

SOURCE OF INCOME

FACT SHEET

DFEH



“YES, SECTION 8!” RENTAL ASSISTANCE AND HOUSING VOUCHERS ARE NOW PROTECTED FROM DISCRIMINATION! BEGINNING JANUARY 1, 2020, LANDLORDS AND HOUSING PROVIDERS CANNOT TURN YOU AWAY BECAUSE YOU ARE RECEIVING RENTAL ASSISTANCE OR A VOUCHER.¹

If you think you have been a victim of housing discrimination based on a protected class including source of income, file a complaint.

TO FILE A COMPLAINT

Department of Fair Employment and Housing

dfeh.ca.gov

Toll Free: 800.884.1684

TTY: 800.700.2320

¹ This includes housing assistance from any federal, state, or local housing benefit or subsidy program, or any financial aid that provides rental assistance, security deposit assistance, or a housing subsidy. Additional forms of housing subsidies may include VASH, Homelessness Prevention and Rapid Re-Housing Program, HOPWA Housing Opportunities with AIDS, Security Deposit Assistance Programs, and others.

6 THINGS YOU NEED TO KNOW

1. Landlords and housing providers cannot advertise or state a preference for tenants with certain sources of income. For example, “No section 8; there is a wait list for people with vouchers or programs.”
2. Landlords and housing providers cannot refuse an application from you, charge a higher deposit or rent, or treat you differently in any other way based on the use of a section 8 voucher or other housing subsidy.
3. Your landlord cannot refuse or delay making repairs to your home (apartment or residence) because you pay rent with a form of public or housing assistance.
4. Landlords and housing providers cannot refuse to enter into or renew a lease because you use a section 8 housing voucher or other housing subsidy. For example, “I’m not taking section 8 for your unit. You need to move.”
5. Landlords and housing providers cannot interrupt or terminate any tenancy because you are using or plan to use a section 8 voucher or other housing subsidy.
6. If you are using rental assistance or a section 8 voucher, the housing provider is only allowed to consider your portion of the rent when deciding to rent to you. If a landlord or housing provider uses a financial or income standard that is not solely based on the portion of rent to be paid by you, then the housing provider has committed an unlawful discriminatory housing practice.

You have the right to be free from harassing, discriminatory, or threatening behavior or comments that are made based on your source of income, including from other tenants.