need of the two (2) dogs. A reasonable accommodation letter was sent to the housing provider. The housing provider at first was upset that the resident had brought the dogs without prior consent and questioned the nature and/or severity of the resident’s medical condition. In addition, housing provider could not understand why resident needed two (2) dogs instead of one. After several discussion and education of fair housing laws the housing provider agreed to waive their “no pets” policy and allow the residents Emotional Support dogs.

THE FAIR HOUSING FOUNDATION STAFF CAN ASSIST WITH QUESTIONS
REGARDING FAIR HOUSING AND/OR LANDLORD/TENANT RIGHTS
CALL US AT:

800-446-FAIR

562-989-1206 ~ 714-918-8001

Our Offices:

Long Beach: 3605 Long Beach Blvd., Suite 302. Long Beach, CA 90807

Anaheim: 2300 E. Katella Ave., Suite 405. Anaheim, CA 92806

www.fhfca.org

Follow us on:



CAN WHERE YOU ARE FROM AFFECT WHERE YOU LIVE? BY: SINDY GUZMAN

Fair Housing and National Origin



In a utopian society where you live would not be contingent on your ancestry. However, there are still housing providers that try and bend the situation to their will. Therefore, making sure people know if their right is that much more important. In technical terms, the Fair Housing Act prohibits discrimination based on national origin. Whether the discrimination is based either on the county of an individual's birth or where their ancestors originated. In addition, California law prohibits a landlord from asking for information about immigration status or asking about a person's citizenship. The targets of such behavior are often the residents that live in underserved communities, mainly because they are vulnerable and unaware they have rights. By law it is illegal for a housing provider to coerce, intimidate, threaten, or interfere with

a person's exercise or enjoyment of their rights granted to them. This includes threats to report a person to U.S. Immigration and Customs Enforcement (ICE) if they report housing discrimination and/or ask for repairs to be done in their unit.

To drive the point home, we refer to a recent example where the California Department of Fair Employment & Housing (DFEH) announced they settled a case on national origin ⁽¹⁾. An Orange County woman had filed a complaint alleging that the housing provider retaliated against her, her partner and their two children. The complaint alleged a month-long pattern of harassment, including spoken statements such as: "I hate Mexicans". Along with discriminatory written notes containing insults about people who were of Mexican descent. As well as actions of opening the family's mail, destroying their household plants, and

(1) <https://www.dfeh.ca.gov/wp-content/uploads/sites/32/2019/01/AxtonPR.pdf>

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ASK S.A.M

Three of our longest standing staff respond to *your* questions. To submit your question, please email receptionist@fhfca.org, with the subject “Dear S.A.M.”

Dear S.A.M.,

I was asked to leave for 3 months for repairs they wanted to do in my unit. Repairs that I’ve been asking for. But then they have me a hard time to come back after the repairs were done. Once they agreed to let me back, they informed me I would have a \$500 rent increase. I’ve been there 3 years. Can they do that?

~All I wanted was Repairs {Tustin, CA}

Dear All I wanted was Repairs,

California State Law prohibits landlords from retaliating against tenants. It is illegal for a landlord to retaliate against a tenant in California who has exercised a legal right, including:

- *Complaining to the landlord about unsafe or illegal living conditions*
- *Complaining to a government agency, such as building or health inspector, about unsafe or illegal living conditions*
- *Assembling and presenting your view collectively- for example, by joining or organizing a tenant union, or*

- *Exercising a legal right allowed by your state or local law, such as withholding rent for an inhabitable unit.*

If you feel like it could be retaliatory, you can pursue a claim in Small Claims Court. They have advisor hotlines you can call and learn about the details.

Dear S.A.M.,

I have a property that has about 60 units. There are a couple of tenants’ that have ESA’s (Emotional Support Animals). I’ve never had any problems in the past, but there is one tenant who I’ve seen some damage done by her ESA. Can I charge a deposit since I know there will be some repairs when she leaves?

~Covering my Bases {Anaheim, CA}

Dear Covering my Bases,

In accordance with the Fair Housing Amendments Act of 1988, Section 504 of the Rehabilitation Act of 1973 and Title II of the Americans with Disabilities Act. Housing

providers cannot charge an advance deposit or a fee for ESAs due to the protection of FHF laws. The ESA itself is covered, however behavior that can cause such damage is not. As the owner you can deduct any damages beyond normal wear and tear from their deposit.

Dear S.A.M.,

I have a one-year lease that ends on 4/15/19. I got a 30-day notice to quit that ends on 4/15/19. Is 30-days all I get to leave?

~That Can't be All {Huntington Beach, CA}

Dear That Can't be All,

A landlord can issue written notice to move, allowing you 30 days if you have lived in a rental unit less than a year, or 60 days if you have lived there more than a year. California law requires the notice to specify the date in which your tenancy will end and be in writing.

“A community that is engaged and working together can be a powerful force.”

~ Idowu Koyenikan



UPCOMING TRAININGS



- ❖ **Tuesday, 4/2/19-
Tenant Workshop @
2pm-4pm**
Huntington Beach
Central Library
7111 Talbert Ave.
Huntington Beach, Ca
92648
- ❖ **Wednesday 4/3/19-
Certificate Management
Training @ 1pm-5pm**
Community Service Dept
101 W. La Habra Blvd.
La Habra, CA 90631
- ❖ **Thursday 4/4/19
Landlord Workshop @
1pm-5pm**
Westminster City Hall
8200 Westminster Blvd.
Westminster, CA 92683
- ❖ **Monday, 4/8/19-
Tenant Workshop @
2pm-4pm**
Irvine City Hall Rm L104
1 Civic Center Dr.
Irvine, CA 92606
- ❖ **Tuesday, 4/9/19
Certificate Management
Training @ 1pm-5pm**
Garden Grove City Hall
11222 Acacia Pkwy
Garden Grove, CA 92840
- ❖ **Wednesday, 4/10/19
Certificate Management
Training @ 12pm-4pm**
CM Brakensiek Library
9945 Flower St
Bellflower, CA 90706
- ❖ **Monday, 4/15/19
Landlord Workshop @
3pm-5pm**
Orange City Hall
300 E. Chapman Ave.
Orange, CA 92866
- ❖ **Tuesday, 4/16/19-
Certificate Management
Training @ 1pm-5pm**
Norwalk Social Service
Center
11929 Alondra Blvd.
Norwalk, CA 90650
- ❖ **Wednesday, 4/17/19-
Tenant Workshop @
3pm-5pm**
Tustin Library
345 E. Main St.
Tustin, CA 92780
- ❖ **Thursday, 4/18/19-
Tenant Workshop @
1:30pm-3:30pm**
Norman P. Murray
Community Center
24932 Veterans Way
Mission Viejo, CA 92692
- ❖ **Tuesday, 4/23/19
Landlord Workshop @
10am-12pm**
15500 Downey Ave.
Paramount, CA 90723
- ❖ **Thursday, 4/25/19
Certificate Management
Training @ 1pm-5pm**
Downtown Community
Center
250 Center St.
Anaheim, CA 92805
- ❖ **Monday, 4/29/19
Landlord Workshop @
2pm-4pm**
Salt Lake Park
Recreation Center
3401 E. Florence Ave.
Huntington Park, CA
90255
- ❖ **Tuesday, 4/30/19-
Certificate Management
Training
@ 12:30pm-4:30pm**
Tustin Library
345 E. Main St.
Tustin, CA 92780
- ❖ **Wednesday, 5/1/19
Tenant Workshop @
2pm-4pm**
CM Brakensiek Library
9945 Flower St
Bellflower, CA 90706
- ❖ **Thursday, 5/2/19
Tenant Workshop @
2pm-4pm**
Newport Beach City Hall
100 Civic Center Dr.
Newport Beach, CA 92660
- ❖ **Monday, 5/6/19
Landlord Workshop @
3pm-5pm**
Fullerton Library
353 W. Commonwealth
Fullerton, CA 92832

If you would like
more information on any
event, please call
(800) 446-3247, ext. 1111 or
visit our [calendar](http://www.fhfca.org) at
www.fhfca.org
***Space is limited,
please RSVP***



I THINK YOU ARE THE ONE THEY ARE LOOKING FOR!



Make their tomorrow a better one!

Become a Fair Housing Tester & collect data that will make a difference.

We work with ALL types of schedules.

No cold calls. Training provided. Modest stipend

We Need People of:

- ❖ All Ages
- ❖ All Races
- ❖ All Ethnicities
- ❖ All Disabilities
- ❖ All Genders
- ❖ All Orientations

Bilingual in any
language is a PLUS!

Are we looking for you?

1. Speak, Read and Write English fluently
2. Be over 18 years of age.
3. No arrests within the last 10 years.
4. Attend and Pass the Training.
5. Have Reliable Transportation
& Car Insurance.

For more information
on
becoming a tester,
please contact Cindy
Guzman at
sguzman@fhfca.org



"Volunteers do not necessarily
have the time; they just have
the heart."

~ Elizabeth Andrew

