

Proposed Amended Ordinance 28 - 20

By: Lori Ann Feibel

An ordinance to amend 637.02(a)(1) through (a)(4) of the Codified Ordinances, in order to expand to all citizens rights to equal housing opportunities for themselves and their families regardless of the source of income being used to pay for such accommodations.

WHEREAS, The Council of the City of Bexley, Ohio desires to do all things necessary and proper to secure for all citizens their right to equal housing opportunities; and

WHEREAS, Anyone who receives outside assistance for paying rent should have fair and equal access to rental housing in Bexley; and

WHEREAS, Veterans, recipients of disability payments, households with rental assistance vouchers and anyone with other governmental or private sources of payment should be protected from discrimination when seeking rental housing solely on the basis of source of payment; and

WHEREAS, By protecting individuals from discrimination on the basis of income source, residents and families in Bexley who receive rental assistance will have an equal opportunity to seek out and find high quality housing; and

WHEREAS, To date, at least six other cities in Ohio have adopted source of income protection legislation including Cincinnati (1980), Lindale, South Euclid, University Heights, Warrensville Heights and Wickliffe; and

WHEREAS, Landlords can apply screening criteria regarding tenant history, credit scores, and can charge security deposits as personal financial protection; and

WHEREAS, Bexley reaffirms its commitment to being a welcoming community for all, and to continuing to explore and enact policy reforms and programs in order to expand the quality and availability of affordable housing to families in Bexley;

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF BEXLEY, OHIO:

Section 1

That Chapter 637.01 shall be amended to include the following definition:

“Source of Income” means lawful income derived from wages, social security, supplemental security income, all forms of federal, state or local assistance payments or subsidies, including rent vouchers, child support, spousal support, and public assistance which can be verified and substantiated;

Section 2

That Chapter 637.02 (a)(1) through (a)(4) shall be amended to read as follows:

637.02 – Fair Housing

- (a) It shall be an unlawful discriminatory practice for any person to:
- (1) Refuse to sell, transfer, assign, rent, lease, sublease, finance or otherwise deny or withhold housing accommodations from any person because of the race, sex, sexual orientation, gender identity or expression, color, religion, ancestry, national origin, age, disability, **source of income**, familial status or military status of any prospective owner, occupant, or user of such housing accommodations.
 - (2) Represent to any person that housing accommodations are not available for inspection when in fact they are so available;
 - (3) Refuse to lend money, whether or not secured by mortgage or otherwise, for the acquisition, construction, rehabilitation, repair, or maintenance of housing accommodations or otherwise withhold financing of housing accommodations from any person because of the race, sex, sexual orientation, gender identity or expression, color, religion, ancestry, national origin, age, disability, familial status, military status, or source of income of any present or prospective owner, occupant, or user of such housing accommodations, provided such person, whether an individual, corporation, or association of any type, lends money as one of the principal aspects of their business or incidental to their principal business **and** not only as a part of the purchase price of an owner occupied residence they are selling nor merely casually or occasionally to a relative or friend;
 - (4) Discriminate against any person in the terms or conditions of selling, transferring, assigning, renting, leasing or, subleasing any housing accommodations or in furnishing facilities, services, or privileges in connection with the ownership, occupancy or use of any housing accommodations because of the race, sex, sexual orientation, gender identity or expression, color, religion, ancestry, national origin, age, disability, source of income, familial status or military status of any present or prospective owner, occupant, or user of such housing accommodations;

Section 3

That this Ordinance shall go into effect and be in full force from and after **January 1, 2021** ~~the earliest period allowed by law.~~

Passed: _____, 2020

Lori Ann Feibel, President of Council

Attest: _____
William Harvey, Clerk of Council

Approved: _____, 2020

Ben Kessler, Mayor

