

HOUSING EQUITY & ADVOCACY RESOURCE TEAM

**"Housing Equity & Advocacy"
Maddie's Community
Conversations
August 15, 2022**



Land Acknowledgement

Text (907) 312-5085

<https://native-land.ca>





Doctrine of "Discovery"



Marshall Trilogy (1823-1832)
3 cases establishing
"property rights"



2019

45,572

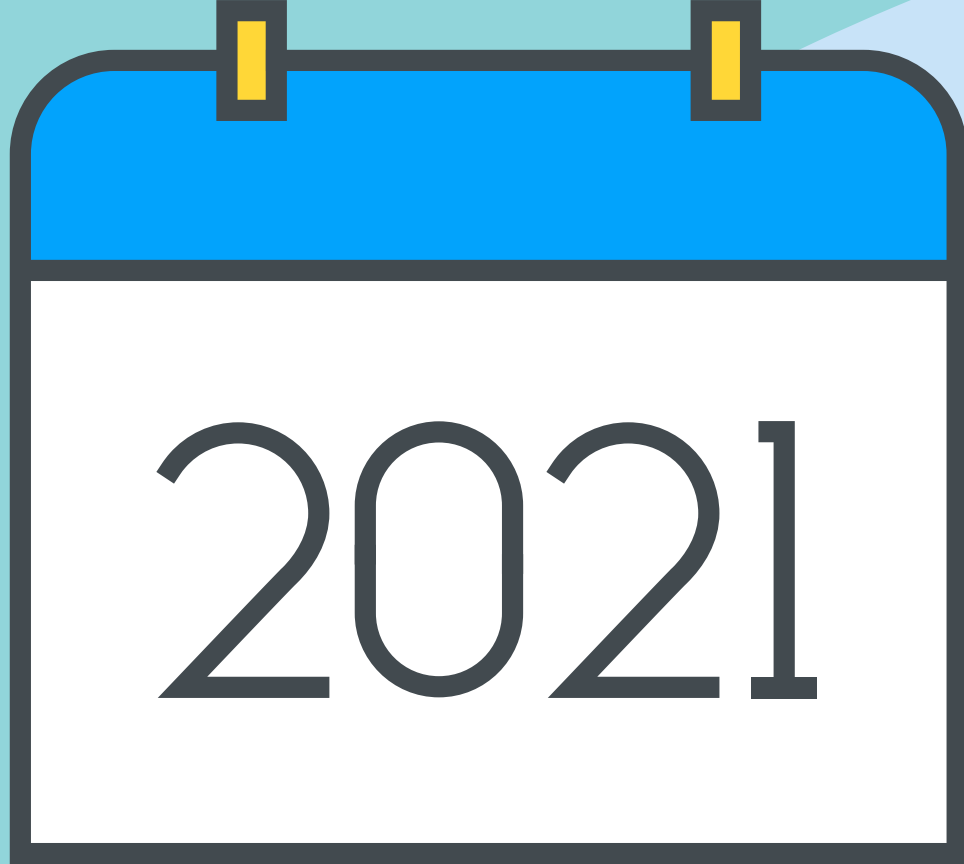


Evictions filed in LA County

= 5 families evicted every hour

June 2019= 3193 evictions

To find data for other cities: <https://evictionlab.org/eviction-tracking/>



12,646

28%↓

Evictions filed in LA County

= 1.4 families evicted every hour

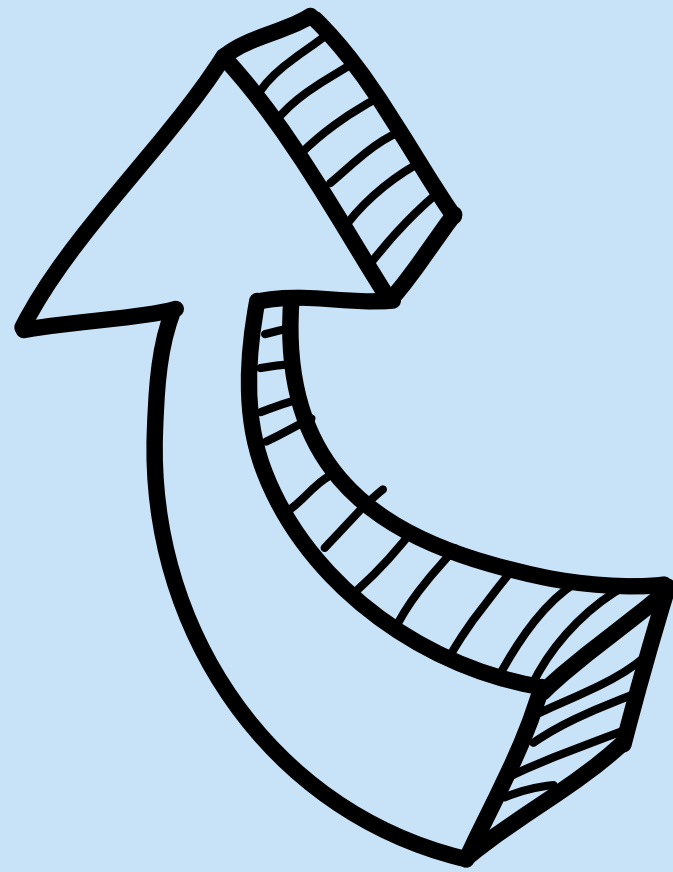
June 2021= 922

To find data for other cities: <https://evictionlab.org/eviction-tracking/>



12,646 through June 2022

Evictions filed in LA County

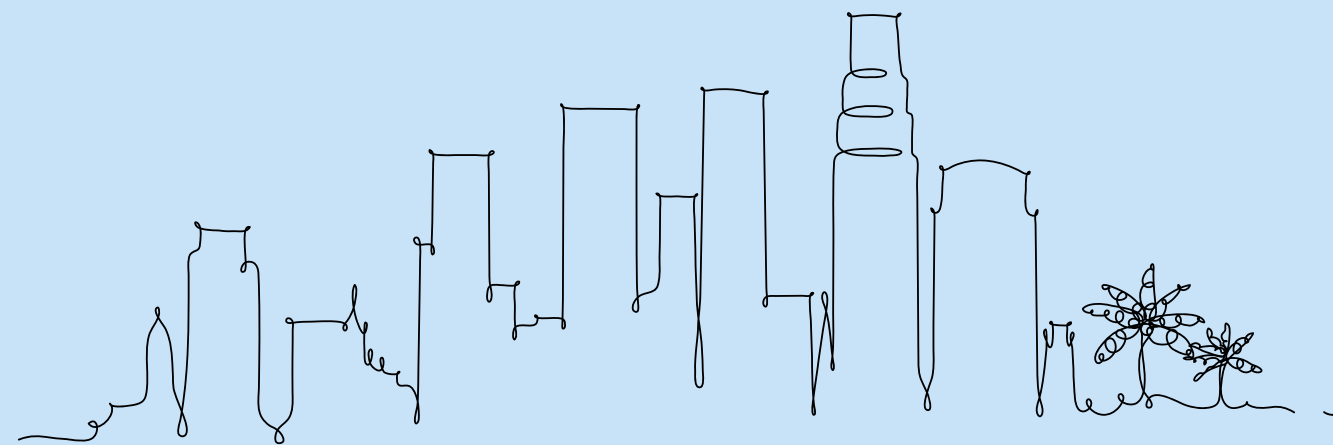


June= 3393

Data collected by Kyle Nelson:

<https://mail.google.com/mail/u/0/#search/kyle.robert.nelson%40gmail.com/FMfcgzGpHHSGpwPNXLmPLPtccXNvJGkC?projector=1&messagePartId=0.1>

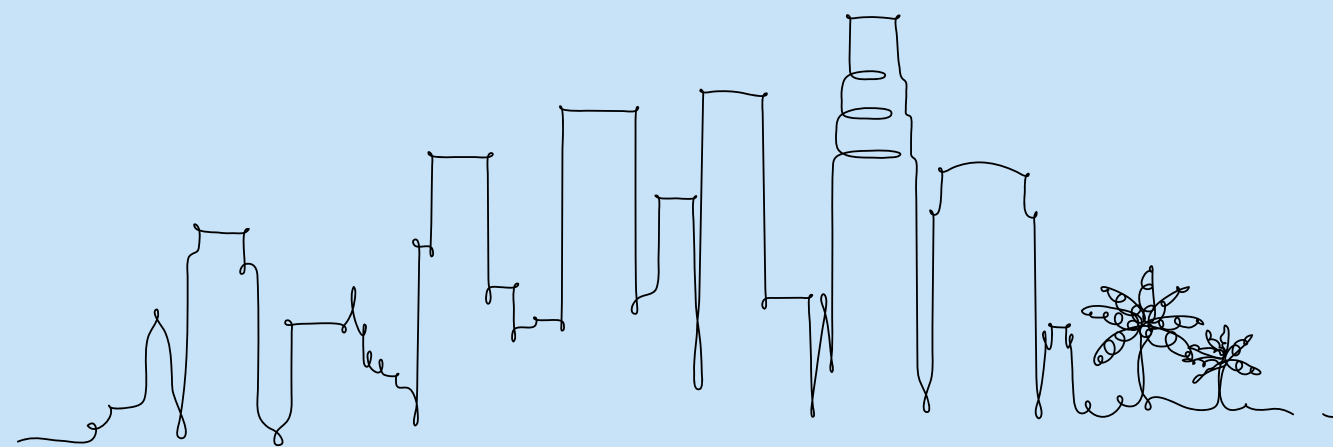
**An estimated 70% of
households behind in rent in
LA County are families with
pets facing eviction**



<https://www.census.gov/quickfacts/fact/table/losangelescountycalifornia#>

Last year, rents in Kansas City metro area went up 26%

bit.ly/KCrents

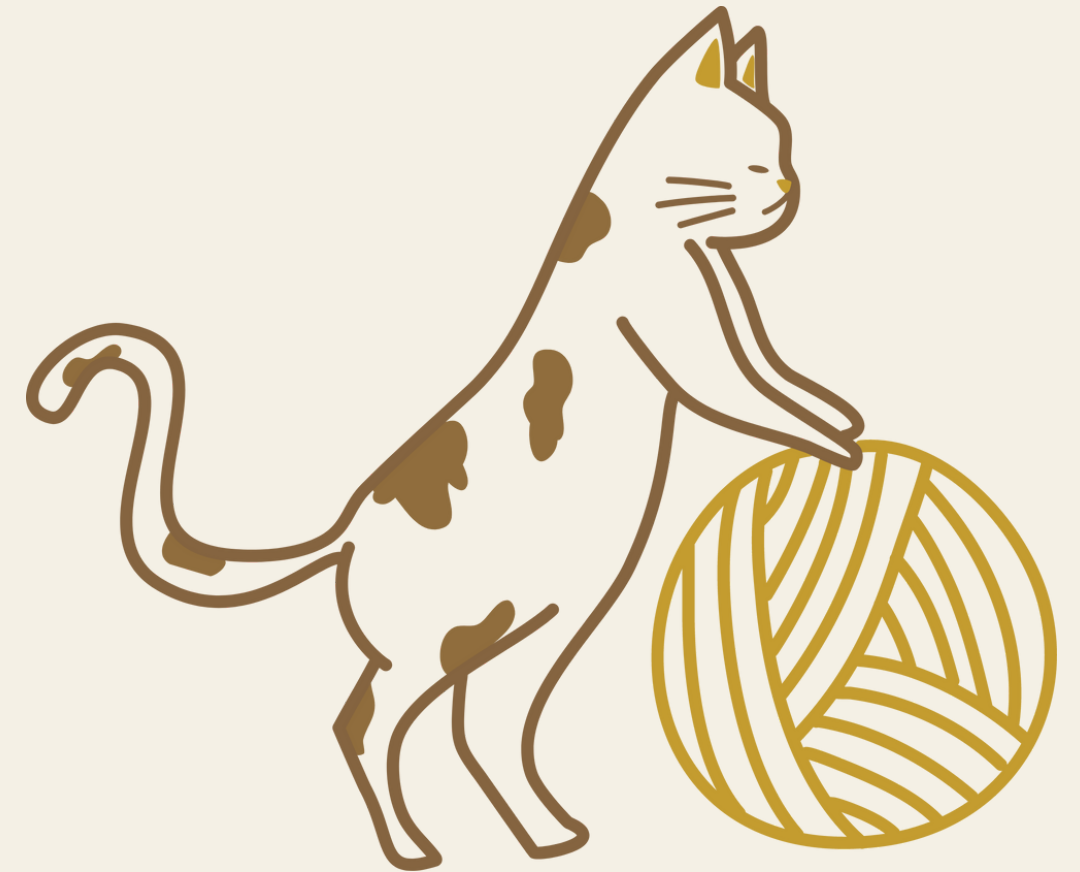
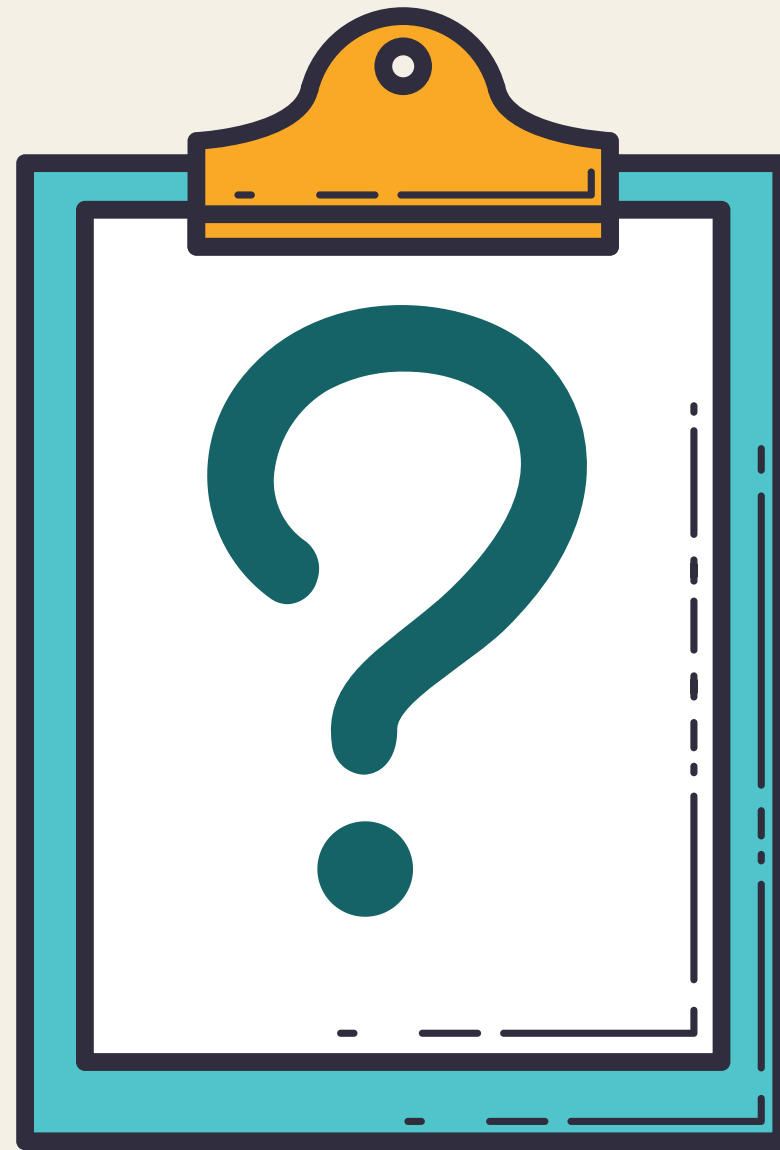


**A person walks into the
shelter and says the new
owner won't allow them to
have their dog?**

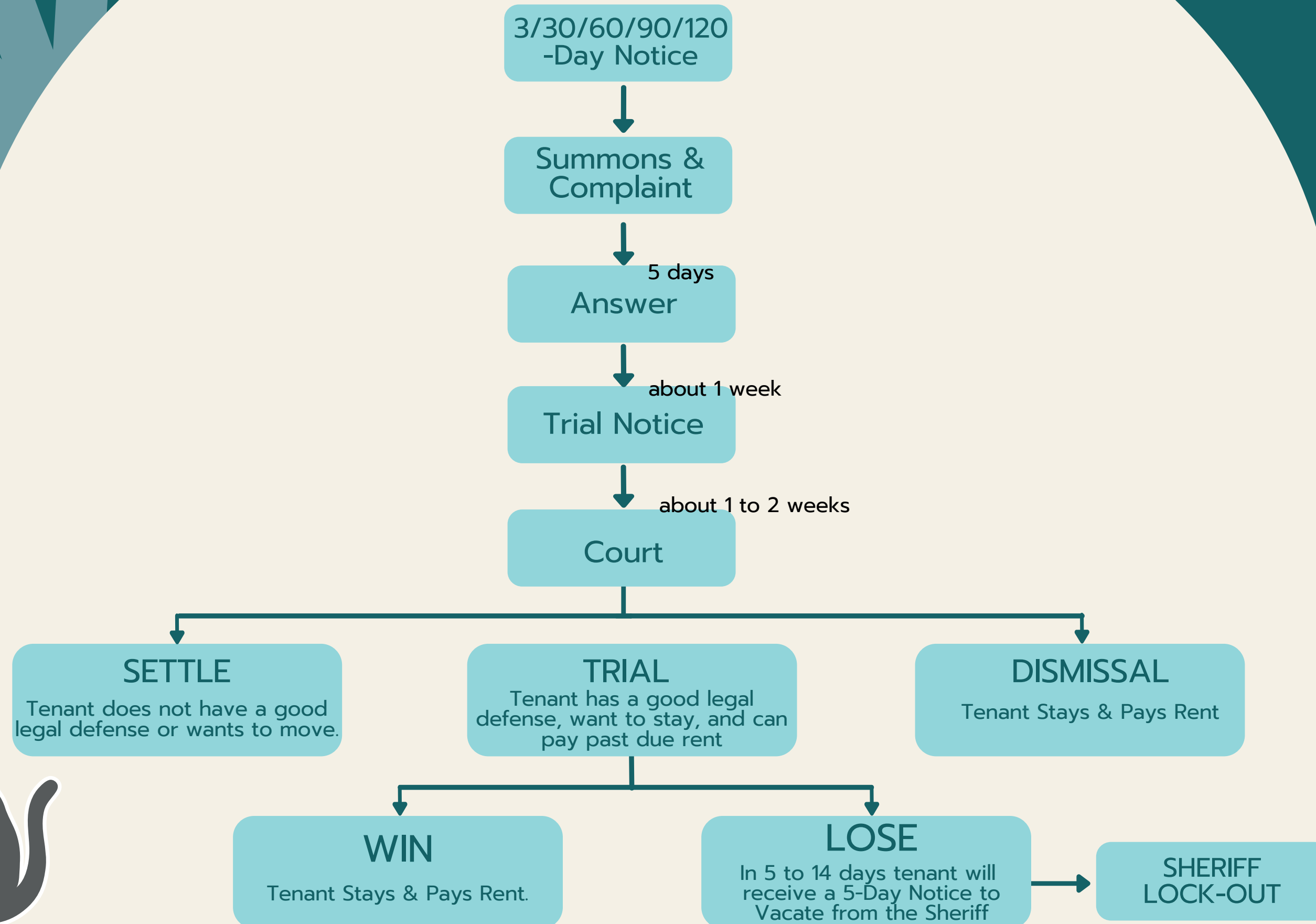


RECEPTION

Did they receive any written document from the owner/management?

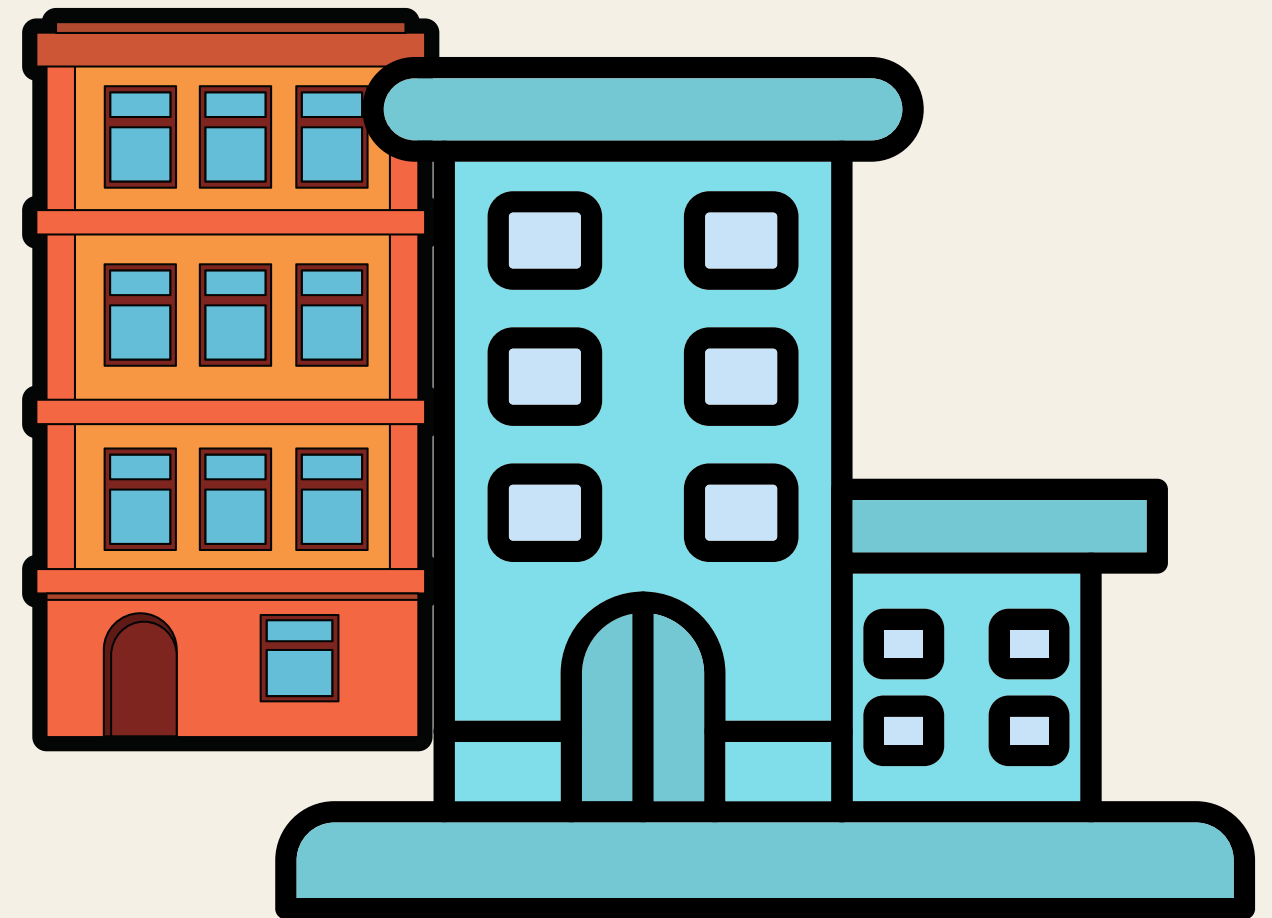


The Unlawful Detainer (Eviction) Process





Where do you live?



Types of Rental Housing

Single Family & Mobile Homes

- Possible rent control
- Specific regulations for mobile homes



Apartments

- Possible rent control
- Lease terms: yearly, month to month



Subsidized Housing

- Project based
- Section 8- Voucher choice
- Low Income Tax Credit



Tenant Protections

Waiver

- No Take Backs!
- If a landlord accepts rent while knowing of a lease violation (such as a pet) the landlord has waived the right to evict for that breach.



Retaliation

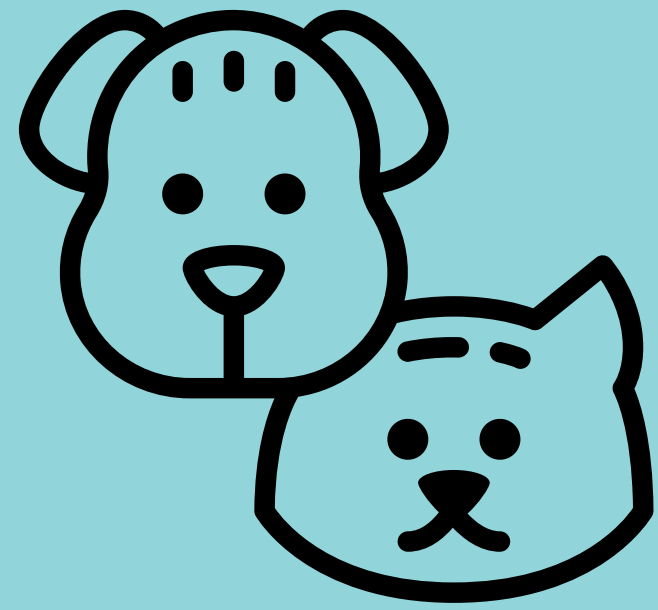
- Landlords cannot retaliate against tenants for exercising their rights (e.g. requesting repairs, inability to pay rent due to COVID-19, etc.).



No One-Sided Changes

- Landlords cannot change the terms of the tenancy without proper notice.
- A landlord might not be able to change the terms at all.



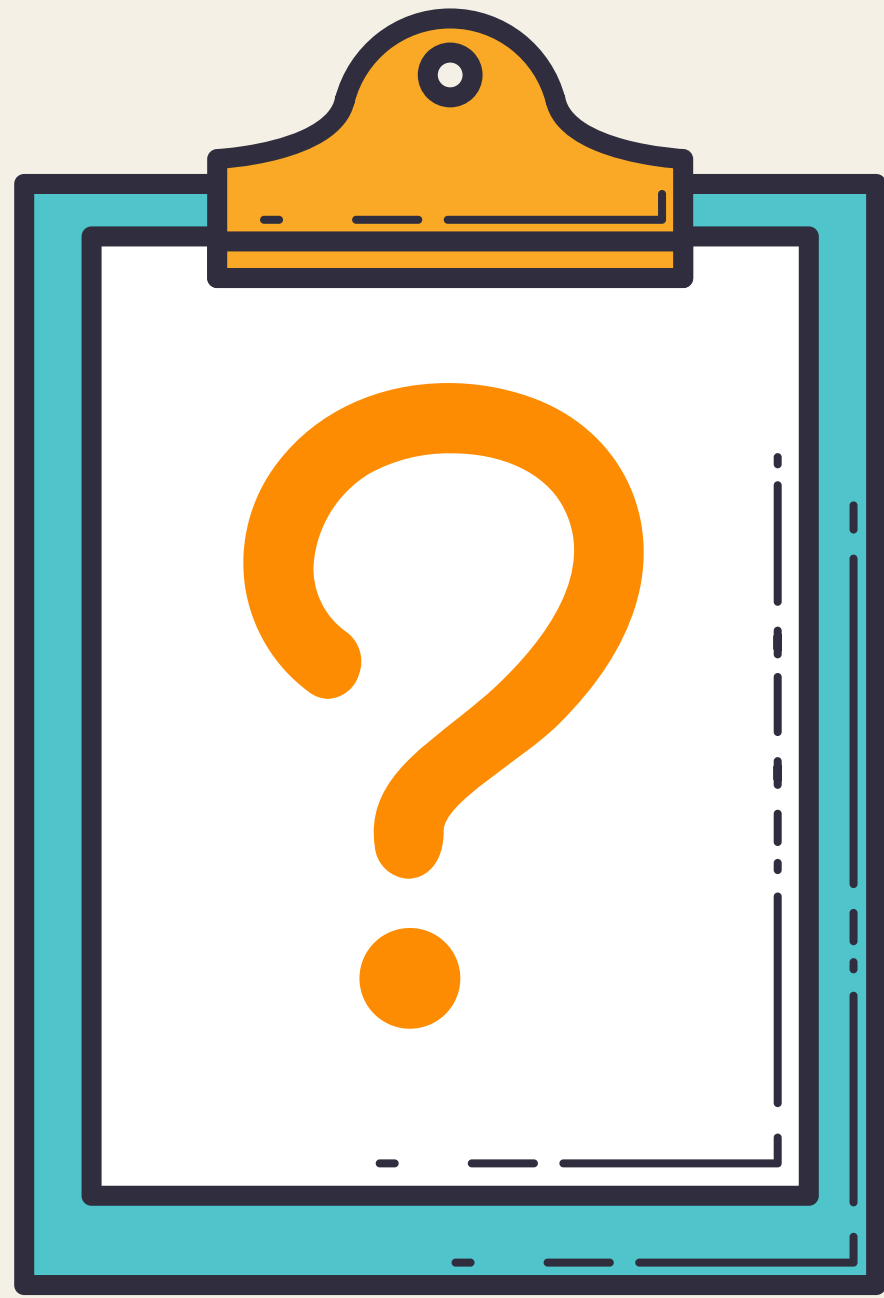


California Pet Friendly Housing Act

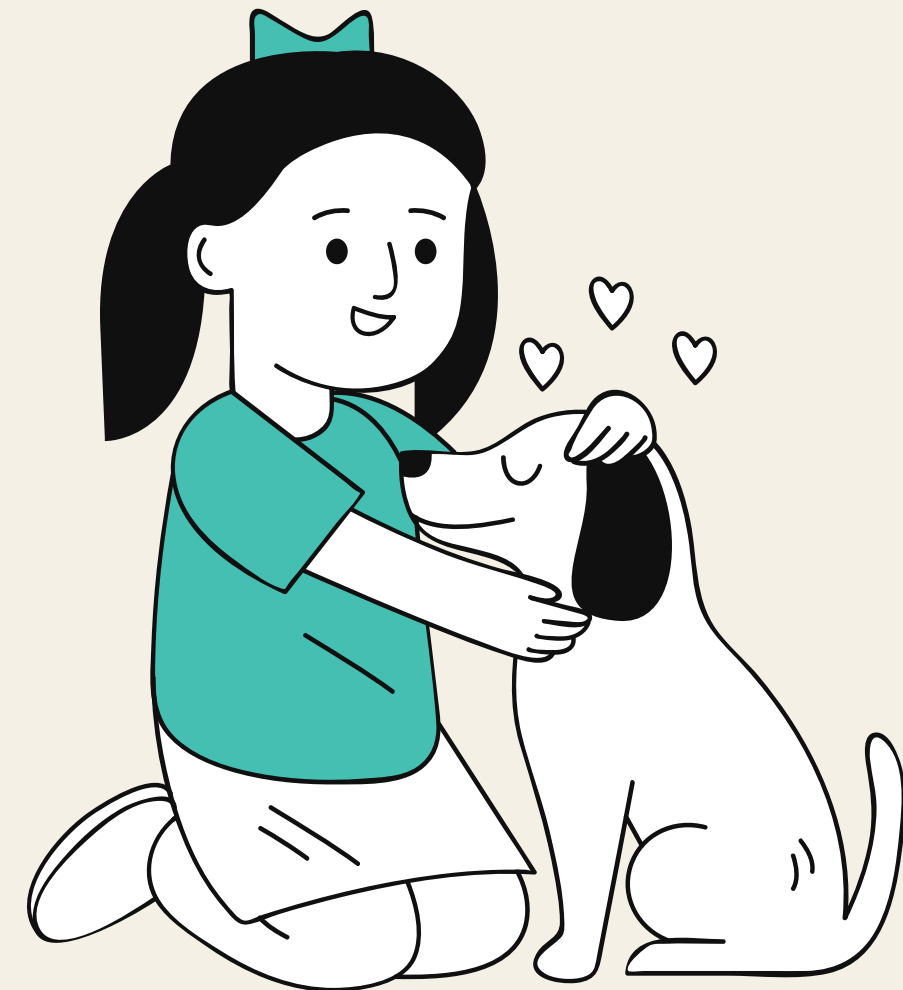
(Health & Safety Code § 50466)

Government funded housing built on or after 2018 must allow at least one pet. Does not need to be a support animal.





**Who is the owner of the animal
and what is the relationship?**



Fair Housing Laws

Reasonable Accommodations

Federal Laws

Federal Fair Housing Act (FHA)

- Support Animals-
Require NO specialized training

Americans with Disabilities Act (ADA)

- Service Animals-
Require specialized training

Assistance Animals

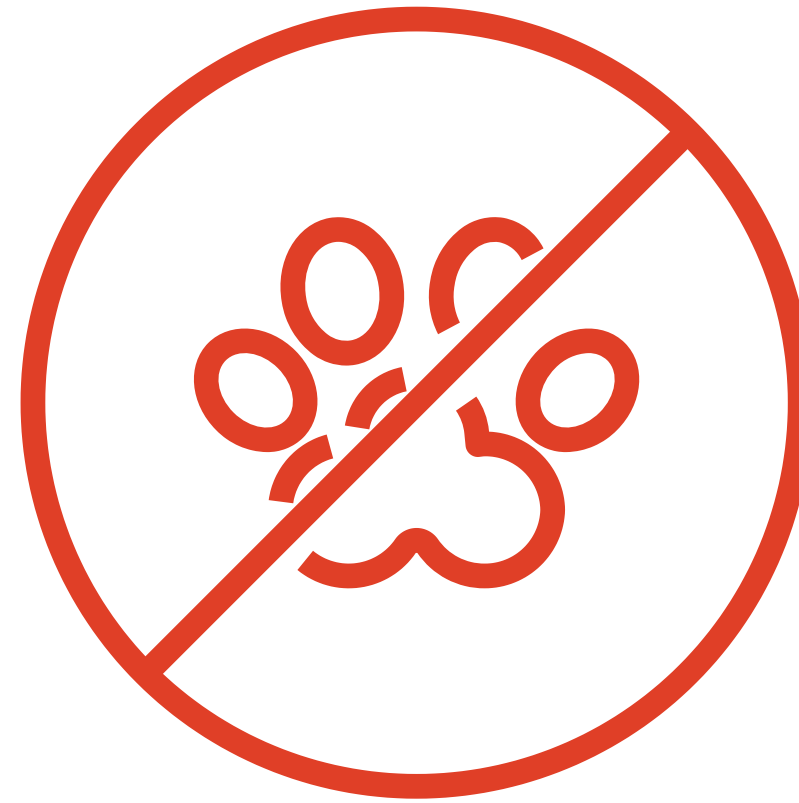
What is a Reasonable Accommodation?

A change or exception to rule that is
necessary and reasonable



When can a tenant ask for one?

- Tenant has a mental or physical impairment that substantially* limits one or more major life activities.
- Assistance animal performs tasks or provides emotional support that alleviates one or more of the identified symptoms or effects of the tenant's existing disability



Online certificates &/or registrations
are not legally recognized

Sample ESA Letter

A valid ESA Letter will establish that:

- The person writing the letter has knowledge of the individual's disability
- Having an ESA helps alleviate symptoms of a disability
- Provides contact information to verify the letter
- Is signed & dated

[Doctor's Letterhead]

Date

Name of Professional [therapist, physician, rehabilitation counselor]

Street Address

City, State, Zip

To Whom It May Concern:

[Full name of tenant] is my patient, and has been under my care since (date). I am familiar with his/her medical history and with the functional limitations imposed by her disability and confirm that she indeed meets the definition of disability under the American with Disabilities Act, the Fair Housing Act, and the Rehabilitation Act of 1973.

Due to [his/her disability] [REDACTED], [first name] has certain limitations regarding [state limitations relevant to situation, e.g. inability to form social bonds, listlessness, difficulty concentrating, etc.]. In order to help alleviate these difficulties, and to enhance her ability to live independently and to fully use and enjoy her dwelling unit, I recommend that [Full name of tenant] be permitted to retain at their home an emotional support animal, sometimes known as a therapy animal.

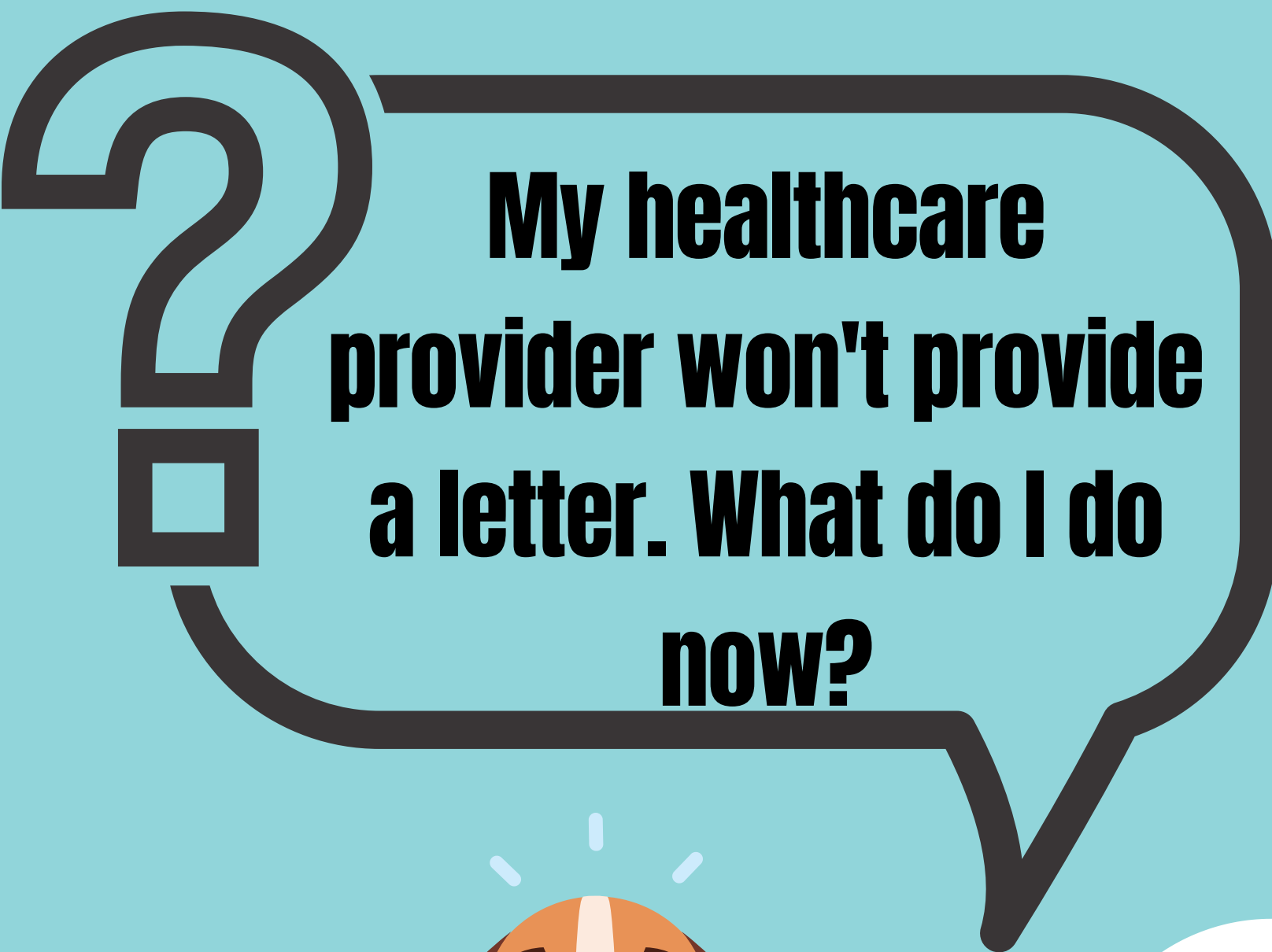
I am familiar with the professional literature concerning the therapeutic benefits of assistance animals for people with disabilities such as that experienced by [first name]. Upon request, I will share citations to relevant studies, and would be happy to answer other questions you may have concerning my recommendation that [Full Name of Tenant] have an emotional support animal.

I would be happy to answer any questions you may have about [insert tenant name]'s request. You can reach me by mail at the above-referenced address.

Sincerely,

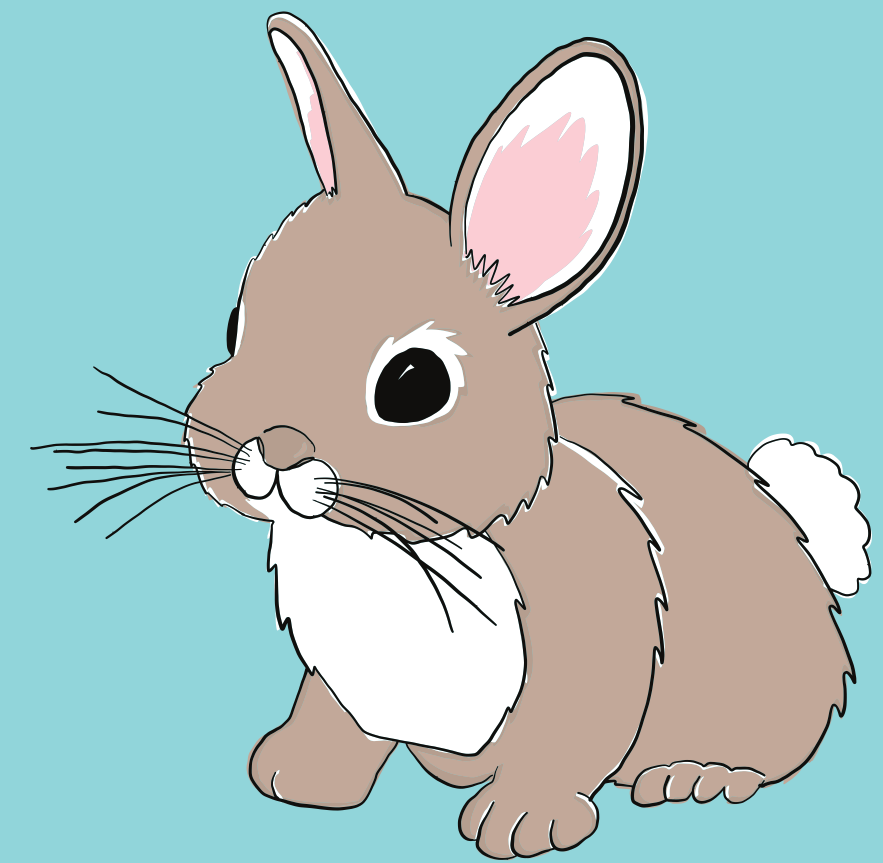
Name of Professional

License No.



If you collect disability benefits,
you can self verify.
"Individualized assessment" from any reliable
third party: social worker, peer group
member, or family member.

**Can you have
more than one ESA**



Yes. So long as it can be shown that each animal alleviates a symptom of the person's disability.

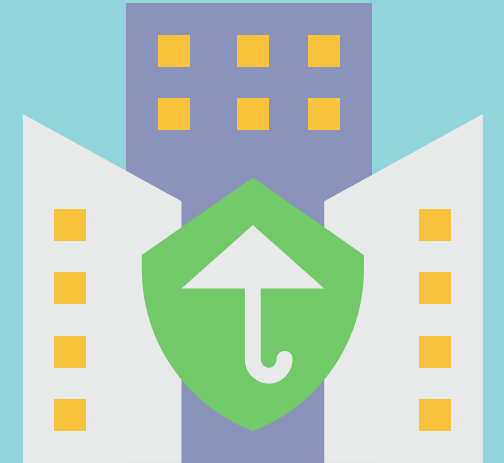
**The owner says
my dog's breed
isn't allowed?**



Fair housing laws prohibit
discrimination based on
breed and/or size

Insurance Companies

The burden is on the landlord and the insurance company.



If the landlord alleges that the RA request causes an undue financial burden, this must be substantiated with the insurance company and comparable coverage must be considered.

An investigation may be launched against the insurance company for potential disability discrimination.



Policy Efforts to Combat Insurance Company Breed-Specific Legislation ("BSL")



ANIMAL FARM
FOUNDATION, INC.



Best
Friends®
Save Them All®

CA- BSL in certain cities for mandatory S/N

(CA Health & Safety Code § 122330; Agric.Code Section 31683)

What owners CANNOT do

- CANNOT charge a pet deposit
- CANNOT charge an extra “pet fee” or insurance
- NO Breed Restrictions
- A “No Pet Policy” is NOT legal with regard to emotional support animals



What tenants should do

- Get a letter from a reliable person that has knowledge of disability and recommends ESA
- Send a request for a “reasonable accommodation” in writing to their landlord
- If the request is ignored, seek legal assistance
 - File a complaint with the CA Dept. of Fair Employment & Housing (DFEH) or Housing & Urban Development (HUD)



“Pet Friendly” Housing in LA

**13 "affordable" properties w/in a 50 miles
radius of 90018 allowed pets.**

Only 2 had NO pet fees



<https://www.mypitbullisfamily.org/housing/>

Tips for Moving with Pets



- **Pet Resume**
- **Spay/Neuter Certificate**
- **Vaccination records**
- **Licensing**
- **Documentation**
- **Support animal letter**

Pet Resume!

Share the cutest photo of your pet!

Highlight any relevant training.

Attach proof of spay/neuter,
licensing, vaccination records,
references from trainers,
assistance animal letter from
provider (if applicable).

This is your pet's time to shine!



PET NAME

AKA LOVE MONSTER

 Owner Name
 856-082-2345
 OWNER@EMAIL.COM
 LOS ANGELES, CALIFORNIA

HOBBIES

- SLEEPING
- GETTING BELLY RUBS
- PLAYING AT THE DOG PARK
- MORE SLEEPING
- WATCHING SUNSETS WITH MOM

TRAINING

- **HOUSE TRAINED** SINCE 2018
- **CANINE GOOD CITIZEN TRAINING CERTIFIED** IN 2019

ABOUT MY OWNER

- I have had 3 pets
- I love all animals
- None of my pets have had a serious incident

REFERENCES

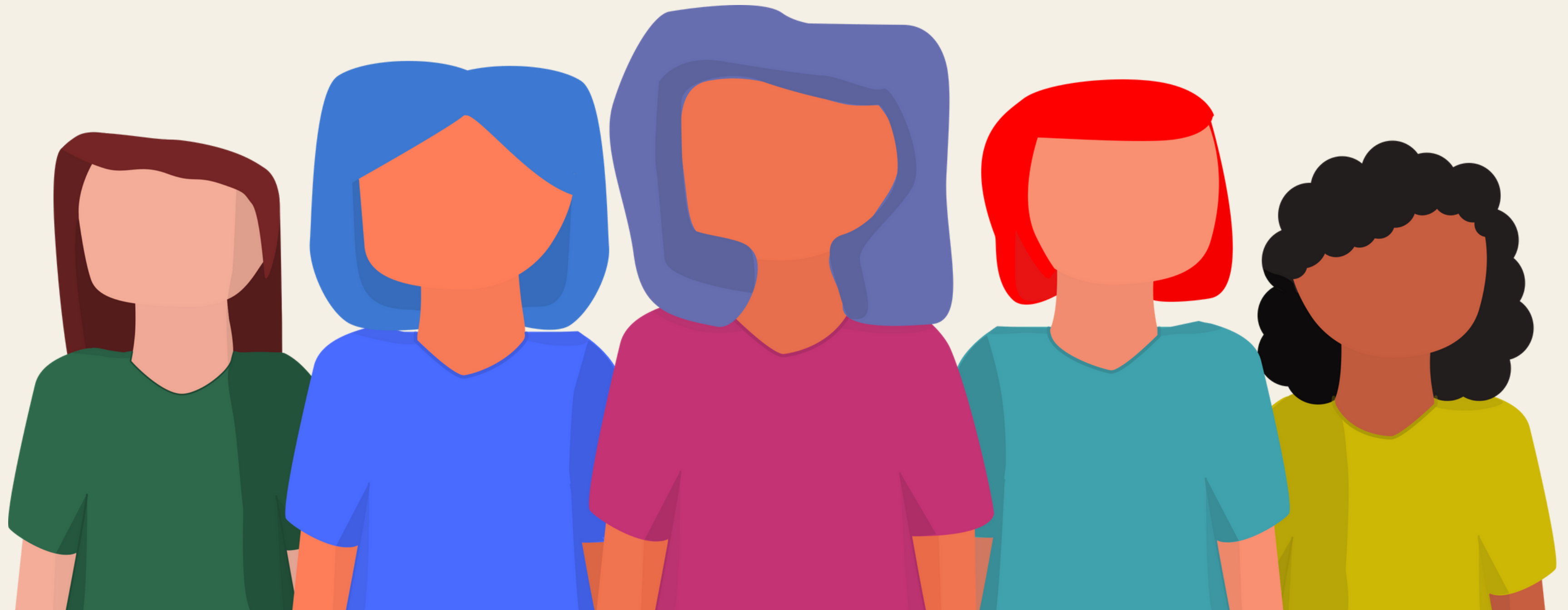
 Jessica, Dog Walker
 909-867-5309
 JESSWALKSDOGS@GMAIL.COM
 1234, PLEASANT LANE



**Remember, landlords
cannot require an additional
pet security deposit,
insurance or charge pet
rent for **assistance animals**.**

**Also security deposits in CA
includes pet deposits!**

Where do we go from here?



Housing Is A Right



- Advocate for pet inclusive housing with no pet fees
- Advocate for a **Right to Counsel**
 - <http://civilrighttocounsel.org/map>
- Advocate to end discriminatory insurance policies
- Advocate for **rent control** in your local city, county, state
- Advocate to **abolish evictions**

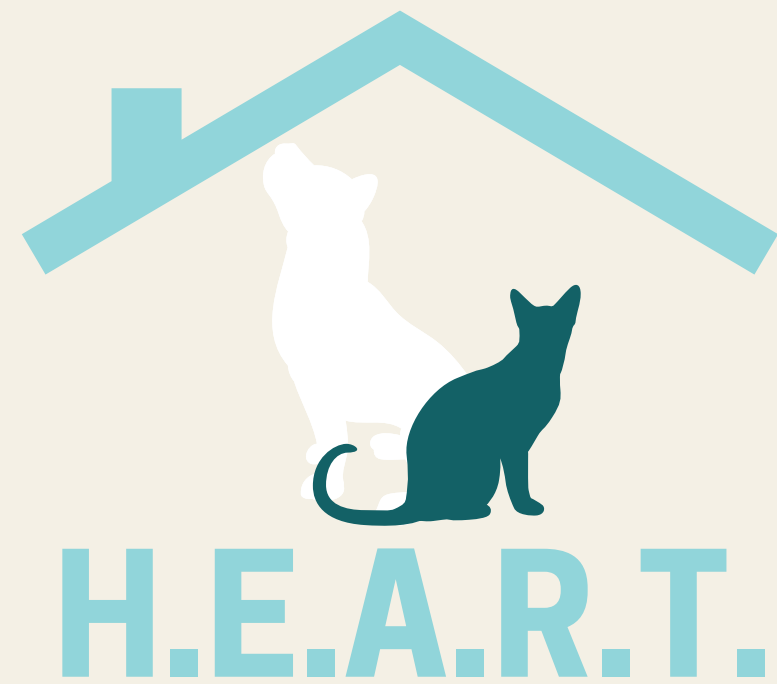
To make a revolution, people must not only
struggle against existing institutions.

They must make a spiritual leap and become
more 'human' human beings.

In order to transform the world, they must
transform themselves.

-Grace Lee Boggs





HEART LA

Keeping people and their pets
in their homes

30% of pets surrendered to a shelter are
due to housing issues

Programs we Provide:

- ★ Education & Outreach
 - ★ Virtual Trainings
- ★ Free Legal Representation to Prevent Evictions
- ★ Technical Assistance- providing advice & resources
- ★ Policy Advocacy

Thank you!



Maddie's
Fund

PETSMART
Charities

ASPCA®



California
COMMUNITY
Foundation

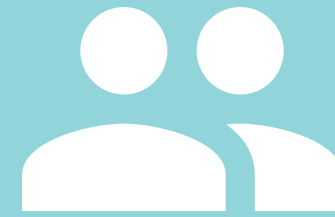


NKLA
A BEST FRIENDS INITIATIVE

H.E.  R.T.
Housing Equality & Advocacy Resource Team

IMPACT

Since 2018 we
have helped
over 600
people...



and
300
pets...



receive help for
their pet-
related housing
situations



CONTACT INFO



info@heartla.org



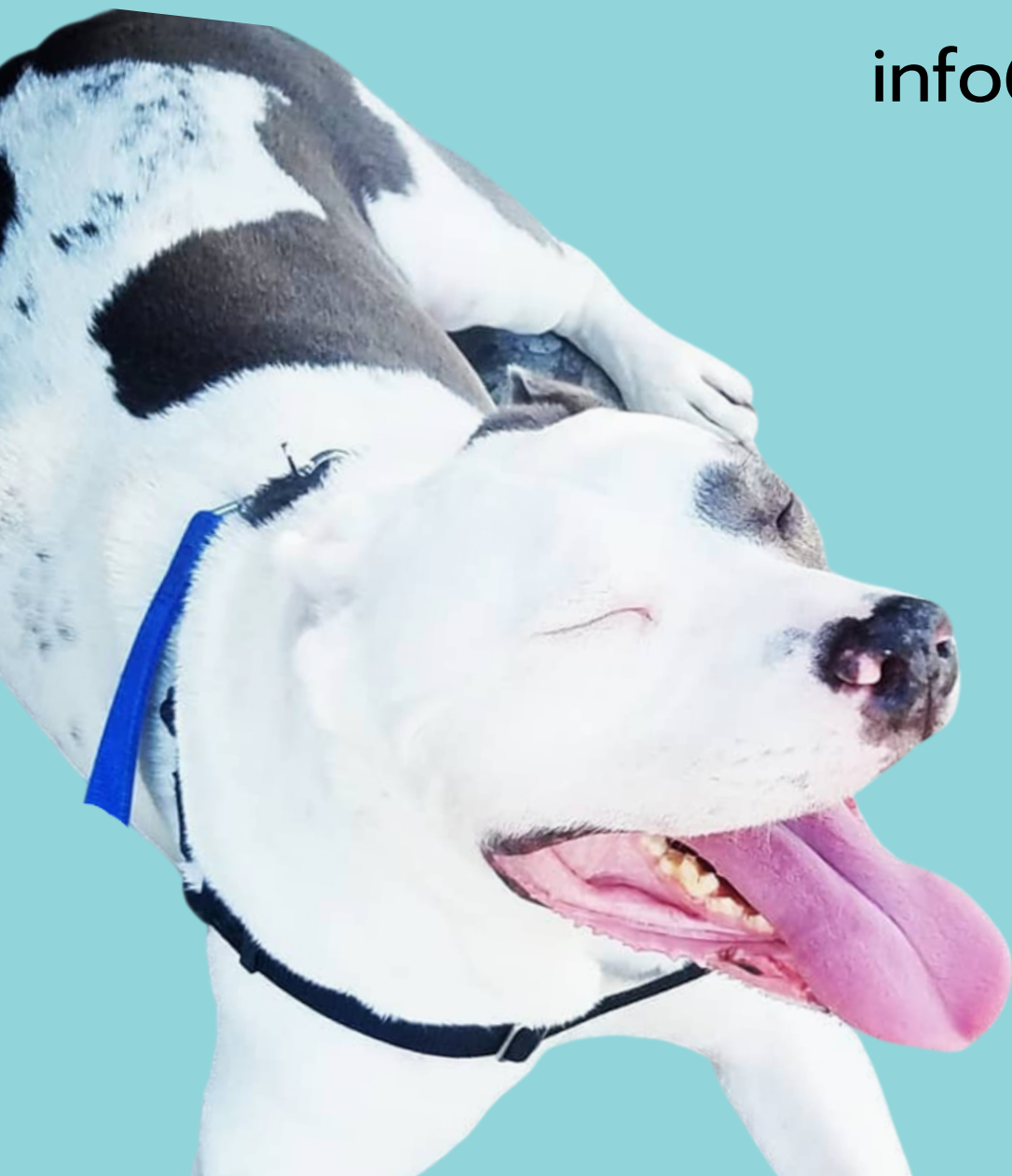
(323) 643-4430

HEART L.A.

3612 11th Avenue

Los Angeles, CA 90018

www.heartla.org



QUESTIONS?

Comments?

