

# FAIR HOUSING TIMES

Volume XXIII April—July 2023

## A FAIR HOUSING LAW IN CALIFORNIA and Other Human Rights Legislation — IN 1963 —

### The Founding of Long Beach Fair Housing Foundation

By: Sindy Guzman

Before the Civil Rights Act of 1964, and before President Lyndon Johnson signed the Civil Rights Act of 1968, which included Title VIII (now known as the Fair Housing Act), the State of California had The Rumford Fair Housing Act which was passed on September 20, 1963. However, since there were no Federal Protections enacted at the time, within a year later, it was repealed by Proposition 14 as an amendment to the state constitution of California. It ultimately upheld *“the right of any person...to decline to sell, lease, or rent... property to such persons as he, in his absolute discretion, chooses,”* making all forms of housing discrimination legal once again. Though many fair housing advocates were dismayed, one Los Angeles County group continued organizing to successfully promote open housing policies and equality in the sale and rental of property thus creating Long Beach Fair Housing Foundation.

After The Rumford Housing Act of California was repealed by Proposition 14, a group of women who organized against Proposition 14 decided that it would be their continued mission to promote equality in housing for all. The organization was run on a volunteer basis throughout the community as no funds were yet available to provide a designated office space or paid staff. The Foundation then began to receive funding through the creation of a newsletter with a \$2.00 annual subscription fee, along with some additional private donations which provided the organization with resources to foster further growth. The first newsletter was dated November 30, 1964, and states: *“This will be a non-profit, education organization devoted entirely to the promotion and open housing practices in our community. Those who worked so hard against Proposition 14 now*

## April is Fair Housing Month!

It's time to celebrate all the hard work and advocacy our cities and communities have contributed in advocating for fair housing!

### What's Inside?

Fair Housing Article	1
In the Community	3
Featured	
Organizations	5
Testimonials	6
Workshop Info	7
Renter's Corner	8
Ask S.A.M	10
Thank you	11



# The Founding of Long Beach Fair Housing Foundation (Continued)

By: Sindy Guzman

*have an opportunity to be for a positive solution to the housing problem.”*

The goals of Long Beach Fair Housing Foundation were to *“act as a clearing house and work with all persons interested in fair housing, to carry on continuing educational campaign to function as a fact-finding agency, and to maintain a working committee of volunteers available.”* The Foundation also developed a listing service where those who were interested in renting or selling property on an equal basis could list their rentals and houses for listed areas. Some of those areas in Long Beach included: Signal Hill, Los Altos, Lakewood, Country Club Estate, Belmont Heights, Belmont Shore, and Naples. By September 1965, the Foundation’s listing service *“handled a total of 180 open occupancy listings (129 for sale and 33 rentals) and requests from 80 minority group applicants.”* The Long Beach Fair Housing Foundation devoted several issues of the newsletter to promote awareness of housing discrimination in the city of Long Beach. The Long Beach Chamber of Commerce even went on to promote itself as a “fair city” and encouraged people to visit and reside in the area.

The Foundation also developed other methods to spread the word on equality in housing. One example was the “Speaker’s Bureau” which was *“ready, willing, and unquestionabl[y] able to carry the voluntary fair housing message to civil service clubs, church groups and other organizations throughout the community.”* In 1967, The Foundation also created “Housing Aides” to assist *“people recently arrived in Long Beach who were unfamiliar with the area and had trouble locating addresses and had no idea whether prices or rents quoted to them are reasonable or outrageous.”*

In 1969, the Long Beach City Council awarded funding to the Fair Housing Foundation. The city of Long Beach not only granted the Fair Housing Foundation enough funds to remain operational, but it also recognized the severe housing problem in Long Beach. The contract stated, *“The city is interested in the elimination of discrimination with regard to race, religion, national origin or cultural background, in the sale or rental of residential housing. It is in the public interest and to participate benefit the city at this time to support and expedite the work of the foundation in Long Beach area through the furnishing of funds needed.”*

Through fair housing advocacy by numerous organizations like Long Beach Fair Housing Foundation, and communities across the United States, fair housing practices became federally protected in Title VIII of the Civil Rights Act of 1968 granting federal protections which *“prohibited discrimination concerning the sale, rental, and financing of housing based on race, religion, national origin, sex, (and as amended) handicap and family status.”* Over the decades that followed, the Long Beach Fair Housing Foundation transitioned into being the Fair Housing Foundation and remains dedicated to eliminating discrimination in housing and promoting equal access to housing choices for everyone. Fair Housing Foundation now serves 26 different cities across Los Angeles and Orange County with the cities of Hawthorne and Lancaster being the newest additions. FHF is now a federally recognized counseling agency by the U.S. Department of Housing and Urban Development and seek to continue servicing Southern California in its continuing mission to advocate for fair housing.

13 “Advice to Legal the Local Press: Take A Look At Long Beach” Fair Housing Foundation Newsletter No. 11 (1966): 1.

Fair Housing Foundation Newsletter No. 7 (1965): 2.

Fair Housing Foundation Newsletter No. 11, (March 1966): 3.

FHF Report: Some Progress, Some Problems,” Fair Housing Foundation Newsletter No. 21 (1967): 1.

“Council Votes FHF Funds,” Fair Housing Foundation Newsletter No. 29 (1969), City Attorney’s Office, “Agreement between the City of Long Beach and Fair Housing Foundation.”

Planning committee for the Fair Housing Foundation of Long Beach, *“No on 14 Becomes Yes on Voluntary Fair Housing”* Fair Housing Foundation News-Letter No. 1 (1964): 1. Ibid, 1.

Fair Housing  
Foundation Presents

# 39th Annual Fair Housing Celebration

Fair Housing: My Right!

Keynote Speaker:



Michelle Uzeta  
Civil Rights Attorney



Desiree Rew, MSW  
Self-Care Aficianado

**THURSDAY,  
APRIL 27<sup>TH</sup>**

VIA ZOOM

from

**1:30 PM - 3:00 PM**



Scan to RSVP

or visit:

[bit.ly/3GwTPhf](https://bit.ly/3GwTPhf)

Please join us in commemorating  
Fair Housing Month!  
Festivities include keynote  
speakers, raffle prizes and a youth  
poster contest!



MALIBU WINE HIKES

Event Donors:





Invite FHF for a Youth Workshop!  
Materials Provided!



## 39th Annual Poster Contest

Entries must include theme:  
**"Fair Housing: My Right!"**

### RULES:

- Open to youth in 4th–8th grade
- Create a poster on any size paper
- No zip code restrictions
- Take a picture and submit posters via email in JPEG, PNG, or PDF format to: **info@fhfca.org**.
- Include child's name, phone #, age, grade, and school
- All posters should contain wording and imagery that conveys this year's theme.
- **Due Date: 4/20/23**

### WINNERS WILL RECEIVE:

- **1st Place:** Beats Studio3 Wireless Over-Ear Headphones – Blue
- **2nd Place:** \$75 Amazon gift card
- **3rd Place:** \$50 gaming gift card (Playstation, Xbox, Roblox, Nintendo Switch, etc.)

# Fair Housing Foundation Presents...

This Quarters Featured Organization:



**south county**  
*outreach*

## Mission Statement:

We envision an Orange County community where no one goes to bed hungry or without a place to call home. Preventing hunger and homelessness by helping people help themselves.

## About:

For more than three decades, South County Outreach (formerly Saddleback Community Outreach) has been a leader in the fight to end hunger and homelessness in Orange County. We believe that helping people help themselves is the most effective way to build a self-sustaining community. Through the implementation of programs like our homeless prevention program, along with our food program, which distributes over 700,000 pounds of food and keeps nearly 2,000 children fed each year, South County Outreach continues to do what we do best—housing hope and ending hunger. South County Outreach serves homeless families, the underemployed, unemployed, seniors, veterans, and other at-risk residents of Orange County. Twelve percent of Orange County residents live below the poverty line, and one in five children in OC do not have enough to eat.

---

## General Information:

7 Whatney, Suite B  
Irvine, CA 92618

<https://www.sco-oc.org/>

Email: [sco@sco-oc.org](mailto:sco@sco-oc.org)

Phone: (949) 380-8144

## Food Market Hours:

Monday to Thursday – 9am to 2pm

Friday – 9am to 11am

No appointments necessary.

# 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".

## ***Successful Mediation***

**Long Beach, CA-** Our office was contacted by a tenant who was presented a contract by the new owner who had just bought the property. The contract included a rent increase, changes in utilities, pet fees, and the security deposit. The tenant was curious to know if the owner was allowed to make such changes. One of our housing counselors explained the process, notices, proper time, proper service for the applicable fees, and our mediation process. The tenant left the conversation much more informed about his options and rights and decided to speak to the owner on his own.

About a week later, the tenant contacted the office again stating he had spoken to the landlord about the fact that his rental increase exceeded AB1482, and that he was recently issued a 60-Day Notice to Vacate. Our housing counselor agreed to try and mediate the situation.

The housing counselor reached out to the landlord by sending him a letter. Our counselor explained the situation and encouraged the landlord to contact us to discuss further and so we could answer any questions. The housing provider did reach out to the counselor about two weeks later, and they reviewed the protections of the tenant under AB1482, as well as how the tenant may be able to argue the landlord retaliated against him for exercising his rights and how that would be illegal. The landlord now understood the responsibilities he had as the housing provider and was encouraged to contact us in the future should he have any questions about how to proceed in certain housing related scenarios.

## ***Keeping up with AB1482***

**Bellflower, CA-** The Fair Housing Foundation (FHF) noticed a rise in complaints from Section 8 Housing Choice Voucher recipients in the form of denial of access to the application process or requiring income standards to be on the overall monthly rent and not on the tenant's portion paid minus the voucher amount.

FHF has been actively addressing this issue by conducting a series of tests. The tests that were conducted at large properties uncovered evidence of source of income discrimination. Tests conducted identified that housing providers were requiring that Section 8 Voucher holders meet the income requirement of two and a half or three times the overall monthly rent. Using this method will automatically disqualify an applicant since most Section 8 Housing Choice Voucher holders don't make the overall monthly rent or meet the income standards. One housing provider openly stated that the building was not a "Section 8 or Affordable Housing Apartment."

It became illegal for a housing provider in the state of California to deny a rental applicant because the applicant has a Housing Choice Voucher (i.e., Section 8). FHF entered into a conciliation agreement with the housing providers. The Fair Housing Foundation will be training the at-large property managers. The hope is that the trainings will provide the managers with the necessary knowledge to alleviate any future issues, as well as stress the importance of equal access to housing for all.





## Learn more about your rights and responsibilities to Fair Housing.



### Fair Housing Workshops

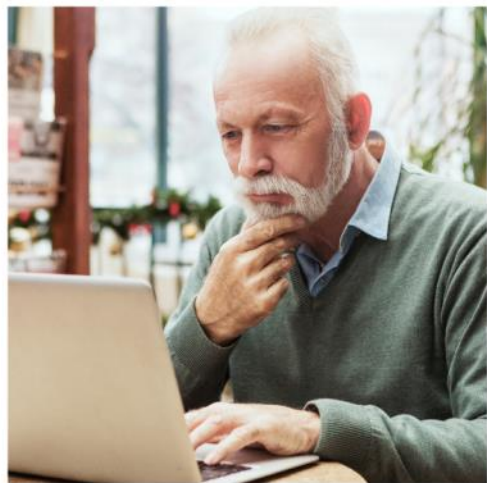
Learn from one of our Housing Counselors about your rights and responsibilities to fair housing, updated Federal/State Laws, and have an opportunity to ask any questions about fair housing. Workshops available weekly, in-person and via Zoom.

**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, learning about affordable housing, and much more.

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



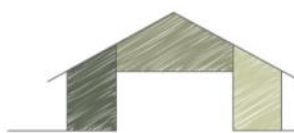
### Tester Training

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

# Renter's Corner- AB2559: Reusable Tenant Screenings

By: Elizabeth Castro

A new law has been recently introduced to provide relief for both tenants and landlords to help curb fees during the rental process. Effective January 1, 2023, the state of California enacted a bill that would allow for a reusable tenant screening report when applying for units. Assembly Bill 2559 (AB2559) states that a tenant would be able to present their credit report to any prospective housing provider within a 30-day period of pulling the report. The caveat is that an owner is not required to accept it, however, if the owner denies the valid credit report, they are not allowed to charge an application or credit check fee. According to Assembly member Christopher M. Ward of the 78th, it would include everything a landlord would need for a potential renter, "The reusable screening reports would include name, contact information, eviction history, employment, rental history, and last known address. The tenant is not able to tamper with the report contents but does have the opportunity to review the report for accuracy and dispute any errors with the tenant screening company. Additionally, landlords could publicize whether reusable screening reports are accepted during the application process."(1).

One of the goals of AB2559 is to save landlords both time and effort from having to collect fees and running necessary reports. The bill would also help tenants with saving accumulated fees associated with having the same report available within the set amount of time allowed.

If you are considering this option, it is important for everyone to know what the report should entail for any potential applicant. The items are as follows:

- (1) Name.
- (2) Contact information.

(3) Verification of employment.

(4) Last known address.

(5) Results of an eviction history check in a manner and for a period of time consistent with applicable law related to the consideration of eviction history in housing.

The report should also specify the date through which the information contained in the report is current and valid. According to the bill a "Reusable tenant screening report" means a consumer report that meets all of the following criteria:

(a) Was prepared within the previous 30 days by a consumer reporting agency at the request and expense of an applicant.

(b) Is made directly available to a landlord for use in the rental application process or is provided through a third-party website that regularly engages in the business of providing a reusable tenant screening report and complies with all state and federal laws



## Assembly Bill No. 2559

### CHAPTER 288

An act to add Section 1950.1 to the Civil Code, relating to tenancy.

[Approved by Governor September 13, 2022. Filed with Secretary of State September 13, 2022.]

#### LEGISLATIVE COUNSEL'S DIGEST

AB 2559, Ward. Reusable tenant screening reports.

Existing law authorizes a landlord, or the landlord's agent, who receives a request to rent a residential property from an applicant to charge that applicant an application screening fee to cover the costs of obtaining information about the applicant.

This bill would define the term "reusable tenant screening report" to mean a consumer report, as defined, that was prepared within the previous 30 days by a consumer reporting agency at the request and expense of an applicant, is made directly available to the landlord for use in the rental application process or is provided through a third-party website that regularly engages in the business of providing reusable tenant screening reports that are available to landlords and complies with all state and federal laws pertaining to use and disclosure of information contained in a consumer report by a consumer reporting agency, and is available to the landlord at no cost to access or use. The bill would require a reusable tenant screening report to include specified information, including the results of an eviction history check, as prescribed. The bill would prohibit a landlord from charging the applicant a fee for the landlord to access the report or an application screening fee.

*The people of the State of California do enact as follows:*

SECTION 1. Section 1950.1 is added to the Civil Code, to read:  
1950.1. (a) A reusable tenant screening report shall include all of the following information regarding an applicant:

- (1) Name.
  - (2) Contact information.
  - (3) Verification of employment.
  - (4) Last known address.
  - (5) Results of an eviction history check in a manner and for a period of time consistent with applicable law related to the consideration of eviction history in housing.
- (b) A reusable tenant screening report shall prominently state the date through which the information contained in the report is current.



# AB2559: Reusable Tenant Screenings (Continued)

pertaining to use and disclosure of information contained in a consumer report by a consumer reporting agency.

(c) Is available to the landlord at no cost to access or use. (2)

This new law will aid in easing the fees and time associated making the process of renting slightly less overwhelming. Since this law is in its infancy, it is unclear what the outcome will be. However, according to the Zillow Consumer Housing Trends Report for 2022, 26% of U.S. renters who moved in the past two years listed multiple application fees as the top stressor of a rental search(3). States like Washington and Maryland have already passed similar laws within the last 4 years, so we may be able to see a pattern and learn more from their data in the coming years. Like any other tenant/landlord right situation, if there is a local ordinance or law that provides more protection, that would supersede AB2559. However, should you ever have any questions, our counselors are available.

Bill Text - AB-2559 Reusable tenant screening reports. (n.d.). Retrieved March 10, 2023, from [https://leginfo.legislature.ca.gov/faces/billNavClient.xhtml?bill\\_id=202120220AB2559](https://leginfo.legislature.ca.gov/faces/billNavClient.xhtml?bill_id=202120220AB2559)

Bill to standardize reusable screening reports for rental applications heads to governor Newsom. Official Website - Assemblymember Christopher M. Ward Representing the 78th California Assembly District. (2022, August 23). Retrieved March 10, 2023, from <https://a78.asmdc.org/press-releases/20220823-bill-standardize-reusable-screening-reports-rental-applications-heads>

Governor Newsom Signs bill to standardize reusable screening reports for rental applications. Official Website - Assembly member Christopher M. Ward Representing the 78th California Assembly District. (2022, September 14). Retrieved, March 10, 2023, from <https://a78.asmdc.org/press-releases/20220914-governor-newsom-signs-bill-standardize-reusable-screening-reports-rental>



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

**1(800) 446-3247  
info@fhfca.org**

*The contents of this document are the sole property of the Fair Housing Foundation and may not be duplicated or repurposed without the expressed written consent of the Fair Housing Foundation.*

# Ask for *help* 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.,*

*I've been renting my apartment for 2 years and the Landlord has offered me a new lease renewal. The property is a newer building, and the Landlord now wants to increase the rent along with the lease renewal. Can they do that?*

*-Pondering Tenant, Bellflower*

*Dear Pondering Tenant,*

The Landlord is exempt from AB1482 because the building is less than 15 years old. Therefore, the landlord can increase the rent by whatever amount they want provided they follow the CA Civil Code Section 827: “existing law requires that if a landlord of a residential dwelling with a month-to-month tenancy increases the rent by more than 10% of the amount of the rent charged to a tenant annually, as specified, the landlord shall provide an additional 60 days' notice, for a total of 90 days, before the effective date of the increase.”

*Dear S.A.M.,*

*Due to the heavy rains, I started to notice a leak through my ceiling. I informed the landlord of the issue, and he did send out a handyman to stop the leakage. However, you can still see the water damage and smell that there is moisture, what can I do?*

*-Tired of the Rain, Mission Viejo*

*Dear Tired of the Rain,*

As a tenant you can request the housing provider to inspect the damage and to verify the extent of the damages. If the housing provider fails to provide an inspection or repair within 30 days of being notified. You are within your rights to report the property to the city Code Enforcement and/or Health Department for an inspection to be done on. If the damages are deemed housing violations, the housing provider will be informed of the violations and what needs to be done to correct the issue. In the event that there is damage to personal belongings tenants can negotiate with a landlord to seek reimbursement for the damages or it can be taken to small claims court.

***This material is based on work supported by the Department of Housing and Urban Development (HUD) under FHIP Grant FEOI210066. Any opinion, findings, conclusions, or recommendations expressed in this material are those of the author(s) and do not necessarily reflect the views of HUD.***

# Thank you from FHF!



## Fair Housing Foundation Awarded \$30,000 Donation from Pennymac Corporate Philanthropy Program

**Long Beach, CA, February 15, 2023** - Pennymac is celebrating 15 years of “becoming the most respected and trusted lender within the industry, [and] are proud to have successfully helped over 4 million lifetime homeowners across the country achieve their aspirations of home.” As part of their celebration, Pennymac has awarded Fair Housing Foundation with a donation of \$30,000 to continue the ongoing mission of eliminating discrimination in housing and promoting equal access to housing choices for everyone.

*“Thank you Pennymac for your great generosity! We, at the Fair Housing Foundation greatly appreciate your donation, and your support is invaluable to us,”* stated Stella Verdeja, Executive Director.

Thanks to Pennymac’s generous contribution, FHF will be able to reach more families, address more questions, and assist with more issues to create stronger homes and even stronger communities. The resources provided will be focused on enhancing programs that provide education and training around fair housing rights and expectations, enhance awareness on the services and programs available, and allow for more people to thrive in their homes and neighborhoods in the confidence that Fair Housing Foundation is on your side.

---

### Board of Directors:

**Executive Director**– Stella Verdeja

**Chair**– Connie Haynes

**Vice Chair**– Richard Hernandez

**Secretary**– Julia Moore

**Treasurer**–Ken Hastings

**Member**– Yvonne Flores