

SECTION 8 & SOURCE OF INCOME PROTECTIONS

"Source of income" (SOI) laws protect the rights of tenants to use income from public assistance, including Section 8, to pay rent.

Under California Civil Code §12920, housing providers may not reject rental applicants because they would pay rent using public assistance or other "non-traditional" sources of income.

Property owners have the right to screen applicants for past conduct and ability to pay rent, as long as the screening is applied equally to all applicants.

Landlords must include income from public assistance in determining whether an applicant meets income requirements. They may not charge a higher rent to tenants who receive assistance, or raise the rent in order to make their property ineligible for a voucher program.

If you have experienced housing discrimination because you receive Section 8 or other public assistance, contact the Housing Rights Center today.



EXAMPLES OF LAWFUL INCOME

- Section 8 and other housing subsidies
- Social Security
- Supplemental Security Income (SSI)
- Disability Income (SSDI)
- CalWORKS
- Child/Spousal Support
- Unemployment Benefits
- "Under the Table" Employment
- Regular Paychecks

EXAMPLES OF ILLEGAL DISCRIMINATION

- An ad for housing says "No Section 8"
- A housing application says all tenants must have a full-time job
- Your current landlord says you will have to move out once you enroll in a voucher program
- You are charged a higher security deposit because part of your income is from Social Security