

# FAIR HOUSING TIMES

Volume XVIII January—March 2022

## Happy New Year!

We are welcoming in 2022 with hopeful hearts! Wishing you a happy and prosperous new year from your friends at the Fair Housing Foundation.



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## COVID-19, Financial Assistance, and Source of Income Protections

As witnessed from the start of the COVID-19 pandemic in 2020, many people have been affected in one way or another as our communities continue to battle with the consequences of the pandemic.

Many of those individuals faced COVID-19 related financial impacts for different reasons including (but not limited to) the loss of income from being laid off, available work hours being reduced, and/or not being able to work due to becoming ill or needing to care for someone who was ill. Due to these reasons, the federal and state government has placed financial safety nets and laws in place to



# COVID-19, Financial Assistance and Source of Income Protections

## *Continued*

prevent evictions and/or homelessness.

It is important to consider the Fair Employment and Housing Act (FEHA) for the state of California which protects tenants from housing discrimination based on several categories which now also includes discrimination based on source of income. As of January 1, 2020, a new amendment has been added where protections are now extended to those who use federal, state, or local housing subsidies. This means that landlords can now no longer refuse to rent to someone who is participating in a housing assistance program.

Protected programs include Section 8 Housing Choice Vouchers, the HUDVASH program, Homelessness Prevention and Rapid Re-Housing Programs, Housing Opportunities for Persons with AIDS, and any security deposit assistance programs among

others. This list of protected subsidies also includes locally funded subsidy programs created by cities, counties, and public agencies.

Also included in protected sources of income are financial assistance as provided by the Emergency Rental Assistance Program (ERAP), which was approved under state and local jurisdictions to offer additional financial assistance to those who are unable to pay their rent due to Covid-19 financial impacts.



## COVID-19, Financial Assistance and Source of Income Protections (Continued)

Additionally, the Department of Fair Employment and Housing (DFEH) released guidance that states that a housing provider may not have a blanket ban against accepting rent paid from a COVID-19 rental assistance program on behalf of a tenant, nor can a landlord refuse to accept a partial rental assistance payment because they do not want to verify certain information.

We urge all community members to continue working together to further prevent evictions and curb the rising issue of homelessness in Los Angeles and Orange County. Together we can ensure a brighter future for tomorrow.

*DFEH Housing Information on Covid-19, Department of Fair Employment and Housing, 2021,*

[https://www.dfeh.ca.gov/wp-content/uploads/sites/32/2020/02/SourceofIncomeFAQ\\_ENG.pdf](https://www.dfeh.ca.gov/wp-content/uploads/sites/32/2020/02/SourceofIncomeFAQ_ENG.pdf)

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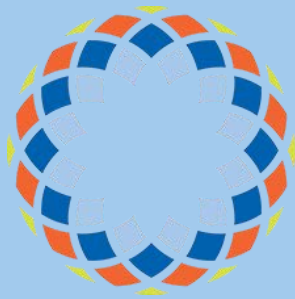
**Contact our office today for more  
information!**

**1(800) 446-3247**

**info@fhfca.org**

# Fair Housing Foundation Presents...

This Quarter's Featured Organization:



# Be Well

ORANGE COUNTY

Congratulations to Be Well Orange County for launching their Garden Grove Mobile Response Team. The Be Well Mobile Response Team is composed of two crisis counselors who provide in-community assessment and stabilization of individuals experiencing mental health or substance use challenges. The team also provides information and referrals, transportation to services, and additional follow-up support and case management.

Be Well OC brings together a robust, community-based, cross-sector strategy—public, private, academic, faith and others—to create a community-wide, coordinated ecosystem to support optimal mental health by targeting the following:

- Reducing stigma
- Prevention and early action
- Close treatment gaps and improve access
- Strengthen crisis response
- Establish community wellness hubs
- Align partners, policies, and programs



**General Hotline:** 949-749-2501.

Donate: [bewelloc.org/donate](https://bewelloc.org/donate)

Volunteer: [bewelloc.org/get-involved](https://bewelloc.org/get-involved)



# 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 would like to share your positive experience, please email [info@fhfca.org](mailto:info@fhfca.org) with the subject "Testimonial".

## ***Keeping Up with AB1482***

Our office was contacted by the daughter of a senior living in Orange County. She informed our office that her father had received a \$450 rental increase and there was no way he would be able to afford that increase with his limited income. Our Project Specialist was able to explain what rights her father had under Assembly Bill 1482 (AB1482) and offered to mediate. The daughter and her father were desperate to get it addressed and were more than happy to participate in the mediation. Our Project Specialist sent a letter out to the property owner about the illegal rental increase and encouraged her to contact our office to discuss everyone's rights and responsibilities

under the law. Our Project Specialist was delighted to hear back from the owner in the form of a phone call. The owner stated that she was unaware of the new law and that she did not know that her property fell under AB1482. The Project Specialist explained AB1482 in great detail and advised what that meant for that particular property as well as any other's that she may own in California. The owner was open to the conversation and about learning how it affected her property. About two weeks later, the tenant's daughter contacted the Project Specialist to let her know they got a new notice with the correct rental increase which was still within her father's budget. They were both very grateful for the assistance FHF provided.

## Our Commitment to Fair Housing

### What the community is saying about our workshops:

“Very informative presentation! After not having new tenants in 10 years, it’s helpful to get updated information with everything always changing.”

- Property Manager, Buena Park

“I had no idea there were so many rights that tenants have. Thank you!” - Prospective Tenant, Irvine

“I feel better knowing my rights. Thank you for this information.” - Resident, Long Beach

*Learn more about your rights by attending one of our virtual workshops or walk-in clinics. For more information reach us at:*

**Phone: 800-446-FAIR**

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

**[info@fhfca.org](mailto:info@fhfca.org)**

### Our Offices:

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

Orange County: 1855 W. Katella Ave., #355 Orange, CA 92867

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

# Rental Counseling: Planning for Your Financial Future

*By: Elizabeth Castro*

When it comes to financial planning, you might fall anywhere from being a highly organized planner to making most decisions impulsively, or maybe even a little bit of both. Regardless of where you find yourself on the spectrum, planning for your financial future can be your key to success. Planning isn't always easy as we often find ourselves caught up in the hustle and bustle of everyday life so it's easy to forget some vital steps. For this reason, I wanted to take some time to discuss the importance of budgeting and setting financial goals with the Fair Housing Foundation's newly implemented Rental Counseling Program (RCP).

The RCP is specifically designed to assist people in creating and maintaining budgeting and financial goals. The program is set for both renters and future buyers who are looking to take their first steps toward locating and securing their ideal place of residence and maintaining it. We have also often seen that as your counseling appointment evolves over time, we can also find ourselves discussing landlord/tenant rights and responsibilities, fair housing laws, and other programs that might be available for one's

household.

As counselors, we hope to provide people with the tools to feel empowered about their future which oftentimes begins with something as simple as taking the time to sort through the income and expenses one might have. This allows an individual to get a better understanding of the money coming in and to where it's going. This process tends to be eye-opening to many as realizations are made that can range from where excess spending is occurring to discovering options for additional potential income. One of the unique aspects about the Rental Counseling Program is that each meeting is held on a one-on-one basis so that each counseling session is tailored to your specific goals.

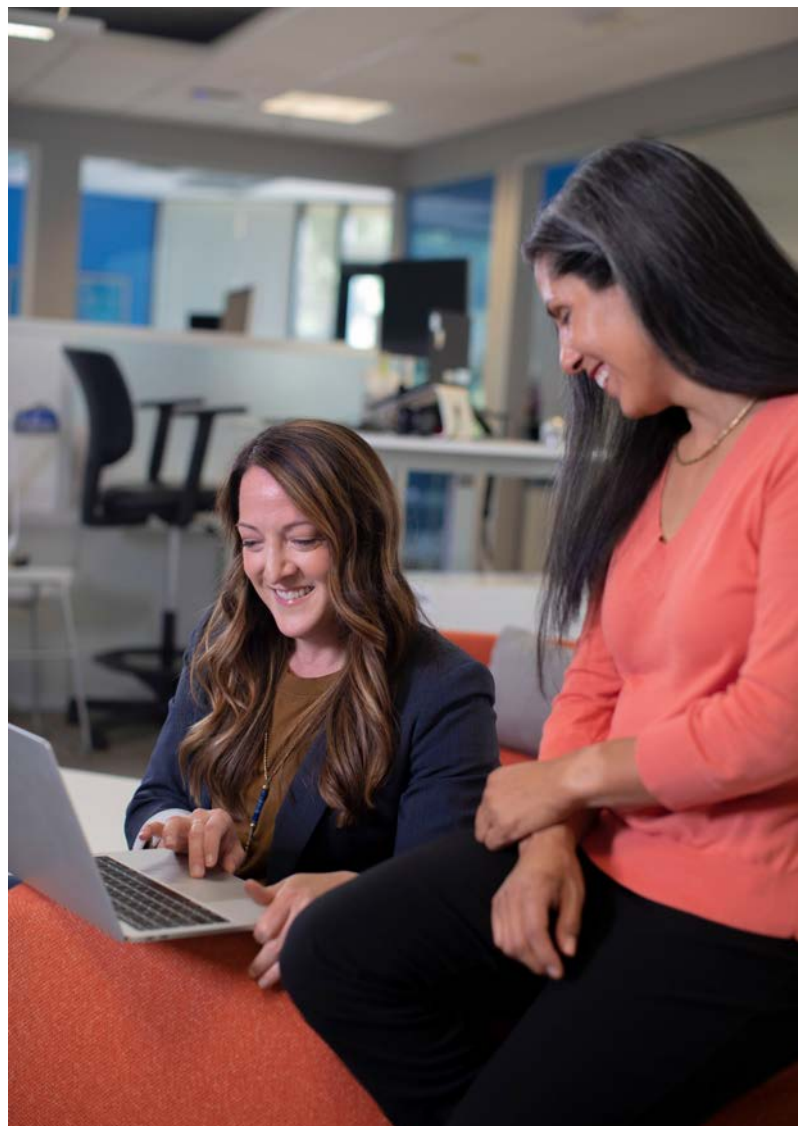
Counseling sessions don't just end once finances are evaluated and goals are established but can continue with periodic



## Rental Counseling: Planning for Your Financial Future (Continued)

check-ins which include reviews on progress, updating budgets, and adding any new financial goals. Since each counseling session is strategically tailored to each individual, your counseling sessions are able to grow and evolve into different and new goals and outcomes than what you might have originally intended.

Our free counseling services are available to anyone with an income who is looking to improve their credit, review their income, expenses, budget, and/or looking to set financial goals. I would strongly encourage anyone who is looking to take these first steps in managing their finances to give the Fair Housing Foundation a call today to set up an appointment through the Rental Counseling Program. We hope to hear from you soon!



***Contact our office to enroll in this free program. Anyone who qualifies and completes the program will receive a \$50 gift card!***

**1(800) 446-3247**

**info@fhfca.org**



Learn more about your rights and responsibilities to Fair Housing. Register and view our workshop schedule [here](#).



## Fair Housing Workshops

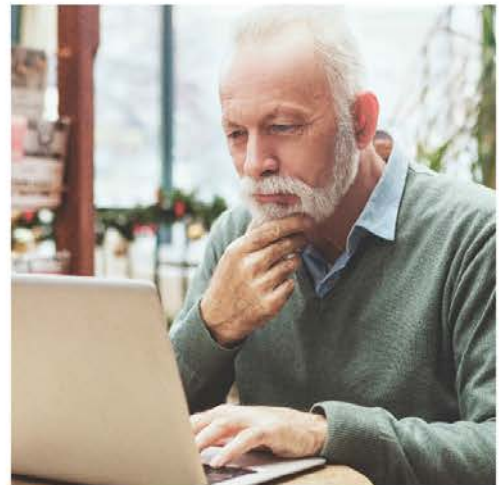
Learn from one of our Housing Counselors about your rights and responsibilities to fair housing, updated Federal/State Laws, and have an opportunity to ask any questions about fair housing. Workshops available weekly, in-person and via Zoom.

**RSVP: [www.fhfca.org/events](http://www.fhfca.org/events)**

## Virtual Rental Counseling Workshops

Current and future renters encouraged to register and learn about tenant rights, protecting yourself from eviction and housing loss, finding affordable housing, and much more.

**RSVP: [www.fhfca.org/events](http://www.fhfca.org/events)**



## Tester Training

The Fair Housing Foundation is looking for volunteers who want to make a difference in their community and who want to help us fight housing discrimination. Modest stipend available.

**Contact Sindy Guzman for more info:**  
**800-446-3247 Ex. 1102**  
**[sguzman@fhfca.org](mailto:sguzman@fhfca.org)**



[www.fhfca.org](http://www.fhfca.org)  
1(800) 446-3247  
TTY (800) 855-7100



**FAIR HOUSING  
FOUNDATION**

Fair Housing Opening Doors



HELP YOUR  
COMMUNITY TODAY!

# BECOME A TESTER

*We're seeking individuals who will be trained to collect data that will be key in battling housing discrimination.*

## WHAT WILL BE PROVIDED:



**A stipend per  
completed test**



**Gas mileage  
reimbursement**



**Mandatory  
training**

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## WHAT YOU'LL NEED TO KNOW:

- Flexible schedules available
- NOT a part-time or full-time position
- Testers assigned based on availability and as needed
- Must be 18+ and a CA resident
- Subject to passing background check
- Cannot be affiliated with housing provider industry

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*Multi-lingual English speakers encouraged to apply!*

**RSVP TODAY: 800-446-3247 x1102**

**OR SGUZMAN@FHFCA.ORG**

*Fair Housing Foundation is a HUD approved counseling agency that is dedicated to eliminating discrimination in housing and promoting equal access to housing choices for everyone.*



**L.A. County:**  
3605 Long Beach Blvd. #302  
Long Beach, CA 90807  
**Orange County:**  
1855 W. Katella Ave. #355  
Orange, CA 92867

**CONTACT US:**  
email: [info@fhfca.org](mailto:info@fhfca.org)  
website: [www.fhfca.org](http://www.fhfca.org)  
phone: (800) 446- FAIR(3247)  
TTY: (800) 855-7100





## Ask S.A.M.

**Let our 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.”**

*The Ask S.A.M 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.*

Dear S.A.M.,

My landlord served me with a 3-day notice to pay or quit. However, we submitted our rent and left it in the designated drop box. We addressed the issue and he told us to call the money order company to see who cashed the rent money order. It has been made clear that someone stole the money orders from the management office, however management is still accusing us of non-payment. What can we do to address the issue?

- Anxious Tenant (Orange, CA)

*Dear Anxious Tenant,*

*It is the responsibility of management to address the payment and delivery method of rent. If the tenant dropped off the rent in the designated area assigned by management, then, at that point, it would be considered in possession of management since they should be the only ones who can access it. If necessary, tenants can provide proof of payment by providing a picture or money order stub with the date and amount that was on the money order...*

*Management would then have to file a police report and investigate the missing rent.*

Dear S.A.M.,

I own a small residential building with 16 units. I have lived on the premises up until recently, but have since moved out. Do I have to employ someone to live in the building now?

- Curious Landlord (Long Beach, CA)

*Dear Curious Landlord,*

*Yes, according to Title 42 of 25 CCR Section 42 A, "a manager, janitor, housekeeper, or other responsible person shall reside upon the premises and shall have charge of every apartment house in which there are 16 or more apartments. Only one caretaker would be required for all structures under one ownership and on one contiguous parcel of land. If the owner does not reside upon the premises of any apartment house in which there are more than four but less than 16 apartments, a notice stating the owner's name and address, or the name and address of the owner's agent in charge of the apartment house, shall be posted in a conspicuous place on the premises.*

Dear S.A.M.,

I am calling in regard to an issue with my landlord and the Rental Assistance Application. My landlord has failed to answer the phone and provide information to the Rental Assistance Program. The land-

lord has threatened that if I do not pay the rent for November (for which I have applied for assistance from the Rental Assistance Program), he will be serving me with a 3-Day Notice to Pay Rent or Quit. What protections are available while I wait for a response for financial assistance?

- Stressed Resident (Irvine, CA)

*Dear Stressed Resident,*

*Currently there are recent laws and regulations that have kicked in during this recovery period. As of October 1, 2021 extending until March 2022, tenants are being expected to pay 100% of their monthly rent on time. If you are unable to pay your rent, you will be served with a 3-Day Notice to Pay or Quit. If the tenant is unable to pay, the housing provider may proceed with the process of eviction. However, it is also mandatory for the housing provider to apply for rental assistance through [housingiskey.gov](https://housingiskey.gov) if they plan to evict a tenant for non-payment. The housing provider will not be able to file through Small Claims Court or eviction proceedings until they have applied for rental assistance and/or until rental assistance is denied to a tenant.*

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