

NATIONAL ORIGIN, FAIR HOUSING & COVID BY: SINDY GUZMAN

During this COVID-19 pandemic crisis, it is alarming to hear that the anti-Asian American hate crimes and incidents are growing. On May 11, 2020 FACE (Faith & Community Empowerment), issued a statement stating that many Korean Americans were reporting the second highest count of COVID-19 related discrimination. According to the article since March of 2020, over 1500 hate incidents have been reported according to (Stop AAPI Hate). A summary of the statistic show that California has reported 534 incidents of COVID-19 related discrimination. The most in the nation between March 19, 2020 to April 15, 2020. Approximately 3 out

4 incidents (73%) involved verbal harassment, which was often accompanied by harsh and abusive yelling against children or seniors. Cases also involved shunning, physical assist, and civil rights violations. The law prohibits all discrimination and harassment against tenants, both current and prospective because of race or national origin at all times. It is unlawful under the Fair Employment and Housing Act for a housing provider to discriminate against or treat a tenant less favorably than another tenant because of the

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WELCOME TO FALL



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We hope the following months bring peace and joy!

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Fair Housing Foundation hopes you and yours are staying healthy!

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origin.¹ National origin includes geographic places of origin, ethnic groups, and tribal affiliations. For example, a landlord or owner is prohibited from: refusing to rent, segregate, or provide less favorable terms because of the tenant's actual or perceived race or national origin or because of their association (including marriage or cohabitation) with someone based on race or national origin. The National Fair Housing Alliance published an article on April 9, 2020-COVID-19, Illegal Housing Discrimination and Protections for People with

Disabilities and Those Who Care for Them under the Fair Housing Act. The article states that media reports also suggest incidents of discriminatory treatment based on national origin relating to erroneous perception that persons from Asia or China, or elsewhere are responsible for COVID-19 virus. This type of stereotyped assumption constitutes direct evidence of national origin discrimination under the Act when associated to a housing or lending related transaction. Discrimination rears its ugly head in many different ways, so just even

questioning it can make a difference.²

1. *Korean Americans Reporting 2nd Highest Counts of Covid-19 Related Discrimination*
Koreatown Executive Directors Call for Coordinated Government Effort Against Anti-Asian Hate.
2. *National Fair Housing Alliance-COVID-19, Illegal Housing Discrimination, and Protections for People with Disabilities and Those Who Care for Them under the Fair Housing Act.*



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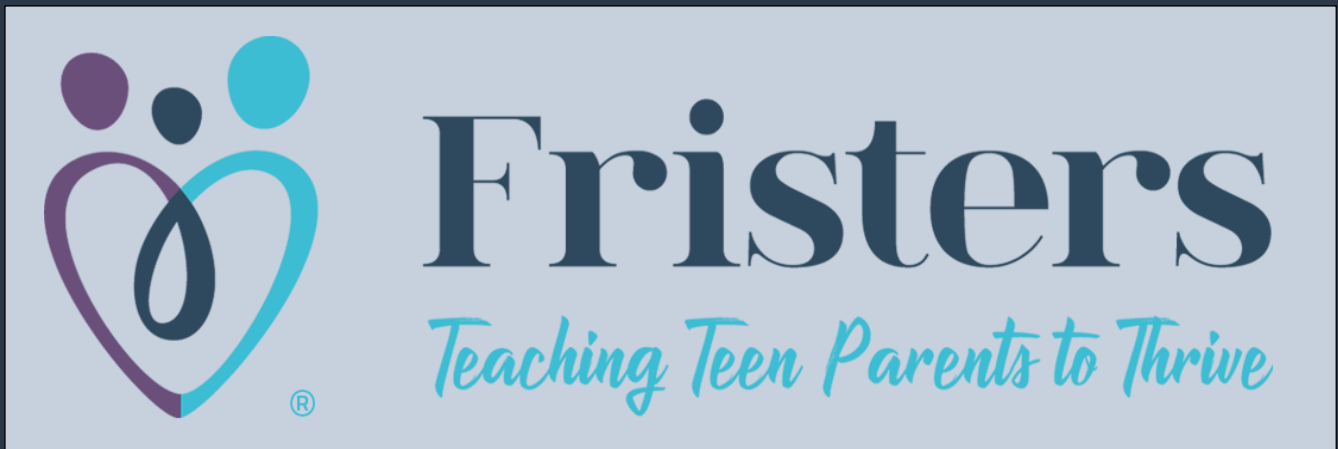


FAIR HOUSING FOUNDATION'S SHINING STAR IS
A REMARKABLE COMMUNITY BASED ORGANIZATION
THAT IS CHANGING THE LIVES OF MANY
FAMILIES AND CHILDREN.

Fristers

<https://fristers.org/>

~949-387-7889~



Fristers, founded and operated on Christian principles, is dedicated to helping teen parents build healthy and stable lives and families through educational classes and workshops, mentoring, case management and the support of a caring community.

Just a few of the services Fristers offers:

- Life Coaching for moms
- Supporting young dads
- Building healthy parent relationships
- Working directly with the kids to ensure a path of life-long success
- Program Transportation
- Teaching teen parents to thrive
- And more.....

**SERVICING THE ORANGE COUNTY
AREA**

Office Location:
17815 Sky Park Circle., Suite H.
Irvine, CA 92614

Tax ID- # 80-0280166

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"

The Results of a Constructive Conversation!

The Fair Housing Foundation (FHF) received a mental disability complaint. The Complainant's mother suffers from a medical condition and was recommended an Emotional Support Animal (ESA) to cope with stress, anxiety, and to improve her quality of life. The Complainant said that the owner has a strict "no pet" policy. The Complainant gave the owner a letter supporting the need of an ESA on behalf of his mother. However, owner reminded complainant that upon his mother moving in they were made aware of their "no pet" policy. Therefore, owner refused to take the letter from the medical provider supporting the need of his mother to have an ESA. Shortly, after complainant received a notice increasing rent from \$1340 to \$1490 a month.

The Case Analyst contacted the owner via telephone and provided information on the Fair Housing Act (FHA), retaliation and AB 1482. The Case Analyst informed the owner that the Fair Housing Laws protect the rights of the individuals to have animals that provide support for their disabilities. Furthermore, the owner was informed that the Fair Housing Act makes it unlawful for housing providers to refuse to make reasonable accommodations that persons with disabilities may need to have equal access to opportunity to enjoy and use their dwellings. As a result of the Case Analyst's conversations with the owner, he agreed to grant the reasonable accommodation request. In addition, the complainant's rent was decreased to be in compliance with the AB 1482 rent cap.

Ramp Needed!

The Fair housing Foundation (FHF) recently received a complaint regarding physical disability. The tenant needed assistance with a ramp in the common area. Complainant stated that she had approached the landlord with the need and was denied. After (FHF) received the complaint, the Case Analyst sent a letter to the landlord providing information on the Fair Housing Act and outlining the complainant's request for a reasonable modification. The complainant

was requesting that the landlord allow the complainant to install a ramp in the common area. Within a few days, FHF received a letter from the landlord's attorney granting the reasonable modification request. However, the Fair Housing Act does allow for the Complainant to be responsible to incur the financial cost of the ramp and obtaining any necessary permits; which was the case on this occasion. Nevertheless, the tenant now has complete access to her dwelling.



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:



COVID-19 & LEASES BY: ELIZABETH CASTRO



COVID has created many scenarios that have left us with more and more questions about what landlords and tenants can do. One of the most common situations we have heard during these COVID months has been, *"Can I break my lease?"* Many people excitedly signed their leases; never expecting they would not be able to afford their rent. During our conversations, we saw the group ranged from first time renters, students and even experienced renters.

This situation is the epitome of a rock and a hard place, because even given the current climate; a lease is still considered a commitment for both parties. And will continue to be the case unless state or local officials pass legislation that requires something different. Each city has different

moratoriums in place, but none in southern California currently protect a tenant from being able to break the lease outright, Unfortunately, the most extreme outcome for both parties would be eviction. Given that COVID is unprecedented, no one yet knows how the judges will be ruling.

Nonetheless, some tenants want to know what steps they can take. First, we advise to review their lease and see if there is an option of a fee to break their lease. Please keep in mind, if the lease does not contain this clause, the owner has not violated any code, law or ordinance. If you do not see a penalty fee, then you may want to consider step two- negotiations. Ideally, both parties would be able to come to a mutual agreement benefiting both parties as best as possible, but sometimes that will not be the

Given the variety of ways your scenario can play out, one may find themselves with questions. Thus, it would be best to call Fair Housing Foundation and speak to an experienced housing counselor.

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LEARN MORE ABOUT YOUR RIGHTS BY ATTENDING ONE
OF OUR VIRTUAL WORKSHOPS OR WALK-IN CLINICS.
PLEASE RSVP [HERE](#)



Tuesdays Virtual Fair Housing Workshop

Listen to our Housing Counselor present information about COVID-19 and its effect on housing, Federal and State housing laws, and so much more. Workshop takes place via Zoom.

1:30PM - 3:00PM
To RSVP, please visit www.FHFCA.org

Wednesdays Virtual Walk-in Clinics

Our Walk-in Clinics are held via phone or Zoom and will provide an opportunity for you to speak with a housing counselor to discuss any rental housing issues, tenant/landlord disputes, and answer any questions. Schedule a time today! Se habla Español.

9:00AM - 4:00PM
Call (800)446-3247 Ext. 1111



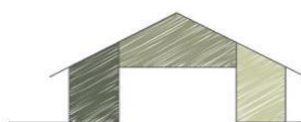
Thursdays Virtual Fair Housing Workshop in Spanish

Escuche a nuestro asesor de vivienda presentar información sobre COVID-19 y su efecto en la vivienda, las leyes federales y estatales de vivienda, y mucho más. El taller se realiza a través de Zoom.

1:30PM - 3:00PM
Para reservaciones visite www.FHFCA.org



www.FHFCA.org
(800)446-3247



**FAIR HOUSING
FOUNDATION**

Fair Housing Opening Doors



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.,

I have a tenant who owed rent since January 2020. I was having a hard time with them and they have a history of bounced checks. They haven't paid the entire time of COVID and haven't given me anything to prove that they can't and they won't talk to me. It's incredibly frustrating and I want to know how I can get them out. I will go bankrupt if I continue this way. Thank you in advance.

~Basically Bankrupt {Long Beach, CA}

Dear Basically Bankrupt,

Per AB 3088, landlords must provide 15-day notices (instead of the 3-day notice) to tenants who have missed their rent payments, along with a blank declaration of hardship form (for tenants to fill out and return). If a tenant has missed a rent payment(s) during March 1 –

Aug 31, they must give their tenants a 15-day Notice to Pay or Quit during that specified time frame. As well as a declaration for Sept through January 31, 2021 rent. If the tenant does not provide their declaration of hardship within the allotted amount of time, you can start the eviction process. To be certain your situation would be eligible to start the eviction process, consider consulting an attorney.

Dear S.A.M.,

I have lived in this house for over 12 years. I just got a notice from the owner that he's going to increase the rent in November 2020. Can he do that? I've barely been able to make the rent during these months, with a little bit to catch up on..... and now a rent increase. It will be near impossible.

~ Barely Making It {Tustin, CA}

Dear Barely Making It,

It depends on whether or not the local jurisdiction or county has a rent freeze or ordinance halting rent increases at this time. If there is not one in place, then the owner may issue a notice to increase rent as long as proper notice is given and if applies follows the requirements of AB1482.

Dear S.A.M.,

I am a realtor and manage a lot of different type of units; single family residences, triplexes, multi-family dwellings, etc. I was wondering if it is possible to serve 3-Day Notice to the tenant's during this time? Some still owe a lot and I want them to get started on a payment plan. I'm hoping this will help nudge them, but I don't want to break any laws.

~ Playing by the Rules (Various Cities, CA)

Dear Playing by the Rules,

AB3088 extends notice period from 3 to 15 days (not including weekends or holidays) to provide tenant additional time to either pay or provide declaration of hardship in response to landlord's notice to pay rent or quit. If tenant returns declaration of hardship under penalty of perjury within 15-day notice period, tenants cannot be evicted for nonpayment due to a COVID-19 related hardship for rent due between March 1, 2020 through August 31, 2020. Tenant cannot be evicted for nonpayment due to a COVID-19 related hardship for rent due between September 1, 2020 – January 31, 2021, if tenant returns declaration of hardship under penalty, but the tenant must make a 25% missed rent payment by 1/31/21 and return a declaration of hardship under penalty of perjury.



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 choice.



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 Sindy

Guzman at

sguzman@fhfca.org



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

~ Elizabeth Andrew

