

April 25, 2023

Fair Housing and Domestic Violence

Brett Waller, HNN Communities
Aushenae Matthews, Domestic Abuse Women's Network



Difficult Conversations

The content of today's presentation may be triggering for some.

If you feel triggered by this presentation, please step away from your computer for a few moments.

Understanding Domestic violence

- Domestic violence in general
- Laws to protect survivors of domestic violence
- Resources to support survivors and housing providers

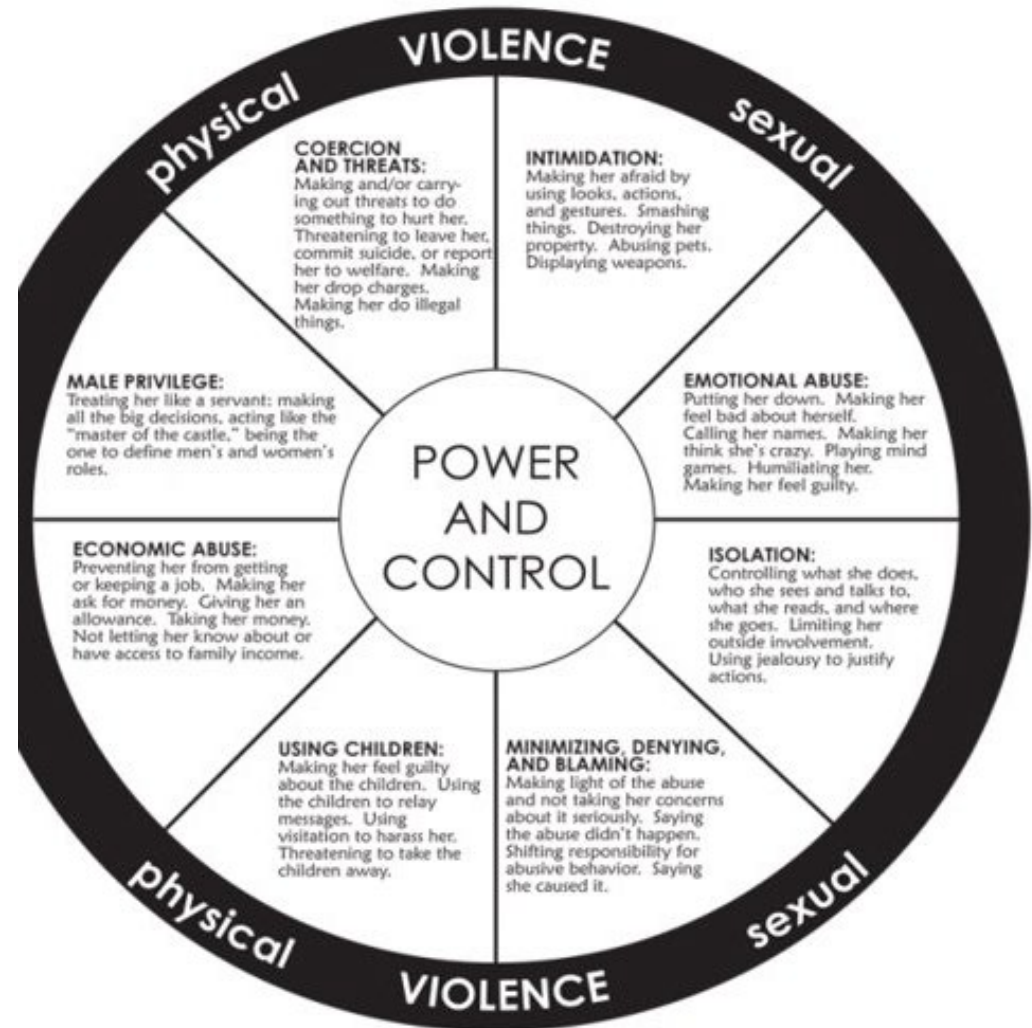


SUPPORT. EMPOWER. SHELTER.

dawn

rising for domestic peace

Tips for Advocacy and working with DV Survivors



Adapted by:
Abuse Intervention Project
superior Street
N 55802
134

Produced and distributed by:

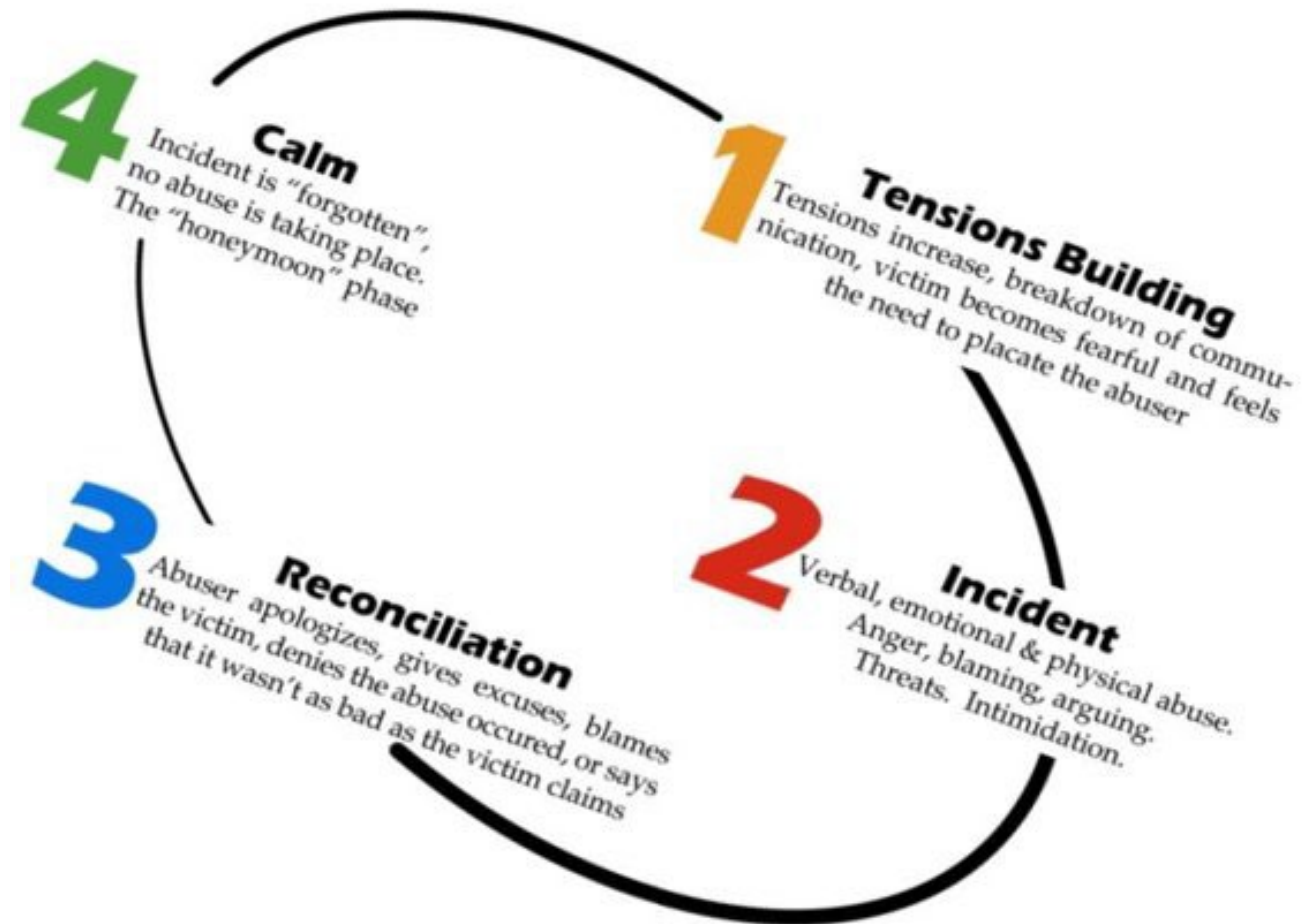


NATIONAL CENTER
on Domestic and Sexual Violence
training • consulting • advocacy
4612 Shoal Creek Blvd. • Austin, Texas 78736
512.497.9020 (phone and fax) • www.ncdv.org

Tips for Advocacy and working with DV Survivors

Dr. Lenore E. Walker

THE CYCLE OF ABUSE



Abuser vs. Survivor

Useful questions to ask to find out this sort of information include:

Are you afraid of what your partner will do to you or the children if you take certain decisions or do certain things?

Do you feel free to live your life in the way you choose?

Do you feel like you are frequently 'walking on eggshells'?

Do you change what you do because you are fearful of your partner's reactions to you?

Do you have equal access to finances?

Have you been injured?
Can you tell me more about this?

Have you ever felt you had to use violence to defend yourself or your children? Can you tell me more about this?

Different Types
of Services
Survivors can
access:



What does reporting DV/SA entail?

- Police Report
- Mandated Arrest (WA State Law)
- Investigation
- Forensic Exam aka Rape Kit
- Criminal/civil proceedings

Safety Planning (How to and what is it?)

Location and Tracking services (devices utilized, phone location, car tracking)

To go bag

Important documents + Copies

Is abuser scared of Law Enforcement?

Will a piece of paper stop someone from harming (DVPO, NCO)?

What locations are frequented (grocery store, kids school, work, etc)?


Did you identify roadblocks in the plans? Worst case scenarios

We cannot
guarantee safety
for survivors, we
can only help
increase safety
measures.

Tips for Advocacy and working with DV Survivors

- Domestic violence impacts all areas of life (housing, finances, employment, mental health, legal issues, children, etc.), so advocacy must be flexible to respond accordingly.
- Key components of advocacy:
 - Survivor centered and driven
 - Safety focused
 - Trauma-informed
 - Confidentiality






How can you support survivors?

1. Listen and believe survivors
2. Don't judge or blame them
3. Assure them that they deserve to feel safe and loved by their partner
4. ALWAYS keep the survivor centered in the conversation.
If they do not want services, do not pressure them to get services. They know their lives best.
5. Provide information, resources, and tools, allowing them to make their own decisions whether you agree or not





How can you support survivors?

6. Let the survivor know you're concerned about their safety and create space to help them plan for their safety
7. Continue being a support system, and also let them know there are other resources for more support. If the survivor is open, contact an advocate together, or provide the survivor with the contact information
8. Maintain confidentiality and let the survivor know about mandatory reporting or other information-sharing policies that may apply to you. Inform the survivor that advocates are allowed a higher level of confidentiality

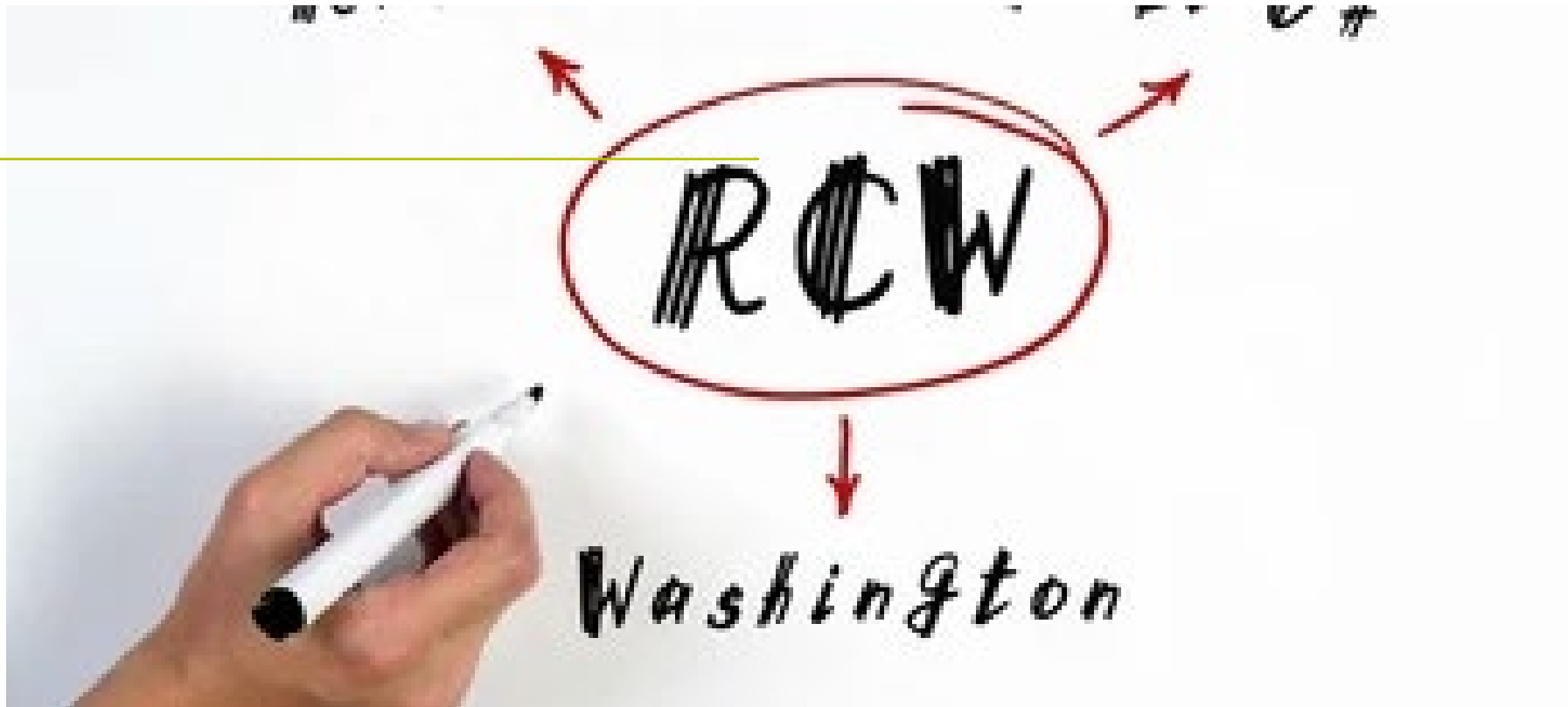




Is domestic violence a fair housing issue?



What is domestic violence under the law?

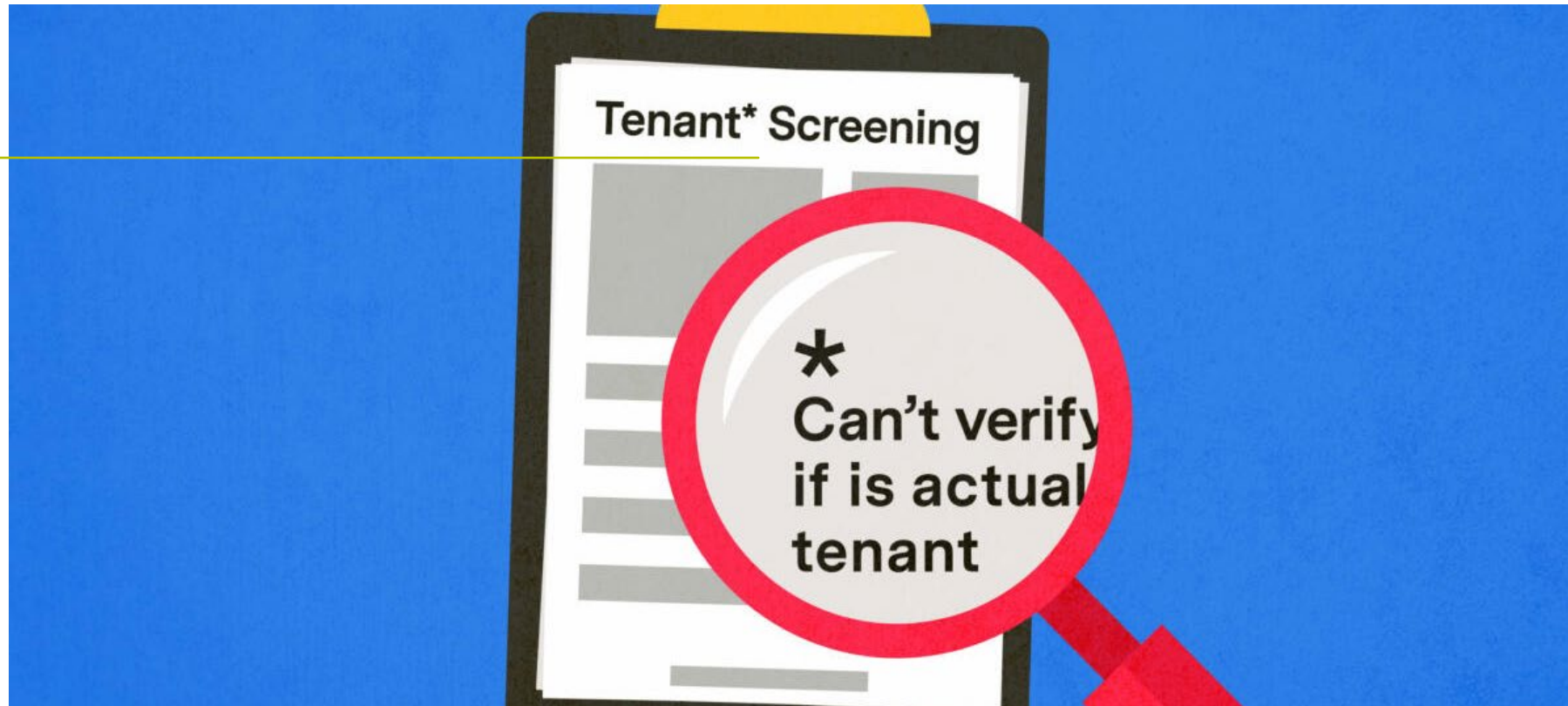


The tenant is required to provide you with certain information.

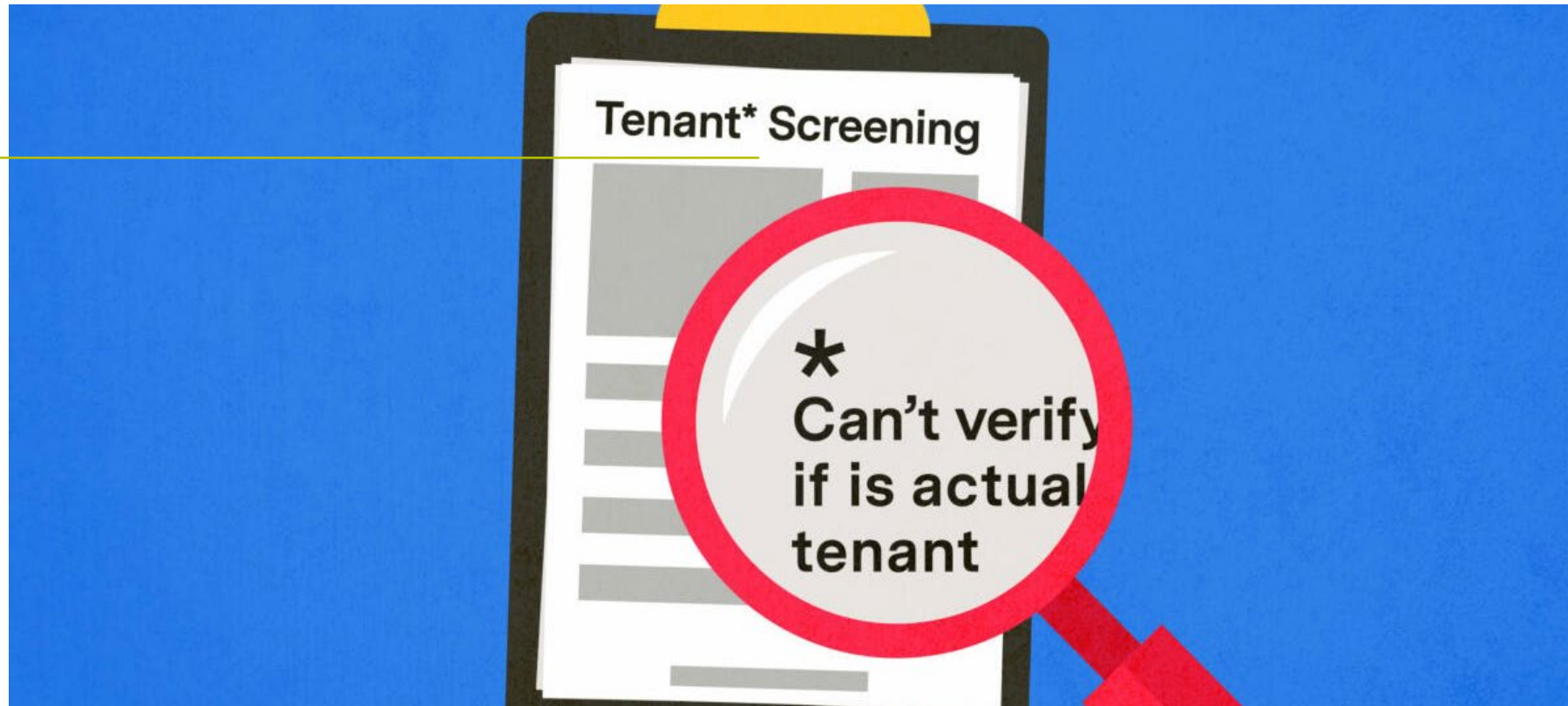
What is a qualified third party?



When is termination effective?



Domestic violence cannot be used as a basis for denying an applicant/terminating a tenancy by a landlord.



When can a tenant change the locks?

Federal law adds
certain requirements
to multifamily
operations

One Hundred Thirteenth Congress
Violence Against Women Act
United States of America
An Act
Begun and held at the City of Washington on Thursday,
the third day of January, two thousand and thirteen
Women Act
An Act
To reauthorize the Violence Against Women Act of 1994.
Be it enacted by the Senate and House of Representatives
United States of America in Congress assembled,

Resident Request

A resident calls you and describes an incident of an ex-partner who no longer lives at the community, following them home from work, following them into the parking lot and through the community.

Their ex-partner has a key to the home, remains on the lease agreement, and when you look at the ledger, the rent remains current.

What do you do?



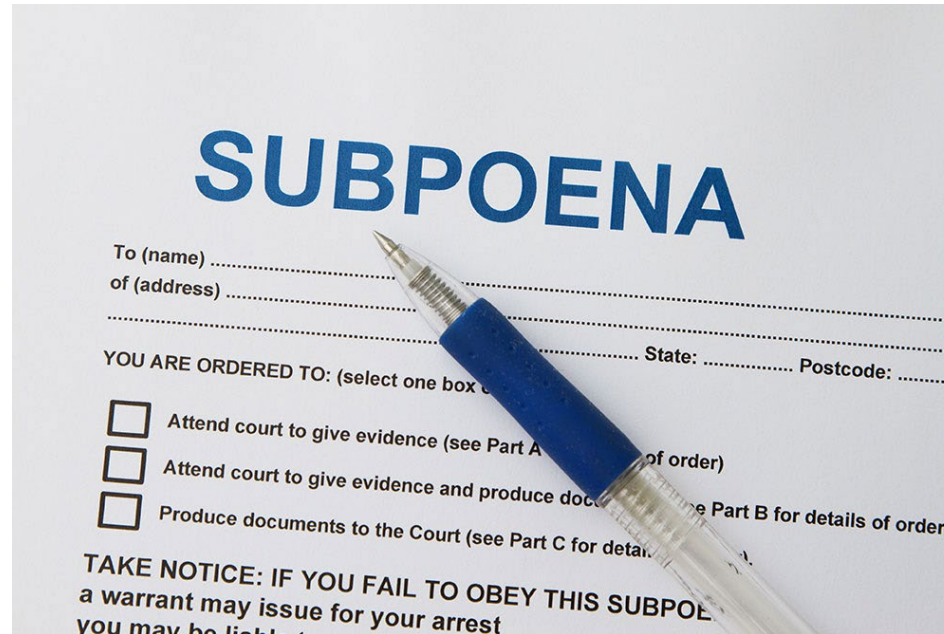
The Request for Information

Former Resident's attorney sends legal documents requesting information about the tenancy. The tenancy is current; you look at the file and there are two individuals named on the lease.

They want payment information, lease holder information and other information through legal court methods.

You're curious, so you look up the case number at the court house.

How do you respond?



Two residents, one protection order

Resident A provides the leasing office with an Order of Protection against Resident B. Previously, they co-resided with each other. Resident A also requests to have the locks changed to her apartment and to the common areas to prevent Resident B from entering.

A few days later, Resident B returns and asks you to let him into the apartment to retrieve some of his belongings?



What do you do?

Paper thin walls

Residents have reported abusive acts occurring in a unit below and next to them. They report it to be domestic violence.

Resident A has come to office before with bruises on her body, making you suspect he is a victim of possible domestic violence.

How do you respond?



Paper thin walls

A resident brings a protection order into the office, identifying one your employees as the alleged perpetrating party.

They ask to change the locks of their apartment because they are afraid the alleged employee/perpetrating party has a key and may retaliate or come into the unit with the common area key.

How do you respond?



Collecting damages after termination



CERTIFICATION OF ENROLLMENT

SUBSTITUTE HOUSE BILL 1593

Chapter 196, Laws of 2022

67th Legislature
2022 Regular Session

LANDLORD MITIGATION PROGRAM—CLAIMS FOR DAMAGE—CERTAIN TENANT-VICTIMS

EFFECTIVE DATE: June 9, 2022—Except for section 5, which takes effect July 1, 2022.

Passed by the House February 8, 2022
Yeas 96 Nays 0

LAURIE JINKINS
**Speaker of the House of
Representatives**

Passed by the Senate March 4, 2022
Yeas 48 Nays 0

DENNY HECK
President of the Senate

Approved March 30, 2022 2:14 PM

JAY INSLEE
Governor of the State of Washington

CERTIFICATE

I, Bernard Dean, Chief Clerk of the House of Representatives of the State of Washington, do hereby certify that the attached is **SUBSTITUTE HOUSE BILL 1593** as passed by the House of Representatives and the Senate on the dates hereon set forth.

BERNARD DEAN

Chief Clerk

FILED

March 31, 2022

**Secretary of State
State of Washington**

Collecting damages after termination

- Return security deposit
- Document damages
- Repair damages
- Obtain verifying documents



Obtain verifying documents

- Police report, or
- Restraining Order, or
- Signed and notarized self-affidavit

Submit claim to the state of Washington Landlord Mitigation Programs



King County Resources

- DAWN serves South King County and only intimate partner violence.
- New Beginnings serves Seattle and only intimate partner violence.
- Lifewire serves East King County and only intimate partner violence.
- YWCA serves Seattle and South King County, Female Identifying only (primary focus on African American Survivors)
- If there is uncertainty – you can always have client call DVHopeline (Lifewire and New Beginnings 24/7 Hotline).
 - Dvhopeline.org or 206-737-0242

Pierce County Resources

- YWCA Pierce County (sometimes their hotline is forwarded to the DVHopeline)
- Korean Women's Association
- Crystal Judson Family Justice Center
- Our Sisters House

Resources

- [Washington Coalition of Sexual Assault Programs \(WCSAP\)](#)
- [Washington State Coalition Against Sexual Assault Prevention Resource Center](#)
- [Washington State laws regarding sexual violence](#)
- [Washington State laws regarding domestic violence](#)
- [Washington State Coalition Against Domestic Violence \(WSCADV\)](#)
- [www.WashingtonLawHelp.org](#)
- **Crisis Connections/211**
- [www.Courts.wa.gov](#)
- [Home - DV Hopeline](#)
- [LegalAtoms | Some legal situations are painful. We can at least make the process simple.](#)
- [How to Apply - Address Confidentiality Program - WA Secretary of State](#)