From the 2018 HUD/Urban Institute SOI Discrimination Report:

![Bar chart showing the percentage of landlords who deny vouchers, accept vouchers, and accept vouchers with conditions in different cities.](image-url)
What makes these places different?

New Jersey: Statewide SOI law since 1981

> Enforceable through NJ Division of Civil Rights, or directly in court
> Civil rights attorneys fees available to prevailing plaintiff
> Active enforcement community
> Court ruling clarifies that SOI discrimination includes Section 8

Washington, DC and Montgomery County, MD: SOI ordinances since 2005 and 1991

> Both enforceable through local human rights commission, or directly in court
> Civil rights attorneys fees discretionary in DC, mandated in Montgomery County
> Section 8 listed in ordinance as a source of income
Avoiding common enforcement problems

> Specify government rental assistance (Section 8, Housing Choice Voucher, other rental assistance)

> Clarify that refusal to rent to voucher holder because of some aspect of the program constitutes SOI discrimination (cf discrimination against families with children)

> Provide a robust adjudication process

> Fund a strong fair housing enforcement community

> Civil rights attorneys fees for successful plaintiffs