



## Owners Close Mobile Home Park Leaving Many Stranded

**O**n June 26, 2004 the residents of Austin Hills Mobile Home Park (AHMHP) received a sixty-day notice from the owners of the property stating that their lease was being terminated because the park was being closed. The news came as a great shock to the members of this community as many had lived there for over twenty years. For them, this park near Walnut Creek, full of beautiful old trees and open green space, was home.

Over the years a true community developed that was comprised of mostly Hispanic residents, but included people of various races and ethnicities. The residents are working parents, retirees, single moms, young adults and people with disabilities. Together they provided a network of support for one another. Unfortunately, this network fell victim to changes in floodplain regulations that prompted the City of Austin to require the owners of the property to change the use of this land.

The park is in the 100- and 25-year flood zones, and experienced very serious floods in 1993 and again in 2001. Its continued use for residential purposes created a danger to the residents, endangered rescue workers and increased costs for the fire department when the property flooded. The issue first came to a head in 1997 when the City refused to issue permits for the installation of new mobile homes per the new floodplain regulations. The owners then filed a lawsuit against the City of Austin charging that the enforcement of these regulations resulted in an unconstitutional taking of their property.

The lawsuit eventually settled in November 2001. The two parties mutually agreed

that the City would purchase the property from the owners for a total of \$1.15 million. The owners received an initial payment of \$700,000 in 2001, and \$450,000 is held in escrow pending the closure of the park. The agreement stipulated that the owners were able to continue operating the park for the next three years, but were not allowed to place new manufactured homes on the property. They could, however, replace any departing homes with RV tenants.

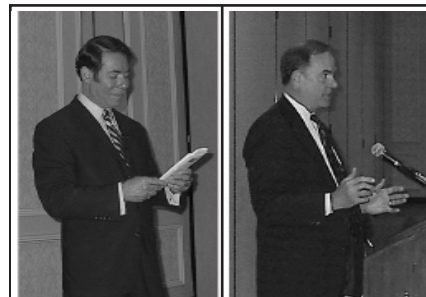
The agreement with the City also stated that the owners were to "operate and manage the park in a manner so that at the end of the three-year period they [would] transfer the Property to the City without any mobile homes or recreational vehicles on [it]." The three-year period ends on the "Anniversary Date" which is 12/17/04. Though the City did not specifically require the owners to disclose the impending closure of the park to the residents, the previous statement seems to imply it. Rather than warn the residents of their intention to close the park - which would have given the residents the opportunity to save money in preparation for the move - the owners gave a last minute, 60-day notice that all the homes had to be moved. The owners thereby ensured that the number of people in their park paying rent was maximized, a goal that ATC, the tenants and the City find less than heart warming.

Beyond the fact that the owners did not disclose the impending closure of the park sooner, the Austin Tenants' Council's attorney believes that the owners failed to give proper notice as required by the new Manufactured Housing Law that took effect on 4/1/02. Even when a tenant is month-to-month on a manufactured home lot, the Texas Property Code requires a manufactured home park owner to give tenants at least 120 days notice if the tenant's lease is being terminated for

## Attorney Training 2004

**T**he ATC Fair Housing Program in partnership with the City of Austin Human Resources Compliance Division (formerly Austin Human Rights Commission) recently presented the Attorney Training Conference 2004 with guest instructor, Avery Freidman; Esq. Mr. Friedman is Chief Counsel of the Fair Housing Council of Cleveland, Ohio and has been called, "America's Best Known Fair Housing Authority."

Mr. Friedman captivated an audience of attorneys from private and public organizations throughout Texas, fair housing



advocates, and staff from city and state fair housing enforcement agencies, with an historical overview of the Fair Housing Act. He was a wealth of information regarding fair housing case law during morning and afternoon sessions.

Presenters included Bill Hale, Chair of the Austin Human Rights Commission; Katherine Stark, ATC Executive Director; Fred Fuchs, Housing Attorney with Texas Rural Legal Aid and ATC Director of Litigation; and Robin Sanders, Assistant City Attorney for the City of Austin. Charles Gorham, Administrator for COA/HRD Compliance Division and Mary Daniels Dulan, Director of the ATC Fair Housing Program served as co-moderators. Harry Carey, Esq., Associate General Counsel of HUD's Office of Fair Housing in Washington, D.C. was the Keynote Speaker

### Inside:

- 2 - Case Updates
- 3,4 - Artículos en español
- 5 - Helping Galewood Residents

Continued on page 5

Continued on page 2

# Fair Housing News

## Case Updates

**A**TC thanks the complainants, plaintiffs, testers, witnesses, and attorneys who have worked for fair housing by participating in litigation or pursuing administrative housing discrimination complaints with the US Dept. of HUD. In all "settled" cases reported in this newsletter the defendant, unless otherwise noted, denies the allegations of discrimination made by the plaintiff and the parties have agreed to resolve the case prior to a trial on the merits. Fair housing testing and investigations conducted by ATC's Fair Housing Program are funded by the US Department of Housing & Urban Development.

### **Robin Patterson v Liberty Properties (Robert Worrall)**

ATC announces the conciliation of a housing discrimination complaint filed by Ms. Robin Patterson. Patterson contacted ATC in the fall on 2003 alleging Robert Worrall discriminated against her due to familial status and her race (black). ATC assisted Ms. Patterson in gathering information to support her claim. On December 17, 2003 the complaint was filed with HUD, which deferred the complaint to the City of Austin Human Resources Compliance Division (formerly Austin Human Rights Commission) for processing, which accepted it on December 22, 2003.

Complainant Patterson alleged that Respondent Worrall entered her premises without her permission when her minor children were in the home with their babysitter. She further alleged that the Respondent retaliated against her because she complained to her Section 8 counselor that her unit was not up to standards. Patterson alleged that she returned home to find Worrall in her house video taping the inside, and that her minor children were on the videotape. Patterson stated, "he criticized me...and proceeded to call me filth and an unfit mother." Patterson alleged this was done in front of her children and babysitter. Patterson was referred to ATC by her Section 8 caseworker. The Respondent denied the complainant's allegations and provided a written response.

As a result of the investigation conducted by the COA/HRCD investigator,

the Administrator had reasonable cause to believe that a discriminatory housing practice occurred, in violation of the Federal Fair Housing Act and City of Austin Fair Housing Ordinance.

On March 30, 2004, Charles H. Gorham, Administrator of COA/HRCD issued a Charge of Discrimination against Robert Worrall and Liberty Properties. The complainant elected to have her claim decided in a civil action in district court, however COA/HRCD, Ms. Patterson and Worrall (Liberty Properties) reached a Conciliation Agreement on April 7, 2004. The agreement stated, "The Complainant and Respondent agree that the Complainant will receive \$2,000.00 in settlement of her charge."

### **Portia Ford v The Villas of Cordoba**

In October 2003, ATC received a complaint from Ms. Portia Ford, alleging severe repair problems in her apartment at the Villas of Cordoba, including mold infestation, which had caused her 5 year-old son to become ill and hospitalized. Ms. Ford provided ATC with a copy of her son's emergency room report and a statement from her son's pediatrician that confirmed the child tested positive to mold. The pediatrician further stated, "It is in this child's best interest to avoid exposure to environmental mold. Please shift this family to [an apartment] free of mold."

Ms. Ford provided ATC with photos of her apartment, which showed large areas of mold and holes in her ceiling. Ford authorized her Section 8 caseworker at the Housing Authority of the City of Austin (HACA) to release her inspection report to ATC, which documented the fact that the unit failed HACA's health and safety inspection.

Ms. Ford's second complaint was that the maintenance man at the complex was sexually harassing her. Ms. Ford alleged that he came to her apartment numerous times, that he made sexually explicit comments to her, told her that he had never dated a Black girl before and told her about his sexual preferences. Ford alleged that when she informed management that the maintenance man was sexually harassing her, they told her to put it in writing.

ATC assisted Ms. Ford with filing a housing discrimination complaint with HUD, based on her race, her sex, as well as the

race and disability of her son. Ford alleged she was sexually harassed and that the Respondent intimidated and interfered with her right to have equal housing opportunity. HUD deferred her complaint to the City of Austin Human Resources Compliance Division for processing. On December 16, 2003, COA/HRD Compliance Division accepted the complaint. The Respondent has provided a written statement denying the allegations.

On May 3, 2004, Charles H. Gorham, Administrator of the COA/HRD Compliance Division issued a Charge of Discrimination against the Respondents, The Villas of Cordoba, after determining that reasonable cause existed to believe that a discriminatory housing practice occurred. Ms. Ford elected to have her complaint decided in a civil action in district court. On June 7, 2004, Robin Sanders, Assistant City Attorney for the City of Austin filed suit on behalf of Ms. Ford, her minor child and the COA/HRD Compliance Division Administrator in District Court.

### **Fair Housing Conference**

Continued from page 1

at the luncheon. Mr. Carey recognized the work that fair housing practitioners and attorneys are doing in Texas and gave an overview of current federal fair housing litigation efforts. Carey was introduced by Garry L. Sweeney, Region VI Director of HUD's Southwest Office of Fair Housing and Equal Opportunity in Ft. Worth. Attendees gave positive feedback and are anxious for the next training. The State Bar of Texas approved the conference for Continuing Legal Education (CLE)

## So Long Christina

Christina Allen, JD, who joined ATC in February 2003 as a Law Clerk/Testing Coordinator I, has accepted a position as Legal Compliance Officer with the Housing Authority of the City of Houston. At ATC, Christina worked with the Cooperating Attorney Referral Program and conducted testing of allegations of housing discrimination in support of ATC's fair housing enforcement program. We wish her success and the best of luck in her new position.

# Dueños Cierran Parque para Casas Móviles Dejando a los Inquilinos Desamparados

En el 26 de junio, 2004 los residentes de Austin Hills Mobile Home Park (AHMHP) recibieron un aviso de 60 días de los dueños del parque que indicaba que su contrato fue terminado porque el parque estará cerrando. Las noticias sorprendieron a los miembros de esta comunidad a causa de muchos han vivido allí por más de veinte años. Para ellos, este parque cerca de Walnut Creek, lleno de árboles ancianos y hermosos y con mucho espacio verde, era su hogar.

Sobre los años crearon un lugar donde convivía gente de varias razas y etnicidades, pero la mayoría eran hispanos. Los residentes son padres que trabajan, retirados, madres solteras, jóvenes y gente incapacitada. Juntos proporcionaron una red de ayuda para cada uno. Desafortunadamente, esta red fue estirada a causa de los cambios en las regulaciones a áreas de inundación, los cuales incitaron a la Ciudad de Austin a requerir a los dueños del parque que cambiaran el uso de esta tierra.

El parque está en una zona de inundarse cada 100 años y 25 años, y sufrió inundaciones muy serias en 1993 y otra vez en 2001. Su uso como un lugar residencial creó un peligro para los residentes, se puso en peligro a los salvavidas y aumentó los costos para el cuerpo de bomberos

cuando la propiedad inundaba. La primera vez que llegó a ser problema fue en 1997 cuando la Ciudad rehusó proporcionar los permisos para la nueva instalación de casas móviles por las nuevas regulaciones de una zona de inundarse. Los dueños archivaron un pleito contra la Ciudad de Austin reclamando que la aplicación de estas regulaciones resultó en el tomar inconstitucional de su propiedad.

Eventualmente llegaron a un acuerdo en noviembre de 2001. Los dos partidos acordaron mutuamente que la Ciudad compraría la propiedad de los dueños por un total de \$1.15 millones. Los dueños recibieron un pago inicial de \$700.000 en 2001, y \$450.000 se quedará en el banco hasta que finalice el cierre del parque. El acuerdo estipuló que el parque podía continuar funcionando por los próximos tres años, pero los dueños no fueron permitidos poner nuevas casas móviles en la propiedad. Podían, sin embargo, substituir cualquier casa móvil que se movió por un vehículo recreativo (RV).

El acuerdo con la Ciudad también indicó que los dueños «operarán y manejarán el parque de una manera de modo que al final de los tres años transferirían la Propiedad a la Ciudad sin ninguna casa móvil o vehículo recreativo puesto.» El período de tres años termina en «la fecha del aniversario» que

es el 17 de diciembre, 2004. Aunque la Ciudad no específicamente requirió a los dueños que divulgaran el cierre inminente del parque a los residentes, parece que la declaración anterior lo implica. En vez de advertir a los residentes de su intención de cerrar el parque - que hubiera dado a los residentes la oportunidad de ahorrar dinero en la preparación de su mudanza - los dueños dieron un aviso de 60 días en el último momento que todos las casas tuvieron que ser movidos. Los dueños, de tal modo, aseguraron de que el número de gente en su parque que pagaba renta fuera maximizado, una meta que ATC, los inquilinos y la ciudad creen que fue de mala fe.

Más aparte del hecho de que los dueños no divulgaron el cierre inminente del parque más pronto, el abogado de Austin Tenants' Council cree que los dueños faltaron dar el aviso apropiado según los requisitos de la nueva ley de Casas Móviles que tomó efecto el 1 de abril, 2002. Incluso cuando un inquilino renta un lote para su casa móvil mes por mes, el Código de Propiedades de Texas requiere al dueño de un parque para casas móviles que dara a los inquilinos por lo menos un aviso de 120 días si va a terminar el contrato por cambio en utilización del terreno. Si los dueños

[Vea la página 4](#)

## Educación en el Vecindario

El Programa de Asistir a los Inquilinos con sus Derechos del Austin Tenants' Council continuó trabajando con Operation Restore Hope (la Operación de Restaurar la Esperanza) del Departamento del Policía de Austin a ayudar a los inquilinos de una vecindad de Austin que sufre con muchos problemas, incluyendo reparaciones, violaciones del código de edificios y la eliminación de la basura. El grupo de Operation Restore Hope de APD consiste en el Departamento de Inspección de Edificios de Austin, el Cuerpo de Bomberos, el Departamento de la Salud de Austin/Travis County, Austin Tenants' Council y otras agencias de servicios sociales. Este es la segunda vez que ATC ha asistido a inquilinos por medio de Operation Restore Hope.

Igual al trabajo hecho en la vecindad de Brownie Drive el año pasado, el personal de ATC juntó con APD y el resto del grupo en la mañana del martes, el 29 de

junio en la vecindad de Galewood en el norte de Austin. Aunque hay complejos pequeños y grandes en Galewood Drive, ATC concentró en los complejos pequeños, donde existe la mayoría de los problemas. El personal de ATC tocaron cada de esas puertas, hablando con los inquilinos sobre cualquier problema potencial de reparación en su vivienda. El personal del ATC abrió varios casos de reparación, y continúa trabajando para resolver estos problemas de reparación. Además de ocuparse de problemas de reparación, el personal del ATC tenía una oportunidad de hablar con los residentes uno por uno sobre sus derechos como inquilinos.

Continuando la educación, ATC participó en una limpieza de la vecindad de Galewood sábado, el 10 de julio. Mientras que la calle de Galewood estaba cerrada y las compañías privadas y las agencias de la ciudad ayudaron con la limpieza de las

propiedades, ATC instaló una mesa con las otras agencias y habló con los residentes sobre sus derechos como inquilinos. Tenía una variedad de folletos y otra información de su agencia que fue distribuida a los peatones. Una estación local de radio, junto con APD, proporcionaron comida, música y regalos.

El trabajo hecho en Galewood Drive es otro ejemplo del impacto que tiene el Programa de Asistir a los Inquilinos con sus Derechos en la comunidad de Austin, mientras que ATC se esfuerza ayudar a inquilinos a hacer cumplir su derecho a la reparación de las condiciones que amenazan su salud y seguridad. El financiamiento de este programa por medio de la Ciudad (Department of Housing and Community Affairs) sobre los últimos veinte años ha resultado en muchos a éxitos y beneficios similares en varios áreas de Austin.



# Casos Actualizados

En todos los casos «decididos» en estas noticias, a menos que se indicare en forma diferente, el demandado niega las alegaciones de discriminación hechas por el demandante y los partidos pusieron de acuerdo de resolver el caso antes de ir a un juicio. Las pruebas e investigaciones de vivienda justa conducidas por el Programa de Vivienda Justa de ATC son financiadas por el Departamento de Vivienda y Desarrollo Urbano de los Estados Unidos.

## **Robin Patterson v Liberty Properties (Robert Worrall)**

ATC anuncia la conciliación de una queja de discriminación en la vivienda archivada por la Srta. Robin Patterson. Patterson se puso en contacto con ATC en el otoño del 2003 alegando que Robert Worrall discriminó contra ella debido a su estado familiar y a su raza (morena). ATC asistió a la Srta. Patterson en juntar la información para apoyar su reclamación. La queja fue archivada con HUD el 17 de diciembre, 2003, lo quien dio la queja a la División de la Conformidad de los Recursos Humanos de la Ciudad de Austin (antes Comisión de Derechos Humanos de Austin) para procesarla el 22 de diciembre de 2003.

Querellante Patterson alegó que el Respondedor Worrall entró su domicilio sin su permiso cuando sus niños de menor edad estaban en la casa con su cuidaniños. Ella también alegó que el Respondedor tomó represalias contra ella porque ella había quejado a Sección 8 sobre la condición de su casa. Patterson alegó que ella volvió a su casa y encontró a Worrall grabando el interior de su casa con un video, y que sus niños de menor edad estaban en el video. Patterson dijo, «él me criticó... y procedió a llamarme suciedad y una madre incompetente.» Patterson alegó esto fue hecho delante de sus niños y cuidaniños. Su consejero de Sección 8 refirió a Patterson a ATC. El Respondedor negó las alegaciones de la Querellante y proveyó una respuesta escrita.

Como resultado de la investigación conducida por el investigador de COA/HRCD, el administrador tenía causa razonable para creer que ocurrió una práctica discriminatoria de vivienda, en violación del Acto Federal de Vivienda Justa y de la Ordenanza de Vivienda Justa de Austin.

En el 30 de marzo, 2004, Charles H.

Gorham, administrador de COA/HRCD publicó una carga de discriminación contra Roberto Worrall y Liberty Properties. La querellante eligió a tener su demanda decidida en una acción civil en la corte de distrito, sin embargo COA/HRCD, la Srta. Patterson y Worrall (Liberty Properties) llegaron a un acuerdo de conciliación el 7 de abril de 2004. El acuerdo indicó, «la Querellante y el Respondedor se acuerdan que la Querellante recibirá \$2.000.00 como una decisión de su carga.»



## **Austin Hills Mobile Home Park**

Continuado de la página 3

hubieron dado un aviso de 120 días, los residentes todavía habrían estado bajo un límite serio de tiempo para mover sus casas, pero hubieron tenido más tiempo para ahorrar dinero y para encontrar un lugar adecuado para vivir. Extrañamente, uno de los dueños del parque indicó que él no considera el cierre del parque como un cambio en utilización del terreno. El terreno ya no va estar utilizado como un parque para casas móviles así que es confundido en su razonamiento.

El Austin Tenants' Council y otros ciudadanos preocupados han reunidos con los residentes del parque en tres ocasiones para hablar de sus derechos y opciones. Los residentes se dieron cuenta de que no tenían que tolerar el tratamiento de los dueños y se unieron para formar la Asociación de los Dueños/Residentes de Austin Hills.

En respuesta a la formación de la Asociación y por la presión de la ciudad, y para asegurarse de que los \$450.000 en el banco sean pagados, los dueños han ofrecido asistir a los residentes en su mudanza. Los detalles de la oferta son complicados pero para los que pueden mover su casa, los dueños pagarán hasta \$3500 para una casa móvil de ancho normal y hasta \$5500 para una casa móvil de ancho doble directamente al transportador y las otras compañías que realicen los servicios relacionados con la mudanza. En consideración de que pueda costar hasta \$4500 para mover una casa móvil, este dinero no podría ser adecuado. Además, otro impedimento a la mudanza es que muchos parques para casas móviles no aceptarán una casa que sea más vieja de cinco años. Aunque varios parques en el vecindario han acordado hacer excepciones, la mayoría de las casas en AHMHP son mucho más viejo que cinco años.

La Oficina de Servicios de Bienes Raíces de la Ciudad de Austin ha ayudado a los residentes de AHMHP obtener el título en los casos donde las casas fueron compradas informalmente y los papeles apropiados del título no fueron llenados. Además, la Ciudad ha convencido al condado que renunciara el requisito de pagar los impuestos de este año sólo si la casa se quedará en el condado de Travis. En caso que debía impuestos cuando la casa fue comprada, que típicamente deben ser pagados al condado antes de mover la casa, la Ciudad también convenció al condado que renunciara este requisito.

Aunque los dueños han ofrecido a pagar mucho del costo de mover la casa móvil, muchas de esas casas no se pueden mover. Algunas casas son muy frágiles debido a su edad y otros han sufrido daño estructural por las inundaciones en el parque. Aunque los dueños han ofrecido un precio mucho más pequeño para los que no pueden mover su casa por una razón u otra, todavía van a perder completamente cualquier equidad que tengan.

Pero, más que nada, no hay ninguna ayuda que puede compensar adecuadamente a los residentes para sus pérdidas financieras, sin mencionar la tristeza que se sienten por la desintegración de su comunidad. Porque los inquilinos no fueron notificados del cierre inminente del parque mientras que los dueños sabían de él por tres años, muchos han sufrido otros daños. Por ejemplo, un residente acaba de comprar una casa móvil y firmó un contrato por un año con los dueños del parque en la primavera de este año sin ningún conocimiento que le pedirían moverse unos meses después. Para ayudar a esta persona y a otras que han sufrido daños, la Asociación de Inquilinos ha asegurado la representación legal del abogado Tony Diaz. El Sr. Diaz está en el proceso de negociar con los dueños y espera asegurar remuneración financiera adecuada y tiempo adicional para los residentes. Aunque los residentes de Austin Hills Mobile Home Park preferirían que su comunidad no sea molestado, existe la esperanza de que con la ayuda del Sr. Diaz, la Ciudad y el Austin Tenants' Council disminuirán el peso que estos residentes se sienten.



# Landlord-Tenant News

## Neighborhood Outreach

The Austin Tenants' Council's Renters Rights Assistance Program continued working with the Austin Police Department's Operation Restore Hope to help renters in an Austin neighborhood suffering with many problems, including repair issues, building code violations and trash removal. APD's task force consists of the City of Austin Building Inspection Department, the Fire Department, the Austin/Travis County Health Department, the Austin Tenants' Council and other social service agencies. This is the second time that ATC has assisted tenants by working along with APD's Operation Restore Hope.

Similar to the work done in the Brownie Drive neighborhood last year, ATC staff met with APD and the rest of the task force on the morning of Tuesday, June 29 in the Galewood neighborhood in North Austin. Although there are eight-plexes as well as apartment complexes on Galewood Drive,

ATC focused on the eight-plexes, where a majority of the problems exist. ATC staff went door to door down Galewood Drive, talking to renters about any potential repair problems in their dwelling. ATC staff opened several repair cases, and our staff



continues to work to resolve these repair issues. In addition to dealing with repair problems, ATC staff had an opportunity to talk to the residents one on one about their

### Austin Hills Mobile Home Park Continued from page 1

a change in land use. Had the owners given 120 days notice, the residents would have still been under a serious time limit to get their homes moved, but would have had more time to save money and find a suitable place to live. Oddly, one of the park owners stated that he does not consider the closure of the park to be a change in land use. The land will no longer be used as a mobile home park so his reasoning is unclear.

The Austin Tenants' Council and other concerned citizens have met with the park residents on three occasions to discuss their rights and options. The residents realized they did not have to settle for the 60-days notice and united together to form the Austin Hills Resident/Owners Association.

In response to the formation of the Association and pressure from the City, and to ensure that the remaining \$450,000 held in escrow is paid, the owners have offered to assist the residents move. The details of the offer are complicated but for those than can move their home, they will pay up to \$3500 for a single wide mobile home and up to \$5500 for a double wide mobile home directly to the transporter and other companies that perform services related to the move. Considering it can cost up to \$4500 to move a mobile home,

these monies may not be adequate. Furthermore, another impediment to moving is that many mobile home parks will not accept a home that is older than five years. Although several neighboring parks have agreed to make exceptions, the vast majority of the homes at AHMHP are well over five years old.

The City of Austin Public Works, Real Estate Services Office has been helping AHMHP residents obtain clear title in cases where homes were purchased informally and proper title work was not done. In addition, The City has gotten the County to waive the requirement of paying this years taxes if the home is to remain in Travis County. Sometimes back taxes were owed when the home was purchased, which typically the County wants paid before allowing the move; the City was able to get the County to waive that requirement, as well.

Though the owners have offered to pay for much of the cost of moving a home, many of the homes are not movable. Some of the homes are too fragile because of their age and others have suffered structural damage from the flooding that has occurred in the park. Though the owners have offered a much smaller settlement for those that cannot move their home for one reason or another, they are still looking at a total loss of any equity.

But all in all, none of the assistance the residents have been offered can

rights as tenants.

In a follow up to the neighborhood outreach, ATC participated in a general clean up of the Galewood neighborhood on Saturday, July 10. While private companies and city agencies helped with the cleanup of the properties, and with Galewood Drive closed, ATC set up a booth with other agencies and spoke with residents about their rights as tenants. A local radio station, along with APD, provided food, entertainment and giveaways.

The work on Galewood Drive highlights the impact of the Renters Rights Assistance Program on the Austin community as ATC strives to help tenants enforce their right to repair of conditions that threaten their health and safety. The City of Austin's Department of Housing and Community Affairs' funding of this program over the past twenty years has resulted in countless similar successes and benefits to many different neighborhoods.



adequately compensate them for their financial losses, not to mention the sadness they feel for the breakup of their community. Because the tenants were not notified of the impending closure of the park during the three years the owners knew about it, many have suffered other damages. For example, one resident just purchased a mobile home and signed a one-year lease with the park owners in the Spring of this year without any knowledge that he would be asked to leave several months later. To help this person and others who have suffered damages, the Tenant Association has secured legal representation from attorney Tony Diaz. Mr. Diaz is in the process of negotiating with the owners and hopefully can secure adequate financial compensation and additional time to move for the residents. Although the residents of Austin Hills Mobile Home Park would prefer their community not be disturbed, there is hope that with the help of Mr. Diaz, the City, and Austin Tenants' Council, the burden these residents face will be lessened.



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Housing Rights Advocate is published quarterly by the Austin Tenants' Council, 1619 E. Cesar Chavez, Austin, TX 78702. The publication is supported by grants from the City of Austin (CDBG) and the U.S. Department of Housing and Urban Development. The substance and findings of the work are dedicated to the public. The publisher is solely responsible for the accuracy of the statements and interpretations contained herein. Such interpretations do not necessarily reflect the views of the Government.

The Austin Tenants' Council, as a sub-recipient of the City of Austin, is committed to compliance with the Americans with Disabilities Act (ADA) and Section 504 of the Rehabilitation Act of 1973, as amended. Reasonable modification and equal access to communications will be provided upon request. Please call 512-474-1961 (voice) or Relay Texas at 1-800-735-2989 (TDD) for assistance.

## Programs and Services/Programas y Servicios

### **FAIR HOUSING VIVIENDA JUSTA**

**THE FAIR HOUSING PROGRAM / EL PROGRAMA DE VIVIENDA JUSTA** - This program helps any person in the Austin metropolitan area who has been discriminated against in the rental, sale, financing or appraisal of housing. FHP investigates complaints and coordinates legal services to assist victims of discrimination when their rights under State and Federal fair housing laws have been violated. Este programa ayuda a cualquier persona en el area metropolitana de Austin que se ha enfrentado con discriminación en la renta, compra, financiamiento o evaluación de vivienda. El FHP investiga las quejas y coordina servicios legales para las victimas de discriminación cuando sus derechos están violados bajo las leyes estatales y federales de vivienda justa. Call / llame al 474-7007.

### **TENANT-LANDLORD INQUILINO-PROPIETARIO**

**TELEPHONE COUNSELING / CONSEJOS POR TELEFONO** - Trained counselors answer tenant-landlord questions and make appropriate referrals. However, ATC offers no legal advice. Consejeros contestan preguntas acerca de inquilinos-propietarios y hacen referencias necesarias. Sin embargo, ATC no ofrece consejos legales. Call / llame al 474-1961.

**IN-HOUSE COUNSELING / CONSEJOS EN LA OFICINA** - Counseling information and materials are provided to clients in need of more in-depth assistance. Se provee información y materiales a los clientes que necesitan mayor información. Call for an appointment / llame para una cita al 474-7007.

**CRISIS INTERVENTION / INTERVENCION CRISIS** - Counselors mediate on behalf of tenants to resolve emergencies that threaten their housing. Consejeros median en nombre del inquilino a resolver una emergencia que amenass su vivienda. Call / llame al 474-1961.

**RENTAL REPAIR ASSISTANCE / AYUDA CON REPARACIONES EN SU VIVIENDA** - The Renters' Rights Assistance Program helps low-income renters enforce their rights for repairs through advocacy and mediation. El Programa de Asistencia con los Derechos de Inquilinos ayuda a los inquilinos de bajo ingreso da fuerza a sus derechos para reparaciones por medio de negociación y mediación. Call / llame al 474-7007.

**LEASE FORMS / CONTRATOS** - ATC sells lease packets and brochures describing landlord and tenant rights and responsibilities to landlords for a small fee. ATC vende paquetes de contratos y folletos, por una cuota nominal, describiendo los derechos y las responsabilidades del propietario y del inquilino. Call for more information / llame para mayor información al 474-7007.

### **Austin Tenants' Council Staff**

**Genesis Draper** ..... Law Clerk  
**Mary Daniels Dulan** ..... Fair Housing Program Director  
**Nathan Fish** ..... Housing Specialist  
**Cindi Garcia** ..... Fair Housing Specialist II  
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**Bruce Rodenborn** ..... Program Development Specialist  
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