

# Local Government's Role in Promoting Fair Housing

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THE FLORIDA HOUSING COALITION



# Topics

1. Local government's role in promoting fair housing
2. Update on HUD's AFFH requirements
3. Place-based and mobility-based strategies

# Local Government's Role in Promoting Fair Housing

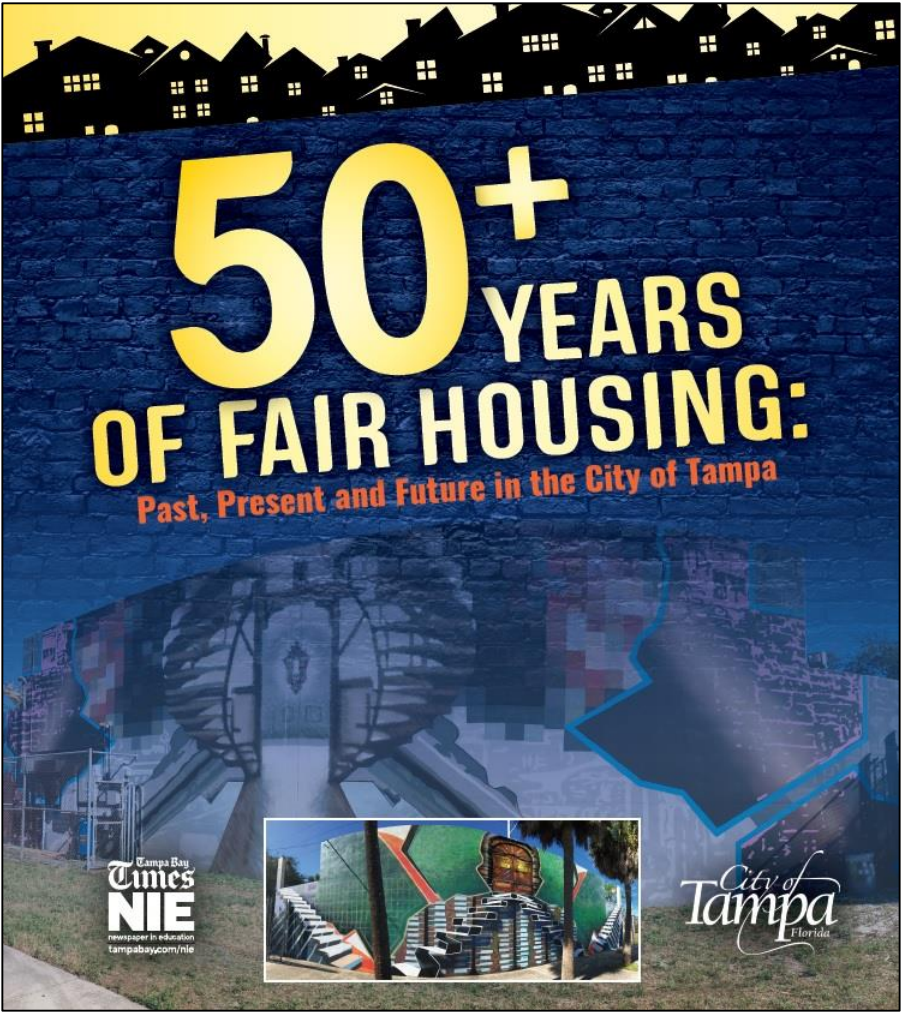
# Local Government's Role in Promoting Fair Housing

1. Processing & addressing complaints
2. Education & awareness
3. Nuisance ordinances
4. Zoning and land use regulations
5. NIMBYISM
6. Fair housing planning
7. Promoting access to housing opportunities in neighborhoods of choice

# Addressing Complaints



# Education & Awareness



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# Nuisance Ordinances

Trigger  
warning



# Nuisance Ordinances

## Ordinances that violate the FHA:

- a) Ordinances that are discriminatory on their face.
- b) Selective enforcement of an ordinance in a discriminatory manner against a protected class.
- c) Enacting or enforcing a 'neutral' ordinance which has a discriminatory effect, even when consistently applied and regardless of intent.



# Zoning and Land Use



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# NIMBYism

“When enacting or applying zoning or land use laws, state and local governments may not act because of the fears, prejudices, stereotypes, or unsubstantiated assumptions that community members may have about current or prospective residents because of the residents’ protected characteristics.”

- Joint Statement of the HUD and DOJ, November 10, 2016.

<https://www.justice.gov/opa/file/912366/download>



# Fair Housing Planning



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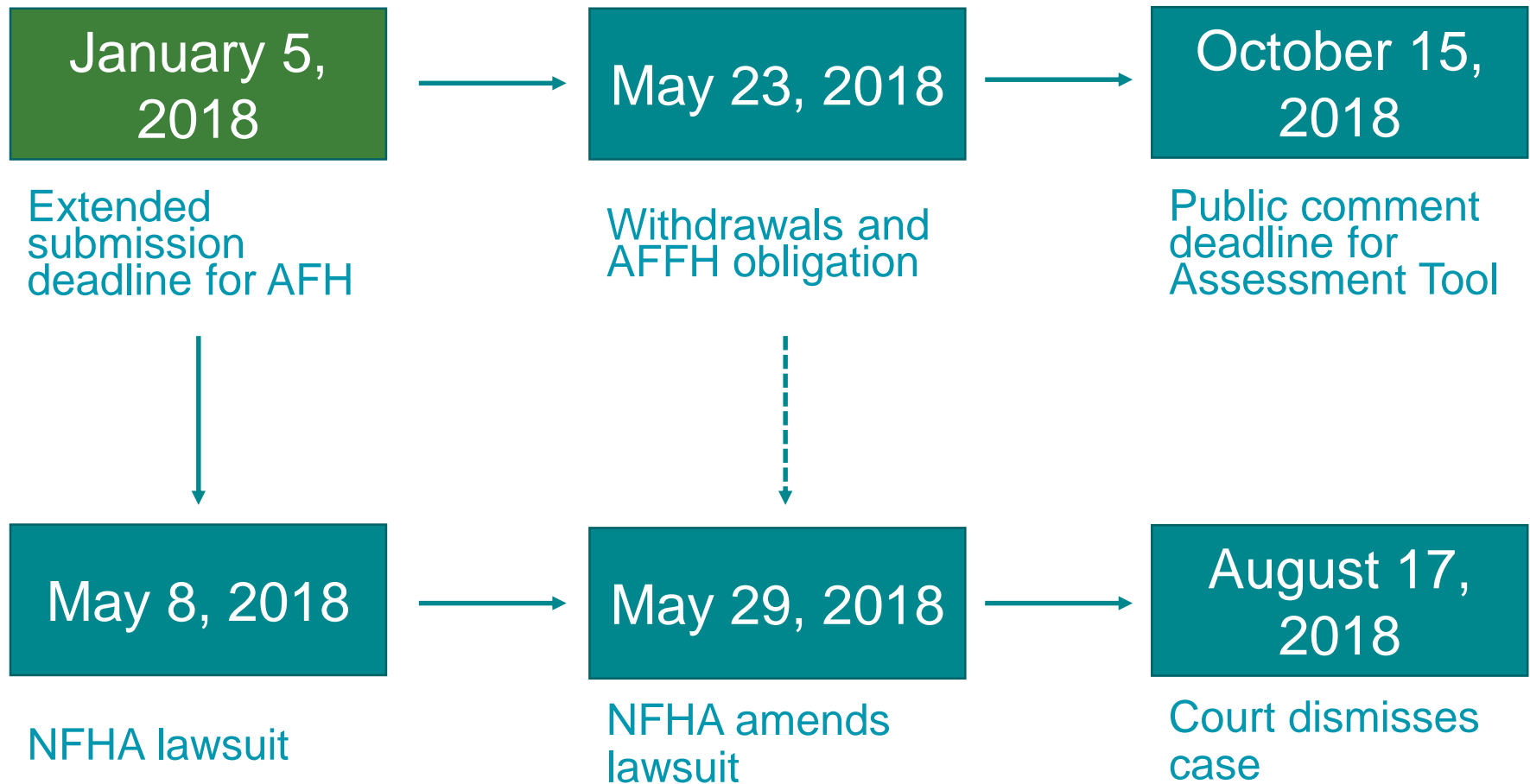
# Update on HUD's AFFH requirements

# The Latest from HUD

The latest:

Entitlement jurisdictions must affirmatively further fair housing and complete an AI consistent with their consolidated planning cycle.

# The Latest from HUD





# Place-Based and Mobility-Based Strategies

# Place-Based Strategies

1. Identify local stakeholders
  1. Institutions
  2. Employers
  3. Politicians
  4. Foundations
2. Identify community leaders
3. Define goals and target areas

# Place-Based Strategies

4. Promote collaboration across government agencies
5. Direct resources:
  - Capacity building resources
  - Infrastructure investments
  - Job training
  - Housing investment

# Mobility-Based Strategies

Work with your public housing authorities (PHA) to strengthen their HCV program.

1. Celebrate participating landlords
2. Support HQS inspections
3. Support regional partnerships
4. Maintain listings

# Mobility-Based Strategies

## Work within local government

5. Prepare media campaigns
6. Establish landlord risk mitigation fund
7. Strengthen public transit
8. CDBG for mobility (public service)

# Catalyst Training Schedule



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