

HERE'S HOW WE CAN HELP

The Source of Income Discrimination Unit at the NYC DSS is here to help. Here's how:

WE CAN STEP IN!

Call us immediately if a landlord or broker prevents you from applying to or finishing a lease signing for a specific apartment. We may be able to help you preserve the housing opportunity.

Be prepared to give us the street address for the apartment and related contact information.

OTHER WAYS WE CAN HELP

We will investigate discriminatory practices based on source of income and we have the authority to sue brokers and landlords to make sure they follow the law.

TIPS

Remind brokers and landlords about the source of income law.

Print or take photos of apartment listings that you find or write down the website address.

Write down the complete address for apartments that you visit or ask about.

Write down the name of the person you speak to or e-mail about an apartment. Write down their phone number and/or e-mail address.

To report Source of Income Discrimination:

Call: 929-221-6576

E-mail: soi@dss.nyc.gov



Department of Social Services

Human Resources Administration

Department of Homeless Services



NYCHRA

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Source of Income Discrimination

nyc.gov/dsshousing



NYC
Department of Social Services

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WHAT IS SOURCE OF INCOME DISCRIMINATION?

Source of Income Discrimination happens when a broker or landlord discourages or refuses to rent you an apartment because you receive government assistance to pay rent.

By law, a landlord cannot refuse to rent an apartment to you because you are paying with government assistance, including:

- SECTION 8
- CityFHEPS
- HASA
- FHEPS
- CASH ASSISTANCE

A broker cannot refuse to give you an application or show you an apartment because you are paying with government assistance.

This law makes it illegal for brokers and/or landlords to use your government assistance as a reason for denial.

HOW WILL I KNOW IF IT HAPPENS TO ME?

Listen for phrases like:

“We don’t take programs”

“We’d prefer another source”

“Don’t you have any other income?”

“Ok, that program is fine, but can someone else guarantee the rent?”

“We will take that program, but you still have to pay first month’s rent, security deposit, and a broker’s fee in cash upfront.”

KNOW YOUR VOUCHER

Make sure you understand your rental assistance program. If you have questions, call the Rental Assistance Call Center at 929-221-0043.

Remind brokers and landlords about any bonuses and advance rent payments offered by the voucher.

Remember that the security deposit is covered by a voucher. DO NOT pay or agree to pay cash for a security deposit.

Apply to apartments within the rental allowance for your voucher, no matter what income or credit score is stated in the listing or on the application.

Watch out for brokers and landlords who:



Insist on cash for security deposit or someone else to guarantee the rent in addition to the security voucher



Insist on a minimum income or proof of employment if the voucher covers the full rental amount



Won’t show you any apartments or fail to show all available units



Won’t provide an application or insist on higher application fees than advertised



Insist on a particular credit score when the voucher covers the full rental amount



Require cash or a credit check in order to view or hold the apartment

