

SOURCE OF INCOME DISCRIMINATION

Protection under Federal and State Law

The Federal Fair Housing Act and/or Michigan's Elliott-Larsen Civil Rights Act (ELCRA) prohibit discrimination in housing, both public and private, based on race, color, religion, sex, national origin, familial status, disability, marital status, age, sexual orientation, gender identity or expression, and **source of income**.

What is Source of Income?

According to Michigan law, source of income includes benefits or subsidy programs, including housing assistance, Housing Choice Vouchers, public assistance, veterans' benefits, Social Security, supplemental security income or other retirement programs, and other programs administered by any federal, state, local, or nonprofit entity. Source of income may also include other types of housing vouchers, child support, alimony, and others.

When did this change in the law go into effect?

As of April 2, 2025, source of income is protected under Michigan's Elliott-Larsen Civil Rights Act.

Do all housing providers have to comply with this law?

If a landlord has five or more units in Michigan, they are required to accept all legal sources of income.

What if the property manager says my voucher doesn't count toward their requirement to make three times the monthly rent?

Money derived from Housing Choice Vouchers and most other housing assistance counts toward your household income.

What if a property keeps all the tenants with vouchers in one area of a property or the apartments in the worst condition?

Steering members of any protected class into separate or segregated areas of a rental property violates fair housing laws.

What if I see a "No Section 8" advertisement?

Any such ad may violate the Elliott-Larsen Civil Rights Act. Please save a copy of the advertisement and contact us.

This information is for reference only and is not legal advice.

What if a housing provider says my income derived from child support or alimony payments "might not be reliable"?

Providing proof of income, such as bank statements, that reflect receipt of these payments should be all that a housing provider requires to consider them a part of your household income.

Some landlords won't accept Rapid Re-housing payments. Is that legal?

With temporary rental assistance programs such as Rapid Re-housing, lease length may be an issue. Always err on the side of contacting the FHC; we can help you find answers.

What should I do if I suspect my fair housing rights have been violated?

Please call us toll-free at **1-877-979-3247** to discuss the situation. You can also fill out a contact form on our website (www.fhcmichigan.org). FHC staff will follow up with you to obtain additional information. We will keep the information you provide confidential. We will not report undocumented immigrants to the authorities.

The Fair Housing Center is a nonprofit organization that provides investigative services (testing), advice, advocacy, conciliation, attorney referrals, and community education for Clinton, Eaton, Hillsdale, Ingham, Jackson, Lenawee, Livingston, Monroe, Shiawassee, and Washtenaw counties. The FHC's mission is to end discrimination in housing and public accommodations and promote accessible, integrated communities.

Sources

Senate Bill 205 of 2023 (Public Act 178 of 2024)

<https://www.legislature.mi.gov/documents/2023-2024/publicact/pdf/2024-PA-0178.pdf>

Senate Bill 206 of 2023 (Public Act 179 of 2024)

<https://www.legislature.mi.gov/documents/2023-2024/publicact/pdf/2024-PA-0179.pdf>

Elliott-Larsen Civil Rights Act (Act 453 of 1976)

<https://www.legislature.mi.gov/Laws/MCL?objectName=mcl-Act-453-of-1976>

This Fact Sheet was made possible thanks to a grant from MSHDA.



This information is for reference only and is not legal advice.