

Pico Rivera Housing Rights Workshop

COVID-19 AND BEYOND



Join online

▼

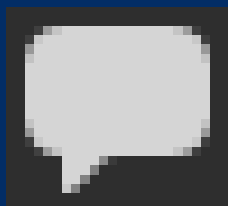
Chat

To:

Everyone ▼

More ▼

Type message here...



Q&A

You asked:

What happens when I raise my hand?

18:03

Molly Parker answered:

I can take you off of mute.

18:04

You asked:

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

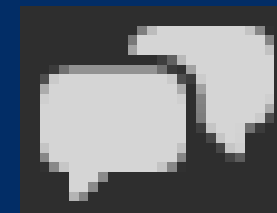
18:08

Molly Parker is going to answer this question live.

Please input your question

☐ Send Anonymously

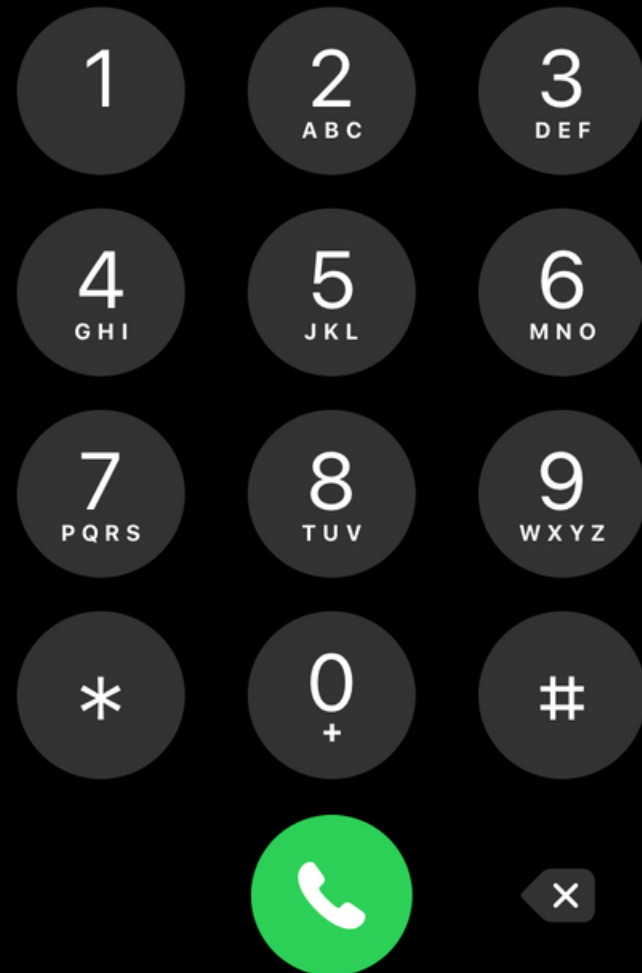
Send



Join by
phone

1 (669) 900-9128

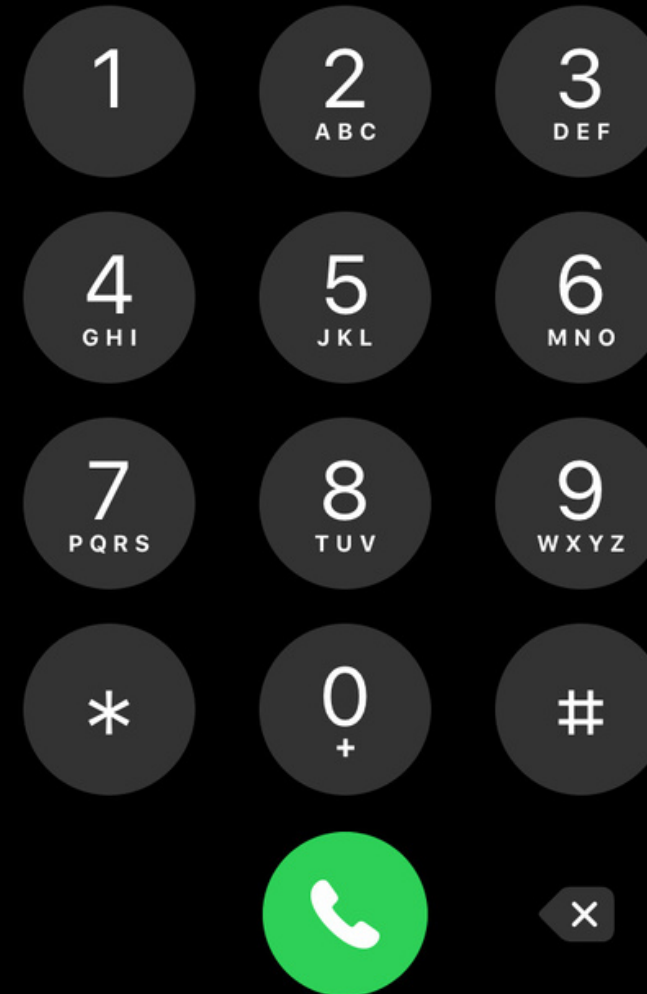
Add Number



Phone number

88695980853

Add Number



Meeting code

Raise hand

*9

Mute / Unmute

*6

Agenda

 **Who are we?**

 **Rent and Evictions**

 **Fair Housing**

 **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



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
Wednesdays - Fridays 11 AM - 2 PM
RSVP to outreach@housingrightscenter.org



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

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

- Just-cause evictions
 - All tenants for 12 months
OR
 - One tenant for 24 months
- Relocation assistance
 - Equal to one month's rent
 - For no-fault evictions






*for ALL tenants until
February 1, 2021...*

*...then, for tenants
covered by AB 1482*

Pico Rivera

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

-  No-fault evictions
-  Unauthorized occupants, pets, or nuisance
-  Non-payment of rent related to COVID-19



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



dcba.lacounty.gov

Precincts Maps Application

Use this application to look up your district and precinct maps.

District Map Look Up by Address 

District Map Look Up by Address

Home Number

House number of the residence address (no fraction).

Street Name

Do not include street type (ave., st., blvd., etc.)

Submit

Reset

WHAT OTHER CITIES IN L.A. COUNTY HAVE A TEMPORARY EVICTION MORATORIUM?

RESIDENTIAL AND COMMERCIAL

[Beverly Hills](#)

[Downey \(Residential & Commercial\)](#)

[Gardena](#)

[Hawthorne \(Residential & Commercial\)](#)

[Hermosa Beach](#)

[Inglewood](#)

[Lawndale](#)

[Lomita](#)

[Long Beach](#)

[Los Angeles \(Ordinance No.186585 & Ordinance No. 186606\)](#)

[Lynwood](#)

[Manhattan Beach](#)

[Maywood](#)

[Monrovia \(Residential & Commercial\)](#)

[Pasadena](#)

[San Marino \(page 226-230\)](#)

[Santa Monica](#)

[South Pasadena \(South Pasadena Resolution 7678\)](#)

[West Hollywood \(Residential:](#)

[1101U, 1108U, 1105U, 1113U](#)

[Commercial: 1103U, 1105U, 1113U\)](#)

[Westlake Village](#)




RESIDENTIAL ONLY

[Baldwin Park](#)

[Glendale](#)

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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

Steps to take before deferring rent

- Identify a COVID-related reason
- Give landlord a signed declaration
 - 7 days after rent is due
- Keep documentation available
- Prepare to repay deferred rent over time



Non-payment of Rent

Valid reasons to defer rent

Examples:

- 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

NEW

Non-payment of Rent

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

NEW

California

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

Unpaid rent can be protected from 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 from September 1, 2020 to January 31, 2021
- ③ The remainder of the rent will become consumer debt



not a basis for eviction!

NEW

Repaying Missed Rent

- ▶ New Requirements

California

AB 3088

NEW

- All deferred rent must be paid back by March 1, 2022
 - Varies by city! Check www.bitly.com/HRCcovid19
 - No city starts before 3/1/2021 or ends after 3/1/2022
- Landlords can seek debt in small claims court
 - No cases before March 1, 2021
 - Tenant can appeal
- COVID-19 protections end February 1, 2021
 - Monthly rental payments resume
 - Eviction laws resume



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.

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**

► California Laws

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

What is 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
- Mobile home Parks
- Vacant Lots
- Short Term Rentals

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
- Pets
- Criminal history*

*case-by-case

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.

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 professions 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.

Contact HRC



Housing Rights Hotline: 1 (800) 477-5977



TTY: 1 (213) 201-0867



info@housingrightscenter.org



www.housingrightscenter.org

Appointments: outreach@housingrightscenter.org

Online UD Tool: stayhousedla.org

