

If you are denied an opportunity to rent a home or apartment—or given false information about a rental—because of your source of income, you are a victim of illegal housing discrimination.

It is also illegal for landlords or other housing providers to treat in-place residents or their guests unfavorably because of the individual's source of income.

Housing providers must treat all income equally, as long as the source is legal, regular, and verifiable. Sources of income can include employment, public benefits, retirement or disability, payments from investments or trusts, alimony, and child support.

## SOURCE OF INCOME



### SIGNS & EXAMPLES OF RENTAL HOUSING DISCRIMINATION BASED ON SOURCE OF INCOME

- ❖ Advertising that an individual “must have a job” to rent, or requiring documentation that is only available to working applicants, like paycheck stubs.
- ❖ Refusing to rent to an individual who is receiving public benefits, or refusing to use all regular and verifiable income in determining whether an applicant meets minimum income requirements. *Landlords are not required to accept Housing Choice Vouchers (Section 8).*
- ❖ Setting income requirements artificially high (i.e. monthly income must be four times the rent) in order to exclude applicants who receive public benefits.
- ❖ Requiring co-signers or a larger security deposit because of an applicant's source of income.

### IF YOU SUSPECT ILLEGAL HOUSING DISCRIMINATION BASED ON SOURCE OF INCOME

Contact the **GBLA Fair Housing Law Project (FHLP)** at Greater Bakersfield Legal Assistance.

**Phone:** 661-334-4679 or 855-746-7958 (toll free and California Relay Service)

**Email:** [fairhousing@gbla.org](mailto:fairhousing@gbla.org)

**Website:** [www.GBLAfairhousing.org](http://www.GBLAfairhousing.org)

- ❖ FHLP will interview you to find out what happened and advise you of your rights and options.
- ❖ In appropriate cases, FHLP will conduct an investigation to determine if there is evidence of illegal housing discrimination.
- ❖ If FHLP's investigation reveals evidence of housing discrimination on the basis of source of income, we can assist you in filing a complaint with the California Department of Fair Employment & Housing (DFEH), provide you with legal representation, attempt to resolve the matter through negotiation or landlord education, or take other appropriate steps.

IT IS UNLAWFUL FOR HOUSING PROVIDERS TO DENY HOUSING OPPORTUNITIES OR TREAT PEOPLE DIFFERENTLY BECAUSE OF RACE, COLOR, NATIONAL ORIGIN, RELIGION, SEX, FAMILIAL STATUS, DISABILITY, ANCESTRY, MARITAL STATUS, SEXUAL ORIENTATION, SOURCE OF INCOME, AGE, OR ARBITRARY CHARACTERISTICS.