

LANDLORDS

DO YOU RENT TO PEOPLE WITH EVICTION HISTORIES?

IF NOT, YOU MIGHT BE...



... violating the Fair Housing Act. If you ban everyone with an eviction history or poor credit due to tenant debt, that can result in a disproportionate number of denials for people of color or other protected classes.



... misapplying HUD's guidance for nearly all rental properties covered under the Fair Housing Act. According to the Guidance, landlords should only screen applicants for information on whether they will be a good tenant using accurate records, provide detailed reasons for denials and copies of screening reports, and make tenant screening policies publicly and readily available and actually follow them.



... unfairly penalizing someone for past actions which they were not responsible for or they have already addressed. Verify the accuracy of the eviction record as errors are common by informing applicants. Provide opportunities for tenants to show their reliability.



... missing out on good tenants. Research shows that affordable, safe, and stable housing affects people with eviction histories by decreasing their likelihood of experiencing future housing instability, improves their health, increases their employment stability, reduces their reliance on public assistance, and creates stronger communities.

If you are a developer, owner, or landlord, RHLS is now providing **Tenant Selection Plan review services**. Please contact info@rhls.org for more information.

BEST APPROACHES FOR LANDLORDS:

- ★ **Consider** an applicant's total application, not just their eviction history.
- ★ **Understand** that people who have a stable place to live after an eviction are less likely to end up homeless and strain community resources.
- ★ **Listen** to the applicant's story. How long ago was the eviction? What were the outcome and circumstances? How responsible are they as a renter now?
- ★ **Apply** for available local landlord assistance for renting to tenants with eviction histories.