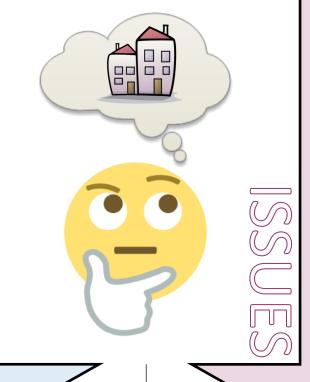
Housing Issues?

WA Residential Landlord Tenant Act (RLTA) RCW 59.18

Civil Rights—Equal Opportunity & Housing Discrimination

- Lease terms
- Repairs not being made
- Landlord entering without notice
- Rent increases
- Electricity/Gas/WSG
- Security deposit not refunded
- Pest infestations
- Habitability
- Terminations
- Notices to comply w/ lease terms: 3,10, 20, 30, 60 day
- Lockouts, utility shut-offs
- Evictions



BECAUSE of a protected class*, a person experiences...

- Termination or eviction
- Denial of a rental, sale, home loan, appraisal, renter's or homeowner's insurance
- Denial of a reasonable accommodation or modification needed for a disability
- Different terms or conditions, privileges, or services
- Steering or segregating
- Discriminatory advertising
- Blockbusting
- Harassment or Retaliation

Classes: Race, Color, National Origin, Religion, Sex, Disability, Family Status, Sexual Orientation, Gender Identity, Marital Status, Military Status, Immigration or

Citizenship

Status

(+ others

depending on

location)

*Protected

BEST Practices:

- ⇒ Prevention, research, read the fine print, don't sign anything in haste
- ⇒ Document all transactions in writing, photos, get receipts
- Communicate your requests in <u>writing</u> (date it, keep a copy for your records, mail a copy certified if necessary) to your landlord or property management company.
- ⇒ If that doesn't work? The remedy is legal action and possibly court.

BEST Practices:

- ⇒ The person filing the complaint has the burden of proof
- ⇒ Document the incident(s) time, date and location, contact information
- ⇒ Gather evidence: rental application, photos, texts, emails, receipts, bills, advertisement, disability verification letter
- \Rightarrow Be patient, the complaint process will take time for a resolution.

Free help is available:



Spokane Housing Authority (SHA)

This agency distributes housing assistance dollars from the Federal government by providing housing vouchers, owning and managing subsidized rental properties and offering other low income housing assistance programs.

SHA does not answer landlord tenant, legal or fair housing questions.

Ph: (509) 328-2953

Website:

www.spokanehousing.org

Find a Public Housing Authority in your area. **Website:**

http://www.awha.org/ find-a-housingauthority.html



Tenant's Union of WA State (TU)

The mission of the Tenants Union (TU) is to create housing justice through empowerment-based education, outreach, leadership development, organizing, and advocacv.

This agency helps tenant's to organize and work together to build power in the movement for tenants' rights and housing justice.

Hotline:

(206) 723-0500

Website:

www.tenantsunion.org



Northwest Justice Project (NJP)

Attorneys provide free legal services in non-criminal matters for low-income people in WA State.

Hotline (CLEAR): 1-888-201-1014

Sr. Hotline(60+): 1-888-387-7111

Hotline Hours: M-F, 9:15am to 12:15 noon

NJP website for self-help information: www.washingtonlawhelp.org

Sample letters, downloadable guidance, videos, multilingual resources.

Apply online for NJP's legal help:

https://nwjustice.org/get-legal-help



Northwest Fair Housing Alliance (NWFHA)

Northwest Fair
Housing Alliance
provides education,
outreach and advocacy
for persons who are
experiencing housing
discrimination.

NWFHA helps
people file housing
discrimination
complaints with HUD
& WSHRC and
supports them through
the process.NFHA also
assists people with
disabilities request
reasonable
accommodations, or
modifications with
their housing provider.

Phone:

(509) 325-2665 1-800-200 FAIR (3247)

Websites:

www.nwfairhouse.org www.sexdiscriminationin housing.org



WA State Human Rights Commission (WSHRC)

Washington State Administrative agency that investigates complaints of housing discrimination based on race, color, national origin, religion, sex, disability, familial status, sexual orientation, gender identity, marital status, veteran/ military status, citizenship and immigration status.

Phone: **1-800-233-3247**

Website: www.hum.wa.gov



Housing & Urban Development (HUD)

Housing

Discrimination

Federal
Administrative
agency where you
can file a civil rights
complaint of
discrimination in
your housing
transactions based
on race, color,
national origin,
religion, sex (includes
sexual orientation/
gender identity),
disability, and
familial status.

Phone: 1-800-669-9777 or 1-800-877-8339

Website: www.hud.gov/ program_offices/ fair_housing_equal_ opp/onlinecomplaint

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NWFHA is solely responsible for the accuracy of the statements and interpretations contained in this publication.

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