

Best Practices for Landlords

What is Source of Income Discrimination?

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]

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.**

Waitlists

It is best practice under fair housing law for waitlists to have a **lottery system** rather than first-come-first served. Applicants should be made aware of how the property may contact them, and what is required to remain active on the waitlist.

Rental Incentives

Rental incentives include such things as sign-on bonuses, unit hold (non-refundable) deposits, property damage reimbursements, and other forms of financial assistance from local, state, or federal agencies or nonprofit organizations. Under state fair housing law, housing providers are required to **accept or to take into account those incentives, because they are a form of housing assistance covered by "source of income" protections.**

Reminders

- Housing providers should allow applications to be submitted through **multiple means** (fax, email, paper).
- Housing providers should extend their rental payment window above 24 hours and **accept letters of promise** to ensure equity of access for tenants with housing vouchers

For More Information

www.fhco.org

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