

SEXUAL HARASSMENT IN HOUSING

FRIDAY • DECEMBER 4 • 2 PM - 3 PM

ZOOM AND FACEBOOK



HOUSING RIGHTS CENTER

WORKING FOR JUSTICE AND EQUALITY IN HOUSING

2:00 PM - 2:15 PM

HOUSING RIGHTS CENTER

2:15 PM - 2:45 PM

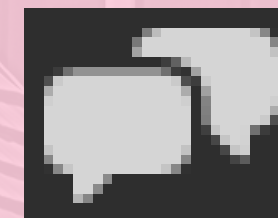
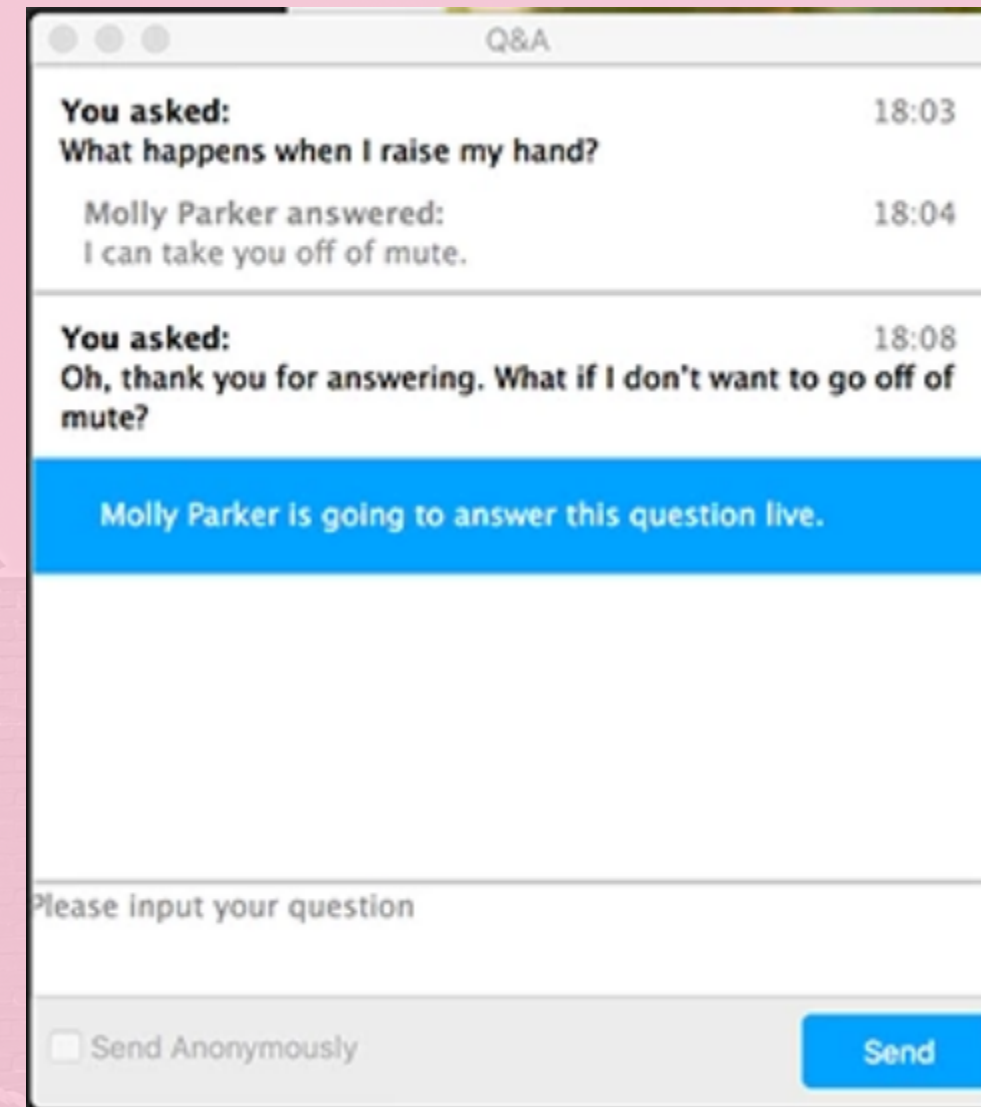
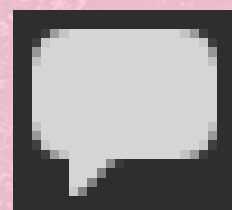
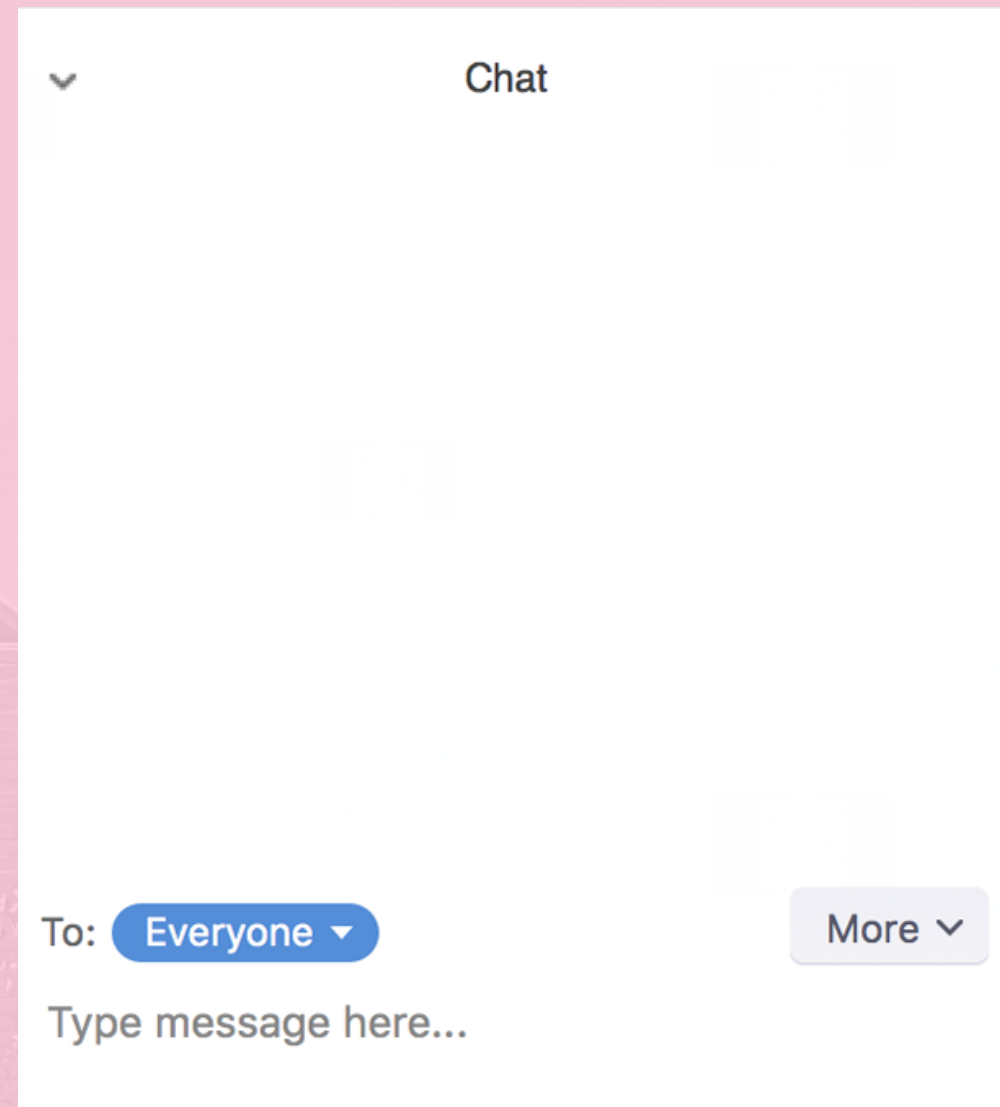
PEACE OVER VIOLENCE

2:45 PM - 3:00 PM

QUESTIONS

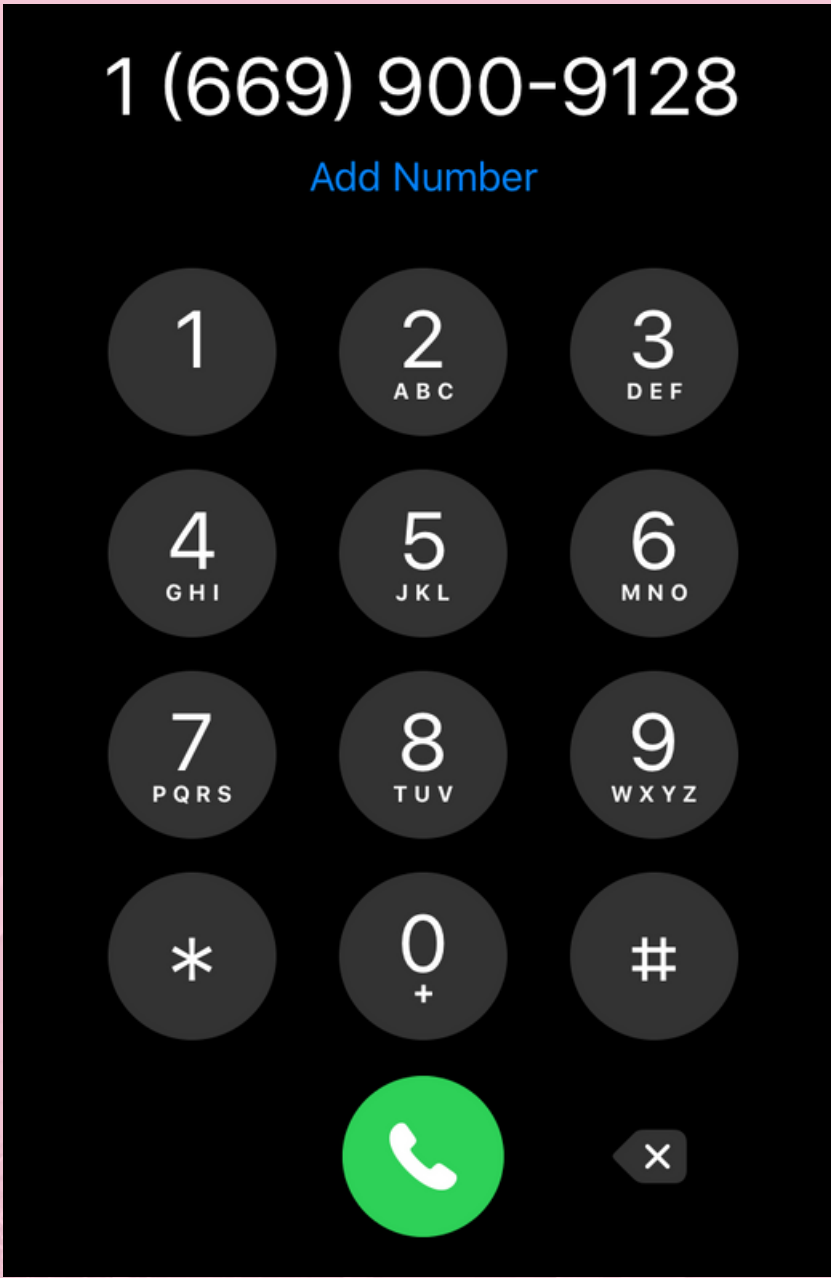


JOIN ONLINE



JOIN BY PHONE

Raise hand
*9
Mute / Unmute
*6



Phone number



Meeting code

Housing Rights Workshop

FAIR HOUSING, COVID-19 & MORE



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



Virtual "Walk-In" Appointments

Wednesdays - Fridays 11 AM - 2 PM

RSVP to outreach@housingrightscenter.org



Special Topic Webinar: COVID-19 Updates and More

Fridays @ 2 PM - Zoom

Rent & Evictions

California tenants have emergency protections regarding rent, evictions, and financial distress during COVID-19.

- **Anti-Price Gouging**

CA Penal Code 396:

Landlords may not raise rents over 10% during California's State of Emergency.

- **Rent Caps & Just Cause Eviction Protections**

AB 1482:

Landlords may not evict without a valid reason. Some housing also has stronger rent caps.

- **Repaying Rent Deferred During COVID-19**

AB 3088:

Tenants can take steps to protect themselves from eviction for non-payment of rent. This law also establishes timelines to repay rent that was deferred due to COVID-19.



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**

*including
Section 8

**Genetic
Information**

Ancestry

**Medical
Condition**

**Gender
Identity/
Expression**

**Sexual
Orientation**

**Military/Veteran
Status**

California Laws

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

Sexual Harassment in Housing

Sexual harassment in housing is a form of sex-based discrimination prohibited by the FHA.

- Quid Pro Quo - "Favor for a Favor"
 - When a housing provider asks a tenant to engage in sexual conduct *in exchange for* maintaining housing or other housing related services.

Examples include:

- A landlord tells an applicant he won't rent them an apartment unless they have sex with him.
- A property manager evicts a tenant after he refuses to perform sexual acts.
- A maintenance worker refuses to make repairs unless a tenant gives him nude photos of herself.

Sexual Harassment in Housing

- **Hostile Environment**

- When a housing provider subjects a person to severe or pervasive unwelcome sexual conduct in a way that interferes with their access to housing (e.g. sale, rental, availability, or terms, conditions, or privileges of housing or housing-related services, including financing).

Examples include:

- A landlord subjects a tenant to unwelcome touching, kissing, or groping.
- A property manager makes unwelcome, lewd comments about a tenant's body.
- A maintenance man sends a tenant unwelcome, sexually suggestive texts and enters their apartment without invitation or permission.

Sexual Harassment In Housing

- **Landlord Liability**
 - Landlords & property owners are responsible for the actions of their employees, including maintenance workers, managers, agents, contractors etc.
- **Harassment Between Tenants**
 - Landlords can be held liable in court if they knew of tenant-on-tenant harassment and did not take action.
- **Harassment is Gender Non-Specific**
 - A person of any gender can harass another person of any or the same gender.

Sexual Harassment In Housing

- Sexual Harassment is Not Necessarily Motivated by Desire
 - Sexual harassment can also be motivated by hostility, power, or other reasons. It is still a violation of the FHA.
- Reporting Sexual Harassment
 - Victims have one year to file a complaint with a fair housing agency, like HUD, California DFEH, or the Housing Rights Center, which can investigate the complaint at no cost to the tenant.
 - Victims have two years to file a private legal action.
- Learn More from the Department of Housing & Urban Development

Domestic Violence

Victims of domestic violence are protected by California state laws.

- **Lock Changes (Civil Code 1941.5)**
 - Tenants may submit a copy of a court order or police report to their landlord who shall change the locks within 24 hours. If the landlord fails to do so, the tenant may change the locks themselves.
- **Early Lease Termination (Civil Code 1946.7)**
 - Tenants may submit a copy of a court order or police report to their landlord requesting to terminate their tenancy. Tenants must make this request within 180 days of the date that their order or report was issued. Tenants will be responsible for the rent for 30 days following their request to the landlord.

Domestic Violence

Actions Directed at Domestic Violence Victims May Violate Fair Housing Laws

Examples include:

- Using a no criminal history requirement to refuse to rent to a woman who has been involved in a Domestic Violence case.
- Evicting a domestic violence victim after she obtained a protective order against her abuser, and fining the victim for damages to the unit caused by her abuser.
- Denying a tenant who was physically assaulted or raped in their unit a request to transfer to another apartment.

Contact HRC



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info@housingrightscenter.org



www.housingrightscenter.org

Appointments: outreach@housingrightscenter.org

Online UD Tool: stayhousedla.org

