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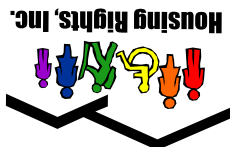


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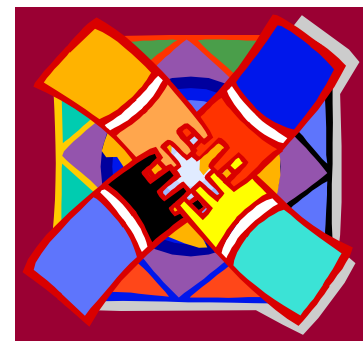


HOUSING RIGHTS, INC.
P.O. Box 12895
Berkeley, CA 94712



Mark Your Calendars For The Following Events Sponsored By Housing Rights, Inc.

- November 7th 2002: 530p.m. Join us for our annual reception at Preservation Park in Oakland. Tickets to this event are \$45 (But no one will be turned away for lack of funds). Call us for details and directions
- Housing Rights, Inc. open House: Join us at our new location: 1966 San Pablo Ave. at corner of University Ave for refreshments and a tour. December 12th from 3-6pm. We look forward to seeing you!



Become a Friend of Housing Rights Today!

Support Housing Rights, Inc. (HRI) by donating time, money or goods. By making a donation, you will continue to receive our "Friend of Housing Rights Newsletter" four times a year, filled with updates, news, commentary and events

Send us your "tiny ticket" BART cards.

If you would like merchants that you do business with to donate up to 5% of your purchase amount to Housing Rights, Inc. look up Escrip.org. Safeway, Chevron, and Andronicos's are

only a few of the companies participating. Register your debit, credit or membership cards on-line! Our agency number is: 3881345



We are a proud member of BABUF (Bay Area Black United Fund) Visit www.BABUF.org. Our number is 227.

We are also a united way Agency. Consider designating Housing Rights, Inc. next year when you sign up for payroll deduction (our number is 3962).

Enclosed please find my donation of
 \$50 \$100 \$250 \$500
 You will become a "Friend of Housing Rights" and receive quarterly newsletters and be invited to our annual reception. Please make checks payable to:
 Housing Rights, Inc.
 PO Box 12895, Berkeley, CA 94712
 Name _____
 Organization _____
 Address: _____
 Phone _____ email _____

Volume 1, Issue 1

Fall 2002

Friends of Housing Rights, Inc.

Inside:

- A New Home For Housing Rights, Inc.
- Housing discrimination against families with children. What you can do.
- New Tenant Protections
- A thank you to our volunteers
- Housing Rights, Inc. wish list and much more!

A New Home For Housing Rights, Inc.

We've finally moved our main offices! Thanks to many of our wonderful friends and supporters (including Rebuilding Together, Harvey Steinhaus, Monte Meyers, as well as others) we finally have a new home to call our own. Housing Rights, Inc. is now located at 1966 San Pablo Avenue in Berkeley (cross street is University Avenue). Our P.O. Box and phone number however remain the same.



MOVING ON...TOGETHER!

We hope that all our friends will come and see us soon. Also, we will be having an open house on December 12, 2002. So mark your calendars!

If you would like to contribute to our new office fund, you can do so painlessly by sending us your "tiny ticket" BART cards. That's those BART cards with 5, 10 or 50 cents left on them. BART will give us the money remaining on them. Put them in the mail or drop them by.

2003: New Tenant Protections

Starting January 1st, 2003 two new state laws providing additional protection for tenants will go into effect. AB 2330, introduced by Assemblywoman Carole Migden, Democrat from San Francisco, gives tenants the right to request that landlords conduct an inspection to the rental unit up to two weeks before the tenant vacates. The goal of this bill is to allow tenants the time to make

repairs and clean the unit so that they can get as much of their deposit back as possible. This bill also increases the amount that tenants can be awarded for a landlord's bad faith refusal to return security deposit. Previously this amount was up to \$600 awarded in small claims court. Now a judge may award the tenant up to two times the security deposit as well as the original security deposit

New Laws (Cont.)

Another big victory for renters will be effective January 1, 2003 as well. SB 1403, by Senator Sheila Kuehl, D-Santa Monica, will double the minimum number of days in which a landlord must provide notice to vacate a unit, from 30-days to 60-days. The 60-day notice, (previously 30-day) is used by landlords to force tenants living on a month-to-month rental agreement to move

out, even when the tenant has done nothing wrong. Given the tight housing market in California, an additional one month notice provides needed relief for tenants on fixed incomes, the disabled, elderly, families with children and other vulnerable tenants. For renters who break conditions of the lease, the three-day notice continues to apply.

Housing Rights Staff are delighted by these new pieces of legislation. We hope that tenants will continue to act quickly in seeking counseling and other remedies to address their housing problems.



Ask Frannie-The Fair Housing Fan

Dear Frannie:

I've been a tenant in this building for four years. Recently we got a new manager who seems to have something against me and my family. She's constantly trying to make excuses to come into our apartment. Everything that breaks in the apartment she tries to blame on the kids and make me pay for it. She says she gets lots of noise complaints about us, but this never happened before she came, and I've talked to the neighbors who say they don't have a problem with us. The new manager gets upset every time my kids are playing outside, and seems to invent more and more rules about where and when and how they can play. What can I do to get her off my back? I'm afraid that she'll give us a thirty-day notice.

—Fed Up Family

Dear Family:

Your new manager appears to be violating your Fair Housing Rights. The Federal Fair Housing Amendments Act protects families with children from discrimination in housing. It is unacceptable for your manager to intimidate your family, or interfere with your enjoyment of your

home, simply because you have children. She also cannot give different terms, conditions, privileges or services to you because of your kids. If other tenants are not being charged for similar maintenance issues, or if only adults are allowed outside at certain hours, you may have a fair housing complaint.

The best thing that you can do right now to protect your family's housing is to get as much documentation as possible about the current situation. Write down conversations that you have with the manager. Request copies of the supposed noise complaints. Talk to other tenants about the experiences that they are having with the manager and then document their responses. Ask your children to talk to you about it every time they interact with her. Talk to friends about the current situation and ask them to document witnessed conversations. You could also send a short, sweet letter to the manager requesting that she be a bit more considerate of your family's needs and propose mediation to resolve any outstanding issues. If

that doesn't work, you could follow up with a letter informing her that you are aware of your rights and if she does not cease to violate them, you will take up your complaint with the owner and an enforcement agency.

Even if you live in a city without a just cause eviction ordinance, you should not be evicted for a retaliatory or discriminatory reason. If you do receive a thirty-day notice, attempt to get an explanation for it, preferably in writing. Communicate with the owners about the issues at hand, and promptly contact your local fair housing agency to assist you with defending your housing rights.

—Frannie



Ask Paco-The Tenant/Landlord Counselor

Dear T.L:

My landlord gave me a 30-day notice to vacate my apartment 28 days ago, but I haven't found a new place to live yet. The manager told me that if I don't move out by the 30th day, he is going to have the police put me out on the street. Can he do that?

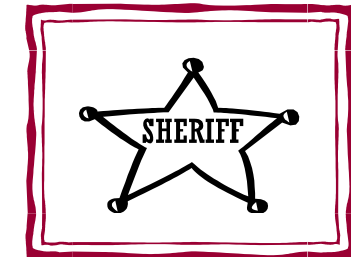
-Nowhere To Go

Dear NTG:

A landlord or property manager cannot have a tenant or their belongings removed from the premises. Only a judge can order such removal, and only after the tenant has been served with court papers and has had a chance to respond to the summons. If the tenant doesn't respond or loses in court, then the judge can order the sheriff to remove the tenant and his/her belongings from the unit. The sheriff must also give notice—usually 7 days. The process from the time the 30 day

notice expires to the time the judge orders the tenant to move is usually about a month to a month and a half.

There is an exception to this however. A single-lodger is a person who lives in a room in the same house where the owner lives and there are no other tenants. A landlord is only required to give a single-lodger a notice to vacate the length of which is the amount of time between pay periods. Once this notice is expired, the single-lodger can be removed from the dwelling as a trespasser.



Staff Highlight: Arlene Bradley

"I started working for Housing Rights on September 25th 1988" Arlene Bradley states with a chuckle. "Whereas it was mainly single persons on the street when I started, now its whole families. Due to changing market conditions, whole families are having to move from the area" This is an important issue for Ms. Bradley, who herself was a survivor of housing discrimination about 20 years ago. She was fortunate to find out about Nancy Kenyon of Marin Fair Housing, who, to this day, remains one of Arlene's heroes. "When I first moved to San Rafael, I experienced discrimination against my family because we had a child. I called Nancy in Marin and she assisted me in finding an apartment—And she doesn't even

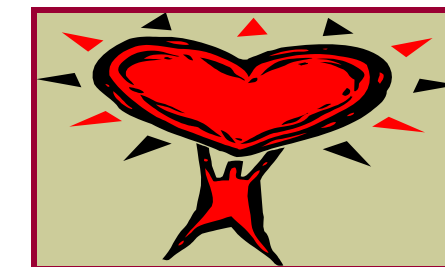
know it. She's the mother of fair housing. She's been doing it for 30 years, fighting for housing, civil rights, really, people's rights" As humble as she is, staff at Housing Rights, Inc. feel the same way about Arlene. She reminds us that there is more work to be done though. "Landlords are getting more creative about the ways in which they discriminate. They're more educated about fair housing. They won't say discriminatory things outright. Won't write it down. So we have to find more creative ways to stop discrimination. More outreach and education in the community."

Thank You Arlene, for all your hard work!

"Landlords are getting more creative about the ways in which they discriminate."

A Special Thank You!

Housing Rights, Inc could never survive without the generous help of our volunteer brothers and sisters. We would like to thank David "The Bagleman" Berman for his excellent fundraising capacities, Bing "I've Got a Tumor in my Humor" Chin for his consultation on our immigrant housing conference, Beatriz "Baila Conmigo" Riverola for her enthusiastic assistance with tenant rights workshops and Russell "The Boy



Wonder" Hall for computer technical assistance and finally, Michelle Reynolds for networking our computers. If you would like to volunteer with us, call and ask for Jennifer Susskind, our Volunteer Coordinator