



**STATE OF CALIFORNIA
STATE AND CONSUMER SERVICES AGENCY
DEPARTMENT OF FAIR EMPLOYMENT AND HOUSING**

PRESENTATION TO THE NATIONAL COMMISSION
ON FAIR HOUSING AND EQUAL OPPORTUNITY
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By

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DFEH'S HOUSING ACHIEVEMENTS

1. The Department of Fair Employment and Housing (DFEH) is the largest Fair Housing Assistance Agency (FHAP) agency in the nation, responsible for approximately 10% of the fair housing cases filed with the U.S. Department of Housing and Urban Development (HUD) each year.
2. DFEH fair housing laws provide greater protection to Californians than that provided under federal law. In addition to the 7 protected classes covered under federal law, CA law prohibits discrimination based on sexual orientation, marital status and source of income. Moreover, California law covers virtually all housing providers in CA, exempting only an owner-occupied single family house renting a room to one person.
3. DFEH vigorously pursues litigation on behalf of victims of discrimination. Although housing cases comprise roughly 16% of DFEH's total caseload, they account for about 40% of accusations issued.
 - In FY0708, 51 cases were referred to the Legal Division for Accusation. In many of these cases, the parties elected to transfer to civil court and civil complaints were filed in courts throughout the state.

- In July and August 2008 DFEH issued 8 additional housing accusations.
- Examples of recent cases resolved through pre-trial settlements
 - *Plaza Court (Orange County) – 10 complaints, including a fair housing organization (FHCOC) – familial status, recently settled for \$618,000 and significant affirmative relief.
 - Lakeshore Villas HOA (Vose) (San Diego) – disability – recently settled for \$150,000 and affirmative relief.
 - *Remington Grove (Perez and Project Sentinel) (Sunnyvale) – national origin – settled for \$100,000 and affirmative relief.
 - Stonegate Apartments (Wright) (Citrus Heights) – disability – settled for \$70,000 and affirmative relief.
 - *Artiste Apartments (Cohen and Housing Rights Center) (Los Angeles) – familial status/pregnancy- settled for \$200,000 and affirmative relief.
 - *Joseph Balaty Trust (White and Project Sentinel) (East Palo Alto)- – refusal to rent to African American male – settled for \$25,000 and affirmative relief
 - *cases involving fair housing groups

4. Fiscal Year 07/08 Statistics: (dual filed cases only)

- 1,165 complaints filed. This is an increase in filings of 11% when compared to FY0607. [In 2006/07 - Major bases of complaints: disability- 31%; race/national origin – 31%; familial status – 16%]
- 1,269 complaints completed (again, dual filed only). This is an increase of 35%.
- Approximately 30% of the cases were settled. With monetary terms totaling approximately \$935,000 and significant affirmative relief.
- 51 cases (about 4%) were referred to Legal for Accusation. (This figure does not account for all cause cases in that it does not include potential cause cases that were resolved prior to the completion of the investigation.)

5. DFEH mediation unit

DFEH recently established a housing mediation unit. 30% of complaints referred to mediation agreed to mediate; 60% were successful. Over \$193,000 in monetary settlements, as well as significant affirmative relief, during a ten month period of operation (August 07 through June 08). Among the many benefits of mediation is the opportunity for in-place tenants to communicate their concerns directly to their landlords and significantly improve their living situations.

6. Special Investigations Unit

DFEH has recently re-established a Special Investigations Unit that will focus on systemic discrimination through the investigation of Director's complaints and class action complaints.

California State and Consumer Agency's Actions on Foreclosure Prevention

February 1, 2008 – Schwarzenegger Administration Officials Urges Federal Government to Raise Home Loan Cap. Schwarzenegger Officials held a news conference to discuss Governor Schwarzenegger's call for raising the federal home loan caps as part of the economic stimulus package passed by the House earlier this week. Schwarzenegger Administration officials will join local realtors to call for the easing of lending requirements on federally backed mortgages by raising the cap on the loans issued by Freddie Mac, Fannie Mae and the Federal Housing Administration and explain how it would have a direct effect on San Diego's housing market.

February 1, 2008 – Governor Schwarzenegger Declares February 2008 "California Foreclosure Prevention Month."

<http://gov.ca.gov/proclamation/9727>

February 15, 2008 – Governor Schwarzenegger's Task Force on Non-Traditional Mortgages Introduces Consumer Education Campaign on Home Foreclosures. 90 Days of Hope features real California families who struggled with foreclosure offering others a path to real solutions and providing hope. Campaign includes billboards, print ads and public servant announcements – all featuring real California families who were able to keep their homes by getting help.

February 25, 2008 – Governor Schwarzenegger's Task Force on Non-Traditional Mortgages Launches Audio Public Service Announcements.

Governor Schwarzenegger's task force on non-traditional mortgages today announced the launch of three audio public service announcements.

January 12, 2008 – Governor Schwarzenegger Task Force Hosts Public Foreclosure Prevention Workshop in Oakland. State officials partnered with Mayor Ronald Dellums. 370 people attended, 100 homeowners received personal consultations with either a mortgage counselor or lender representative.

January 24, 2008 – Governor Schwarzenegger Task Force Hosts Public Foreclosure Prevention Workshop in Bakersfield. State officials partnered with Senator Roy Ashburn. 120 people attended, 55 homeowners received personal consultations with either a mortgage counselor or lender representative.

January 26, 2008 – Governor Schwarzenegger Task Force Hosts Public Foreclosure Prevention Workshop in Fresno. State officials partnered with Assemblymember Mike Villines. 190 people attended, 93 homeowners received personal consultations with either a mortgage counselor or lender representative.

January 29, 2008 – Governor Schwarzenegger Task Force Hosts Public Foreclosure Prevention Workshop in Roseville. State officials partnered with Assemblymember Ted Gaines. 300 people attended, 148 homeowners received personal consultations with either a mortgage counselor or lender representative.

February 2, 2008 – Governor Schwarzenegger Task Force Hosts Public Foreclosure Prevention Workshop in Stockton. State officials partnered with Senator Mike Machado. 350 people attended, 187 homeowners received personal consultations with either a mortgage counselor or lender representative.

February 9, 2008 – Governor Schwarzenegger Task Force Hosts Public Foreclosure Prevention Workshop in Downey. State officials partnered with Senator Alan Lowenthal. 250 people attended, 144 homeowners received personal consultations with either a mortgage counselor or lender representative.

February 13, 2008 – Governor Schwarzenegger Task Force Hosts Public Foreclosure Prevention Workshop in San Diego. State officials partnered with Councilman Tony Young. 400 people attended, 265 homeowners received personal consultations with either a mortgage counselor or lender representative.

February 16, 2008 – Governor Schwarzenegger Task Force Hosts Public Foreclosure Prevention Workshop in Sacramento. State officials partnered with Senator Darrell Steinberg. 600 people attended, 425 homeowners received personal consultations with either a mortgage counselor or lender representative.

February 23, 2008 – Governor Schwarzenegger Task Force Hosts Public Foreclosure Prevention Workshop in Riverside. State officials partnered with Senator Bob Dutton. 750 people attended, 364 homeowners received personal consultations with either a mortgage counselor or lender representative.

March 15, 2008 – Governor Schwarzenegger Task Force Hosts Public Foreclosure Prevention Workshop in San Fernando. State officials partnered with Senator Alex Padilla and Assemblymember Felipe Fuentes. 350 people attended, 172 homeowners received personal consultations with either a mortgage counselor or lender representative.

March 29, 2008 – Governor Schwarzenegger Task Force Hosts Public Foreclosure Prevention Workshop in Modesto. State officials partnered with the City of Modesto and *The Modesto Bee*. 1300 people attended, 625 homeowners received personal consultations with either a mortgage counselor or lender representative.

April 10, 2008 – Governor Schwarzenegger Task Force Hosts Public Foreclosure Prevention Workshop in Salinas. State officials partnered with Senator Jeff Denham. 600 people attended, 400 homeowners received personal consultations with either a mortgage counselor or lender representative.

April 26, 2008 – California Partners with FDIC to Address Foreclosure Crisis. FDIC Chair Sheila Bair, City of Los Angeles and State Officials hosted industry and community leaders to review progress and address possible collaborative efforts to strengthen California's economy. Roundtable discussion was followed by public foreclosure prevention workshop.

GOVERNOR ARNOLD SCHWARZENEGGER'S ONGOING COMMITMENT TO IMPROVING AND PROTECTING CALIFORNIA'S HOUSING MARKET

- Upon entering office in 2003, he requested that Proposition 46 [bond money be expedited](#).
- In 2006 he championed and voters passed [Proposition 1C](#) which dedicated \$2.9 billion for housing projects.
- In 2007 he created an [Interdepartmental Task Force on Non-Traditional Mortgages](#), worked out an agreement with loan servicers to help [keep more subprime borrowers in their homes](#) and launched a [public awareness campaign](#) to help educate homeowners about ways they can avoid foreclosures.
- In 2008 the Governor lobbied hard for the federal government to [raise federal home loan limits](#), and in July they did. He has also worked hard to obtain federal grants to help Californians through the foreclosure crisis ([\\$8 million](#) and [\\$5.6 million](#) in February). The Governor also signed [AB 1252](#) to create thousands of jobs in housing and transportation specifically for construction industry workers who have been hit especially hard by the housing crisis.

Overall Bond Money Allocations:

Proposition 46: As of June 30, 2008, the state has awarded \$1.54 billion of this bond money. Those funds have created or incentivized more than 84,300 units of affordable Housing.

Proposition 1C: As of June 30, 2008, the Schwarzenegger administration has awarded \$867,580,948 of this bond money. Those funds will create 18,129 units of affordable housing.

Below Are A List Of:

Yearly Highlights:

2008 Highlights:

So far in 2008, Governor Schwarzenegger has signed [AB 1252](#) to expedite the delivery of bond money to help create jobs and stimulate our flagging economy, lobbied hard for the federal government to increase federal home loan limits, which they did in July, pushed out \$883.1 million from various sources to fund housing projects up and down the state and to help homeowners facing foreclosure, and announced the designations of [eight new enterprise zones](#).

Gov. Schwarzenegger Lobbied Congress to Permanently Raise Federal Home Loan Limits: The Governor aggressively promoted increasing home loan limits and then making them permanent. In a meeting with President George W. Bush, Governor Schwarzenegger [led efforts urging the Bush Administration and Congress to raise federal loan limits](#). Additionally, last fall, the Governor sent a [letter](#) calling on Congress to increase those limits and sent a similar [letter](#) again earlier this year. After Congress and the President approved a temporary increase, the Governor asked them to make the increase permanent. In February 2008, the Governor met with [the U.S. Department of Housing and Urban Development Secretary](#) in Washington D.C. to reiterate the importance of a permanent loan limit increase and followed this meeting by issuing separate letters to [Congressional leadership](#), [Financial Services Committee leadership](#), and [Housing Committee leadership](#).

2007 Highlights:

In 2007 Governor Schwarzenegger continued to allocate bond money for housing projects up and down the state and began to take action against the housing and foreclosure crisis that is gripping our state and nation.

- Allocated \$291.7 million in Propositions 1C and 46 and federal grant program funding.

- In early 2007 created the Interdepartmental Task Force on Non-Traditional Mortgages.
- Charged Housing and Community Development (HCD) Director Lynn Jacobs to find an ongoing, permanent source of housing funding.
- Launched a public awareness campaign to educate home owners about ways they can avoid foreclosures.
- Signed three bills to increase protections for Californians who own or plan to purchase homes and to expand affordable housing. [SB 223](#), [SB 385](#), and [AB 929](#).

2006 Highlights:

In 2006, \$440.5 million was allotted by the state through various programs to fund housing projects up and down the state. Also, California voters passed Proposition IC, which authorized \$2.9 billion for housing for lower-income residents and development in urban areas near public transportation.

- \$229.8 million In Proposition 46 Funding
- The Governor continued to further California's Enterprise Zone program to help stimulate business investment in depressed areas of the State and create job opportunities for Californians by conditionally designating 23 new Enterprise Zones.

2005 Highlights:

In 2005, \$507.7 million was allotted by the state through various programs to fund housing projects up and down the state.

- \$385.1 million In Proposition 46 Funding
- \$122.6 Million In Federal Community Development Block Grant Funds and Federal Home Investment Partnerships Program (HOME) funding
- The Governor furthered California's Enterprise Zone program to help stimulate business investment in depressed areas of the State and create job opportunities by conditionally designating three new Enterprise Zones.

2004 Highlights:

In 2004, \$426.9 million was allotted by the state through various programs to fund housing projects up and down the state – Proposition 46 funding was expedited at the request of the Governor.

- \$420.5 Million in Proposition 46 Funding.
- \$6.4 Million in Federal Emergency Shelter Grant (FESG) Funds.

Yearly Allocations:

2008 Allocations:

- **01/22/08:** The Governor met with industry leaders to work to expedite release of infrastructure bond money. He also sent a letter to Congressional leaders urging quick passage of legislation to raise limits.
- **01/30/08:** \$72 million in Federal HOME Investment Partnerships Program funds to provide assistance to first-time homebuyers, reduce the number of bank owned homes and increase the number of rental properties.
- **01/31/08:** Governor Schwarzenegger announced the designation of eight new Enterprise Zones.
- **02/07/08:** \$69.5 million in permanent low-interest loans from the Proposition 1C housing bonds to jumpstart 14 affordable multi-family projects up and down the state, helping more than 1,000 California families.
- **02/20/08:** \$73 million for affordable housing projects in Proposition 1C and Proposition 46 funds to help more than 1,600 California families rent or purchase affordable housing.
- **02/20/08:** \$5.6 million received from federal grant to help mortgage and banking industry workers laid off as a result of the subprime crisis make career transitions to high-demand jobs in other industries.
- **02/27/08:** \$8 million Federal mortgage counseling grant to help California homeowners avoid foreclosures.
- **06/30/08:** Signed [AB 1252](#) to Expedite Funding for Housing Projects which will expedite \$300 million in funding for important transportation and housing projects across California. .
- **07/19/08:** The Governor Highlighted Economic Benefits of Proposition 1C and Proposition 46 Housing Bond Funding at the Railyards in Sacramento.
- **08/11/08:** \$30.4 million under the Community Development Block Grant Program to provide to housing assistance to rural communities.

2007 Allocations:

- **07/11/07:** \$210.7 million in Proposition 46 funding to provide housing opportunities for more than 11,397 of California's hardworking families and neediest residents in 42 counties.
- **07/19/07:** \$290.6 million in Proposition 1C and Proposition 46 funding to help more than 13,500 California families rent or purchase affordable housing.
- **10/19/07:** \$1.16 million in Community Development Block Grant Funds for consumer counseling.
- **10/07:** Gov. Schwarzenegger charged HCD Director Lynn Jacobs with finding and ongoing, sustainable housing funding source..
- **11/20/07:** Governor announced the first in the nation agreement with loan servicers to streamline the modification of loans to freeze interest rates for some at- risk borrowers. **11/29/07:** Governor launched \$1.2 million public

awareness campaign to educate home owners about ways they can avoid foreclosures.

- **12/07/07:** Governor joined the OneCalifornia Foundation to announce bridge loan fund for homeowners facing foreclosure.

2006 Allocations:

- **02/03/06:** \$181.7 million in Proposition 46 funding to provide housing opportunities for more than 3,100 of California's hardworking families and neediest residents in 28 counties.
- **12/26/06:** \$48.1 million in Proposition 46 funding to provide emergency shelter and permanent housing opportunities for 779 of California's homeless and neediest residents in 10 counties.
- **11/03/06:** The Governor announces the conditional designation of 23 Enterprise Zones to increase jobs, reduce poverty and build long term economic stability.

2005 Allotments:

- **02/22/05:** \$183.5 million in Proposition 46 funding to provide housing opportunities for 3,590 families.
- **03/10/05:** The administration named Barstow, Brawley and Stanislaus counties as finalists for designation as California Enterprise Zones.
- **06/21/06:** \$34.5 million in Proposition 46 funding for the construction of emergency homeless shelters for 2,128 homeless individuals in 24 counties throughout the state.
- **07/15/05:** \$162.9 million in Proposition 46 funding to provide affordable housing opportunities to more than 10,000 hardworking California residents and their families in 36 counties.
- **07/19/05:** \$55.6 million in Federal Community Development Block Grant Funds for to rural communities to provide home-buyer assistance, rehabilitation of substandard housing, and fund public works projects such as waterline installations, water and sewage treatment system improvements, senior day care facilities, fire stations and medical clinics in smaller cities and rural communities.
- **12/07/05:** \$67 million in Federal Home Investment Partnerships Program (HOME) funding to rural and small communities for new homeownership and home rental opportunities.
- **12/19/05:** \$4.2 million in Proposition 46 funding was awarded to nine California communities to remove regulatory barriers and increase homeownership.

2004 Allocations:

- **02/04/04:** \$173.6 million in Proposition 46 funding to produce 2,610 units of affordable rental housing for lower income workers and their families, the disabled and elderly and provide 1,546 homeownership opportunities.
- **02/24/04:** \$23.8 million in Proposition 46 funding to increase affordable housing supply through locally funded housing trust funds.
- **06/30/04:** \$148 million in Proposition 46 funding to help meet California families' urgent affordable housing needs and boost the local economies in 32 counties by kick-starting the housing construction process.
- **09/23/04:** \$16.7 million of Federal Emergency Shelter Grant (FESG) Emergency Housing Assistance Capital Development (EHAP-CD) funds to support more than 2,400 homeless individuals in 22 counties.
- **10/21/04:** \$13.4 million in HCD's Multifamily Housing Program – Supportive Housing Component funding to develop 174 apartment homes for at least 196 disabled and homeless, or at-risk of becoming homeless persons.
- **11/05/04:** \$12.2 million in HCD's Multifamily Housing Program – Supportive Housing Component funding to construct or rehabilitate 196 apartment homes to house at least 250 disabled and homeless, or at-risk of becoming homeless persons.
- **12/09/04:** \$39.0 million in Proposition 46 funding to provide 1,315 families in 25 counties the opportunity for affordable housing.