

# Fair Housing Training



HOUSING RIGHTS CENTER

WORKING FOR JUSTICE AND EQUALITY IN HOUSING



# 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

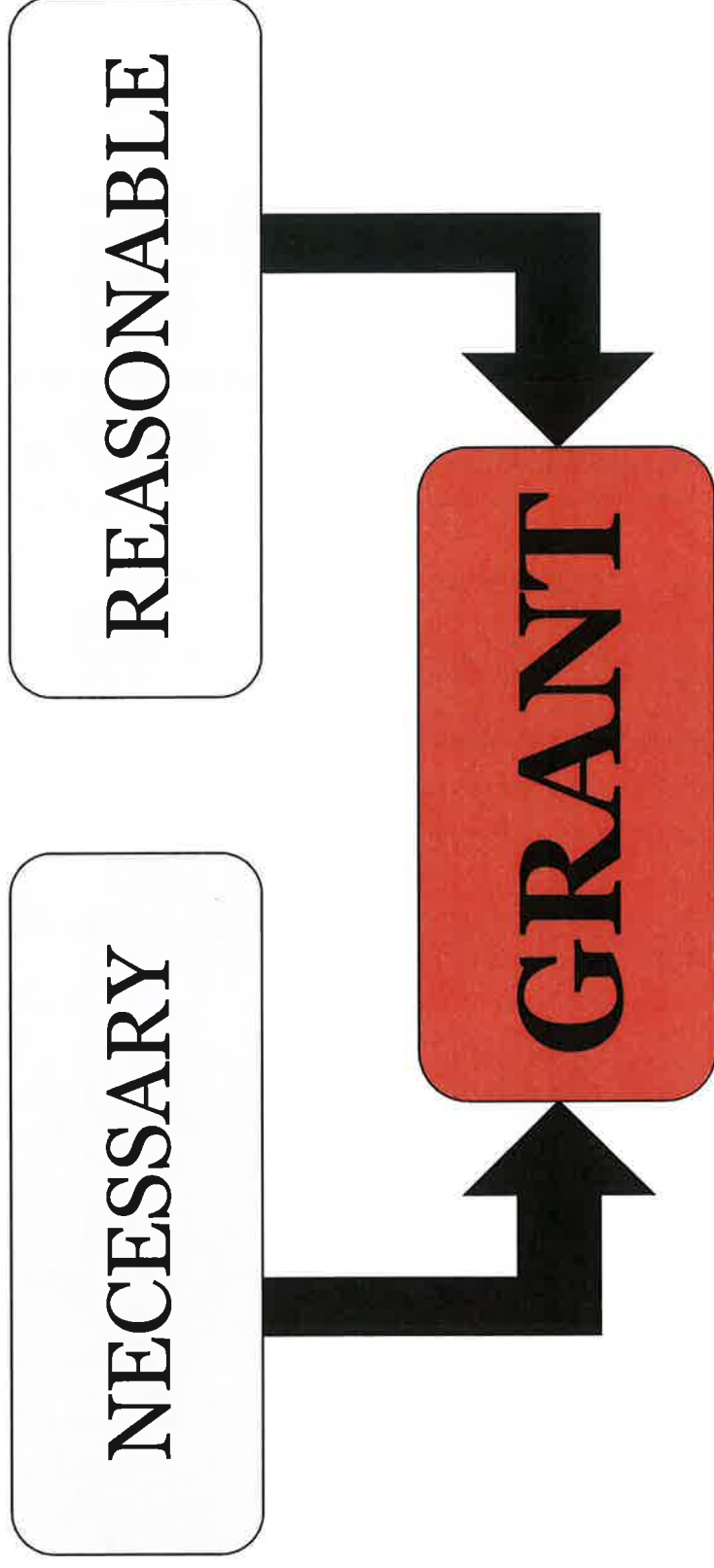
- Multi-family dwellings (apartments)
- Condos
- Single family dwellings (houses)
- Duplexes
- Residential motels
- Transitional shelters
- Mobile Home Parks
- Vacant Lots

# 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





# CA Fair Employment & Housing Act

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

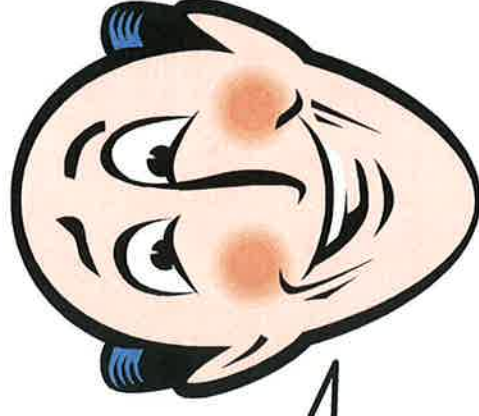


## Other California Laws

- 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](http://www.housingrightscenter.org)**