

Build Housing Stability

- Create a monthly budget
- Prioritize rent whenever possible
- Apply for benefits as soon as you qualify
- Keep important housing documents together
- Maintain communication with your landlord
- Ask for help before your situation becomes an emergency

Remember:

Seeking help early often provides more options than waiting until court proceedings begin.

The federal **Fair Housing Act** prohibits housing discrimination based on race, color, religion, national origin, sex, disability, or familial status (including children under 18 and pregnancy).

If you think you have been discriminated against in a housing transaction based upon one or more protected characteristic(s), contact: 509-325-2665 / 1–800-200-3247 (FAIR). Our services are free.

Need Help?

If you are facing eviction or struggling to keep your housing because of a discriminatory housing practice based upon one or more protected characteristic(s):

- Contact your local Community Action Agency
- Call 2-1-1 to learn about housing and financial assistance resources in your area
- Reach out to your local Housing Authority or Tribal Housing Program

Contact a legal aid organization if you receive a termination notice or court papers.

You are not alone.

Ask for help early.

NORTHWEST FAIR HOUSING ALLIANCE

Eviction Prevention Strategies



SCAN TO VISIT NWFAIRHOUSE.ORG

Northwest Fair Housing Alliance
35 W Main Ave. Suite 250
Spokane, WA 99201
509-325-2665/ 1-800-200-3247 (FAIR)

If a lease violation is related to a disability, a **reasonable accommodation** may help prevent eviction. Ask for a change to a rule or policy that addresses your disability-related need. Each request requires individual review.

Example

Karla lives in an apartment with a no-pets policy. Due to a disability, Karla is prescribed a trained assistance animal, a dog named Fido.

The property manager serves Karla a comply or vacate notice because of the animal.

With NWFHA's help, Karla requests an exception to the no-pets policy as a reasonable accommodation based on her disability-related needs.

The Reasonable Accommodation request is granted, and the compliance notice is withdrawn.

Know your rights.
Act early.
Reach out for help before a crisis becomes an eviction.

Steps to Prevent Eviction

The **Fair Housing Act prohibits eviction because of a protected characteristic**.
For example, a landlord cannot evict a tenant because of the tenant's religion or because the tenant has children, unless a lawful exemption applies.

1. Know Your Rights

Contact NWFHA or HUD if you suspect housing discrimination. Ask about a reasonable accommodation if a disability contributes to a lease violation.

2. Communicate with Your Landlord

Read notices promptly. Keep copies and payment records. Meet deadlines and attend scheduled court hearings.

3. File a Complaint

NWFHA may be able to assist you with reporting housing discrimination to HUD.
*A complaint or accommodation request does not automatically pause an eviction or extend court deadlines.

Local Resources

Contact Northwest Fair Housing Alliance (NWFHA) if you suspect housing discrimination or need help requesting a disability-related accommodation.

NWFHA is located in Spokane, WA and serves 17 counties in Eastern and Central Washington.

For an eviction notice or court papers, seek legal help promptly. Eligibility requirements may apply.

Northwest Justice Project
Eviction hotline: 1-855-657-8387
https://nwjustice.org/eviction-help

Housing Justice Project Spokane
(509) 878-6488
spotenantsupport@kcba.org

