



Analysis of Impediments to Fair Housing Choice (AI)

Public Hearing

December 4, 2019

Community, Housing and Human Services Department (CHHS)

&

Northwest Fair Housing Alliance



Fair Housing Planning

Local Jurisdiction Requirements

- *Conduct an analysis to identify impediments to fair housing choice (AI);*
- *Take appropriate actions to overcome the effects of any impediments identified through the analysis; and*
- *Maintain records reflecting the analysis and actions taken in this regard*

The AI

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- Provides essential & detailed information to policy makers, administrative staff, housing providers, lenders, & fair housing advocates
- Assists in building public support for fair housing efforts both within a State, or Entitlement jurisdictions boundaries

The AI (background)

Update every 3-5 years

- *1994*
- *1997*
- *2003*
- *2008*
- *2014/15*
- *2019/20*

Analysis of Impediments (AI)

Analysis of Fair Housing Choice (fed)

- *Race*
- *Color*
- *Religion*
- *Sex*
- *Disability*
- *Familial Status, or*
- *National Origin*

Analysis of Impediments (AI)

Analysis of Fair Housing Choice (state)

- *Marital Status*
- *Creed*
- *Sexual Orientation*
- *Veteran, or Military Status*

Analysis of Impediments (AI)

Analysis of Fair Housing Choice (local)

– *Source of Income (SMC Title 18)*

Impediments to Fair Housing

Impediments include the following:

- *Any actions, omissions, or decisions taken because of race, color, religion, sex, disability, familial status, or national origin (protected classes) which restrict housing choices, or the availability of housing choices*
- *Any actions, omissions, or decisions which have the effect of restricting housing choices, or the availability of housing choices on the basis of a protected class*

Spokane AI

IMPEDIMENT 1:

Fair housing complaints based on disability discrimination are filed with administrative enforcement agencies at a significantly greater rate than any other protected class.

Impediment 1

Recommended Actions:

- *Provide fair housing education for housing providers about Fair Housing Act requirements for assessing and granting requests for reasonable accommodations and modifications.*
- *Provide advocacy for people with disabilities.*

Spokane AI

IMPEDIMENT 2:

People with disabilities have need for assistance requesting and advocating for reasonable accommodations.

Impediment 2

Recommended Actions:

- *Provide training and technical assistance to advocates who work with people with disabilities about how to request reasonable accommodations and verify disability and need for reasonable accommodations.*

Spokane AI

IMPEDIMENT 3:

People of color and people with disabilities are more likely to be tenants than home owners, and therefore at greater risk of housing instability and homelessness due to market forces (e.g., low vacancy rates, rising rents, and high cost of application and screening fees), and 20 day no cause tenancy termination.

Impediment 3

Recommended Actions:

- *Adopt local ordinance protections that limit the reasons tenancies can be terminated, provide more notice to tenants of terminations, limit the amount of application, screening, and move-in fees that can be charged, and require increased notice prior to raising rent or limit rent increases to a certain percentage over a specific amount of time.*

Spokane AI

IMPEDIMENT 4:

Source of income discrimination and housing provider refusal to accept housing subsidies limits housing choice for people with disabilities who rely on non-employment income such as SSI and SSDI , people with disabilities and people of color who are disproportionately represented in the section 8 voucher program, and veterans with disabilities who receive VASH vouchers.

Impediment 4

Recommended Actions:

- *Provide education for housing consumers and providers about source of income protections in the WA RLTA and SMC Title 18.*
- *Fund testing to support source of income discrimination complaints by rental applicants. Source of income is not a protected class in the Fair Housing Act, therefore HUD Fair Housing Initiative Program grants, which primarily fund the local fair housing organization, cannot be used to investigate or advocate for discrimination based on denial of section 8 vouchers.*

Spokane AI

IMPEDIMENT 5:

Overly broad criminal history screening policies limit access to housing for many rental applicants, and have a disparate impact on people color, who are statistically overrepresented among those who are criminal justice system involved.

Impediment 5

Recommended Actions:

- *Provide education for housing providers about the need for screening policies and procedures to comply with the Fair Housing Act.*
- *Adopt a “ban the box” ordinance that prohibits soliciting or considering older and less serious criminal history in rental applications.*

Spokane AI

IMPEDIMENT 6:

People of color are overly represented in the homelessness population compared to their percentages in the overall Spokane population.

Impediment 6

Recommended Actions:

- *Include people of color, in addition to people with disabilities, as a priority factor to be considered during Continuum of Care Coordinated Entry.*

Spokane AI

IMPEDIMENT 7:

Multi-family housing continues to be built out of compliance with the Fair Housing Act's design and construction accessibility requirements

Impediment 7

Recommended Actions:

- *Provide fair housing design and construction training for developers, contractors, architects, engineers, and city planning and development personnel.*

Spokane AI

IMPEDIMENT 8:

Single-family and low-density zoning limits the building of multi-family rental housing to areas of the city where people of color and those with disabilities, most often renters, are already concentrated, and limits opportunity to move to neighborhoods with the highest percentages of white residents, thereby serving to reinforce historic patterns of segregation.

Impediment 8

Recommended Actions:

- *Explore feasibility of amending land use and zoning ordinances to allow for more variety of housing units, including small and large multi-family housing buildings, in more residential zones.*

Spokane AI

IMPEDIMENT 9:

There are insufficient vacant affordable rental units in multi-family housing communities, which limits housing choice for renters, including people with disabilities and people of color who are more often renters than homeowners.

Impediment 9

Recommended Actions:

- *Increase incentives for affordable housing development, utilizing a variety of means, including community land trusts, tax credits, modification of land use regulations and permitting requirements, and sale of surplus city property at reduced-market value in exchange for guaranteed housing of low-income people.*

Spokane AI

IMPEDIMENT 10:

People with limited English proficiency need fair housing information provided in Spanish, Russian, Marshallese, Vietnamese and Arabic.

Impediment 10

Recommended Actions:

- *Provide translation of existing HUD and locally developed fair housing brochures, public service announcements, and websites.*

Public Comment

Copies of the Draft AI

– Available online

- <https://my.spokanecity.org/chhs/documents/>

– Hard Copies

- Available on request

Public Comment

Open Comment Period

- Until Friday, January 24, 2019 at 5:00 PM
- Public comment
 - In-person – 808 W. Spokane Falls Blvd
 - Phone – (509) 625-6325
 - Email spokanechhs@spokanecity.org

Questions?

Thank You

