### LRC Research Training

# Housing Rights Clinic Fall 2023

Julianne Odin Student Services Librarian jodin@sandiego.edu (619) 202-3574

# Slides available on the LRC's website:

https://www.sandiego.edu/law/li brary/researchtrainings/clinics.php



### Resources

- Secondary Sources
  - Westlaw
  - CEB
  - Lexis
- Government Websites
  - California
  - San Diego County
  - Municipal Codes
- Databases
  - Practical Law and Practical Guidance

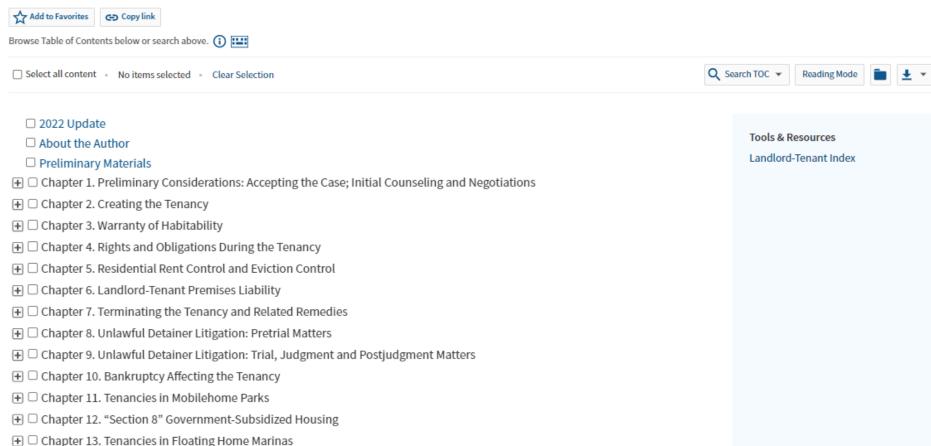
## Secondary Sources

## Westlaw: Practice Guides

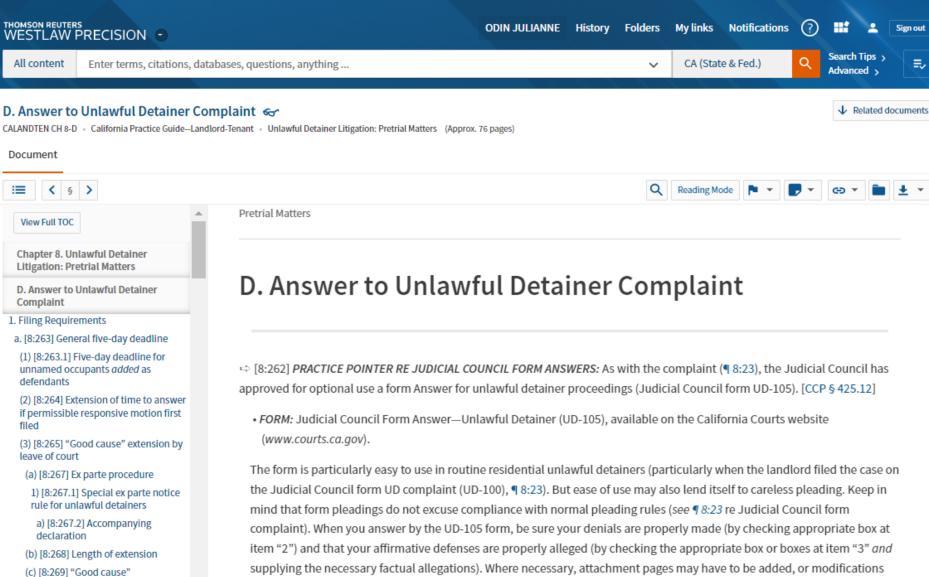
- Landlord-Tenant (Rutter Guide)
- California Fair Housing & Public Accommodations (Rutter Guide)
- Housing Discrimination Law & Litigation
- Housing Discrimination Practice Manual

Home > Secondary Sources > California Secondary Sources > Rutter Group Practice Guides & Other Publications

### Landlord-Tenant (The Rutter Group, California Practice Guide)







b. [8:271] Copy of answer to plaintiff c. [8:272] In forma pauperis waiver of

fees and costs for indigent parties (1) [8:282] Compare—extension of time

Content Requirements, Generally

a. [8:283] Verification

to answer as option for person not eligible to proceed in forma pauperis

(1) [0,204] "Economic Litigation" rules

supplying the necessary factual allegations). Where necessary, attachment pages may have to be added, or modifications interlineated, to account for items not addressed by the form.

### 1. Filing Requirements

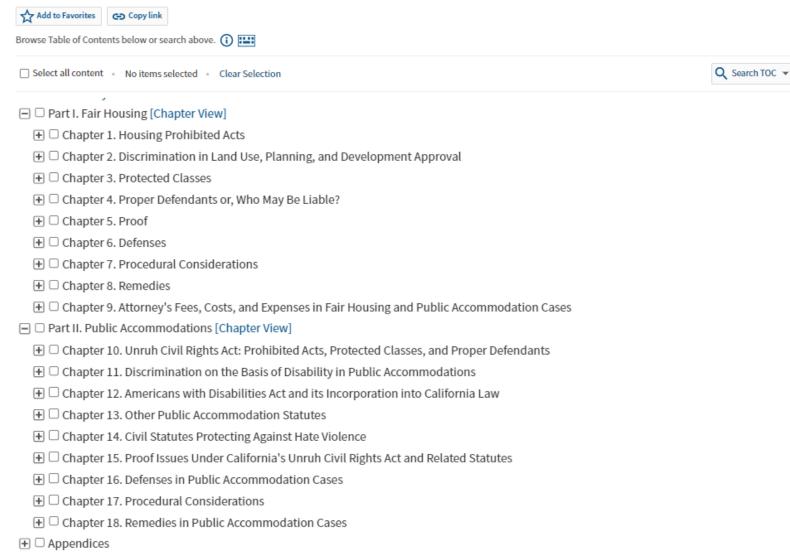
a. [8:263] General five-day deadline: Ordinarily, the tenant's response is due within five days after service of the unlawful detainer summons and complaint. The five-day period excludes Saturdays, Sundays and other court holidays. [CCP § 1167]

Thus, an answer to the unlawful detainer complaint must be filed within this five-day period unless, before expiration of 

Reading Mode

Home > Secondary Sources > California Secondary Sources > Rutter Group Practice Guides & Other Publications

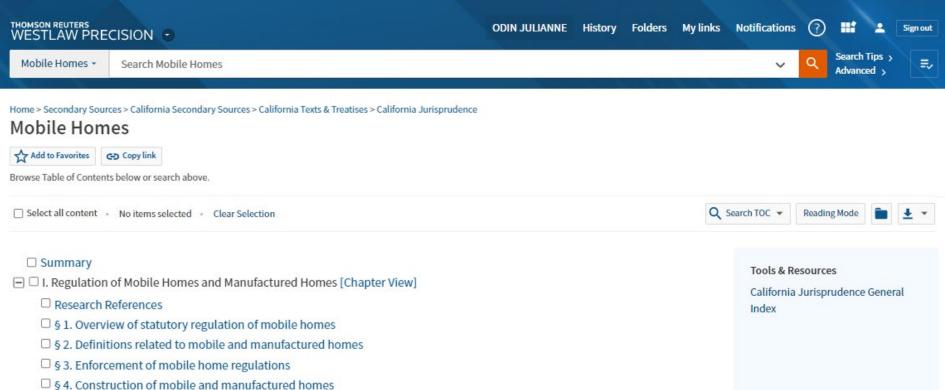
### California Fair Housing & Public Accommodations (The Rutter Group, Civil Litigation Series)



Home > Secondary Sources > Civil Rights Secondary Sources > Civil Rights Texts & Treat Housing Discrimination Practice Manual	tises
Housing Discrimination Practice Manual  Add to Favorites	
Browse Table of Contents below or search above. (1)	
Select all content - No items selected - Clear Selection	
→ □ Chapter 1. Introduction	
	using Act and the Civil Rights Act of 1866
<ul> <li>⊕ Chapter 3. Title VIII: Enforcement—Weighing the Options</li> <li>⊕ Chapter 4. Litigating a Private Suit, Part I: Pretrial</li> <li>⊕ Chapter 5. Litigating a Private Suit, Part II: Trial</li> </ul>	Home > Secondary Sources > Civil Rights Secondary Sources > Civil Rights Texts & Treatises Housing Discrimination Law & Litigation
⊕ Chapter 6. Litigating a Private Suit, Part III: Relief	Add to Favorites Copy link
	Browse Table of Contents below or search above. (i)
- Chapter Appendices	<u> </u>
	Select all content • No items selected • Clear Selection
	☐ About the Author
	☐ Preliminary Materials
	→ □ Part A. Introduction and Overview
	→ □ Part B. The Federal Fair Housing Act: Overview
	→ □ Part C. The Federal Fair Housing Act: Substantive Coverage
	→ □ Part D. The Federal Fair Housing Act: Enforcement
	→ □ Part E. Other Sources of Fair Housing Law
	→ □ Part F. Litigation
	→ □ APPENDICES

## Westlaw: Other Sources

- <u>CalJur</u> (also on <u>Lexis</u>)
  - Volumes on <u>Landlord and Tenant</u> and <u>Mobile Homes</u>
- AmJur (also on <u>Lexis</u>)
  - Volumes on <u>Landlord and Tenant</u>, <u>Mobile Homes and Trailer Parks</u>, and <u>Housing Laws and Urban</u> <u>Redevelopment</u>
- ALR (also on <u>Lexis</u>)





☐ § 14. Relationship between residents and owners of mobile home and manufactured home parks

 □ § 5. Sales of mobile and manufactured homes

 □ § 6. Mobile and manufactured home warranties

☐ § 9. Taxation of mobile and manufactured homes

□ II. Mobile Home Parks [Chapter View]

☐ § 11. Regulation of mobile home parks

☐ § 13. Mobile home park areas regulated

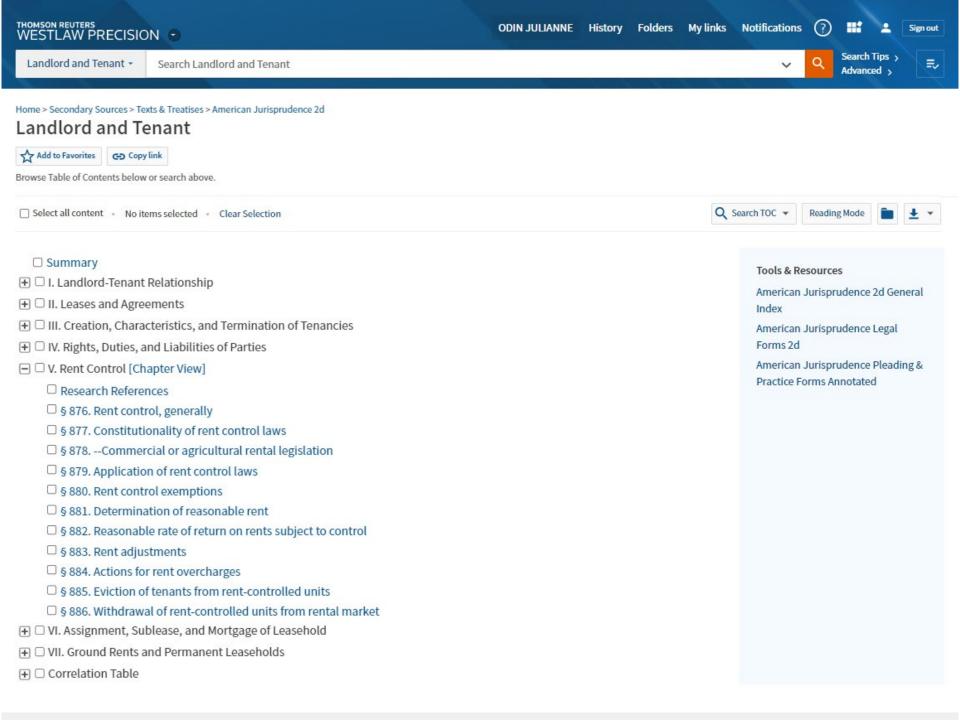
☐ § 12. Definitions related to mobile home parks

Research References

→ □ Correlation Table

□ § 7. Financing and foreclosure of mobile and manufactured homes
 □ § 8. Registration and licensing of mobile and manufactured homes

☐ § 10. Use of mobile and manufactured homes on public highways







American Law Reports - A.L.R. Index (Approx. 428 pages)

Document



#### A.L.R. Index

American Law Reports Index updated January 2023

Index to Annotations

INDEX CONTENTS

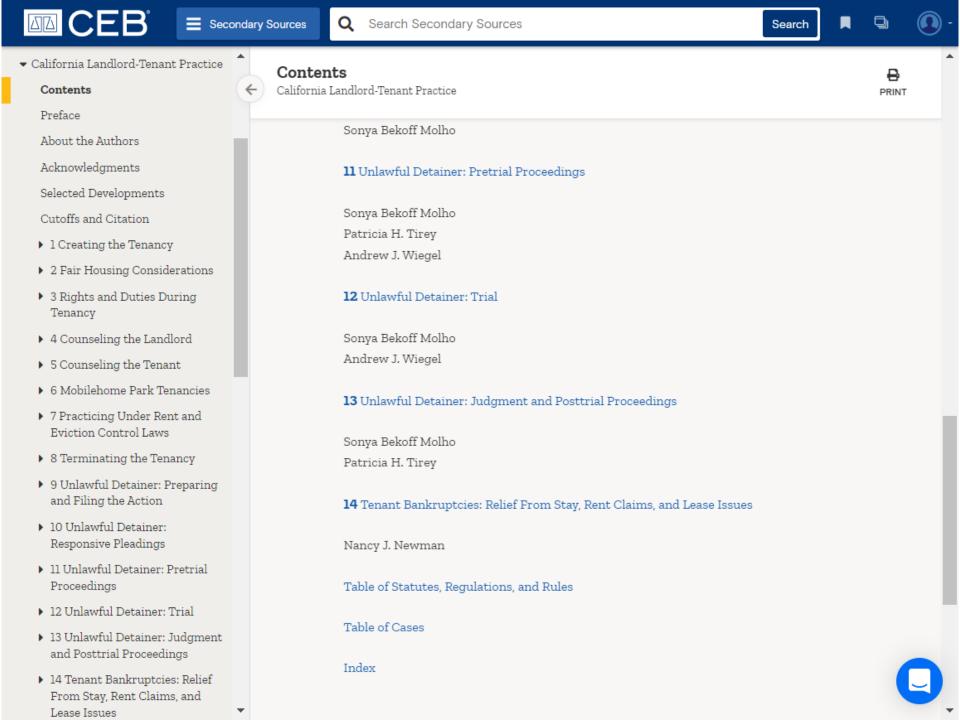
### American Law Reports Index Contents

### 0-9 A B C D E F G H I J K L M N O P Q R S T U V W X Y Z

- A MENSA ET THORO
- A SINGLE OCCURRENCE
- ABA
- ABANDONMENT OF ACTIONS
- ABANDONMENT OF CRIMINAL INTENT OR ATTEMPT
- ABANDONMENT OF PATIENT
- ABANDONMENT OF PERSONS
- ABANDONMENT OF PROPERTY
- ABANDONMENT-OF-SHIP DRILL
- ABATEMENT
- ABATEMENT, SURVIVAL, AND REVIVAL OF ACTIONS
- **ABATTOIRS**
- **ABBREVIATIONS**
- ABDOMEN

## **CEB & Lexis**

- CEB OnLaw Pro (registration code)
  - California Landlord-Tenant Practice
  - California Eviction Defense Manual (also on <u>Lexis</u>)
  - Handling Unlawful Detainers
- Lexis
  - California Landlord-Tenant Litigation (Matthew Bender)





- 8 Terminating the Tenancy
- 9 Unlawful Detainer: Preparing and Filing the Action
- 10 Unlawful Detainer: Responsive Pleadings
  - ▶ I. INTRODUCTION
  - ▶ II. ATTORNEY ETHICS
  - ▼ III. ACCOMMODATING SPECIAL NEEDS OF PARTIES TO ACTION

\$10.8 A. Court Fee Waivers; In Forma Pauperis Procedures

§10.8AB. Interpreter Procedures

- IV. MOTION TO QUASH
- V. DEMURRER
- ▶ VI. MOTION TO STRIKE
- VII. EXTENSION OF TIME TO PLEAD
- VIII. ANSWER TO COMPLAINT
- ▶ \$10.65 IX. AFFIRMATIVE RELIEF

\$10.70 X. CHECKLIST: COMMON DEFECTS IN PREPARING AND SERVING UNLAWFUL DETAINER COMPLAINT

 11 Unlawful Detainer: Pretrial Proceedings

10 ffull-suful pressions mutul

### 10 Unlawful Detainer: Responsive Pleadings

California Landlord-Tenant Practice

Secondary Sources



## III. ACCOMMODATING SPECIAL NEEDS OF PARTIES TO ACTION

### \$10.8 A. Court Fee Waivers; In Forma Pauperis Procedures

The procedures for obtaining a waiver of court fees for indigent defendants are in Govt C \$\$68630-68641. The Judicial Council adopted supplemental rules that govern fee waivers in Cal Rules of Ct 3.50-3.58 (trial courts), 8.26, 8.818 (appellate courts).

Legislative findings and declarations supporting the standards for waiver of court costs and fees are stated in Govt C \$68630. Under Govt C \$68632, the class of eligible parties for waiver of court fees and costs includes the following:

- Parties receiving benefits under
  - · Supplemental Security Income (SSI);
  - State Supplemental Payments (SSP);
  - o California Work Opportunity and Responsibility to Kids (CalWORKs) program;
  - o Tribal Temporary Assistance for Needy Families (Tribal TANF) grant program;
  - Federal supplemental nutrition assistance or California food assistance program;
  - · County relief, general relief, or general assistance;
  - o Cash Assistance Program for Aged, Blind, and Disabled Legal Immigrants



### Search



California Eviction Defense Manual



PRINT

▶ 3 Self-Help by Landlord

▶ 2 Relationship of Unlawful Detainer to Other Actions

Law

- 4 Representing the Tenant; Office Procedures
- ▶ 5 Grounds for Eviction
- ▶ 6 Three-Day Notice
- ▶ 7 Thirty-Day/Sixty-Day Notices and Termination Without Notice
- ▶ 8 Service of Notices on Tenant
- ▶ 9 Negotiating Strategies
- ▶ 10 Proceeding in Forma Pauperis
- 11 Service of Summons and Complaint; Motion to Quash Service of Summons
- ▶ 12 Default Judgments
- ▶ 13 Demurring and Moving to Strike
- ▶ 14 Answering and Alleging Affirmative Defenses
- 15 Affirmative Defenses— Implied Warranty of Habitability
- ▶ 16 Affirmative Defenses— Retaliatory Evictions
- 17 Special Considerations Governing Evictions in Rent-Controlled Cities
- ▶ 18 Special Considerations Governing Evictions From

19 Special Considerations Governing Evictions in Commercial Tenancies

Myron Moskovitz Clifford R. Horner

- 20 Effect of Sale of Property on Unlawful Detainer Proceedings
- 21 Effect of Filing Bankruptcy on Proceedings in Unlawful Detainer
- 22 Summary Judgment
- 23 Discovery
- 24 Rights of Occupants Not Named in Lease
- 25 Trial
- 26 Judgment
- 27 Posttrial Motions
- 28 Enforcement of Judgment—Removing Tenant and Tenant's Belongings
- 29 Appeals
- 30 Civil Writs
- 31 Return of Security Deposit and Disposition of Last Month's Rent



PRINT

### **Introductory Material**

Handling Unlawful Detainers

Wendy St. John and Tracey Merrell

NOVEMBER 2022

Scope of Guide

This Action Guide is a succinct procedural roadmap for unlawful detainer actions, including evictions following foreclosure sales. It explains whether an unlawful detainer action is appropriate, details the process for compliance with various requirements for termination notices, and outlines how to proceed from filing a complaint through levying on a writ of possession. It also outlines the tenant's available strategies and defenses at each stage, including the Prejudgment Claim of Right to Possession. Finally, it discusses tactics available to the landlord if the tenant files a bankruptcy.

Abbreviations

Forms Man

Civ Proc Before Trial California Civil Procedure Before Trial (4th ed Cal CEB)

California Eviction Defense Manual (2d ed Cal CEB) Eviction Defense Man

Judicial Council California Judicial Council Forms Manual (Cal CEB)

Requirements

I. Before Taking Action

- II. Satisfy Termination Notice
- ▶ III. Before Filing Complaint
- ▶ IV. When Filing Complaint
- ▶ V. Anticipate Tenant Responses to Complaint
- ▼ VI. After Tenant Responds

STEP 26. Set Case for Trial STEP 27. Tactics for Landlord if

Eviction Is Stayed by Bankruptcy Filing

STEP 28. Engage in Discovery, if Appropriate

STEP 29. Move for Summary Judgment or Summary Adjudication of Issues, if Appropriate

- VII. When Preparing for and Conducting Trial
- VIII. After Court Enters Judgment
- Appendixes

REGULATIONS, AND RULES

TABLE OF STATUTES.

TABLE OF CASES

 Neighbor Disputes: Law and Litigation

### California Land Use Practice

Contents

Preface

Foreword

About the Authors

About the Update Authors

Acknowledgments

Selected Developments

Cutoffs and Citation

- 1 Overview of Land Use Regulation
- 2 General and Specific Plans
- 3 Growth Management
- 4 Zoning
- 5 Sustainability and Climate Change Regulations
- 6 Housing
  - ▶ §6.1 I. INTRODUCTION
  - ▼ §6.17 II. RESIDENTIAL CARE HOMES

\$6.18 A. Residential Care for Six or Fewer Persons

\$6.19 B. Residential Care and the Fair Housing Act

§6.20 III. MOBILEHOME PARKS

 7 Conditions of Land Use and Development Approval; Variances; Conditional Use

### 6 Housing

California Land Use Practice



### \$6.20 III. MOBILEHOME PARKS

The Mobilehome Parks Act (Health & S C \$\$18200-18700) provides that any person may file an application with local authorities for a conditional use permit for a manufactured home, a mobilehome, or a mobilehome park. A public hearing is required. Health & S C \$18300.1. An installation permit is required whenever a mobilehome is used for human habitation. Health & S C \$18613. Moreover, a mobilehome park must, subject to a use permit, be allowed on any land zoned residential in a local government's general plan. Govt C §65852.7.

Cities and counties may not apply development standards that would preclude mobilehomes as permanent residences. Similarly, local agencies may not discriminate against mobilehomes that meet federal standards by imposing different development standards than those applicable to conventional single-family residences. Govt C \$\$65852.3-65852.4.

Before a mobilehome park may be converted to another use, the owner or local agency proposing the change must prepare a report on the impact of the change on displaced residents. Govt C \$66427.4(a). The report must address the availability of adequate replacement housing in mobilehome parks and relocation costs. Govt C \$66427.4(a). The impact report must be filed with the local legislative body and made available to the residents of the mobilehome park. The local agency may impose conditions on the conversion to mitigate any adverse impact on the ability of displaced residents to locate adequate space in the same or another park. Govt C \$65863.7. Mobilehome parks and "manufactured homes" are also subject to regulation under California's Mobilehome Residency Law (CC \$\$798-799.11) and the Subdivision Map Act (Govt C \$\$66410-66499 37) as well as to the federal requirements found at 42 HSC \$85401\_5426. See also



### Matthew Bender (R) Practice Guide: California Landlord-Tenant Litigation $i \Leftrightarrow \Phi$ :

Lexis+

**:::** 

Enter search terms	Matthew Bender (R) Practice Guide: California Landlord-Tenant Litigation	Q
Search All Documents in this source Table of Contents (TOC) only	Search Selecte	:d
+ □ INDEX		
+ Dublication Information		
+  What's New		
+ How To Use Lexis® With This Publication		
+ Chapter 1 Representing Landlords and Tenants: Preliminary Considerations		
+ Chapter 2 Creation of Tenancy		
+ Chapter 3 Rights and Duties of Landlord and Tenant During Tenancy		
+ Chapter 4 Termination of Tenancy		
+ Chapter 5 Unlawful Detainer		
+ Chapter 6 Suing a Landlord for Damages		
+ Chapter 7 Suing a Tenant for Unpaid Rent and Damages		
+ Chapter 8 Local Rent and Eviction Controls		



## **Government Websites**



## State of California

- California Housing Portal
- CA Business, Consumer Services And Housing Agency (BCSH)
  - CA Dept. of Housing & Community
     Development
  - CA Housing Finance Agency
  - CA Civil Rights Department

Rental Assistance Eviction Protections Mortgage Relief Program



### Resources for Renters, Landlords and Homeowners



The California Mortgage Relief Program is now accepting applications. Homeowners, apply today to get caught up on your housing payments.

Rent Relief Applications are closed. Check your status here.

### **Rental Assistance**

In accordance with Senate Bill 115, applications are no longer open for the CA COVID-19 Rent Relief Program. State law extends eviction protections until June 30,2022 for qualifying applications received by March 31. But eviction protections do not extend for non-payment of rent after March 31. That means tenants must pay rent and utility bills beginning April 1.









### Mortgage Relief Program







Search this website



Settings &

Rental Assistance

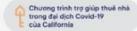
**Eviction Protections** 

Mortgage Relief Program

In accordance with Senate Bill 115, applications are no longer open for the CA COVID-19 Rent Relief Program. State law extends eviction protections until June 30,2022 for qualifying applications received by March 31. But eviction protections do not extend for non-payment of rent after March 31. That means tenants must pay rent and utility bills beginning April 1.

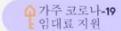


↑加州新冠病毒 租房援助















### **Eviction Protections**

- Tenant Eviction Protection Resources Recursos de protección contra el desalojo para inquilinos | 租客驅逐保護相關資源 | 임자인 퇴건 보호 리소스 | Các Nguồn lực Hỗ trợ Bảo vệ Người thuê nhà Khỏi bị Trục xuất | Mga Mapagkukunan ng Impormasyon Patungkol sa Proteksyon sa Pagpapaalis ng Nangungupahan
- ▶ Tenant Eviction Protection Forms
  Formularios de protección contra el desalojo para inquilinos l 相容驅逐保護表格 l 임자인퇴거보호 양 식 l Các mẫu Văn bản về Bảo vệ Người thuế nhà Khỏi bị Trục xuất l Mga Form para sa Proteksyon sa Pagpapaalis ng Nangungupahan
- ► Landlord Protection Information
  Información sobre la protección para los propietarios | 房東保護相關資訊 | 임대인 보호 정보 | Thông tin
  yễ Bảo vệ Chủ nhà cho thuệ | Mga Impormasyon sa Proteksyon sa Kasero
- ▶ Landlord Protection Forms
  Formularios de protección para los propietarios | 房東保護表格 | 임대인 보호 양식 | Các mẫu Văn bản về
  Bảo vệ Chủ nhà cho thuệ | Mgg Form sa Proteksyon sa Kasero













Search

Contact

### **California Tenants**

### A Guide To Residential Tenants' and Landlords' Rights and Responsibilities

February 2022

Click here to download a printable copy of the guide

#### Disclaimer

California Tenants – A Guide to Residential Tenants' and Landlords' Rights and Responsibilities was written initially by the Department of Consumer Affairs' Legal Affairs
Division and substantially revised by the Department of Real Estate's Legal Section. The Department of Real Estate's Communications and Publications Section was
responsible for publishing the booklet. The opinions expressed in this booklet are those of the authors and should not be construed as representing the opinions or policy
of any official or agency of the State of California. To ensure the document is useful for the vast majority of readers, the authors have endeavored to balance the competing
objectives of providing accurate, current, and complete information of the law without overwhelming readers with nuanced detail and legalese. As a result, not every
subject is addressed with the same level of detail. This booklet is intended for informational purposes only and is not legal advice. To the extent that readers have
questions or need further guidance, readers should consult an attorney, legal aid society, landlord association, or tenant advocacy group for advice in particular cases, and
should also read the relevant statutes and court decisions when relying on cited material.

### **TABLE OF CONTENTS**

INTRODUCTION

**HOW TO USE THIS BOOKLET** 

WHO IS A LANDLORD AND WHO IS A TENANT?

https://landlordtenant.dre.ca.gov/resources/guidebook/index.html



Grants & Funding

Manufactured & Mobilehomes

Building Standards Planning & Community Development

Policy & Research About

HCD



View 2023-24 targeted release dates for draft guidelines, NOFAs, and awards.

View calendar





### Homekey

Funding to acquire or rehabilitate buildings and create housing for people experiencing or at-risk of homelessness.



### Statewide Housing Plan

Interactive report that lays out a vision to ensure every Californian has a safe, stable, affordable home.



### **Accessory Dwelling** Units

An innovative and effective option for adding affordable housing in California.



### **Housing Open Data** Tools

Learn about and track progress on homelessness and the planning and construction of safe, affordable homes.

### Mobilehome Owner & Park Services

For additional Mobilehome Owner & Parks Services, view our Resources & Quick Links.



Pay Fees/Submit a Payment



Renew My Registration



Buy, Sell, or Transfer Instructions



Mobilehome **Assistance Center** 



Mobilehome Residency Law **Protection Program** 



Top

## Mobilehome Residency Law Protection Program

Helping to resolve certain disputes between mobilehome/manufactured homeowners in mobilehome parks and park owners/management.

Sometimes, in mobilehome parks, disputes can arise between mobilehome/manufactured homeowners and park management. To help resolve some of these disputes, California created the Mobilehome Residency Law Protection Program (MRLPP) through the Mobilehome Residency Law Protection Act of 2018, Assembly Bill 3066.

MRLPP Information for Mobilehome / Manufactured Homeowners in Mobilehome Parks



MRLPP Information for Park Owners / Operators



MRLPP Laws and Regulations



Helpful Information, Forms, and Resources



### Mobilehome Assistance Center

Mobilehome Residency Law Protection Program

Your Rights as a Mobilehome Park Resident

How to Submit a Complaint

### Contact the MRLPP

(800) 952-8356 Email us or send us a question/comment ☑

### Related Links

Submit a complaint online 🗹

Assembly Bill 3066, Statutes of 2018 &

### Resources

MRLPP Flyer (PDF)

Folleto de MRLPP (PDF)

Mobilehome Residency Law Handbook (PDF) ☑

I-f-----ti-- P. II-ti- 2040 02



















Complaints •

Hate ▼

Dispute Resolution

Pay Data Reporting

Resources •

Cases and Laws ▼

Search

### Housing Discrimination

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 covenants. Additionally, it is unlawful for cities, counties, or any local government agency to make zoning, land-use decisions, or policies that discriminate based on a protected characteristic.



What Discrimination Looks Like



Protected Characteristics



Available Remedies



Complaint **Process** 

### WHAT DISCRIMINATION LOOKS LIKE

California's Fair Employment and Housing Act (also known as FEHA) applies to most providers of housing and services related to housing such as landlords, tenant screening companies, real estate agents, home sellers, builders, mortgage lenders, and housing authorities. This law prohibits people or entities that provide housing from discriminating against or harassing tenants, homeowners, residents, their quests, housing or mortgage applicants, home buyers, and others. In addition, another law, the Unruh Civil Rights Act, applies to housing providers that qualify as a business establishment from discriminating against customers on the basis of protected characteristics.

Examples of actions that could be discriminatory if based on a person's protected characteristic:

- Refusal to sell, rent, or lease rooms, apartments, mobile homes, condos, or houses
- Refusal to negotiate for the sale, rental, or lease of housing
- Informing someone that an apartment is not available for inspection, sale, or rental when it is in fact available
- Denial of a home loan or homeowner's insurance
- Cancellation or termination of a sale or rental agreement
- Refusal to permit, at a disabled tenant's expense, reasonable modifications such as

















Complaints - CA vs Hate - Dispute Resolution Pay Data Reporting Resources - Cases and Laws - Search

### Complaint Process

When someone files a discrimination complaint, CRD evaluates the facts and decides whether to accept the case for investigation. If it accepts the case, CRD independently investigates the facts and the legal issues. This involves reviewing respondents' responses to complaints and other information and evidence that complainants and respondents submit, among other things. CRD attempts to resolve the dispute in appropriate cases. CRD may also decide to take legal action.



### File a Complaint



Intake Interview Materials



Respond to a Complaint



**Possible** Outcomes

### FILE A COMPLAINT

The First Steps:

If you feel you were the victim of discrimination, CRD is available to investigate and help settle your complaint. To begin this process, gather the information listed below and file an intake form in one of three ways:

- Online by creating an account and using our interactive Cal Civil Rights System, CCRS
- By mail using a printable intake form
- By calling using information on our contact us page

If you decide to use the CRD investigation process, you will need to gather the following:

- The specific facts and any records about the incident(s), including the name and contact information of the person or entity you believe harmed you (if known);
- Copies of any documents or other evidence related to your complaint; and
- The names and contact information of any witnesses (if known).

In employment cases, you must do this within three years of the date you were harmed. In most other cases, you must do this within one year of the date you were harmed. In employment cases only, you must obtain from CRD a Right-to-Sue notice before filing your own lawsuit in court. If you would profer not to use the CDD investigation process and instead file your own

## San Diego County

- Housing & Community Development Services
  - Rental Assistance Application (Section 8)
  - Rental Assistance Recipients Tools & Information
  - Rental Assistance and Affordable Housing Directory



### Housing & Community Development Services

ENHANCED BY Google





MENU V

**ANNOUNCEMENTS** 

FAQ

ABOUT

CONTACT

SITE MAP



Now Accepting NPLH Applications! - Read More...

Power

Select Language

Powered by Google Translate













## New, Enhanced Landlord Incentive Program Available Now!

Click here for more Information







HOUSING RESOURCES
DIRECTORY



I want to...



**LANDLORDS** 





### Popular Services

Rental Assistance Application

Need to Update Your Application?

Veterans Services

Looking for Tenants?

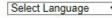
Available Rental Housing

Live Well San Diego

Emergency Rental Assistance







Powered by Google Translate















RENTAL ASSISTANCE

APPLY FOR RENTAL ASSISTANCE

Learn more

Program descriptions



UPDATE YOUR APPLICATION

Learn more



### **Popular Services**

Application - Rental Assistance

Update Your Application

Section 8 Housing Choice Voucher

Housing Directory

Voucher Payment Standard

Family Handbook

More Services

### COUNTYNEWSCENTER



VIDEO: County and Local Law Enforcement Hand Out Naloxone



Eligible San Diegans Urged to Join the 540.000 Already



### RENTAL ASSISTANCE OPTIONS

At Housing and Community Development Services, we have several programs to help low-income people pay their rent so they may live in a safe, healthy place.



### APPLY FOR RENTAL ASSISTANCE

Learn how to complete an application for rental assistance programs.

### ALREADY HAVE RENTAL ASSISTANCE?





### REPORT CHANGE

While you are receiving Section 8 Housing Choice Voucher rental assistance, you must notify us of any changes in your family such as a birth or other addition to your home, change of income or change of address.



### DO YOU ALREADY HAVE RENTAL ASSISTANCE?

If you already receive rental assistance, we want to be sure you know how the program works and if there are any changes. We also have information that can help you stay safe and save money.



### NEED HELP?

Contact information to assist you.



### PORT IN / PORT OUT

Information and instructions on how to Port In or Port Out of our area of iurisdiction.



BEFORE THE INSPECTION













### **Popular Services**

Section 8 HCV Tenant Updates

Report Changes

Before the Inspection

Family Handbook

Family Self-Sufficiency

Contact Us

More Services

### COUNTYNEWSCENTER



VIDEO: County and Local Law Enforcement Hand Out Naloxone



Eligible San Diegans Urged to Join the 540.000 Already



New County Study Advances Ways to

### INFORMATION

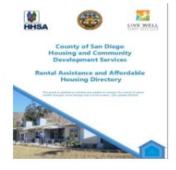












The County of San Diego Rental Assistance and Affordable Housing Directory

The Rental Assistance and Affordable Housing Directory was prepared by the County of San Diego's Housing and Community Development Services to provide residents and the community agencies that serve them with information on housing resources available to low income households. Among the pages of the Directory you will find:

- A countywide list of affordable housing complexes.
- · Information on the rental assistance programs offered by the Housing Authority of the County of San Diego.
- · Contact information of cities that provide housing programs.

Directory listings are subject to change. If there are changes to the Directory, please call us at (858) 694-4801 or email HCDS.HHSA@sdcounty.ca.gov.

#### Rental Assistance and Affordable Housing Directory

For a list of emergency shelters that offer temporary overnight sleeping accommodations, please download the Emergency Shelter Contacts.

FAQ

**AREAS SERVED** 

**FORMS** 

HOUSING DIRECTORY

FAIR HOUSING REPORT FRAUD











### **Popular Services**

Application - Rental Assistance

Update Your Application

Section 8 Housing Choice Voucher

Voucher Payment Standard

Family Handbook

Rental Assistance FAQ

More Services

### COUNTYNEWSCENTER



VIDEO: County and Local Law Enforcement Hand Out Naloxone



Eligible San Diegans Urged to Join the 540.000 Already

New County Study

## Local/Municipal Codes



## What are local/municipal codes?

- Created by local governing bodies, e.g. County Board of Supervisors, City Council
- Various names: codes, ordinances, bylaws, measures
- Have the force and effect of law; can't conflict with state law

# Sources of Municipal Codes

- No comprehensive source, limited content in Lexis and Westlaw
- Municipal code publishers:
  - American Legal Publishing (searchable)
  - Code Publishing Co.
  - General Code
  - Municode (searchable with Google Advanced search)
  - Individual municipalities (e.g. <u>City of San Diego</u>)











### **Select Location**

## Welcome to American Legal Publishing's Code Library!

To view a code, choose a state from the list below, then click on the name of the appropriate municipality.

### View Google Map of Online Clients

<u>Alaska</u>	Maryland	<u>Oklahoma</u>
Arizona	<u>Massachusetts</u>	Oregon
<u>Arkansas</u>	Michigan	<u>Pennsylvania</u>
California	Minnesota	Rhode Island
Colorado	Missouri	South Carolina
Connecticut	<u>Montana</u>	South Dakota
<u>Florida</u>	Nebraska	<u>Tennessee</u>
<u>Hawaii</u>	<u>Nevada</u>	<u>Texas</u>
Idaho	New Hampshire	<u>Utah</u>
<u>Illinois</u>	New Jersey	<u>Virginia</u>
<u>Indiana</u>	New Mexico	<u>Washington</u>
<u>lowa</u>	New York	West Virginia
Kansas	North Carolina	Wisconsin
<u>Kentucky</u>	<u>Ohio</u>	<u>Wyoming</u>





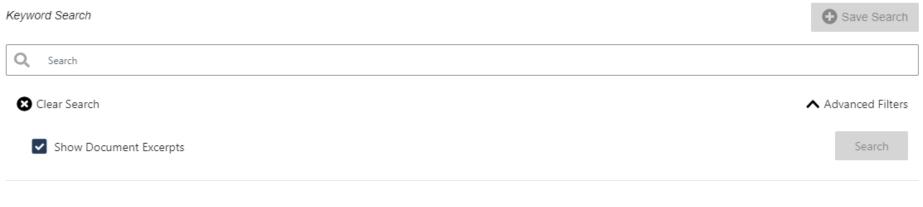




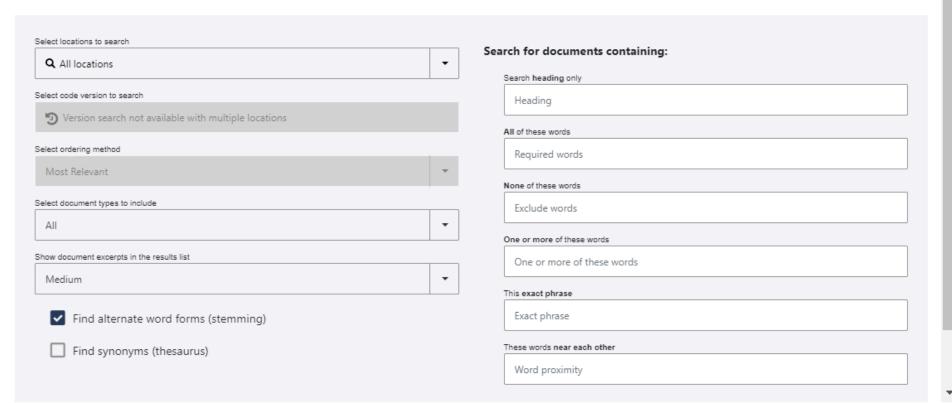


Search syntax help





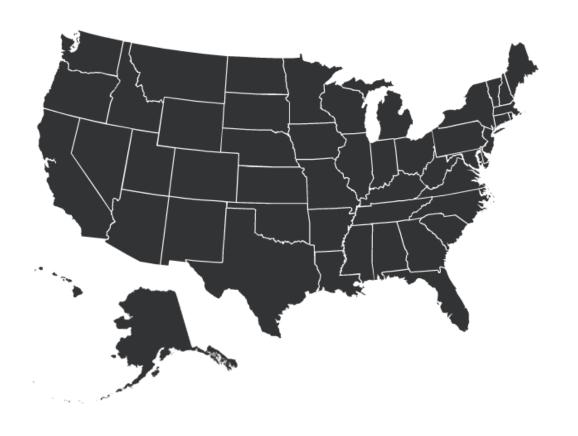
#### **Advanced Filters**



Library



**(2)** 



Categories

Tribes and Tribal Nations



mobile home site:https://library.municode.com/







Q

Q All

Images

Shopping

Maps

News

: More

Tools

About 23,400 results (0.46 seconds)

https://library.municode.com > Code\_of\_Ordinances

### CHAPTER 46 - MOBILE HOME RENT STABILIZATION

"Mobile home rental agreement" means a lease or other oral or written agreement between the mobile home landlord and mobile home tenant establishing the terms ...

https://library.municode.com > code\_of\_ordinances

### Chapter 2.46 - MOBILE HOME RENT ORDINANCE | Rocklin, CA

A. The purpose of this chapter is to protect current residents of **mobile home** parks from excessive, unreasonable or exploitive rent increases by continuing rent ...

https://library.municode.com > code\_of\_ordinances

### DIVISION 7. - MOBILE HOME PARK PERMIT - Municode Library

**Mobile home** park (RMH) permits provide development and use review for projects within the **mobile home** park district to ensure new uses, structures or mobile ...

https://library.municode.com > codes > development\_title

## CHAPTER 9-893 | Development Title | San Joaquin County, CA

The mobile unit or **mobile home** shall be constructed to meet the minimum standards of the National Manufactured Housing Construction and Safety Act of 1974.

City Elections City Boards & Commissions Records Management and Archives Digital Archives

## Municipal Code



## Municipal Code by Chapter

Chapter 01, General Provisions

Chapter 02, Government

Chapter 03, Business Regulations, Business Taxes, Permits and Licenses

Chapter 04, Health and Sanitation

Chapter 05, Public Safety, Morals and Welfare

Chapter 06, Public Works and Property; Public Improvement and Assessment Proceedings

Chapter 07, Public Utilities and Transportation

Chapter 08, Traffic and Vehicles

Chapter 09, Building, Housing and Sign Regulations

## Official City Documents

Official City Documents Home

City Charter

Municipal Code

Council Policies

City Clerk Administrative
Guidelines

Legal Opinions

Memoranda of Law

Reports to City Council

Resolutions and Ordinances

## Need help?

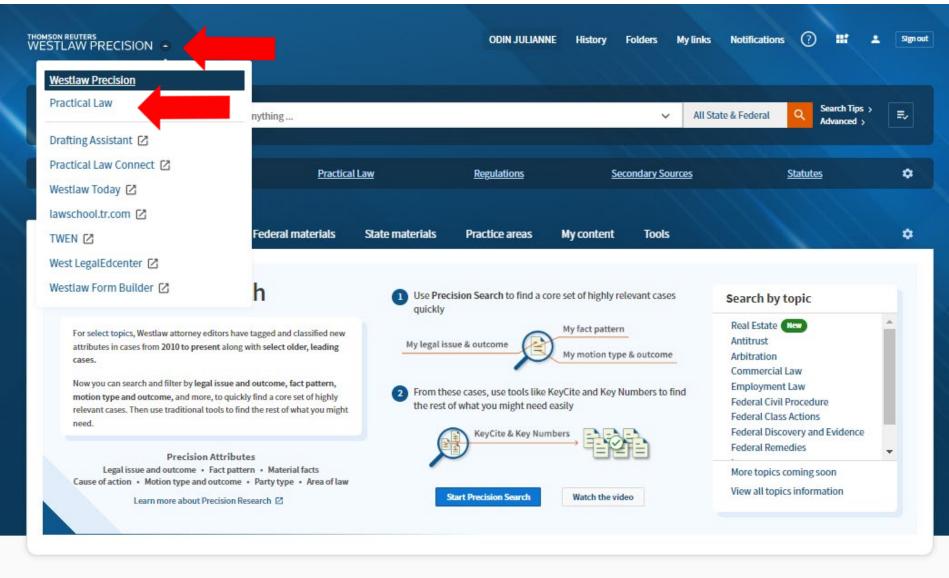
Call City Clerk at 619-533-4000

# Databases



# Practical Law & Practical Guidance

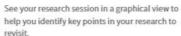
- Practical Law available through Westlaw;
   Practical Guidance available through Lexis
- Legal know-how for transactional and litigation matters
- Practice area overviews
- Model documents with drafting and practice tips



#### **Key Features**









Easily build an outline of your research as you work without switching applications. Export to Word when you're done.



Al-powered review of your brief in minutes. Securely upload your brief for analysis from the world's most powerful legal document analysis



Favorites Notifications



All content +

Ask a question or enter search terms



#### 

Search all Practical Law above or navigate to specific content below.

Resource Types Jurisdictions Practice Areas Sectors

Antitrust

Arbitration

Bankruptcy & Restructuring

Capital Markets & Corporate Governance

Commercial Transactions

Corporate and M&A

Data Privacy & Cybersecurity (NEW!)

Employee Benefits & Executive Compensation

Finance

Cross-Practice Collections

Global COVID-19 Resources

Government Practice: Federal

Government Practice: State & Local

Health Care (UPDATED!)

Intellectual Property & Technology

Labor & Employment

Litigation

Real Estate

Trusts & Estates

Startups & Small Businesses

#### Law School Resource Center

Collections of Practical Law resources for law students and new attorneys.

Course Study Collections

Professional Development & Responsibility

**View All** 



#### What's Market

Search, review and compare summaries of recent deals, filings and court documents. Stay on top of current trends and market practice.





#### Russia Sanctions and Related Considerations Toolkit

Expert guidance on worldwide sanctions on Russia, including crisis management, cybersecurity and supply chain disruption.

**Access Now** 

#### Quick Compare

Build customizable charts comparing legal requirements across multiple jurisdictions at a glance.

Access Now

#### Matter Maps

Matter Maps provide an overview of the phases of work and core tasks for legal matters, with links to relevant Practical Law resources.

View more

#### Environmental, Social, and Governance (ESG) Toolkit: US

Expert guidance on environmental, social, and governance (ESG) considerations, regulations, and practice in the US.

**Access Now** 

#### Meet The Team

The quality starts with our people.

Meet the Team

#### Glossary

Detailed explanations of legal terms and concepts written by Practical Law editors.

**Access Now** 



History Folders Favorites Notifications



Real Estate \*

Search Real Estate





Home > Real Estate



Search all Real Estate above or navigate to specific content below.

Topics

Resource Types Jurisdictions

Commercial Finance

Commercial Leasing

Commercial Ownership

Residential Finance

Residential Leasing

Residential Ownership

Construction

Real Estate in Corporate Transactions

#### State Q&A

State-specific resources and comparison tools on a variety of topics, including finance, ownership, leases, construction, and more. Examples include:

Construction Laws and Customs

Real Estate Finance

Real Estate Leasing

Real Estate Ownership

View All



#### Recent Real Estate Updates

#### What's Market Lease Summaries for January 2023 • 1/23/2023

A list of lease summaries recently published by Practical Law What's Market. Practical Law What's Market provides a continuously updated database of recent lease summaries that allows you to analyze and compare terms, including parties, legal counsel, industry sector, location, use, rent, pass...

#### NY Court of Appeals Decides Mortgage Foreclosure Statute of Limitations: Revoking a Loan Acceleration • 2/25/2021

In a decisive victory for lender interests, New York's highest court has clarified the law relating the statute of limitations period for bringing a mortgage foreclosure action in New York state and gives important guidance for lenders assessing the acceleration or de-acceleration of a debt...

#### State Q&A

State-specific Real Estate resources and comparison tools.

**Access Now** 

#### Quick Compare

Quickly discover, review and compare information across multiple jurisdictions.

**Access Now** 

#### What's Market

Summaries, analysis, and custom reports covering a range of commercial leases.

**Access Now** 

#### Practical Law Automated Documents

Create custom documents using our Practical Law questionnaires, powered by Contract Express.

**Access Now** 

#### **Email Updates**

Choose which legal update emails you want to receive and how often.

View and Edit Email Preferences

#### Additional Resources

Glossary What's New Practice Area Essentials Global Guides and Cross-Border Topics

Commercial and Posidential Existings, Filing a Complaint Through Possession (MN)





### Q Legal Research

## What task would you like to accomplish today?

Search practice notes, templates, clauses, articles and checklists

All Practice Areas V

All Jurisdictions ~

Q









Brief Analysis



News Hub

**Practice Areas** Antitrust Corporate Counsel Intellectual Property & Technology Bankruptcy Data Security & Privacy Labor & Employment **Business Entities** Employee Benefits & **Executive Compensation** Life Sciences Capital Markets & Corporate Governance **Energy & Utilities** Private Equity & Investment Management **Civil Litigation** Finance Real Estate **Commercial Transactions** Financial Services Regulation Tax Construction NEW Healthcare Trusts & Estates Corporate and M&A Insurance



Bookmarks

TO

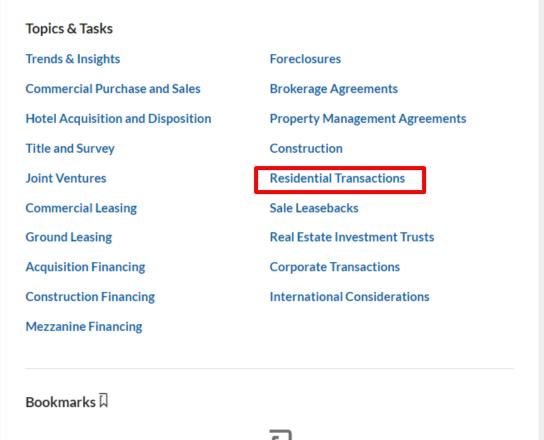
Home > Real Estate Real Estate @

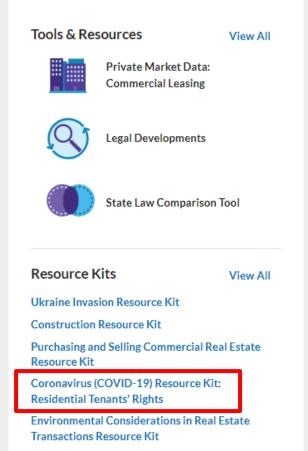
**:::** 

Enter search terms...

Real Estate

Q





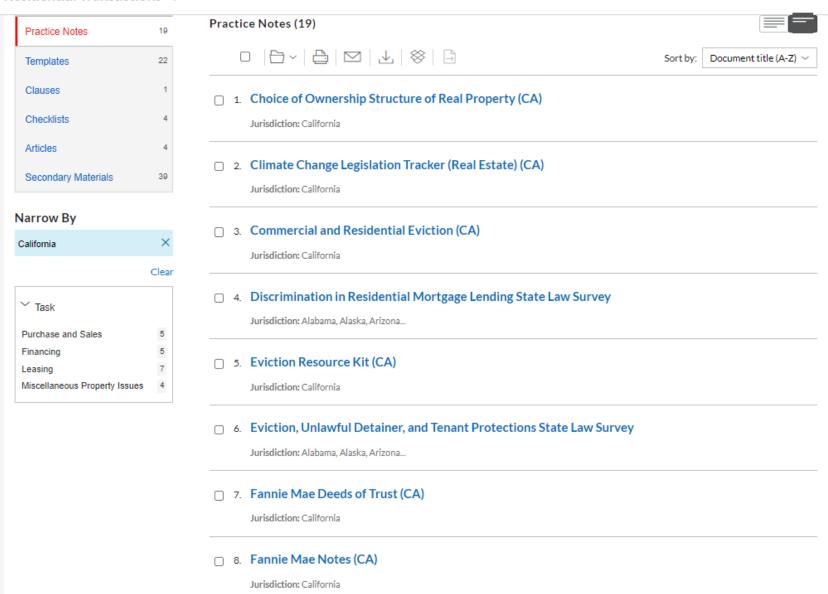






#### Home > Real Estate > Residential Transactions

#### Residential Transactions @



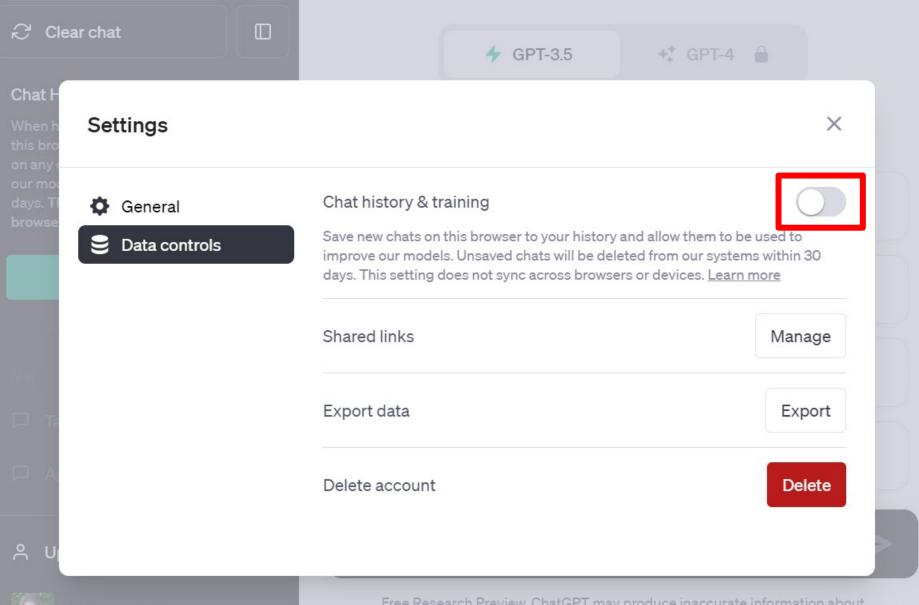
## ChatGPT is not good at research!

- Generative AI tools use large language models (LLMs) to simulate conversations.
- LLMs are trained on the internet but are not a search engine by themselves.
- LLMs predict what each word of a response should be based on training.
  - Hallucinations
  - Training limited in time
  - Inherent bias from training sources
  - LRC Guide to ChatGPT & Other Generative
     Al Tools for USD Law Students



# If you're going to use ChatGPT...

- Only use it for tasks it's good at!
  - Catching typos and grammar errors
    - But not for Bluebooking
  - Modifying tone
  - Brainstorming
  - Summarizing specific, discrete pieces of text
- Clinics policy: obtain professor/supervising attorney's permission before using.
- Clinics policy: do not include confidential client information in prompts.
  - Check data controls and turn off saved history.



Julianne Odin

Free Research Preview. ChatGPT may produce inaccurate information about people, places, or facts. ChatGPT August 3 Version

# Verify AI Generated Content

- Clinics policy: verify all Al generated content before using in a final work product
- Always:
  - Check facts and laws (because it's not good at research!)
  - Ensure important context or information was not eliminated
  - Assess responses critically

## **LRC Reference**

Ircrefer@sandiego.edu 619.260.4612

Chat: <u>sandiego.edu/law/library</u>
Zoom appointments by request
In-person

Mon – Thur: 9am-6pm

Fri: 9am-5pm

Sun: 12pm-4pm

Reference hours at the clinics: bit.ly/LRC-Clinics

## Julianne Odin

jodin@sandiego.edu 619.202.3574