

Source of Funds

Whether you have a Housing Choice Voucher, SSDI, or other form of rental assistance, your source of funds is protected from housing discrimination by federal and Virginia fair housing laws.

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.



Federal Fair Housing Laws Protect Source of Funds

The Fair Housing Act bars more than intentionally discriminatory conduct – it also bars policies that have an **unjustified or unintentional discriminatory effect** based on a protected class. (24 C.F.R. § 100.500)

The Housing Choice Voucher Program is the nation's largest rental assistance program helping more than 5 million people. In a 2017 HUD report, housing choice voucher holder heads-of-households were **48.5% black, 17.3% Latino, 79.3% female, and 43.6% disabled**. Refusing to accept all Housing Choice Vouchers would have a discriminatory effect, even if unintentional, that would exclude people of color, women, families with children, and people with disabilities.

Source of Funds is a Protected Class in Virginia as of July 1, 2020.

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.

Examples of discrimination include:

- Rental listings or ads that say “No Section 8.”
- A landlord charges more or requires an additional deposit when a Housing Voucher is presented.
- 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



Report Housing Discrimination at [HOMEofVA.org/Report](https://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**.

For more details visit [HOMEofVA.org/Funds](https://homeofva.org/funds)



The work that provided the basis for this publication was supported by funding under a grant with the U.S. Department of Housing and Urban Development. The substance and findings of the work are dedicated to the public. The author and publisher are solely responsible for the accuracy of the statements and interpretations contained in this publication. Such interpretations do not necessarily reflect the views of the Federal Government.