

With the rapid expansion of source of income discrimination laws across the U.S., PRRAC now estimates that over 57 percent of households¹ using Housing Choice Vouchers (HCVs) live in states, counties, or local jurisdictions with Source of Income (SOI) anti-discrimination laws. Most of these laws prohibit landlord discrimination against families that use federal vouchers to assist in the payment of their rent.² Research finds that SOI laws appear to increase voucher utilization rates³ and permit moves to neighborhoods with lower poverty rates⁴. The above percentage includes all SOI laws effective as of September 2022, and as cataloged in PRRACs Appendix B⁵. At present, there are 17 states⁶, 21 counties, and 85 cities with voucher non-discrimination laws, as depicted in the map below.

Notably, the share of voucher families covered by these laws has climbed to its present level from a prior estimate⁷ of 34 percent in 2018, an increase of over 23 percentage points. Much of this growth can be traced to the recent enactment of state SOI laws (or the addition of protections to voucher holders to existing laws) in seven states: California (2019), Colorado (2021), Illinois (2022), Maryland (2020), New York (2019), Rhode Island (2021), and Virginia (2020). The map highlights these newly enacted state laws in red.

¹ This share comprises about 1.3 million households using vouchers.

² A small number of jurisdictions have SOI laws that do not cover vouchers or other forms of housing assistance. These laws are not included in our calculation.

³ Lance Freeman. 2012. "The impact of source of income laws on voucher utilization." *Housing Policy Debate* 22(2): 297-319.

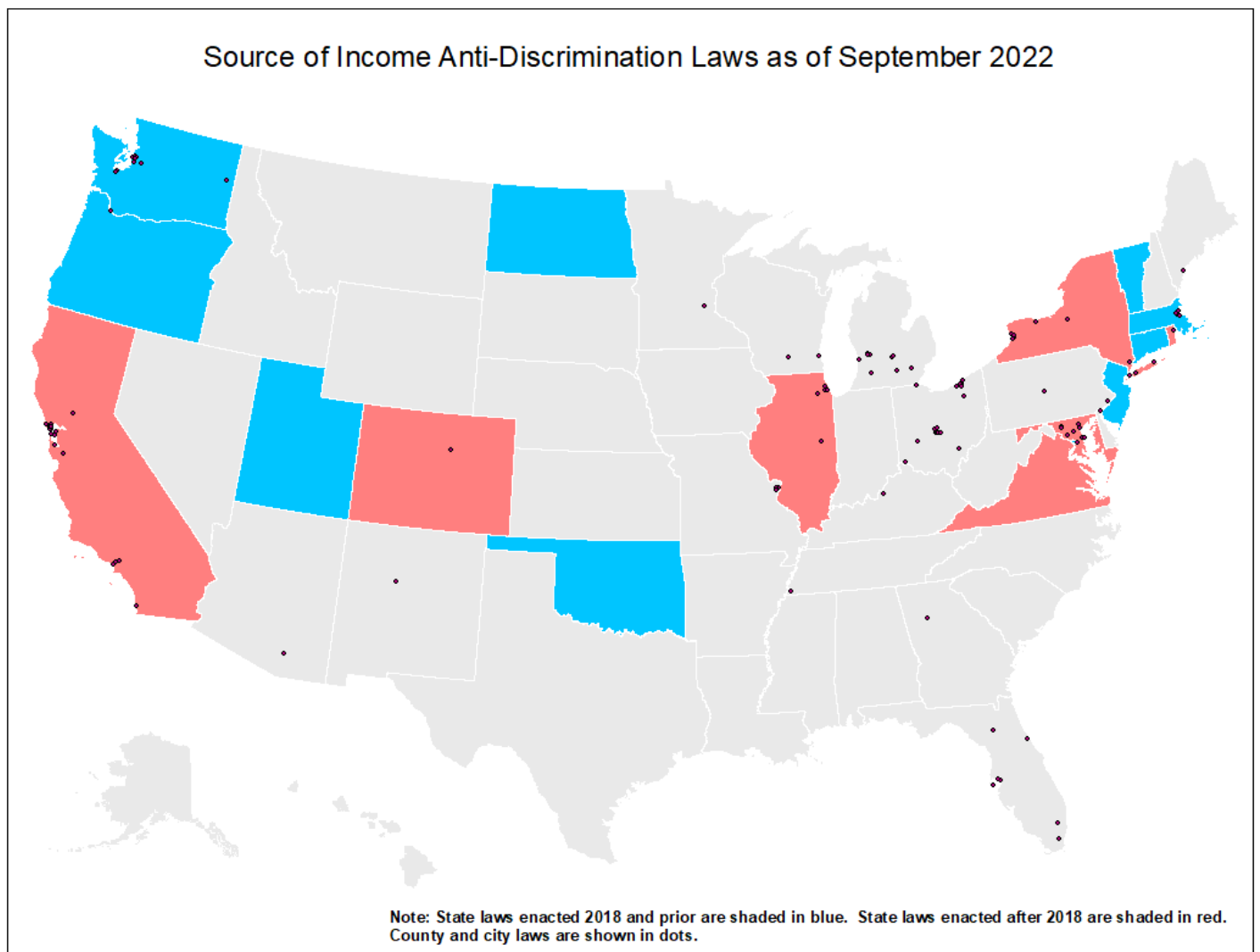
⁴ Ingrid Gould Ellen, Katherine M. O'Regan and Katherine W. H. Harwood. 2022. "Advancing Choice in the Housing Choice Voucher Program: Source of Income Protections and Locational Outcomes." *Housing Policy Debate*. The authors report that "existing voucher holders who move post enactment experience greater reductions in neighborhood poverty rates and in voucher household shares."

⁵ Poverty & Race Research Action Council, "Expanding Choice: Practical Strategies for Building a Successful Housing Mobility Program; APPENDIX B: State, Local, and Federal Laws Barring Source-of-Income Discrimination", September 2022, <https://www.prrac.org/pdf/AppendixB.pdf>

⁶ Including the District of Columbia.

⁷ Alison Bell, Barbara Sard, and Becky Koepnick. 2018. "Prohibiting Discrimination Against Renters Using Housing Vouchers Improves Results". Center for Budget and Policy Priorities.

Data on vouchers in use come from the Department of Housing and Urban Development 2021 Picture of Subsidized Households⁸. Our computation of the above percentage does not double-count voucher households in counties or cities with voucher non-discrimination laws that are in the same state with a law. Nor do we double-count voucher families in cities with SOI laws that are in counties with a law.



⁸ Following CBPP 2018, we estimate occupied voucher units by multiplying two variables from the 2021 Picture of Subsidized Households: (1) Number of units under contract for federal subsidy and available for occupancy and (2) Occupied units as the % of units available. See [here](#) for Picture of Subsidized Households.