

Third Amended Ordinance 43-20

By: Richard Sharp

An Ordinance to create a “City of Bexley Housing Voucher Acceptance Program Grant” to encourage Bexley rental property owners to accept and participate in various state/local government and “not for profit organization” housing voucher programs [including, but not limited to, the US Department of Housing and Urban Development’s (HUD) housing (Section 8) voucher program, as administered through Columbus Metropolitan Housing Authority (CMHA)] and to appropriate \$10,000 from the General Fund to Account 01-600-51195 Diversity and Inclusion Account

WHEREAS, The Council of the City of Bexley, Ohio desires to assist current and future residents in securing equal and/or affordable housing opportunities; 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; and

WHEREAS, A barrier to some current and future Bexley residents in securing equal and/or affordable housing opportunities is a lack of rental property owners who are approved Columbus Metropolitan Housing Authority (CMHA) vendors and accept US Department of Housing and Urban Development (HUD) Section 8 housing vouchers, and/or other state/local governmental and “not for profit organization” housing vouchers;

WHEREAS, Bexley recently passed a “Source of income housing discrimination protection ordinance” requiring ALL rental property owners in the City to accept housing vouchers and/or other housing assistance programs and the administrative costs imposed on rental property owners and the loss of rental income during the period of time required to getting a voucher holding tenant approved for the desired property, may be a barrier to rental property owners complying with the intent of the law ; and

WHEREAS, “Source of income housing discrimination protection ordinances” in of themselves do not provide real time evaluation of effectiveness and community embrace of the spirit of the ordinance, since rental property owners do not have to apply to participate in a housing voucher program (such as Section 8 thru CMHA) a housing voucher holder applies for a rental unit, meaning that housing voucher holders may still not see available rental properties in Bexley, or may not be able to wait for the time for a property to be approved by the voucher issuing agency, and the City would not have the information easily to evaluate the effectiveness of the Ordinance.

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

Section 1: That the City of Bexley establishes a short-term "Housing Voucher Acceptance Program Grant" thru December 31st, 2021 to encourage rental property owners to accept HUD Section 8 housing vouchers issued through CMHA or other voucher issuing agencies, and to help such owners defray some of the initial administrative, training & inspection costs required to accept housing voucher holding tenants. The program guidelines are as follows:

1. The City of Bexley will send a grant application via a direct mailing to all Rental Property Owner's in the City by the end of 2020, and advertise the Grant program via other normal City publication methods as appropriate in 2020 and 2021.
2. Rental Property Owners (and/or their designated representatives) that register as a CMHA "Housing Choice Voucher Landlord" (or register with another housing voucher issuing agency) shall submit to The City of Bexley along with a Bexley's Housing Voucher Acceptance Program Grant Application the following items in order to receive a Grant payment.
 - a) Copy of CMHA "Housing Choice Voucher Landlord" vendor "L number" registration acceptance documentation or equivalent agency document,
 - b) Copy of CMHA Approved "Request for Tenancy Approval form" (RTA) or equivalent agency document.
 - c) Signed tenant lease agreement. (Confidential personal or financial information not required by the City to verify the tenant residency may be redacted by the property owner prior to submission to The City)
 - d) Supply other demographic information, as requested by The City on the application, such as but not limited to: tenant name, phone number, number of residents age 0-5, number of residents age 6-18, number of residents age 65 and older, security deposit amount, monthly rent, and monthly housing voucher credit, for purposes of auditing and evaluating the effectiveness of the Grant Program.
3. Qualifying Bexley's Housing Voucher Acceptance Program Grant applications completed and turned in to the City will be paid out within 90 days to approved grant recipient rental property owners, in the following amounts:
 - a) \$500 for 1st property unit registered and rented as a CMHA "Housing Choice Voucher property" or other housing voucher issuing entity approved property.
 - b) \$300 for the 2nd property unit registered and rented as a CMHA "Housing Choice Voucher property" or other housing voucher issuing entity approved property.
 - c) Total payout to any one property owner under the grant program cannot exceed \$800 in total during the period from Nov 1st 2020 to December 31st 2021.

Section 3: That \$10,000 is appropriated from the General Fund to account 01-600-51195 Diversity and Inclusion Account to fund purchase orders and/or payments in 2020 and 2021 under Bexley's Housing Voucher Acceptance Program Grant. This appropriation will fund Grants for reimbursement of up to 12 to 20 new housing voucher rental units in the City. Any funds not expended by December 31st 2020, will remain appropriated and carry over to the 2021 budget year

Section 4: That the Finance Director shall present an annual report to City Council by November 30th 2021 of all Grants issued under the Bexley's Housing Voucher Acceptance Program Grant. The report shall include the property owner's names, rental unit addresses, grant amounts, and demographic information in aggregate.

Section 5: That this ordinance shall go into effect and be in force from and after the earliest period allowed by law.

Passed: 11-8, 2020

Attest: William Harvey
William Harvey - Clerk of Council

Lori Ann Feibel
Lori Ann Feibel - President of Council

11-8-2020
Approved: _____, 2020

Benjamin J Kessler
Benjamin J Kessler, Mayor

First Reading 09-22-2020

Second Reading 10-13-2020

Third Reading 10-27-2020 & Tabled

PASSED - 11-8-2020

