

Empowering Tenants Through Promotoras, Tenant Organizing and Legal Counsel



What We Will Cover Today?

1. What Three Disciplines Address Housing Issues in Our Communities?
2. How Does Each Discipline Approaches the Goal for a Healthy Home?
3. Why Have a Collaborative Effort for Healthy Homes?
4. How Does the Collaborative Works?

**What Three Disciplines
Address Housing Issues
in Our Communities?**

The Three Disciplines

- Promotoras / Health Promoter:
Gabriela Gonzalez
Esperanza Community Housing
- Tenant Organizers:
Robert Bustillo
Strategic Actions for Just Economy(SAJE)

Patricia Gurrola
Inner City Law Center (ICLC)
- Legal Counsel:
Javier Beltran
Inner City Law Center (ICLC)

Promotoras / Health Promoter:

They educate individuals on improving physical and mental health, living conditions, and tenants' overall quality of life.



Tenant Organizers:

Educate individuals about their legal rights as tenants, explain how tenants can make complaints about their housing conditions, and empower them to work together to take action to change their living conditions.



Legal Counsel:

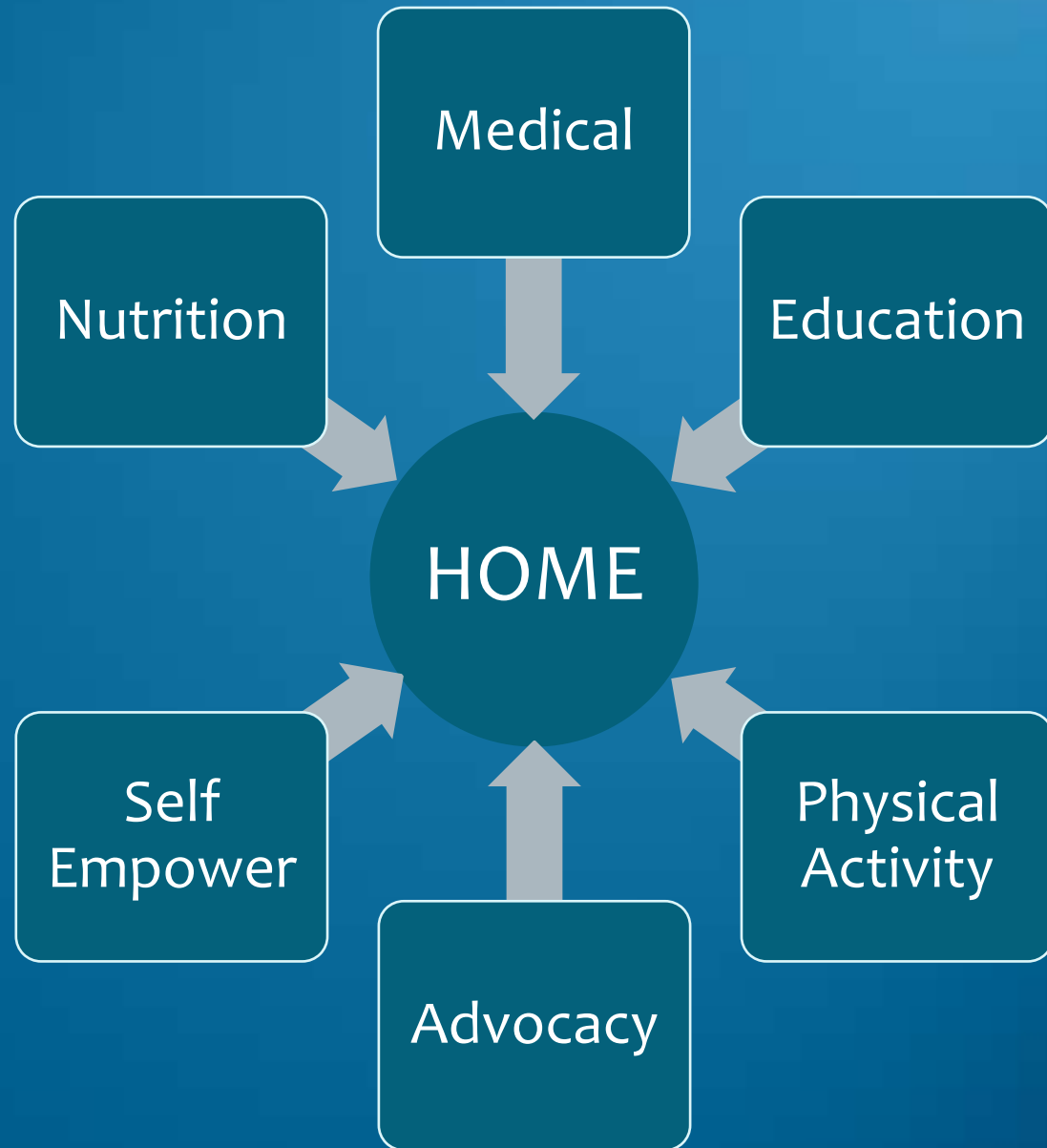
Represents low-income tenants in harassment, retaliation, and eviction actions; bring affirmative habitability lawsuits and if necessary, petition the court for receivership of slum buildings to force repairs.



How Each Discipline Approaches the Goal for a Healthy Home?

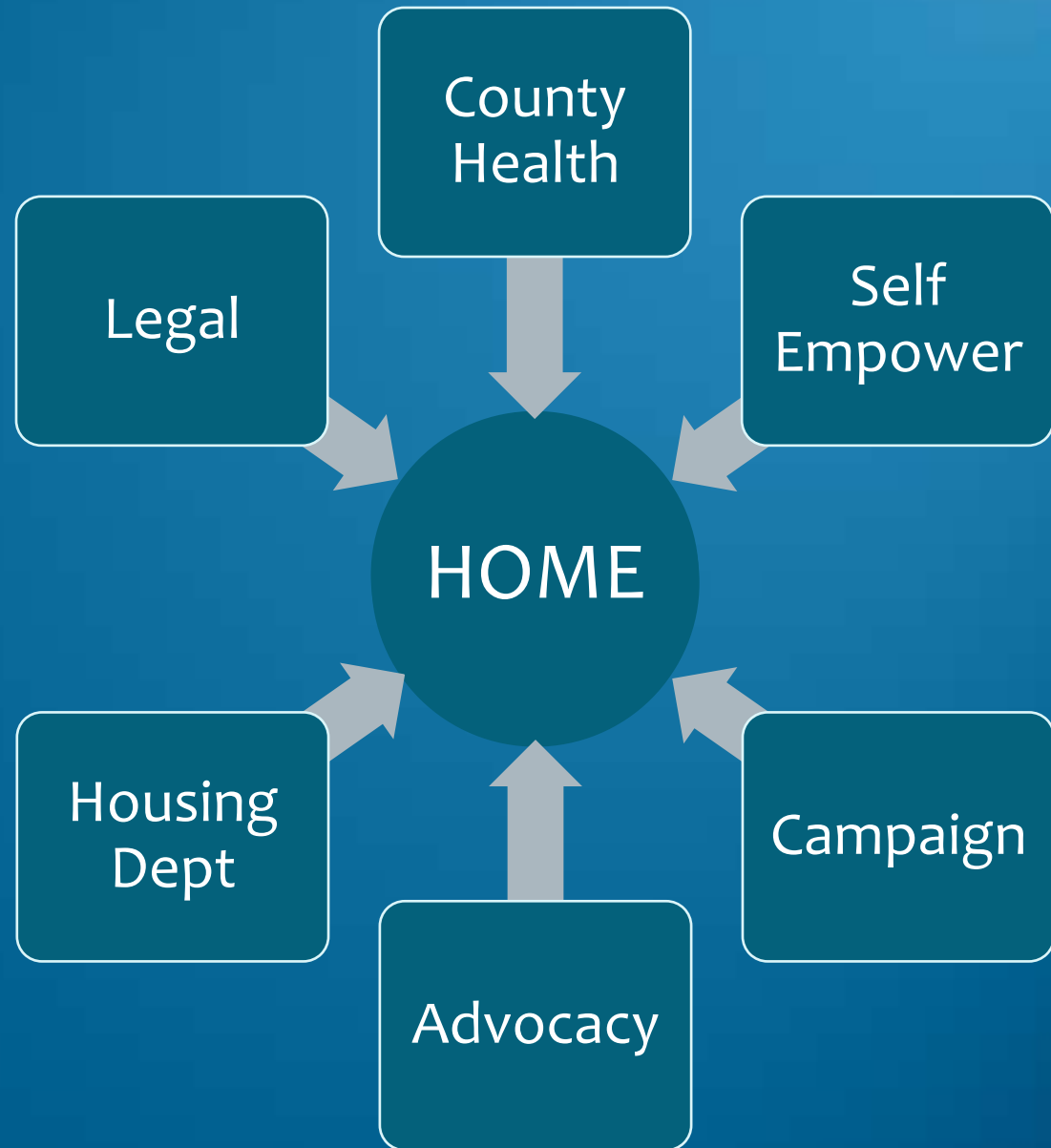
Promotoras / Health Promoter

What Tools Do Promotoras Use to Achieve a Healthy Home?



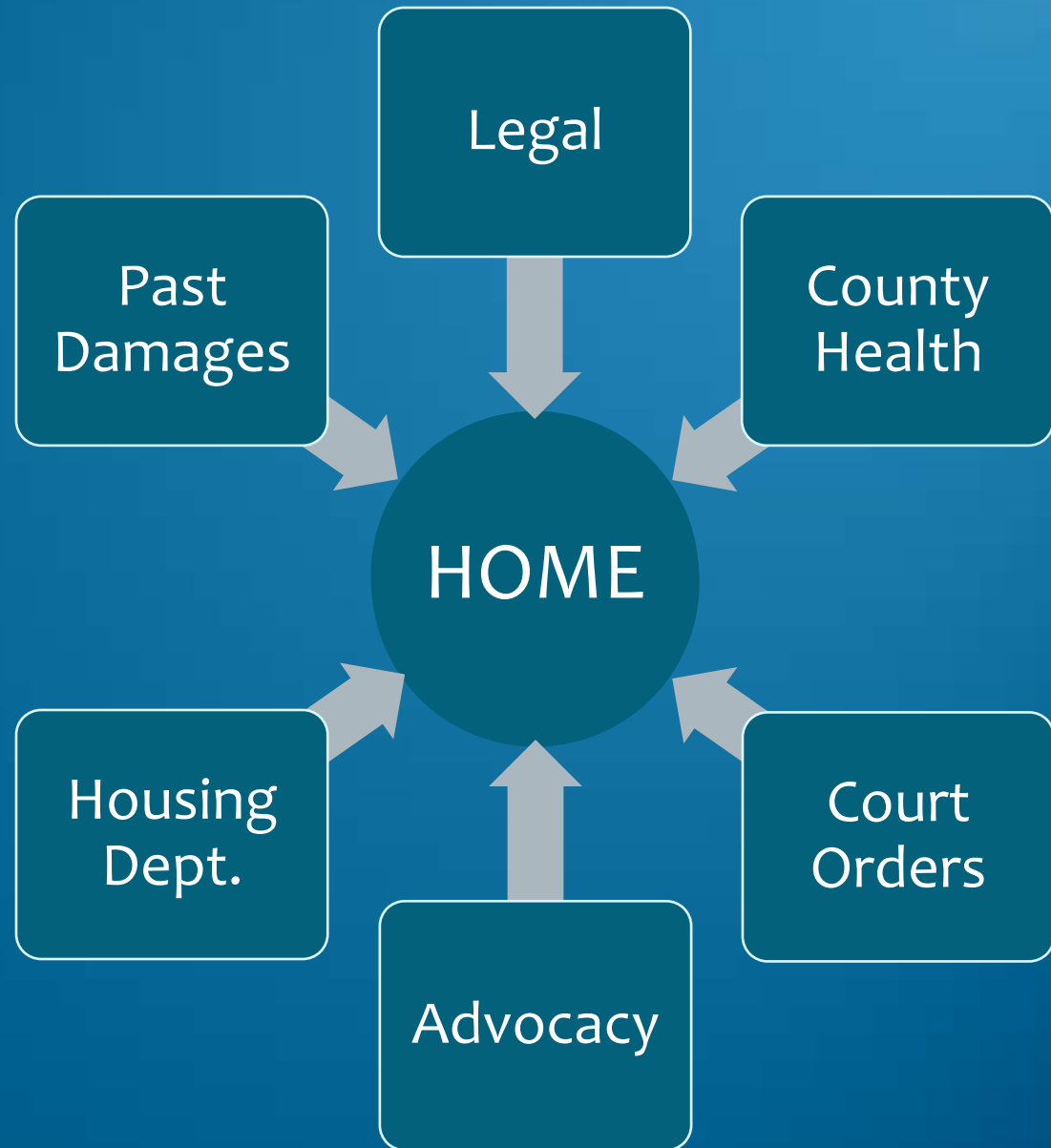
Tenant Organizers

What Tools
Do Tenant
Organizers
Use to
Achieve a
Healthy
Home?



Legal Counsel

What Tools Are Used by Legal Counsel to Achieve a Healthy Home?



Why Have a Collaborative Effort for Healthy Homes?

How Do Tenants Benefit from a Collaborative Effort?

Creating The 3M Effect:

Maximize

Multi-Layer

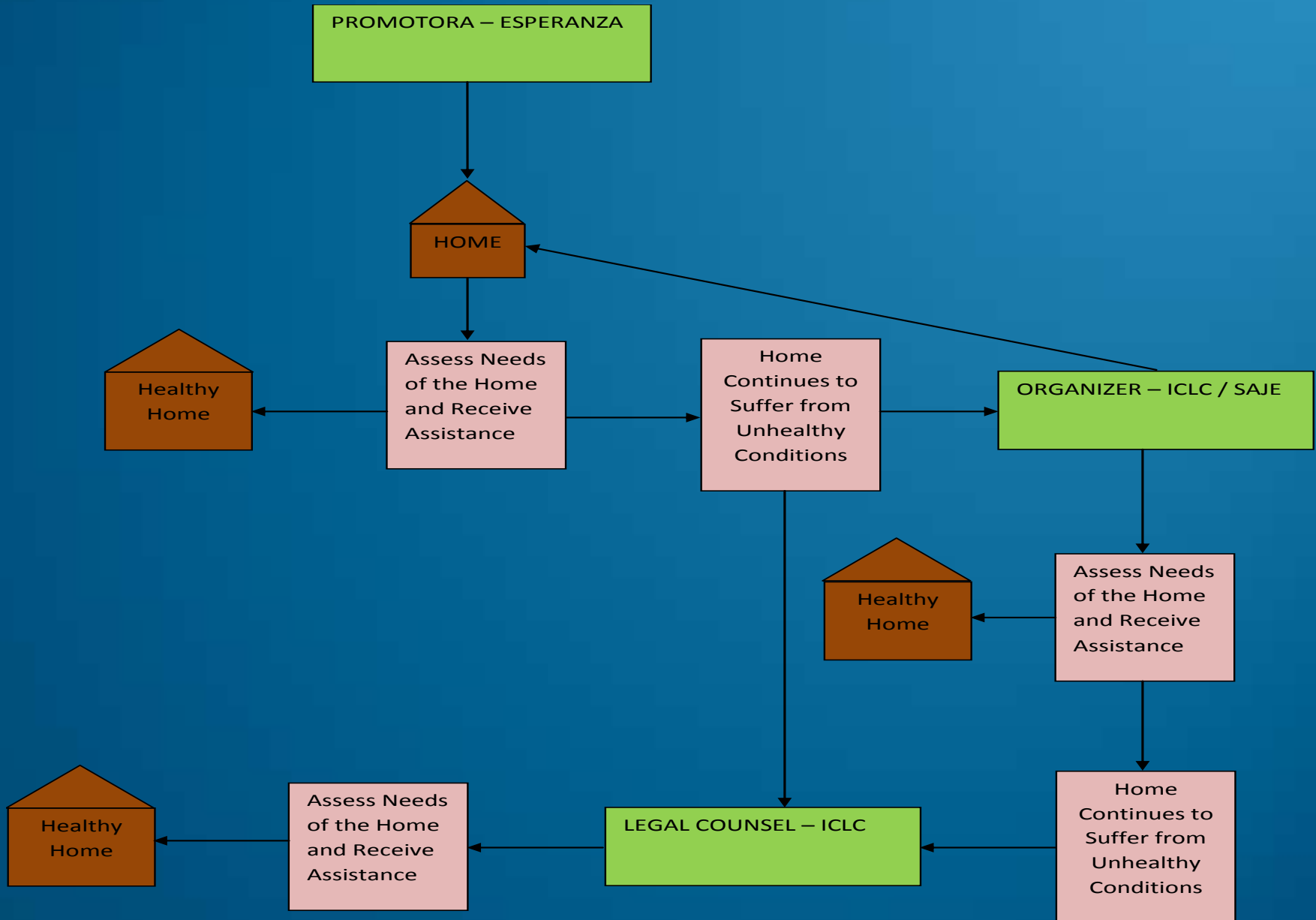
Mutual Benefit

The 3M Effect in Detail

- Maximize the Potential Resources and Assistance for Tenants to Achieve a Healthy Home
- Multi-Layer Possibilities for Achieving a Healthy Home
- Mutual Benefit to All Organizations and the Tenants

How Does the Collaborative Works?

Collaborative Flow Chart



The Collaborative in Detail

The Unhealthy Home



Organizers /Promotoras are the front line workers facing an unhealthy home

The Collaborative in Detail

What The Organizers / Promotoras Do?

1. Contact initially with tenants
 2. Assesses the needs of tenants
 3. Provide tenants with the necessary tools to improve their lives and/or housing conditions
 4. Achieve objectives and have created a healthy home
- **CAPA** Situation = Organizers or Promotoras successfully creating a healthy Home

TENANT ORGANIZERS

Initial Contact

- Are there habitability issues?
- Are there rent issues?
- Are there emergency conditions?

Organizing Effort

- Assess Tenants' Issues
- Identify Tenant Leaders
- Request Records
- Document Conditions

Complaints

Habitability Issues

Rent Issues

LAHD
Habitability
Complaints

Urgent
Repair
Program

L.A. County Dept. of
Public Health
Complaints

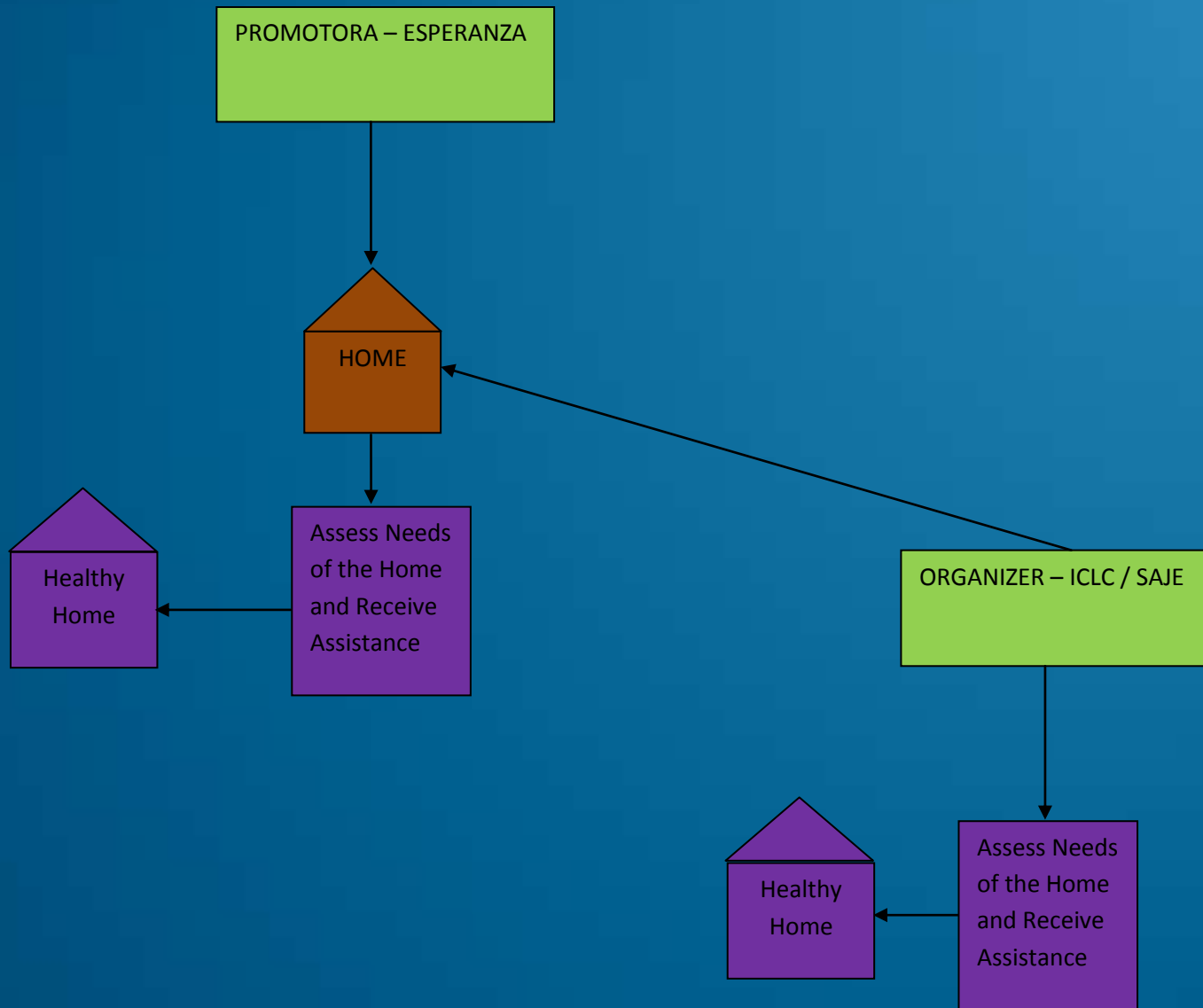
RSO
Complaints

Repairs Made

Issue Resolved

Case
Closed

The Collaborative in Detail



The Collaborative in Detail

What if the CAPA Situation is Not Achieved?

1. Refer to Counsel
 2. Exchange information and documents on tenants' conditions
 3. Transform from non-legal to legal
 4. Assessing and monitoring continues for organizers
- **RETA** Situation = When promotoras/organizers collaborate and transfer their efforts to achieving a healthy home to legal counsel.

TENANT ORGANIZERS

Initial Contact

- Are there habitability issues?
- Are there rent issues?
- Are there emergency conditions?

Organizing Effort

- Assess Tenants' Issues
- Identify Tenant Leaders
- Request Records
- Document Conditions

Complaints

Habitability Issues

Rent Issues

LAHD
Habitability
Complaints

Urgent
Repair
Program

L.A. County Dept. of
Public Health
Complaints

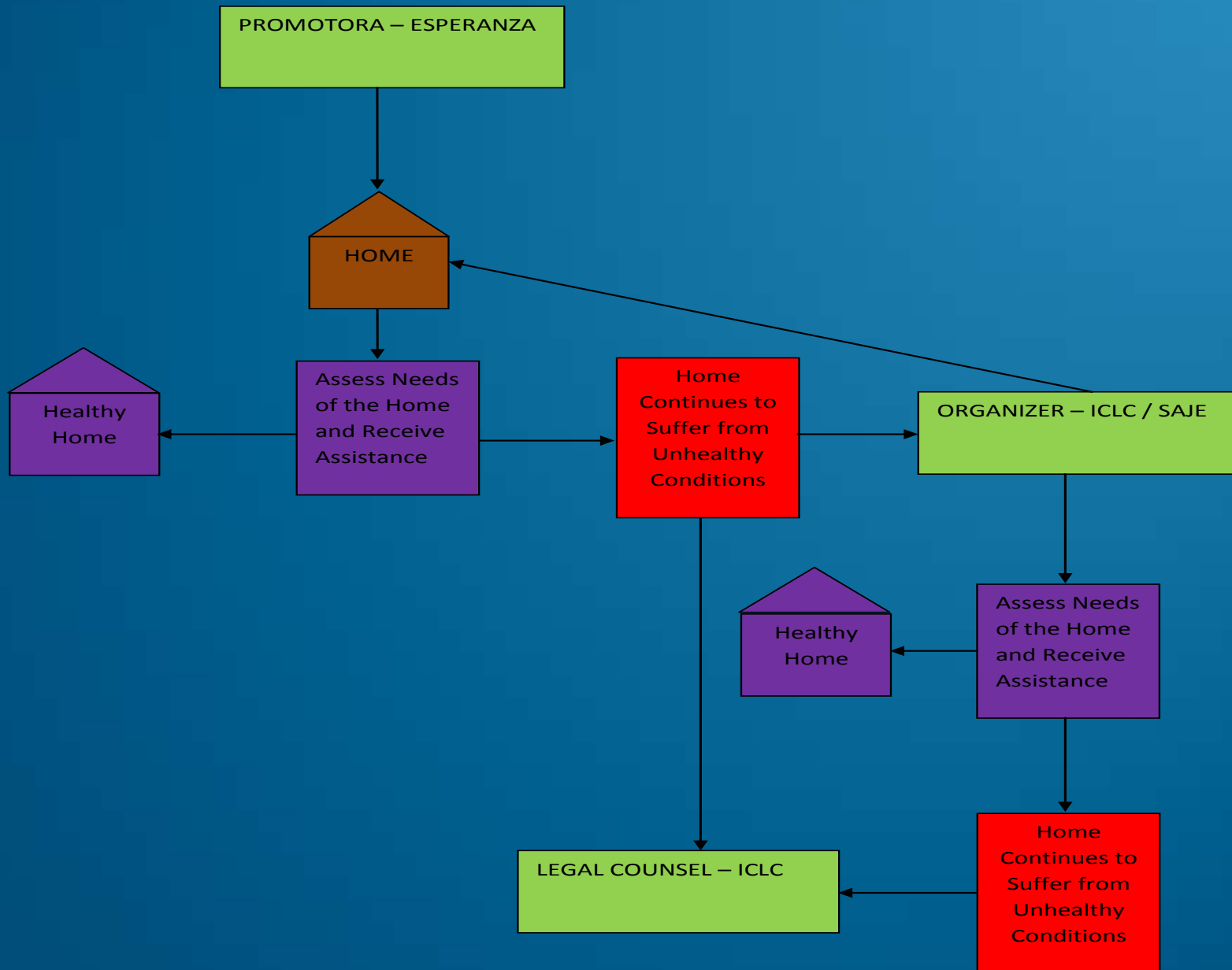
RSO
Complaints

Repairs NOT Made

Issue NOT
Resolved

Lawsuit

The Collaborative in Detail



The Collaborative in Detail

How Legal Counsel Proceeds After a RETA Situation:

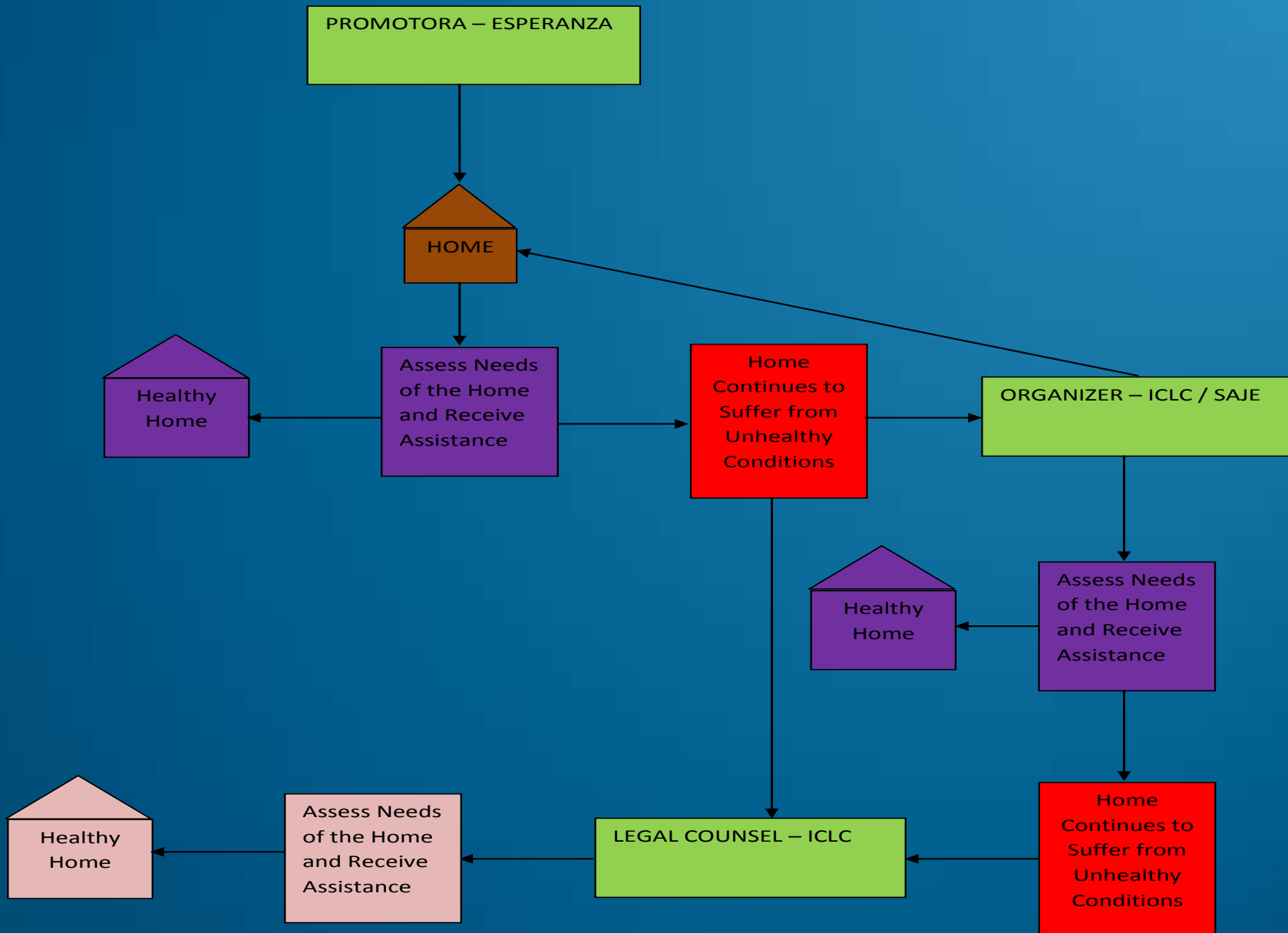
1. Provide immediate representation and advice.
 2. Assessing the potential lawsuit and interviewing clients.
 3. File a lawsuit for damages and seek repairs (i.e court ordered receivership).
- **PAF** Situation = When legal counsel seeks legal remedies and mechanisms to achieve a healthy home.

PAF Situation

PAF Situation:

- Longer Time Frame for Results
- Litigious
- Seeking Damages and Repairs
- Obtain and Maintain a Healthy Home

The Collaborative in Detail



Final Thoughts

- **A Holistic Approach to Achieving a Healthy Home**
- **Each Discipline Should Not Work in Isolation**
- **Mutual Benefit to All Parties to Work Together**
- **Why Not Have It All!**

THE END

