

Housing

<p>Washington Law Help</p> <p>WashingtonLawHelp.org has frequently updated self-help packets, forms, videos, and information on community resources - Many of which are available in other languages.</p>	<p>Call 211</p> <p>(You can also call: 206-461-3200 or 1-877-211-9274)</p> <p>211 is an interactive social services directory.</p> <p>With more than 6,000 services listed, it is often the most effective way to get connected to the right legal aid agency in King County.</p>
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Landlord/Tenant Specific Resources

<p>King County Bar Association Housing Justice Project (HJP)</p>	<p>Must have a current eviction notice. Must be a low income King County resident. No landlords. No appointments available, only walk-in. First come, first served so arrive early for the best chance of getting help. HJP can:</p> <ul style="list-style-type: none"> - Give legal advice to tenants with eviction related issues - Help answer eviction paperwork - Negotiate with landlords for tenants facing evictions - Represent tenants at eviction (show cause) hearings - Provide referral and resource information 	<p>Seattle: County Courthouse 516 3rd Ave, Room W314 Kent: Regional Justice Center 401 4th Ave N, Room 1281 Hours (Both): Mon – Fri 8:00 AM – 10:30 AM Hours (Seattle Only): Mondays 3:45 PM – 4:45 PM</p>
<p>Catholic Community Services</p>	<p>Catholic Community Services provides legal assistance for immigration (Catholic Immigration Legal Services) and housing issues (Tenant Law Center).</p> <p>Tenant Law Center: Provides legal assistance and representation for low-income King County residents with landlord/tenant problems including debt issues caused as a result of housing issues. No mobile home cases.</p>	<p>Catholic Immigration Legal Services 206-328-6314 or 206-328-5714 (Seattle) 360-416-7095 (Mt. Vernon)</p> <p>Tenant Law Center 206-324-6890</p>
<p>Northwest Justice Project</p>	<p>Legal advice and representation in cases of: Family Law, Housing, Debt/Bankruptcy/Consumer Law, Public Benefits, Employment, and Native American Law. Also operates 2 legal clinics with limited legal advice on a weekly basis: Debt Defense and Cross Cultural Domestic Violence Family Law.</p> <p>Housing: Legal advice and representation to:</p> <ul style="list-style-type: none"> - Tenants who have been denied admission into rental housing (subsidized or market rate), transitional housing, and shelters for any reason. - Tenants seeking to obtain relocation assistance where the tenant is qualified for such assistance. - Tenants or tenant organizations looking to prevent loss of building-wide housing subsidies. - Tenants in foreclosed homes who face being evicted by new owners. - Home owners who face foreclosure of either mortgage loans or liens against primary residences. (Foreclosure Prevention Unit Hotline 800-606-4819, leave a message) - Home owners who have been foreclosed upon - Mobile home owners with unique issues. - The Native American community a number of housing issues, especially housing managed by an Indian housing authority or located on Indian trust property, and the protection of monies and trust property. 	<p>206-464-1519 or 888-201-1012 Ask the front desk for referral agencies for specific programs. For all programs, clients must be under 200% of the Federal Poverty Level.</p>
<p>Moderate Means</p>	<p>Reduced fee attorneys for housing, debt/bankruptcy/consumer, and family law legal issues (only for those between 200% and 400% of the federal poverty level). Expect long wait times before being placed with an attorney.</p>	<p>Apply online at www.moderatemeanswa.org or call 1-855-741-6930</p>
<p>Tenants Union</p>	<p>No attorneys on staff. Provides information on tenant rights; education, resources, and referral. Services offered through a hotline, online resources, and 3 walk in clinics: Tenants Union Office 5425 Rainier Ave S, Suite B (Mon – Tue, 1:30 – 4:00 PM), North Helpline Food Bank 12736 33rd Ave NE (Thurs, 4:00 – 6:00 PM), Burien Community Center 14700 6th Ave SW (first and last Wednesdays, 4:00 – 6:00 PM)</p>	<p>Hotline: 206-723-0500 Call Mon-Wed 10:00AM – 12:30 PM & 1:30 – 4:00 PM; Thurs. 10:00AM – 12:30 PM; Sat. 11:00 AM – 3:00 PM</p>
<p>Dispute Resolution Center of King County</p>	<p>Free Small Claims Court and Anti-Harassment mediation once client has already filed with District Court. Low-cost (\$35-\$800) mediation for: Neighborhood issues (landlord/tenant, roommates, noise, animals, parking, property lines, etc...), Business/Consumer issues, Family Law issues, Workplace issues, Elder Care, and Foreclosure. Expect to be seen within 3 weeks.</p>	<p>206-443-9603 or 888-803-4696, and press 1 www.kcdrc.org</p>
<p>UW Medication Clinic</p>	<p>Free Mediation at UW School of Law by 2nd and 3rd year law students. No family law. Typical Cases Included: Buyer/Seller, Real Estate, Consumer/Business, Co-Workers, Employer/Employee, Housemates/Roommates, Landlord/Tenant, Neighbors, Student/Staff, General Civil Litigation, etc... Over 70% of the disputes mediated are settled. Compliance is higher than court judgements.</p>	<p>206-543-3434 Accepts cases from October-May</p>

Government Resources		
WA State Attorney General's Office	<p>Upholds the Consumer Protections Act.</p> <p>The office also administers the Manufactured Housing Dispute Resolution Program. The office provides an equitable and low-cost option to help manufactured/mobile home tenants and landlords resolve disputes as an alternative to eviction processes.</p>	<p>Manufactured Housing Dispute Resolution Program 206-464-6049 (King County) 866-924-6458 (State Wide) www.atg.wa.gov/manufactured-housing-dispute-resolution-program</p>
Seattle Department of Construction and Inspections	<p>Investigates and enforces Seattle Municipal code and housing ordinances. Investigates safety issues and poor conditions (rotting floors, no heat, sanitation problems, and unsafe electrical problems). Investigates notices of eviction to a tenant without legal reason.</p>	<p>206-615-0808 (Code Compliance Hotline)</p>
Homeowner and Foreclosure Resources		
WA Homeownership Resource Center	<p>Speak with a federally approved non-profit housing counseling agency for assistance with any homeownership legal question (first-time purchases, loans/loan modifications, foreclosure).</p>	<p>1-877-894-4663 Mon - Fri, 8:30 AM - 4:30 PM</p>
NJP Foreclosure Prevention Unit Hotline	<p>Helps people who are threatened with home foreclosure only. Have date of foreclosure sale ready.</p>	<p>1-800-606-4819 Message line – Receive call back in 48 hrs</p>
Parkview Services Mortgage Default Program	<p>HUD Approved Housing Counselors provide no-cost, unbiased housing counseling to struggling homeowners. Parkview Housing Counselors give clients detailed information about the foreclosure process. Full-service counseling agency, which means they will negotiate with mortgage lenders on your behalf to obtain home loan modifications or other repayment or non-retention options and provide representation at foreclosure mediation.</p>	<p>206-542-6644</p>
Parkview Services Pre-Purchase Homeownership Program	<p>Designed to help low to moderate income households with a member who has a disability (defined by ADA) to purchase their first home. Combines home buyer education, housing counseling and down payment assistance.</p>	<p>206-745-1034</p>
Housing Discrimination		
<p>According to the Seattle Office for Civil Rights and King County Office for Civil Rights: A charge of illegal discrimination for employment, contracting, and public accommodations must be filed within 180 days of the date that the incident under consideration occurred. For housing, file within 365 days.</p>		
Seattle Office of Civil Rights (SOCR)	<p>SOCR enforces laws against illegal discrimination in employment, housing, public accommodations and contracting within Seattle city limits.</p> <p>Protected Classes Include: Age, Ancestry, Color, Disability, Gender Identity, Marital Status, National Origin, Parental Status, Race, Religion, Retaliation, Section 8 Certificate, Sexual Orientation, Use of a Service Animal, Sex, Creed, Political Ideology, Military or Veteran Status.</p>	<p>206-684-4500</p>
King County Office of Civil Rights	<p>The King County Office of Civil Rights has authority to handle discrimination complaints only for King County government and for employers, housing providers, and businesses in the unincorporated parts of King County (outside the cities). Help with: Fair Employment, Fair Housing, Public Accommodations, Title VI Compliance, Fair Contracting, and more.</p> <p>Protected Classes Include: Age, Ancestry, Color, Disability, Gender, Marital Status, National Origin, Parental Status, Race, Religion, Retaliation, Section 8 Certificate, and Sexual Orientation.</p>	<p>206-263-2446</p>