

Policy briefings:

CENTRAL TEXAS FAIR HOUSING ASSESSMENT

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TODAY'S AGENDA

- ▶ Briefing on Central Texas AI
- ▶ Findings to date
- ▶ Your input

AI BRIEFING

WHAT IS AN AI?

AI = Analysis of Impediments to Fair Housing Choice

The AI is done to partially fulfill an obligation to “Affirmatively Further Fair Housing Choice” or AFFH.

The AI is required of states, counties, cities receiving housing and community development block grants.

HUD encourages regional collaboration on these studies, recognizing that housing challenges do not end at jurisdictional borders—and that regional partnerships are key to addressing housing needs and sustaining economic growth.

The overall goal of the Regional AI approach is to help communities analyze challenges to fair housing choice and establish goals and priorities to address fair housing barriers. A secondary goal is to help communities move toward an economic opportunity philosophy when making planning and housing policy decisions.

THE AI IS MORE THAN HOUSING

For much of our nation's history, all but a narrow group of residents were denied housing and economic mobility. This was done through denial of homeownership, discrimination in employment, lack of access to quality education, and substandard housing conditions

Housing, in particular, can have long term effects on economic mobility through:

- Determining where a resident attends school;
- Determining access to employment; and
- Providing the opportunity to accumulate wealth.

Economic mobility is generally defined as the ability of an individual or family to improve their economic status—usually measured as income. For some, it means economic stability.

We call this “access to economic opportunity” for the AI

CENTRAL TEXAS REGIONAL AI

Collaboration among:

City of Austin, Pflugerville, Round Rock, Travis County, Williamson County, Housing Authority of the City of Austin, Georgetown Housing Authority, Round Rock Housing Authority, Taylor Housing Authority, Housing Authority of Travis County

For more information:

centraltexasfairhousing.org



Upcoming Events

- April 2018 ● Fair Housing Summit and Regional AI Kick off
- April - July 2018 ● Demographic, Segregation/Integration & Housing Analysis
- June-August 2018 ● Disability and Access Analysis
- June - August 2018 ● Access to Opportunity Analysis
- August-October 2018 ● Identification of Barriers and Development of Fair Housing Goals
- July-August 2018 ● Private and Public Sector Barriers Analysis
- December 2018 - January 2019 ● Draft AI available for Public Comment
- February 2019 ● Finalization of AI and Submittal to HUD

FAIR HOUSING AND LGBTQ RESIDENTS

From HUD:

“The federal Fair Housing Act prohibits housing discrimination based on race, color, national origin, religion, sex, disability, and familial status (i.e., presence of children under the age of 18 in the household or pregnancy).

The Fair Housing Act does not specifically include sexual orientation and gender identity as prohibited bases. However, discrimination against a lesbian, gay, bisexual, or transgender (LGBT) person may be covered by the Fair Housing Act if it is based on non-conformity with gender stereotypes. For example, if a housing provider refuses to rent to an LGBT person because he believes the person acts in a manner that does not conform to his notion of how a person of a particular sex should act, the person may pursue the matter as a violation of the Fair Housing Act’s prohibition of sex.”

HUD’s “Equal Access Rule” requires access to HUD programs without regard to perceived sexual orientation, gender identify, or marital status (<https://www.hud.gov/sites/documents/12LGBTFINALRULE.PDF>)

COMMUNITY ENGAGEMENT PLAN

- ▶ **A resident survey on housing needs and barriers to housing choice. Online and in paper copy in 6 languages (Arabic, Chinese, English, Korean, Spanish, Vietnamese)**
- ▶ **Focus groups with stakeholders**
- ▶ **Focus groups with residents**
- ▶ **Community meetings**
- ▶ **Policymaker briefings**
- ▶ **“Pop up” engagement to reach community members where they are (e.g., festivals, through houses of worship, at community events)**
- ▶ **Public hearings during public comment period (45 day)**



FINDINGS TO DATE

10% of residents in the region feel they have experienced discrimination when looking for housing. Of these, less than 1% attribute that discrimination to being LGBTQ

15% of residents in the region have had to move against their wishes. “Rent increased more than I could pay” was the primary reason

9% of residents in the region have been denied housing when looking for a place to rent or buy. Primary reasons they were denied include:

- Income too low
- Bad credit/poor housing history
- Outbid by other renters or buyers (including cash buyers)
- Landlord would not allow pets
- Eviction history/criminal record

YOUR INPUT

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Housing Access

What do you consider to be the most pressing fair housing and housing issues for LGBTQ residents in Austin? In the region?

Economic Opportunity

What do you consider to be the most pressing economic opportunity issues for LGBTQ residents in Austin? In the region?

Disparate Impact

Are some LGBTQ residents more vulnerable to discriminatory treatment?

Do certain policies and actions have a disparate impact on LGBTQ residents? An example: Definitions of “family” in zoning codes that are gender binary

YOUR INPUT

What **worries you the most** about furthering fair housing and economic opportunity in the city and region?

If you could **wave a magic wand** and change 1-3 policies to improve housing and economic opportunity access, what would you do? Would these be policies related to...

- Affordability challenges? Housing condition?
- Employment opportunities?
- Education?
- Access to public transit?
- Community opposition?
- Current acts of discrimination?
- Lack of leadership to improve economic equity?
- Lack of private interest and investment?
- Lack of regional and/or state cooperation?

PROMOTE THE SURVEY!

<http://centraltexasfairhousing.org/get-involved/>

Please let your networks know about the survey. Surveys will be accepted through the end of August

<http://www.centraltexasfairhousing.org/>

The AI website contains information about the AI, the history of the requirement, and progress on the study