

Housing Discrimination Complaint

Case Number:

1. Complainants:

Fair Housing Advocates of Northern California
1314 Lincoln Ave Ste A
San Rafael, CA 94901
Represented By: Julia Howard-Gibbon

2. Complainant Representatives:

Julia Howard-Gibbon
Fair Housing Advocates of Northern California
1314 Lincoln Ave Ste A
San Rafael, CA 94901
Representing: Fair Housing Advocates of Northern California

3. Other Aggrieved Parties:

None

4. The following is alleged to have occurred or is about to occur:

- Discriminatory acts under Section 818 (coercion, Etc.)
- Discriminatory terms, conditions, privileges, or services and facilities
- Failure to make reasonable accommodation

5. The alleged violation occurred because of:

- Disability

6. Address and location of the property in question (or if no property is involved, the city and state where the discrimination occurred):

Parkwood Apartments
6899 Montecito Blvd
Santa Rosa, CA 95409

Oak Ridge Senior Apartments
18800 Beatrice Drive
Sonoma, CA 95476

Crossroads Apartments
841 Liana Drive
Santa Rosa, CA 95407

Gravenstein North Apartments
699 Gravenstein Highway North
Sebastopol, CA 95472

7. Respondents:

Oak Ridge Apartments Associates LP
c/o Charles A Cornell, Registered Agent
790 Sonoma Ave
Santa Rosa, CA 95404

BHDC Parkwood Apartments, LLC
c/o Lawrance Florin, Registered Agent
1425 Corporate Center Parkway
Santa Rosa, CA 95407

Burbank Housing Development Corporation
c/o Lawrance Florin, Registered Agent
1425 Corporate Center Parkway
Santa Rosa, CA 95407

Burbank Housing Management Corporation
c/o Lawrence Florin, Registered Agent
1425 Corporate Center Parkway
Santa Rosa, CA 95407

James Perez
Burbank Housing Management Corporation
c/o Lawrence Florin, Registered Agent
1425 Corporate Center Parkway
Santa Rosa, CA 95407

8. The following is a brief and concise statement of the facts regarding the alleged violation:

Complainant Fair Housing Advocates of Northern California (FHANC) is a non-profit fair housing organization incorporated under the laws of the State of California with its principal place of business in San Rafael, California. FHANC works to promote equal opportunity in the renting, purchasing, financing, and advertising of housing. FHANC provides fair housing services in the counties of Marin, Sonoma, and Solano.

Respondents are housing providers that own and/or manage dozens of properties in Sonoma County, including Parkwood Apartments in Santa Rosa, Oak Ridge Senior Apartments in Sonoma, Crossroads Apartments in Santa Rosa, and Gravenstein North Apartments in Sebastopol. Respondent Burbank Housing Management Corporation manages each of the subject properties, while Respondent Burbank Housing Development Corporation is the developer of and maintains an ownership interest in each of the subject properties. Parkwood Apartments is owned by Respondent BHDC Parkwood Apartments, LLC and its on-site manager is Respondent James Perez. Oak Ridge Senior Apartments is owned by Respondent Oak Ridge Apartments Associates LP, whose general partner is Respondent Burbank Housing Development Corporation.

For many years, Complainant has been receiving reports from tenants at properties owned and/or managed by Respondents alleging that Respondents make it difficult for residents to obtain reasonable accommodations. Since 2018, Complainant's staff has also experienced similar difficulties to those described by tenants while assisting clients in accessing reasonable accommodations from Respondents at Gravenstein North Apartments, Crossroads Apartments, Oak Ridge Senior Apartments, and Parkwood Apartments. Complainant is currently representing a tenant who resides at Oak Ridge Senior Apartments in a fair housing complaint pending with the Department (09-22-9475-8) with the most recent violation alleged to have occurred on July 1, 2021. Complainant is representing a different tenant who resides at Parkwood Apartments in another fair housing complaint pending with the Department (to be filed) with the most recent violation alleged to have occurred on January 10, 2022.

Additionally, in or about January 2022, Complainant received report from an organizer at the Sonoma County Tenants Union (SCTU) that the SCTU had also received complaints from tenants residing in properties owned and/or managed by Respondents alleging issues related to requesting and/or receiving reasonable accommodations. On February 26, 2022, Complainant partnered with SCTU to conduct an in-person survey of tenants at Parkwood Apartments. Canvassers (FHANC and SCTU staff), met with multiple tenants that reported experiencing barriers to accessing reasonable accommodations from Respondents. On April 24, 2022, Complainant partnered with SCTU to conduct an in-person survey of tenants at Crossroads Apartments. Canvassers met with tenants to discuss their experiences requesting and/or accessing reasonable accommodations from Respondents.

In the course of its individual fair housing counseling and its investigation of

Respondents discriminatory actions, Complainant alleges it has uncovered evidence of discriminatory policies and/or practices at properties owned and/or managed by Respondents, including:

1. Policies/practices requiring tenants to use Respondent's form when requesting reasonable accommodations (and refusing to process requests if not made using Respondent's form);
2. Policies/practices requiring tenants to authorize health care providers to broadly release their medical information to Respondents in order to have their reasonable accommodation requests processed (and refusing to accept alternative forms of medical verification such as a letter from a doctor);
3. Policies/practices requiring tenants to accept alternative accommodations, even when the tenant establishes that the requested accommodation is necessary to accommodate the tenant's disability and is not unreasonable;
4. Policies/practices requiring assistance dogs to conform to weight and/or breed restrictions;
5. Practice of delaying and/or failing to respond to reasonable accommodation requests within a reasonable amount of time; and
6. Practice of denying reasonable accommodation requests, even when the disability and disability-related need for the requested accommodation are verified and/or known/obvious.

Respondents' conduct frustrated Complainant's mission to promote equal housing opportunity and eliminate unlawful housing discrimination. As a result of Respondents' conduct, Complainant diverted its resources to address the frustration of mission by conducting additional investigatory activities.

9. The most recent date on which the alleged discrimination occurred:

July 01, 2021 , and is continuing.

10. Types of Federal Funding Identified:

- USDA
- HOME

11. The acts alleged in this complaint, if proven, may constitute a violation of the following sections:

818, 804(f), and 804(f)(3)(B) of Title VIII of the Civil Rights Act of 1968 as amended by the Fair Housing Act of 1988.

Section 504 of the Rehabilitation Act of 1973

Please sign and date this form:

I declare under penalty of perjury that I have read this complaint (including any attachments) and that it is true and correct.



Date

N O T E : HUD WILL FURNISH A COPY OF THIS COMPLAINT TO THE PERSON OR ORGANIZATION AGAINST WHOM IT IS FILED.