

FACTS

“Two million children are being raised by LGBT parents.”

-Movement Advancement Project & Family Equality Council & Center for American Progress

“19% of transgender individuals have been denied a rental and 11% have been evicted due to their gender identity.”

-National Center of Transgender Equality



“48% of same sex couples who called senior living facilities experienced adverse differential treatment varying from a denial of rental to offering less services.”

-National Research Center on LGBT Aging

“1 in 3 LGBT individuals are persons of color. LGBT people of color have fewer housing options which may push them into less desirable housing or more costly neighborhoods.”

-Movement Advanced Project & Center for American Progress

“Heterosexual couples were favored over gay male couples in 15.9 percent of the tests, and over lesbian couples in 15.6 percent.”

-U.S Department of Housing & Urban Development

RESOURCES



If you think you have been discriminated against in a housing transaction, contact:

Northwest Fair Housing Alliance
35 W. Main Ave, Suite 250
Spokane, WA 99201



509-325-2665
1-800-200-FAIR (3247)
Fax: 1-866-376-6308
www.nwfairhouse.org

NWFHA can advise you of your options and advocate for you. NWFHA's services are free.

ONLINE RESOURCES

WA State Human Rights Commission
www.hum.wa.gov

Human Rights Campaign
www.hrc.org

National Center for Transgender Equality
www.transequality.org

National LGBT Task Force
www.thetaskforce.org

SAGE (Service & Advocacy for LGBT seniors)
www.sageusa.org

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LGBT Fair Housing Rights



Quick Tips for Renting & Homeownership

“...there is evidence...that lesbian, gay, bisexual and transgender individuals and families are being arbitrarily excluded from some housing opportunities in the private sector.”

*~The U.S. Department of
Housing & Urban Development*

NORTHWEST FAIR HOUSING ALLIANCE

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

Quick Tips: Renting for LGBT Individuals & Families

Choose a rental you like which matches your financial budget; you do not have to self-select out of an area due to your sexual orientation or gender identity.

In Washington state, you have the right to publicly disclose your LGBT identity. It is illegal for someone to discriminate against you in housing.

With gender identity, you have the right to disclose which name and/or pronoun you prefer (i.e. *she, he, they...*)

**Notation: For legal paperwork, you may need to provide legal identification.*

However, you can state which name and pronoun you'd like to be referred to outside of your legal paperwork necessities.

If your identification paperwork changes, you may provide your most recent legal paperwork.



If you experience tenant on tenant harassment, (i.e. being called epithets, property damage, etc.) based on your orientation or gender identity, put your complaint in writing to management or the owner of the rental. If the harassment doesn't stop, contact your local fair housing agency and file a fair housing complaint.

Always keep documents and copies related to your housing transactions (i.e. advertisements, leases, receipts, notices and complaints).



LGBT Federal Housing Protections

Currently, there are no federal laws that prohibit housing discrimination based on sexual orientation.

However, the Fair Housing Act does include protection on the basis of gender. Therefore, gender non-conforming, gender ambiguous, or transgender individuals may seek protection from housing discrimination under this basis.

Additionally, the LGBT Equal Access Housing Rule implemented by the U.S. Department of Housing and Urban Development states that LGBT individuals cannot be denied housing in federally subsidized housing related programs (i.e. Section 8, public housing, FHA insured mortgages, etc.)

LGBT Washington State Protections

On June 8th, 2006, the Washington State Law Against Discrimination (WLAD) (RCW 49.60) prohibited discrimination in housing on the basis of sexual orientation and gender identity.

This law protects you from a denial of a rental or sale or other housing-related transactions. It is discriminatory for you to be treated differently due to your sexual orientation or gender identity such as given less amenities, charged for a spouse, or told to live in a certain building, area or neighborhood, etc.

Quick Tips: Homeownership for LGBT Individuals & Families

Research and shop various banks and lenders so you are familiar with the types of home loans available for your financial budget. In Washington state, whether you are partnered or married, lenders need to treat you as equally as partnered or married heterosexual couples while processing your loan application.

Shop around for a real estate broker. No one real estate broker fits one person. It's like shopping for clothes, one size doesn't fit all. Find the right fit.

Choose a home location that you like and can afford; do not be steered into selecting a place where "you might be more comfortable" or "with more people like you." You have the right to live anywhere your qualifications (credit rating, debt to income ratio, employment history, etc.) meet the financial requirements.

In regards to harassment as a homeowner, report it and file a fair housing complaint with HUD.

Shop around and research the best option for homeowner's insurance. Also, if you are partnered or married you can be on the same policy.

