

# FAIR HOUSING WEBINAR SERIES: TOOLS FOR CASE MANAGERS

Session 3:

New Statewide Source of Income  
Protections: Strategies for  
Working with Landlords

Presented by:



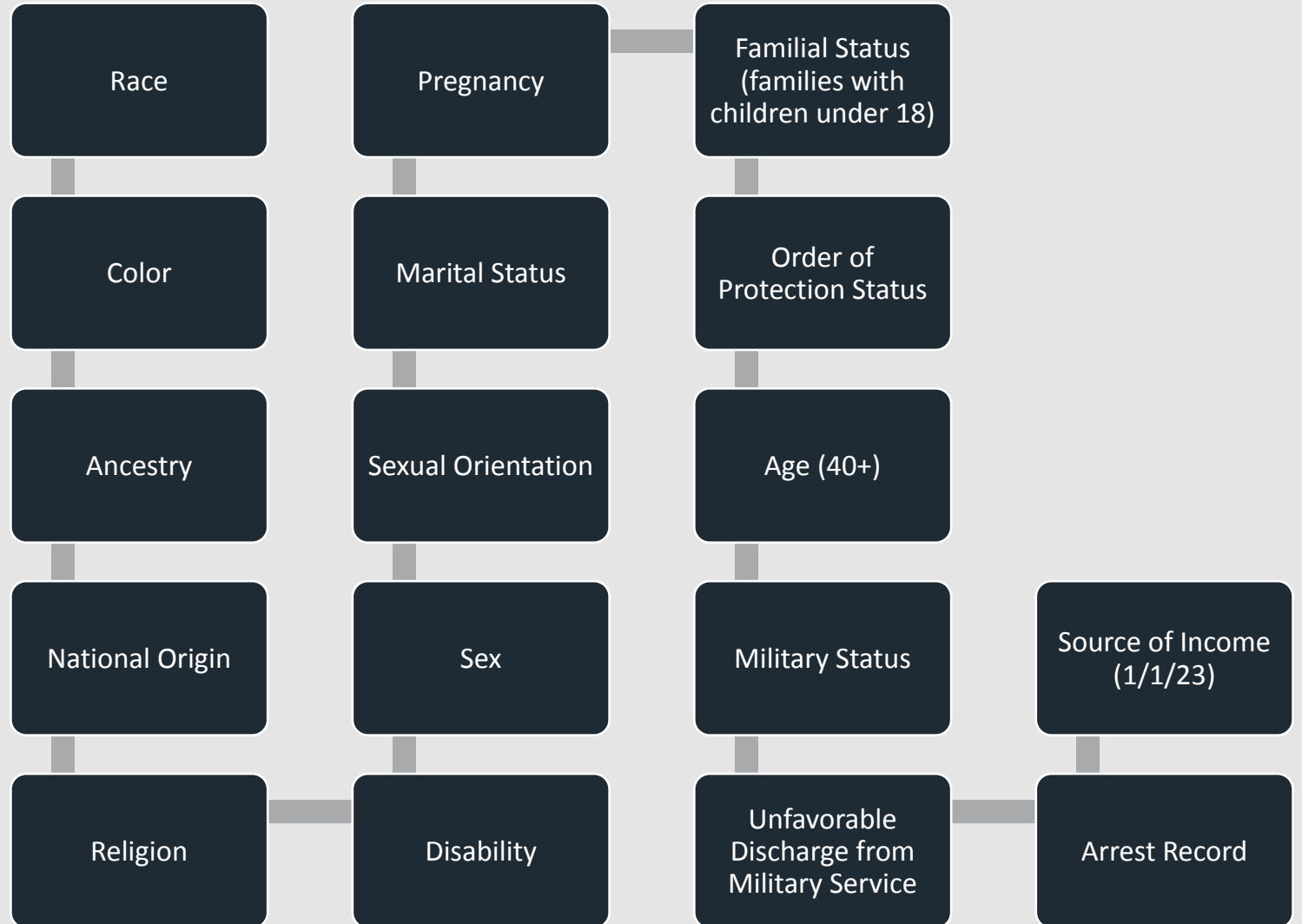


# Agenda

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- **Overview of Source of Income**
- **Panel Discussion: Strategies for working with landlords**
- **Q & A**

# Illinois Human Rights Act



# What is Source of Income?

Source of Income is defined as “the lawful manner by which an individual supports themselves or their dependents”

# House Bill 2775

On January 1, 2023, source of income will be a protected class under the Illinois Human Rights Act.

For renters, this means that any legal, verifiable source of income or housing assistance payment, must be treated the same by landlords as employment income.

Credit to: The Illinois Fair Housing Coalition

# Under The New Law

## **Landlords cannot:**

- Advertise a preference for a certain type of income. For example, “must have proof of employment.”
- Deny a certain type of income. “No Housing Choice Voucher or Sec. 8.”
- Refuse to accept rental subsidies such a Housing Choice Voucher program, or rental assistance.
- Refuse to complete voucher paperwork for assistance programs.
- Treat renters differently based on their source of income. For example, charging different rent amounts, security deposits, or other fees for renters who use housing subsidies.
- Impose different terms, conditions, privileges, or services because of how an individual or household pays for rent

# Understanding 3x's the Rent

Landlords can deny an application if the prospective renter does not meet their income guidelines.

HOWEVER,

For Housing Choice Voucher renters, landlords can only use a minimum income requirement that relates to their tenant portion of the rent.

# Understanding 3x's the Rent

## Example:

You have a Housing Choice Voucher. You find a unit that costs \$1,000 a month. Your tenant portion of the rent will be \$200 a month.

How much can the landlord require you to prove you earn, if they have an income requirement of 3x the rent?



# Understanding 3x's the Rent

**Answer:**

**If you find a unit that costs \$1,000 a month.  
And if your tenant portion of the rent will be  
\$200 a month.**

**Then a landlord using an income requirement  
of 3x the rent can only require you to prove  
you have \$600 a month in income**

# Scenario 1

You find the perfect apartment online. You call the listed number. A real estate agent answers the phone, they do not own the building, they were hired to find a renter.

You tell the agent you have a voucher. The agent replies: the owner of the property is not “accepting inspections,” because they don’t want to deal with the housing authority.

Did the agent discriminate even though it was the owners policy and not theirs?

# Scenario 2

You are a case manager at an agency with a Permanent Supportive Housing program and a Rapid Rehousing program. You've been working with a property management company that has accepted the applications of your clients who are participating in your PSH program. However, when one of your clients who is participating in your Rapid Rehousing program applies for housing, the landlord denies the application, because the subsidy isn't long term.

Is this SOI discrimination? Why or why not?

# Scenario 3

You use SSI to help pay your rent. When you apply for an apartment, the landlord denies your application. The landlord tells you that he doesn't accept SSI, because he previously had a tenant that received SSI as their primary source of income; there were issues with their paperwork which delayed their SSI payments and resulted in them falling behind on rent.

Is this SOI discrimination? Why or why not?

# Scenario 4

You work as a server at a restaurant and you apply for an apartment. The property manager tells you that the restaurant industry has been too unstable since Covid and she denies your application.

Is this SOI discrimination? Why or why not?

# Resources

## **Illinois Department of Human Rights**

<https://dhr.illinois.gov/filing-a-charge/housing.html>

## **List of fair housing agencies to help you address housing discrimination**

<https://dhr.illinois.gov/filing-a-charge/fair-housing-enforcement-organizations-in-illinois.html>

## **IL Coalition for Fair Housing – Source of Income Campaign**

<https://www.housingchoicepartners.org/soi-campaign>

# Our Mission

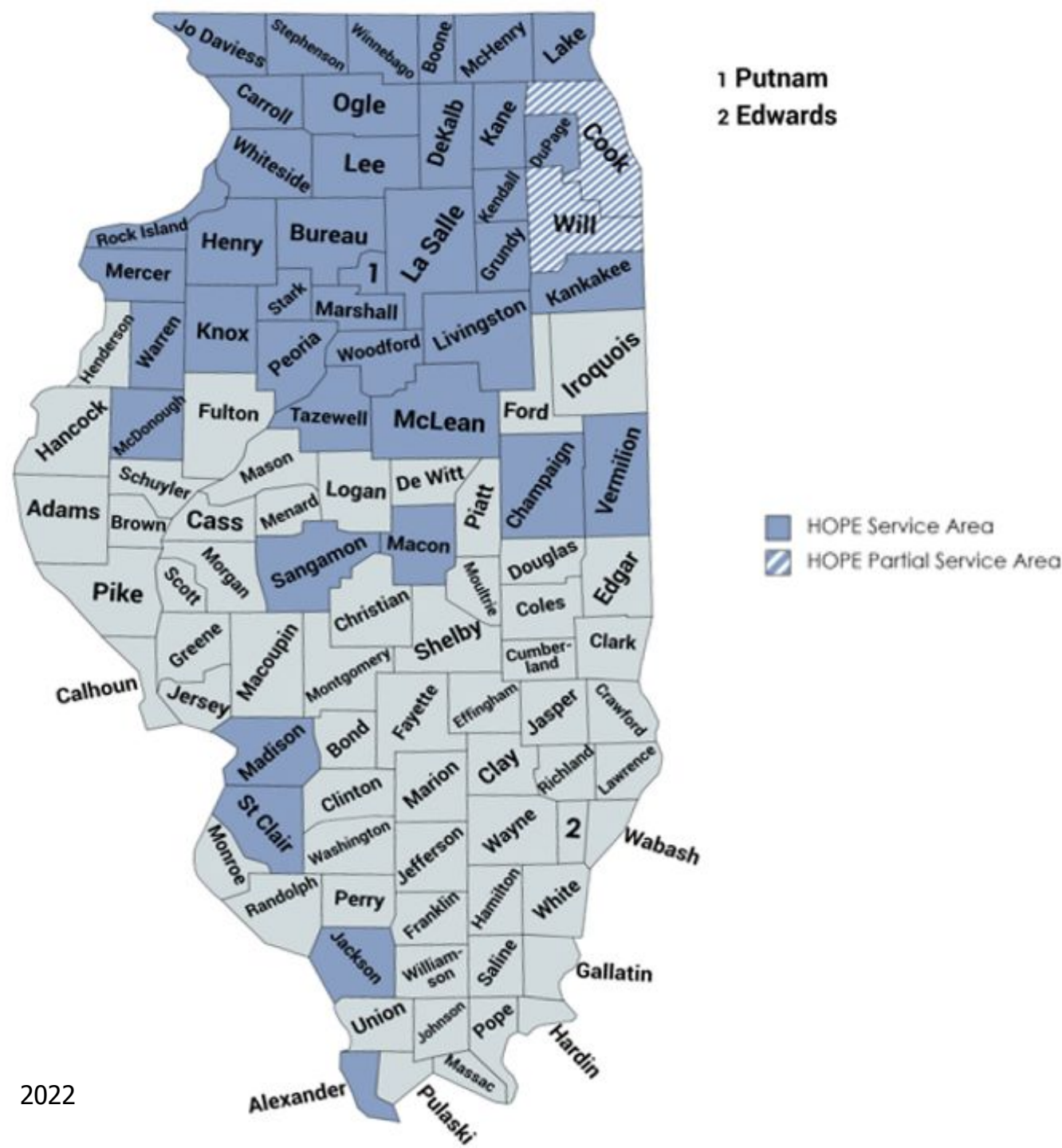
Work to create **greater housing opportunities for all.**

We want to ensure everyone has the chance to live in the place of their **choice**, free from illegal discrimination.

# Our Service Area

HOPE serves over 30 counties in the Northern and North Central parts of Illinois.

HOPE is also in the process of expanding its services to areas in Southern IL!





# Bringing HOPE to Your Service Area

Contact HOPE Fair Housing Center to **request an in-person fair housing intake clinic for your clients in Southern or Central Illinois**, for a customized training to your staff or clients, or for educational materials.

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