Fair Housing Training
Housing Rights Center Profile

- Nation's largest non-profit civil rights organization dedicated to securing and promoting fair housing
- HRC was founded in 1968, the same year Congress passed the Fair Housing Act
- Over the past ten years, HRC has assisted more than 250,000 residents

Languages: English, Spanish, Korean, Mandarin, Cantonese, Cambodian, Vietnamese, Armenian, Russian and American Sign Language (ASL)
**Counseling Dept:** Landlord-Tenant Counseling

**Investigations Dept:** Discrimination Complaint Investigation

**Litigation Dept:** Litigation & Advocacy

**Outreach Dept:** Public Education

"Project Place" – free monthly rental listing for tenants and landlords
Top 7 Landlord-Tenant Questions

1) How many days do I have to wait to get my security deposit back?
   - California Civil Code 1950.5

2) How much advance notice must my landlord give me if he wants me to move out of my unit?
   - California Civil Code 1946.1

3) When can a landlord enter a rental unit?
   - California Civil Code 1954

4) Can I be charged late fees?
   - California Civil Code 1671
Top 7 Landlord-Tenant Questions

5) Who is responsible for the cost of making repairs?
   - California Civil Code 1941.1

6) How much and how often can a landlord legally raise the rent?
   - California Civil Code 827(b)

7) Can my landlord change the locks once my notice to vacate expires?
   - California Civil Code 1170.5
Fair Housing Laws Apply To:

**Housing Transactions**
- Renting
- Buying
- Lending
- Prospective home seekers

**Residential Dwellings**
- Multi-family dwellings (apartments)
- Condos
- Single family dwellings (houses)
- Duplexes
- Residential motels
- Transitional shelters
- Mobile Home Parks
- Vacant Lots
Fair Housing Act

- Race
- Color
- Religion
  - Refusal to Rent
  - Selective Advertisements
  - Different Terms/Treatment - Holiday Decorations
- Sex:
  - Gender
  - Sexual Harassment
    - Quid Pro Quo
    - Creating a Hostile Living Environment
      - Physical, Verbal, and/or Visual Harassment
      - Perception vs. Intent
- National Origin
  - Monolingual Non-English Ads & Signs
- Familial Status
  - Restrictive House Rules
  - Steering
  - Occupancy Limits: 2 + 1 Guideline
- Disability: Mental and/or Physical
  - Reasonable Accommodations – Changes to policies
  - Reasonable Modifications – Structural changes
Disability Accommodations & Modifications

Reasonable

Necessary

Grant
CA Fair Employment & Housing Act

- In addition to 1968 FHA Protected Classes
- Marital Status
- Ancestry
- Sexual Orientation
- Income Source

Other California Laws
- Section 51 Unruh Civil Rights Act
  - Age
- Section 1940.3 Immigration Status
- Section 1946.7 Domestic Violence
- Section 51.7 RALPH Act
  - Freedom from Violence or Intimidation
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 actually is available
- Applying different terms or rules

Sorry, nothing is available.
Prohibited Practices

- Refusal to grant a reasonable accommodation and/or modification for a person with a disability.
- Discrimination based on association
- Threats, intimidation, harassment, coercion
- Steering
- Otherwise making housing unavailable
- Discriminatory statements or advertising
FOR MORE INFORMATION OR ASSISTANCE

PLEASE CALL
(800) 477-5977

OR VISIT OUR WEBSITE:
www.housingrightscenter.org