

COMMUNITY DEVELOPMENT BLOCK PY 2015 FUNDING & FAIR HOUSING INFORMATION

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PY 2015 Funding Overview

Funding Allocation = \$313,640

Literacy Council
of Fort Bend County



Changing Lives

FB
S FORT
BEND
SENIORS
Meals on Wheels & Much, Much More!



Community

Development

Block

Grant



KNOWLEDGE-*first*

Personal Empowerment through Academic Achievement
and Enrichment Appreciation



MISSOURI CITY
TEXAS
the show me city

Public Services

- ❖ Projects Also Funded PY 2014
 - ❖ FB Seniors Meals on Wheels--\$11,000
 - ❖ Child Advocates--\$12,000
 - ❖ Literacy Council— \$7,046
 - ❖ Scholarships—\$10,000
- ❖ Newly Funded Project
 - ❖ Knowledge First Empowerment--\$7,000

Housing & Public Improvements

❖ Projects Also Funded in PY 2014

- ❖ Code Enforcement--\$48,000

- ❖ Housing Rehabilitation--\$140,000

❖ Newly Funded Projects

- ❖ Hunters Glen Park Parking Lot Lights--\$17,000

- ❖ Hunter's Glen Park Parking Lot Expansion --\$50,000

Other Funding

- ❖ Administration—\$51,626
- ❖ Unexpended PY 2014 funds--\$40,032 to be moved to Housing Rehabilitation

FAIR HOUSING & EQUAL OPPORTUNITY



Fair Housing Choice

Fair housing is the equal housing opportunity for all persons living in America regardless of race, color, ethnicity, national origin, sex, religion, disability or familial status. It is the right of households to choose their housing and neighborhood. The federal Fair Housing Act makes it unlawful to for **landlords, sellers, realtors, lenders, insurance companies, homeowners associations, cities, counties and states** to discriminate against defined protected classes.

Protection Not Provided Based on:

Insufficient income to purchase/rent at the asking price

Poor credit or employment histories

History of evictions or foreclosures

Criminal backgrounds

Household members currently using illegal drugs

Possible Discriminatory Actions

Groups	Type of Discrimination
Landlords	Refusing to lease when appropriate units are available
Landlords	Refusing to make reasonable accommodations for disabled; Refusing to allow disabled to make reasonable interior adjustments or have assistance/service animals
Realtors/Sellers	Refusing to sell to any of the protected classes
Realtors	Refusing to show housing in certain neighborhoods or steering people to certain other neighborhoods
Landlords, Realtors, Lenders	Putting overt or covert discriminatory language in advertisements and signage
Lenders	Refusing to lend to any of the protected classes
Insurers	Refusing to sell home, mortgage, or content insurance to protected classes or in certain neighborhoods

Discriminatory Actions Continued

Groups	Type of Discrimination
Homeowners Associations	Having discriminatory deed restrictions such as prohibiting certain household types (foster homes or group homes), certain household sizes, certain exterior color schemes, certain structure types/sizes, multiple vehicles
Local Governments	Allowing negative land uses such as landfills, sewerage treatment plants, high-noise activities, high-pollutant activities in or adjacent to low-income or minority neighborhoods
Local Governments	Having zoning that prevents certain housing types such as public housing, private subsidized housing, apartments, patio homes, condominiums, townhomes
Local Governments	Not providing amenities such as equal water, sewer, storm drainage, public safety, and public facilities in minority or low-income neighborhoods; or not encouraging private amenities such as grocery stores, pharmacies, emergency clinics, bus stops, schools in such neighborhoods

Discriminatory Actions Continued

Groups	Type of Discrimination
Developers, Public Housing Authorities	Not having 5% of multi-family units and the common areas constructed after 1969 accessible
Local Governments	Not inspecting plans and construction to ensure that 5% of the multi-family units being constructed are accessible and that the exterior amenities are accessible
Developers	Deliberately developing new subsidized/affordable housing in areas of minority and/or low-income concentrations or adjacent to negative land uses
Local Governments	Limiting the development of new subsidized/affordable housing only in certain areas of minority and/or low-income concentrations or adjacent to negative land uses
Local Governments Receiving HUD Funds	Not taking steps annually to affirmatively further fair housing choice and to document steps taken and complaints lodged
Developers, Realtors, Sellers, Landlords	Advertising or marketing housing in a discriminatory manner or not marketing to protected classes or in low-income areas

Actions Not Discriminatory

Groups	Allowable Actions
Landlords, sellers, mortgage companies	Taking income, credit history, available down payment/closing costs/deposits, employment history, criminal history into account when denying a prospective tenant or buyer
Realtors and rental agents	Not showing a prospective buyer or tenant properties that are priced outside of the prospect's affordability
Landlords	Not renting to anyone who is currently using or is addicted to illegal controlled substances
Individual homeowner controlling 4 or fewer units	Not renting or selling to someone regardless of characteristics outlined in the law as targets of discrimination

Non-Discriminatory Actions Continued

Groups	Type of Non-Discrimination
Homeowners Associations, Management Companies, or Landlords	Restricting housing to older persons with no children provided that the housing community is specifically designed for, marketed to and occupied by seniors (55 years +) and at least 80% of occupied units have at least 1 person who is 55 years
Developers	Securing affordable property for subsidized or affordable housing to ensure that the development will be profitable even if it means buying in an area of minority or low-income concentration
CHDOs and Other Developers	Because of receiving CDBG funds, being required to develop in a low-to moderate-income Target Area that by definition and regulation is an area of low-income concentration even if it is also an area of minority concentration

Examples of Affirmatively Furthering Fair Housing (AFFH)

- ❖ Ensuring that no City ordinances, policies or procedures are discriminatory
- ❖ Maintaining a Fair Housing Ordinance & Fair Housing Officer
- ❖ Ensuring that all capital improvements are distributed equally throughout the City
- ❖ Ensuring that no negative land uses are placed in or adjacent to areas of minority or low-income concentration

More Examples of AFFH

- ❖ Ensuring that public safety activities are equally available to all residents
- ❖ Providing incentives for major food, drug and emergency clinics to locate in areas of minority or low-income concentration
- ❖ Ensuring that subrecipients know and are complying with fair housing laws and policies

QUESTIONS

