



HOUSING RIGHTS NEWS

HOUSING RIGHTS HOTLINE: 1-800-477-5977
TTY: 1-213-201-0867
email: info@housingrightscenter.org
www.housingrightscenter.org



HOUSING RIGHTS CENTER
WORKING FOR JUSTICE AND EQUALITY IN HOUSING

newsletter / summer 2024

**Service areas include:
Los Angeles County and Ventura County**



about the **Housing Rights Center**

The Housing Rights Center (HRC) was founded in 1968, the same year that Congress passed the Fair Housing Act. Our mission is to actively support and promote freedom of residence through education, advocacy, and litigation, to the end that all persons have the opportunity to secure the housing they desire and can afford.

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**Our free services include:
landlord/tenant counseling, outreach
and education, discrimination
investigation, and Fair Housing
Certification Trainings and
Compliance for all housing providers
and their agents.**

**To speak with a counselor for free:
info@housingrightscenter.org
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TTY: 1-213-201-0867**

**To schedule a workshop:
outreach@housingrightscenter.org**



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2024 Housing Updates

Over 44% of households in California are renters. In 2024, new legislation was introduced that affects landlords and over 17 million tenants.

ASSEMBLY BILL 12

EFFECTIVE: JULY 1, 2024

Changes the security deposit law (Cal. Civ. Code §1950.5) to limit deposits in residential rental housing to no more than one month's rent, starting on July 1, 2024.

Key Points:

- Prior to July 1, 2024, the limit is 2x the monthly rent (or, for furnished units, 3x the rent).
- Starting July 1, 2024, the limit is 1x the monthly rent. Limited exemption: if the landlord is a natural person or an LLC (with all owners being natural persons), AND the landlord owns no more than 2 residential properties with no more than 4 rental units, the landlord may charge up to 2x months' rent (except for active service members).

Security Deposit Tip: Within 21 days after a tenant moves out, the landlord must send the tenant an itemized statement explaining in detail any deductions from the security deposit (unless they total less than \$125), and return the rest of the deposit. Tenants must leave a forwarding address with their landlord when moving out to ensure they receive this statement.



SENATE BILL 567

EFFECTIVE: APRIL 1, 2024

Amended the [California Tenant Protection Act of 2019](#), (a statewide law that limits rent increases and evictions for many homes in California without local rent control and eviction protections), by adding new requirements that landlords must comply with when evicting a tenant for the no-fault reasons of owner move-in and substantial remodeling.

Key Points:

- For owner move-in evictions, the landlord or their relative must move in within 90 days after the renter moves out and must live in the unit for at least 12 months. If they don't, the renter has a right to return to the unit at the same rent and same terms, and the landlord must pay the renter back for moving expenses.
- For substantial remodel evictions, the eviction notice must include a description of the work to be done, copies of required permits, and a notice that if the substantial remodel is not commenced or completed, the tenant must be given the opportunity to re-rent the unit at the same rent and lease terms as when the tenant left.

See More: [Renters Rights Under the Tenant Protection Act \(SB 567\) April 1, 2024](#)



Are you a tenant, landlord, or advocate who wants to learn more about federal and state Fair Housing protections and current housing laws?

Get involved by attending one of the Housing Rights Center's free workshops that are hosted virtually and in-person in Los Angeles and Ventura Counties. housingrightscenter.org/workshops

Want to schedule a workshop for your organization?
email: outreach@housingrightscenter.org

SENATE BILL 267

EFFECTIVE: JANUARY 1, 2024

California now requires landlords to give applicants who are using government rent subsidies (*including*: Public Benefits, ex.: Housing Choice Vouchers "Section 8," SSI, SDI, GR) the option to provide alternative, verifiable evidence in place of their credit score to show that they can cover their rent payment each month.

Key Points:

- In the past, some landlords have rejected applicants who are using Housing Choice Vouchers, or Section 8, because of their poor credit scores or lack of credit history.
- Starting January 1, 2024, landlords in California must give applicants (who are receiving assistance from the government to help pay their rent) the option of providing alternative evidence, instead of their credit score, to show that they can cover their rent payment each month.
- Examples of alternative evidence that prospective tenants could use instead of their credit history include: proof of benefit payments, pay stubs, and bank statements.
- If applicants need more time to gather this evidence, landlords must give them a reasonable amount of time.

ASSEMBLY BILL 1620

EFFECTIVE: JANUARY 1, 2024

Local jurisdictions in California can require that tenants who have permanent physical disabilities related to mobility, who are living in rent-controlled units, on properties with five or more units, have the choice to relocate to an available and accessible unit at the same rental rate and lease terms.

Key Points:

- Qualifying landlords in participating jurisdictions, who rent out units without elevators, must allow tenants with physical disabilities to relocate to similar units on the ground floor.

See More: HRC Press Release - [New 2024 Law Bolsters Protections for Tenants With Disabilities](#)

ASSEMBLY BILL 1418

EFFECTIVE: JANUARY 1, 2024

Prohibits state and local governments from having or adopting "crime free" programs and nuisance ordinances, which often require landlords to evict tenants based on calls to law enforcement, and other suspected criminal activity. Also prohibits governments from requiring landlords to conduct criminal background checks, and evicting an entire family due to the criminal conviction of a single family member.

COMMUNITY HIGHLIGHTS

Starting July 1st, the Housing Rights Center is proud to announce that our outreach and education, counseling, and discrimination investigation services will be expanded for the cities of Ventura and Torrance.



25TH ANNUAL HOUSING RIGHTS SUMMIT

THE POWER OF CIVIL RIGHTS ADVOCACY: FROM THEORY TO IMPACT

At HRC's annual summit honoring National Fair Housing Month, we brought together a diverse community of advocates to address urgent housing and civil rights issues affecting Southern California, and discussed emerging fair housing issues and cases, algorithmic bias, statewide source of income and Section 8 discrimination, local tenant protection laws, recent efforts in homelessness prevention, and more.

Speakers included Lisa Rice, President and Chief Executive Officer of the National Fair Housing Alliance, Mona Tawatao, Legal Director of the Equal Justice Society, Maeve Elise Brown, Executive Director & Founder of the Housing and Economic Rights Advocates, as well as attorneys from the Western Center on Law & Poverty, Public Interest Law Project, National Housing Law Project, and Legal Aid Foundation of Los Angeles.

FAIR HOUSING & BASICS OF RENTING

LOS ANGELES COUNTY DEVELOPMENT AUTHORITY AND HRC PARTNER

HRC collaborated with LACDA to provide for a free online webinar to inform tenants about their fair housing rights and provide resources to aid in the search for safe and affordable housing. Among the topics discussed was a special focus on source of income discrimination and SB 267 protections for tenants applying with a government rent subsidy.

TENANT EMPOWERMENT WORKSHOP

LOS ANGELES UNIFIED SCHOOL DISTRICT AND HRC ENGAGE PARENTS

In June, nearly 160 parents joined HRC and LAUSD Family Academy for a presentation in English, Spanish, and American Sign Language, to learn more about federal and state fair housing laws, protected characteristics, how to spot and report discrimination, and how to understand rent increases and eviction protections in California, Los Angeles County, and the city of Los Angeles.

EDUCATING LANDLORDS ON HOUSING LAWS

HRC PRESENTS AT HACLA'S LANDLORD COFFEE & CONVERSATIONS

HRC's Deputy Director presented current housing laws and fair housing information to a group of involved landlords, in partnership with HACLA's Homeless Incentive Program, which provides incentives for landlords to hold a vacant unit and to house applicant families from HACLA's homeless programs.



“Housing is critical for good health.”

- John Baackes, L.A. Care CEO

The Housing Rights Center joins L.A. Care in addressing housing disparities and preventing homelessness

According to the 2023 Greater Los Angeles Homeless Count, there has been a 9% increase in homelessness compared to the previous year. Significant disparities in who can access safe and affordable housing must be addressed: while Black/African Americans make up 7.6% of the county's population, they constitute 31.7% of the homeless population.

The Housing Rights Center is proud to accept an award from L.A. Care’s Homeless Incentive Program, to increase critical resources offered to underserved populations in Los Angeles County and ultimately combat housing discrimination, keeping more tenants housed. Among HRC’s goals is to increase public knowledge of source of income discrimination.

To read more: [L.A. Care Commits More Than \\$3 Million to Address Housing Disparities and Prevent Homelessness Among Those Disproportionally Impacted](#)



Examples of Illegal Source of Income Discrimination

- An ad for housing says "No Section 8"
- A housing application says all tenants must have a full-time job
- A tenant’s current landlord says the tenant will have to move out once they enroll in a voucher program
- A tenant is charged a higher security deposit because part of their income is from Social Security
- A tenant receiving a government rent subsidy, like Section 8, is required to go through a credit check when applying for housing

If you have experienced housing discrimination because you receive Section 8 or other public assistance, contact the Housing Rights Center today.

Housing Rights Hotline:

1-800-477-5977
TTY: 1-213-201-0867
info@housingrightscenter.org

Are you a landlord interested in learning more?

The Housing Rights Center offer free community workshops for landlords throughout Los Angeles County and Ventura County.

You can also attend a paid Fair Housing Certification Training: housingrightscenter.org/fair-housing-certification

SUCCESS STORIES

DISCRIMINATION INVESTIGATION AND CASE ANALYSTS

HRC's Investigations Department is staffed with Case Analysts who mediate and resolve Fair Housing issues on behalf of tenants and landlords.

When HRC's Counselors receive a Fair Housing complaint alleging discrimination, these cases are routed to HRC's Investigation's department staffed with Case Analysts. The bridge between HRC's Counseling department and Litigation department, Case Analysts advocate and take affirmative action in the following ways:

1

Initiate an intake and verify the complaint

Case Analysts collect information to help both parties come to an agreement.

2

Write demand letters

Case Analysts write letters in order to request action on behalf of person experiencing the issue (such as requesting a wheelchair ramp or other modifications).

3

Mediate and resolve

Case Analysts successfully conciliate agreements between tenants and landlords, finding a reasonable solution for both parties that upholds Fair Housing laws.

A 58-year-old woman with physical disabilities was assaulted outside of her apartment building in Los Angeles. She made multiple requests to her management to transfer apartments, but her requests were continuously delayed. After contacting HRC, Case Analysts successfully mediated an emergency transfer under VAWA, the federal Violence Against Women Act, and she was able to relocate to her new apartment.

Case Analysts successfully mediated the relocation of a disabled Veteran to a first-floor ADA unit, after weekly calls to management to complete needed repairs and submit required documentation to the city.

Case Analysts advocated for grab bars, bathtub anti-slip liners, and a wheelchair access ramp for a woman who was having issues accessing her apartment due to the physical impacts of her disabilities.

A 49-year-old woman with a physical disability and compromised immune system that was exacerbated by lack of rest and sound sleep, had been residing in a multi-unit complex. The issue was her bedroom was located directly over the parking garage, which made loud noises throughout the night. She had requested over 8 times that her property management repair the garage doors, but her requests were repeatedly dismissed. Case Analysts prepared a reasonable accommodation request on her behalf for the garage door to be repaired. The manager responded, the repairs were made, and she was finally able to get adequate rest throughout the night that was essential for her disability.

LITIGATION SPOTLIGHT

Updates from HRC's Litigation Team

HOUSING RIGHTS CENTER SETTLES LANDMARK SECTION 8 VOUCHER HOLDER DISCRIMINATION CASE IN LOS ANGELES

The Housing Rights Center successfully settled a landmark source of income discrimination case in the Los Angeles area on behalf of Plaintiff Rhina Tejada, a 78-year-old tenant in the Los Angeles area who suffered discrimination when her landlord unlawfully refused to accept her Section 8 Housing Choice Voucher.

Key Points:

- Although local ordinances protecting voucher recipients from discrimination have been in place in the city of Los Angeles since 2019, statewide protections under the Fair Employment and Housing Act ("FEHA") went into effect in January 2020.
- Prohibited practices under source of income laws include outright refusal of housing choice vouchers, advertising "No Section 8," and delaying paperwork and inspections required in the approval process.

"We hope this case makes it absolutely clear—it is illegal to deny a Section 8 or government subsidy for housing in Los Angeles and in the entire state of California. Landlords who refuse Section 8 are liable not only for extra costs incurred by tenants due to unlawful delays but also for the emotional harm and distress caused by their discriminatory acts."

- HRC's Executive Director, Chancela Al-Mansour

Read the official press releases at:
housingrightscenter.org/press-releases



HOUSING RIGHTS CENTER SETTLES LAWSUIT ON BEHALF OF LOS ANGELES TENANT SUFFERING YEARS-LONG RACIAL DISCRIMINATION

The Housing Rights Center settled a lawsuit on behalf of Los Angeles tenant Trajion Traylor who experienced a decade of racial discrimination and harassment while renting a studio apartment in Canoga Park, California.

Key Points:

- Racial discrimination continues to be one of the top three categories of discrimination in complaints reported to Fair Housing organizations annually. HRC was proud to support Mr. Traylor's effort to secure his rights under the Fair Housing Act and the California Fair Employment and Housing Act

HOUSING RIGHTS CENTER SETTLES LAWSUIT ON BEHALF OF 16 TENANTS SUFFERING EXPERIENCING DISCRIMINATION

The Housing Rights Center announced the settlement of a federal lawsuit on behalf of the organization and 16 households who claimed that their landlord forced out longtime Latinx families from their rent-controlled apartments in the Koreatown and Highland Park neighborhoods of Los Angeles, CA in violation of fair housing and landlord-tenant laws.

To speak with a Housing Counselor and report discrimination, call: 1-800-477-5977, TTY: 1-213-201-0867



CHOICES FOR ALL VOICES BUILDING AN EQUITABLE FUTURE

If you believe you have experienced housing discrimination based on race, color, religion, national origin, sex (including sexual orientation and gender identification), disability, family status, or any other characteristic protected by fair housing laws, please contact the Housing Rights Center at 1-800-477-5977 or by emailing info@housingrightscenter.org. For more information, visit www.housingrightscenter.org.

