

Fair Housing for Oregon Landlords: Source of Income

Benefits of renting to a Housing Choice voucher holder (also known as a Section 8 voucher):



- Housing Choice voucher tenants are typically long-term tenants, living in a unit for 7-8 years on average.
- Landlords have access to financial assistance through the Landlord Guarantee Program to reimburse you for any damages to your unit beyond normal wear and tear.
- Landlords use their own screening criteria and can screen Housing Choice voucher tenants as they would screen any other tenant.
- Landlords will get timely and dependable payments from the public housing authority (PHA).
- The housing authority will provide yearly inspections by highly trained workers who will report back to landlords about any damages to the unit.
- All Housing Choice voucher holders are assigned a case worker who reinforces the landlord's expectations around the tenants responsibilities if issues arise.

Who uses Housing Choice vouchers in Oregon?

- 20% of assisted people are seniors
- 30% of assisted people are living with a disability
- 54% of assisted people are families with children
- Rental assistance supports working families and 59% of non-disabled, working-age Oregon households receiving Department of Housing and Urban Development rental assistance include at least one worker.



**WE'RE HERE TO HELP! CONTACT THE FAIR HOUSING COUNCIL OF OREGON FOR ALL
FAIR HOUSING QUESTIONS AND CONCERNS AT 1-800-424-3247 EXT 5
OR AT OUR WEBSITE FHCO.ORG**



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Those who use rental assistance are far more likely to experience discrimination in housing

That's why the state of Oregon has created the protected status of "Source of Income". Under Oregon's fair housing laws, it's illegal to refuse to rent to an applicant, or treat an applicant or tenant differently, because they are using a Housing Choice voucher or other local, state, or federal rental housing assistance. *It's illegal to advertise "no Section 8."* [Oregon Revised Statute ORS 659A.421]

In Oregon, out of every 100 families with extremely low incomes, only 29 affordable housing units exist



That means 97,128 units of affordable housing must be developed to meet our state's current need. Private landlords can help to make a difference by providing housing for a Housing Choice voucher holder (also known as Section 8 voucher) or those who use other rental subsidies.

When Screening Tenants Who Hold A Voucher

Landlords must consider the housing voucher as part of the applicant's source of income. If screening criteria states that a tenant must make three times the amount of rent, then the housing provider should consider that it is three times the amount *of the tenant portion* of the rent payment.

Additional Resources

- Read the Fair Housing Council of Oregon's "Landlord Guide" at FHCO.org
- Contact your local Public Housing Authority: <https://www.housingauthoritiesoforegon.com/>
- Learn more about who uses federal rent assistance in Oregon:
<https://www.cbpp.org/research/housing/federal-rental-assistance-fact-sheets#OR>
- Better understand the housing needs in your county:
<https://www.oregonhousingalliance.org/housing-needs/>

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