



A Tradition of Stewardship
A Commitment to Service

Agenda Date: 4/23/2019

Agenda Placement: 11C

NAPA COUNTY BOARD OF SUPERVISORS Board Agenda Letter

TO: Board of Supervisors
FROM: Minh Tran - County Executive Officer
County Executive Office
REPORT BY: Molly Rattigan, Deputy County Executive Officer - 253-4112
SUBJECT: SB 329 (Mitchell)-Discrimination: Housing: Source of Income

RECOMMENDATION

County Executive Officer, on behalf of the Legislative Subcommittee, requests approval of and authorization for the Chair to communicate to the State Legislature and other pertinent parties support for SB 329 (Mitchell), a bill that would change the definition of "source of income" to include verifiable income paid directly to a tenant, or paid to a housing owner or landlord on behalf of a tenant, including federal state, or local public assistance and housing subsidies. (Unanimous vote required)

EXECUTIVE SUMMARY

SB 329 would add housing assistance to the sources of income protected by Fair Employment and Housing Act and clarify that housing vouchers are included within California's prohibition on discrimination based on source of income.

The Legislative Subcommittee reviewed and recommended a position of support at its April 15, 2019 meeting.

PROCEDURAL REQUIREMENTS

1. Staff reports
2. Public comments
3. Motion, second and vote on item

FISCAL IMPACT

Is there a Fiscal Impact? No

ENVIRONMENTAL IMPACT

ENVIRONMENTAL DETERMINATION: The proposed action is not a project as defined by 14 California Code of Regulations 15378 (State CEQA Guidelines) and therefore CEQA is not applicable.

BACKGROUND AND DISCUSSION

Under current law, the Fair Employment and Housing Act (FEHA) prohibits discrimination against renters based on their source of income. Regrettably, vouchers and other subsidies are not listed as a protected source of income under FEHA, allowing landlords to refuse to rent to assisted families even if they otherwise qualify for the housing they are applying for based on factors such as their credit and rental history.

After years of waiting for a voucher, families who cannot find a landlord willing to accept one are forced to return their voucher to the local housing authority. This prevents low-income families from accessing housing in high opportunity neighborhoods that can provide a path out of poverty. Blanket refusal of housing assistance also frustrates efforts to prevent homelessness.

SB 329 would add housing assistance to the sources of income protected by FEHA and clarify that housing vouchers are included within California's prohibition on discrimination based on source of income. The author states that this renter protection will help California address its growing homelessness crisis, provide opportunity to families in poverty, and ensure the state can take full advantage of available federal funding.

SUPPORTING DOCUMENTS

- A . SB 329
- B . SB 329 Fact Sheet

CEO Recommendation: Approve

Reviewed By: Helene Franchi