


Monterey Park Housing Rights Workshop

COVID-19 AND BEYOND



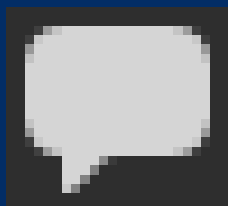
Join online

 Chat

To: Everyone ▾

More ▾

Type message here...



Q&A

You asked: 18:03
What happens when I raise my hand?

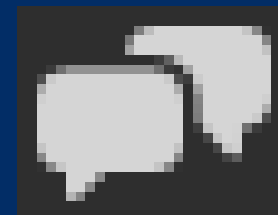
Molly Parker answered: 18:04
I can take you off of mute.

You asked: 18:08
Oh, thank you for answering. What if I don't want to go off of mute?

Molly Parker is going to answer this question live.

Please input your question

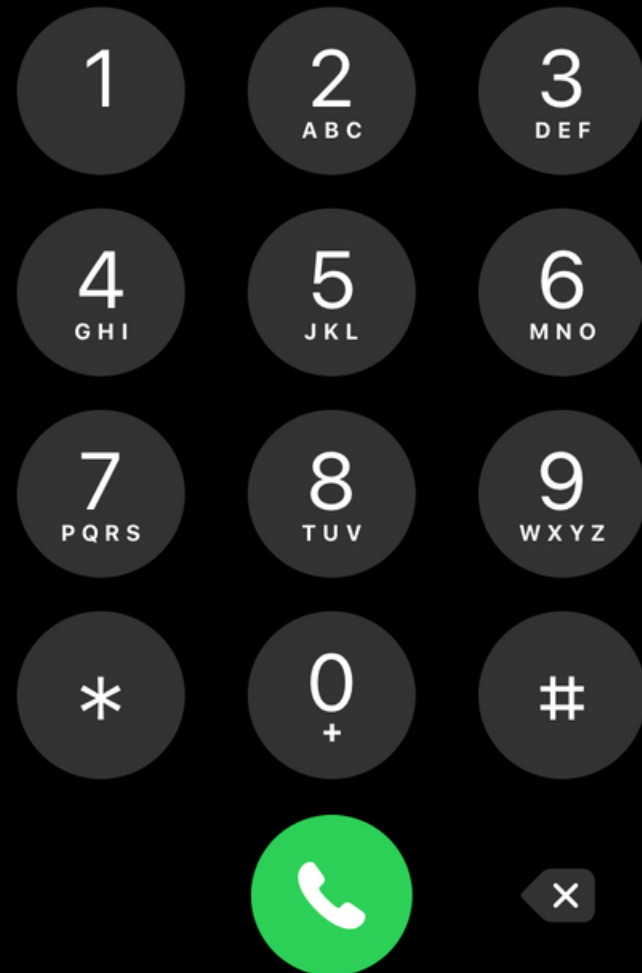
☐ Send Anonymously Send



Join by
phone

1 (669) 900-9128

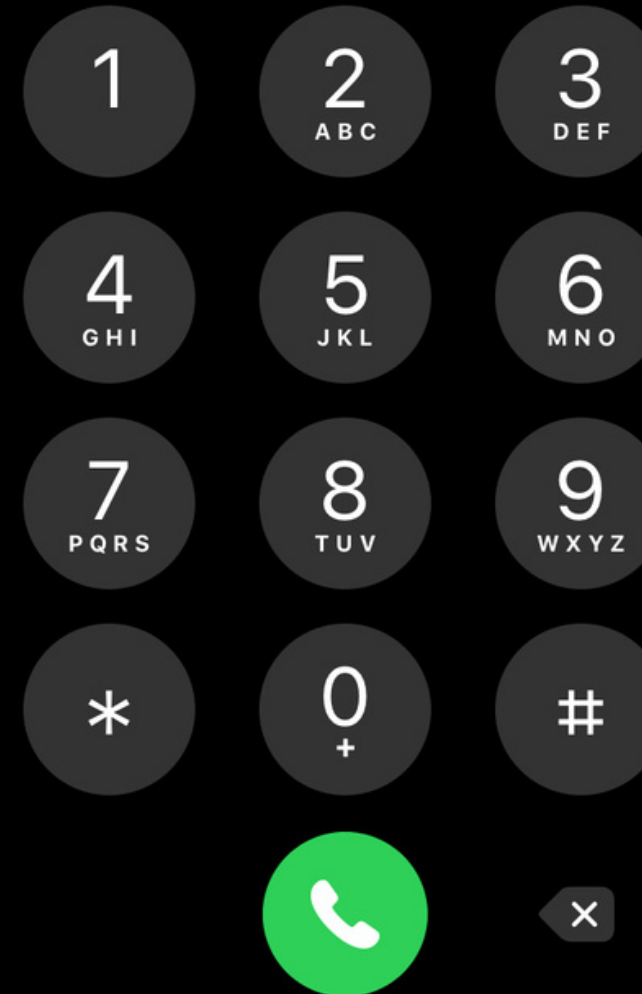
Add Number



Phone number

88695980853

Add Number



Meeting code

Raise hand

*9

Mute / Unmute

*6

Live transcript is available

Chat

Raise Hand

Q&A

CC

Live Transcript

Show Subtitle

View Full Transcript

Subtitle Settings...

CC

Live Transcript

Settings

General

Video

Audio

Share Screen

Chat

Background & Filters

Recording

Profile

Statistics

Keyboard Shortcuts

Accessibility

Closed Captioning

Font Size: (22)

Small

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Captions will look like this

Meeting Controls

Always show meeting controls

Chat Display Size

(% +/-)

100%


Screen Reader Alerts

Restore Defaults

Description	Enable
IM Chat Received	<input checked="" type="checkbox"/>
Participant Has Joined/Left Meeting (Host Only)	<input checked="" type="checkbox"/>
Participant Has Joined/Left Waiting Room (Host Only)	<input checked="" type="checkbox"/>

Closed Captions

Agenda

 **Who are we?**

 **Fair Housing**

 **Rent & Evictions**

 **Questions?**

Who are we?



- 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

HRC Services

- Housing Rights Hotline: 1(800)477-5977
TTY: 1(213)201-0867
- Investigate Discrimination
- Litigation
- Outreach & Education
- Project Place

Virtual Events

www.housingrightscenter.org/register



Live Housing Rights Q&A
Mondays @ 1 PM - Facebook Live



Housing Rights Workshops
Tuesdays @ 2 PM (English) - Zoom
Thursdays @ 6 PM (Spanish) - Zoom



Counseling by Appointment
Tuesdays - Fridays 11 AM - 2 PM
RSVP: www.housingrightscenter.org/help



Special Topic Webinar: COVID-19 Updates and More
Fridays @ 2 PM - Zoom

Fair Housing



COVID-19 and Beyond

Fair Housing Act

Federally Protected Classes

Race

Sex

**Familial
Status**

Color

Religion

**National
Origin**

Disability

California Fair Employment and Housing Act

**Marital
Status**

**Source of
Income**

**Genetic
Information**

Ancestry

**Gender
Identity/
Expression**

**Medical
Condition**

**Sexual
Orientation**

**Military/Veteran
Status**

Other California Laws

- Domestic Violence
- Immigration/Citizenship Status
- Primary Language
- Age
- Arbitrary Reasons
- Ralph Act: Freedom from Violence or Intimidation

Source of Income

- Landlords, managers, or rental agents cannot deny rental applications, or apply different terms, conditions, restrictions, or privileges, based on a tenant's lawful source of income.
- Includes rental assistance, subsidy, or financial aid whether paid to the tenant or the landlord
 - E.g. Section 8 vouchers, Los Angeles Homeless Services Authority's Rapid Re-Housing, housing subsidies, homeless assistance or prevention programs, or security deposit assistance programs

► **Source of Income: Section 8**

SB 329

- Housing providers may not reject an applicant because they receive Section 8.
- Advertisements that suggest Section 8 will not be accepted are discriminatory.
- Tenants with Section 8 are entitled to 90 days' notice to vacate.

Fair Housing Laws Apply to...

Housing Transactions

- Renting
- Buying
- Lending
- Prospective home seeking

Residential Dwellings

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

► Prohibited Practices

- Refusal to sell or rent housing
- Refusal to negotiate for the sale or rental of housing
- Saying that housing is unavailable when it is available
- Applying different terms or rules
- Discrimination based on association
- Threats, intimidation, harassment
- Steering
- Discriminatory statements or advertising
- Refusal to grant a reasonable accommodation or modification

► Allowable Tenant Selection Criteria

- Income Level
- Credit Scores
- References from past landlords
- Smoking status
- Criminal history
 - *case-by-case
- Pets

Common Reasonable Accommodations & Modifications

Accommodations

- Change rent due date
- Service animals
- Parking space
- Transfer units
- Live-in caregiver
- Repair elevator
- End lease early, extend time to vacate, or dismiss eviction

Modifications

- Wheelchair ramp
- Grab bars in bathroom
- Lowering countertops
- Carpet removal

Documenting disability

- If disability is not readily apparent, be prepared to show that the request is medically necessary
- Documentation can be provided by reliable third party

During the pandemic, medical professionals are extremely busy and it is more difficult for people to obtain documentation for their disabilities. Housing providers should be flexible during this unprecedented time.

Accommodation & Modification Suggestions During COVID-19

Delay Non-Urgent Entry

- Landlords and managers should grant tenant requests to delay standard maintenance, inspections, viewings, and other non-emergency physical interaction with management until the tenant is no longer vulnerable to COVID-19.

Facilitate Social Distancing

- Landlords and managers should enable tenants to observe social distancing without blocking access to essential services that could limit the spread of COVID-19.
 - Large apartment complexes can adopt guidelines on the number of people who can use communal laundry areas at one time.

COVID-19 Reminders

It is unlawful to discriminate based on race, nationality, or ethnicity.

COVID-19 doesn't recognize these factors, and social stigma can contribute to the spread of the virus.

It is unlawful to discriminate based on disability.

Housing providers may not:

- kick tenants out because they have COVID-19 or have been exposed to COVID-19.
- segregate people 65+ to specific parts of the building.

Rent and Evictions



► COVID-19 Updates

California

Anti-Price Gouging (Penal Code 396)

- During a state of emergency:
 - Landlords cannot increase rent more than 10%
 - Landlords cannot evict then increase rent more than 10%
 - Landlords can be charged with a misdemeanor for breaking this law
- The state of emergency in California will last until it is lifted by the Governor or the State Legislature.

California

Tenant Protections Act (AB 1482)

- **Covered**

- Apartments over 15 years old
- Single-family homes or condos owned by corporations
- Duplexes (not occupied by owner)

- **Rent caps**

- 5% + change in cost of living, up to 10%
- LA metropolitan area: 5.7%

- **Not covered**

- Local rent control
- Affordable housing
- Dormitories

- **Rent increases**

- 90 days' notice of increase over 10%
- Civil Code 827

California

AB 1482 and AB 3088

- All tenants have just cause protections until February 1, 2021
- Then, only tenants in *covered properties* ...
 - When all tenants have lived there for 12 months, OR
 - One tenant has lived there for 24 months

Covered by Tenant Protection Act (AB 1482):

- Apartments over 15 years old
- Single-family homes or condos owned by corporations
- Duplexes (not occupied by owner)

Monterey Park

Eviction defenses can be used until **1/31/2021**

No-fault evictions

Examples:

- Owner is moving in or moving their family in
- Owner is taking the unit off the rental market
- Owner was ordered by the government to vacate the unit

Unauthorized Occupants & Pets

- People not on the lease
- Pets not on the lease or not normally allowed
- Nuisance (e.g. noise)

***Related to COVID-19**

► Non-Payment of Rent

Tenant, Homeowner, and Small Landlord Relief and Stabilization Act (AB 3088)

- Reason related to COVID-19
- Give landlord a signed Declaration form
- Keep documentation available
- Prepare to repay deferred rent over time

► Non-Payment of Rent

Example reasons to defer rent

- Lost income due to COVID-19
 - workplace closures, reduced hours, layoffs
- Childcare expenses due to COVID-19
 - school or daycare closures
- Medical expenses from COVID-19
 - self or caring for a family member with COVID-19
- Other impacts of COVID-19

Non-Payment of Rent

NEW

www.norent.org

Can't pay rent?

You're not alone. Millions of Americans won't be able to pay rent because of COVID-19. Use our FREE tool to take action by writing a letter to your landlord.

Build my letter

Dear HRC TEST,

This declaration letter is in regards to rent payment for the following months:

- October 2020

I am currently unable to pay my rent or other financial obligations under the lease in full because of one or more of the following:

1. Loss of income caused by the COVID-19 pandemic.
2. Increased out-of-pocket expenses directly related to performing essential work during the COVID-19 pandemic.
3. Increased expenses directly related to health impacts of the COVID-19 pandemic.
4. Childcare responsibilities or responsibilities to care for an elderly, disabled, or sick family member directly related to the COVID-19 pandemic that limit my ability to earn income.
5. Increased costs for childcare or attending to an elderly, disabled, or sick family member directly related to the COVID-19 pandemic.
6. Other circumstances related to the COVID-19 pandemic that have reduced my income or increased my expenses.
7. Any public assistance, including unemployment insurance, pandemic unemployment assistance, state disability insurance (SDI), or paid family leave, that I have received since the start of the COVID-19 pandemic does not fully make up for my loss of income and/or increased expenses.

I declare under penalty of perjury under the laws of the State of California that the foregoing is true and correct.

Signed,

Elana Eden

Non-Payment of Rent

NEW

Protect yourself from eviction for unpaid rent:

Convert rental debt → consumer debt

not a basis for eviction!

- 1 Provide a Declaration of COVID-19 Related Financial Distress
 - No documentation required for tenants earning ~\$100,000 or less
- 2 Pay at least 25% of the rent due between September 1, 2020 and January 31, 2021

▶ Repaying Deferred Rent

AB 3088

- El Monte repayment timeline:
 - Tenants don't have to start paying back rent debt until March 1, 2021
 - Tenants must complete payments by March 1, 2022
- Landlords can seek debt in small claims court
 - No cases before March 1, 2021
 - Tenant can appeal
- Ability to defer rent ends February 1, 2021
 - Monthly rental payments resume
 - Just-cause eviction protections expire



Legal Aid for Evictions



- Online tool to respond to evictions: StayHousedLA.org
- Get connected to attorneys and community groups
- HRC is a member of the Stay Housed LA coalition

Do not ignore court documents. Get legal aid immediately.

Contact HRC



Housing Rights Hotline: 1 (800) 477-5977



TTY: 1 (213) 201-0867



info@housingrightscenter.org



www.housingrightscenter.org

Appointments: www.housingrightscenter.org/housing-counseling

