

SOURCE OF INCOME ORDINANCE: *Creating an Inclusive Community*

Building Welcoming Communities



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Source of Income Discrimination: What it Means

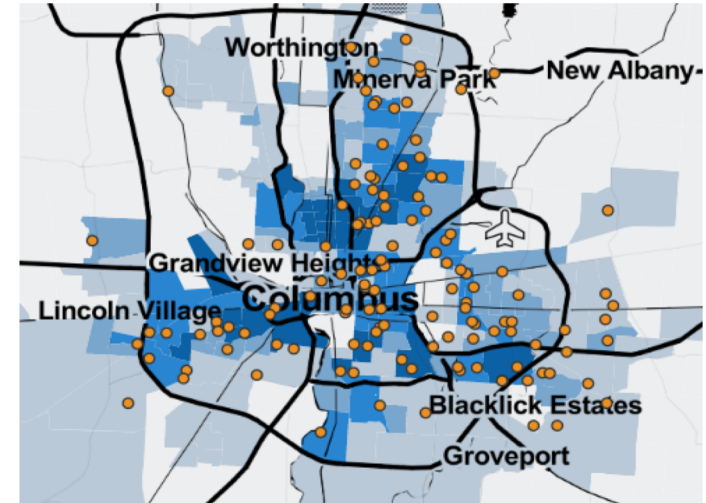
Source of income (SOI) discrimination is when a landlord refuses to rent a unit to a prospective tenant based on their source of income



Source of Income Discrimination: Why it Matters

SOI discrimination perpetuates poverty and systemic racism

- 3 in 5 housing voucher holders live in neighborhoods with a poverty rate above 10%.
- Franklin County Vouchers:
 - 87% in Columbus
 - 80.7% are minorities
 - 78% non-hispanic black
 - 50% are with a disabled head of household



Source of Income Ordinances: Who Benefits

Source of Income Ordinances prevent landlords from refusing to rent to individuals based on the type of income they use to cover their housing cost

The most vulnerable populations benefit:

- Veterans
- People with disabilities receiving Supplemental Security Income (SSI)
- Seniors receiving SSI or income from other retirement programs
- Lower income households receiving Housing Vouchers
- Families with children
- People receiving alimony or child support



Source of Income Protection: How it Works

Landlords will maintain their right to:

- Screen and deny housing to those who do not meet eligibility criteria
- Charge security deposits
- Accept nothing less than market rent
- Seek damages

New Obligations for Landlords accepting Housing Choice Vouchers:

- Comply with inspections by the Housing Authority (no cost to landlord)
- Complete two documents:
 - (1) Tenancy Addendum
 - (2) Housing Assistance Plan Contract



Source of Income Ordinances: Status and Impact

- Adopted by 18 states, 100 cities and D.C.
 - Central Ohio (5): Bexley, Columbus, Reynoldsburg, Westerville and Worthington
 - Ohio (8): Cincinnati, Cleveland Heights, Linndale, South Euclid, Toledo, University Heights, Warrensville Heights and Wickliffe
- More than half of all nationwide voucher holders are living in cities with SOI protections
- HUD found that cities with SOI protections reduce denial rates
 - Without SOI protection → 78% denial rate
 - With SOI protection → 15% denial rate



Source of Income Ordinances: Opposition

- Myths about people with housing assistance such as:
 - People with housing assistance are more likely to damage rental units
- NIMBY- We don't want "those people"
 - All demographics have NIMBYs
- Apartment owners should not be forced into government bureaucracy with burdens imposed on them
- Landlords will increase rent to avoid participating in the program



Source of Income Ordinances: Benefits

- ★ Adoption of an SOI ordinance is shown to create inclusive housing and mixed income neighborhoods throughout Whitehall, a goal of the City
- ★ This is how to create diverse and inclusive neighborhoods throughout all our region



QUESTIONS

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Thank You!

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