

HOUSING: GI BILL LANDLORD LETTER

USEFUL INFORMATION ABOUT G.I. BILL HOUSING ALLOWANCES

Qualifying student veterans pursuing higher education in New York City may utilize G.I. Bill housing allowances to subsidize the cost of renting an apartment. The New York City Department of Veterans' Services and the New York City Commission on Human Rights aim to provide landlords and student veterans with helpful information about legal protections under New York law for tenants seeking to finance their rent with G.I. Bill housing allowances.

Here are some things that you should know:

Many student veterans receive housing allowances under the G.I. Bill.

Under the Montgomery G.I. Bill and the Post 9/11 G.I. Bill, many student veterans receive monthly housing payments *guaranteed by the federal government*. Student veterans are eligible for such payments when they are enrolled in Department of Veterans Affairs-approved institutes of higher education, on-the-job training, or apprenticeship programs. Housing allowances under the G.I. Bill offer recipients a stable source of income to pay their rent. The current housing allowances set by the Department of Defense may be found at

<http://www.defensetravel.dod.mil/site/bahCalc.cfm>.

G.I. Bill housing allowances are considered a form of “lawful source of income,” and NYC law prohibits landlords from discriminating against veterans who seek to finance their housing with such payments.

The G.I. Bill housing allowance is comparable to any other form of income that a landlord might accept from a civilian tenant and is protected as a “lawful source of income” under the New York City Human Rights Law enforced by the NYC Commission on Human Rights or through a state court action. That means it is unlawful to deny a rental unit to or otherwise discriminate against a student veteran using G.I. Bill housing allowances as payment for a rental unit. While student veterans and landlords are free to negotiate rental agreements which are mutually beneficial and lawful, a landlord may not, based on a veteran’s reliance on a G.I. Bill housing allowance, deny a rental application, make misrepresentations about the availability of an apartment, or refuse to make or unreasonably delay making repairs to a residence because of the renter’s use of the G.I. Bill housing allowance.

Uniformed service members are protected from discrimination by landlords and brokers based on their current or prior service.

In addition to protections based on lawful source of income, New York State and New York City law protects veterans and other past or current members of the uniformed services from discrimination based on their service. These protections were codified in the New York City Human Rights Law with Local Law 1192017.

You can find more information about how New York City is making a difference for all New Yorkers through the following resources:

New York City Department of Veterans' Services

Commissioner Loree Sutton, MD

1 Centre Street, Suite 2208

New York, NY 10007

212-416-5250 or 311

nyc.gov/veterans

New York City Commission on Human Rights

Commissioner/Chair Carmelyn P. Malalis

22 Reade Street

New York NY, 10007

(718) 722-3131

nyc.gov/humanrights

For more information about the G.I. Bill, visit <http://benefits.va.gov/gibill> or call the G.I. Bill Hotline at **1-888-442-4551**.