Fair Housing 101

- **Fair Housing Act**: Nondiscrimination on the basis of race, color, religion, sex, disability, familial status, or national origin
Fair Housing 101, continued

• Prevents discrimination by private or public actors

• Discriminatory effects and segregation

• HUD and grant recipients must “affirmatively further fair housing”
Purpose of the AFFH Rule

- Fair housing planning rule
- Clarify existing fair housing obligations
- Set locally-determined fair housing priorities and goals
- Connect fair housing planning to subsequent community planning and development via the Consolidated Plan, Annual Action Plans, and PHA Plans (as applicable)
- Set up a framework for taking meaningful actions to affirmatively further fair housing
Analysis of Impediments Process & Outcomes

Fair housing issues and contributing factors:
• HUD data analysis
• Local data and knowledge and policy analysis
• Public input and comments

Outcomes:
• Informational resource
• Help with planning documents
• Goal-setting and metrics: “SMART” goals (specific, measurable, achievable,
  realistic, time-bound)
What Issues Does The Analysis of Impediments Look at?

- Demographics
- Segregation/integration
- Racially/ethnically concentrated areas of poverty
- Publicly-supported housing
- Access to opportunity (education, transportation, jobs, environmental health)
- Disproportionate housing needs: cost & quality
- Access for people with disabilities
- Fair housing enforcement
Demographic Summary

- Demographic Patterns in jurisdiction and the region
  - Race/Ethnicity
  - National Origin
  - Limited English Proficient (LEP) groups
  - Disability
  - Families with Children
Fair Housing Issue: Segregation and Integration

• Levels of segregation in jurisdiction and the region
  o Identifying areas with high segregation and integration
  o Analyzing levels and patterns of segregation over time
Fair Housing Issue:
Racially/Ethnically Concentrated Areas of Poverty

• Non-White population of 50% or more, and
• 40% or more of individuals are at or below the poverty line
Fair Housing Issue: Racially/Ethnically Concentrated Areas of Poverty

- Non-White population of 50% or more, and
- 40% or more of individuals are at or below the poverty line (OR area has a poverty rate 3 times as much as the average poverty rate for a census tract in the metropolitan area)
Fair Housing Issue:
Disparities in Access to Opportunity

- Education
- Healthy Environment
- Low Poverty
- Transportation
- Employment
Fair Housing Issue: Disproportionate Housing Needs

• Which groups experience higher rates of housing problems
• Cost burden
• Which areas have the most housing burdens
• Renter/Occupied Housing
Fair Housing Issue: Disability and Access Analysis

- Where people with disabilities live in the community
- Housing Accessibility
- Access to opportunity
Publicly Supported Housing Analysis

- Demographics
- Location of units
- Occupancy
- Disparities in Access to Opportunity for residents
Fair Housing Enforcement

- Capacity and resources of fair housing organizations that provide outreach, education, and enforcement
- Cases involving fair housing violations
Next Step – Identify Contributing Factors:

• “A factor that creates, contributes to, perpetuates, or increases the severity of one or more fair housing issues”
• For example....
  o Community opposition (“NIMBY”)
  o Displacement of residents due to economic pressures
  o Lending discrimination
  o Lack of public/private investments in specific neighborhoods (e.g., services, amenities)
  o Land use and zoning laws
Community Participation

• Meetings with key stakeholders
  o Government Agencies
  o Residents and Community Organizations
  o Legal Advocates
  o Community Development organizations
  o Grassroots organizing groups
  o Developers and landlords
• Community Meetings
• Public Hearings
What we need from you

• Is transportation better in certain neighborhoods than others?
• How does access to jobs differ across neighborhoods?
• Do local schools have enough resources? Are they diverse?
• How and where does discrimination occur?
• Have zoning regulations been a barrier to any redevelopment plans?