

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@fhcwwashington.org / 253-274-9523



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).

