

If you have questions about your rights, HRC can help.

The Housing Rights Center (HRC) is the nation's largest local, nonprofit organization dedicated to fighting housing discrimination.

Since 1968, HRC has identified and addressed the challenges of housing discrimination without interruption, and continues to expand and diversify its services and programs to meet the need and ever changing issue of fair housing.

The fair housing laws protect you from being discriminated against based on your *race, color, religion, gender, sexual orientation, national origin, familial status, marital status, disability, ancestry, age, source of income, or other characteristics protect-ed by law.*

HRC provides residents within the Los Angeles and Ventura Counties with free

- (1) housing discrimination investigation,
- (2) fair housing enforcement,
- (3) outreach and education, and
- (4) landlord-tenant counseling.

Contact Us

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Visit our website for more information on our Walk-In Clinic locations & times

Office locations are handicap accessible.

www.housingrightscenter.org



Source of Income / Section 8 Protections

Are you aware of the New State Law that protect Source of Income / Section 8?



HOUSING RIGHTS CENTER

WORKING FOR JUSTICE AND EQUALITY IN HOUSING

What is Source of Income Protection?

“Source of Income” (SOI) laws protect the rights of tenants to use income from public assistance, or other sources that may be viewed as non-traditional to pay rent. Housing providers cannot lawfully reject rental applicants because they receive, or will receive, assistance in paying their rent when they are otherwise qualified for the housing. Housing providers must include all sources of lawful income in determining whether a rental applicant is able to pay their rent.

What are Lawful Sources of Income?

Lawful sources of income include regular paychecks, Social Security, Supplemental Security Income (SSI), disability income, CalWORKs, child support, spousal support, public assistance, savings, unemployment benefits or wages from lawful employment, VAWA assistance and as of January 1, 2020 housing subsidy programs Statewide.

What about Housing Choice Vouchers (HCVs)?

The Housing Choice Voucher (Section 8) Program pays a portion of a program recipient’s rent that is considered unaffordable based on their income. As of January 1, 2020, it will be illegal for a housing provider in the state of California to deny a rental applicant because the applicant has a HCV (i.e. Section 8). It is also illegal for the housing provider to deny a current tenant’s request to use a HCV to pay for the rent, SB329*.

Where do Source of Income Protection laws include HCVs (Section 8)?

The law applies across the entire state of California .

What are Housing Choice Vouchers?

HCV/Section 8 protection laws include other subsidized rental assistance programs including Veterans Affairs Supporting Housing (VASH), Rapid Re-housing and Violence Against Women Act (VAWA) Assistance

Can a Landlord Still Screen HCV Applicants?

Yes. Property owners have the right to screen all applicants to determine if they are eligible for the housing as long as they do not violate fair housing laws. Property owners may screen and reject any applicant, including those with HCVs, for past conduct and ability to pay rent, as long as the screening is applied equally to all applicants.



Can a Landlord Lower or Raise Rents for HCV Applicants?

Landlords may choose to lower their rents to make them eligible for use with a voucher, but they are not required to. However, a landlord who raises the rent just for the purpose of making it ineligible for the voucher program would be violating the law.

Are There Benefits for Landlords Who Rent to Tenants Who Use

YES!

1. Many voucher holders are good, longlasting residents;
2. Landlords have access to greater pools of applicants who have already been screened;
3. Allowable voucher amounts may be higher than the landlord might otherwise get; and
4. Provides landlords with a reliable source of rent payments on a regular monthly schedule.

If you have questions about this law, you may contact the Housing Rights Center (HRC). Toll Free: (800) 477-5977; TTY: (213) 201-0867

** You can also find more info on SB329 at <http://leginfo.legislature.ca.gov/faces/billNavClient.xhtml>*