

Guzy, Julie

From: Thomas Morlock <morlockte@netscape.net>
Sent: Monday, August 12, 2019 12:59 PM
To: Schwedhelm, Tom; Rogers, Chris; Combs, Julie; Fleming, Victoria; Olivares, Ernesto; Sawyer, John; hjtibbets@srcity.org; Gouin, David; CMOOffice
Subject: Source of income ordinance.

Santa Rosa City Council members:

I have owned, lived in off and on, maintained, cared for my duplex, and provided wonderful housing for local citizens for over 31 years. Please drive by and inspect my duplex at 1500-2 Neotomas and view what together my tenants and I have created as a source of housing in our city.

I am extremely concerned about the Ordinance Prohibiting Housing Discrimination Based on Source of Income. Please reject this proposal and work with those in the housing industry to provide and improve incentive programs to encourage improved utilization of voucher programs.

I have no problem with a voluntary Section 8 housing voucher program and those they serve. The proposed Source of Income Ordinance, requiring participation in this program as mandatory imposes on me, as a responsible and efficient landlord, increased risks to my rental units. I have heard stories of other owners often losing months of income waiting for approvals and inspections. There are special improvements and requirements for reporting to housing authorities and government agencies. It takes increased time involvement, and often increased expense, to participate in the Section 8 program, and such participation should be voluntary, not mandatory

I am a senior citizen, and my rental income and Social Security, combine to be the major source of my retirement income. I do not want to be forced to deal with a government agency to collect my income and maintain my property. I should rightfully be the one in charge of my rental property, without the interference and the imposing inefficient requirements of government housing programs.

The private sector offers incentive programs, the County of Marin and Catholic Charities have wonderful partnership programs designed to address the common challenges that landlords face when contracting with government programs. Many property owners, such as myself, would be affected by this and I urge you to NOT support this Source of Income proposal.

Should this Source of Income proposal be enacted, I will seriously consider selling my duplex and reinvesting in an geographic area that does not have such ownership constraints.

Thank you for giving my thoughts your consideration

Sincerely,

Tom Morlock

Guzy, Julie

From: Ron Herrerias <ronaldherrerias@gmail.com>
Sent: Monday, August 12, 2019 4:53 PM
To: Schwedhelm, Tom; Rogers, Chris; Combs, Julie; Olivares, Ernesto; Fleming, Victoria; Tibbetts, Jack; Sawyer, John; Gouin, David
Cc: CMOoffice
Subject: \ Source of income Ordinance

Members of the Santa Rosa City Council

Im alarmed at the series of proposals in the last couple years that indicate a trend towards government control of private property, socialism and wealth redistribution. For example, rent control, eviction restrictions, tenant compensation, and now this proposal to force landlord participation in Section 8. More government control and free market interference results in fewer rentals. Allowing builders to build more units and helping them get approvals is what makes sense to create more housing.

PLEASE USE GOOD JUDGEMENT AND VOTE NO.

These ideas are going to discourage landlords from wanting to own rental properties in Santa Rosa, myself included. Discouraging landlords will result in fewer rentals , not more, as some may think. When we move our investments elsewhere and sell existing rentals to homeowners it takes rentals off the market. We have the ability to sell or trade our rental houses and repurchase in another town or county where the political climate is friendlier and more supportive of property owners and their property rights.

Just because there is a temporary shortage doesn't justify " just doing something even if it's wrong " even though its politically popular. Encourage more housing, don't discourage it with these kinds of harmful proposals.

VOTE NO !

Ron Herrerias
ronaldherrerias@gmail.com

Guzy, Julie

From: maureen gerring <gerringfamily@comcast.net>
Sent: Monday, August 12, 2019 12:05 PM
To: Schwedhelm, Tom; Rogers, Chris; Combs, Julie; Fleming, Victoria; Olivares, Ernesto; Sawyer, John; Tibbetts, Jack; Gouin, David; CMOOffice; MARCI KOVISTO
Subject: Source of Income

Members of the Santa Rosa City Council,

As a local resident and housing professional I am extremely concerned about the Ordinance Prohibiting Housing Discrimination Based on Source of Income. Please reject this proposal and work with stakeholders to enhance incentive programs to facilitate improved utilization of voucher programs.

The landlord community has tremendous regard for housing voucher programs and those they serve. I am concerned because this proposal effectively shifts participation in them from voluntary to mandatory and creates murky requirements that increase the risks in providing rental housing. Owners often lose months of income waiting for approvals and inspections, and are subject to special improvements reporting to housing authorities and more.

Many owners are not able to accommodate lost rent managing government contracts or added risks of litigation. Owning and renting property is complicated and unpredictable, and increasing the cost of providing rental housing could result in even fewer properties being available. Please consider incentive programs—Catholic Charities and the County of Marin have outstanding partnership programs designed to address the common challenges that landlords face when contracting with government programs. Thousands of property owners would be affected by this and I urge you to reconsider supporting this proposal.

Thank you for considering my comments.

Respectfully

Guzy, Julie

From: Donald Walsh <walshdg@sbcglobal.net>
Sent: Monday, August 12, 2019 11:59 AM
To: Schwedhelm, Tom; Rogers, Chris; Combs, Julie; Fleming, Victoria; Olivares, Ernesto; Sawyer, John; Tibbetts, Jack; Gouin, David; CMOOffice
Subject: Source of Income Ordinance

Members of the Santa Rosa City Council, As a local resident and housing professional, I am extremely concerned about the Ordinance Prohibiting Housing Discrimination Based on Source of Income. Please reject this proposal and work with stakeholders to enhance incentive programs to facilitate improved utilization of voucher programs.

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Please consider incentive programs – Catholic Charities and the County of Marin have outstanding partnership programs designed to address the common challenges that landlords face when contracting with government programs. Thousands of property owners would be affected by this and I urge you to reconsider supporting this proposal.

Thank you for considering my comments.
Respectfully,

Don Walsh
DRE#01340226
Coldwell Banker
707-769-4321

Guzy, Julie

From: Delario, John <John.Delario@cbnorcal.com>
Sent: Monday, August 12, 2019 12:14 PM
To: Schwedhelm, Tom; Rogers, Chris; Combs, Julie; Fleming, Victoria; Olivares, Ernesto; Sawyer, John; Tibbetts, Jack; Gouin, David; CMOoffice
Subject: Source of Income

Members of the Santa Rosa City Council,

As a local resident, housing professional and landlord, I am extremely concerned about the Ordinance Prohibiting Housing Discrimination Based on Source of Income. Please reject this proposal and work with stakeholders to enhance incentive programs to facilitate improved utilization of voucher programs.

The landlord community has tremendous regard for housing voucher programs and those they serve. I am concerned because this proposal effectively shifts participation in them from voluntary to mandatory, and creates murky requirements that increase the risks in providing rental housing. Owners often lose months of income waiting for approvals and inspections, and are subject to special improvements, reporting to housing authorities, and more.

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Thank you for considering my comments.

Respectfully,

John DeLario, Realtor

600 Bicentennial Way, Suite 100, Santa Rosa, CA. 95403

707.486.3955, john@jdelario.com

SonomaCountyLuxuryHomes.com

CA BRE# 01350427



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John DeLario has not verified information provided by others in written or other form, and assumes no legal responsibility for its accuracy. Buyers should investigate the accuracy of such information to their own satisfaction.

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Guzy, Julie

From: Tiffanhy Campaña <newkeysforme@gmail.com>
Sent: Monday, August 12, 2019 1:14 PM
To: Rogers, Chris; Schwedhelm, Tom; Combs, Julie; Fleming, Victoria; Olivares, Ernesto; Sawyer, John; Tibbetts, Jack; Gouin, David; CMOOffice
Subject: source of income ordinance

As a local resident and housing professional, I am extremely concerned about the Ordinance Prohibiting Housing Discrimination Based on Source of Income. Please reject this proposal and work with stakeholders to enhance incentive programs to facilitate improved utilization of voucher programs.

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Thank you for considering my comments.

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Are you thinking of buying or selling a home? Let's talk!
Tiffanhy Campaña, Real Estate Broker and Property Management
Coldwell Banker International Sterling Award Recipient

Check out my blog!
www.thelocalspread.blogspot.com

www.mysonomacountyagent.com
www.facebook.com/realtortiffanhy

BRE #01849868
707-321-0878 (cell)

Tiffanhy Campaña has not verified information provided by others in written or other form, and assumes no legal responsibility for its accuracy. Buyers should investigate the accuracy of such information to their own satisfaction.

Guzy, Julie

From: Randy Ratto <randy@hpirealestate.com>
Sent: Monday, August 12, 2019 2:22 PM
To: Schwedhelm, Tom; Rogers, Chris; Combs, Julie; Fleming, Victoria; Olivares, Ernesto; Sawyer, John; Tibbetts, Jack; Gouin, David; CMOoffice
Subject: Source of Income Ordinance

Members of the Santa Rosa City Council,

As a local resident and housing professional, I am extremely concerned about the Ordinance Prohibiting Housing Discrimination Based on Source of Income. Please reject this proposal and work with stakeholders to enhance incentive programs to facilitate improved utilization of voucher programs.

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Thank you for considering my comments.

Respectfully,
Randy Ratto

Randy Ratto
HPI Real Estate
5959 Commerce Blvd., Ste. 14
Rohnert Park, CA 94928
707.774.3808 Cell
707.987.6636 Fax
CaIDRE# 01933697
NMLS# 1043817
randy@hpirealestate.com
www.hpinorthbay.com



Guzy, Julie

From: Adrienne Lauby <adrienne@sonic.net>
Sent: Monday, August 12, 2019 10:51 PM
To: _CityCouncilListPublic
Subject: Source of Income Anti-Discrimination

Dear Mayor Schwedhelm and Santa Rosa City Council Members,

I support the Source of Income Anti-Discrimination Ordinance and urge you to vote in favor of it tomorrow.

At the regular Monday meeting of Homeless Action! we always have at least one person in the room who holds a Housing Choice voucher and is frantically looking for a rental before their opportunity runs out. Sometimes there are two or three people in this situation. Rentals have never been plentiful in Santa Rosa and it is worse since the fire. These people need your support to be able to find permanent secure homes in our community.

It is appalling that landlords are allowed to advertise, "No section 8 vouchers" and will tell perspective tenants this on the telephone. Clearly, they feel that they are allowed to discriminate on the basis of income. This is not the kind of community or country I want to live in.

Some landlords make the argument that this ordinance would "force" them to contract with the government. This is a red herring. Landlords and home owners deal with governments regularly about property taxes, weed abatement, permits for remodeling etc. In this case, the government guarantees most of their rent, inspects their units for free and helps them when tenants become problems.

There's a lot to say about all this, but the basic reason for supporting this measure is clear. It's wrong to discriminate against someone simply because they are poor.

Adrienne Lauby
Homeless Action! member
(707) 795-2890

Guzy, Julie

From: Kathryn Jurik <kathryncecilia@gmail.com>
Sent: Tuesday, August 13, 2019 6:45 AM
To: _CityCouncilListPublic
Subject: NO voucher 8 discrimination

Dear City Council Members,

Thank you for the work you do. I want you to know that I support a law preventing landlords from turning down Section 8-Housing Choice Voucher applicants.

This is one small thing you all can do to keep our neighbors from being pushed into homeless. This is something you can do to help people stay housed.

Kathryn Jurik
Homeless Advocate
121 Leisure Park Circle
Santa Rosa

Guzy, Julie

From: Kathleen Finigan <gofinniego@gmail.com>
Sent: Tuesday, August 13, 2019 9:03 AM
To: _CityCouncilListPublic
Subject: SECTION 8 VOUCHER-HOLDERS

Dear electeds:

We must not allow discrimination by landlords of those who hold Section 8 vouchers!
Please vote yes on this initiative.

Kathleen

--

Guzy, Julie

From: betsy smalarz <betsysmalarz@gmail.com>
Sent: Tuesday, August 13, 2019 9:11 AM
To: _CityCouncilListPublic
Subject: Source of Income Anti-Discrimination Ordinance

I am sending you this email to urge you to pass the Source of Income Anti-Discrimination Ordinance.

My name is Betsy Smalarz. I live at Vintage Park Senior Apartments in Santa Rosa. I am 72 years old and disabled. I live on a fixed income comprised of Social Security and SSI. I receive under \$1,000 per month. I have no savings.

I have been on the Waiting List for Section 8 for the past 8 years. I am number 10,000 something on the list. My current rent is 53% of my income and is due to increase to 63% once the protections are lifted from the fire recovery price gouging ordinance. Getting a Housing Choice Voucher will certainly make my rent more affordable.

I have lived in Sonoma County for the past 40 years. I have been a Music and Art Specialist as well as a Substitute Teacher in the Sonoma County public and private schools since 1983. I was married and raised my 3 sons here. I was a longtime home owner until my divorce.

I have been active in the community as a church member and member of community groups for many years. I would like to remain in the area to be near my family and friends.

It is my understanding that there has been a request to amend this ordinance to afford more protections for landlords. One change would be to secure substantial deposits from prospective tenants. As someone who receives SSI, this would be prohibitive as we are not permitted to accumulate that much money in savings. This would discriminate against those of us on SSI and many seniors who are living on a fixed income.

I urge you to pass this ordinance as is. Don't force those seniors on low fixed incomes to relocate or become homeless. Many of us have provided services for this city for many years. Please don't allow us to become discarded.

Guzy, Julie

Subject: FW: Proposed Source of Income Protection Ordinance -- Amendment of City Code adding a Housing Anti-Discrimination Code
Attachments: Santa Rosa Ltr 8.13.2019.signed.pdf; ATT00001.htm

From: Caroline Peattie <peattie@fairhousingnorcal.org>

Date: August 13, 2019 at 11:36:11 AM PDT

To: "schwedhelm@srcity.org" <schwedhelm@srcity.org>, "Rogers, Chris" <CRogers@srcity.org>, "Combs, Julie" <jcombs@srcity.org>, "Fleming, Victoria" <VFleming@srcity.org>, "Olivares, Ernesto" <EOlivares@srcity.org>, "Sawyer, John" <jsawyer@srcity.org>, "Tibbetts, Jack" <hjtibbetts@srcity.org>

Cc: Casey Epp <casey@fairhousingnorcal.org>

Subject: Proposed Source of Income Protection Ordinance -- Amendment of City Code adding a Housing Anti-Discrimination Code

Dear City Councilmembers,

Please find our attached letter in support of the proposed ordinance prohibiting discrimination against housing choice voucher holders. We will bring hard copies for you this afternoon for the city council meeting.

Best,

Caroline Peattie
Executive Director
Fair Housing Advocates of Northern California
(formerly Fair Housing of Marin)
1314 Lincoln Avenue, Suite A
San Rafael, CA 94901
(415)457-5025, ext 106
Direct: (415)483-7552
TDD: (800)735-2922
peattie@fairhousingnorcal.org
<http://www.fairhousingnorcal.org>
Twitter: @FairHsnqNorCal
[Facebook Link](#)

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Fair Housing Advocates of Northern California

1314 Lincoln Ave., Ste. A, San Rafael, CA 94901 ▼ (415) 457-5025 ▼ TDD: (800) 735-2922
www.fairhousingnorcal.org ▼ fhanc@fairhousingnorcal.org

August 13, 2019

BY EMAIL ONLY (Tom Schwedhelm schwedhelm@srcity.org, Chris Rogers crogers@srcity.org, Julie Combs jcombs@srcity.org, Victoria Fleming vfleming@srcity.org, Ernesto Olivares collvares@srcity.org, John Sawyer jsawyer@srcity.org, Jack Tibbetts hjtibbetts@srcity.org)

Santa Rosa City Council members
City Hall
100 Santa Rosa Avenue
Santa Rosa, CA 95404

RE: Proposed Source of Income Protection Ordinance
(Amendment of City Code adding a new chapter 10-46, Housing Anti-Discrimination Code)

Dear Councilmembers:

This ordinance establishes source of income protections for renters with third-party rental subsidies, including Housing Choice Voucher holders, as part of the plan to address its housing crisis, prevent displacement of existing residents, and preserve affordable housing in the City of Santa Rosa as part of its Comprehensive Housing Strategy.

Fair Housing Advocates of Northern California (FHANC) wholeheartedly supports such a fair housing ordinance, and believes it is a crucial step to preserving affordable housing for the most vulnerable populations in the city who are protected under federal and state fair housing law. Since July 1, 2016, FHANC has provided fair housing counseling services to members of protected classes living in Santa Rosa or experiencing discrimination in their search for housing within Santa Rosa. FHANC's Santa Rosa clients often allege discrimination in housing but express fear in raising their concerns or permitting FHANC to intervene as they are often individuals using housing subsidies and are aware of the difficulties faced in locating new housing in Santa Rosa, particularly a landlord willing to accept their subsidy.

The burden of unaffordability in Santa Rosa is borne by tenants who are harmed by the current lack of affordable housing, requiring that many devote half or more of their monthly income towards their rent in order to live in the city. At worst, they are forced out of the city or county altogether or face homelessness. We continue to see such tenants at our agency. For those who choose to stay near the jobs, schools, or support systems that sustain them, the choice is sometimes living in a car or



A local non-profit helping communities eliminate housing discrimination

TDD: CALIFORNIA RELAY SERVICE FOR THE HEARING OR SPEECH IMPAIRED: (800) 735-2922
SE HABLA ESPAÑOL - NẾU CẦN GIÚP ĐỠ BẰNG TIẾNG VIỆT NAM XIN LIÊN LẠC SỐ: (415) 847-2747

couch-surfing. For families with children or people with disabilities, staying housed becomes exponentially more difficult.

Sonoma County's 2011 Analysis of Impediments to Fair Housing Choice ("AI") found barriers faced by Hispanic/Latinx renters in particular, as well as families with children (often Latinx as well). Some barriers identified included discrimination toward Latinx families, including threats to evict tenants or call immigration if children are too noisy and limiting household size to two people per bedroom (which has a disparate impact on families with children, particularly Latinx families). The AI also found some degree of racial and ethnic segregation, which may be related to a lack of affordable housing. The AI concluded that in order to address the fair housing impediments identified, one recommended action is that the county and cities support efforts to increase affordable, accessible housing in all areas of Sonoma County.

Also according to the AI, people with disabilities are impacted by the lack of transit options and availability of existing accessible housing. Currently, for voucher holders with disabilities in Santa Rosa, it is extremely difficult to find accessible housing near transit corridors with housing providers who accept Section 8. According to HUD data, 68% of complaints from Sonoma County filed with HUD and DFEH from 2015-2017 alleged disability discrimination.

Additionally, FHANC's systemic investigations during the last several years have uncovered discriminatory practices in Santa Rosa and neighboring counties, such as offering fewer units, quoting higher rents, and stating more burdensome qualification requirements for Latinx, Blacks, families with children, and persons with disabilities. In 2019 FHANC conducted a systemic audit in Marin, Sonoma, and Solano Counties looking at the prevalence race and source of income discrimination (using Housing Choice Vouchers). FHANC only tested properties whose advertisements did *not* make any reference to "Section 8"; however, despite the fact that FHANC tested properties with seemingly neutral policies toward Housing Choice Vouchers, only two of the ten paired investigations included housing providers willing to consider Vouchers. The low incidence of discrimination in Sonoma County and the city of Santa Rosa is likely a result of the high proportion of housing providers who refused to accept vouchers or even negotiate with FHANC's testers whose profiles included vouchers.

Low-income people are comprised of a disproportionate number of African-Americans, Latinx, families with children, and people with disabilities, all protected classes under federal and state fair housing law. Virtually all Housing Choice Voucher holders, otherwise known as Section 8 Voucher holders, fall into one or more of these protected classes. Currently, landlords in Santa Rosa can decide whether or not they want to accept Section 8 or another type of housing subsidy. Studies have shown that refusal of Section 8, given the demographics of Section 8 Voucher holders, is often a pretext for race, familial status, or disability discrimination. This keeps African-Americans, Latinx, families, and people with disabilities in poor, segregated, and low opportunity neighborhoods, i.e., out of Santa Rosa. *Passing this ordinance will not require landlords to rent to Housing Choice Voucher holders; they must, however, consider their applications as they would any other prospective tenant.* All rental applicants, including Housing Choice Voucher holders, would be held to the same standards and the same screening process.

In June 2015, a U.S. Supreme Court's decision upheld the disparate impact theory, recognizing the history of the Fair Housing Act, the importance of the Fair Housing Act in decreasing segregation, and laying out an expansive construction of the Fair Housing Act. In addition, HUD's Affirmatively Furthering Fair Housing (AFFH) rule has clearly outlined the obligation of municipalities, Public Housing Authorities, and other recipients of federal funding to do more than *merely prevent* discrimination; they have an obligation to *proactively* address segregation. Many consider that these have laid the groundwork for legal challenges to a landlord's refusal to accept Section 8.

The City of Santa Rosa now has an opportunity to take a leading role as the first city or town in Sonoma County *affirmatively furthering fair housing* by putting this ordinance into place.

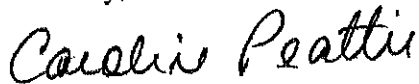
The city has obligations under federal law to affirmatively further fair housing, and I applaud the council for advancing this ordinance. To that end, I would like to address a couple of areas of concern in the ordinance as proposed.

- 1) Maintaining strong penalties as a deterrent: In other ordinances, such as the Marin County ordinance, the following wording is included: "Any person who violates any of the provisions of this chapter or who aids in the violation of any provisions of this chapter is liable for *and the court must award to the individual whose rights are violated, three times the amount of special and general damages, or in the case of unlawful discrimination in the rental of a unit three times the amount of one month's rent that the landlord charges for the unit in question.*" The individual who has experienced housing discrimination should be awarded special and general damages, and mere liability may not be a significant deterrent for housing providers. The criminal penalty included in other ordinances has also been removed. Language included in other ordinances, particularly that "the court must award" said damages, is necessary in order for the ordinance to be strong, clear, and meaningful as a remedy. We urge the inclusion of such language so that the District Attorney or other entities can better enforce this ordinance, and so that there will be more incentive for housing providers to comply, knowing that there is the potential for greater penalty for failing to do so.
- 2) There is currently nothing spelled out in the ordinance about what properties are covered. We strongly urge the city to have broad coverage that includes all rental properties, with the exception of owner-occupied single-family homes where the owner is renting a room in the house to one individual (which is the only exemption from state fair housing law coverage). Broad applicability will have the greatest effect on Santa Rosa residents and is consistent with the majority of similar ordinances enacted in recent years (including the County of Marin and the cities of Fairfax, Novato, and San Rafael).

On behalf of our board, staff, and clients, I want to express my thanks to councilmembers for considering adopting this ordinance. We urge you to consider the issues raised above so that you may have the best possible ordinance after which other jurisdictions in the county may model similar ordinances.

Please don't hesitate to contact me with any questions you have.

Sincerely,



Caroline Peattie
Executive Director

cc: Carmelita Howard

Guzy, Julie

From: Chris Carter <dvmfavd@gmail.com>
Sent: Monday, August 12, 2019 6:28 PM
To: CMOOffice
Subject: Fwd: Source of income ordinance

As a local resident, veterinary professional and owner of 2 rental properties, I am very troubled by the Ordinance Prohibiting Housing Discrimination Based on Source of Income. I am asking that you reject this proposal and work with organizations who provide help in overcoming the income issues that make finding rental properties in Sonoma county challenging. I am for fair rent prices as well as reasonable risks associated with offering properties for rent.

There should be the option to opt in for Section 8 housing or out of it based on an investor's desire and ability to participate. I became a landlord by purchasing a property with 2 house on it when I moved here 3 years ago. I could not afford to purchase a home without the assistance of collecting rent on the other unit. I now collect rent on both units that covers the mortgage payment but is not an excessive return.

I am concerned I would be at a higher risk of losing months of income waiting for approvals and inspections, and are subject to special improvements, reporting to housing authorities, and more. I would not be able to accommodate lost rent, managing government contracts, or added risks of litigation.

I provide clean and updated housing at a reasonable rate and do not want to be forced into a situation where I have less options of who I rent my properties to.

Currently, I feel I have to use a property managing service to avoid potential problems as the renters seem to have more rights than tenants.

Thousands of property owners would be affected by this and I urge you to reconsider supporting this proposal.

thank you for your consideration--

Chris

Chris M. Carter, DVM,
Fellow, Academy of Veterinary Dentistry
Diplomate, American Veterinary Dental College
Dental Specialist, VCA Animal Care Center of Sonoma County
Rohnert Park, California

Companion Animal Dental Solutions, LLC
www.companionanimaldentalsolutions.com
256-508-1887
like us on Facebook!!

Guzy, Julie

From: Sue Carrell <sue@suecarrell.com>
Sent: Monday, August 12, 2019 5:11 PM
To: Schwedhelm, Tom; Rogers, Chris
Subject: Housing Professionals Do NOT want regulations on Rental Properties

Subject: Source of Income Ordinance

As a local resident and housing professional, I am very concerned about the Ordinance Prohibiting Housing Discrimination Based on Source of Income. Please reject this proposal and work with stakeholder to enhance incentive programs to facilitate improved utilization of voucher programs.

The landlord community has tremendous regard for housing voucher programs and those they serve. I am concerned because this proposal effectively shifts participation in them from voluntary to mandatory, and creates murky requirements that increase the risks in providing rental housing. Owners often lose months of income waiting for approvals and inspections, and are subject to special improvements, reporting to housing authorities, and more.

Many owners are not able to accommodate lost rent, managing government contracts, or added risks of litigation. Owning and renting property is complicated and unpredictable, and increasing the cost of providing rental housing could result in even fewer properties being available in the long run. Investors in apartment complexes, or smaller multi-family units will look elsewhere when choosing cities for investments. This has been proven many times over. Cities have had to go through very difficult and costly processes to unwind these kinds of regulations once they are put in place.

Please consider incentive programs_Catholic Charities and the County of Marin have outstanding partnership programs designed to address the common challenges that landlords face when contracting with government programs. Thousands of property owners would be affected by this and I urge you to reconsider supporting this proposal. thank you for your consideration

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Sue Carrell & Associates
Broker/Property Manager
6570 Oakmont Drive, Ste 100
Santa Rosa, CA 95409
707-291-3655 (cell)

www.suecarrell.com

BRE # 01386664

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Guzy, Julie

From: Lorena Fisher <lorenaf@suecarrell.com>
Sent: Tuesday, August 13, 2019 9:25 AM
To: CMOoffice
Subject: Fwd: Please forward this email to the City council members first thing tomorrow morning, or NOW if you can

----- Forwarded message -----

From: Sue Carrell <sue@suecarrell.com>
Date: Mon, Aug 12, 2019 at 5:16 PM
Subject: Please forward this email to the City council members first thing tomorrow morning, or NOW if you can
To: Christine Schild <Christine@suecarrell.com>

Subject: Source of Income Ordinance

As a local resident and housing professional, I am very concerned about the Ordinance Prohibiting Housing Discrimination Based on Source of Income. Please reject this proposal and work with stakeholder to enhance incentive programs to facilitate improved utilization of voucher programs.

The landlord community has tremendous regard for housing voucher programs and those they serve. I am concerned because this proposal effectively shifts participation in them from voluntary to mandatory, and creates murky requirements that increase the risks in providing rental housing. Owners often lose months of income waiting for approvals and inspections, and are subject to special improvements, reporting to housing authorities, and more.

Many owners are not able to accommodate lost rent, managing government contracts, or added risks of litigation. Owning and renting property is complicated and unpredictable, and increasing the cost of providing rental housing could result in even fewer properties being available in the long run. Investors in apartment complexes, or smaller multi-family units will look elsewhere when choosing cities for investments. This has been proven many times over. Cities have had to go through very difficult and costly processes to unwind these kinds of regulations once they are put in place.

Please consider incentive programs_Catholic Charities and the County of Marin have outstanding partnership programs designed to address the common challenges that landlords face when contracting with government programs. Thousands of property owners would be affected by this and I urge you to reconsider supporting this proposal. thank you for your consideration

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Broker/Property Manager
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Santa Rosa, CA 95409
707-291-3655 (cell)

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Lorena Fisher, Admin
Sue Carrell & Associates
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Housing Choice Vouchers, better known as Section 8 vouchers, are supposed to be a ticket out of poverty for the more than 2 million families that use them each year. The vouchers allow low-income renters, such as Williams, to find decent housing in what housing officials call safe, “high-opportunity” neighborhoods they normally wouldn’t be able to afford.

At least, that’s the intent. Instead, tenants like Williams often find themselves trapped by limited options.

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Williams’ experience, familiar to many Section 8 recipients, shows how tough it will be to overcome landlords’ resistance.

Landlords routinely [discriminate against renters with housing vouchers](#), according to an Urban Institute report published this August — especially landlords in higher-rent areas with high-quality schools, transportation and jobs.

Though some landlords are attracted by the prospect of rent payments backed up by the federal government, a Johns Hopkins University study released in May found that many are [put off by the bureaucracy of the Section 8 program](#). (HUD commissioned both studies.)

“It’s really hard to find a unit to rent with a housing voucher,” said Martha Galvez, a senior research associate at the Urban Institute and a co-author of its study. “If a family [using housing vouchers] wants to get into a particular neighborhood because it has a good school, they might have to work really hard to do it — and it might not work out for them.”

The stakes are high: Research points to a close connection between the neighborhood children grow up in and their life prospects.

A Harvard University study found that poor children who move to high-opportunity neighborhoods before age 13 are more likely to [attend college, earn higher incomes and reside in better neighborhoods as adults](#). They also are less likely to become single parents.

‘Full-Time Job’

Income limits to participate in the program vary widely from county to county, and different housing authorities can set their own income limits as well. But families have to be very poor to qualify — and in most cases, extremely poor.

For example, in Dallas County, Texas, the [average household income for a voucher holder](#) in 2017 was \$14,116.

Families who receive Section 8 vouchers are obligated to pay 30 percent of their income on rent. The federal government covers the difference up to a certain amount, which is based on the Fair Market Rent (FMR) for the area. Voucher holders can choose to live in units with higher rents, but they are responsible for paying any amount above HUD's payment standard.

Often, the vouchers aren't enough to move a family out of high-poverty, racially segregated neighborhoods. Dallas, thanks to a 1990 court desegregation order, is required to provide some low-income families with bigger vouchers, so that they can relocate to high-opportunity communities.

Those housing vouchers enabled Williams to raise her seven kids in suburban neighborhoods in good school districts around the Dallas metro area. She could have a house with a yard, and dogs, and her kids could ride their bikes and have sleepovers.

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Still, she said, the program has its limits.

Whenever Williams had to move, such as the time her landlord died and his family was in a rush to sell the property, she found herself back on the housing market, scrambling to find a decent place for her family to live. She's had to move eight to 10 times.

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Personal Prejudices

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And then, things got even tougher: Most of the landlords whom researchers called said they didn't take vouchers. Some of those who agreed to show their unit to a voucher holder stood the renter up.

Landlords in Fort Worth, Los Angeles and Philadelphia turned down voucher holders at much higher rates: 78, 76 and 67 percent, respectively. In Washington, D.C., and Newark, New Jersey, which have local laws protecting voucher holders from housing discrimination, denial rates were much lower at 15 and 31 percent, respectively.

The lower rejection rates suggest that housing laws can help make it easier for voucher holders to find a place to live, Galvez said.

Twelve states and numerous cities have laws that [make it illegal for landlords to deny housing](#) because a tenant has a housing voucher or is on public assistance, according to the Poverty and Race Research Action Council, a civil rights and policy organization based in Washington, D.C.

In March, Washington became the latest state to pass a "[source of income](#)" law. It goes into effect in late September.

But such laws aren't what's needed to win over more landlords, said Greg Brown, senior vice president of government affairs for the National Apartment Association, an industry group based out of Alexandria, Virginia.

"Rather than a sweeping mandate that you have to accept Section 8 vouchers, why not look at where the program has struggled and make it extremely easy to use?" Brown asked. "There's no question the program is incredibly important and incredibly valuable in insuring that families have access to affordable housing. But it's also incredibly challenging [for landlords]."

Streamlining paperwork and inspections, Brown said, and creating a landlord mitigation fund to cover damages would go a long way to woo more landlords.

Negative stereotypes about Section 8 voucher holders also are a barrier.

For the Johns Hopkins study, researchers surveyed landlords in Baltimore, Cleveland and Dallas. They found that two-thirds of landlords who had rented to Section 8 tenants had what they described as a negative experience, and had vowed never to rent to voucher holders again.

But the researchers found it hard to disentangle actual incidents from personal prejudices.

"They don't run their lives like us. They weren't brought up like us," one landlord told them. "I was raised in a decent background; most of them aren't."

Some landlords said they didn't like jumping through bureaucratic hoops, from paperwork to [routine housing inspections](#), to check for health and safety issues, such as lead paint and faulty electricity.

Others mistakenly believed that public housing authorities were bound to take their side in disputes over damages — and were disappointed when they didn't — said Philip Garboden, a professor of affordable housing at the University of Hawaii at Manoa, and one of the study's co-authors.

“A landlord is running a business,” said Alexandra Alvarado, marketing director for the American Apartment Owners Association, a membership organization of professional property managers based out of Calabasas, California. “You’re trying to reduce your risk. If a group is viewed as risky, they’re not going to want to take that risk.”

Still, Alvarado said, there’s no evidence that voucher holders damage property more frequently than other renters. Assuming a prospective tenant has a clean rental history and solid credit, she said, her organization encourages landlords to “not discriminate on the source” of the rent.

Hope in ZIP Codes

The goal of the Section 8 program is to give low-income families the opportunity to escape high-poverty neighborhoods. Nevertheless, most voucher recipients fail to do so, in large part because the HUD vouchers aren’t enough to cover the rents in higher-income neighborhoods.

Historically, HUD determined the value of the vouchers based on the Fair Market Rent across an entire metropolitan area. But several years ago, the agency began experimenting with tying voucher amounts to the rents in each ZIP code.

In 2016, the Obama administration issued new regulations requiring 24 metro areas to use the new formula. (The Dallas metro area also must participate because of a legal settlement.) The Trump administration tried to suspend the rule last year, but a federal judge reinstated it.

Housing advocates hope the change will give voucher holders more options.

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“This means safer neighborhoods with low poverty and better schools,” said Katherine O’Regan, one of the report’s co-authors. “That’s what you’re looking for. It changes the economic mobility and the adult outcomes for low-income kids.”

Sonoma Intersections Coalition
1450 Medical Center Dr,
Rohnert Park, CA 94928

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Support non-discrimination
in rental housing

All Council Members
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Santa Rosa, CA
95404

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Sonoma Intersections Coalition is funded by the St. Joseph's Healthcare Foundation, with significant support from the Prevention Institute. Sonoma Intersections Coalition is comprised of local non-profits from the health and housing sectors working together to create safe, truly affordable, sustainable, and dignity-affirming housing, enabling all Sonoma County residents to be healthy and thrive.

For more information, visit: www.SonomaIntersections.org
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Home is the cornerstone of health.

Health outcomes are largely reliant upon our social and physical environments. At the foundation of a healthy life, lies access to stable, quality, affordable housing.

We respond to the regional and national housing crisis with a health equity perspective as we advocate and educate on behalf of our community.

Hundreds of people in Sonoma County have
NO HOMES and there are not enough shelters.
HOUSING FIRST! Judith Tom

Sonoma Intersections Coalition
1450 Medical Center Dr,
Rohnert Park, CA 94928

SONOMA COUNTY
CA 94903
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FOREVER

No Housing Voucher
Discrimination!

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Santa Rosa City Council
100 Santa Rosa Ave,
Santa Rosa, CA
95404

City of Santa Rosa

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Planning & Economic
Development Department

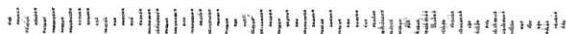
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5/12/19

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Pass the Ordinance. Enforce
our Constitutional Rights Amendment 46

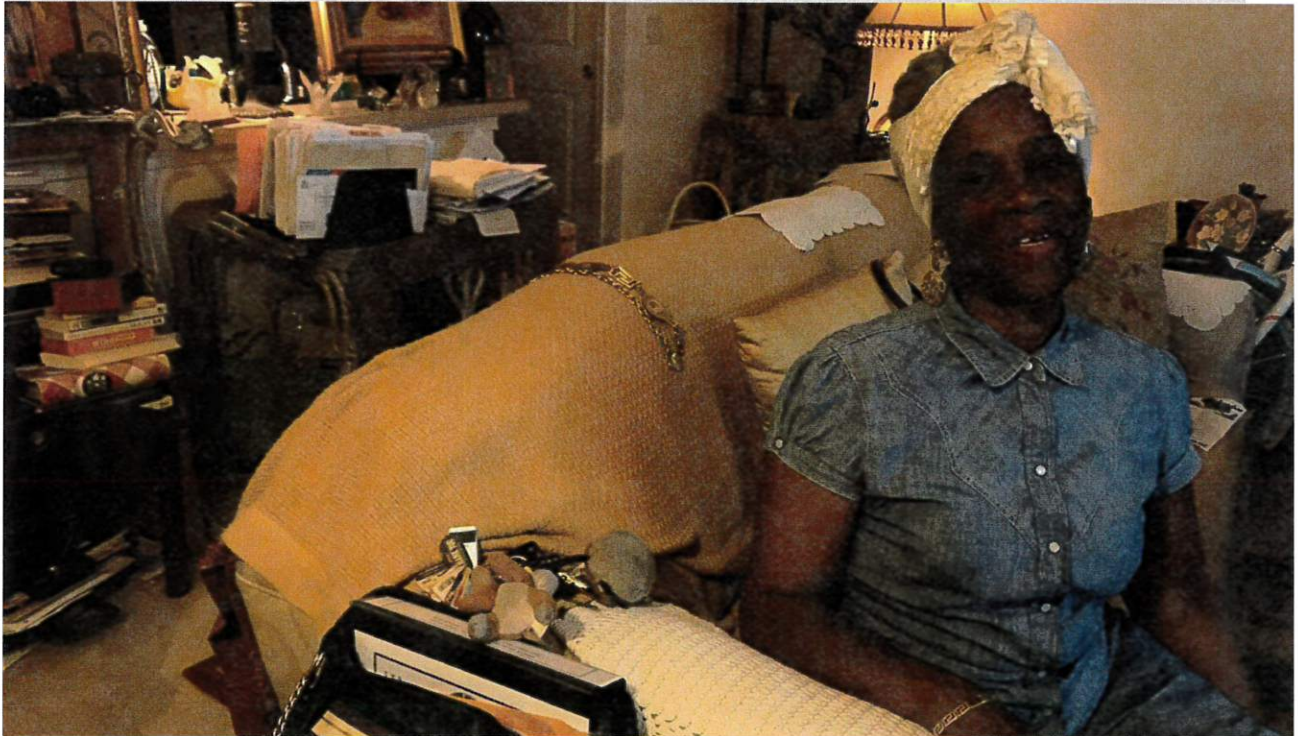
Getting a Section 8 Voucher Is Hard. Finding a Landlord Willing to Accept It Is Harder.

STATELINE ARTICLE August 31, 2018

By: [Teresa Wiltz](#) Topics: [Social Issues](#) & [Safety Net](#) Read time: 6 min

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B.R. Williams says looking for a place to live with a housing voucher is a “full-time job.” U.S. Department of Housing and Urban Development Secretary Ben Carson is launching a campaign to encourage more landlords to accept Section 8 housing vouchers. The Pew Charitable Trusts

MCKINNEY, Texas — As a prospective tenant, B.R. Williams learned early on she needed a script to woo potential landlords: Mention her stellar rental history. Emphasize that Section 8 housing vouchers are “pro-landlord,” with most of the rent direct deposited each month. Always utter the magic words, “This is a no-fail system.”

Sometimes the pitch worked. But even then, Williams often would show up to look at an apartment, only to be told that it was no longer available.

“I guess they couldn’t tell I was black over the phone,” the 62-year-old said. In her nearly 30 years in the housing voucher program, she’s only had one white landlord.

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