

Practice Fair Housing

Winter 2022

Equal access to housing is a right protected by both federal and state law. The City of San Diego strives to increase housing opportunities and equality for its citizens. Our Practice Fair Housing program offers free services to the community to promote equal housing opportunities. Our program goal emphasizes solutions through education and enforcement to ensure our shared values of community, opportunity and equality.

“WE ALL HAVE A ROLE TO PLAY”

JEFF OLIVET’S FULL REMARKS AT NAEH CONFERENCE ON ENDING HOMELESSNESS

USICH Executive Director Jeff Olivet delivered remarks during the 2022 National Conference on Ending Homelessness hosted by the National Alliance to End Homelessness (NAEH). He discussed the current state of the homelessness movement and the upcoming Federal Strategic Plan to Prevent and End Homelessness.

Read his full prepared remarks below:

“It is so good to be with you all, and it is so good to be with you in person. After far too many Zoom meetings and far too few handshakes and hugs between old friends, it is great to be together, recommitting ourselves to the critical work of ending homelessness. Through your relentless work for justice over these challenging months, here we are, together for the first time in a long time.

To those of you who have been in this movement for years or even decades, it’s great to see you again. To those of you who are new to the work, we welcome you to the movement and look forward to working alongside you. To those of you who bring your own lived experiences of homelessness, thank you for bringing your courage, your wisdom, and your resolve to every conversation.

*We need you
at every table.*

We are grateful to the staff and leadership of the National Alliance to End Homelessness for all your work. Nan Roman, as you move into your next chapter, please know that you carry with you our admiration for your tireless advocacy and leadership. Your work has impacted so, so many lives. To Ann Oliva, I cannot imagine a better choice to lead this organization into the future. I am honored to know you and excited to continue our work together.



Herschel was incarcerated for 13 years and struggled to get back on his feet once he was released. He experienced homelessness for five years after his release. Herschel felt abandoned by his family and eventually lost contact with them. In June 2019, he moved into PATH’s interim housing site. During his time at PATH, he became a father figure to many of the new residents. Within months, Herschel moved into his very own apartment and couldn’t be happier to have a space of his own.

Fair Housing in the News

Where We Are Now

We are at a critical moment in our work to end homelessness in the United States. **The combination of unprecedented resources and persistent challenges has made our work as important as it has ever been.**

Sometimes the work is tiring. It can be tiring when communities struggle with too few resources and too little public and political support. It can be tiring that we are too often in crisis response mode and spread so thin that it is hard to create systemic solutions. It can be tiring to have the incredible successes we see, with tens of thousands—no, hundreds of thousands—of people exiting homelessness each year, only to be undercut when we see hundreds of thousands more become homeless for the first time.

It is also easy to become angry. And we should be angry about some things: that we as a society have failed so many of our friends and neighbors, our brothers and sisters. That systemic racism, the ongoing impact of redlining and continued discrimination in housing, jobs, education, health care, and criminal justice have led to staggering racial disparities in who becomes homeless—with Black Americans and Native Americans most impacted. That LGBTQI+ people—whose rights are again under attack every day—experience homelessness at such alarmingly high rates.



We face significant obstacles. More and more states and municipalities have passed or are considering inhumane laws that criminalize homelessness. Police sweeps of encampments traumatize people who have nowhere else to go, too often without an offer of housing and support. Across the nation, evidence-based approaches like Housing First are under attack, and homelessness is increasingly politicized. In our highly charged political climate, people entrench with those they agree with and are unable to have constructive conversations across party lines.

I don't believe it has to be this way. Homelessness is not and should not be a partisan issue. We must come together, find common ground, and bring our best thinking—regardless of political party—to solve these challenges.

It is easy to become tired and angry, but we cannot allow exhaustion and frustration to drive us to despair or make us lose hope.

Let us use our time together this week, in community, as an opportunity to rekindle the fire that keeps us going, to transform our frustration into hope and our outrage into a force for change.

Homelessness is a life-and-death crisis, and we need to bring to it the same urgency and focus we bring to other disasters—hurricanes, wildfires, tornadoes, and, yes, pandemics.

Where We Are Going

We in the Biden-Harris administration are moving with urgency on multiple fronts. I am the executive director of the United States Interagency Council on Homelessness (USICH)—the only federal agency solely dedicated to ending homelessness. Many of our amazingly talented staff are here in the audience today. Our policy team shapes our coordinated federal response to homelessness; our legislative affairs team represents us on Capitol Hill; our senior regional advisors work with you at the state and local levels; our communications team shares information and resources; and our administration team serves as the glue that holds it all together. Please connect with them while you're here.

Our council is made up of 19 agencies, including the departments of Housing and Urban Development (HUD), Veterans Affairs (VA), Health and Human Services (HHS), Education, Labor (DOL), Transportation (DOT), and Interior. The council's work is guided by HUD Secretary Fudge, our chair, and by VA Secretary

Fair Housing in the News

McDonough, our vice chair. Our job is to point the efforts of those 19 agencies in a coordinated, strategic direction.

To that end, the U.S. Interagency Council on Homelessness is spearheading the development of a new Federal Strategic Plan to Prevent and End Homelessness, which we will release soon. The plan has been shaped by significant input from many of you and your colleagues across the country, including more than 600 communities and 500 individuals who have experienced homelessness.

The plan will lead with equity, commit to data-driven solutions, and promote collaboration at the federal, state, and local levels. Our plan not only will bring significant focus to the crisis of unsheltered homelessness, but we will also focus on scaling housing and service solutions that work and going upstream to prevent homelessness from occurring in the first place.



The plan is grounded in a belief that **housing is the fundamental solution to homelessness and housing is the foundation upon which so many other good things can happen for people**—access to stable income and educational opportunities; recovery from mental illness, addiction, and trauma; and reconnection with family, friends, and community.

We recognize the critical importance of addressing homelessness among all groups who are at risk: youth, families, veterans, older Americans, and people with disabilities. We can no longer pit one group against another, but instead, we must adequately resource solutions for all those experiencing homelessness. We must work to end homelessness for all while tailoring the solutions to best meet the needs of specific groups.

Housing is essential, but for many, housing is not sustainable without robust wraparound supports. I have seen too many people move into housing only to find themselves struggling to access the services they need. I have seen too many people move into housing only to become overwhelmed by depression and take their own lives. We must scale supports to keep pace with the housing we provide.

Yes, we must address the crisis of homelessness for those who are homeless tonight here in Washington, D.C., and across the nation, and we must continue to invest in the housing and supports we know to be effective. But that is not enough.

Nationally, an average of 2,500 people exit homelessness every day—almost a million people a year. That is a testament to the incredible work you do. Yet in recent years, more people entered homelessness than exited. That's bad math. **If we don't figure out how to stem inflow—to turn off the faucet—we run the risk of being here 20 years from now having these same conversations.**

Homelessness is a cross-systems problem in need of cross-systems solutions.

We must go upstream. This will require serious collaboration across systems. **Homelessness is a cross-systems problem in need of cross-systems solutions.** That means working with child welfare systems to ensure that no young person—so many of whom are youth of color and LGBTQI+ youth—ever ages out of foster care into homelessness. It means working closely with the criminal justice system to make sure that no one ever leaves jail or prison only to end up in a shelter or an encampment. It means targeting eviction prevention resources to zip codes that are most impacted by eviction. Such approaches will not only reduce homelessness overall but will also move the needle on high rates of homelessness among communities of color.

The new plan will address these issues—equity, data and evidence, collaboration, crisis response, housing and supports, and prevention. I commit to you that we **will do everything in our power at the federal level to advance real and sustainable solutions. We will need your help at the national, state, and local level to do the same.**

We all have a role to play. Elected officials and government agencies. Nonprofits. Philanthropy. Business leaders and the faith community. And all the work must be guided by those with lived experience of homelessness—the real experts among us. **Things go wrong when the people in power make decisions without the people most affected in the room.** People who have experienced homelessness should be at every decision-making table, and they should be paid justly for their leadership.

We will succeed only when we all come together with our best ideas, an openness to the ideas of others, and a relentless commitment to keep coming back until the work is done.

Fair Housing in the News

Closing

At USICH, we believe that it is possible to end homelessness. We believe that housing is a human right, and that housing is health care. We believe that we must acknowledge and eliminate systemic racism and the racial disparities it has created. We believe that data and evidence are the basis for effective policymaking. We believe that people who have experienced homelessness should be in positions of power to shape federal, state, and local policy. We believe we can prevent homelessness before it starts and that both housing and services are critical to ending homelessness. We believe the federal government has a duty to listen to local needs and support local innovation.

We believe we will end homelessness by fixing systems —not blaming the people being failed by them.

Homelessness is not inevitable. It does not have to be this way. We will not be satisfied when political dissension gets in the way of real progress. We will

not be satisfied with handcuffs rather than housing. We do not want to make homelessness rare. We do not want to make it brief. Because it doesn't matter if homelessness is rare, brief, and only one time when it happens to your family. We want to end homelessness altogether. **We will not be satisfied until every American—every child, every young person, every veteran, every senior, every individual—has a roof over their head and a place to call home.**

In closing, let me say to those who are new to the field, we need your energy, your new ideas. To those who have been at it for a while, we need your wisdom, your experience. Our work is not easy, but there is nothing more important than what you do every day. Your work is what counts, not the criticism of the cynics. Because you can say something they cannot: "I showed up. I did my best."

So, even as you take care of others, make sure you are taking care of yourself. These have been difficult times. Continue to give yourself and the people around you a little extra grace. We need you now and for a long time to come.

Reprinted (by permission) from <http://bit.ly/3Xlff8L>.



Fair Housing in the News

California Releases Guidance on the Rights of Child Care Providers

Fair housing law protects the rights of tenants and homeowners to operate licensed child care homes

The California Department of Fair Employment and Housing (DFEH) recently issued a fact sheet clarifying that state laws require landlords and homeowner associations (HOAs) to allow tenants and homeowners to run licensed family child care homes in any residentially-zoned neighborhood.



“Families require reliable and affordable child care in order to participate fully in the life of our society, and providing child care is a crucial economic opportunity for many Californians, particularly women,” said DFEH Director, Kevin Kish. “Public policy promotes the use of home environments in child care, and fair housing laws protect the right to provide that care.”

As explained in the fact sheet, Californians have the right to provide licensed childcare in their homes. Landlords and other housing providers cannot refuse to rent to an applicant because the applicant intends to operate a licensed family childcare home. Housing providers are also barred from evicting, raising the rent on, or taking other adverse actions against a tenant for operating a licensed childcare home. Similar rules protect homeowners. A licensed family childcare home may be located in a single-family home, apartment, condominium, or any other multi-family dwelling. Local laws cannot restrict the use of a dwelling as a childcare home.

DFEH and the Child Care Law Center created a fact sheet on how the fair housing law protects child care providers and can be found here: <http://bit.ly/3DAKcNO>.

Fair Housing in Action

Justice Department Secures Groundbreaking Settlement with Meta Platforms

On June 21, 2022, the Justice Department announced that it obtained a settlement agreement resolving allegations that Meta Platforms Inc., had engaged in discriminatory advertising in violation of the Fair Housing Act. The proposed agreement, if approved by the Courts, will resolve the lawsuit filed in the U.S. District Court for the Southern District of New York alleging that Meta’s housing advertising system discriminates against Facebook users based on their race, color, religion, sex, disability, familial status and national origin.

The complaint alleges that Meta uses algorithms in determining which Facebook users received housing ads. The algorithms used characteristics protected under the Fair Housing Act. Under the proposed agreement, Meta will stop using an advertisement tool for housing ads. Meta will also develop a new system that will address racial and other disparities caused by its use of personalization algorithms in its housing ad delivery system.

“It is not just housing providers who have a duty to abide by fair housing laws”

“It is not just housing providers who have a duty to abide by fair housing laws,” said Demetria McCain, the Principal Deputy Assistant Secretary for Fair Housing and Equal Opportunity at the Department of Housing and Urban Development (HUD). “Parties who discriminate in the housing market, including those engaging in algorithmic bias, must be held accountable. This type of behavior hurts us all. HUD appreciates its continued partnership with the Department of Justice as they seek to uphold our country’s civil rights laws.”

See the full article here: <http://bit.ly/3XYFT6U>.



Fair Housing in the News

DEFH Settles Sexual Harassment Housing Complaint

On June 22, 2022, **The Department of Fair Employment and Housing (DFEH)** settled a housing harassment complaint they received from a Vacaville tenant against her property management company. The complaint alleged that the tenant was being harassed by the apartment complex's, property management company, employee. The employee physically and verbally pressured her for sexual intimacy and questioned her children about her relationship status. The tenant was successful in getting a permanent restraining order against the employee. But the property management company continue to do nothing. The harasser remained the emergency maintenance contact for the property.



DEFH's Dispute Resolution Division engaged the parties in voluntary mediation resulting in a settlement. The settlement provides \$40,000 to the tenant. The property management company will undergo fair housing training, use fair housing materials in the company's properties and advertisements, acknowledge the civil harassment restraining order, and reassign the harassing employee.

"No one should feel unsafe in the place they call home," said DFEH Director Kevin Kish.

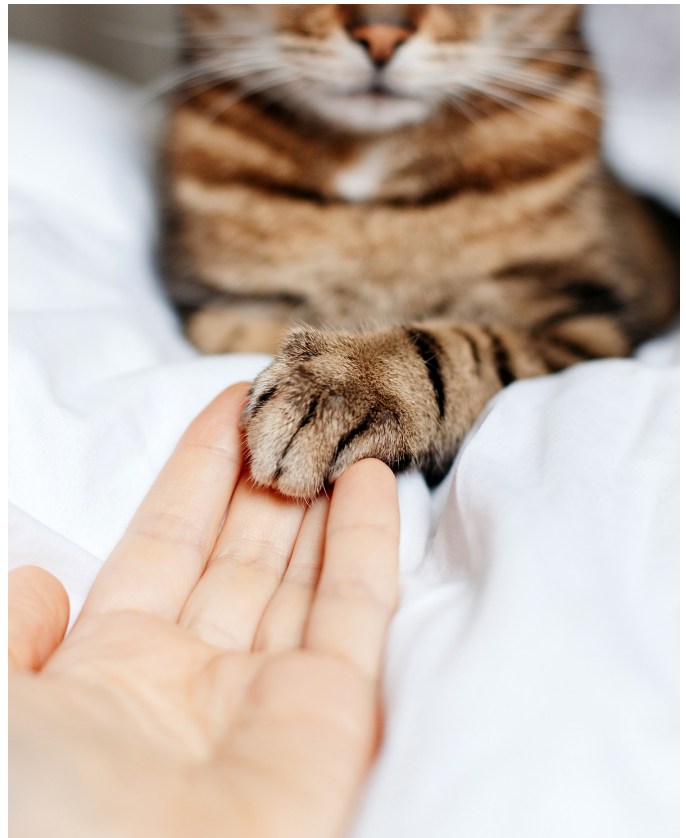
See the full news release here: www.calcivilrights.ca.gov/wp-content/uploads/sites/32/2022/06/VacavilleHousingSettlement_PR2022.06.22-.pdf.

DEFH Website Address Changed!

Effective July 1, 2022, the **Department of Fair Employment and Housing** has been renamed to the **California Civil Rights Department (CRD)**. Beginning August 15, 2022, you will begin to notice updates to the website content, posters and brochures. Please note our new URL is now www.calcivilrights.ca.gov.

The **HUD's Office of Fair Housing and Equal Opportunity (FHEO)** has a new series on YouTube that discusses fair housing and equal opportunity topics. Check out the FHEO Table Talk Series here: www.hudexchange.info/programs/fair-housing/fheo-table-talks/.

The Department of Fair Employment and Housing (DEFH) recently released a FAQ on Emotional Support Animals and Fair Housing Law. The FAQ provides answers to frequently asked questions about emotional support animals. Learn more here: <http://bit.ly/3jfuMCb>.



April is
**Fair Housing
Month!**

Fair Housing in the News

Practice Fair Housing

Fiscal Year 2021 At a Glance

Campaign Accomplishments
(July 1, 2021 – June 30, 2022)

6,028	Multilingual Informational Brochures Distributed
1,731	Fair Housing Inquiries Received
175	Fair Housing Discrimination Investigations Implemented
159	Fair Housing Investigations Resolved
43*	Random Fair Housing Tests Conducted
51	Workshops and Webinars were Conducted
506	Persons Educated Regarding Fair Housing Rights

* Funded by CDBG and The Fair Housing Initiative Program Grant

HOPE YOU CAN JOIN US!!!



EVENTS CALENDAR



Fair Housing trainings are held regularly and are **FREE**. The schedule trainings can be located here: www.sandiego.gov/cdbg/eventscalender.

Save the Dates

GET THE LATEST updates on Fair Housing events, workshops and activities at www.sandiego.gov/cdbg/eventscalender

Free Fair Housing for Housing Providers Training
Scheduled for Wednesday April 19, 2023

VIRTUAL EVENT
SAN DIEGO REGIONAL ALLIANCE FOR FAIR HOUSING PRESENTS:
CRASHING THROUGH HIDDEN BARRIERS TO FAIR HOUSING
APRIL 26 & 27 2023
KEYNOTE SPEAKER
M. NOLAN GRAY
ARBITRARY LINES: HOW ZONING BROKE THE AMERICAN CITY AND HOW TO FIX IT
This project is funded in whole or in part with Community Development Block Grant (CDBG) Program funds provided by the U.S. Department of Housing and Urban Development (HUD) to the County and Cities within San Diego County.
sdhfh SDRAFFH

Save the Date, Registration Information Coming soon, visit <https://sdfairhousing.org/> for current information."

The Resource Page

WHAT IS FAIR HOUSING?

Fair Housing is the ability of persons of similar income levels who are seeking housing in similar housing markets and who have like qualifications to have the same availability of housing choices regardless of race, color, national origin, religion, sex, disability (physical/mental) or familial status (presence of children) -- as provided under the federal Fair Housing Act.

California laws have the same protections as federal law and further protect against housing discrimination on the basis of sexual orientation, source of income including rental assistance programs, marital status, age, ancestry, medical condition, genetic information, gender identity, gender expression, arbitrary status includes citizenship, primary language, and immigration status, and military/veteran status. Race in California includes hair texture and style.



COMM22 in Logan Heights combines affordable family and senior rental housing, with 13 units designated for underserved transition-age youth with mental illness.

FILE A DISCRIMINATION COMPLAINT

If you believe you have been denied housing or the opportunity to apply for housing in the City because of a characteristic protected by federal or state law, contact the City's **Fair Housing Hotline** at **1-844-449-3500**.

- Contact the hotline within one year of the incident.
- Speak to a housing counselor and provide facts about the incident.
- If merited, your incident may be referred to a legal representative for further investigation.
- An attempt will be made to assist both parties in resolving the issue.
- If the issue remains unresolved and there is evidence that a violation has occurred, the complaint may be litigated in court.

LOCAL RESOURCES

The City has engaged the services of Legal Aid Society of San Diego Inc. to provide community outreach and legal services.



Legal Aid Society of San Diego Inc.

110 S. Euclid Ave.
San Diego, CA 92114
General inquiries: 1-877-534-2524
Fair Housing Center and Hotline:
844-449-3500
www.lasds.org

MULTILINGUAL BROCHURES

Visit www.sandiego.gov/fairhousing to view fair housing brochures in Arabic, Chinese, English, Spanish, Tagalog and Vietnamese.

MORE FAIR HOUSING RESOURCES

U.S. Department of Housing and Urban Development

Fair Housing Division

600 Harrison St., Third floor
San Francisco, CA 94107-1300
1-800-347-3739
www.hud.gov/fairhousing



California State Department of Fair Employment and Housing (DFEH)

611 W. Sixth St., Room 150
Los Angeles, CA 90017-3101
1-800-233-3212
www.calcivilrights.ca.gov/

This newsletter is funded in whole or in part with Community Development Block Grant Program funds provided by the U. S. Department of Housing and Urban Development to the City of San Diego.

