

Preventing Involuntary Exits from THP-Plus



An Advocacy Guide

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I. Introduction

Access to transitional housing and supportive services is essential for former foster youth. Research shows that young adults exiting foster care are less likely than their non-system-involved peers to have the financial resources and family support to transition into independent living.¹ Transitional Housing Program-Plus (THP-Plus), a county-administered transitional housing program for former foster youth, is designed to meet this need. Although state law allows eligible youth to participate in THP-Plus for up to two years, and sometimes even three years, many eligible youth do not stay in THP-Plus for the full duration. In 2018-2019, the average length of participation in THP-Plus was 15.36 months.² Although youth may elect to leave THP-Plus before the maximum time has elapsed, involuntary exits are common: **in 2018-2019, over one in four exits from THP-Plus were involuntary.**³

The goal of this advocacy guide is to point youth and their advocates to legal information and strategies to help prevent these involuntary exits. We have summarized the legal authorities that can aid participants and their advocates in preventing involuntary exits and requesting program improvements that could reduce the likelihood of an involuntary exit. Where applicable, we also make recommendations, grounded in both law and empirical research, for addressing certain reasons for involuntary exits (interpersonal conflict, behavior-related violations of program rules, failure to meet program requirements, etc.) through trauma-informed programming and individualized service delivery, rather than program exit or eviction.

The following sections summarize the relevant legal rights and duties under the Welfare and Institutions Code and corresponding regulations ([Section II](#)), state and local landlord-tenant law ([Section III](#)), federal and state fair housing law ([Section IV](#)), and the Transitional Housing Participant Misconduct Act ([Section V](#)). Each section includes a summary of the law as well as advocacy tips

¹ Mark E. Courtney, et. al, *Findings from the California Youth Transitions to Adulthood Study (CalYOUTH): Conditions of Youth at Age 21*, CHAPIN HALL AT THE UNIVERSITY OF CHICAGO, 2016, at 70; Mayookha Mitra-Majumdar, et. al, *Improving Outcomes for Transitional Youth*, URBAN INSTITUTE, May 7, 2019, at 9.

² “THP-NMD & THP-Plus Annual Report 2018-19,” John Burton Advocates for Youth (October 2019), p. 21, available at <https://www.jbaforyouth.org/wp-content/uploads/2020/04/V8-THP-NMD-THP-PLUS-Annual-Report-2019.pdf>.

³ *Id.* at 22.

for enforcing the legal rights of THP-Plus participants. The guide ends with a high-level checklist for youth and their advocates and a list of relevant resources.

Throughout this guide, keep in mind that an **“involuntary exit” can encompass the loss of two distinct but overlapping components of THP-Plus: (1) the housing subsidy and supportive services facilitated by the county through a contract with the THP-Plus housing agency, and (2) the youth’s possession of the housing unit that was secured by, but may not be owned by, the THP-Plus housing agency.** The loss of one component may not automatically result in the loss of the other. Some scenarios in which these two components diverge include:

- A young person reaches the age maximum for the THP-Plus housing subsidy and supportive services, but retains the right to remain in the housing unit as a rent-paying tenant.
- The landlord evicts a young person from an apartment unit, but the youth remains eligible for THP-Plus, just in a different unit.

It is important for advocates to discern which component of the program is at issue (funding, housing, or both), utilize the appropriate strategies, and work with young people to understand the risks and responsibilities associated with each strategy. We will revisit, and attempt to disentangle, these dual THP-Plus components throughout this advocacy guide. For purposes of this guide, the term “program exit” will refer to the loss of THP-Plus funding and services, and the term “eviction” will refer to the formal process by which a THP-Plus tenant loses possession of their housing unit. We will use the term “involuntary exits” throughout this guide to refer generally to both of these components, or to circumstances where both components should be considered.



To understand how the laws discussed in this advocacy guide will apply to any specific case, consult a legal services attorney. For youth in Transitional Housing Placement Program for Nonminor Dependents (THP-NMD), see the Youth Law Center’s advocacy guide *Preventing Involuntary Exits from THP-NMD: An Advocacy Guide*.⁴ Many of the legal resources and strategies described in this advocacy guide may be applicable across supportive housing programs.⁵

The information provided in this advocacy guide does not constitute legal advice. All content is for general informational purposes only. This guide was last updated in November 2020. For any questions related to this advocacy guide, please contact info@ylc.org.

⁴ Forthcoming, at <https://ylc.org/resource-library/>.

⁵ Other housing programs that often target the transition aged youth population but are not discussed in this advocacy guide include Independent Living Program housing (ILP, for former foster youth up to age 21), permanent supportive housing and rapid rehousing (often administered through local homelessness Continuums of Care with some dedicated TAY units), and Mental Health Services Act housing (MHSA, for individuals with mental health needs including TAY).

II. THP-Plus Statutory & Regulatory Requirements

This section summarizes the legal framework for the THP-Plus program in California, with a focus on the legal requirements that youth and advocates can invoke to prevent involuntary program exits. Remember that THP-Plus housing has two components: (1) funding and services, and (2) the housing unit where the youth lives. **The statutes and regulations discussed in this section pertain to the first component: THP-Plus funding and services.** For questions about a youth's right to remain in their housing unit and defend against a formal eviction, the THP-Plus regulations point to landlord-tenant law, discussed in [Section III](#) of this advocacy guide.

A. THP-Plus Program Eligibility

Youth are eligible for THP-Plus if they exited foster care (whether supervised by child welfare or probation) on or after their 18th birthday, from a county that has elected to participate in the program.⁶ A county may also choose to include in their THP-Plus program former foster or probation youth who currently live in the county, but who exited care in a different county.⁷

Eligible youth can stay in THP-Plus for a maximum of 24 cumulative months, and the maximum age for THP-Plus is 24 years old.⁸ However, a county may choose to extend its THP-Plus program until age 25 and for a total of 36 cumulative months for any tenant that meets one of the following criteria, in addition to the general requirements described above:⁹

1. The former foster youth is completing secondary education or a program leading to an equivalent credential.
2. The former foster youth is enrolled in an institution that provides postsecondary education, including an accredited vocational institution.

⁶ Cal. Welf. & Inst. Code § 11403.2(a)(2)(A); Cal. Department of Social Services Manual of Policies & Procedures (MPP) § 30-913.1.

⁷ Cal. Welf. & Inst. Code §§ 11400(s), 11403.2(a)(2); MPP § 30-913.1.

⁸ Cal. Welf. & Inst. Code § 11403.2(a)(2)(A).

⁹ Cal. Welf. & Inst. Code § 11403.2(a)(2)(B); All-County Information Notice (ACIN) I-40-15 (May 27, 2015), p.2, available at https://www.cdss.ca.gov/lettersnotices/EntRes/getinfo/acin/2015/I-40_15.pdf.

A county that chooses to extend its THP-Plus program for former foster youth who meet these criteria must apply the extension to all participants, and not on a case-by-case basis.¹⁰ A list of counties who have opted in to the extension can be found [here](#).

An additional extension is available during the 2020-2021 fiscal year. Under new laws enacted to address the COVID-19 public health emergency, counties may elect to extend THP-Plus funding and services for their participants, without regard to their age or the length of time they have been in THP-Plus, until June 30, 2021.¹¹ For example, a THP-Plus participant who has been in THP-Plus for 24 months and does not qualify for an extension based on school enrollment can nonetheless stay in THP-Plus for an additional year if the THP-Plus program's county opts into the temporary, COVID-19-related extension. For more information about this emergency extension, contact TAYPolicy@dss.ca.gov.

The chart on the following page highlights the differences between THP-Plus and other housing programs designed for current and former foster youth. **Confirming that a youth is residing in a THP-Plus program—rather than THP-NMD or another transition age youth (TAY) housing program—is important for understanding and enforcing their legal rights.** Understanding the different transitional housing programs available to youth in or exiting foster care also helps youth to maximize their time in transitional housing.¹²

¹⁰ ACIN I-40-15, pp. 1-2.

¹¹ Welf. & Inst. Code § 11403.2(a)(2)(C); All-County Letter (ACL) 20-112, available at <https://www.cdss.ca.gov/Portals/9/Additional-Resources/Letters-and-Notices/ACLs/2020/20-112.pdf>; Youth Law Center et al., *Seven Strategies Counties Can Implement to Ensure Housing Stability and Maximize Participation in Transitional Housing Program-Plus (THP-Plus) During COVID-19* (Aug. 2020), available at <https://ylc.org/wp-content/uploads/2020/08/THP-Plus-Seven-Strategies-During-COVID-Crisis-updated-8-24-20.pdf>.

¹² For instance, although THP-Plus is available for youth starting at age 18, that youth could better maximize their transitional housing eligibility by enrolling in a THP-NMD program from ages 18 to 21, then transitioning to THP-Plus when they exit foster care at age 21. A youth who is under the age of 21 and residing in THP-Plus housing should consider THP-NMD instead so that they do not exhaust their THP-Plus time.

	THP-M (Transitional Housing Placement Program for Minors)	THP-NMD (Transitional Housing Placement Program for Nonminor Dependents)	THP-Plus (Transitional Housing Program-Plus)
Age	16 up to 18	18 up to 21	18 up to 24 (or 25) ¹³
Duration of Program	No maximum duration if age requirements met	No maximum duration if age requirements met	24 months or 36 months ¹⁴
Status of Foster Case	Must have an order for foster care placement under the jurisdiction of the juvenile court as a dependent or ward, including minors under transition jurisdiction	Must continue under the jurisdiction of the juvenile court as a dependent or ward, including nonminors under transition jurisdiction	Must have exited from foster care system, including out-of-home placement through probation, on or after 18 th birthday ¹⁵

THP-Plus housing may be provided in a variety of settings, including apartments, single family dwellings, condominiums, college dormitories, and host family homes.¹⁶ A THP-Plus agency cannot provide housing through a public or private shelter, through temporary arrangements with friends or family, or through group homes or other licensed facilities.¹⁷

Youth in THP-Plus are called “THP-Plus tenants.”¹⁸ Although this guide uses the terms “tenant” and “participant” interchangeably, the term “tenant” is significant for reasons discussed in [Section III](#).

¹³ Welf. & Inst. Code § 11403.2(a)(2)(A)-(B).

¹⁴ *Id.*

¹⁵ Welf. & Inst. Code § 11400(s).

¹⁶ MPP § 30-916.11.

¹⁷ MPP §§ 30-916.12, 30-916.13, 30-916.14.

¹⁸ MPP § 30-901(t)(1).

B. THP-Plus Program Responsibilities

The goal of THP-Plus is to help youth achieve self-sufficiency,¹⁹ and the laws and regulations that govern the program mandate that THP-Plus agencies²⁰ provide youth with “a maximum amount of independence.”²¹ When contracting with counties to operate a THP-Plus program, THP-Plus agencies must agree to fulfill certain responsibilities that preserve youth participants’ independence while also providing support to ensure that youth achieve self-sufficiency in the program. These responsibilities apply at all times, not just at the point of exit from THP-Plus, and youth and their advocates should communicate with the THP-Plus agency as early as possible about any concerns relating to these responsibilities. Clear expectations and communication at the outset can help prevent issues that could lead to a future involuntary exit.

1. Transitional Independent Living Plan (TILP) Goals

All THP-Plus tenants must pursue county-approved goals as documented in a THP-Plus Transitional Independent Living Plan (TILP).²² The Transitional Independent Living Plan (TILP) is both a legal requirement and an essential document for facilitating a successful transition to adulthood.²³ The THP-Plus agency and tenant must work together to complete the TILP, which describes the tenant’s current level of functioning, emancipation goals, and skills needed to facilitate a successful transition to adulthood.²⁴ THP-Plus agencies must review each tenant’s TILP²⁵ and provide support to the youth,²⁶ who must actively pursue those goals and inform the county when changes to the TILP may affect eligibility.²⁷ The TILP must be “reviewed and updated at least annually by the tenant, the county designee, and other appropriate individuals and as needed to reflect necessary changes.”²⁸

Relevant to this advocacy guide, the THP-Plus regulations contemplate that THP-Plus agencies will develop their youth participants’ knowledge of “landlord/tenant issues” and “self-advocacy skills” as part of their TILP goals.²⁹

¹⁹ MPP § 30-912.1.

²⁰ In this advocacy guide we use the terms “agency,” “program,” and “provider” interchangeably.

²¹ MPP § 30-916.1.

²² Cal. Welf. & Inst. Code § 11403.2(a)(2)(A); MPP § 30-913.1.

²³ MPP § 30-918.1.

²⁴ MPP § 30-901(s)(2). A version of this form, developed by the California Department of Social Services, can be found here: <https://www.cdss.ca.gov/cdssweb/entres/forms/english/step8.pdf>. Note that the form can be used for all THP-Plus participants, including participants above the age of 21. The age range denoted on the form reflects the original age range for the THP-Plus program when it was created in 2001.

²⁵ MPP § 30-918.2.

²⁶ MPP §§ 30-916.2, 30-918.12(d).

²⁷ MPP § 30-917.

²⁸ MPP § 30-918.12(e).

²⁹ MPP § 30-918.11(e).

2. Program Rules

The THP-Plus agency must provide participants with written notice of the program rules and conduct that may lead to termination.³⁰ The rules cannot be arbitrary or capricious.³¹ Rules must be provided **in writing**, and in the language and format that the youth understands.³²

3. Nondiscrimination

Several overlapping state laws prohibit discrimination in state-funded programs, in housing, and in THP-Plus. Under these laws, THP-Plus agencies **may not discriminate** on the basis of race, color, national origin, ancestry, ethnic group identification, religion, sex, gender, gender identity, gender expression, sexual orientation, marital status, familial status, age, genetic information, medical condition, veteran or military status, or mental or physical disability.³³ Additionally, THP-Plus agencies cannot automatically exclude youth based on their history of being wards of the court or receipt of psychotropic medications.³⁴

See [Section IV](#) for more information about fair housing law, including how to make a complaint based on housing discrimination.

4. Privacy and Confidentiality

THP-Plus participants have confidentiality and privacy rights.³⁵ The THP-Plus agency must not request information from the tenant unless the information is “specifically necessary for the provision of services,” and agencies must provide written documentation explaining why information is needed in order to obtain services.³⁶ Additionally, agencies must respect its tenants’ right to confidentiality and refrain from releasing information about the youth’s participation in the program unless the youth signs a written release.³⁷

³⁰ MPP § 30-920.1(l)

³¹ *Id.*

³² *Id.*

³³ Cal. Gov. Code §§ 11135, 12955; MPP § 30-920.1(b).

³⁴ MPP § 30-920.1(b)

³⁵ MPP § 30-920.1(n).

³⁶ *Id.*

³⁷ MPP § 30-920.1(m).

5. Provision of Mental Health Services

THP-Plus agencies are obligated to ensure that youth participants receive appropriate mental health services.³⁸ Mental health diagnoses are prevalent among former foster youth,³⁹ and transition-age youth who have been in foster care have often experienced complex trauma, meeting the criteria for post-traumatic stress disorder (PTSD) at approximately *twice the rate of their peers* in the general population.⁴⁰ Trauma increases the risk of homelessness, behavioral issues, substance abuse, adverse health problems, and problems maintaining healthy relationships. Because of the effects of trauma, THP-Plus participants may have difficulty regulating emotion during interpersonal conflicts with staff, roommates, guests, or other participants, often escalating conflicts quickly. This need requires the THP-Plus agency's special attention to the skill of emotional regulation, and to provision of mental health services, which may address the underlying causes of interpersonal conflicts that occur in THP-Plus.

State regulations require that THP-Plus programs ensure that youth participants receive appropriate mental health services⁴¹ and have "reasonable transportation access to...appropriate supportive services."⁴² Mental health services are not a requirement for a youth to participate in THP-Plus, but if the youth and the THP-Plus agency decide together that accessing mental health services or treatment should be a TILP goal, the THP-Plus agency must support the youth in their active pursuit of that goal.

6. Staff Training

THP-Plus agencies must adequately train their staff to treat youth in a way that allows for "a maximum amount of independence" while ensuring a "safe and adequate residence."⁴³ At a minimum, THP-Plus programs are obligated "to ensure that all agency employees are capable of working with former foster youth."⁴⁴

Although the THP-Plus regulations do not specify what type of training is required for agency employees, the research on trauma-informed care identifies certain competencies that are necessary for possessing capacity to work with former foster youth. Research shows that trauma-

³⁸ MPP § 30-920.1(q).

³⁹ Judy Havlicek, et al, "Mental Health and Substance Use Disorders among Foster Youth Transitioning to Adulthood: Past Research and Future Directions," *Children and youth services review* vol. 35,1 (2013): 194-203, available at <https://www.sciencedirect.com/science/article/abs/pii/S0190740912003647?via%3Dihub>.

⁴⁰ John D. Ossowski & Julie M. Rosenzweig, *Introduction: Trauma-Informed Care*, Focal Point., 2015, at 3, <https://www.pathwaysrtc.pdx.edu/pdf/fpS15.pdf>.

⁴¹ MPP § 30-920.1(q).

⁴² MPP § 30-920.1(g).

⁴³ MPP § 30-916.1.

⁴⁴ MPP § 30-920.1(h).

informed care leads to positive outcomes for youth, including housing stability, improved relationships, and increased safety.⁴⁵ In THP-Plus, trauma-informed care requires that staff are trained to:

- Maintain healthy interpersonal boundaries and manage conflict appropriately,
- Keep appointment times consistently,
- Facilitate open communication that is respectful and compassionate,
- Stay aware of how a youth's culture affects how they perceive trauma, safety, and privacy,⁴⁶ and
- De-escalate and mediate conflict between both staff and participants and among participants, which promotes the development of conflict resolution and emotional regulation skills.

THP-Plus programs should also train their staff to support THP-Plus participants in achieving their TILP goals, as discussed above. Staff should know how to engage in motivational interviewing to identify a participant's goals across multiple domains (living with roommates,⁴⁷ succeeding at obtaining and maintaining employment,⁴⁸ overcoming learning frustrations to graduate with a degree,⁴⁹ developing mentoring relationships with a responsible adult,⁵⁰ gaining personal responsibility skills,⁵¹ etc.) and set developmentally-appropriate goals. When youth face challenges in meeting their goals, staff should be trained in taking a strengths-based approach to those challenges.

In sum, THP-Plus agencies should interpret the legal requirement to ensure that staff are capable of working with former foster youth as an opportunity to train employees on evidence-based, trauma-informed approaches and strategies. Staff should implement these strategies as youth work toward their TILP goals and when youth are facing barriers to success in the program, particularly when those barriers are rooted in past trauma.

⁴⁵ Elizabeth K. Hopper, Ellen L. Bassuk, and Jeffrey Olivet, *Shelter from the Storm: Trauma-Informed Care in Homelessness Services*, *The Open Health Services And Policy Journal*, 2009, at 131-151, http://www.traumacenter.org/products/pdf_files/shelter_from_storm.pdf.

⁴⁶ Christopher Menschner and Alexandra Maul, Issue Brief: Key Ingredients for Successful Trauma-Informed Care Implementation, Center for Health Care Strategies, April 2016, available at: https://www.samhsa.gov/sites/default/files/programs_campaigns/childrens_mental_health/atc-whitepaper-040616.pdf.

⁴⁷ MPP §§ 30-916.11, 30-920.1.

⁴⁸ MPP § 30-918.11(c).

⁴⁹ MPP § 30-918.11(a)-(b).

⁵⁰ MPP § 30-918.11(h).

⁵¹ MPP § 30-918.1(i).

7. Tenant Funds

For the time that a youth is participating in THP-Plus, the THP-Plus agency must deposit any funds retained on the youth's behalf into an interest bearing savings account.⁵² **State law does not permit the use of tenant funds by the agency for any other purpose.** When the youth exits the THP-Plus program, they are entitled to the full amount of retained funds, including interest.⁵³ This means that THP-Plus agencies cannot make any deductions before returning the funds to the youth. In circumstances where the THP-Plus agency is claiming unpaid expenses, damages, or another expense attributable to the youth tenant, then they must provide an accounting that the youth can review to determine whether the type and amount of charges are valid and arrange for payment to the THP-Plus agency using whatever funds the youth chooses to use.

A housing attorney is a helpful resource for reviewing bills and charges from THP-Plus agencies and/or landlords, helping the youth to request an itemized bill if the THP-Plus agency has not provided one, and explaining the youth's options for contesting any charges. Additionally, youth and their advocates can contact the county and state agencies that oversee THP-Plus for assistance in resolving any disputes. A statewide list of county THP-Plus representatives can be found [here](#), and the California Department of Social Services' TAY Policy Unit (TAYPolicy@dss.ca.gov) is also available to answer questions.

As explained above, tenant funds are not to be used as security deposits. If, however, the youth separately paid a security deposit to the landlord prior to moving into their housing unit, they are entitled to that security deposit upon exit. Timelines, documentation requirements, remedies, and other rules related to security deposits are available [here](#).

8. Additional County Requirements

THP-Plus programs are not licensed by the state. Instead, they are certified by counties.⁵⁴ THP-Plus agencies must meet certain certification standards, set forth in state regulation, and must submit a program plan showing how they will meet those standards.⁵⁵ The certification standards are minimum requirements, and counties may add requirements and conditions for certification, based on the needs of youth in those counties.⁵⁶ Youth and their advocates can find any additional requirements in their THP-Plus program's contract with the county, or in the program plan that the THP-Plus agency must submit to the county (often appended to the contract or referenced in the contract). The THP-Plus agency and/or the county agency that administers THP-Plus (often the

⁵² MPP § 30-920.1(v).

⁵³ *Id.*

⁵⁴ Cal. Welf. & Inst. Code § 16522(b).

⁵⁵ MPP § 30-920.1.

⁵⁶ MPP § 30-915.126.

county child welfare agency) can provide these documents, or advocates can make a California Public Records Act request. A statewide list of county THP-Plus representatives can be found [here](#).

C. Due Process Protections Against THP-Plus Program Exit

THP-Plus participants and their advocates report that involuntary exits often happen verbally and follow timelines that are too short for the participant to seek legal counsel, resolve the issues leading to the exit, or locate alternative housing. They also report that the loss of THP-Plus program eligibility automatically results in the youth being removed or locked out of the THP-Plus housing unit. Neither of these practices comports with state law.

State law contains procedural safeguards for youth participants who are facing an exit from their THP-Plus program, and youth and their advocates can pursue any of these processes to prevent the loss of their THP-Plus eligibility and/or housing. Two of these processes—the grievance procedure and the state fair hearing—are discussed in this section and are processes **designed to prevent the loss of THP-Plus funding and services**. An additional process—asserting the youth tenant’s rights to challenge an eviction under state and local landlord-tenant law—is discussed in more detail in [Section III](#) of this advocacy guide. Depending on a youth’s circumstances, youth and advocates can pursue multiple strategies at once.

1. Grievance Procedures

THP-Plus participants are entitled to a **grievance procedure** to challenge a program policy or practice, including a THP-Plus agency decision to exit the youth from the program.⁵⁷ To ensure that every THP-Plus participant has access to this process, the THP-Plus agency should develop written grievance procedures, inform THP-Plus participants about these procedures when they enter the program, and include an explanation of grievance procedures in any notice of termination from the program. County contracts and certification standards may require THP-Plus grievance procedures to meet certain requirements, or county agencies that administer THP-Plus may offer an additional grievance procedure once youth have exhausted the THP-Plus agency’s internal grievance procedure.

2. State Fair Hearings

Because THP-Plus is a public social services program funded by the California Department of Social Services, THP-Plus participants are entitled to a notice of termination of the THP-Plus benefit and right to appeal that termination through a **state fair hearing**. THP-Plus is a public

⁵⁷ MPP § 30-920.1(l). See also, e.g., Request for Proposals, THP-Plus Services, County of Los Angeles Department of Children and Family Services, March 1, 2018, Appendix B, THP-Plus Statement of Work (explaining the requirement that THP-Plus agencies create a grievance and appeals process), available at: http://contracts.dcss.lacounty.gov/Uploads/100_THP-Plus_RFP.pdf

social services program funded by the California Department of Social Services and administered by counties who elect to participate.⁵⁸ Participants have the right to written notice of any change or termination of a social services program benefit.⁵⁹ **Verbal notice, though common, is insufficient.**

Under state law, THP-Plus tenants have the right to appeal any loss of benefits or services **before** those benefits or services are suspended.⁶⁰ The notice must be mailed at least ten days in advance of the effective date of termination from the program.⁶¹ The notice must be a CDSS or county-developed form, prepared in clear language, and should inform the participant what information or action, if any, is needed to reestablish eligibility.⁶² The notice also must specify the benefit to be terminated, the date of termination, the reason for termination, and the youth's appeal rights.⁶³

In the rare situation that imminent physical harm would result, a THP-Plus agency may suspend benefits and services before the youth has an opportunity to appeal, but the youth still can appeal afterward.⁶⁴

Importantly, the notice required for terminating a social services program benefit is different from the notice required for terminating a tenancy. If the THP-Plus agency intends to remove the youth from their housing unit after terminating funding and services, including situations that involve imminent physical harm, it must follow the landlord-tenant procedures discussed in [Section III](#) or (if there is a risk of imminent harm) the THPMA procedures discussed in [Section V](#).

To appeal the agency's determination and continue receiving THP-Plus funding and services, the youth or their advocate should request a state fair hearing through the California Department of Social Services' State Hearings Division (SHD).⁶⁵ A "fair hearing" means the formal process by which a recipient's appeal from a service provider's action is heard and adjudicated.⁶⁶ While a grievance procedure is administered by the THP-Plus agency itself, a hearing is administered by SHD. The advocacy strategies detailed below describe the administrative hearing process.

⁵⁸ See MPP § 22-001(a)(3)(A), containing a list of public social services programs subject to a state hearing. The list includes "the Social Services Programs described in Divisions 30 and 31 of the Manual of Policies and Procedures (MPP)."

⁵⁹ MPP § 22-071.1.

⁶⁰ MPP § 30-920.1(I).

⁶¹ MPP § 10-116.32. The ten-day count does not include the day of mailing or the effective day of the action.

⁶² MPP §§ 22-071.3 – 22-071.6.

⁶³ MPP §§ 22-001(a)(1) & 22-071.1(c).

⁶⁴ MPP § 30-920.1(I).

⁶⁵ MPP § 22-001(a)(3)(A). See generally *Goldberg v. Kelly*, 397 U.S. 254, 275 (1970) (holding that "to cut off a welfare recipient in the face of 'brutal need' without a prior hearing of some sort is unconscionable, and therefore, unconstitutional.")

⁶⁶ MPP § 10-010(c)

Remember that prevailing at a state fair hearing preserves THP-Plus funding and services. The outcome of a state fair hearing does not directly affect the youth's right to remain in their housing unit. If the landlord (whether the THP-Plus agency or another property owner) pursues unlawful detainer (eviction) proceedings against the youth, then the youth still must contest the eviction in court, or the youth may work with the THP-Plus agency to restore funding and services in a new housing unit. Conversely, if the youth does not prevail at a state fair hearing, resulting in a loss of THP-Plus funding and services, but the landlord has not attempted to evict the youth, then the youth may consider whether they can continue their tenancy in the housing unit without the THP-Plus program support.

Example #1: “Morgan”

Morgan is turning 24 years old in one month. She currently attends cosmetology school and works full-time. She has lived in a scattered-site apartment through her county’s THP-Plus program, YOUTH!, for the past 12 months. Before YOUTH!, Morgan lived in a different apartment through a different THP-Plus program for 8 months. Morgan’s YOUTH! case manager recently told her that she needs to move out in 30 days, but she doesn’t know why.

1. When you speak with Morgan’s case manager, you learn that Morgan needs to move out because she will no longer be eligible for THP-Plus when she turns 24. Is this correct? What additional information do you need?
2. Could Morgan’s cosmetology school enrollment affect her eligibility for THP-Plus, and if so, how?
3. What are your options if YOUTH! and the county disagree about Morgan’s ongoing eligibility?

After moving through the YOUTH! and county grievance procedures, Morgan requests a state fair hearing to contest the county’s determination that her eligibility for THP-Plus is expiring. The hearing is scheduled for three weeks after her 24th birthday.

4. What are your strongest arguments that Morgan can continue to reside in her THP-Plus unit while the administrative hearing process gets resolved?

The administrative law judge finds in Morgan’s favor after the state fair hearing, on the basis that Morgan is enrolled in cosmetology school and therefore is eligible for extended THP-Plus eligibility (up to her 25th birthday), and the county has opted into that extension. The ALJ also determined that YOUTH! did not provide adequate written notice of termination of funding and services. In the state hearing, you learned that Morgan’s YOUTH! case manager had not been aware that Morgan was enrolled in cosmetology school, and that there was some confusion as to whether the THP-Plus eligibility extension applied to students in vocational school.

5. What additional supports, procedures, and policies do you request to ensure that Morgan receives the support that she needs during her remaining year at YOUTH?

Check out the advocacy strategies on the next page to answer these questions!



ADVOCACY STRATEGIES: THP-PLUS FUNDING, SERVICES, AND EXITS

TILPs and Program Rules

- When a youth enters a THP-Plus program, the youth and their advocates can request a multidisciplinary team meeting to identify the youth's strengths and needs, develop the youth's TILP, and ensure that the youth understands the program's policies and procedures. Although THP-Plus participants are former foster youth for whom a child and family team meeting may no longer be required,⁶⁷ youth may be accustomed to a structured teaming approach, and a meeting with all of the youth's supporters may ease their transition into a new housing setting.
- Youth and their advocates should request a copy of the youth's TILP, including an electronic copy that the youth can save in email, and review the TILP every few months to determine whether it needs to be updated. This keeps everyone on the same page about youth's and program's expectations.
- If the youth or their advocate identifies a TILP goal as being particularly difficult for the youth to accomplish without support, it should be noted in the TILP that the youth will receive support in reaching that goal from a specific person. Request any necessary mental health services and ensure that transportation is available, including through the THP-Plus program if needed.

Notice of Termination of Funding and Services

- THP-Plus participants should not lose funding and services or vacate their unit immediately upon receiving notice. This is the purpose of notice: to inform the person living in the unit about the reason for their discharge and the amount of time that they have to address the issues that led to the notice. If a youth is concerned that they have to leave their THP-Plus unit immediately:
 - Review the written notice and summarize its contents. Identify whether the written notice is a county notice terminating THP-Plus funding and services or a landlord notice to vacate the unit under the threat of eviction. Find the part of the notice that states when the funding/services will end or when the landlord can start eviction proceedings.
 - If the notice pertains to funding and services only, consider utilizing the THP-Plus agency's grievance procedure and/or requesting a state fair hearing.

⁶⁷ In some circumstances, a youth participant under the age of 21 who has exited foster care but continues to receive specialty mental health services through Medi-Cal will continue to have CFTs coordinated through the county mental health agency. See Cal. Department of Health Care Services, *Specialty Mental Health Services for Children and Youth*, https://www.dhcs.ca.gov/services/MH/Pages/Specialty_Mental_Health_Services.aspx.

- If the notice pertains to the youth’s possession of the housing unit (with or without THP-Plus funding), review [Section III](#) of this advocacy guide and consult a housing attorney immediately.
 - If the youth did not receive a written notice, then contact the program to explain that the youth has a right to a written notice and that no exit can occur without that notice.
 - If the THP-Plus agency has issued a notice for immediate termination of program funding and services because “imminent physical harm” will occur, remember that this only applies to funding and services, not to the youth’s possession of the housing unit. Inform the THP-Plus agency that the youth does not have to leave the unit unless there is an unlawful detainer action (see [Section III](#)) or a restraining order or injunction requested under the THPMA (see [Section V](#)). Determine whether the youth is able to pay rent without the THP-Plus agency’s funding and services.
- Any kind of notice can trigger an emotional response. Many young people will feel under pressure to make quick decisions under significant stress. If a youth thinks that they may want to remain in their THP-Plus program and/or their housing unit, but they need to leave to cool off or figure out their options to resolve any issues that led to the notice, it is important that they make clear that they are not leaving the unit permanently. They may want to leave their belongings in the unit, inform the program in writing that they are leaving temporarily but intend to return, or both.

Grievance Procedures

- THP-Plus participants are entitled to a grievance process to contest any action or inaction taken by a THP-Plus program, including any decision to terminate the youth’s participation in the program.
 - Review the grievance procedure outlined in the notice (or, if not in the notice, ask the program for a copy of the grievance procedure). Advocate for the youth to stay in the unit pending the completion of the grievance procedure.
 - Consider also requesting a state fair hearing at the same time. As discussed below, a prompt request for a state fair hearing may enable THP-Plus funding to continue pending appeal, which would allow time to resolve the issues leading to termination without jeopardizing the youth’s housing stability.
- Discuss with the youth the issues that led to the written notice and ways that those issues could be ameliorated going forward.
 - If the youth has been struggling to engage in programming due to a disability, consider requesting a reasonable accommodation. (See [Section IV](#) of this resource.)

- If the youth is not meeting their TILP goals, reassess whether the TILP goals are appropriate and consider asking the program to revise and implement a new TILP (especially if the TILP has not been revised in a while).
- If the youth is experiencing interpersonal conflict with roommates or staff, consider demanding that the program take steps to resolve the conflict restoratively. Gather information on local restorative justice programs to highlight the availability of conflict resolution resources in the community. Consider options like temporarily moving to another unit or changing roommates in order to create space to resolve the conflict.
- Attend the grievance meeting/hearing with the youth, bringing along other advocates who can speak to the youth's strengths and who agree that the youth's needs are best met through continued participation in THP-Plus.
 - If the program agrees to withdraw its notice and keep the youth in THP-Plus, obtain this agreement in writing. Consider drafting an agreement before the grievance meeting/hearing with a proposed plan for restoring participation and services and with space for all participants to sign. Make sure that the program, the youth, and the youth's advocates have a copy and that a copy is attached to the youth's TILP.
 - If the program concludes at the end of the grievance procedure that terminating the youth from the program is justified:
 - Determine whether the county in which the THP-Plus agency is certified has a county-level grievance process. Review the county's contract with the THP-Plus agency and consult the county THP-Plus representative ([here](#)) for more information. If applicable, prepare for the county-level grievance process the same way you did for the program-level grievance process.
 - Continue to assert the youth's rights as a tenant. Even if the youth's participation in the program ceases, the program may not have authority to require the youth to vacate the unit unless the landlord commences an unlawful detainer process, with its own set of notices and court filings. Connect the youth with a housing attorney to better understand their rights in an eviction proceeding, including whether they have the resources to remain in the unit and pay rent to the landlord without THP-Plus program support. See [Section III](#) for more information about tenants' rights.

State Fair Hearings

If the youth received a notice that the THP-Plus program is terminating the youth's participation because it believes the youth is no longer eligible for THP-Plus, then the youth is entitled to request a hearing with an administrative law judge and argue that they are eligible for continued support. As always, consider pursuing other strategies in parallel with the state fair hearing request. It is

possible to withdraw a hearing request if the THP-Plus agency and the youth are able to reach a resolution through other means.

- Review the THP-Plus eligibility requirements and determine whether the program's determination is incorrect. Consider the following eligibility requirements:
 - Age: Is the youth about to turn 24 (or 25, in a county that has opted in to extending THP-Plus)? If the youth is about to turn 24 but resides in a county that has elected to extend THP-Plus eligibility to age 25, consider whether the youth is engaging in activities that make them eligible for an extension (generally, enrollment in any school or accredited vocational institution will suffice).
 - Duration: Is the youth about to hit their maximum number of THP-Plus months (24 months in non-extension counties, 36 months in extension counties)? Is it possible that the county or THP-Plus program has miscalculated the youth's months of participation? Calendar the youth's THP-Plus months and gather supporting documents.
 - TILP: Is the program claiming that the youth is not engaging in their TILP goals? Has the youth been working toward the goals in their TILP? Gather supporting documents.
- If the youth disagrees with the program or county's decision, they can request a hearing.
 - If the program (or the county that administers the program) provides adequate written notice, then the youth must request a hearing within 90 days of the date of the notice, unless the youth can show "good cause" for exceeding that timeline.
 - If the program or county never provided written notice, then the youth can request a hearing any time to contest the program or county's "constructive notice" of termination. Consult the California Department of Social Services' (CDSS) Manual of Policies and Procedures, Chapter 22-000, for detailed state regulations on state hearings.
- The youth (called a "claimant") or their advocate (called an "authorized representative") can request a hearing with the California Department of Social Services' State Hearings Division (SHD). Requests can be made [online](#) or by phone (800-743-8525).
 - Consider requesting "aid paid pending" until State Hearings Division resolves the claim. "Aid paid pending" means that the youth can continue to receive THP-Plus funding and services while the appeal is pending. Counsel the youth that if the appeal is unsuccessful, they may have to repay the aid, so aid paid pending should be requested only if the appeal is likely to succeed or if the youth is able to repay the aid after the hearing.
 - If the youth has an advocate who will be representing them during the hearing process, make sure that the advocate is listed as the youth's authorized representative.

- Once the youth’s hearing request is received:
 - The youth and their authorized representative will receive correspondence assigning the case to someone in their county, as well as the date and time of the hearing.
 - It is important to discuss the case with the county representative before the hearing and schedule a time for the county representative to provide access to the youth’s file. Sometimes, the county representative will agree that the youth is eligible and instruct the program to resolve the issue in the youth’s favor. The term for this agreement is a “conditional withdrawal.” It should be written and signed by the county and the youth.
 - If the county representative thinks that THP-Plus was properly terminated, then the hearing will go forward.
- The county is required to prepare a position statement at least two days before the hearing. The youth can submit a position statement, and it is best practice to do this before the hearing, but they can bring the position statement to the hearing, too. A strong position statement will include:
 - A clear articulation of the issues that the youth is asking the administrative law judge (ALJ) to resolve
 - Factual and procedural background
 - A concise summary of the applicable law
 - A concise argument explaining why the THP-Plus agency’s decision was incorrect, with citations to the law. Applicable laws include statutes, regulations, case law, policy guidance, and other legally enforceable documents (leases, county contracts, etc.)
 - Attachments, including declarations, primary source documents proving the youth’s ongoing eligibility, copies of notices showing that the agency’s notice was improper, etc.
- Administrative hearings can be less formal than other court hearings that you may be used to. Still, the youth can bring witnesses and evidence to support their position. Arrive prepared to make an opening statement, a closing statement, direct examination, and cross-examination. The youth or their authorized representative can ask questions of the county representative and the county’s witnesses. The administrative law judge (ALJ) can ask questions of all parties.
 - The ALJ will send a written decision to the youth, the youth’s authorized representative, and the county a couple months after the hearing. The youth should review the decision carefully with an advocate and ensure that the program has received the decision, too.
 - If the ALJ concludes that the youth should continue in the THP-Plus program, then the benefit (THP-Plus funding and services) should be reinstated immediately.
 - If the ALJ concludes that the youth is no longer eligible for THP-Plus, then the youth should consider all of their options. The THP-Plus agency cannot order the youth

to vacate the unit; the landlord would have to provide notice and initiate an eviction action. Write a letter to the program asserting the youth's rights as a tenant and determine whether the youth can negotiate with the landlord to stay in their unit and pay rent at market rate, if they have the resources to do so. Of course, if the landlord does give notice with the intention of starting eviction proceedings, connect the youth with a housing attorney with expertise in evictions. See [Section III](#) for more information.

Systemic Advocacy

Because THP-Plus programs are certified by counties through a state program, there are opportunities for advocacy at the county and state level. Youth and advocates can ask counties to ensure that THP-Plus agencies implement their programs in a way that follows existing laws and regulations and are robust, individualized, and trauma-informed. A statewide list of county THP-Plus representatives can be found [here](#). At the state level, contact the Office of the Foster Care Ombudsperson (877-846-1602 or fosteryouthhelp@dss.ca.gov) and the TAY Policy Unit of the California Department of Social Services (TAYPolicy@dss.ca.gov).

III. State and Local Landlord-Tenant Law

State law classifies THP-Plus participants as tenants and requires THP-Plus agencies to follow state landlord-tenant law and help tenants develop knowledge of landlord-tenant issues.⁶⁸ It is important to **consult a housing attorney immediately** whenever a youth is facing a loss of THP-Plus housing. There are many misconceptions about how landlord-tenant law applies to THP-Plus, and a housing attorney can expertly apply the rights, protections, and timelines that apply in the youth’s city or county to the youth’s specific situation.⁶⁹ These rights, protections, and timelines may vary depending on the city or county in which the youth resides, the type of building the residence is in, and whether or not the landlord also lives there. There are many court self-help centers and legal services offices that can help. You can find a local housing attorney [here](#), and some jurisdictions have rules that give tenants the right to counsel.⁷⁰

A note on the applicability of tenant protections: It is a common misconception that youth in THP-Plus are not tenants, or that the unique characteristics of THP-Plus programs exempt programs and landlords from the formal procedures due to all other occupants. Despite these misconceptions, California law clearly extends tenant protections to THP-Plus participants. First, the THP-Plus regulations explicitly define participants as tenants, and state that THP-Plus agencies must follow landlord-tenant law.⁷¹ Second, California landlord-tenant law is broad and includes protections for all persons who “hire” a “dwelling” unit, with very limited exceptions (e.g. brief hotel

⁶⁸ MPP §§ 30-918.11(e), 30-920.1(i), (p). State landlord-tenant law can be found in California Civil Code Section 1940, et seq.

⁶⁹ For example, in Berkeley, CA, additional protections include: just cause required for eviction; the landlord must file a copy of any eviction notices or unlawful detainer actions served upon the tenant with the Rent Stabilization Board offices; interest is due on security deposits; the rental unit must be registered with the Rent Stabilization Program; tenant cannot be charged more than the lawful rent ceiling on file with the rent board offices; tenant can file petition with Rent Board requesting a hearing to determine whether there are violations of tenant’s rights and to obtain possible rent refunds, reductions, or other adjustments. Berkeley Municipal Code, Chapter 13.76. Los Angeles County housing laws and regulations may be found [here](#), and the City and County of San Francisco’s housing laws and regulations [here](#).

⁷⁰ For example, San Francisco approved Proposition F in 2018, granting the right to counsel for all tenants. J.K. Dineen, *SF’s Measure F Wins, Will Give Tax-Funded Legal Help to Tenants Facing Eviction*, SAN FRANCISCO CHRONICLE, June 5, 2018, available at <https://www.sfchronicle.com/politics/article/SF-Measure-F-to-give-tax-funded-legal-help-to-12970924.php>. Los Angeles County also has made efforts to provide legal services to tenants. Nadra Nittle, *Free Legal Help for Tenants Who Get Eviction Notices? LA Poised to Budget \$3M for It*, LOS ANGELES CURBED, May 16, 2019, available at <https://la.curbed.com/2019/5/16/18623160/right-to-counsel-los-angeles-evictions-free-attorney>.

⁷¹ MPP §§ 30-901(t)(1), 30-920.1(i), (p).

occupancy), regardless of whether they have signed a lease.⁷² Third, if the THP-Plus program enters into a lease, contract, or other agreement with owner of a THP-Plus unit, the THP-Plus participant who resides in that unit is likely an intended third-party beneficiary⁷³ of the contract between the THP-Plus provider and the property owner. Third-party beneficiary status confers many rights and protections, including the right to remain in possession of a dwelling pending the outcome of a formal judicial process.⁷⁴ The THP-Plus participant does not need to be named or identified individually to be a beneficiary of the contract; it is enough that they belong to a class of people that the contract is meant to benefit (i.e., a former foster youth in a THP-Plus program).⁷⁵ To establish this, it is important for the youth and their advocate to collect any written agreements, and to request a copy of the lease from the provider.

As tenants, youth in THP-Plus cannot be forced to leave their housing unit without proper written notice and, upon expiration of that notice, formal court proceedings to evict the tenant.⁷⁶ A landlord may not eject a tenant, change the locks, move their things out, or otherwise interfere with their ability to use their housing instead of engaging in the formal court process. The party that is required to give notice and file a complaint for eviction may or may not be the THP-Plus agency, depending on who owns the property and whether the THP-Plus tenant has signed a lease, sublease, or other written agreement. In any case, THP-Plus agencies should not advise tenants to leave their units before they have an opportunity to engage in these formal processes. If a participant is facing an involuntary exit from THP-Plus and being urged to leave prior to a formal eviction process, then advocates should assist the youth in writing a letter to the THP-Plus agency explaining that the participant is a tenant and that the tenant has a right to stay in the unit until the resolution of formal court proceedings by the appropriate party.

Once a tenant receives a notice, then the notice will set out a particular period of time for the tenant to either correct the reason for the notice or leave the unit. Landlords may give a variety of reasons for giving notice. It could relate to the tenant's conduct or a factor outside of the tenant's control. The duration of a notice, and the allowable reasons for giving notice, are dictated by state and local law, so it is important to consult a housing attorney in the youth's city or county as soon

⁷² Cal. Civ. Code § 1940; Cal. Code Civ. Proc. § 1161 (a person subject to an unlawful detainer [eviction] proceeding includes “any person who hires real property except those persons whose occupancy is described in subdivision (b) of Section 1940 of the Civil Code”).

⁷³ Cal. Civ. Code § 1559.

⁷⁴ See *Spinks v. Equity Residential Briarwood Apartments*, 171 Cal. App. 4th 1004, 1031, 1038 (2009) (citing *Beckett v. City of Paris Dry Goods Co.*, 14 Cal.2d 633, 636 (1939) (stating that a lease is both a contract and a conveyance, and that under such an agreement there are rights and obligations based upon the relationship of landlord and tenant as well as upon the contractual promises)).

⁷⁵ *Id.* at 1023; see also, e.g., *Souza v. Westlands Water Dist.*, 135 Cal. App. 4th 879, 891 (2006); *Soderberg v. McKinney*, 44 Cal. App. 4th 1760, 1774 (1996).

⁷⁶ *Grand Central Pub. Market, Inc. v. Kojima*, 11 Cal. App. 2d 712, 717 (1936); see also Cal. Code Civ. Proc. §§ 1159, 1160; *Spinks*, 171 Cal. App. 4th at 1038; *Glass v. Najafi*, 78 Cal. App. 4th 45, 48-49 (2000).

as the tenant receives the written notice. **Do not wait until the notice is about to expire to contact a housing attorney; do it immediately.** Depending on the content of the notice, the youth may have an opportunity to correct any problems that may have led to the notice and threat of eviction, with specific timelines to make corrections. A housing attorney can help map out these timelines and corrective measures.

Once the notice “expires” (that is, once the days have passed from the date the notice was given), the landlord can file an unlawful detainer summons and complaint, the documents that a landlord must file with the court to begin an eviction. Once the landlord begins eviction proceedings, the tenant has a brief opportunity to respond, which can include raising affirmative defenses like retaliation, discrimination, domestic violence, emergency assistance, and defective notice. Advocates can help the youth gather documents and communications that can aid the youth’s housing attorney in raising these or other defenses. For example, an advocate may be able to provide a copy of the youth’s TILP containing certain accommodations related to the youth’s conduct, or evidence that the date on the notice is incorrect.

It is important for youth and their advocates to know that there are certain instances when a landlord is prohibited from evicting a tenant, such as when the eviction is based on acts of domestic violence,⁷⁷ sexual assault, or stalking committed against a tenant or a tenant’s household member.⁷⁸ Likewise, no county, city housing authority, board, commission, or other local public agency may require a landlord to terminate or fail to renew a tenancy based on acts against a tenant or a household member that constitute domestic violence, sexual assault, stalking, or human trafficking.⁷⁹ Youth should talk to their housing attorney confidentially if they think that this policy applies to their situation.

As discussed elsewhere in this advocacy guide, THP-Plus has two components (1) THP-Plus funding and services, and (2) housing. Asserting a youth’s rights as a tenant can preserve their housing, but it cannot reverse a THP-Plus program’s termination of funding and services. Youth and their advocates may need to pair an eviction defense strategy with a parallel strategy (such as those discussed in [Section II.C](#)) to maintain the youth’s participation in THP-Plus. If the youth’s continued participation in THP-Plus is not at risk, then youth and their advocates should work with the THP-Plus agency to identify an alternative housing unit if the court enters a judgment allowing the landlord to evict the youth.

⁷⁷ See section 6211 of the California Family Code for the statutory definition of “domestic violence.”

⁷⁸ Cal. Code Civ. Proc. § 1161.3(a).

⁷⁹ Cal. Gov’t Code § 53165.

Example #2: “Alex” (Part 1)

Alex just turned 21 years old and recently moved into a two-bedroom apartment through a THP-Plus program in their county, Bay Youth Services (BYS). Alex was previously in BYs THP-NMD program, so they didn't have to sign any new paperwork to transition into the THP-Plus program. From the moment they moved into their new apartment, Alex had challenges with their roommate related to cleanliness and visitors. When Alex was in extended foster care, they met with a mental health clinician and their social worker at least monthly. Alex relied on these supports to work through their responses to interpersonal conflicts, as these conflicts often triggered Alex's posttraumatic stress disorder, depression, and anxiety. When Alex turned 21 and exited extended foster care, there were some delays in connecting with a new mental health clinician. They are worried that small conflicts with their roommate will boil over soon without some support.

1. What supports are available to Alex through the THP-Plus program? (Hint: See [Section II.B](#) for information on TILPs and other program responsibilities.)

Alex's conflicts with their roommate boils over and the roommate threatens Alex. Alex does not feel safe at home without their boyfriend being present. One night, Alex's roommate and Alex's boyfriend get into a fight that leads to physical injuries. Alex and their roommate both receive 7-day written notices that they are being terminated from the BYs THP-Plus program. The reason stated for Alex's termination is that she violated the BYs visitor policy.

2. Alex asks if they need to leave their apartment the next day. What do you tell them?

Alex requests a grievance hearing through BYs and obtains some documents from their program file. Alex is not sure if they should talk to a housing attorney because they don't have a lease, just a program agreement that they signed with BYs while in THP-NMD over a year ago. They think that BYs has a lease with the landlord of the apartment complex.

3. What do you tell them?

Check out the advocacy strategies on the next page to answer these questions!



ADVOCACY STRATEGIES: LANDLORD-TENANT LAW

- If the youth received a written notice that the landlord is terminating the youth's tenancy and will try to evict the tenant if the youth does not leave within a specified time, then the youth should **consult with a housing attorney immediately. Many housing court timelines are extremely short, some just a few days, so it is important to call an attorney as soon as you receive a notice.**
- A tenant should not have to vacate their unit immediately upon receiving notice. This is the purpose of notice: to inform the person living in the unit about the reason for terminating tenancy so that they can address those issues within a specified period of time. If a youth is concerned that they have to leave their THP-Plus unit immediately:
 - Review the written notice and summarize its contents. Identify whether the written notice is a county notice terminating THP-Plus funding and services or a landlord notice to vacate the unit under the threat of eviction. Find the part of the notice that states when the funding/services will end or when the landlord can start eviction proceedings.
 - If the notice pertains to funding and services only, consider utilizing the THP-Plus agency's grievance procedure and/or requesting a state fair hearing. See [Section II.C](#) of this advocacy guide for strategies.
 - If the notice pertains to the youth's possession of the housing unit (with or without THP-Plus funding), a housing attorney can confirm that the youth is entitled to stay in their home pending formal proceedings.
 - If the youth did not receive a written notice, then contact the program and/or landlord to explain that the youth has a right to a written notice and that no eviction can occur without that notice.
- Help the youth gather any information that will be helpful when consulting with a housing attorney, such as the program agreement and lease and any communications with program staff and the landlord, including text messages. Remind the youth to keep copies of all written notices and other correspondence. Create a folder and get copies scanned and photographed right away. Digital copies are helpful when an attorney consultation cannot happen in-person.
 - Err on the side of collecting **more** information. Remember that documents can be relevant even if they do not relate to the reason for termination stated in the written notice. For example, if the youth thinks that the landlord's decision was caused in part on discrimination (based on race, gender, sexual orientation, pregnancy and familial status, disability, etc.), that will be relevant to the housing attorney's analysis and youth should provide that information.

- If you are working with the youth to challenge the involuntary exit through another process (grievance procedures, a state fair hearing, etc.), coordinate with the youth's housing attorney to ensure that any negotiation with the landlord is unified and driven by the youth's preferences.

IV. Federal and State Fair Housing Laws and Reasonable Accommodation Requirements

The federal Fair Housing Act (FHA), California’s Fair Employment and Housing Act (FEHA), and the Unruh Act prevent discrimination in housing, including most forms of THP-Plus housing.⁸⁰ These laws protect certain groups of people, including groups based on race, color, national origin, religion, sex, familial status, and disability. Youth and their advocates can make a complaint at any time if the youth experiences discrimination in their THP-Plus program. Detailed instructions for how to file a complaint are available on the website for the California Department of Fair Employment and Housing, <https://www.dfeh.ca.gov/complaintprocess/>.⁸¹

Although failure to provide a reasonable accommodation may be raised as an affirmative defense in an unlawful detainer action, filing a fair housing complaint does not, on its own, defend against eviction. However, the process of resolving a fair housing complaint can lead to new or improved program policies that, if implemented properly, can reduce the incidence of future program exits or evictions from that program. For example, if a pregnant youth is facing exit from THP-Plus because the program has a policy of not serving parenting youth, that youth could make a fair housing complaint based on familial status discrimination. A successful complaint would ensure the youth’s own housing stability and prompt a change in program policy so that parenting youth can remain in the program going forward.

Because physical and mental disabilities are prevalent among alumni of foster care, the disability-based protections contained in fair housing law warrant special attention. For purposes of these laws, a disability is a “medical condition,” “physical impairment,” or “mental impairment” that limits activity.⁸² Because THP-Plus tenants must actively pursue TILP goals such as going to school and

⁸⁰ Fair housing law applies to an even broader population than landlord-tenant law. 2 Cal. Code Regs. § 12005(b)(1) & (o) (applying state fair housing protections to a broad range of dwellings and accommodations, including transitional housing). See also 42 U.S.C. § 3602(a)(1)-(2) & (b)(2); 29 U.S.C. § 794 (applicability of federal Fair Housing Act).

⁸¹ In addition to the administrative complaint process through DFEH, a THP-Plus youth participant with a disability may bring an affirmative claim under fair housing law and may recover damages and obtain injunctive and declaratory relief; or the youth may raise failure to provide a reasonable accommodation as an affirmative defense to an unlawful detainer action.” 2 Cal. Code Regs. § 12176(c)(8)(A); *but see Vella v. Hudgins*, 20 Cal.3d 251 (discussing possible collateral estoppel issues for future affirmative claims).

⁸² 42 U.S.C. § 3602(h); Cal. Gov’t Code § 12926.

working, among other requirements (see [Section II.B](#)) it is important that TILPs and other program requirements account for any disability that could limit a tenant’s participation in these activities.

A THP-Plus tenant with a disability is entitled to a reasonable accommodation at any time during their participation in THP-Plus, including when facing an involuntary exit. It may be appropriate to request a reasonable accommodation when an involuntary exit is based on a failure to comply with a condition of eligibility such as the pursuit of education or employment, and the tenant is unable to comply because of a disability. The reasonable accommodation may include making an exception for certain “rules, policies, practices, or services.”⁸³

An accommodation is reasonable when it may be necessary to afford persons with disabilities an equal opportunity to use and enjoy a dwelling.⁸⁴ To show that a requested accommodation may be necessary, there must be an identifiable relationship, or nexus, between the requested accommodation and the individual’s disability.⁸⁵

The THP-Plus agency has a duty to engage in an “**interactive process**” with the person making the request before denying the accommodation.⁸⁶ The person considering the request cannot flatly deny the accommodation, and must give the participant a chance to provide any needed information.⁸⁷ When the need for the accommodation is in question, the THP-Plus agency may ask for evidence including information describing the accommodation and how it relates to the disability. However, under no circumstances should the tenant be required to tender a diagnosis, medical record, or other sensitive information.⁸⁸ If the information already given is reliable and the accommodation is necessary, the landlord may not be allowed to request more proof.⁸⁹ Evidence can come from the person making a request who self-certifies, in some instances, or through a reliable third party.⁹⁰ Lastly, delaying a response to the request for accommodation or failing to reach an agreement after an interactive process may itself constitute a denial.⁹¹

The “interactive process” required by federal and state law overlaps with the THP-Plus agency’s legal duty to review every youth’s TILP goals, so it is possible that a youth already has something that looks like a reasonable accommodation in their TILP. However, advocates should note that

⁸³ 42 U.S.C. § 3604(f)(3)(B); 24 C.F.R. § 100.204.

⁸⁴ *Id.*

⁸⁵ *Kuhn by & through Kuhn v. McNary Estates Homeowners Ass’n, Inc.*, 228 F. Supp. 3d 1142, 1148 (D. Or. 2017).

⁸⁶ 2 Cal. Code Regs. § 12177(a).

⁸⁷ 2 Cal. Code Regs. § 12177(b).

⁸⁸ 2 Cal. Code Regs. § 12178(a)-(e).

⁸⁹ 2 Cal. Code Regs. § 12178(b).

⁹⁰ 2 Cal. Code Regs. § 12178 (f)-(h).

⁹¹ 2 Cal. Code Regs. § 12177(e)-(f).

there is no duty under fair housing law for a THP-Plus agency to affirmatively offer⁹² a reasonable accommodation.⁹³ The youth or their representative must ask for an accommodation and should do so when appropriate. **Although the law does not require the request to be made in writing, it should be written down for the sake of keeping records of the youth's request.**

⁹² Joint Statement of the Dep't of Housing and Urban Dev. and the Dep't of Justice, "Reasonable Accommodations Under the Fair Housing Act" (May 14, 2002), available at <https://www.justice.gov/crt/us-department-housing-and-urban-development> (stating that a housing provider "is only obligated to provide a reasonable accommodation to a resident or applicant if a request for the accommodation has been made.")

⁹³ 42 U.S.C. § 3604(f)(3)(A).

Example #3: “Alex” (Part 2)

Alex is a 21-year-old living in Bay Youth Services’ (BYS) THP-Plus program. Alex has diagnoses of posttraumatic stress disorder, depression, and anxiety and is struggling with roommate conflicts. These conflicts resulted in a 7-day notice from BYB. Through the BYB grievance process, Alex was able to explain the reasons that caused their roommate conflicts to boil over, and BYB agreed to rescind the 7-day notice and move Alex to a different apartment. Everyone, including Alex, agrees with this plan, and they also agree that Alex needs some additional support to be successful in THP-Plus going forward. Alex thinks that an emotional support animal would be particularly helpful.

1. How should Alex request and document those additional supports?
2. How should Alex go about asking for approval for an emotional support animal?

Example #4: “Joelle”

Joelle and her two-year-old daughter live in a single-site THP-Plus program, Better Homes for Youth (BHY), for pregnant and parenting youth. The program provides intensive case management, counseling, and healthcare coordination for all program youth. She and her daughter share a bedroom and bathroom, but they share a common kitchen and living area with five other young adults and their children.

Joelle recently learned that she is pregnant again. When she tells her care team at BHY, they tell her that they will help coordinate all of her prenatal care, but that they will also need to help her transition to a new home and terminate her from BHY’s THP-Plus program, because having two children in one room violates the property owner’s occupancy requirements. They tell her that she will need to move out on or before her due date.

1. What are Joelle’s options if she wants to stay at BHY after she gives birth to her second child?

Check out the advocacy strategies on the next page to answer these questions!



ADVOCACY STRATEGIES: FAIR HOUSING & REASONABLE ACCOMMODATION

- If a youth has a disability that has previously required some kind of accommodation or specialized service, they should request that accommodation when they first enter the THP-Plus program, even if the youth is not sure that they will need the accommodation. A youth may, for instance, request that certain mandatory meetings be held one-on-one rather than in a group format, that the youth's case manager follow up any verbal communication with a written communication, or that the youth be allowed an emotional support animal.
- A request for reasonable accommodation should be made in writing with a request for the THP-Plus agency and/or landlord to reply in writing by a specified date. The request should explain the nexus between the requested accommodation and the individual's disability. Advocates can cite the applicable law justifying the reasonable accommodation.
- If the THP-Plus agency and/or landlord denies the request without engaging in an "interactive process," remind the agency/landlord of its duty to give the youth a chance to provide any relevant information. It cannot require the youth to tender a diagnosis, medical record, or other sensitive information. Help the youth identify people who can provide reliable evidence that the accommodation is necessary.
- If the THP-Plus agency and/or landlord denies the youth's reasonable accommodation request, and the youth is at risk of eviction, the youth should consult with a housing attorney as soon as possible to discuss their options. The youth should be candid with the attorney about any medical condition or disability that prevented the youth from meeting program requirements or following the property manager's rules. If another advocate is working with the youth to challenge a program exit through another process (e.g. through a state fair hearing), then the youth's attorneys and advocates should coordinate their advocacy.
- For any denial or discriminatory conduct, consider whether to file a complaint with DFEH. Detailed instructions on filing a complaint are available [here](#).

V. Transitional Housing Participant Misconduct Act

The Transitional Housing Participant Misconduct Act (THPMA)⁹⁴ is a law in California that allows a transitional housing program to file a temporary restraining order (TRO) or injunction against a participant in response to instances of abuse or misconduct—situations that should be extremely uncommon.⁹⁵ THP-Plus tenants may be subject to the THPMA.⁹⁶

THP-Plus agencies can request a court order under the THMPA to effectuate a removal from the housing unit. There are three general requirements the agency must follow before the youth is obligated to actually surrender possession.

First, the THP-Plus agency must be sure that the THPMA applies to its program and to the tenant that it is seeking to restrain or enjoin. Agencies may invoke the THPMA only when the participant has signed a contract that includes the housing program rules, a statement of the program operator’s right of control and access over the unit occupied by the participant, and a restatement of the procedures and rights created by the THPMA.⁹⁷

Second, the THP-Plus agency must prove that the participant’s conduct is severe enough to warrant action under the THPMA. A THP-Plus agency may file a temporary restraining order (TRO) against a participant in response to instances of abuse or misconduct **only** when the participant has been under contract with the program for less than six months,⁹⁸ and **only** in an emergency where it is necessary to protect another participant, a project employee, or an individual who lives within 100 feet of the project site from imminent serious bodily injury.⁹⁹ Under the THPMA, “abuse” is defined as intentionally or recklessly causing or attempting to cause bodily injury, or sexual assault or placing another person in reasonable apprehension of imminent bodily injury to himself, herself, or

⁹⁴ The Transitional Housing Participant Misconduct Act is codified at Cal. Civ. Code §§ 1954.10 – 1954.18.

⁹⁵ Cal. Civ. Code § 1954.13(a); see also Judicial Council of California, Transitional Housing Misconduct mandatory forms, available at <https://www.courts.ca.gov/forms.htm?filter=TH>.

⁹⁶ Cal. Health & Safety Code § 50807; Cal. Civ. Code § 1954.11.

⁹⁷ Cal. Civ. Code § 1954.12; Judicial Council of California Form Adopted for Mandatory Use, Participant Response (TH-120), available at <https://www.courts.ca.gov/documents/th210.pdf>.

⁹⁸ Cal. Civ. Code § 1954.13(a).

⁹⁹ Cal. Civ. Code § 1954.13(d).

another.¹⁰⁰ “Program misconduct” is defined as any intentional violation of the transitional housing program rules and regulations which substantially interferes with the operation of the program, which includes drunkenness on site, illegal drug use, theft, arson, or destruction of the property of the transitional housing program, neighbors who live within 100 feet of the site, program employees, or other participants.¹⁰¹

Third, upon filing any petition under the THPMA, the THP-Plus agency must give the participant **notice** that a petition to restrain their conduct or exclude them from the program has been filed.¹⁰² The only exception to notice is if great or irreparable harm would result to the program, a program participant, or an individual residing within 100 feet of the program site before the matter can be heard on notice.¹⁰³ Further, if the court issues a TRO and orders a hearing to consider what to do when the TRO expires, the THP-Plus agency must serve the tenant who is the subject of the order at least two days before the hearing with a copy of the petition, the temporary restraining order, the notice of hearing, copies of all affidavits, and a copy of any points and authorities.¹⁰⁴ The notice must state that the participant can seek legal advice, and must provide the name and phone number of a Legal Services Corporation office providing low-income persons with assistance.¹⁰⁵ If the party who obtained the temporary restraining order is not ready or fails to comply with the service requirements, the court must dissolve the order.¹⁰⁶

If a TRO or injunction request is filed against a THP-Plus participant, the youth should seek legal representation immediately upon receiving notice.

¹⁰⁰ Cal. Civ. Code § 1954.12(a).

¹⁰¹ Cal. Civ. Code § 1954.12(d).

¹⁰² Cal. Civ. Code § 1954.13(b).

¹⁰³ *Id.*

¹⁰⁴ Cal. Civ. Code § 1954.13(c).

¹⁰⁵ Cal. Civ. Code § 1954.13(f).

¹⁰⁶ Cal. Civ. Code § 1954.13(c).



ADVOCACY STRATEGIES: TRANSITIONAL HOUSING PARTICIPANT MISCONDUCT ACT

- If the THP-Plus program is seeking a restraining order or injunction under the THPMA based on the youth's conduct (a fight, alleged violence, etc.), then the program must provide notice of the filing and then notice of the hearing.
 - If the youth receives a notice that the program is seeking a restraining order or injunction under the THPMA, then the youth should consult with a housing attorney immediately.
 - If the youth does not receive a written notice, then the youth has the right to remain in their housing unit. An advocate can assist the youth in writing a letter to the THP-Plus agency to explain that a notice is required to effectuate any program exit or eviction.
- Advocates can help the youth understand what is going on and the timelines that apply by helping to review any written notices or court orders. **Note that a TRO will likely restrain certain behavior, but it may not necessarily exclude the youth from the unit altogether.**
- The THPMA is meant to protect against the most serious and dangerous behavior. If a youth is at risk of engaging in these behaviors, it is important to take a team-based approach, including as many supports as the youth would like to have, to identify the causes of those behaviors and develop a service plan that meets the youth's needs.

APPENDIX A: THP-PLUS HOUSING PRESERVATION CHECKLIST FOR YOUTH AND ADVOCATES

While Participating in THP-Plus:

- ✓ Review **eligibility** requirements and confirm, in writing, how long the youth will be eligible for THP-Plus (based on age and duration limits). If the youth is under age 21, consider whether the youth should transfer to a THP-NMD program instead, in order to maximize transitional housing eligibility.
- ✓ Request a multidisciplinary **team meeting** to address TILP needs. Request any necessary mental health services and ensure that the youth can access services from their unit, either using available transportation or with transportation support from the program.
- ✓ If a youth has a disability, request a **reasonable accommodation** in writing and document the accommodation in the TILP. Enforce the youth's right to an "interactive process" as the THP-Plus agency is considering the request.
- ✓ If the youth experiences **discrimination** in the program, including discrimination based on disability or familial status, consider filing a complaint with the California Department of Fair Employment and Housing.
- ✓ Ask what programming the THP-Plus agency is offering to develop participants' knowledge of **landlord/tenant issues**.
- ✓ Request copies of the youth's TILP, their lease, and any other written program communications, in both hard copy and electronic form. Schedule a time to check in to **review the TILP** and make updates, if necessary.
- ✓ Request a copy of the THP-Plus **program rules** and make sure that the youth understands them.

Upon Notice of Program Exit or Eviction from THP-Plus:

- ✓ **Review all written notices** and summarize their contents. If the youth did not receive a written notice, then contact the program to explain that the youth has a right to a written notice and that no program exit or eviction can occur without that notice.

- ✓ Identify whether the written notice is a county notice terminating THP-Plus funding and services or a landlord notice to vacate the unit under the threat of eviction. Find the part of the notice that states when the funding/services will end or when the landlord can start eviction proceedings.
 - If the notice pertains to **funding and services only**, consider utilizing the THP-Plus agency's grievance procedure and/or requesting a state fair hearing. Discuss whether it is feasible for the youth to remain in the housing unit without the THP-Plus program's funding and services.
 - If the notice pertains to the youth's **possession of the housing unit** (with or without THP-Plus funding), **consult a housing attorney immediately**. Inform the landlord that **THP-Plus participants are tenants** and cannot be removed from their unit without notice and a formal court process (through eviction or the THPMA). A housing attorney will help the youth determine whether the notice is valid, what options are available for the youth to cure any issues, and next steps for responding to the notice.
- ✓ Advise the youth that they do not have to leave the unit immediately and show them the part of the written notice that says so. If the youth wants to spend some time away from their housing unit during the notice period in order to cool off or decide their next steps, they should **make clear that they are not leaving the unit permanently** (i.e. by leaving their belongings in the unit, informing the program in writing of their intent to stay, etc.).
- ✓ If the youth is challenging the termination of funding and services through the THP-Plus program's internal **grievance procedures**, represent the youth in the grievance meeting/hearing and come prepared with a written plan to keep the youth in housing. The plan may include revision of the youth's TILP goals, a reasonable accommodation, or use of restorative justice strategies to resolve interpersonal conflicts. Determine whether there is a county-level grievance procedure in addition to the THP-Plus agency's grievance procedure.
- ✓ If the youth is challenging the termination of funding and services through a **state fair hearing**, request a hearing [online](#) or by phone (800-743-8525). If there is an advocate, make sure that the advocate is listed as the youth's authorized representative. Discuss the case with the county representative before the hearing, review the youth's file, and ask the county to withdraw the termination. If the termination is not withdrawn, prepare a position statement and represent the youth at the hearing. Bring witnesses and evidence as appropriate. Even if the youth is no longer eligible for THP-Plus, they may be able to negotiate with the landlord to stay in their unit and pay rent outside of the THP-Plus program, if financially feasible.
- ✓ If the youth is challenging an **eviction** from the housing unit, help the youth gather any information that will be helpful when consulting with a housing attorney, including the program agreement and lease and any communications with the program staff and landlord, including text messages. If the youth is not at risk of losing their THP-Plus funding and services, work with

the THP-Plus agency to identify an alternative housing unit if the court enters a judgment allowing the landlord to evict the youth.

- ✓ If the youth receives a notice of a restraining order or injunction under the **THPMA**, consult with a housing attorney immediately. Read the notice carefully to determine whether the requested court order is meant to restrain certain conduct or to exclude the participant from the program entirely.

Following Exit:

- ✓ Ensure that the youth receives their retained **tenant funds** upon exit from the program, as well as any other funds, such as security deposit, that they may have paid to the landlord. Ask for an itemized bill if there are discrepancies in the amount of funds paid out to the youth.
- ✓ Make sure the youth understands that the program has certain duties of **confidentiality** and cannot release information about the youth's participation in the program without a signed written release.

Systemic Advocacy:

- ✓ Obtain copies of the THP-Plus agency's program plan and county contract to learn more about additional agency duties and policies. If you cannot obtain these documents from the county THP-Plus representative, consider making a request under the California Public Records Act.
- ✓ If county or program policies do not comport with existing law, raise these issues at the program, county, or state level. You can find the contact for your county's THP-Plus program [here](#). At the state level, you can contact the Office of the Foster Care Ombudsperson (877-846-1602 or fosteryouthhelp@dss.ca.gov) and the TAY Policy Unit of the California Department of Social Services (TAYPolicy@dss.ca.gov).

APPENDIX B: RESOURCES AND REFERENCES

Important Contacts

<p>Office of the Foster Care Ombudsperson https://fosteryouthhelp.ca.gov/ (877) 846-1602 fosteryouthhelp@dss.ca.gov</p>	<p>California Department of Social Services Transition Age Youth Policy Unit (916) 651-7465 TAYPolicy@dss.ca.gov</p>
<p>California Department of Social Services State Hearing Requests https://www.cdss.ca.gov/hearing-requests (800) 743-8525</p>	<p>Department of Fair Employment & Housing—Complaints and Other Info https://www.dfeh.ca.gov/complaintprocess/</p>
<p>County Ombudsperson Offices https://www.advokids.org/wp-content/uploads/2020/04/County-Ombudsperson-List-4.13.2020.pdf</p>	<p>County Transitional Housing Coordinators https://docs.google.com/spreadsheets/d/1dfTqVqHd-ceWH8F7j2es83EyWRcV7grFfdQpBWzQ8U8/edit#gid=0</p>
<p>THP-Plus Provider Roster https://docs.google.com/spreadsheets/d/1v7Ef7Yt2uLhRPj0gWLNCLeavUWPseZ-IWDKYcnCPIW4/edit#gid=0</p>	<p>Legal Aid Directory http://lawhelpca.org/legal-directory</p>

Related Resources

- THP-Plus Fact Sheet: <https://ylc.org/wp-content/uploads/2017/08/THP-Plus-Fact-Sheet-February-2020.pdf>
- THP-Plus Statewide Implementation Project: <https://www.jbaforyouth.org/thp-plus/>
- THP-Plus & THP-NMD Annual Reports: <https://www.jbaforyouth.org/thp-annual-reports-briefs/>
- Seven Strategies Counties Can Implement to Ensure Housing Stability and Maximize Participation in Transitional Housing Program-Plus (THP-Plus) During COVID-19: <https://ylc.org/wp-content/uploads/2020/08/THP-Plus-Seven-Strategies-During-COVID-Crisis-updated-8-24-20.pdf>
- Representing Yourself at a State Hearing: Tips to Succeed: <https://www.lsn.net/sites/default/files/files/resources/Representing%20Yourself%20at%20a%20State%20Hearing%20-%20Tips%20to%20Succeed.pdf>
- California Tenants: Know Your Rights (COVID-19): <https://wclp.org/wp-content/uploads/2020/09/CA-Tenants-KYR-Kit.pdf>
- Your Right to Reasonable Housing Accommodations: <https://www.disabilityrightscalifornia.org/post/your-right-to-reasonable-housing-accommodations>

Legal Authorities

- United States Code (USC): <https://uscode.house.gov/>
- U.S. Code of Federal Regulations (CFR): <https://www.ecfr.gov/cgi-bin/ECFR?page=browse>
- California statutes, including the Welfare & Institutions Code, Health & Safety Code, and Civil Code: <http://leginfo.ca.gov/>
- California Code of Regulations (CCR): <https://govt.westlaw.com/calregs/Index?transitionType=Default&contextData=%28sc.Default%29>
- California Department of Social Services Regulations, including Manual of Policies and Procedures: <https://www.cdss.ca.gov/inforesources/cdss-regulations-home-page>
- Administrative guidance, including All-County Letters and All-County Notices: <https://www.cdss.ca.gov/inforesources/letters-and-notices>
- California Rules of Court: <https://www.courts.ca.gov/rules.htm>
- Judicial Council Court Forms: <https://www.courts.ca.gov/forms.htm>