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IMPORTANT HUD NOTICE



LOUIS ALLOIN  
321 HIGH SCHOOL RD NE APT D3-292  
BAINBRIDGE ISLAND WA 98110-2647





U.S. Department of Housing and Urban Development  
Northwest/Alaska Area  
Office of Fair Housing and Equal Opportunity  
Seattle Region  
Program Center, Enforcement/Intake Branch  
909 First Avenue, Suite 431  
Seattle, Washington 98104-1000

April 04, 2024

Louis Alloin  
321 High School Road NE, Apt. D3-292  
Bainbridge island, WA 98110

Dear Complainant:

Subject: Housing Discrimination Complaint  
Alloin v. Housing Resources Bainbridge  
Inquiry No. 765846  
Fair Housing Act Case No. 10-24-1988-8

On April 04, 2024, the U.S. Department of Housing and Urban Development (HUD) accepted your complaint of housing discrimination under the Fair Housing Act (the Act) [42 U.S.C. 3601, et seq.]. Please retain the attached copy of the complaint for your records. This letter refers only to the complaint listed above. HUD will send you separate notice(s) regarding any other complaints you have filed.

HUD has referred your complaint to the Washington State Human Rights Commission for investigation as required by the Act [42 U.S.C. 3610(f)]. HUD has determined that the fair housing law that the Washington State Human Rights Commission enforces is substantially equivalent to the Act, and it has the authority to address discrimination within the area where your complaint arose. The Washington State Human Rights Commission, therefore, will take all further action on this complaint. Please direct any questions you may have about the processing of your complaint, or any additional information that supports it, to that agency. If the Washington State Human Rights Commission fails to begin processing your complaint within 30 days, HUD may take up your complaint again. Otherwise, HUD will not send you any further correspondence regarding this complaint.

During its investigation of your complaint, the Washington State Human Rights Commission will attempt to informally resolve the complaint through conciliation. If the parties cannot reach an agreement, the Washington State Human Rights Commission will complete its investigation and issue a decision on whether there was a violation of the law. If you do not agree with the final decision of the Washington State Human Rights Commission, you can appeal in accordance



with the agency's procedures. You cannot appeal the decision to HUD.

In addition to filing your complaint with the Washington State Human Rights Commission, you may file a civil lawsuit in Federal district court [42 U.S.C. 3613]. You must file any civil lawsuit no later than two (2) years after the alleged discriminatory housing practice occurred or ended. The time during which the Washington State Human Rights Commission handles your complaint does not count towards this two-year limit.

Be aware that it is unlawful to coerce, intimidate, threaten, or interfere with a person in the exercise of their rights under the Act [42 U.S.C. 3617]. If you believe that anyone has taken such action against you because you filed a complaint, please report it to the Washington State Human Rights Commission.

Please keep the agency informed of your current address and contact information. If the agency cannot locate you, it cannot continue to process your complaint.

You may contact the Washington State Human Rights Commission at the following address.

Washington State Human Rights Commission  
ATTN: Andreta Armstrong, Executive Director  
P.O. Box 42490  
Olympia, WA 98504-2490  
(360)753-6770

Sincerely,



Yana Karnaukhov  
Acting Regional Director FHEO  
Region X - Seattle

Enclosures



## Housing Discrimination Complaint

Fair Housing Act Case Number: 10-24-1988-8

**1. Complainants:**

Louis Alloin  
321 High School Road NE  
Apt. D3-292  
Bainbridge Island, WA 98110

**2. Complainant Representatives:**

None

**3. Other Aggrieved Parties:**

None

**4. The following is alleged to have occurred or is about to occur:**

Discriminatory refusal to rent  
Discriminatory terms, conditions, privileges, or services and facilities  
Failure to make reasonable accommodation

**5. The alleged violation occurred because of:**

Disability

**6. Address and location of the property in question (or if no property is involved, the city and state where the discrimination occurred):**

381 Wallace Way NE 204W  
Bainbridge Island, WA 98110

**7. Respondents:**

Housing Resources Bainbridge  
PO Box 11391  
Bainbridge Island, WA 98110



**Representative Agent for Housing Resources Bainbridge**

Phedra Elliott  
PO Box 11391  
Bainbridge Island, WA 98110

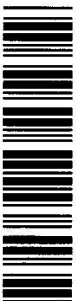
Jessica Campbell  
Housing Resource Bainbridge  
Port Madison Building  
730 Ericksen Ave NE Suite #100  
Bainbridge Island, WA 98110

**8. The following is a brief and concise statement of the facts regarding the alleged violation:**

The Complainant is Louis Alloin. Complainant Alloin has a disability affecting at least one major life activity. The Complainant resides at the subject property, 381 Wallace Way NE 204W Bainbridge Island WA, 98110. Complainant lives with his elderly mother Jeanne Hoffman who is also disabled. The subject property is owned and managed by Respondent Housing Resources Bainbridge. Respondent Jessica Campbell is a property manager for Housing Resource Bainbridge.

Complainant moved into the subject property on June 19, 2019. The Complainant's mother's care team from UW Medical provided a reasonable accommodation request specifying the need for the space of a two bedroom to effectively do to her physical therapy and space medical treatments. Management said they only had a studio unit available at the time, but once a two-bedroom was available the Complainant and his mother would have priority to transfer. They agreed to move into the subject property. Since moving in Respondent Housing Resource Bainbridge has not mentioned the option to move into a two-bedroom unit. Complainant feels there have been two-bedroom units available since moving in but management has refused to fulfil their priority granted by the reasonable accommodation. The Complainant believes that the Respondents refused to grant a reasonable accommodation.

In late February 2024 Complainant and his mother were returning to the subject property after shopping for groceries. While the Complainant was putting groceries away inside his mother's wheelchair was left on the front porch by the door. Respondent Campbell took a photo of the porch with the wheelchair near the door and provided the Complainant with the picture and a ten-day notice. Respondent Campbell said the wheelchair was blocking the accessibility of the front entrance and if they don't move it they would be evicted. Complainant moved the wheelchair, and the notice was resolved. The Complainant feels the wheelchair was not blocking the doorway and was given the notice in retaliation for his mother's reasonable accommodation request.



During the Week of March 4, 2024, Complainant went to Respondent Campbell's office outside of normally scheduled office hours. The door was locked with a sign that said appointments only. Complainant knocked on the door. Respondent Jessica Campbell answered. Complainant greeted the Respondent. She refused to speak with the Complainant and slammed the door in his face. The complainant feels the appointments only policy is applied differently amongst tenants. Specifically, other tenants who are not disabled don't need appointments to speak with the Respondent.

Complainant Louis Alloin believes they have been discriminated against based on disability, which is a violation under the Fair Housing Act as amended by the Fair Housing Amendments Act of 1988.

**9. The most recent date on which the alleged discrimination occurred:**

March 04, 2024

**10. Types of Federal Funding Identified:**

None

**11. The acts alleged in this complaint, if proven, may constitute a violation of the following sections:**

804(f)(1), 804(f)(2), and 804(f)(3)(A) of Title VIII of the Civil Rights Act of 1968 as amended by the Fair Housing Act of 1988.

**Please sign and date this form:**

**I declare under penalty of perjury that I have read this complaint (including any attachments) and that it is true and correct.**

*Louis Alloin*

04/04/2024

Louis Alloin

Date

**NOTE : HUD WILL FURNISH A COPY OF THIS COMPLAINT TO THE PERSON OR ORGANIZATION AGAINST WHOM IT IS FILED.**

