

Examples of Discriminatory Rules:

“All children under 18 must be accompanied by a parent or legal guardian in the pool.”

“All children must be accompanied by an adult anywhere in the complex.”

“Children have a curfew of 9:00 p.m.”
(Better: “Quiet hours for all residents after 9:00 p.m.”)

“Children should not leave toys in common areas.” (Better: “Residents should not leave personal belongings in common areas”)



Other Signs of Discrimination:

“You should look elsewhere, where there are more children, parks, schools, or playgrounds.”

Advertisements:

*“no children”
“adults only”
“no kids allowed”*

“That’s the building for the families with children.”

“You can’t rent a 1-bedroom unit since you and your partner have a baby. You’ll need a two-bedroom unit.”

If You Experience Discrimination

If you believe you have experienced housing discrimination:

- Contact a local fair housing agency and report the discrimination.
- Make a chronological list of events related to the discrimination, with dates, locations, people present, and important details about what happened.
- Keep any records related to the discrimination including text messages, emails, notices, rules, leases, letters, advertisements, and photographs.
- Create a list of people with their contact information who may have knowledge about the discrimination and could be witnesses.



Northwest Fair Housing Alliance

35 W. Main Ave., Suite 250,
Spokane, WA 99201
Ph: (509)-325-2665
Toll Free: 1-800-FAIR (3247)
FAX: 1-866-376-6308
www.nwfairhouse.org

Fair Housing for Families with Children



Northwest Fair Housing Alliance

“Working to ensure equal housing for all”

(509)-325-2665
1-800-200-FAIR (3247)
www.nwfairhouse.org

Fair Housing Act

The federal Fair Housing Act “FHA” prohibits discrimination in housing based on a person’s **race, color, religion, national origin, sex, familial status and disability**.

Who is protected?

Familial status discrimination occurs when a landlord, property manager, real state agent, or another resident treats someone differently because of the presence of children under the age of 18.

This protection covers households in which one or more minor children live with:

- a parent,
- a person with legal custody, or
- a person with written permission from a parent or person with legal custody

Persons who are pregnant or in the process of securing custody of a minor are also protected from familial status discrimination.

Common Violations of the FHA

Examples of familial status discrimination:

Advertising a limitation on children

Steering families to or away from housing or neighborhoods

Segregating families with children to specific buildings or floors

Refusing to rent, sell or negotiate with a family with children

Charging additional rent, deposits, or fees because a household has children

Limiting occupancy to 1 person per bedroom



Exemptions

Health and Safety: Housing providers can set limited health and safety rules for children with respect to facilities such as swimming pools, hot tubs, and gym equipment. Such rules must be drafted to allow as much access as possible while assuring safety.

Housing for Older Persons is exempt from FHA prohibitions on familial status discrimination:

- **55+ Communities:** at least 80% of occupied units have one person 55 or older; the community publishes and adheres to policies and procedures that demonstrate the intent to be housing for persons 55 and over; and resident ages are verified every 2 years.
- **62+ Communities:** intended for and **solely occupied by persons 62 or older**, private market or subsidized



“This apartment isn’t big enough for your family”

“The stairs aren’t safe for kids”

“Oh, you are pregnant?”

Discrimination against kids is illegal!

**To file a complaint in Eastern / Central WA call:
Northwest Fair Housing Alliance**

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