



2016 Analysis of Impediments to Fair Housing Choice



Sponsored by the City of Grants Pass
City Council Meeting and Public Hearing

Council Meeting and Public Hearing

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October 19, 2016



2016 City of Grants Pass Analysis of Impediments (AI)



Federal grantees must:

**Certify that they are Affirmatively
Furthering Fair Housing (AFFH)
to receive community planning
and development (CPD) funds
from HUD**

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2016 City of Grants Pass Analysis of Impediments (AI)



Entitlement communities must:

- 1. Conduct an AI**
- 2. Take action on impediments, if impediments were found**
- 3. Maintain records of actions**

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2016 Analysis of Impediments



➤ **The AI Document**

- ✓ **Demographic, housing, economic study**
- ✓ **Private and public sector**
- ✓ **Assessment of potential barriers to fair housing choice**

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**Definition of Impediments to
Fair Housing Choice:**



**Actions, omissions, or decisions
which restrict housing choice
because of protected class
status**

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Who is protected?



Everyone.

**Protections under federal and state law:
Race, color, religion, national origin, sex,
disability, familial status, legal sources
of income, domestic violence
survivors, marital status, sexual
orientation, and gender identity**

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Fair Housing Choice



- **Not the same as affordable housing!**
- **Fair housing choice relates to the ability to choose where you live**
- **Can be affected by:**
 - **Discrimination – Person to Person**
 - **Discrimination – Against Groups**
 - **Structural Issues – Segregated housing patterns, concentrations of affordable housing, concentrations of rental, etc.**

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Summary of Key Findings



- **No high concentrations of minority residents, residents with disabilities**
- **Few reports of discrimination/issues**
 - ✓ **Some relating to rental**
- **Home loan denials (female)**
- **Areas to watch**
 - ✓ **Rental, loans, affordable units**
 - ✓ **Outreach, education**

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2016 Analysis of Impediments

- **Private Sector Impediments**
 - ✓ **Refusal to make reasonable accommodation or modifications as required by law**
 - ✓ **Discriminatory actions in the rental housing market**
 - ✓ **Challenges in home lending**

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2016 Analysis of Impediments

- **Private Sector Actions**
 - ❖ **Outreach and education**
 - ❖ **Coordinate with Fair Housing Council**
 - ❖ **Promote home mortgage credit education**

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2016 Analysis of Impediments

- **Public Sector Impediments**
 - ✓ **Difficulty siting affordable housing developments**
 - ✓ **Need for ongoing outreach and education on fair housing law**
 - ✓ **Possible inconsistency in land-use definitions between terms relating to “family”**

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2016 Analysis of Impediments

- **Public Sector Actions**
 - ❖ **Continue efforts to maintain the supply and condition of existing units**
 - ❖ **Explore rehab/redevelopment options**
 - ❖ **Outreach/education on affordable housing programs**
 - ❖ **Identify candidate gov’t agencies to take on FH outreach and education**

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- **Public Sector Actions, continued...**
 - ❖ **Seek education and outreach funding through FHIP**
 - ❖ **Update City's fair housing web page**
 - ❖ **Coordinate with FH Council**
 - ❖ **Review land-use provisions**
 - ❖ **Update land-use codes to resolve any inconsistencies**

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2016 Analysis of Impediments

- **Commentary from Public Input**
 - ✓ **Tight rental housing market**
 - ✓ **Lack of affordable housing**
 - ✓ **Discrimination in rental housing**
- **Comments were used to identify issues and areas for further analysis**

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2016 Analysis of Impediments

➤ **In conclusion...**

- ✓ **Overall, things are looking good.**
- ✓ **No high racial/ethnic concentrations**
- ✓ **Few reports of discrimination/complaints**
- ✓ **Areas to watch**
 - ❖ **Rental, home loans, affordable units**

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Conclusion

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