



Fair Housing Information Brochure

*City of
Signal Hill*



Affirmatively Furthering Fair Housing in Signal Hill

Contact Us For More Information

- 📞 562- 989- 7340
- ✉️ comdev@cityofsignalhill.org
- 🌐 www.cityofsignalhill.org
- 📍 2175 Cherry Avenue
Signal Hill, CA 90755-3799

What is Fair Housing?

Fair Housing means that you have the right to live where you choose without fear of discrimination based on your personal characteristics. Federal and state laws prohibit discrimination based on the following characteristics:

- Race
- Color
- Religion
- Gender
- National Origin
- Familial Status (*Families with children under 18 years old)
- Physical and/or Mental Disability
- Sexual Orientation
- Marital Status
- Ancestry
- Age
- Source of Income
- Gender Identity and Gender Expression
- Genetic Information
- Or Other Arbitrary Basis

Fair Housing Laws

Federal Laws



Specific characteristics, called "protected classes," are covered under federal law. These protected classes include: race, color, religion, sex (gender), national origin, familial status, and disability.

California Laws



The California Fair Employment and Housing Act (FEHA) and other state laws provide protections based on additional characteristics. In California, additional protected classes include: marital status, ancestry, source of income, gender identity/expression, sexual orientation, medical condition, military/veteran status, and genetic information.

Common Forms of Housing Discrimination



- Refusing to rent or sell housing to someone because of their race.
- Prohibiting children from being outside in common areas or enforcing a curfew that only pertains to children.
- Using advertisements that express or suggest a rental preference, for example, "ideal for single working professionals" or "female only."
- Harassing a tenant on the basis of his or her sexual orientation or gender identity.
- Refusing to rent a second-floor apartment to a family with children.
- Refusing to rent to someone because their primary source of income is Section 8, social security, or another form of government assistance.
- Refusing to allow a tenant with disabilities to have a service animal in his or her unit.

Why Should I Report Discrimination?

Because...

- Many acts of discrimination can only be investigated if someone reports them.
- Fair Housing laws protect you from retaliation by your landlord if you report discrimination.
- Discrimination is illegal.
- Reporting discrimination is the first step to stopping it in your community.
- Reporting discrimination promotes long-term benefits for everyone. The laws that protect another person today may be the laws that will protect you tomorrow.

If you believe you are a victim of housing discrimination or have questions about your rights, please contact the City of Signal Hill or the Housing Rights Center for more information.

Contact Information:

Housing Rights Center
800-477-5977
info@housingrightscenter.org
City of Signal Hill
562- 989- 7340
comdev@cityofsignalhill.org

Fair Housing Services & Partnerships

Housing Rights Center

The City of Signal Hill contracts with the Housing Rights Center (HRC), a non-profit civil-rights organization, to provide information to the public about housing discrimination and landlord/tenant rights and responsibilities.

HRC provides residents within the Los Angeles and Ventura Counties with services including:

1. Housing Counseling (free)
 - Housing Counselors provide legal information on fair housing issues and a variety of landlord-tenant issues, including but not limited to questions about rent increases, security deposits, notices, lease terms, and requesting repairs.
2. Outreach and Education (free)
3. Fair Housing Workshops
 - Both virtual and in-person workshops are offered to educate tenants and landlords about fair housing laws and their landlord-tenant rights and responsibilities.

Contact Information:

 800-477-5977

 info@housingrightscenter.org

Stay Housed LA

Stay Housed LA is a partnership between the County of LA, and local community and legal service providers that provides tenants facing eviction with legal information and support. Tenants who have received eviction notices should go directly to Stay Housed LA for free in-legal services.

Contact Information:

 888-694-0040

 <https://www.stayhousedla.org/>

Neighborhood Legal Services of Los Angeles County (NLSLA)

NLSLA provides free legal services to low-income individuals across Los Angeles County, including tenants. NLSLA can help with housing issues related to tenant protections, disability accommodations, housing discrimination, unsafe living conditions, section 8 and public housing, and tenants experiencing domestic violence.

Contact Information:

 800-433-6251 or 818-834-7500

 <https://nsla.org/services/housing/tenant-services/>

Tenant Power Toolkit

The Tenant Power Toolkit is designed to help tenants without legal representation fight evictions and rent debt in the court system. If you have been served an Unlawful Detainer, the toolkit's team will provide virtual assistance with filing your legal paperwork and support through the court process.

Visit the website here:

 <https://tenantpowertoolkit.org/>

U.S. Department of Housing and Urban Development (HUD)

Office of Fair Housing and Equal Opportunity (FHEO)

The mission of HUD's Office of Fair Housing and Equal Opportunity (FHEO) is to eliminate housing discrimination, promote economic opportunity, and achieve diverse, inclusive communities by leading the nation in the enforcement, administration, development, and public understanding of federal fair housing policies and laws. The [Fair Housing Act](#) is an important law that protects people from discrimination when renting or buying a home, getting a mortgage, seeking housing assistance, or engaging in other housing-related activities.

Contact Information:

Laurie Cannady Udit- LA Field Office Director

 213-894-8000

 CA_Webmanager@hud.gov

California Department of Housing and Community Development (HCD)

The mission of HUD's Office of Fair Housing and Equal Opportunity (FHEO) is to eliminate housing discrimination, promote economic opportunity, and achieve diverse, inclusive communities by leading the nation in the enforcement, administration, development, and public understanding of federal fair housing policies and laws. The [Fair Housing Act](#) is an important law that protects people from discrimination when renting or buying a home, getting a mortgage, seeking housing assistance, or engaging in other housing-related activities.

Contact Information:

 Housing Policy Development: 916-263-2911

Los Angeles County Development Authority (LACDA)

Fair Housing Resources

The Section 8 Housing Choice Voucher Program is a federal program—administered by state public housing agencies—through which individuals with very low incomes, as well as the elderly and disabled, are provided with a voucher that allows them to rent residences on the private market. The purpose of the Section 8 program is to provide housing to people who would otherwise not be able to afford it.

The Public Housing Program is a federal program—administered by state public housing agencies—through which individuals with very low incomes that are deemed eligible are provided with housing in one of our 63 public housing developments. The purpose of the Public Housing program is to provide housing to people who would otherwise not be able to afford it.

Under the federal Fair Housing Act and the California Fair Employment and Housing Act, a Section 8 participant is able to choose where to live.

Contact Information:

Section 8

Stacey Dawson, Fair Housing Liaison

 stacey.dawson@lacda.org

 [626-586-1544](tel:626-586-1544)

Public Housing

Don Swift, Assistant Director

 don.swift@lacda.org

 [626-586-1643](tel:626-586-1643)

Civil Rights Department (CRD)

The California Civil Rights Department (CRD) is responsible for enforcing state fair housing laws that make it illegal to discriminate against or harass someone because of a protected characteristic, such as their gender, race, national origin, sexual orientation, gender identity, or religion. (For a complete list of protected characteristics, see the section below titled “Protected Characteristics”). The law also requires reasonable accommodations for disabilities and prohibits retaliation against someone for exercising their rights. The law applies to landlords, tenant screening companies, property management companies, real estate agents, home sellers, builders, mortgage lenders, housing authorities, and others. The law applies to all aspects of housing and housing-related services, such as renting, leasing, sales, new construction, mortgage lending, insurance, municipal services, shelters, advertising, and restrictive.

Contact Information:

 **800-884-1684 (Los Angeles Office)**
 contact.center@calcivilrights.ca.gov

Department of Fair Employment and Housing (DFEH)

The mission of the Department of Fair Employment and Housing is to protect Californians from employment, housing and public accommodation discrimination, and hate violence. The DFEH is the largest state civil rights agency in the country. It was established by the Legislature in 1959 as the Division of Fair Employment Practices and was initially part of the Department of Industrial Relations. In 1980, the DFEH was established as an independent department charged with enforcing California's comprehensive employment, housing, public accommodations and public service non-discrimination laws, as well as the State's bias-related hate violence law.

Contact Information:

 **General Line: 800-884-1684**
Hearing Impaired: 800-700-2320

Home Rehabilitation Program for Veterans

Although the City does not sponsor any home rehabilitation programs, the Habitat for Humanity program provides financial assistance to veterans in need of home repairs.

Habitat for Humanity of Greater Los Angeles provides repairs and non-cosmetic improvements to low-income veteran households to help alleviate health and safety issues in and around their home. Up to \$15,000 in assistance is available to veteran homeowners.

Homeowners repay for services through a 3% interest, silent, forgivable loan. To qualify, veteran homeowners must demonstrate proof of homeownership, low-income status and an honorable service discharge.

For more information on how to apply and eligibility criteria, please visit the Habitat for Humanity website.

<https://www.habitat.org/volunteer/near-you/veterans-build/home-depot-repair-corps-program>

Legal Aid Foundation of Los Angeles (LAFLA)

Legal Aid Foundation of Los Angeles (LAFLA) provides free legal services, including direct representation, counsel and advice, and referrals, to people across the Greater Los Angeles area. LAFLA follows federal poverty guidelines and assists only people with income less than 125% of the federal poverty guidelines. However, sometimes people with income over 125% of the federal poverty guidelines can qualify as well.

Apply Online: <https://lafla.org/get-help/>

Contact Information:

 **800-399-4529**
 <https://lafla.org/get-help/#services>