



## any QUESTIONS?

**Call The Equal Rights Center (ERC) today!**

We will investigate your complaint and determine whether a violation has occurred. If appropriate, the ERC will assist you in protecting your legal rights. **All ERC services are provided free of charge and are fully confidential.**

File a complaint today:

- Call the ERC at **(202) 234-3062**, or
- Complete an ERC Complaint Form online at **[www.equalrightscenter.org/complaint](http://www.equalrightscenter.org/complaint)**.

Stay informed by becoming an ERC member today:

- Call the ERC at **(202) 234-3062**,
- Complete the ERC Membership Form online at **[www.equalrightscenter.org/membership](http://www.equalrightscenter.org/membership)**.

**[www.equalrightscenter.org](http://www.equalrightscenter.org)**



**The Equal Rights Center (ERC)**  
is a national non-profit civil rights organization dedicated to promoting equal opportunity for all. The ERC, and our thousands of members across the country, address issues of discrimination in housing, employment, disability rights, immigrant rights, LGBT rights, and access to public accommodations and government services.

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Have you been a  
victim of  
SOURCE OF INCOME  
DISCRIMINATION?



The Equal Rights Center  
Advancing Civil Rights for All

# what are HOUSING CHOICE VOUCHERS?

How you pay your rent – what is referred to as your “source of income” – is protected against discrimination in the District of Columbia and various cities, counties and states across the country. This means that landlords and property managers are prohibited from discriminating against an individual because he or she wants to pay rent with any legally obtained funds, including government subsidies such as Housing Choice Vouchers, child support payments, or other support.

Currently assisting more than two million families, the Housing Choice Voucher Program (“HCVP”) is the largest federal housing subsidy program in the country. The HCVP allows qualifying families to obtain market-rate housing in locations of their choice. Because vouchers are portable (they go with the person, not the property), they promote diversity and allow families to move into neighborhoods close to jobs, better schools, grocery stores, and other necessary services.

It takes some people years to receive a Housing Choice Voucher, and it must be used within a limited period of time, typically 90 days, unless an extension is granted. When landlords refuse to accept vouchers, voucher holders often cannot find housing before the expiration date. As a result, many voucher holders lose the opportunity for affordable housing in their community of choice, after spending years on a waiting list.

# know YOUR RIGHTS

If you are a Housing Choice Voucher holder, you have the right to be treated the same as any other renter in your area. In the District of Columbia and other jurisdictions with protections against source of income discrimination, landlords and property managers cannot discriminate against you based on your use of a Housing Choice Voucher.

**YOU HAVE THE RIGHT** to the same rent amounts as everyone else.

**YOU HAVE THE RIGHT** to the same terms, conditions and privileges offered to others, including specials, incentives, and renovations.

**YOU HAVE THE RIGHT** to view all available units in the building.

**YOU HAVE THE RIGHT** to live in decent, safe, and sanitary housing that is free from environmental hazards.

**YOU HAVE THE RIGHT** to have quality repairs performed in a timely manner.

**YOU HAVE THE RIGHT** to equal and fair use of your building's services and facilities.

**YOU HAVE THE RIGHT** to be given reasonable notice of any entry into your apartment.

**YOU HAVE THE RIGHT** to reasonable accommodations and reasonable modifications if you have a disability.

# who is PROTECTED

Federal, state, or local laws may protect against discrimination based on:

- Race
- Color
- National Origin
- Sex
- Religion
- Whether one has children
- Mental or Physical Disability
- Age
- Sexual Orientation
- Gender Identity
- Marital Status
- Source of Income
- Status as a Domestic Violence Survivor

## what YOU can do

In the District of Columbia and other jurisdictions that protect against source of income discrimination, refusing to rent to Housing Choice Voucher holders is illegal and should be reported. All families have the right to live where they choose if they have a legal source of income to pay the rent.

Always stay informed, know your rights and share what you know about protections under the law with others who may use Housing Choice Vouchers.

Listen to what landlords and their agents say about using vouchers. If you live in a city or county where source of income is protected and you're told that vouchers aren't accepted, this may amount to illegal discrimination. You should also report discrimination in your community. By speaking up, you are not only helping yourself, but also helping countless others who may also be experiencing discrimination