

Practice Fair Housing

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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.

SEEKING YOUR INPUT: ASSESSMENT OF FAIR HOUSING

Dear San Diegans,

We would like to know what you think about Fair Housing in our city.

In the coming months, City of San Diego will begin our first **Assessment of Fair Housing (AFH)**. Newly established by the U.S. Department of Housing and Urban Development (HUD), the AFH is a streamlined process designed to help jurisdictions – like ours -- understand and evaluate our Fair Housing landscape.

The AFH, which replaces the Analysis of Impediments to Fair Housing Choice (AI), will analyze our City's Fair Housing issues in four key areas:

- Patterns of integrations and segregation;
- Racially or ethnically concentrated areas of poverty;
- Disparities in access to opportunity; and
- Disproportionate housing needs.

The AFH is designed to improve community planning. But before the City sets Fair Housing priorities and goals for the next five years, we need to be well-informed. We need to hear from you.

We are inviting the public to participate in community meetings to have open discussions about Fair Housing issues and the ways we can increase Fair Housing choice and equal access.

Our plan is to hold these meetings in Spring 2018 and throughout the city, casting a broad net to include the input and insight from as many San Diegans as possible. We'll post information about the meetings at www.sandiego.gov/fairhousing. Also, please email us at cdbg@sandiego.gov to receive AFH meeting updates.

Your local knowledge will be invaluable in our efforts to ensure Fair Housing in San Diego.

We look forward to seeing you soon.



Stephen Maduli-Williams
Program Manager
Community Development Division
Economic Development Department
City of San Diego



Photo by Stephen Whalen

The renovated Hotel Churchill, which opened Downtown in 2016, offers affordable housing to homeless veterans, transitional-age youth and adults in the correctional system.

Know Your Rights

www.hud.gov/fairhousing

Fair Housing in the News



Photo by Cpl. Keenan Zelazoski

Orange County landlord allegedly refused to rent condo unit to military family

The California Department of Fair Employment and Housing (DFEH) settled complaints against a landlord who had refused to rent a Dana Point condominium unit to Viridiana Mendez because her husband, Albert Quintanilla, is a U.S. Marine.

According to Mendez, the landlord expressed no reservations until he learned about Quintanilla's military status and how the family might leave before the end of the full lease term if he received orders to deploy overseas. That's when the landlord refused to rent to her or even allow her to apply.

The complaint alleged that the landlord violated the **Unruh Civil Rights Act**, which prohibits businesses from discriminating on the basis of occupation or any other "arbitrary" basis, and the **Fair Employment and Housing Act (FEHA)**, which prohibits owners of housing accommodations from discriminating on the basis of the sources of a person's income.

The settlement required the landlord to pay Mendez \$4,500 and undergo Fair Housing training.

Airbnb host who stranded guest because of race ordered to pay \$5K fine, take Asian American studies course

A former Airbnb host who canceled a woman's Big Bear cabin reservation because of her race agreed to pay \$5,000 in damages, make a personal apology, take a college-level Asian American studies course and complete volunteer service with a civil rights organization, DFEH announced in July.



Dyne Suh chronicled her saga in a YouTube video.

The host, Tami Barker, had agreed to rent her Airbnb-listed cabin to Dyne Suh, a UCLA law school student, and three others for the 2017 President's Day weekend. But as she neared the cabin during a Feb. 17 snowstorm, Suh communicated with Barker

via the Airbnb mobile app regarding her reservation and learned it had been canceled.

Barker texted: "I wouldn't rent it to u if u were the last person on earth" and "One word says it all. Asian."

Shocked, Suh replied that she would report Barker to Airbnb for being a racist. Barker responded, "Go ahead" and "It's why we have trump," a reference to President Trump. "And I will not allow this country to be told what to do by foreigners," the host added.

Suh filed a complaint with DFEH and Airbnb, which permanently banned Barker from the online platform. Earlier in 2017, DFEH reached an agreement with Airbnb to conduct Fair Housing tests of certain California hosts; to advise all users with complaints of racial discrimination of their right to file a complaint with the DFEH; and to report to the DFEH on rates of guest acceptances by hosts depending on the race of the guests.

Facebook still allowing housing advertisers to exclude users by race

A Pro Publica investigation prompted Facebook in February to pledge enforcement of a system prohibiting Facebook advertisers from targeting housing, employment and credit ads to whites-only in what would likely be a violation of federal law.

But, in November, Pro Publica reported it was able to buy dozens of rental housing Facebook ads and ask that they were not shown to African Americans, Spanish-speakers, Jews, expats from Argentina, mothers of high school kids or people interested in wheelchair ramps or Islam.



Each ad was approved within minutes, according to Pro Publica. All of these groups are protected under the federal **Fair Housing Act**, which makes it illegal to publish any advertisement "with respect to the sale or rental of a dwelling that indicates preference, limitation, or discrimination based on race, color, religion, sex, handicap, familial status, or national origin."

Under its own policies, the social network giant should have flagged or prevented these posts, bringing into question whether Facebook is compliant with the Fair Housing Act.

According to USA Today, Ami Vora, vice president of product management at Facebook, blamed a "technical failure" and said Facebook has flagged millions of ads in the credit, employment and housing categories.

Racial, familial status discrimination case settled with Riverside Mobile Home Park

Owners of a Riverside mobile home park agreed in August to pay \$125,000 to the Riverside Fair Housing Counsel and to five Hispanic tenants who filed a complaint alleging that the property managers harassed Mexican children by taking their pictures, prohibiting them from playing in the common areas of the park and hurling racial epithets at them.

San Jose landlord to pay \$100,000 to settle emotional support animal case

Weng-Lung Chow will pay \$100,000, undergo Fair Housing training and develop written reasonable accommodation policies for having sent tenants of his newly purchased apartment complex a letter stating he did "not like to deal with pets of any kind." He made no allowance for service animals or companion animals for tenants with disabilities, and he evicted two tenants with emotional support animals.



Agreement reached to end discriminatory housing occupancy policy in Bakersfield

A Bakersfield landlord and Five Star Property Management reached a settlement with DFEH after they allegedly denied a family of 12 an opportunity to rent a 2,583-square-foot home because the family had "too many kids."

A home-occupancy limit can violate Fair Housing laws when there is no consideration of the specific characteristics of a home or the family applying to reside in it. The property management company will revise its policies.

FAIR HOUSING 101

What is Affirmatively Furthering Fair Housing (AFFH)?

Affirmatively furthering fair housing means taking meaningful actions, in addition to combating discrimination, that overcome patterns of segregation and foster inclusive communities free from barriers that restrict access to opportunity based on protected characteristics. Specifically, affirmatively furthering fair housing means taking meaningful actions that, taken together, address significant disparities in housing needs and in access to opportunity, replacing segregated living patterns with truly integrated and balanced living patterns, transforming racially and ethnically concentrated areas of poverty into areas of opportunity, and fostering and maintaining compliance with civil rights and fair housing laws.

Calendar



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

Fair Housing Training for Housing Providers

Know your rights and responsibilities.



Where: San Diego Central Library
Shiley Special Events Suite, Ninth Floor
330 Park Blvd., San Diego, CA 92101



When: Friday, April 20, 2018, 10 a.m. - 12 p.m.



Cost: Free



Parking: Two hours free with validation

REGISTER TODAY



Call: Legal Aid Society of San Diego, 619-471-2616



Email: Grace Dang, Legal Aid Society of San Diego
graced@lassd.org

The training is presented by the Fair Housing Center of the Legal Aid Society of San Diego. It is funded in whole or in part with Community Development Block Grant funding provided by the U.S. Department of Housing and Urban Development (HUD) through the City of San Diego.

Practice Fair Housing

At a Glance

Campaign Accomplishments

July 1, 2016 – June 30, 2017

- **5,326** multilingual informational brochures distributed
- **2,923** Fair Housing inquiries received
- **106** Fair Housing discrimination investigations implemented
- **90** Fair Housing investigations resolved
- **111*** random Fair Housing tests conducted
- **6** articles published
- **13** workshops conducted
- **304** persons educated regarding Fair Housing rights

** Funded by CDBG and Fair Housing Initiative Program grant*

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, marital status, age, ancestry, medical condition, genetic information, gender identity, gender expression or arbitrary status.



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**.

- Make sure to 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.lassd.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.dfeh.ca.gov

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