

**Building the movement
to ensure that everyone
in Washington has the
opportunity to live in a
safe, healthy, affordable home.**

Ban Discrimination Based on a Renter's Source of Income

Close a fair housing loophole that allows landlords to discriminate against tenants who use rental assistance by passing HB 2578 or SB 5407.

If you can pay the rent, you should have the opportunity to apply for housing. But landlords in most places in Washington categorically deny applications from tenants who use rental or income assistance to help pay the rent. This includes Housing Choice Vouchers, Veterans benefits, and Social Security Income.

The private market must be part of the solution to ending homelessness, but when landlords refuse to rent to tenants, they contribute to the crisis. State law requires that 45% of the Home Security Fund - Washington's primary homelessness resource - be spent for vouchers in the for-profit rental market. Yet, tenants who try to use their vouchers are often not even given a chance to have their applications considered. This is a significant mismatch in state priorities. Washington must ban discrimination in order to fully utilize the private market as a partner in ending homelessness.

Either intentionally or unintentionally, source of income discrimination is a loophole for racial discrimination or discrimination against members of other protected classes. People of color, people with disabilities, veterans, seniors, and single parent headed households all disproportionately rely on rental or income assistance to pay the rent. Categorically denying opportunities for housing impacts these communities at much greater rates.

Several cities and counties in Washington have already passed protections for their residents, it's time for these protections to be implemented statewide.

DID YOU KNOW?

- Source of Income Discrimination disproportionately impacts people of color, veterans, seniors, single parent headed households, and people with disabilities, increasing their risk of homelessness
- Expanding housing opportunity allows more families, seniors, and veterans to live in healthy neighborhoods with access to quality schools, jobs, and services
- Source of Income Discrimination reduces the effectiveness of state and federal housing subsidies
- Renters in every neighborhood in Washington should have protection from discrimination. These communities are leading the way:

Auburn - Bellevue - Kent
Kirkland - Olympia
Redmond - Renton
Seattle - Spokane - Tukwila
Tumwater - Unincorporated
King County - Vancouver

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Protection From Discrimination Matters



Just after the beginning of the 2016 school year, dozens of families in Renton received notices that their landlords were no longer willing to accept Housing Choice Vouchers. That meant, many of those families had to move.

In response, the tenants organized, and took their fight to the Renton City Council. Ultimately, after weeks of meetings, Renton passed a law to protect tenants who pay rent with Housing Choice Vouchers. But it was too late for these families.

Many of them couldn't find an affordable place in Renton and had to move away from their communities, uprooting their kids from their schools, causing disruption to their educational progress.