



ECHO Housing

Since 1965

Fair Housing Services

ECHO Housing

The Eden Council for Hope and Opportunity (ECHO Housing) was founded in 1964 and incorporated in 1965 by community volunteers dedicated to equal housing opportunities and the prevention and elimination of homelessness.

ECHO is a HUD-approved Housing Counseling Agency and a Qualified Fair Housing Enforcement Organization providing services to very low and moderate income residents in the Counties of Alameda, Contra Costa, and Monterey.

ECHO Housing Programs

- Fair Housing Counseling & Investigation
- Tenant/Landlord Counseling & Mediation
- Home Buyer Education & Counseling
- Rental Assistance Programs

Fair Housing Services

What is Fair Housing?

Fair Housing is the right all people have to live free from discrimination in any type of housing they choose.



Federal Fair Housing Laws

Anyone may file a complaint if they feel that they have been treated unfairly because of their Protected Class.

- Race
- Color
- Religion
- National Origin
- Sex
- Disability (reasonable accommodation, reasonable modification)
- Familial Status (presence of children)

Federal Fair Housing Laws

Disability - Reasonable Accommodation

- Emotional, support animals and service animals (pet deposit, pet rent, pet fees are illegal, no breed restrictions or weight restrictions allowed)
- Many different types of animals as emotional support and service animals
- Allowing caregivers
- Breaking a lease
- Closer parking space



Federal Fair Housing Laws

Disability - Reasonable Modification

- Grab bars
- Ramps
- Special lights for smoke detectors or door bells
- Pulling up carpet
- Lowering counters



Federal Fair Housing Laws

Verifications

- Housing providers can ask for documentation that the person is disabled.
- Housing providers cannot ask what the disability is.
- Many people besides medical professionals can provide verification for person who is disabled.
- If disability is obvious, no verification is needed.



Questions & Answers

Please submit your questions in the Q&A box at the bottom of your screen.

Federal Fair Housing Laws

Familial Status Discrimination

- Steering
- Different Rules/Policies
- Restrictive Rules (Supervision)
- Surcharges



Federal Fair Housing Laws

Criminal Records History

- HUD Guidelines require that housing providers have reasonable rules around a person's criminal records history.
- Housing providers should look at convictions only, not arrest records.
- Housing providers should consider how long along the conviction happened.
- Housing providers should consider the nature of the crime.



Questions & Answers

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California Fair Housing Laws

In California, the protected classes are:

- Marital Status
- Source of Income
- Ancestry
- Sexual Orientation
- Gender identity
- Genetic information
- Citizenship
- Immigration Status
- Gender Expression
- Military and Veteran Status
- Primary Language
- Section 8 Voucher Holders

California law also protects people against arbitrary discrimination based on protected classes such as age or occupation.

California Fair Housing Laws

Licensed Child Care

- Licensed child care providers have the right to run their business in their rental home
- Child care providers do not have to have insurance
- Child care providers are responsible for the behavior and safety of the children in their day care
- Housing providers can increase deposit for child care providers (cannot be more than 2 times the rent for an unfurnished rental)





Questions & Answers

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What Housing Providers Can Request

It is up to Housing Providers to make sure that everyone has equal access to all housing opportunities. They may request the following information from prospective tenants:

- Bank Account Information
- Rental History
- Income Verification
- Credit Checks
- Personal References



Advertising Properties

Discriminatory language in advertising is illegal. Examples include:

- Professional, working people preferred
- Not suitable for children
- Perfect for young, single adults
- Male/Female preferred (exceptions in owner occupied living)
- Christian, Jewish, Muslim Community
- Must be employed
- No Section 8
- Great for college students
- Not suitable for wheelchairs



Nine Magic Magnificent Manager Tips

- **Let applicants know your criteria**
- **Have a good non-discriminatory answer to the question” What kind of people live here?”**
- **Let people know why they are being denied**
- **Put all rules in writing**
- **Have a good open door policy**
- **Keep good documentation**
- **Treat everyone the same**
- **Keep getting educated**
- **Get help when needed!**



Questions & Answers

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