

Local and State Efforts to Advance Fair Housing

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Outline

- Public Advocates
- AFFH & displacement – local campaigns
- AB 686

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- Challenging the systemic causes of poverty and racial discrimination since 1971.
- Strengthening community voices and achieving tangible legal victories
- Advancing SOCIAL EQUITY in areas such as:
 - ▣ Education
 - ▣ Housing
 - ▣ Transit
 - ▣ Climate Change

What is Affirmatively Furthering Fair Housing?

- The federal Fair Housing Act requires HUD and other federal agencies to administer “their programs and activities relating to housing and urban development ... in a manner affirmatively to further” the purposes of the FHA.
- HUD passes on this affirmative duty to all states, local governments, and public housing authorities that receive HUD funding.

HUD's 2015 AFFH Rule

- Assess “fair housing issues” :
 - ▣ Patterns of integration and segregation
 - ▣ Racially or ethnically concentrated areas of poverty
 - ▣ Disparities in access to opportunity
 - ▣ Disproportionate housing needs
- Set goals, strategies, and actions to overcome fair housing issues

Ben Carson

Affirmatively Furthering Fair Housing is a “**social engineering scheme[]**” that is harmful like other “**failed socialist experiments.**”

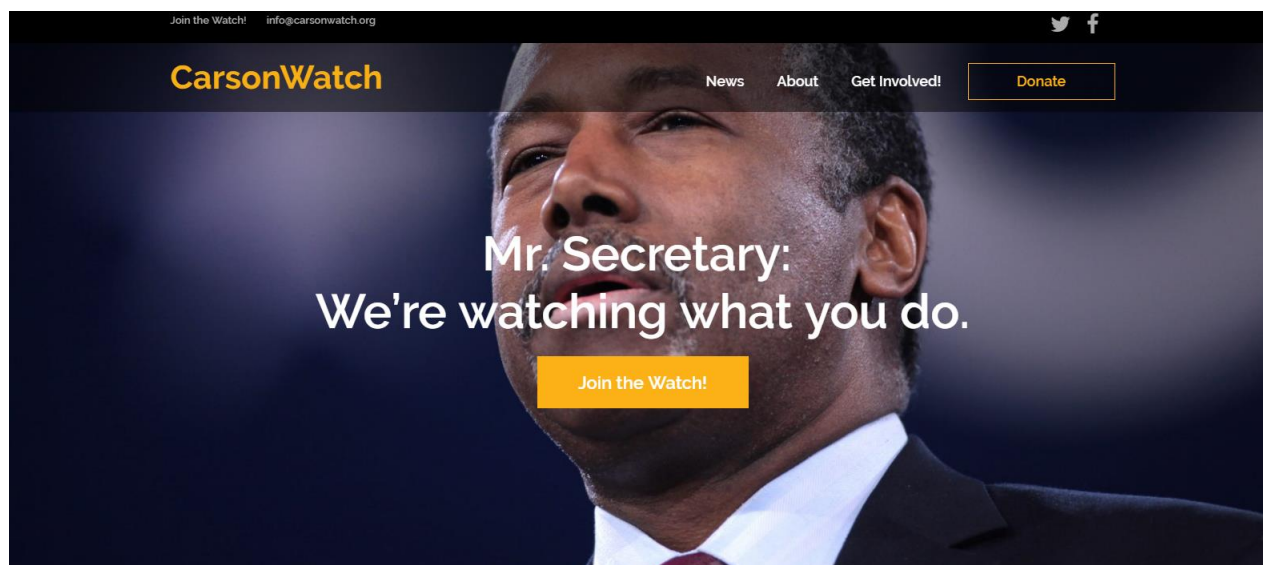
- Ben Carson, July 23, 2015

- Many Californians living in low-income neighborhoods of color do not have access to basic public resources such as public transportation, safe drinking water, good air quality, well-funded schools, and playgrounds.
- In 2018, the Trump administration suspended this new AFFH rule

Public Advocates Responds: CarsonWatch

“ Our goal is to hold Secretary Carson and Trump accountable for their actions. We plan to monitor HUD closely and communicate with housing activists on the ground in different cities to help them organize responses to decisions that impact them. ”

Guillermo Mayer, Public Advocates
The Atlantic CityLab, April 4, 2017



Clifornia Responds: AB 686 (Santiago)



- In October 2018, California passed AB 686 to insulate California from the Trump administration's attempts to undo the Obama era rule.
- Enshrines obligation to Affirmatively Further Fair Housing in CA law.
- Applies directly to activities related to housing and community development undertaken by *all* local, regional, and state governments.

Embracing a Balanced Approach

“ ‘Affirmatively furthering fair housing’ means taking meaningful actions, in addition to combating discrimination, that overcome patterns of segregation, address disparities in housing needs and in access to opportunity, promote fair housing choice, and foster inclusive communities free from barriers that restrict access to opportunity based on characteristics protected by this part; and that transform racially and ethnically concentrated areas of poverty into areas of opportunity, while protecting existing residents from displacement. ”

Streamlined Planning Requirement



General Plan Housing Elements
&
Regional Sustainable Communities Strategies

Must

Analyze Barriers that Restrict Access to Opportunity
&
Commit to Meaningful Actions that AFFH

“Meaningful action”

- **Developing affordable housing**, and removing barriers to development of affordable housing, in areas of high opportunity
- Targeted investment in **neighborhood revitalization or stabilization**, while protecting existing residents from displacement.
- **Preservation** or rehabilitation of existing affordable housing.
- **Stabilizing and protecting** low-income communities in areas where housing costs are rising or displacement is occurring.
- Improving **community assets** such as quality schools, employment, cultural institutions, social services, and transportation in underserved areas.
- Improving **environmental health** in low-income communities.

What's Next:

- Programs and activities related to housing and community development vary by agency as each agency serves a different purpose.
- Advocates must develop a framework for beginning these conversations and to educate them as to why their activities DO relate to housing and community development.
- Department of Housing and Community Development will release regulations and guidance early 2019
- Educating communities and local decision-makers
- Local planning process takes place in 2021
- Begin conversations at the state level

Thank You!



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