

LEGAL INFORMATION AND OTHER HOUSING RESOURCES

Pierce County Law Library , 930 Tacoma Ave. S.,
253-798-7494, www.pclawlibrary.org

City of Tacoma Neighborhood and Community Services Department, 747 Market Street,
ncs-hsd@cityoftacoma.org The following City of Tacoma programs are for people who live, manage, or own property within the city limits of Tacoma:

Landlord-Tenant Program, 253-591-5163. Phone, walk-in, and written inquiries (including email) on landlord-tenant issues including code enforcement/habitability.

Human Rights Fair Housing Program, 253-591-5151. Fair housing law complaint investigation and resolution, education, technical assistance, and resources on housing discrimination issues within city limits.

Fair Housing Center of Washington
1517 S. Fawcett, Suite 250, Tacoma WA 98402
253-274-9523. Complaint investigation, advocacy, education, information and referral on fair housing issues.

Office of the Attorney General, 1-800-692-5082, landlord-tenant law and information on the foreclosure process and foreclosure scams.

Pierce County Center for Dispute Resolution
738 Broadway, Suite 400, Tacoma WA 98402
253-572-3657, www.pccdr.org -- Mediation for foreclosure, landlord tenant, property, neighborhood and small claims issues.

Small Claims Court, Pierce County District Court No. 1, Civil Division, 253-798-6309 -- For claims under \$5,000, mediation required.

Statewide Civil Legal Aid Foreclosure Hotline
1-800-606-4819

South Sound Outreach (253) 593-2111,
www.southsoundoutreach.org, HUD approved housing counselors, classes, foreclosure prevention

LEGAL ASSISTANCE FOR HOUSING ISSUES



CLEAR hotline, 1-888-201-1014
CLEAR Sr. (over 60), 1-888-387-7111
<http://nwjustice.org/clear-online>

statewide intake, legal advice, brief service, and local referral for low-income people and seniors. CLEAR assists with landlord-tenant issues and other civil legal problems.

TACOMA-PIERCE COUNTY HOUSING JUSTICE PROJECT & HOME JUSTICE PROJECT
253-572-5134
621 Tacoma Ave. S., Suite 303
Tacoma WA 98402



www.tacomaprobono.org
Advice appointments, public information, brief services and referral for representation by volunteer attorneys on all **landlord-tenant** issues; call for appointments and walk-in clinic schedule. The **Home Justice Legal Clinic** is open to **homeowners and tenants** who are facing **foreclosure-related** issues.

WSBA MODERATE MEANS PROGRAM,
855-741-6930, www.moderatemeanswa.org,
reduced fee help for landlord-tenant issues, apply online.

LANDLORD-TENANT WEBLINKS

www.washingtonlawhelp.org
www.tacomaprobono.org/hjp.html
www.atg.wa.gov/Landlord-Tenant.aspx
www.cityoftacoma.org/landlordtenant

WHO WE ARE...The Housing Justice Project is a collaborative group providing public legal information and access to legal services. Participants include the Tacoma-Pierce County Bar Association Volunteer Legal Services Program, Northwest Justice Project, Pierce County Center for Dispute Resolution, Fair Housing Center of Washington, Office of the Attorney General and City of Tacoma Neighborhood & Community Services. The Home Justice Project specializes in providing access to foreclosure prevention resources.

HOUSING RESOURCES

2014



**DO YOU NEED HELP
with a landlord-tenant
or other housing problem?
CALL US!**

**Tacoma-Pierce County Housing Justice Project
and the Home Justice Project**
www.tacomaprobono.org
(253) 572-5134

Have you received notices from your landlord or a summons & complaint for unlawful detainer (eviction)?

- ▶ ***Do not ignore these notices! Do your best to get good legal advice as soon as possible.*** Typical notices include 3-day (if you owe rent), 10-day (for a breach of the rental agreement) or 20-day (***no reason needed***). Receiving a notice does not mean you will be physically evicted in 3, 10 or 20 days.
 - ▶ No matter what kind of notice you have received, ***pay your rent on time*** if you can.
 - ▶ It is illegal for your landlord to lock you out, turn off the utilities or take your possessions. If you are locked out, call your local police, then get legal advice right away.
 - ▶ In order to evict you, your landlord must use a legal process (unlawful detainer or UDA) in which you have a right to respond and appear in court. ***You have time to get advice and take action.***

Do you need a lawyer?

We highly recommend it.

- ▶ Even if you owe rent, you ***may be able to prevent having an eviction on your record*** if you get legal advice as soon as possible. Having an eviction on your record will affect your credit and will make it harder to move, get a job or get a loan in the future.
 - ▶ If you are low-income, a CLEAR or Housing Justice Project attorney can help with all kinds of housing problems. If you are not low-income, there are many self-help resources available and some legal services which do not require income eligibility. See the other side of this brochure or ***www.tacomaprobono.org*** for a complete list.



This resource brochure is for informational purposes only and is not meant to substitute for the advice of an attorney. Last updated 6/18/2014

Are you unable to pay the rent?

- ▶ Call 211 Monday through Friday, 8-5, to speak to an information and referral specialist who can connect you to rental assistance, counseling, shelter, health care, and much more.
 - ▶ You may be able to receive help from DSHS. Apply online at OnlineApp.dshs.wa.gov, call 253-864-3600, or visit your local DSHS Community Service Center.
 - ▶ Veterans may receive cash assistance through the Pierce County Veterans Bureau (253-798-7449).
 - ▶ If your landlord agrees to accept work instead of rent or a payment plan for past due rent, be sure the agreement is ***in writing***.
 - ▶ ***Rent is your most important expense.*** Be sure your rent is paid before paying other bills.

Is your home threatened by foreclosure?

See www.tacomaprobono.org and the other side of this brochure for resources. Both homeowners and tenants can call the ***Home Justice Legal Clinic*** at (253) 572-5134 for help.

Are you in Section 8 or public housing?

- ▶ Public and subsidized housing evictions have serious consequences but you may also have more legal protection. Call CLEAR to receive advice and referral for public housing issues.

Do you need a disability accommodation, or have you experienced discrimination?

- ▶ Discrimination based on race, color, religion, sex, national origin, family status, disability, marital status, sexual orientation or military/veteran status are all illegal in Washington.
 - ▶ If you live ***anywhere in Pierce County***, contact the Fair Housing Center of Washington, 253-274-9523. ***City of Tacoma*** residents contact Neighborhood & Community Services, 591-5151.

Do you have a repair, safety or health problem?

- ▶ ***If you need repairs***, notify your landlord ***in writing, keep paying your rent***, and call for legal advice if needed. ***Do not withhold rent*** without first getting legal advice.
 - ▶ ***If you are concerned about health code violations*** and you live ***anywhere*** in Pierce County, call the Pierce County Health Department at (253) 798-6440
 - ▶ ***If you live in a mobile home***, see the manufactured home numbers listed below
 - ▶ ***If you are concerned about building code violations and live in Pierce County but outside the cities of Tacoma and Lakewood*** call PALS at (253) 798-7210 or Code Enforcement hotline at 798-3737. ***If you live in the City of Tacoma***, call (253) 591-5163. ***If you live in the City of Lakewood***, call Code Enforcement at (253) 830-5016.

Do you have a problem involving a mobile home?

- ▶ Washington State has different laws which may cover you if you live in a mobile home.
 - ▶ If you ***own*** your mobile home and ***rent*** space in a mobile home park, call the ***Washington State Attorney General, Manufactured Housing Unit***, 1-866-924-6458. You may also call the other resources listed in this publication as well as:
 - ▶ ***Washington State Office of Manufactured Housing, Landlord-Tenant Ombudsman***, 1-800-964-0852