

Community Participation & Affirmatively Furthering Fair Housing



Chicago Area Fair Housing Alliance



The Chicago Area Fair Housing Alliance (CAFHA) is a consortium of fair housing and advocacy organizations, government agencies, and municipalities committed to the value of fair housing, diversity, and integration.



Our Work

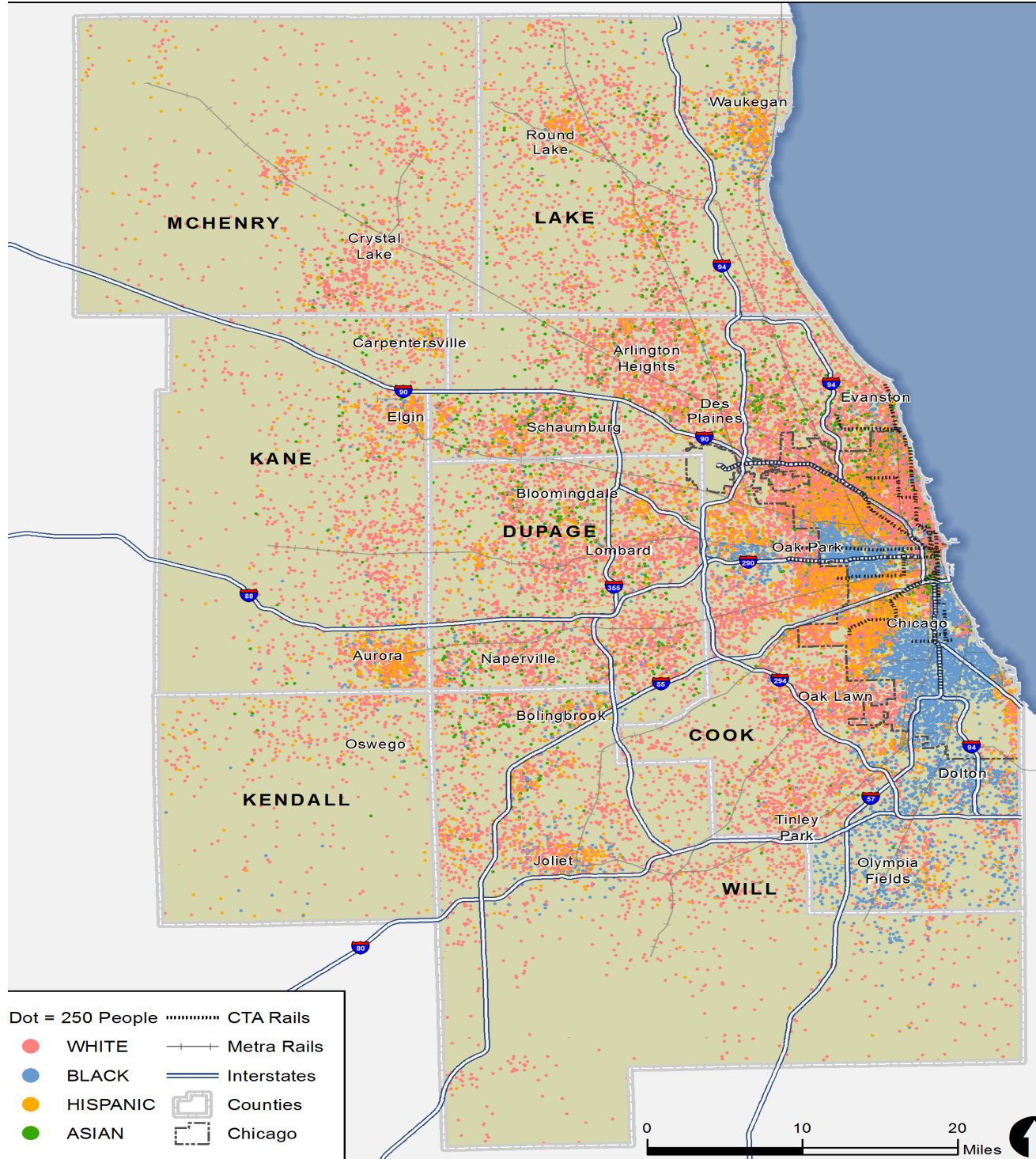
- Fair housing analysis & reporting
- Policy & Advocacy
- Education & outreach
- Individualized technical assistance to member agencies and municipalities and other jurisdictions



Background



Map 4. 7-County Regional Race Composition (2010)



Source: U.S. Census Bureau 2010

Government Sponsored Segregation

- Around 1930, the federal government begins promoting racial segregation through New Deal loan programs
 - Redlining
 - Avoid mixing “inharmonious racial or nationality groups”
 - 1934-1962—98% of FHA insured loans go to white borrowers
 - Building of segregated public housing towers
 - “White flight”
 - “Sundown Towns”

Government-sanctioned wealth stripping in communities of color creates two societies, “separate and unequal”

“What white Americans have never fully understood---but what the Negro can never forget---is that white society is deeply implicated in the ghetto. White institutions created it, white institutions maintain it, and white society condones it.” (Kerner Commission, 1968)

Affirmatively Further Fair Housing Final Rule



- July 2015 HUD releases a final rule on Affirmatively Furthering Fair Housing:

Taking meaningful actions, in addition to combating discrimination, that overcome patterns of segregation and foster inclusive communities free from barriers that restrict access to opportunity based on protected characteristics. Specifically, AFFH means taking meaningful actions that, taken together, address significant disparities in housing needs and in access to opportunity, replacing segregated living patterns with truly integrated and balanced living patterns, transforming racially and ethnically concentrated areas of poverty into areas of opportunity, and fostering and maintaining compliance with civil rights and fair housing laws.

Assess the Following

- Patterns of integration/segregation
- Racial/ethnic concentrated areas of poverty
- Access to neighborhood opportunities (access to jobs, proficient schools, transit)
- Disproportionate housing needs (income burdened, lack of adequate housing, etc.)
- Data about persons with disabilities, families with children
- Discrimination Data

Arlington Hts

Aurora

Belleville

Berwyn

Bloomington

Bolingbrook

Champaign

Chicago

Chicago Heights

Cicero

Cook County

Decatur

Dekalb

Des Plaines

Downers Grove

Du Page County

East St Louis

Elgin

Evanston

Joliet

Kane County

Kankakee

Lake County

Madison County

McHenry County

Moline

Mount Prospect

Naperville

Normal

North Chicago

Oak Lawn

Oak Park

Palatine Village

Pekin

Peoria

Rantoul

Rockford

Rock Island

Schaumburg Village

Skokie

Springfield

St. Clair County

Urbana

Waukegan

Wheaton

Will County

State of Illinois

Key Features of the new AFFH rule

- Applies to all of a grantee's or PHA's housing and community development activities (not just spending, but policies and practices)
- Publicly opens data on fair housing and access to opportunity
- A balanced approach to fair housing
- Expands access to opportunity as well as investment in areas of poverty
- Values local data and knowledge
- Emphasizes community participation

HUD Data & Assessment Tool

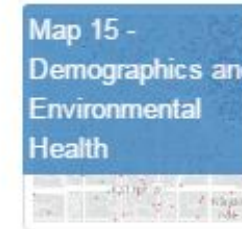
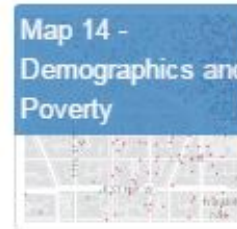
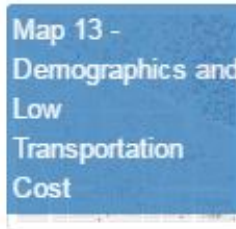
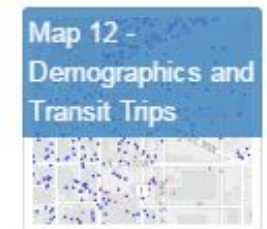
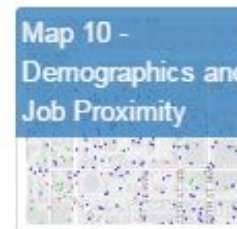
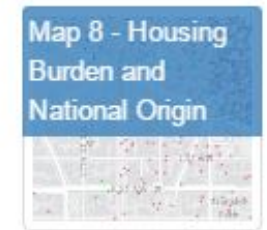
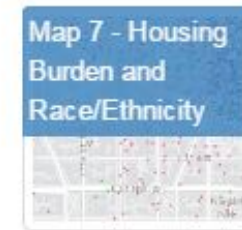
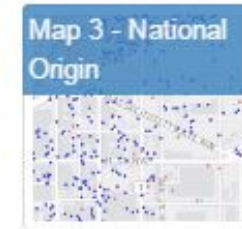


Data examples

- Example, HUD public data tool
- URL:
http://www.huduser.gov/portal/affht_pt.html
- Click “Assessment Tool” tab or text.
- 17 Map Options to Choose from

Affirmatively Furthering Fair Housing Tool

Choose a Map :



NOW MORE
THAN EVER!



Community Participation

- HUD requires municipalities and other jurisdictions to provide opportunities for community participation.
- Understanding the fair housing landscape requires local knowledge.
- Fostering inclusive communities cannot happen without community input and support!



In communities across the county, CDBG funds have been used to:



Develop affordable housing



Create accessible rental housing for people with disabilities



Connect communities to city sewer and water systems



Construct emergency shelters and/or expand homeless services



Rehabilitate homes in low-income areas and provide emergency home repairs



Demolish vacant or deteriorating buildings



Implement mortgage foreclosure prevention programs



Upgrade infrastructure (sidewalks, streets, etc.)



Implement job training programs



Develop parks, community centers, and other resource centers

Public Participation Opportunities Take Many Forms

- **CDBG, HOME, HOPWA & ESG Grants are awarded to state or local jurisdiction**
- **Jurisdiction drafts Consolidated Plan ("Con Plan")**
Open for public comment. Drafted every 5 years. Lays out which community issues will be addressed over the next few years.
- **Jurisdiction drafts Annual Action Plan**
Open for public comment. Drafted every year to carry out actions and activities based on the Consolidate Plan.
- **Jurisdiction drafts Consolidated Annual Performance and Evaluation Report ("CAPER")**
Open for public comment. Provides and evaluates annual information on program accomplishments.

Requirements

- Must encourage participation by those least likely to participate
- Notice and Outreach Requirements
- Provide language services and accommodate people with disabilities
- Timely data provision
- Comment periods



Accessibility



Host the meeting in accessible locations

Have access to auxiliary aids:

- Sign language
 - Assistive listening devices
 - Large print
 - Telephone participation
 - Computer assisted real time transcription
- ESL populations:
 - Identify language needs
 - Implement translation services for meetings, notices and other written documents
 - Use of children to interpret for parents is not acceptable

Jurisdictions should seek input from

Fair
Housing
Groups

Immigrant
Groups

Social
Service
Providers

Affordable
Housing
Developers

Schools and
Parent
Networks

Disability
Advocates

Public
Housing
Residents

CBOs



Process and Timeline

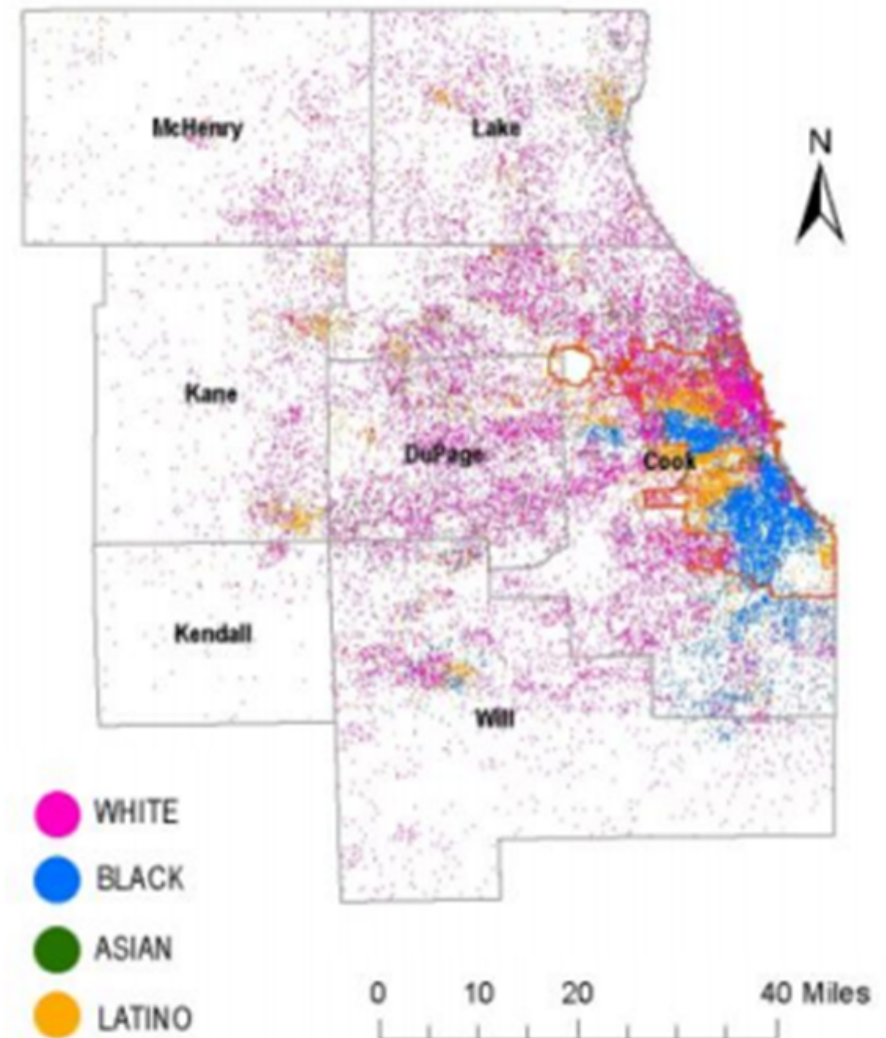
- Make HUD-provided data and any other data available to residents, public agencies, and other interested parties.
- Publish the AFH in a manner which allows both time to examine the plan and time to make comments.
- Provide for at least one public hearing.
- Provide a period of not less than 30 calendar days to receive comments.



AFH must Identify and Address

- Factors that contribute to segregation
- racially or ethnically concentrated areas of poverty
- disparities in access to opportunity
- and disproportionate housing needs

2010 REGIONAL RACIAL CONCENTRATION,



Points to Consider

- What makes your community unique or gives it character?
- Core assets that shouldn't change, vs. areas of improvement
- Development without displacement



Community Wants



Community Needs



Articulating Wants/Needs

- Providing comment at a public hearing is a powerful way to participate in the community planning process and address the community's wants/needs.
 - Step-by-step guidebook
- You don't have to speak to have your voice heard.
 - Written comment is an effective tool as well



HAS, NEEDS, WANTS WORKSHEET

My Community Has	My Community Needs	My Community Wants



Tips for Public Participation

- Preplan comments
- Working collaboratively
- Use of data and research
- Understand local rules
- Dealing with negative backlash





Dealing with Discriminatory Comments

- “Affordable housing will cause a decline in our **property values**.”
- “This project will place a **burden on our schools**.”
- “If we fund this, **criminal activity** will increase in our neighborhoods.”
- “We already have **enough affordable housing**—this would be a better fit for another community.”
- “You’re turning our neighborhood into a ghetto.”
- “This project will change the **character** of our community.”
- “We moved here to avoid **urban problems**.”
- “I’m just concerned about the **safety** of my children.”

Questions?



Chicago Area
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