



Assessment of Fair Housing

AGENDA

- 1964 Civil Rights Act – Fair Housing Act
- HUD Funding
- 2011 Analysis of Impediments to Fair Housing Choice
- Assessment of Fair Housing



1968 Civil Rights Act

FAIR HOUSING ACT

- Fair Housing Laws = Civil Rights Laws
- Title VIII of the Civil Rights Act of 1968 prohibits discrimination in the:
 - Sale
 - Rental
 - Financing
- in housing-related transactions, based on:
 - Race
 - Color
 - National Origin
 - Religion
 - Sex
 - Disability
 - Marital Status
 - Familial Status



Affirmatively Furthering Fair Housing

- Fair Housing Laws require that we affirmatively further fair housing, which means taking meaningful steps that:
 - Address significant disparities in housing needs and in access to opportunities, including access to education, employment, transportation, low poverty exposure, and environmentally healthy neighborhoods;
 - Replaces segregated living patterns with truly integrated and balanced living patterns;
 - Transforms racially and ethnically concentrated areas of poverty into areas of opportunity; and
 - Fosters and maintains compliance with civil rights and fair housing laws.



HUD Funding

DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT

- Marin County receives HUD funding for:
 - Community Development Agency
 - HOME Investment Partnership funds
 - Community Development Block Grants (CDBG)
 - Particularly for low and moderate-income communities
 - Health & Human Services – Continuum of Care
 - Marin Housing Authority – Section 8 Housing Choice Voucher



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HOME Funds

AFFORDABLE HOUSING

- Bolinas Community Land Trust
- Center for Domestic Peace
- Habitat for Humanity
- Homeward Bound
- Marin Housing Authority – Rehabilitation Loan Program
- Galilee Harbor
- Buckelew – Novato House
- Gilead House
- Lifehouse
- Marin Center for Independent Living



CDBG Funds

PROVIDING SERVICES FOR CHILDREN, SENIORS, DISABLED AND UNDERSERVED

- Family Law Legal Services
- Brain Injury Network of the Bay Area
- Senior Access
- Novato Youth Center
- Episcopal Senior Communities
- Fair Housing of Marin
- Performing Stars of Marin
- Community Action Marin
- Canal Alliance
- Fairfax-San Anselmo Children's Center
- West Marin Senior Services
- San Geronimo Valley Community Center
- Pickleweed Children's Center



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Analysis of Impediments to Fair Housing Choice

BARRIERS TO FAIR HOUSING CHOICE

- In 2011, HUD conducted a comprehensive review of the County's policies, practices and procedures that may affect and influence fair housing choice for members of the protected classes including:
 - Laws
 - Regulations
 - Administrative practices, policies and procedures
- In October 2011, the Board of Supervisors approved an Implementation Plan that identified 29 specific recommendations to address barriers to fair housing.



OUTCOMES

2011 - 2016

- **BOARD OF SUPERVISOR'S FUNDING**
 - Allocation of \$1 million dollars to support the creation of affordable family housing
 - Allocation of \$450,000 to support landlord incentives aimed at expanding landlord participation in the Marin Housing Authority's Section 8 Voucher Program
- **AFFIRMATIVELY FURTHERING FAIR HOUSING**
 - Expansion of the CDBG Priority Setting Committee to include non-elected, community representatives of protected classes.
 - Hiring a Fair Housing Program Specialist (or Social Equity Program and Policy Coordinator) to focus on furthering fair housing
 - Requirements that CDBG and HOME applicants detail how their projects affirmatively further fair housing



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OUTCOMES

AFFORDABLE HOUSING

- ACQUISITION AND PRESERVATION OF AFFORDABLE HOUSING
 - In 2015 and 2016, the Board of Supervisors used County Housing Trust funds for the acquisition of two family complexes in Forest Knolls and Fairfax.
 - CDBG and HOME funding was used for affordable housing for individuals with disabilities: Marin Center for Independent Living; Buckelew – Novato House; Lifehouse: Sunrise I, Sunrise II, and Fairfax/Comita House. For HOME funding: DelGando Apartments (Lifehouse and Marin Housing for Handicapped).



OUTCOMES

EQUITY INITIATIVES

- COUNTY EQUITY INITIATIVES

- County's Social Equity Team: CDA, Health & Human Services, The Marin County Free Library, the Probation Department and Parks Department have all undertaken Equity Initiatives to ensure that all citizens of Marin County have full and equal access to information and opportunities, and to address inequalities and barriers that prevent individuals and communities from reaching their full potential
- The establishment of affinity groups for County employees for African American, Asian-American, Latino and LGBT individuals.
- Participating jurisdiction in the Northern California cohort of the Government Alliance for Race Equity - a national network of government representatives working to achieve racial equity and advance opportunities for all.



Assessment of Fair Housing

ANALYSIS OF FAIR HOUSING ISSUES

- 2015, Housing and Urban Development (HUD) replaced the Analysis of Impediments (AI) with the Assessment of Fair Housing (AFH)
 - Evaluate present environment to assess fair housing issues
 - Identify significant contributing factors that account of the issues
 - Establish fair housing priorities and goals
 - Document activities
- AFH Goals – Affirmatively Furthering Fair Housing
 - Significant actions to overcome historic patterns of segregation
 - Achieve truly balanced and integrated living patterns
 - Promote fair housing choice
 - Foster inclusive communities that are free from discrimination



Assessment Process

PROPOSED WORK PLAN

- Advisory Group
- Community Engagement
- Topics for Discussion
- AFH Goals



Advisory Group

STRATEGIC OVERSIGHT

- 12-14 members from the protected classes
 - Nonprofit and community organizations
 - Elected officials
 - Fair Housing of Marin
 - Marin Housing Authority
 - Priority Setting Committee
- Goals:
 - Analyze HUD and local data
 - Identify barriers and contributing factors for each HUD topic
 - Hear/understand input from community groups and organizations
 - Make recommendations to the BOS for implementation plan



Community Engagement

INCLUSIVE DISCUSSIONS WITH COMMUNITY

- Emerging Leaders
 - Local high schools, community colleges and universities
 - Community youth leadership groups
- Local non profits representing members of the protected classes
- Faith-based groups and organizations
- Business community
- County employee, affinity and social equity groups



AFH Topics

KEY FAIR HOUSING ISSUES

- Patterns of Segregation/Integration
- Analysis of Publically Supported Housing
- Disability and Access Analysis
- Areas of Disproportionate Housing Needs
- Disparities in access to opportunities in:
 - Schools
 - Employment
 - Public Transportation
 - Environmental Healthy Neighborhoods
 - Access to grocery stores
 - Health care
 - Parks and open space



Outcomes

2016 - 2017

- Identify barriers and contributing factors to fair housing choice and disparities in access to opportunities;
- Develop strategies and recommendations for the Board's approval on ways to address and overcome barriers;
- Engage community voices who have previously not participated in County-wide initiatives;
- Engage County employees, affinity groups and social equity teams in fair housing discussions;
- Develop a communications strategy that is transparent and inclusive;
- Involve youth groups and young adults in fair housing related discussions;
- Align CDBG and HOME funding with AFH goals.

