



OFFICE OF PUBLIC & INDIAN HOUSING

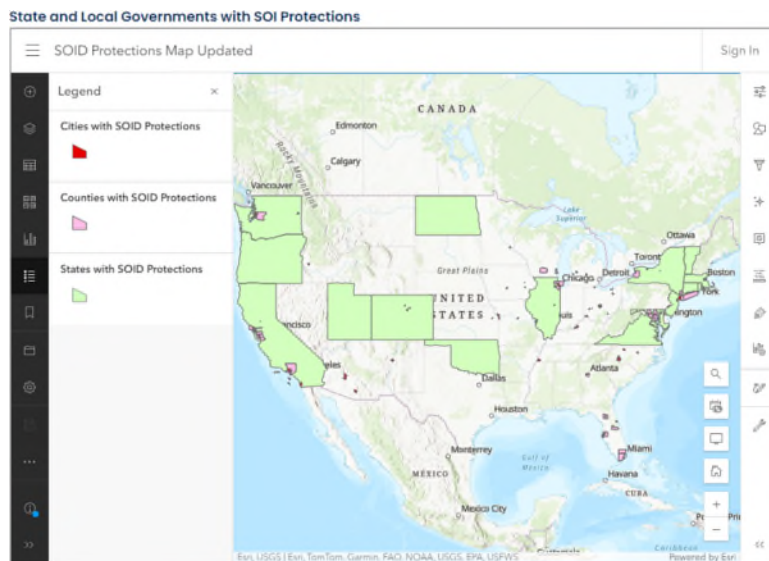
March 13, 2024

Dear Executive Director,

Discrimination against families and individuals with vouchers is a problem that weighs heavily on me. It's as senseless as it is harmful to our tenants. At a time when we are working to address our country's legacy of discriminatory housing policy, the impact of source of income discrimination remains severe, limiting housing options and making it difficult or even impossible for tenants to lease housing.

While some landlords refuse to accept vouchers outright, others attempt to discriminate in less obvious ways by adding extra requirements for voucher holders or requirements that have no bearing on their ability to pay rent or their suitability as tenants. You know as well as I do that discrimination also increases your programs costs, forcing you to issue several vouchers for every successful lease-up, straining already limited staff time and housing navigation resources.

That's why today I am announcing a new [Source of Income Protections website](#) to help you and the individuals and families you serve better understand source of income discrimination. The new website explains what source of income discrimination is, and provides an interactive map that will make it easier for families, PHAs, and landlords to identify jurisdictions that are covered by source of income protections. There are also tips and resources for tenants and PHAs on what to do if source of income discrimination occurs, as well as strategies for how to reduce such discrimination.



Interactive State and Local Governments with SOI Protections map from the SOI website

In communities with laws that protect individuals and families with vouchers, PHAs have a lot of options to reduce the effects of SOI discrimination. PHAs can share the new website to educate landlords about their local laws and what it means for them and prospective renters who may have a voucher. For tenants, PHAs can provide clear and accessible information on what source of income discrimination is, the legal protections that exist for them, and tips on what they can do if they experience source of income discrimination. For tenants who are experiencing source of income discrimination, PHAs can actively engage with the landlord to resolve the issue, and if necessary, refer the family to a local fair housing or legal assistance organization.

Even in communities without legal protections, PHAs can take steps to improve landlord engagement by educating them about the Housing Choice Voucher program and working to dispel common myths. I also encourage you to engage in two-way dialogue with landlords by listening to their concerns and taking steps to address those concerns, when possible. To support your efforts to improve landlord participation, HUD has posted an [HCV Landlord Strategies Guidebook](#) on its [Landlord Resources](#) page.

Please visit this new SOI Protections website and take advantage of the resources posted there. I look forward to continuing this conversation as we work to end the harmful and costly effects of Source of Income discrimination on behalf of residents who deserve housing opportunities.

Many thanks,

A handwritten signature in blue ink that reads "Richard J. Monocchio". The signature is written in a cursive style.

Richard J. Monocchio  
Principal Deputy Assistant Secretary  
Office of Public and Indian Housing