

Fair Housing for Transitional Housing Providers

For transitional housing providers clients come and go yet their need for accommodations and/or modifications remain. A housing provider's obligation to grant an accommodation or modification often depends on the following:

- Length of stay
- If the client is allowed to receive mail or guests
- If it is the client's only place of "sojourn"

These are a few factors but there may be others based on recent case law and the situation.



Are You Exempt?

Some housing providers may be exempt from Fair Housing laws based on specific criteria. However, advertising must always comply with the Fair Housing Act, regardless of other exemptions. For more information, visit: www.fhcwashington.org.

Fair Housing Questions? Contact the Fair Housing Center of Washington

info@fhcwashington.org / 253-274-9523

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Disparate Impact

Disparate impact is a violation of the Fair Housing Act and occurs when housing providers have policies that appear neutral, but in fact, have a disproportionately negative impact on one or more protected classes. This can include but is not limited to:

- Tenant screening policies and the use of criminal history (in some cases they may impact black and hispanic tenants more frequently).
- Nuisance complaint policies (in some cases they may impact survivors of domestic violence more frequently).
- Policies regarding animals (in some cases they may impact tenants with disabilities more frequently).



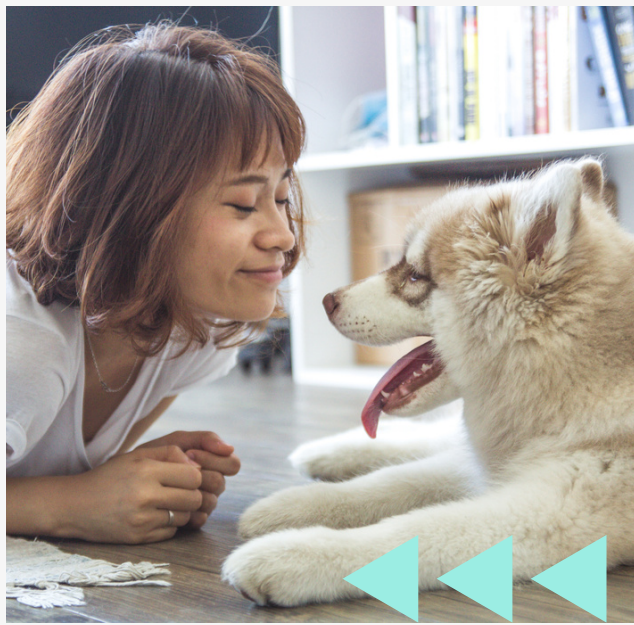
Reasonable Accommodations and Service Animals

A reasonable accommodation is an exception to a policy, rule or practice that is done to help an individual mitigate the symptoms of their disability and enjoy the unit and amenities the same as non-disabled individuals. Examples include but are not limited to:

- Allowing a tenant with a learning disability extra time to review documents and notices.
- Allowing a tenant to have more than one animal to help with their disability symptoms.
- Requesting an exception if a municipality or insurance company denies a specific breed.

Pro Tip: Have a protocol in place for processing RA requests in general, with requests for assistance animals following the same procedure.

All requests should be answered in a timely manner, regardless of when they were requested and whether they will be granted.



For assistance animals it is unlawful to:

- Charge pre-emptive fees or deposits for assistance animals
- Have added layers of scrutiny as a result of requesting an assistance animal
- Have additional rules or restrictions for a person needing an assistance animal.
- Ban assistance animals from common areas normally open to residents
- Request additional documents aside from the Third Party Verification letter.

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When can you deny an assistance animal?

Is it ever ok?

Assistance animals can be denied if the person is not disabled or the animal poses a threat to property or persons. When a threat is apparent, the housing provider can require the tenant to obtain a different assistance animal without denying their ability to have one.



Don't let housing discrimination go unchecked. To discuss your situation or file a complaint contact us at 253-274-9523