

TENANT RELOCATION ASSISTANCE ORDINANCE BY: ELIZABETH CASTRO

Currently, California is suffering a housing crisis. One facet of the crisis is the large number of excessive increases in rents. The City of Long Beach hoped to curb that specific issue by passing the Tenant Relocation Assistance Ordinance. As of **August 1, 2019**, the residents of Long Beach could be entitled to relocation benefits. The ordinance specifies that “*landlords who own any multi-family residential rental housing in building consisting of at least four (4) residential housing units are required to pay relocation in the following cases:*”

- *A tenant receives notice of rent increases totaling 10% or more in any 12-month-period*
- *A tenant receives notice to vacate due to landlord rehabilitating tenant’s unit*
- *A tenant in “good standing” receives notice to vacate for any reason. “Good Standing” means that the tenant”*
 - *Has resided in the unit for one year or more,*
 - *Is current in payment of rent and is not in violation of the lease,*
 - *Has not damaged the unit, interfered with other tenants, or use the property for an unlawful purpose.*

1

Instances in which the landlord would be exempt from the relocation assistance requirement are when:

IT’S THAT TIME OF THE YEAR!



Fair Housing Foundation
would like to wish
everyone a Happy
Halloween, Happy
Veteran’s Day, Happy
Thanksgiving, Happy
Hanukkah, Merry
Christmas, Happy
Kwanzaa and a delightful
New Year!



May the holidays fill
your homes with love,
laughter, and happy
memories



- *A landlord owns only one building of exactly four (4) units in the City of Long Beach*
- *A landlord occupies a unit in the building as their primary residence*
- *A landlord issues a notice to vacate for a landlord or immediate family member of the landlord to occupy the unit.*
- *A landlord is recovering possession to comply with a government order to vacate due to natural disaster.*
- *The unit is an income-restricted affordable housing unit.*
- *There unit was built after February 1, 1995. 2*

Regarding this ordinance, the payment standard for a studio is \$2,706, one-bedroom is \$3,325, two-bedroom is \$4,185 and a 3 or more bedroom is \$4,500. If a tenant receives an increase notice of 10% or more, they would be responsible to notify the landlord in writing if they plan to stay in the unit at the increased amount. The tenant must provide this written notice to the owner within 14 days of receiving the notice. If the tenant does not notify the owner of their plans to stay in the unit, the tenant must vacate the unit before the notice expires. The landlord must pay the first half of the relocation assistance within 24 days from the day the tenant received the notice. The remaining half must be given to the tenant within 5 days of the tenant vacating the unit. Other occasions where the relocation payment is activated is if a notice is given because of rehabilitation of the tenant's unit, or in the case where the tenant is in "good standing". In these circumstances the owner must pay half of the relocation amount within 10 days of the notice and the remaining half within 5 days of the tenant vacating the unit 3. If the owner does not adhere to any written requests made by the tenant. The tenant has the opportunity to contact a mediation agency, such as Fair Housing Foundation and/or pursue legal action. The ordinance changes how people have rented and rented out properties, thus Fair Housing Foundation is here to ensure that all parties involved are completely aware of their housing rights and responsibilities.

References: 1,2 &3 -City of Long Beach Development Services Tenant Relocation Assistance Fact Sheet

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RENTAL HOUSING COUNSELING



PROTECTS YOUR PRESENT
AND
EMPOWERS YOUR FUTURE

WHAT IS RENTAL HOUSING COUNSELING?

It is a one on one counseling session that will:

- Assess your housing and financial situation
- Create a personalized budget
- Set realistic financial goals
- Improve your credit score
- Manage your debt
- Connect you with resources to assist with utility bill and other rental support
- Prevent eviction
- Know your fair housing rights
- Resolve landlord/tenant disputes
- Find affordable housing

WHEN SHOULD I CALL?

Anytime you are ready! Call to schedule a FREE
Rental Housing Counseling appointment
(800) 446-FAIR

Fair Housing
Foundation is a
HUD approved
Housing Counseling
Agency with trained
counselors who will
help pave the way to a
more secure future.

DID YOU KNOW:

60% of low-income
renters pay more than
half of their gross
monthly income on
housing.

~~~~~  
Let us help  
make sure you  
don't become part of that  
statistic!

60%

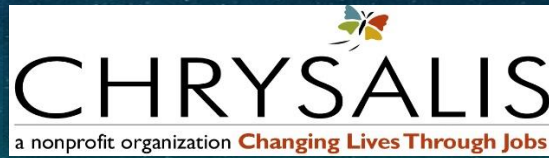
~~~~~  
3605 Long Beach Blvd.#302
Long Beach, Ca 90807
(562) 989-1206

~~~~~  
2300 E. Katella Ave. #405  
Anaheim, Ca 92806  
(714) 918-8001





FAIR HOUSING FOUNDATION'S SHINING STAR IS  
A REMARKABLE COMMUNITY BASED ORGANIZATION  
THAT IS CHANGING THE LIVES OF MANY  
FAMILIES AND CHILDREN.



[changelives.org](http://changelives.org)

Chrysalis is a nonprofit organization dedicated to creating pathway to self-sufficiency for homeless and low-income individuals by providing the resources and support needed to find and retain employment. Since 1984, they have helped more than 66,000 individuals change their lives through jobs.

### Core Curriculum

- ❖ Job Preparation Classes
- ❖ Convictions & the Job Search
- ❖ Resume Preparation
- ❖ Practice Interviews
- ❖ Online Job Application Assistance
- ❖ Computer & Internet Access
- ❖ Phone & Message Center
- ❖ Mental Health Counseling
- ❖ Legal Counseling with LAFLA
- ❖ Scholarship Funds
- ❖ Driver's License Funds
- ❖ Work Wardrobe
- ❖ Support Groups
- ❖ Women's Empowerment Program

Job Seekers participating in the program have access to on-site resources including:

- ❖ Phone, fax machines, and computers to communicate with potential employers
- ❖ A message center to receive phone messages and mail
- ❖ A computer lab to prepare resumes and cover letters
- ❖ Use of a resource room for the selection of proper interview and/or work attire
- ❖ Hygiene supplies
- ❖ Bus tokens to travel to and from interviews

### Transitional Jobs

Chrysalis Enterprises provided a transitional job program for clients who have the greatest barriers to employment. Through this social enterprise, clients have the opportunity to gain real-world skills, build confidence, and develop the experience needed to find and retain long-term employment.

## THEIR EXPERIENCES WILL INSPIRE YOU!



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 [info@fhfca.org](mailto:info@fhfca.org) with the subject "Testimonial"

### ***The Power of a Reasonable Accommodation Request!***

*An Orange County resident filed a complaint with our office regarding a denial of a reasonable accommodation request. The client has lived at the subject property for approximately ten (10) years. The client has two (2) disabled adult children that suffer from anxiety and PTSD. Both of the resident's children were prescribed an Emotional Support Animal, a dog. Client alleged that the owner gave all tenants a letter to remove all pets and/or those that decide to keep the pets will be evicted. Client in fear of being evicted contacting FHF to find out her legal right to keep the ESA. The client initially had provided the owner with a letter from client's children medical provider supporting the need for an ESA. However, owner did not engage in an interactive process.*

*The Fair Housing Foundation made a reasonable accommodation request on behalf of the client's children to the owner to allow the client to keep their ESA since due to their medical condition and subsequent symptoms it would be detrimental to deny a support animal a dog. FHF successfully conciliated the client's request. The ESA was allowed to remain at the subject property.*







## DISABILITY AND FAIR HOUSING BY: SINDY GUZMAN



*In 1988, Congress passed the Fair Housing Amendments Act, which expanded the law to prohibit discrimination in housing based on disability. In addition, the Fair Housing Act prohibits discrimination in housing and housing-related transactions because of disability. Section 504 of the Rehabilitation Act prohibits discrimination based on disability in any program or activity receiving federal financial assistance. The state's Unruh and Fair Employment and Housing Acts makes it illegal for a landlord to refuse to rent to a person with a physical or mental disability or to offer different terms to disabled applicants. Disabled tenants may request the landlord make reasonable accommodations to rules, policies, practices, or services when it will afford the person equal opportunity to use and enjoy the rental unit and the common areas. There must be a relationship between the*

*modification and the disability. Reasonable requests include the permission to use a service animal, permission to mail a rent payment, or a request to have a parking space large enough for wheelchair access.*

*A landlord does not have to make accommodations for a reasonable request that is unrelated to a tenant's disability or for a request that is not reasonable because it will cause an undue financial and administrative burden on the landlord. However, when a request is unreasonable, HUD requires the landlord and the tenant to proceed in an "interactive process" to reach a reasonable compromise.*

*If reasonable, disabled tenants may modify a rental unit to make it safe and comfortable to live in. If the modification will create an inappropriate living condition for the next tenant, the landlord*

*may agree to the modification upon the condition that the tenant restore the unit to its original condition prior to leaving. In this circumstance, the landlord may require the tenant to put money in an interest-bearing escrow account.*

*All modifications are subject to approval with the landlord. The landlord may ask for a description of the proposed modification and any necessary building permits. Common modifications include wheelchair*

*ramps, lowered countertops, and special door handles.*

*In some cases, a disabled tenant will need to provide proof of the relationship between the disability and the requested accommodation or modification. If the disability is obvious and the need for the requested accommodation or modification is apparent, then the landlord may not ask for further verification.*

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](http://www.fhfca.org)

Follow us on:







## ASK S.A.M

Three of our longest standing staff respond to *your* questions. To submit your question, please email [info@fhfca.org](mailto:info@fhfca.org), with the subject "Dear S.A.M."

*Dear S.A.M.*

*I'm currently a manager at a property. One of my tenants requested a reasonable accommodation for a grab bar to be installed in the bathtub. Our bathtubs are all made of tile. The tenant has requested for management to be responsible to pay and install the grab bar. I want to know who is responsibility to pay and install it? I want to know if I have to drill a grab bar into the tile or if I can suggest other options like an attachable grab bar?*

*~Concerned Property Manager {Bellflower, CA}*

*Dear Concerned Property Manager,*

*A landlord must permit a tenant with a disability to make necessary changes to the unit that will allow full use and enjoyment. A change to the physical structure of a building to ensure equal access to housing for a person with a disability is called a "reasonable modification." A tenant must show a connection between the disability and the requested modification. Generally, the tenant is responsible for the costs of the modification and the reasonable costs of restoring the unit to its original condition. In some circumstances, a landlord may ask a tenant to make payments into an escrow account to ensure that funds will be available to pay for restoring the unit at the end of the tenancy. However, in federally-*

*financed housing, structural changes needed by a resident with a disability must be paid for by the landlord unless it is too difficult or expensive (an "undue burden") or it changes the nature of the business (a "fundamental alteration").*

*Dear S.A.M.*

*I had informed my landlord that my toilet has been packing up for months. My unit is also infested with roaches. I have called my landlord over the phone and until now they still have not done anything to address my concerns. I want to withhold my rent because of how uninhabitable my living conditions are right now. I want to know what my rights are and what I need to do to get my landlord to finally fix these issues.*

*~ Still Waiting for Repairs {Fullerton, CA}*

*Dear Still Waiting for Repairs,*

*Tenants are legally entitled to a dwelling that meets basic structural, health, and safety standards and is in good repair. The implied warranty of habitability requires landlords provide a habitable place to live. Civil Code Section 1941.1 and Section 1941.3 in part requires plumbing or gas facilities that conformed to applicable law in effect at the time of installation, maintained in*

*good working order and a lack of insect or rodent infestations, rubbish, or garbage in all areas. It is a good idea to have the request for repairs in writing. Make sure to be specific when describing the needed repair. If there is no response from your landlord, you may consider other measures such as calling the Health Department/Code Enforcement or using the repair and deduct remedy to get the repairs done. Withholding rent can be tricky and you would want to make sure that you have evidence to show the problem is serious, have copies of all correspondence and have set the rent aside. Keep in mind that you may be risking eviction.*

*Dear S.A.M.*

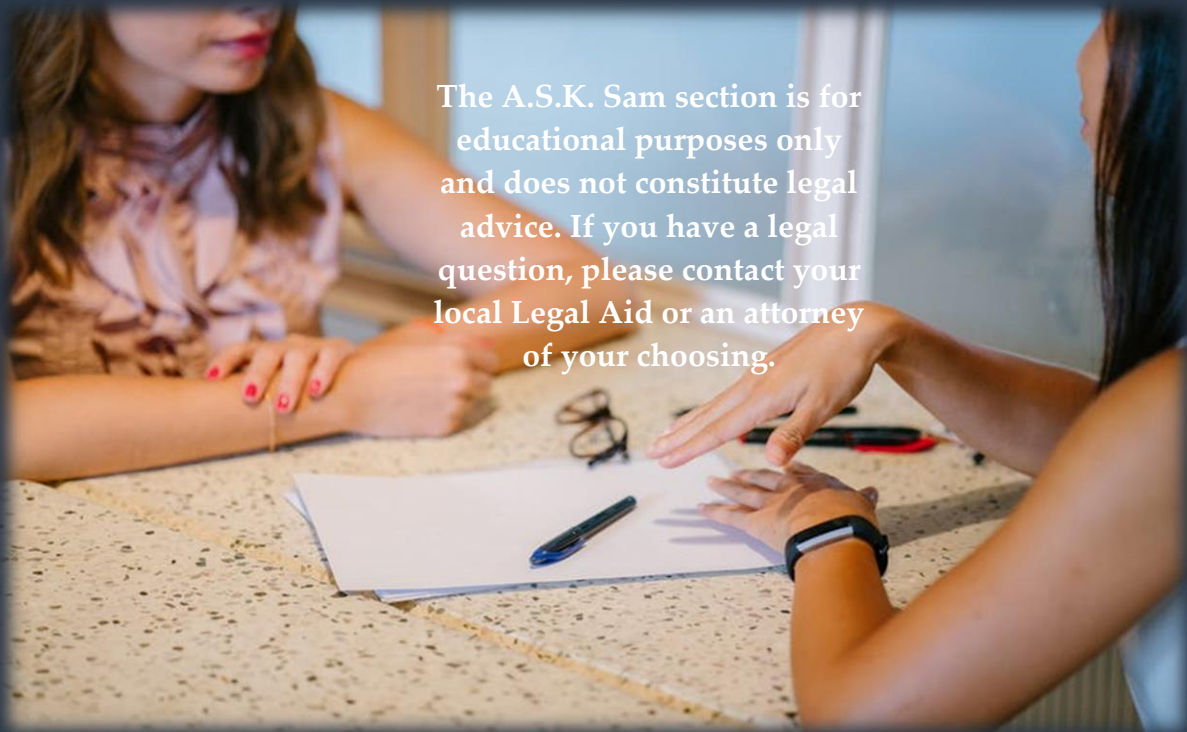
*I'm currently renting a room from my landlord who also lives in the same house. The landlord enters my room without any notice. They claim that they own the house so they can enter any time as they please. They have threatened to shut off my electricity and Wi-Fi if I keep complaining. They mentioned that they can call the police and lock me out anytime. I want to know if my landlord can do this because I'm*

*renting a room and not an apartment? What can I do about it?*

*~ Where is My Privacy {South Gate, CA}*

*Dear Where is My Privacy,*

*Civil Code Section 1954 indicates that the tenant has to be given a written 24-hour notice in order to enter. The notice would need to include the reason for entry for example: to make needed repairs, show the property to prospective new tenants or purchasers or for the initial inspection. One exception would be in case of emergency or if at the time of entry the tenant gives permission to enter. Request in writing that the landlord respect your right to privacy especially in non-emergency cases and issue proper notice. Furthermore, retaliation which includes threats against a tenant who has exercised their rights is against the law. A claim in small claims court would be an option if the issue continues.*



The A.S.K. Sam section is for educational purposes only and does not constitute legal advice. If you have a legal question, please contact your local Legal Aid or an attorney of your choosing.

# UPCOMING TRAININGS



- ❖ **Monday, 1/6/20**  
**Fair Housing Workshop**  
**@ 5pm-8pm**  
Miriam Warne  
Community Center  
14491 Beach Blvd.  
Westminster, CA 92683
- ❖ **Monday, 1/13/20**  
**Fair Housing Workshop**  
**@ 2pm-5pm**  
Ehlers Community  
Center  
8150 S. Knott Avenue  
Buena Park, CA 90620
- ❖ **Wednesday, 1/15/20**  
**Fair Housing Workshop**  
**@ 1pm-4pm**  
Mark Twain Library  
1401 E. Anaheim Street  
Long Beach, CA 90813
- ❖ **Wednesday, 1/22/20**  
**Fair Housing Workshop**  
**@ 1pm-4pm**  
Aliso Viejo City Hall  
Council Chambers  
12 Journey #100  
Aliso Viejo, CA 92656
- ❖ **Thursday, 1/23/20**  
**Fair Housing Workshop**  
**@ 2pm-5pm**  
Downtown Anaheim  
Community Center  
250 E. Center Street  
Anaheim, CA 92805
- ❖ **Monday, 1/27/20**  
**Walk-In Clinic**  
**@ 2pm-4pm**  
Huntington Beach City  
Hall – 5<sup>th</sup> Floor  
2000 Main Street  
Huntington Beach, CA  
92648
- ❖ **Monday, 1/27/20**  
**Walk-In Clinic**  
**@ 5:30pm-7:30pm**  
Oak View Family  
Resource Center  
17261 Oak Lane  
Huntington Beach, CA  
92647
- ❖ **Thursday, 1/30/20**  
**Walk-In Clinic**  
**@ 11:30am-1:30pm**  
Oak View Family  
Resource Center  
17261 Oak Lane  
Huntington Beach, CA  
92647
- ❖ **Monday, 2/3/20**  
**Fair Housing Workshop**  
**@ 1pm-4pm**  
Newport Beach City Hall  
Corona Del Mar Room  
100 Civic Center Drive  
Newport Beach, CA  
92660

If you would like  
more information on any  
event, please call  
(800) 446-3247  
**\*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!

## All you need to do is:

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

Upcoming Trainings Available!

For more information, please contact Cindy Guzman at [sguzman@fhfca.org](mailto:sguzman@fhfca.org)



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

~ Elizabeth Andrew

