

Source of Funds

You are protected from discrimination when renting with a Housing Choice Voucher or other financial assistance.

By law, you may not be denied or treated differently in the rental, sale, financing, or insuring of housing anywhere in Virginia on the basis of any of the protected classes you belong to including race, color, national origin, religion, gender, disability, familial status, being over 55 years old, source of funds, military status, gender identity, and sexual orientation.

Source of Funds (or source of income):

Any source that lawfully provides funds to or on behalf of a renter or buyer of housing, including any assistance, benefit, or subsidy program, whether such program is administered by a governmental or nongovernmental entity.

Source of funds became a protected class in the Virginia on July 1, 2020.



Examples of discrimination include:

- A landlord charges more or requires an additional deposit when a Housing Voucher is presented.
- Rental listings or ads that say “No Section 8.”
- A landlord suggesting a tenant does not deserve their Voucher or other financial assistance.
- Refusing to rent to an otherwise well-qualified tenant because of stereotypes about people who receive financial assistance.
- A landlord setting an income requirement, but not factoring in the amount paid by the Voucher.

You are protected if you receive:

- Housing Choice Voucher (Section 8)
- Social Security Disability Income (SSDI)
- Supplemental Security Income (SSI)
- U.S. Department of Housing and Urban Development-VA Supportive Housing (HUD-VASH)
- Emergency rental assistance from nonprofits
- And others

Landlords are required by law to treat all applicants the same regardless of what legal source of funds are used to pay rent. This includes looking at credit and rental history, sufficiency of funds, and adhering to a background check. Receiving financial assistance should not automatically disqualify someone from renting.



See a “No Section 8” ad? Report it to us!

Report Housing Discrimination at HOMEofVA.org/Report

FairHousing@HOMEofVA.org • 804-354-0641 • VA Relay 711

Housing Opportunities Made Equal of Virginia can help determine if you have been discriminated against, and may help you seek the remedies that are available to everyone under fair housing laws. As a non-profit provider, our services are provided statewide and are **free and confidential**.



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