

HOUSING DISCRIMINATION AGAINST VOUCHER HOLDERS IN DC IS ILLEGAL!



FREQUENTLY ASKED QUESTIONS ABOUT HOUSING DISCRIMINATION:

1

IS IT ILLEGAL TO DISCRIMINATE AGAINST SOMEONE BECAUSE THEY USE A VOUCHER TO PAY THEIR RENT IN WASHINGTON, DC?

Yes! According to DC's local fair housing law, "source of income" is a protected class. That means it is illegal for a landlord to discriminate against you based on how you pay your rent (as long as it's lawful!).

2

WHAT DOES ILLEGAL DISCRIMINATION TOWARDS VOUCHER HOLDERS LOOK LIKE?

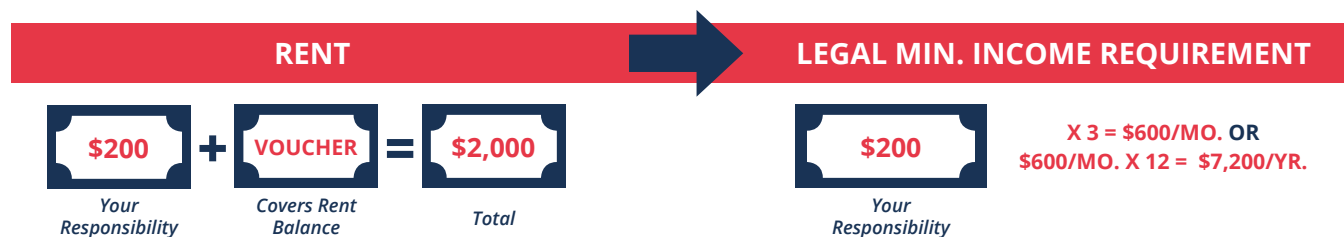
Some common examples include:

- Advertising statements like "no Section 8 accepted" or "we do not accept voucher holders";
- Charging a higher rent or security deposit because you pay with a voucher or subsidy;
- Requiring minimum income requirements that would disqualify any voucher holder's application. For example, requiring any applicant to make \$150,000 per year would automatically disqualify any applications from voucher holders.

3

HOW DO MINIMUM INCOME REQUIREMENTS APPLY TO VOUCHER HOLDERS?

Many landlords require applicants to meet a minimum income requirement. Often an applicant must make 3 or 4 times the amount of monthly rent. **If you are using a voucher to pay part of or all of your rent, a landlord can only require that you meet the income requirement for your portion of rent:**



4

WHAT OTHER LEGAL PROTECTIONS EXIST FOR HOUSING VOUCHER HOLDERS IN WASHINGTON, DC?

The federal Fair Housing Act makes it illegal to discriminate against someone in housing based on their race, color, national origin, religion, sex, disability, and familial status (the presence of children in the household under the age of 18). The DC Human Rights Act makes it illegal to discriminate on the basis of 11 additional protected classes that are not covered by the Fair Housing Act. Landlords might discriminate against voucher holders as a way to avoid renting to people based on another characteristic, like familial status or race, which is also illegal.

WHO SHOULD I CONTACT IF I BELIEVE I'VE BEEN DISCRIMINATED AGAINST IN HOUSING?

You can make a housing discrimination complaint with the Equal Rights Center by calling 202-234-3062 or emailing info@equalrightscenter.org. The DC Office of Human Rights, which enforces laws about housing discrimination in DC, released [this helpful guidance](#) last year explaining source of income protections.

www.equalrightscenter.org

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