



Housing Opportunities Made Equal of Virginia, Inc.

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HOME assists voucher holder with Virginia Fair Housing Office complaint in a successful conciliation with a Chesterfield, VA apartment complex after allegations of source of funds discrimination

Chesterfield, VA - Housing Opportunities Made Equal of Virginia, Inc. (HOME) represented Tamesha Thompson in reaching a settlement with Meadowbrook Apartments in Chesterfield, VA. HOME and Ms. Thompson submitted a complaint for source of funds discrimination to the Virginia Fair Housing Office against Meadowbrook Apartments.

The complaint alleged that Meadowbrook Apartments discriminated against Ms. Thompson when Ms. Thompson called Meadowbrook Apartments and inquired about an apartment with her voucher. The complaint alleges that an agent of Meadowbrook Apartments told Ms. Thompson that a four-bedroom apartment was available and that she had to make 2.75x the total rent each, as opposed to 2.75x the portion she pays for her voucher, in order to qualify for the unit. When the Meadowbrook Apartments agent told Ms. Thompson how much she had to make per month, thousands of dollars she did not have as a low-income voucher holder, she was deterred from paying an application fee and applying for the apartment because she was given the impression she was ineligible. As a result of the discriminatory and improper calculation of the required income to have with her voucher, Ms. Thompson was unable to move herself and her family to the school district needed for her special needs child. Since Meadowbrook Apartment's agents told Ms. Thompson that she did not make enough money to live there, Ms. Thompson and her 3 children were forced to remain in a three-bedroom home despite having a voucher for a four-bedroom home. Ms. Thompson had to continue to drive her son back and forth to school due to that being the closest school with the special needs program for her son.

In 2020, Virginia added a protection against discrimination based on source of income or funds to its Fair Housing Law. This statute is intended to protect tenants and others seeking housing from being denied solely on the basis of the funds they are using to pay for that housing. This law protects housing choice voucher holders, among others. The Virginia Fair Housing Office and Real Estate Board jointly released a [Guidance Document](#) in 2021 that further explains how landlords should apply this protection. Under Federal Fair Housing Act protections, source of funds is protected due to the disparate impact it has on people of color, single mothers, and people with disabilities.

Attorney Moriah Wilkins of HOME stated, “We are pleased that we have reached a conciliation where we can ensure that Ms. Thompson is made whole and where Meadowbrook Apartments can serve more voucher holders in the future.” The conciliation resolves all claims between the parties.

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About HOME:

Housing Opportunities Made Equal of Virginia, Inc. (HOME of VA), founded in 1971, is a statewide fair housing and HUD-approved housing counseling 501(c)(3) non-profit. HOME fulfills its mission to ensure equal access to housing for all people by addressing the still glaring individual instances of housing discrimination. Additionally, HOME works to tackle systemically divisive housing practices on a larger scale through fair housing enforcement and research, advocacy, and statewide policy work. HOME also takes direct action to aid first-time homebuyers, families with homes under the threat of foreclosure, families facing eviction, and helps families with housing choice vouchers move to neighborhoods of opportunity. At a time when unequal access to housing and credit contributes most to the United States’ growing wealth gap, HOME’s multifaceted approach is a powerful catalyst toward furthering fair housing. You can learn more about HOME and all of its services at www.HOMEofVA.org.

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