

## CONSOLIDATED PLAN ADVISORY BOARD (CPAB) MINUTES

WEDNESDAY, NOVEMBER 13, 2019

SAN DIEGO CIVIC CONCOURSE – 1<sup>st</sup> Floor, Main Lobby  
202 'C' STREET, SAN DIEGO, CA 92101

| BOARD MEMBERS PRESENT   | BOARD MEMBERS ABSENT   |
|---|--|
| <ul style="list-style-type: none"> <li>• Zaheen Chowdhury, Council District 1</li> <li>• Eileen Gonzales, Council District 3</li> <li>• Valerie Brown, Council District 5</li> <li>• Rich Thesing, Council District 7</li> <li>• Victoria Barba, Council District 8</li> <li>• Peter Dennehy, Council District 9</li> </ul> | <ul style="list-style-type: none"> <li>• Sara Berns, Council District 2</li> <li>• VACANT, Council District 4</li> <li>• VACANT, Council District 6</li> </ul> |

| STAFF PRESENT   | ATTENDANCE SHEET                            |
|---|---|
| <ul style="list-style-type: none"> <li>• Angela Nazareno Clark, Community Development Program Manager</li> <li>• Michele Marano, Community Development Coordinator</li> <li>• Leonardo Alarcon, Community Development Specialist</li> <li>• Atilano Moran, Community Development Project Manager</li> <li>• Mike Nguyen, Community Development Project Manager</li> </ul> | <p>8 people signed the attendance sheet</p> |

### Call to Order

Ms. Valerie Brown called the meeting to order at 9:05 a.m. with six board members present. Quorum was achieved at the same time.

### Approval of Minutes

Ms. Brown called for a motion to approve the October 9<sup>th</sup>, 2019 meeting minutes. Mr. Rich Thesing moved to approve the minutes. Mr. Peter Dennehy seconded the motion. The minutes were then approved unanimously, 6-0.

### Board Announcements

- Mr. Dennehy asked staff if the current CPAB vacancies will be filled before the FY 2021 application scoring period. Mr. Leonardo Alarcon stated that the Council District 6 seat has been vacant for some time and staff has not received a nomination from that Council District. A nomination has been submitted by Council District 4, but the individual has yet to be confirmed at a Council Hearing. Mr. Dennehy reiterated the importance of having the person confirmed before the scoring process has started.

### Staff Announcements

- Mr. Leonardo Alarcon introduced the Community Development Division's new Program Manager, Angela Nazareno Clark. Ms. Nazareno Clark discussed her background and looks forward to working with the CPAB.
- Mr. Alarcon mentioned that the Request for Qualification (RFQ) phase of the Fiscal Year (FY) 2021 CDBG application process has been completed. A total of 70 applications were received, of which 69 were deemed qualified to submit a Request for Proposal (RFP). The RFP was released on Monday, November 4<sup>th</sup>, 2019 and is due no later than Friday, December 20<sup>th</sup>, 2019 at 5:00 PM. Organizations interested in receiving technical assistance are invited to attend a technical assistance meeting, where staff will be able to answer questions regarding the eligibility of the project proposal.
- Mr. Alarcon stated that the City of San Diego, in partnership with the San Diego Housing Commission and the Regional Taskforce on the Homeless, released a Community Action Plan on Homelessness. The goal of the plan is to build a client centered homeless assistance system that aims to prevent homelessness and quickly create a path to safe and affordable housing. The strategy outlines the different funding sources for homeless services, which includes CDBG funding.
- Mr. Alarcon announced that Mayor Faulconer held a press conference on Tuesday, November 12, 2019, on renovations to the Bonita Cove Park and dedicated the playground to community activist and former CPAB member, Dr. Maruta Gardner.

### Non-Agenda Public Comment

- Ms. Deme Hill, Continuum of Care lead for the Regional Task Force on the Homeless (RTFH), pointed out the importance of assisting homeless youth, as there are currently over 3,000 unsheltered homeless youth in San Diego. Ms. Hill would like the CPAB to consider the homeless youth when discussing possible changes to homeless funding.

|                |
|----------------|
| Agenda Item(s) |
|----------------|

Action Item 6a:***CPAB By-Laws Approval***

Mr. Alarcon gave a brief presentation on the revisions to the draft CPAB By-Laws. *Please see the attached presentation for more information.*

Ms. Brown called for a motion to approve the draft By-Laws. Ms. Victoria Barba made the motion, which was seconded by Mr. Rich Thesing. The motion was approved unanimously, 6-0.

Action Item 6b:***Formation of Ad-Hoc for Homeless Funding***

Ms. Marano reminded the CPAB of their discussion from the October 9 CPAB meeting regarding the allocation of CDBG public service funding to homeless operations, as required by Council Policy 700-02 and as budgeted for the Navigation Center. Ms. Marano restated the CPAB's request to hold additional discussions regarding the allocation of CDBG funds for homeless projects, outcomes of the various projects and of their request to form an Ad-Hoc Committee to make a recommendation or recommendations to the Mayor's Office and City Council regarding the use of CDBG funds for homeless programs in the FY 2021 Action Plan

Mr. Thesing requested a presentation from City about the Navigation Center. Ms. Brown confirmed a request would be made for a presentation about the Navigation Center and that the Ad Hoc Committee could make additional recommendations to place future discussions on the CPAB agenda.

Ms. Brown called for a motion to create the Ad-Hoc to discuss CDBG funding for homeless programs. Ms. Eileen Gonzales made the motion, which was seconded by Mr. Peter Dennehy. The motion was approved unanimously, 6-0.

Discussion Item 7a:***San Diego Housing Commission (SDHC) Homeless Programs Outcomes***

Mr. Marc d'Hondt from the San Diego Housing Commission (SDHC) gave a presentation on the San Diego Housing Commission outcomes related to homeless programs and services in San Diego. *Please see attached presentation for more information.*

Discussion Item 7b:***San Diego Regional Analysis of Impediments to Fair Housing Workshop Overview***

Ms. Marano briefly reviewed the purpose of the Analysis of Impediments. Ms. Marano also gave an overview on the information currently being presented in the Analysis of Impediments Fair Housing Workshops, which are being held in several communities throughout the region. *Please see attached presentation for more information.*

|             |
|-------------|
| Adjournment |
|-------------|

- Meeting adjourned at 10:20 a.m.



**CONSOLIDATED PLAN ADVISORY BOARD (CPAB)**

**BY-LAWS**

**Effective TBD**

DRAFT

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## **Article 1: Establishment**

The Consolidated Plan Advisory Board (CPAB) was established by Ordinance O-19963 and Municipal Code Chapter 2, Article 6: Boards and Commissions, Division 21, sections 26.2101-26.2113. The Municipal Code creates, sets the term limits for and defines the general purpose of the CPAB. Council Policy 700-02 was established in 2009 and sets forth general guidelines by which the City will select and implement activities utilizing CDBG funds.

## **Article 2: Purpose and Intent**

The purpose and intent of the CPAB is to serve in an advisory capacity to the Mayor and City Council on policy issues related to the City's Consolidated Plan for U.S Department of Housing and Urban Development (HUD) entitlement grant programs (Consolidated Plan) and the allocation of CDBG funds.

The CPAB is subject to the Ralph M. Brown Act of the State of California and shall conduct its meetings in accordance with the provisions thereof.

## **Article 3: Duties and Functions**

The powers and duties of the CPAB shall be as follows:

- a) Provide advice and recommendations on all policy issues relating to the Consolidated Plan, the Annual Action Plan, the Community Development Block Grant (CDBG) Program, the Emergency Solutions Grant (ESG) Program, and the HOME Investment Partnerships (HOME) Program;
- b) Recommend processes, policies, and procedures for the fair distribution of CDBG funds to non-profit and other organizations eligible to receive CDBG funds;
- c) Openly and impartially evaluate applications for CDBG funds, deemed eligible and complete by City staff, and provide funding recommendations to the City Council;
- d) Provide advice and recommendations regarding the establishment of goals for the Consolidated Plan and the Annual Action Plan as well as any action(s) necessary to meet or reprioritizes such goals or to amend such plans;

- e) Recommend policies and procedures to ensure the greatest possible public participation in the creation of each Consolidated Plan, Annual Action Plan, and Consolidated Annual Performance Evaluation Report (CAPER)

At the discretion of the Board Chair, the CPAB may issue a written statement of clarification or response to any communications from a Council Member, Council Committee, or the City Council. All correspondence that is issued by the Chair on behalf of the CPAB will be placed on the Agenda of the next Board meeting as an informational item.

Each Board member agrees to comply with the City of San Diego's Conflict of Interest Code.

## **Article 4: Organization and Meetings**

### **Section 1-Board Appointments**

The CPAB shall consist of nine members appointed from a pool of nominees submitted the City Council. Nominees and appointments shall be made in accordance with Municipal Code Chapter 2, Article 6, §26.2103. Board members shall be appointed by the Mayor subject to confirmation by a majority vote of the City Council. All members of the CPAB shall be residents of the City of San Diego, unless this requirement is waived by the City Council pursuant to the applicable Council Policy.

In accordance with [Municipal Code](#) Chapter 2, Article 6, § 26.2104, all members will meet the minimum qualifications to serve on the CPAB. No member of the Board shall participate in any decision in which he or she has any personal or financial interest.

Members of the Board shall serve two-year terms and each Board member shall serve until a successor is duly appointed and confirmed. Members of the Board are limited to serving a maximum of four consecutive years. An interval of four years must pass before a member can be reappointed after serving four consecutive years. Any member initially appointed to a term of less than two years shall be eligible to subsequently serve two consecutive two-year terms.

### **Section 2-Designation of Board Chair and Vice-Chair**



During July of each year, the Mayor may designate one member of the Board as Chair. In the absence of such designation, the Board shall on or after August 15, select a Chair from among its members. The Chair shall serve a one-year term with the option of reappointment for one additional year. The Board shall elect a Vice-chair who shall act as chairperson only when the chairperson is absent, which positions shall continue for two (2) year term. The Vice-Chair shall be selected through a majority vote of the seated CPAB members on an annual basis.

### Section 3 - Meetings

As determined by the Chair, the Board will meet as necessary to fully perform its duties and functions as set forth in section 26.2113. All meetings of the Board shall comply with the Ralph M. Brown Act. The Board shall keep written records of the proceedings which shall be public records.

Meetings are generally to be held on the second Wednesday of each month between the months of January – May and September – October. The adopted schedule is determined by the Chair and will be modified in the case of a scheduling conflict or there is a need to address a critical action item. The Board and the public will be notified if there is a change of date, time, or location at least 72 hours before the meeting.

### Section 4-Attendance

Attendance will be tracked at the meetings but Board members can continue serving on the Board until they have submitted a resignation or the City Council member chooses to replace them. As the two most important meetings involve CDBG allocations (March) and the Annual Action Plan (April), the Board Chair retains the option of recommending a dismissal if a Board member misses both the March and April meetings.

### Section 5-Quorum

A majority of the seated Board members will constitute a quorum authorized to transact business. To make any Board decision, the affirmative votes constituting a majority of the seated Board members is necessary. *(Please note Municipal Code Chapter 2, Article 6, Division 21, § 26.2112 states that a quorum will be five members. The Municipal Code will need to be updated to address this recommended change.)*

Until Municipal Code Chapter 2, Article 6, Division 21, §26.2112 is amended, five members of the Board shall constitute a quorum authorized to transact business. Five affirmative votes of the members of the Board shall be necessary to make any Board decision.

#### Section 6 -Action Items

If an action item has been placed on the agenda, Board members will receive documents and/or information related to the action item at least 24 hours before the meeting occurs.

#### Section 7-Staff Support

City of San Diego staff and/or City consultants shall attend all Board proceedings as appropriate in order to report on the status of projects and the expenditures of HUD entitlement funds.

The City shall provide to the Board necessary technical and administrative assistance as follows:

- a) Preparation of and posting of public notices as required by the Ralph M. Brown Act;
- b) Reservation of an appropriate meeting room and location;
- c) Preparation and copies of any documentary meeting materials, such as agenda and reports;
- d) Retention of all Board records, including attendance, meeting minutes, and other relevant information;
- e) Prompt technical assistance during the Request for Proposal (RFP) application process to ensure all questions are answered in a timely manner;
- f) Technical assistance in using the ED Grants system.

#### Section 8 – Board Resignations

Board members shall notice the Board Chair, City staff, and their nominating Council District of their resignation in writing at minimum 72 hours prior to

their final Board meeting. In addition, Board members will be required to submit a resignation form to the City Clerk's Office.

## **Article 5: Committees/Ad-hocs**

As established in Council Policy 700-02, the CPAB is responsible for refining the Scoring Criteria on an annual basis. f Ad-hoc committees may be established to determine the best evaluation tool for the upcoming fiscal year application process and shall consist of less than a majority of the seated members of the Board. Additional ad-hoc committees may be established for other HUD policy related items including Fair Housing, Council Policy 700-02, and other items as they may arise. Any ad-hoc committees that are formed shall be disbanded upon completion of the appointed goals

## **Article 6: Order of Business**

Robert's Rules of Order, Newly Revised, shall be the parliamentary authority for all matters not covered under these Bylaws.

The order of business of regular Board meetings shall be as follows unless modified by the Board Chair:

- 1) Call meeting to order. Identify if a quorum has been met
- 2) Approval of minutes
- 3) Staff Announcements
- 4) Board Announcements
- 5) Non-Agenda Public Comments
- 6) Action Items
  - a. Public comment (if submitted)
- 7) Information Items
  - a. Public comment (if submitted)
- 1) Adjournment

## **Article 7: By-laws**

The Board adopts these By-laws and may modify the By-laws on an annual basis, if so desired. Immediately upon a favorable vote of not less than two-thirds of the full membership of the Board and approval of the Economic Development Department, these Bylaws shall be in full force and effect. Any amendment to these By-laws shall be approved by a two-thirds vote of the entire seated CPAB.



We're About People

## San Diego Housing Commission City of San Diego Fiscal Year 2019 Homeless Housing Outcomes

Presented to Consolidated Plan Advisory Board  
CPAB  
November 13, 2019

Marc d'Hondt  
Senior Homeless Programs Analyst  
Homeless Housing Innovations Division



| INTERIM HOUSING                                 |      |                               |                               |                     |             |
|---|------|-------------------------------|-------------------------------|---------------------|-------------|
| PROVIDER  |      | FJV                           |                               | PATH                | YWCA        |
| PROJECT NAME                                    |      | Interim Shelter Excluding HOT | Interim Shelter HOT Beds Only | Connections Housing | Cortez Hill |
|   | Goal | 1100                          | 400                           | 500                 | 500         |
| Total Persons Served                            |      | 923                           | 587                           | 516                 | 455         |
| Total Households Served                         | 150  | -                             | -                             | -                   | 143         |
| Bed Occupancy Rate                              | 90%  | 103%                          | N/A                           | 93%                 | 87%         |
| Unit Occupancy Rate                             |      |                               |                               | -                   | 62%         |
| Average LOS for Leavers (Days)                  | 90   | 84                            | -                             | 118                 | 90          |
| Average LOS for Stayers (Days)                  |      | 226                           |                               | 79                  | 95          |
| Exits to Longer-Term & Permanent Housing        | 65%  | 45%                           |                               | 49%                 | 70%         |
| Exits due to Noncompliance                      | 20%  | 21%                           | 35%                           | 16%                 | 16%         |
| Adults Exiting with Income from Any Source      | 65%  | 46%                           | -                             | 55%                 | 84%         |
| Adults with Increased Income from Entry to Exit | 50%  | 32%                           | -                             | 10%                 | 85%         |
| Adults Employed at Exit                         |      | 6%                            | -                             | 8%                  | 29%         |

| TRANSITIONAL HOUSING                                  |      |      |                |               |               |
|---|------|------|----------------|---------------|---------------|
| PROVIDER  |      | MHS  | Salvation Army | YMCA          | YWCA          |
| PROJECT NAME  |      | SIP* | TLC            | Turning Point | Becky's House |
|   | Goal | 145  | 58             | 24            | 45            |
| Total Persons Served                                  |      | 169  | 99             | 44            | 168           |
| Total Households Served                               |      | N/A  | 37             | 28            | 54            |
| Bed Occupancy Rate                                    | 90%  | 93%  | 89%            | 89%           | 39%           |
| Unit Occupancy Rate                                   |      | -    | 95%            | 94%           | 73%           |
| Average LOS for Leavers (Days)                        | 365  | 142  | 247            | 283           | 258           |
| Average LOS for Stayers (Days)                        |      | 161  | 243            | 284           | 154           |
| Exits to Permanent Housing                            | 75%  | 31%  | 88%            | 100%          | 100%          |
| Exits due to Noncompliance                            | 20%  | 19%  | 7%             | 0%            | 0%            |
| Housing Affordability at Exit (Rent < 50% of Income)  | <50% | 28%  | 23%            | 28%           | 25%           |
| Adults Exiting with Income from Any Source            | 65%  | 47%  | 100%           | 100%          | 100%          |
| Adults Employed at Exit                               | 20%  | 17%  | 75%            | 57%           | 52%           |
| Adults Maintained/Increased Income from Entry to Exit | 50%  | 47%  | 63%            | 79%           | 84%           |

*\*Outcomes for MHS SIP based on # of persons who Successfully Completed the Program*

## Permanent Supportive Housing Persons with Disabilities (PSH)

- **Total Households – 323**
  - 26 Families with Children
  - 297 Households without Children
- **Total Households – 323**
  - 26 Families with Children
  - 297 Households without Children
- **Total Exits – 59 persons**
- **Exits to Permanent Housing – 32 persons**

## Permanent Supportive Housing Persons with Disabilities Continued

|   | Number of Adults at Start | Number of Adults at Annual Assessment (Stayers) | Number of Adults at Exit (Leavers) |
|---|---------------------------|---|------------------------------------|
| Adults with Only Earned Income (i.e., Employment Income)              | 35                        | 20  | 6                                  |
| Adults with Only Other Income   | 141                       | 95  | 28                                 |
| Adults with Both Earned and Other Income                              | 15                        | 18  | 3                                  |
| Adults with No Income   | 159                       | 27  | 15                                 |
| Adults with Client Doesn't Know/Client Refused Income Information     | 0                         | 0   | 0                                  |
| Adults with Missing Income Information                                | 0                         | 0   | 0                                  |
| Number of Adult Stayers Not Yet Required to Have an Annual Assessment | --                        | 32  | --                                 |
| Number of Adult Stayers Without Required Annual Assessment            | --                        | 106   | --                                 |
| Total Adults  | 350                       | 298   | 52                                 |
| 1 or More Source of Income  | 191                       | 133   | 37                                 |
| Adults with Income Information at Start and Annual Assessment/Exit    | --                        | 160   | 52                                 |

## Transitional Age Youth CoC Rapid Rehousing (RRH)

### **Total Households – 62**

28 Families with Children

34 Households without Children

### **Total Exits – 38 persons**

**Exits to Permanent Housing – 27 persons**

**Average Length of Stay = 344 days**

### General Population CoC Rapid Rehousing (RRH)

- **Total Households – 40**  
22 Families with Children  
18 Households without Children
- **Total Exits – 61 persons**
- **Exits to Permanent Housing – 54 persons**
- **Average Length of Stay = 194 days**

### Women and Children CoC Rapid Rehousing (RRH)

- **Total Households – 34**  
21 Families with Children  
13 Households without Children
- **Total Exits – 15 Households**
- **Exits to Permanent Housing – 14 persons**
- **Average Length of Stay = 250 days**

## ESG Rapid Rehousing

- **Total Households – 46**
  - 13 Households with Children
  - 33 Households without Children
- **Total Exits – 34 Households**
- **Exits to Permanent Housing – 32 Households**
- **Average Length of Stay = 237 days**



# **San Diego Regional Analysis of Impediments to Fair Housing**

## **Community Workshop**



The San Diego Regional Alliance for Fair Housing

## **SDRAFFH Partners**

- City of Carlsbad
- City of Chula Vista
- City of Coronado
- City of Del Mar
- City of El Cajon
- City of Encinitas
- City of Escondido
- City of Imperial Beach
- City of La Mesa
- City of Lemon Grove
- City of National City
- City of Oceanside
- City of Poway
- City of San Diego
- City of San Marcos
- City of Santee
- City of Solana Beach
- City of Vista
- County of San Diego

## Workshop Objectives

1. Explain the purpose of and background for the Analysis
2. Review the definitions and requirements for fair housing
3. Learn about typical scenarios of fair housing impediments and solutions
4. Collect community input regarding ongoing public information, outreach, issues and opportunities on Fair Housing

## Background

- Jurisdictions who receive federal funding from HUD are required to:
  - Administer grants according to the Fair Housing Act
  - “Affirmatively Further Fair Housing”
- Regional effort - Study for the period of 2020 to 2025

## Purpose of the Analysis

- Review of fair housing conditions in the region
- Identify potential fair housing issues and concerns
- Establish a Fair Housing Plan to address any issues identified

## Fair Housing Definition

- Fair housing describes a condition in which individuals of similar income levels in the same housing market have a like range of choice available to them, regardless of their protected class status.
- Prohibits discrimination in housing choice because of protected class status

## Federal and State Protected Classes

### Federal

- Race
- Color
- Religion
- Sex
- National Origin
- Familial Status
- Physical and/or Mental Disability

### State

- Sexual Orientation
- Marital Status
- Ancestry
- Age
- Source of Income
- Gender Identity and Expression
- Genetic Condition
- Primary Language
- Arbitrary Factors

### Other California Laws

- Immigration Status
- Freedom from Violence or Intimidation



## What is *NOT* Fair Housing?

- Affordability
  - Affordability issues are not fair housing issues, unless affordability disproportionately impacts a protected class
- Tenant/Landlord Issues
  - Tenant/landlord disputes are not fair housing issues, unless the disputes are based on protected classes

## FAIR HOUSING ASSISTANCE

For more information and assistance with fair housing, please contact the following organizations serving San Diego County.

|   |   |
|---|---|
| <b>CSA<br/>San Diego County</b><br><small>Serving the Cities of: Chula Vista, El Cajon, National City, La Mesa, Santee, and the Unincorporated East County*</small> | <b>Legal Aid Society of San Diego</b><br><small>Serving the Cities of: Carlsbad, Coronado, Del Mar, Encinitas, Escondido, Imperial Beach, Lemon Grove, Oceanside, Poway, San Diego, San Marcos, Solana Beach, Vista, and the County of San Diego.</small> |
| Phone: (619) 444 - 5700<br>Toll Free: 1 (800) 954 - 0441<br>info@c4sa.org   | Fair Housing Center<br>Phone: (844) 449 - 3500<br>General Inquiries<br>Phone: (877) 534 - 2524  |
| <b>MAIN OFFICE</b><br>327 Van Houten Avenue<br>El Cajon, CA 92020   | <b>NORTH COUNTY OFFICE</b><br>216 S. Tremont Street<br>Oceanside, CA 92054  |
| <b>RAYO ESPERANZA<br/>FAMILY RESOURCE CENTER</b><br>1653 Albany Ave.<br>Chula Vista, CA 91911   | <b>MIDTOWN SAN DIEGO OFFICE</b><br>1764 San Diego Avenue, Suite 200<br>San Diego, CA 92110  |
| <small>*Unincorporated East County: East of Highway 52 and north of Interstate 54</small><br>WWW.CS4A.ORG   | <b>SOUTHEAST SAN DIEGO OFFICE</b><br>110 S. Euclid Avenue<br>San Diego, CA 92114<br>WWW.LASSD.ORG   |

WWW.SDFAIRHOUSING.ORG

## Test Your Fair Housing Knowledge

## Scenario #1

A landlord refuses to rent you an apartment because your primary source of income is unemployment insurance. Is this ok?

- ☐ This is OK
- ☐ This is not OK

## Scenario #1

A landlord refuses to rent you an apartment because your primary source of income is unemployment insurance. Is this ok?

- ☐ This is OK
- ☒ **This is not OK**

## Did You Know?

It is illegal to discriminate against an individual's "**source of income**" – which can include, but is not limited to, Social Security, Supplemental Security Income (SSI), unemployment insurance, or veteran's benefits.

**Most recently, California law was expanded to include "federal, state, or local public assistance, and federal, state, or local housing subsidies" as part of the "source of income" protection**

## Scenario #2

A prospective tenant brings her service animal to an apartment community. However, the landlord refuses to allow the animal into the leasing office. Is this ok?

- ☐ This is OK
- ☐ This is not OK

## Scenario #2

A prospective tenant brings her service animal to an apartment community. However, the landlord refuses to allow the animal into the leasing office. Is this ok?

- ☐ This is OK  
☒ This is not OK

## Did You Know?

The right to be accompanied by a dog in public places under the Americans with Disabilities Act (ADA) applies only to **service animals**.

But,

- What about **therapy animals**?  
Those that provide psychological or physiological therapy to individuals other than their handlers
- Or **emotional support animals**?  
Those that provide their owners with emotional comfort

These animals are addressed in fair housing laws, but not ADA.



## Scenario #3

A disabled tenant asks to have her kitchen and bathroom counters lowered. The landlord agrees but asks the tenant to pay for the changes herself. Is this ok?

- ☐ This is OK
- ☐ This is not OK

## Scenario #3

A disabled tenant asks to have her kitchen and bathroom counters lowered. The landlord agrees but asks the tenant to pay for the changes herself. Is this ok?

- ☒ **This is OK**
- ☐ This is not OK

## Did You Know?

Disabled tenants are **financially responsible** for any necessary improvements to their housing unit.

But, if the housing unit is part of a government subsidized project or received government funding, then the property owner would be financially responsible.

## Scenario #4

A landlord does not want to rent a second floor unit to a family with small children because he fears the children may fall and hurt themselves. Is this ok?

- ☐ This is OK
- ☐ This is not OK

## Scenario #4

A landlord does not want to rent a second floor unit to a family with small children because he fears the children may fall and hurt themselves. Is this ok?

☐ This is OK

☒ **This is not OK**

## Did You Know?

This is called **steering** and it is illegal.

A landlord can not restrict certain tenants to specific units or specific locations of the community

## Scenario #5

A couple has been paying \$1,000 a month in rent for a one-bedroom apartment. However, the pair recently had a baby, and when a landlord finds out, she raises the rent to \$1,250. Is this ok?

- ☐ This is OK
- ☐ This is not OK

## Scenario #5

A couple has been paying \$1,000 a month in rent for a one bedroom apartment. However, the pair recently had a baby, and when a landlord finds out, she raises the rent to \$1,250. Is this ok?

- ☐ This is OK
- ☒ **This is not OK**

## Did You Know?

Varying the rent for a unit based on the number of tenants—sometimes referred to as “head rent”—discriminates against **large families**.

But,

- What if the additional third person is an unrelated friend?
- What if it is a significant other?
- What if it is a same sex significant other?

A number of factors can influence whether a rent increase violates fair housing laws.

*If this has happened to you, contact a fair housing professional for advice.*

## Discussion

## Discussion

- Have you (or someone you know) ever experienced housing discrimination?
  - For what reason do you believe you have been discriminated against? (e.g. age, family, status, race, etc.)
- If you believe you've been discriminated against, have you reported the incident? Who did you report the incident to?
  - Where did you go for help? What was your experience with the person/organization that helped you?

## Discussion

- What are the most common barriers to housing in your community?
- What protected classes have the greatest needs for improved service, and why?

## Discussion

- What are the greatest misconceptions or misunderstandings about housing barriers that you hear in your community? What do you think may be the sources of this misinformation?
- What do you think are the greatest challenges to building community awareness about fair housing in your community?

## Discussion

- Do you have any additional comments or ideas related to the Analysis of Impediments (AI) and the future of fair housing in the region?

## How Can You Continue to Participate?

**Survey**

**Deadline:**  
November 30, 2019

**Next Workshop**

**November 13**  
City of San Diego  
Valencia  
Park/Malcolm X  
Library  
Multi-Purpose  
Room

**Future Workshops**

**November 20**  
Chula Vista City Hall,  
Building C

**November 21**  
City of National City  
*Taller en Español*  
MLK Jr. Community  
Center

**Public Review**

Tentatively  
scheduled for  
April 2020

