

Memphians: Know Your Fair Housing Rights



Housing Discrimination is Illegal

The federal Fair Housing Act prohibits discrimination in housing-related transactions on the basis of:

- Race
- Color
- Religion
- National origin
- Sex
- Disability
- Familial status

Many state and local laws also prohibit housing discrimination based on several additional protected classes, such as source of income or marital status.

The Fair Housing Act applies to a wide variety of housing transactions, including rentals, sales, home mortgages, appraisals, and homeowners insurance.



The Fair Housing Act prohibits actions such as:

- Denying housing
- Limiting access to housing
- Discouraging home seekers
- Creating different rules, fees, or standards
- Harassing, coercing, intimidating, or interfering with anyone exercising their fair housing rights

all based on someone's protected class.

For more information or to report housing discrimination, contact the National Fair Housing Alliance at <https://nationalfairhousing.org/> or by calling 202-898-1661.

Source of Income Discrimination



“Source of income” refers to income from which an individual can pay rental, mortgage, or other costs associated with the provision of housing.

These sources of income include subsidies or vouchers provided by federal, state, and/or local rental assistance programs, such as:

- Section 8 Housing Choice Vouchers
- Rapid re-housing subsidies
- Emergency rental assistance
- Social Security Disability Insurance

Source of income discrimination can disproportionately affect people of color, women, and families with children, and may violate the Fair Housing Act.

Possible Discriminatory Actions Against Section 8 Voucher Holders:

- Section 8 voucher holders are told different availability information compared to non-voucher holders inquiring around the same time.
- Section 8 voucher holders are required to pay additional fees or qualify under more stringent application requirements.
- Section 8 voucher holders are only accepted if they can show an additional or different form of income.
- Section 8 housing choice vouchers are only accepted if the Housing Authority requires no changes or repairs to the unit or apartment.
- Section 8 voucher holders can only live in certain buildings or are limited to certain floors of buildings.
- There is a maximum number of Section 8 tenants “allowed” to live at the property at one time.
- There is a blanket “No Section 8” policy, and the rental housing provider does not participate in the program or accept housing choice vouchers.