



A Community Partner,
Helping People to Help Themselves

The Scoop

Serving Families in Walla Walla and Columbia Counties

February 2006

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

Housing Discrimination FAQ

The Fair Housing Act and Fair Housing Amendments Act (42 U.S. Code §§ 3601-3619, 3631) prohibit landlords from choosing tenants based on the basis of a group characteristic, such as:

- Race
- Religion
- Ethnic background or national origin
- Sex
- Age
- The fact that the prospective tenant has children (except in certain designated senior housing), or
- A mental or physical disability



EQUAL HOUSING
OPPORTUNITY

Landlords are legally free to choose among prospective tenants as long as their decisions comply with these laws and are based on legitimate business criteria. For example, a landlord is entitled to reject someone with a poor credit history, insufficient income to pay the rent, or past behavior -- such as damaging property -- that makes the person a bad risk. A valid occupancy policy limiting the number of people per rental unit -- one that is clearly tied to health and safety -- can also be a legal basis for refusing tenants.

Landlords are allowed to select tenants using valid business criteria such as requiring a minimum income or positive

references from previous landlords, as long as these standards are applied equally to all tenants.

The Fair Housing Act and Amendments prohibit landlords from taking any of the following actions based on race, religion, or any other protected class:

- Advertising or making any statement that indicates a preference based on a group characteristic, such as skin color;
- Falsely denying that a rental unit is available;
- Setting more restrictive standards, such as higher income, for certain tenants;
- Refusing to rent to members of certain groups;
- Refusing to accommodate the needs of disabled tenants, such as allowing a guide dog, hearing dog, or service dog;
- Setting different terms for some tenants, such as adopting an inconsistent policy for responding to late rent payments; or
- Terminating a tenancy for discriminatory reason.

WWHA strongly encourages landlords to create and abide by legal rental policies and standards. Document each rental application, then there is no question as to why one tenant was selected over another.

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

Rental Assistance Division

Jason Hahn

Rental Assistance Manager
527-4606

Families participating in REACH,
TBRA, or Welfare to Work

Nina Hill

Rental Specialist
Participant last names A-K
527-4607

David Mitchell

Rental Specialist
Participant last names L-Z
522-7813

David Story

Housing Inspector
526-6277

Gaby Aguilar

Information Coordinator
527-4542 extension 100

Up-coming Office Closures

February 20th

President's Day

Join us February 9th at 4 pm
to discuss and plan the

Landlord Fair

Putting the Pieces Together



Contact Rosanna at 522-7815 or
rosannam@wallawallaha.org for
more information



Landlord Fair 2006

Putting the Pieces Together



NEW DATE: April 13th

A "Think-Tank" planning meeting is scheduled for February 9th at 4:00 pm in the WWAH Education Center. Your input is vital to the success of this year's fair; please join us to review the tentative schedule, discuss workshop topics, identify potential vendors/exhibitors, and advertising of the event.

If you are unable to attend the "Think-Tank" meeting, you can still share your input by telephone, fax, or email to Rosanna Morgan at 509-522-7815, fax 509-527-4574, or rosannam@wallawallaha.org.

How Can We Help You?

Walla Walla Housing Authority has a wide range of reference and resource materials available **FREE**.

- Owner's Guide to the Housing Choice Voucher Program
- Washington State's Landlord-Tenant Law
- EPA's "Protect Your Family from Lead in Your Home" booklet; required to be provided to every tenant
- "Homefinders Tenant Screening Guide" from Homefinders Rentals
- Sample Forms: Move-in / Move-Out Checklist; Rental Agreement; Lead Paint Disclosure, Fire Safety Notification, and more.

Contact Gaby at 527-4542 extension 100 to request the information you need.

Walla Walla Housing Authority

Board of Commissioners

Bob Adams
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Brian Jones
Vice Chair

Jill Zagelow
Commissioner

Jude Noland
Commissioner

Kathryn Farrell Guizar
Commissioner

Cathie Antle
Resident Commissioner

Dominick Elia
Ex-Officio

Renée Rooker
Executive Director

Tax Help Available - FREE - at Four Local Sites

FREE Tax Help!
Tax Return Preparation and E-Filing
February 1st - April 17th

For those wanting assistance in preparing your 2005 Income Tax Return, FREE help is available. All you need is a copy of your 2004 return (or most recent return filed) along with all your 2005 information, regarding income and possible deductions.

Call to schedule an appointment with:

Blue Mountain Action Council

342 Catherine St - 529-4980

Tuesdays & Thursdays

9:00 am - 12:00 pm

1:00 - 4:00 pm



Walla Walla Senior Center

720 Sprague Ave - 527-3775

Monday-Thursday - 9:00 am - 12:00 pm

Monday, Tuesday, Thursday - 1:00 - 4:00 pm

Walla Walla VA Medical Center

77 Wainwright Dr - 529-5914

Wednesdays

9:00 am - 12:00 pm

1:00 - 4:00 pm

DROP-INS ONLY

Blue Mountain Mall

1631 W Rose St - drop-ins only

Mondays - 4:30 - 7:30 pm

Saturdays - 10:00 am - 2:00 pm

**Advertise
FREE!**



Advertise your available rentals with WWAH for FREE!

Contact Gaby at 527-4542 extension 100 and provide your rental property information...*type of unit, number of bedrooms, address of rental, monthly rent, security deposit, amenities, and contact information.*

WWHA's Available Rental listing is up-dated weekly and is available to the general public.

Advertise today and get results!

Visit Us On-Line: www.wallawallaha.org

The Scoop is written, edited, and published by the Walla Walla Housing Authority Staff

