Expanded protections for families with Housing Choice Vouchers
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With the rapid expansion of source of income discrimination laws across the U.S., PRRAC now estimates that over 57 percent of households\(^1\) 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 rates\(^3\) and permit moves to neighborhoods with lower poverty rates\(^4\). The above percentage includes all SOI laws effective as of September 2022, and as cataloged in PRRACs Appendix B\(^5\). At present, there are 17 states\(^6\), 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 estimate\(^7\) 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.

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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.
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 Households. 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.

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.