

THE FAIR HOUSING TIMES

VOLUME XI

FAIR HOUSING FOUNDATION

JAN 2020 – MAR 2020

UNDERSTANDING SENATE BILL 329

BY: SINDY GUZMAN

On October 8, 2019, Governor Gavin Newsom signed Assembly Bill 329, which prohibits housing providers from discriminating against tenants based on Section 8 voucher participation. The State of California now classifies the Section 8 voucher as a “source of income” under the California Fair Employment and Housing Act (FEHA), which prohibits housing discrimination based on source of income it adds protections for people using a federal, state, or local housing subsidy. As of January 1, 2020 private landlords, property management companies, homeowners associations, corporations, and others who rent residential property in California, cannot refuse to rent to

someone, or otherwise discriminate against them, because they have a housing subsidy; such as Section 8 Housing Choice Voucher. The new law prohibits discrimination against any applicant because the applicant is using a federal, state, or local housing subsidy to assist with paying rent. Section 8 Housing Choice Vouchers, the HUD-VASH program, Homeless Prevention and Rapid Re-Housing Programs, housing opportunities for persons with AIDS and security deposit assistance programs,

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CHEERS TO 2020



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May your year be filled with new opportunities.

...



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Fair Housing Foundation sends well wishes for a prosperous new year

...



among others; all fall within the scope of the new law's protection. The Section 8 Housing Choice Voucher rental assistance is funded by the U.S. Department of Housing and Urban Development (HUD) and is administered by a local public housing authority to help households with low income pay their rent. The HUD-VASH Program is a type of Section 8 Housing Choice Voucher that provides assistance to veterans and their families who are experiencing homelessness. It is now unlawful to make, print, publish, advertise, a notice, statement or advertisement that indicates that a tenant will be decline because their source of income, including a Section 8. If you as a tenant or landlord have any questions, please reach out to Fair Housing Foundation.

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

Lynwood Family Resource Center

<https://www.lacare.org/healthy-living/family-resource-centers/lynwood>
~ 310-661-3000 ~



The Lynwood Family Resource Center promotes management of chronic diseases like asthma and diabetes. They offer health education and classes free to L.A. Care members and the public.

Classes include fitness, nutrition, parenting and managing chronic diseases. They also provide help in applying to health insurance programs for low-income families.

Resources that are available for your whole family are:

- Free health education classes
- Exercise classes
- Health screenings
- Free or low-cost health care coverage
- Friendly staff who speak your language
- Classes for kids
- Childcare is provided

Location & Hours

3200 East Imperial Hwy
Lynwood, CA 90262

Mon to Fri	10:00 am - 6:30 pm
Saturday	9:00 am - 3:00 pm
Sunday	Closed

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 info@fhfca.org with the subject "Testimonial"

FHF Doing What it Takes to Crush Discrimination!

FHF settles a source of income case against a Los Angeles County landlord. The case settled for \$60,000. FHF received a complaint from a former tenant alleging that the housing provider's website linked to vacancies posted on Craigslist. The tenant alleged that the ads were discriminatory because applicants were required to show proof of verifiable income from a job. A short time later, a prospective tenant informed FHF that he came across a room for rent that he found on Craigslist. His primary source of income is from disability the prospective tenant applied and submitted

all of the requested financial information. However, the prospective tenant was informed that his application had been denied because prospective tenant's source of income was "We request you make at least 3 times the rental amount from a regular job" and "Social security income, disability income, or unemployment is NOT considered a job." FHF conducted an investigation and concluded there was merit to the allegation. In settling the case, the landlord and staff are required to attend a fair housing training for the next 3 years. As well as complying with other terms listed.



A Landlord Who Went Above & Beyond!

FHF was contacted by a disabled Section 8 tenant. The tenant has lived at the subject property for seven years. The tenant received a 90-day notice move. This was because the landlord had increased his rent to \$1,670 and the Housing Authority could only offer \$1,621. The tenant was informed by the Housing Authority that the market value is down and the apartment that surrounds the complex were renting for less than \$1,621. Due to the tenant's disabilities, including a wheelchair, he needed additional time to find accessible housing that met his needs.

The Fair Housing Foundation wrote a reasonable accommodation letter on behalf of the tenant. In the letter, FHF requested the owner consider allowing the tenant additional time at the current rent amount until he could find an apartment that was accessible to his medical needs. Luckily, the landlord opted to grant a six (6) month extension for the tenant. FHF considers this a success because this time frame is more than reasonable to allow a tenant to secure accessible housing.

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:



WHAT IS ASSEMBLY BILL 1110? BY: ELIZABETH CASTRO



There has been much talk about Assembly Bill 1482, which covers most renters statewide. The properties that are exempt from Assembly Bill 1482 include:

- Properties that are less than 15 years old.
- Properties regulated by more stringent local rent control laws under the Costa-Hawkins Rental Housing Act.
- Single-family homes, including condos, townhomes (anything separately alienable), unless owned by a REIT, corporation, or limited liability corporation in which at least one member is a corporation.)
- A duplex if the owner occupies one of the units.
- Housing that is subject to an agreement that provides subsidies for persons and families of very low, low, or moderate-income.

For the types of properties that were just mentioned, they have enacted Assembly Bill 1110 to help brace for a rental increase. Assembly Bill 1110 states that if a property owner or management company is looking to increase rent more than 10% for a tenant who is on a month-to-month contract, they must provide a 90-day written notice.

This can only happen one time over a 12-month period. Please note that if the proposed rent increase for that tenant is caused by a change in a tenant's income or family composition as determined by a recertification required by statute or regulation, the notice shall be delivered at least 30 days before the effective date of the increase. ⁽¹⁾

(1) https://leginfo.ca.gov/faces/billTextClient.xhtml?bill_id=201920200AB1110



ASK S.A.M

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

Dear S.A.M.,

My wife and I recently married. She was living in the apartment and is on the contract, but now I'm looking to move in. We were told by the owner that I have to apply. I'm worried that I won't be approved because I don't have the best credit. Can they ask that of us?

~Working on My Credit {Long Beach, CA}

Dear Working on My Credit,

Yes. The landlord can ask that the tenant on the rental agreement to provide information for the additional occupant in order to add the person to the rental agreement. The landlord may apply the same rental criteria that would normally be applied to new applicants. Being honest always helps.

Dear S.A.M.,

We have a tenant who just moved in 2 weeks ago and signed a one-year lease. Since day two or three they have complained there are all sorts of things wrong with the apartment. I gave it to them pretty good condition. Most of their requests sound like upgrades.

I hear from them almost daily about this supposed required "repairs". What can I do?

~ Burdened with a Lease {Aliso Viejo, CA}

Dear Burdened with a Lease,

It is good practice for the landlord to use a move-in checklist form and go through it with the tenant upon moving into the unit. This will confirm that the dwelling is in good condition at the time that the tenant takes possession of the dwelling. It is the landlord's responsibility to provide a unit that is in habitable condition upon first move in. The landlord should verify any request for repairs that are made and make sure that the dwelling is compliance with the Implied Warranty of Habitability.

Dear S.A.M.,

I own and rent out a house that I lived in for many years, so it was well taken care of. The tenants have been living there for about 4 years. I finally decided it would be a good idea to do an annual inspection (I'd never done one before). I found all sorts of issues!!! It looks like they don't clean AT ALL and

*have not reported a lot of necessary repairs to me.
Can I ask them to leave?*

~I Can't Believe They Live Like That {Tustin, CA}

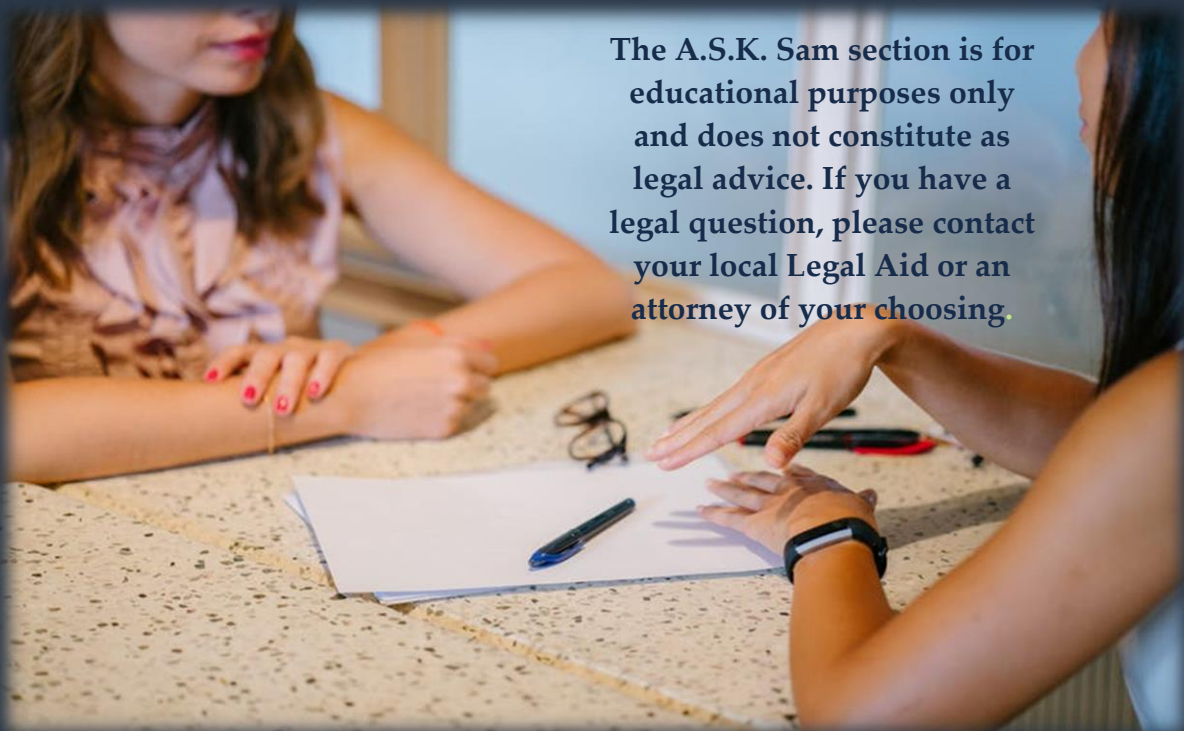
Dear I Can't Believe They Live Like That,

No. However, the terms of the rental agreement generally state that the dwelling should be kept in a clean and sanitary manner. In the event that the tenant has breached a term of the agreement, the

owner of the home may issue a 3-day notice to perform or quit stating the breach of the agreement and state what they are requesting in order to cure the notice. If the tenant does not cure the breach within 3 business days, the owner maybe able to pursue other legal avenues.

**"Alone we can do so little.
Together we can do so
much."**

-Helen Keller



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

UPCOMING TRAININGS



La Habra, CA 90631



Anaheim, CA 92805

- ❖ **Monday, 4/20/20-**
Fair Housing Workshop
@ 2pm-5pm
Garden Grove City Hall
11222 Acacia Pkwy
Garden Grove, CA 92840

- ❖ **Tuesday, 4/21/20**
Fair Housing Workshop
2pm-5pm
Nakaoka Community Ctr
1670 W. 162nd St.
Gardena, Ca 90247

- ❖ **Thursday, 4/23/20**
Fair Housing Workshop
@ 2pm-5pm
Bret Harte
Neighborhood Library
1595 W. Willow St.
Long Beach, CA 90810

- ❖ **Monday, 4/27/20**
Fair Housing Workshop
1pm-4pm
Aliso Viejo City Hall
12 Journey #100
Aliso Viejo, CA 92656

- ❖ **Wednesday, 4/29/20-**
Fair Housing Workshop
@ 9am-12pm
Miriam Warne
Community Center
14491 Beach Blvd. #B
Westminster, CA 92683

- ❖ **Monday, 5/4/20**
Fair Housing Workshop
@ 1pm-4pm
Norman P. Murray
Community Center
24932 Veterans Way
Mission Viejo, CA 92692

- ❖ **Wednesday, 5/6/20-**
Fair Housing Workshop
@ 2pm-5pm
East Rancho
Dominguez Library
4420 E. Rose St.
Compton, CA 90221

- ❖ **Tuesday, 5/12/20-**
Fair Housing Workshop
@ 2pm-5pm
Orange City Hall

300 E. Chapman Ave.
Orange, CA 92866

- ❖ **Tuesday, 5/19/20**
Fair Housing Workshop
@ 1pm-4pm
Tustin City Hall
345 E. Main St.
Tustin, CA 92780

- ❖ **Wednesday, 5/20/20-**
Fair Housing Workshop
@ 2pm-5pm
Ehlers Community Ctr
8150 S. Knott Ave.
Buena Park, CA 90620

- ❖ **Thursday, 5/21/20**
Fair Housing Workshop
@ 2pm-5pm
Columbia Memorial
Space Center
12400 Columbia Way
Downey, CA 90242

- ❖ **Wednesday, 5/27/20-**
Fair Housing Workshop
@ 1pm-4pm
Newport Beach City Hall
100 Civic Center Dr.
Newport Beach, Ca 92660

- ❖ **Thursday, 6/4/20-**
Fair Housing Workshop
@ 2pm-5pm
East Rancho
Dominguez Library
4420 E. Rose St.
Compton, CA 90221

Given the current
climate due to COVID-19
FHF is taking every
precaution to ensure
everyone's safety. Please
visit our website for the
most up to date
information.



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.

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**

