

Source of Income Protection in the City of Toledo

Frequently Asked Questions



What is source of income protection?

Source of income is a protected class in the City of Toledo. This means housing providers cannot deny housing to someone or treat them unfairly because they have nontraditional income.

What types of income are covered by source of income protection?

All legal, reliable sources of income including Social Security, disability and military benefits, and housing choice vouchers.

How does this impact tenants?

Tenants with nontraditional income should have the same chance as any other tenant to apply for housing. Tenants should not be turned away simply because they are paying their rent with a voucher or other nontraditional means.

Will housing providers have to change their screening process?

Typically, no. Having a voucher or other nontraditional income does not mean tenants are automatically approved for housing. Housing providers can still require tenants to meet other eligibility criteria, which may include providing proof of income. Screening criteria should be non-discriminatory and be fairly and consistently applied for all applicants.

Does source of income protection impact the cost of housing?

No, it does not regulate the cost of rent, deposits, or fees. Housing providers retain the ability to set rental costs and tenants will be required to pay those costs in full in order to qualify.

Can housing providers require proof of income?

Yes, tenants may be asked to provide documentation of their income, even if it is a nontraditional source of income.

Can housing providers set criteria related to the amount of income a tenant receives?

Yes, housing providers may require tenants to meet a minimum income level. For example, requiring that tenants must have monthly income equal to three times the monthly rent. The protection extends to the source of income, not the amount of income.

Does this change how a housing provider advertises their available properties?

Housing providers should not include discriminatory language in their advertisements, which includes print and online ads, signage, and verbal communications. Statements such as “No Section 8” or “Proof of employment required” are prohibited.

What does a housing provider need to do in order to accept housing choice vouchers?

Properties that accept housing choice vouchers must pass a standard health and safety inspection to ensure they are providing suitable living conditions. Questions about the Housing Choice Voucher program should be directed to Lucas Metropolitan Housing.

What is the benefit of source of income protection?

People are often denied housing simply because they have nontraditional income, even if they have the ability to pay rent and meet other criteria. By removing this barrier, source of income protection can help to expand affordable housing options, ensuring our most vulnerable residents can seek quality housing options in neighborhoods with access to vital resources.

What other types of protections apply to tenants?

The Fair Housing Act prohibits housing providers from denying housing or treating someone unfairly based on the person's protected class. Protected classes include race, color, national origin, religion, sex, disability, familial status, military status, sexual orientation, gender identity, immigration status, and source of income. For more information, contact The Fair Housing Center or visit toledofhc.org.