

Housing Rights Workshop

- INTRODUCTION TO HRC
- FAIR HOUSING
- RESOURCES



Housing Rights Center

- Founded in 1968, when Congress passed the Fair Housing Act
- Nation's largest non-profit civil rights organization dedicated to fair housing
- Serve Los Angeles County and Ventura County
- Free services in many languages



HRC

FREE

Services

Housing Counseling

- Legal information, resources, and referrals on housing issues for tenants and landlords
- Private and confidential

Discrimination Investigation & Enforcement

- Reasonable Accommodation Requests
- Mediation, HUD complaints, litigation

Get in contact with a counselor

- Housing Rights Hotline: 1 (800) 477-5977
 - Leave a message with callback info
- Email: info@housingrightscenter.org
- Appointments (phone or Zoom):
www.housingrightscenter.org/help



HRC Services

Outreach & Education

- Fair Housing Workshops
- Community events
- Project Place - affordable housing listings:
www.housingrightscenter.org/rental-listing

WEEKLY ONLINE WORKSHOPS

MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY
Facebook Live Housing Rights Q&A 1 PM	Clinic Appointments 11 AM - 2 PM	Clinic Appointments 11 AM - 2 PM	Clinic Appointments 11 AM - 2 PM Housing Rights Workshop (Español) 6 PM	COVID-19 Housing Rights Workshop 2 PM

 www.housingrightscenter.org/help 

www.facebook.com/HousingRightsCenter

Fair Housing

Fair Housing Laws Apply to....

Housing Transactions

- Renting
- Buying
- Lending
- Prospective (applicants) or current residents

Housing Providers

- Liability flows upward from maintenance, property managers, etc. to property owners

Residential Dwellings

- Apartments
- Condos
- Houses
- Duplexes
- Residential Motels
- Transitional Shelters
- Mobile Home Parks
- Vacant Lots
- Short Term Rentals

Protected Characteristics

► U.S. Fair Housing Act and CA Fair Employment & Housing Act

Race

Sex

**Familial
Status**

Color

Religion

**National
Origin**

Disability

Protected Characteristics

California Fair Employment & Housing Act (only)

Ancestry

Marital Status

**Source of
Income**

**Medical
Condition**

**Sexual
Orientation**

**Gender
Identity/
Expression**

**Military/Veteran
Status**

Familial Status

► U.S. Fair Housing Act and CA Fair Employment & Housing Act

- What does it mean?
 - Households with one or more minors living with a parent, legal guardian, or designee with written permission
 - Households *expecting* the arrival of one or more minors (e.g. adoption, pregnancy)
- Examples of discrimination:
 - Locating families in a certain part of a property
 - Unreasonable occupancy restrictions
 - Restrictive rules or limited access to services/facilities
 - Ads saying "no children" or "adults preferred"

"Children are not permitted
in the common area"

National Origin

► U.S. Fair Housing Act and CA Fair Employment & Housing Act

- What does it mean?
 - Country of birth *and/or* ethnicity (e.g. "Latino," "Asian")
 - Physical or cultural traits (clothing, hair styles, etc.)
 - Immigration/citizenship status
 - Primary language / accent
- Examples of discrimination:
 - Denying a rental application based on tenant's language or accent
 - Charging a higher security deposit because a client is undocumented
 - Harassing a tenant with ethnic slurs

Source of Income



California Fair Employment & Housing Act and SB 329

- What does it mean?
 - All lawful sources of income, including:
 - Public benefits, e.g. Section 8, (SSI, SDI, GR), rental assistance
 - Non-work income, e.g. child support, alimony
- Examples of discrimination:
 - Advertisements stating "No Section 8"
 - Refusing to accept or approve applications from tenants with Section 8 vouchers
 - Refusing to accept a new Section 8 voucher from a current tenant
 - Applying income standards incorrectly

"No Section 8"

Additional Protections

Other California Laws

- Domestic violence and violent crime

Civil Code 1946.7

- Change locks with little notice
- Break lease with lower penalties



- Immigration / citizenship status

Immigrant Tenant Protection Act
(Civil Code 1161.4)



- Age (over 40 years)

Unruh Civil Rights Act (Civil Code 51)

- Arbitrary reasons

Unruh Civil Rights Act (Civil Code 51)

- Hate Crimes

Ralph Civil Rights Act (Civil Code 51.7)

- Primary language

Civil Code 1632



- Negotiate in: Spanish, Chinese, Tagalog, Vietnamese, or Korean
- Bring an interpreter or request a translated lease (no cost)

Prohibited Practices



Unlawful Discrimination

- Refuse to sell or rent housing
- Saying that housing is unavailable when it is available
- Different terms or rules
- Discriminatory statements or advertising
- Steering
- Discrimination based on association
- Threats, intimidation, harassment, retaliation
- Denying a reasonable accommodation or modification
- Otherwise make housing unavailable

"Children are not permitted outside or in common areas."

"I don't believe in your trans friend's 'lifestyle.' Don't invite them here anymore."

"No Section 8"

"Wouldn't you prefer to look in a more kid-friendly neighborhood?"

Allowable Tenant Selection Criteria

Legitimate Business Considerations

- Income Level
 - *Can they pay the rent?*
- Credit Scores
 - *Have they paid bills on time?*
- References from past landlords
 - *Have they been good tenants?*
- Smoking status
 - *No smoking policy*
- Pets
 - *No pets policy*
 - Exceptions for disability accommodations
- Criminal history
 - *Is there actual cause for concern about safety or property damage?*
 - Must be evaluated on an individual, case-by-case basis



Disability



U.S. Fair Housing Act

DEFINED BY IMPACT

A physical or mental impairment which limits any major life activities:

- Seeing
- Hearing
- Walking
- Breathing
- Performing manual tasks
- Caring for oneself
- Learning
- Speaking



EXAMPLES

- Orthopedic
- Visual, speech, hearing impairments
- Cerebral palsy
- Autism
- Cancer
- Heart disease
- HIV or related conditions
- Mental/emotional illness (e.g. bipolar disorder; anxiety depression)
- Drug Addiction / Alcoholism
- COVID-19

Reasonable Accommodations & Modifications

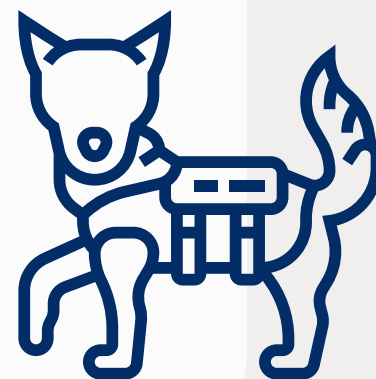
- Tenants or applicants with disabilities can request *accommodations* (exceptions to rules, changes to services) or structural *modifications* related to their disability.
- This ensures that tenants with disabilities can get equal use and enjoyment out of their housing.
- If disability is not *readily apparent*, landlords can ask to show that the request is medically necessary
- Documentation can be provided by reliable third party
 - Therapist, school counselor, physical therapist, social worker
 - For emotional support animals, no website certifications



Reasonable Accommodations & Modifications

Accommodations

- Change to service/policy
- Landlord pays any costs
- Examples:
 - Change rent due date
 - Service/support animal
 - Parking space
 - Transfer units
 - Live-in caregiver
 - End lease early
 - Extend time to vacate



Modifications

- Change to unit/building
- Tenant pays costs and may have to reverse changes when moving out
 - Except in federally funded housing
- Examples:
 - Wheelchair ramp
 - Grab bars
 - Low countertops
 - Visual doorbell



Legal Aid Resources

Free Clinic of Simi Valley

2003 Royal Avenue
Simi Valley, CA 93065
(805) 522-3733

Ventura Superior Court Self-Help Legal Access Center

Hall of Justice
800 South Victoria Avenue, Rm 106
Ventura, CA 93009
www.ventura.courts.ca.gov/shlac.html

Ventura Center for Dispute Settlement

4001 Mission Oaks Boulevard, Suite L
Camarillo, CA 93012
(805) 384-1313
www.vcds.bz

Conejo Free Clinic

80 E Hillcrest Dr # 102
Thousand Oaks, CA 91360
(805) 497-3575

Ventura County District Attorney Small Claims Advisor

Hall of Justice
800 South Victoria Avenue, Rm 314
Ventura, CA 93009
(805) 654-5054

Jewish Family Service

857 East Main Street
Ventura, CA 93001
(805) 641-6565
www.jfsvc.org/justice-clinic

California Rural Legal Assistance

338 S. "A" Street
Oxnard, CA 93030
(805) 483-8083

Grey Law of Ventura County (for seniors)

3585 Maple Street #126
Ventura, CA 93003
(805) 658-2266

Ventura County Bar Association

Lawyer Referral Service
(805) 650-7599
www.vcba.org/public-lawyer-referral

Contact HRC



Housing Rights Hotline: 1 (800) 477-5977



TTY: 1 (213) 201-0867



info@housingrightscenter.org



www.housingrightscenter.org

*Workshops: www.housingrightscenter.org/register

*Appointments: www.housingrightscenter.org/help

