



A Community Partner,
Helping People to Help Themselves

The Scoop

Serving Families in Walla Walla and Columbia Counties

September 2004

Walla Walla Housing Authority

501 Cayuse Street
Walla Walla WA 99362
509-527-4542 * Fax 509-527-4574
Hearing-impaired, use relay service
wwha@wallawallaha.org
www.wallawallaha.org

Improving Our Service to You

In an effort to increase privacy and security of your taxpayer identification number, the September Housing Assistance Payment (HAP) advice notice will be the last one you will receive. The housing assistance payment is automatically direct deposited into your specified bank account by the 5th of each month.

When there is a new payment amount, you will receive a letter that states the tenant's name, address, effective date, amount of the housing assistance payment, and the tenant's portion of the rent.

If you have any questions or concerns about this change in process, please contact our Finance Department at 522-7814 or 522-7810 or our Rental Assistance Manager at 526-6277.

Reasonable Accommodation Under the Fair Housing Act

This article will be a continuing Q & A in *The Scoop*, due to the amount of information regarding reasonable accommodations under the Fair Housing Act.



How can a housing provider determine if an individual poses a direct threat?

The Act does not allow for exclusion of individuals based upon fear, speculation, or stereotype about a particular disability or persons with disabilities in general. A determination that an individual poses a direct threat must rely on an individualized assessment that is based on reliable objective evidence (i.e., current conduct, or a recent history of overt acts). The assessment must consider: 1) the nature, duration, and severity of the risk of injury; 2) the probability that injury will actually occur; and 3) whether there are any reasonable accommodations that will eliminate the direct threat. Consequently, in evaluating a recent history of overt acts, a provider must take into account whether the individual has received intervening treatment or medication that has eliminated the direct threat (i.e., a significant risk of substantial harm). In such a situation, the provider may request that the individual document how the circumstances have changed so that they no longer pose a direct threat. A provider may also obtain satisfactory assurances that the individual will not pose a direct threat during the tenancy. The housing provider must have reliable, objective evidence that a person with a disability poses a direct threat before excluding them from housing on that basis.

The United States Department of Justice (DOJ) and Department of Housing and Urban Development (HUD) are jointly responsible for enforcing the federal Fair Housing Act, which prohibits discrimination in housing. For more information on the Fair Housing Act, visit them on-line at www.usdoj.gov and www.hud.gov.

Office Closures

September 6th
Labor Day

**AUTOMATIC
Housing Assistance
Payment Deposits
are deposited by the
5th of each month**

Rental Assistance Division

Anita Hernandez

Rental Assistance Manager
Participant last names Mi-Z
526-6277

Jason Hahn

Rental Specialist
Participant last names A-Ga
527-4606

Jack Ball

Rental Specialist
Participant last names Ge-Me
527-4607

David Mitchell

HQS Specialist
522-7813

Donna Larsen

Eligibility Coordinator
Waiting List
527-4608

Christy Drake

Family Programs Coordinator
Dare to Dream Program
522-7811

Nina Hill

Information Coordinator
527-4542, extension 100



A New Look and Format for *The Scoop*

Beginning with the October edition of *The Scoop*, we will be changing the format to a quarterly publication. This change will be more efficient and practical, while still providing a great resource of information for you.

If you'd like to submit an idea for *The Scoop*, please contact Rosanna by telephone at 522-7815, fax 527-4574, or email wwha@wallawalla.org.

Walla Walla Housing Authority

Board of Commissioners

Bob Adams

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Brian Jones

Vice Chair

Anne-Marie Zell-Schwerin

Commissioner

Jude Noland

Commissioner

Jill Zagelow

Commissioner

Cathie Antle

Resident Commissioner

Dominick Elia

Ex-Officio

Renée Rooker

Executive Director

Living Crime Free With RENTAL HOUSING



Do you own or manage Rental Property and worry about?:

- Non-payment of rent
- High turnover and vacancies
- Loss of rent during eviction and repair periods
- Toxic contamination from drug labs
- Property damage from abuse, retaliation, or neglect
- Excess time spent on crisis control
- Good tenants moving out
- Reduced business value

Do you live in or near Rental Property and are experiencing?:

- Fear and frustration due to criminal activity in and around rental property
- General neighborhood decay
- Decline in property value

If you answered "YES" to any of these questions, then the **Crime Free Rental Housing Program** is for you. The Walla Walla Police Department and the City of Walla Walla are proud to offer this highly effective program aimed at reducing criminal activity in and around rental property.

Learn About:

- Rental agreements and applications
- Tenant screening and Fair Housing
- Eviction process
- Landlord-Tenant Law
- Identifying and reporting illegal activity
- Warning signs of drug and gang activity
- Meth lab clean-up
- Fire safety
- Property security and safety
- Tips for active management
- Working with the Police and Sheriff

**October 12th, 14th, 19th, 21st
6:30 - 9:30 pm**

This 12-hour course, refreshments, and program manual are offered **FREE OF CHARGE**. Space is limited to a *first-come, first-served* basis.

Registration deadline is September 28th

Contact the WWPD's Crime Free Rental Housing voice mail at 522-3751, extension 799 for more information.

LANDLORD-TENANT LAW TRUE or FALSE QUIZ

1. Most tenants who rent a place to live come under the state's Residential Landlord-Tenant Act. However, certain renters are specifically excluded from the law.

TRUE FALSE

2. A month-to-month lease agreement continues until either the landlord or the tenant gives proper notice to end it.

TRUE FALSE

3. Under the Landlord-Tenant Act, the term "deposit" can only be applied to money which can be refunded to the tenant.

TRUE FALSE

4. A landlord is not responsible for the cost of correcting problems which were caused by the tenant.

TRUE FALSE

ANSWERS

all questions are true

Copies of the Landlord-Tenant Law are available FREE from the WWHA office

