

SOURCE OF INCOME ORDINANCE:
A Step Towards Creating an Inclusive Community

Building Inclusive Communities

Amy Klaben
Founder and Principal
Strategic Opportunities, LLC

Lori Ann Feibel
Bexley City Council

What is Building Inclusive Communities

Building Inclusive Communities (BIC) is an initiative to advance understanding of the need for inclusive housing in our region, especially as we address inclusivity in the workplace.

Central Ohio has been the only region in Ohio experiencing population growth for several decades, while housing production at all price levels has not kept up with demand.

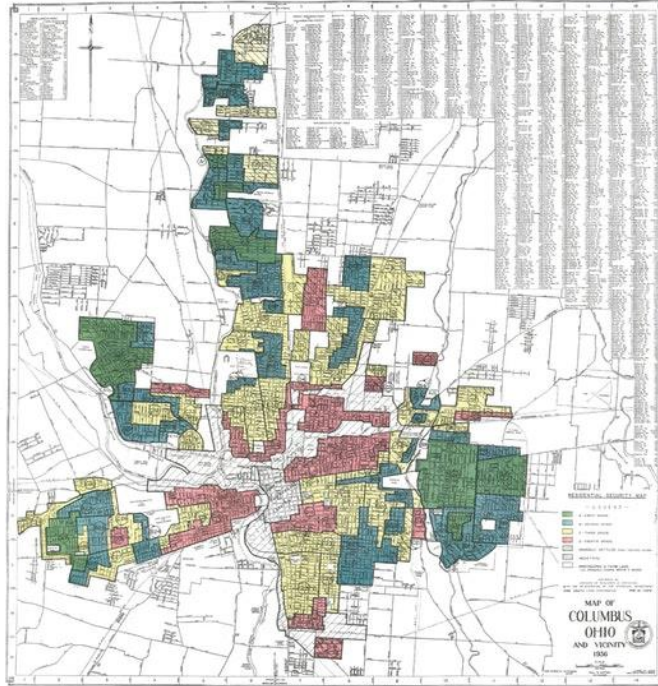
BIC hosts conversations to create a dialogue about **how Central Ohio can become a *region where everyone has the opportunity to decide where they would like to live, work, play and raise their family.***

Building Inclusive Communities

Why Building Inclusive Communities

How we
got here:
Redlining
Map
1936

THE HOME OWNERS' LOAN CORPORATION RESIDENTIAL
SECURITY MAP OF COLUMBUS, 1936



Source: The Ohio State University, University Library, Maps and Geospatial Data, <http://guides.osu.edu/maps-geospatial-data/maps/redlining>.

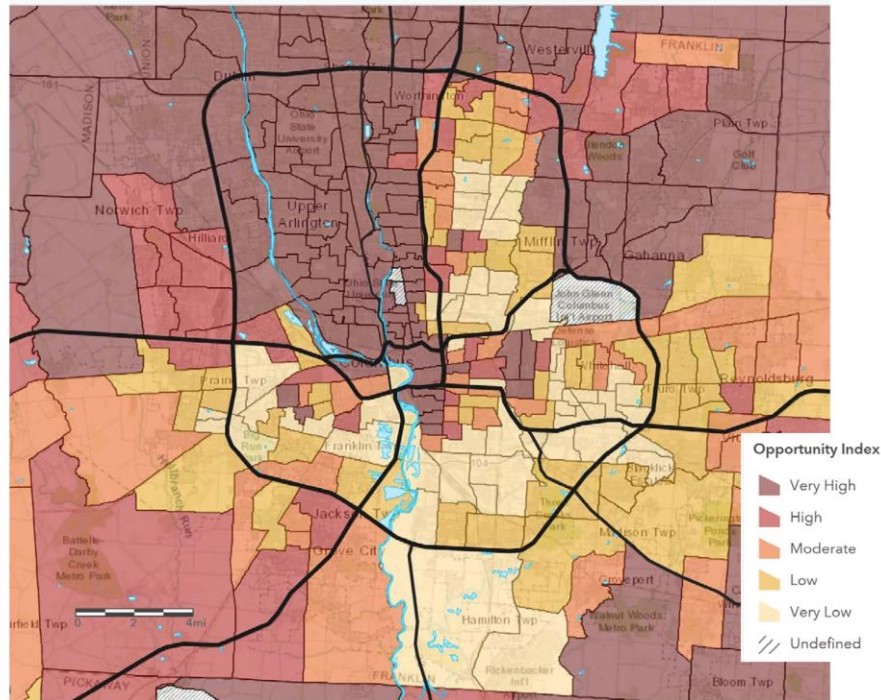
Redlining
prevented African
Americans and
People of Color
from obtaining
loans to purchase
homes

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Why Building Inclusive Communities

Central Ohio is the second most income segregated metro region in the country.

This is a legacy of housing discrimination, redlining, and exclusionary zoning.



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Why Building Inclusive Communities

Lasting Impact of Segregation in Housing:

- Loss of intergenerational wealth for families of color as they could not buy homes
- Reduced opportunities for individuals and families as they are excluded from neighborhoods
- Reduction in regional GDP
- Employers not able to fill jobs as people lack access
- Areas with concentration of poverty

Solutions Needed

Systemic solutions are needed to provide access to neighborhoods throughout the region.

- Adopting protection from discrimination due to one's source of income is the first step

Source of Income Discrimination

- 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 protection is needed as it prevents landlords from refusing to rent to people based the *type* of income they use to pay their rent.

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Source of Income Ordinances: Who it Protects

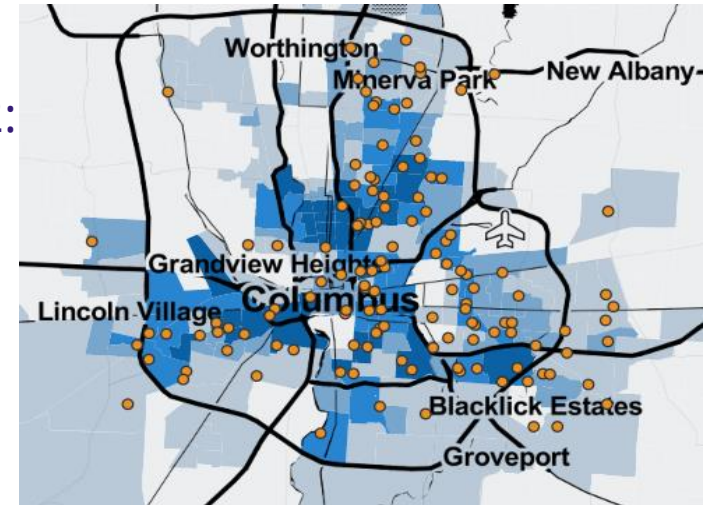
Here are the most vulnerable populations who benefit from Source of Income protections:

- Single parents
- People who receive alimony or child support
- People with disabilities or over age 65 receiving Supplemental Security Income (SSI) through the Social Security Administration
- Veterans
- Families with children
- Low income households who receive housing assistance

Source of Income Discrimination: Who it Protects

SOI discrimination perpetuates poverty and systemic racism

- 3 in 5 Housing voucher holders live in neighborhoods with a poverty rate above 10%.
- 13,522 Franklin County Vouchers Oct. 2022:
 - 87% in Columbus
 - 80.7% are minorities
 - 78% non-hispanic black
 - 50% are with a disabled head of household
 - 48 in Gahanna, Oct. 2022; 57 in 2020



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Source of Income Protection: How it Works

Regardless of Type of Income, 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 three documents:
 - (1) Request for Tenancy Approval (RFTA)
 - (2) Tenancy Addendum to Landlord's Lease
 - (3) Housing Assistance Plan (HAP) Contract

Rental Assistance & SOI: Impact

- Rental assistance protects landlords as a voucher provides a guaranteed rent payment, is recession proof, and increases if the voucher holder suffers job loss or if a tenant's income is reduced. This reduces eviction impact on both the tenant and the landlord
- Mitigates housing cost burden for tenants thus enabling them to have funds for food, healthcare, etc.
- Reduces Discrimination as SOI significantly reduces denials for housing for people with rental assistance

Rental Assistance: Benefits to the Region

- ★ Source of Income protection ordinances are attractive because they allow families freedom of choice in where to live and make it possible for lower-income families to find housing they can afford in low-poverty, resource-rich localities, thus opening up access to additional employment opportunities.
- ★ Rental assistance creates more affordable housing as people can now afford to pay their rent with SOI providing the opportunity to live in new areas
- ★ Source of Income protection creates more inclusive communities.

Rental Assistance: Benefits to the Region

- Many Landlords accept Housing Choice Vouchers as they see the economic benefit
- Being a property owner is a business and businesses comply with many laws and regulations to protect people from discrimination. This is such a protection. The interference with their business is minimal.

Rental Assistance: Unintended Consequences

- We are unaware of any negative unintended consequences from adoption of ordinances to protect people from discrimination due to their source of income.
- A positive consequence is furthering the Fair Housing Act.

Source of Income Ordinances: Status and Impact

- Adopted by 20 states, 121 cities and the District of Columbia
 - Central Ohio (6): Bexley, Columbus, Reynoldsburg, Westerville, Worthington, and Whitehall (in order of adoption)
 - Ohio (11): Akron, Athens, Cincinnati, Cleveland Heights, Linndale, South Euclid, Toledo, University Heights, Warrensville Heights, Wickliffe, Yellow Springs
- 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: Benefits to Gahanna

- ★ Adoption of an SOI ordinance will create affordable housing and mixed income neighborhoods throughout Gahanna
- ★ This is how to create diverse and inclusive neighborhoods throughout all our region
- ★ Will help standardize and modernize rental practices throughout the region

Visualizing Density and Legalizing Housing in Central Ohio

7 - 8:30 PM, Wednesday, November 16

In-person and virtual

McConnell Art Center, Bronwynn Theatre

777 Evening St Worthington, OH 43085

Sign up at www.movetoprosper.org

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QUESTIONS

— amy.klaben@movetoproper.org —

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Thank You!

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