



2016 Analysis of Impediments to Fair Housing Choice



Sponsored by the City of Grants Pass
City Council Work Session

Public Input Presentation

1

September 19, 2016



Today's Presentation



- Review of Fair Housing Policy
- Brief Review of Key Data
 - ✓ Demographic, economic
 - ✓ Home lending
 - ✓ Housing complaints
 - ✓ Fair housing survey
- Impediments/Recommended Actions

Public Input Presentation

2

September 19, 2016



**2016 City of Grants Pass
Analysis of Impediments (AI)**



Federal grantees must:
**Certify that they are Affirmatively
Furthering Fair Housing (AFFH)
to receive community planning
and development (CPD) funds
from HUD**

Public Input Presentation 3 September 19, 2016



**2016 City of Grants Pass
Analysis of Impediments (AI)**



Certification means three things:

- 1. Conduct an AI**
- 2. Take action on impediments, if
impediments were found**
- 3. Maintain records of actions**

Public Input Presentation 4 September 19, 2016



**Definition of Impediments to
Fair Housing Choice:**

**Actions, omissions, or decisions
which restrict housing choice
because of protected class
status**



Public Input Presentation 5 September 19, 2016



Who is protected?

Everyone.

**Protections under federal and state law:
Race, color, religion, national origin, sex,
disability, familial status, legal sources
of income, domestic violence
survivors, marital status, sexual
orientation, and gender identity**



Public Input Presentation 6 September 19, 2016



Summary of Key Findings



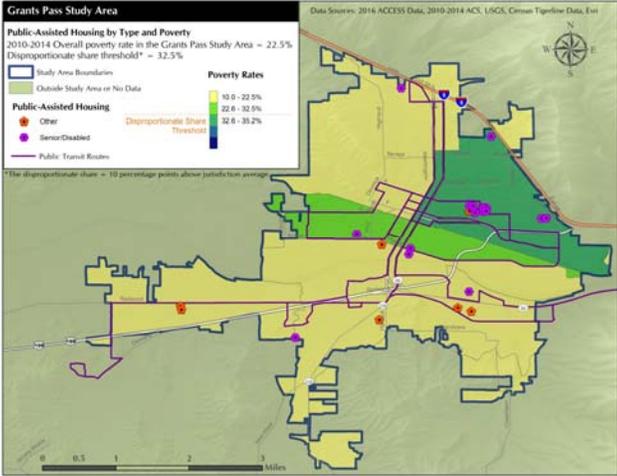
- Overall pretty good
 - ✓ No high concentrations of minority residents, residents with disabilities
 - ✓ Few reports of fair housing discrimination/issues
 - ❖ Some relating to rental
 - ✓ Home loan denials (female)
 - ✓ Areas to watch

Public Input Presentation 7 September 19, 2016



Public-Assisted Housing





Grants Pass Study Area
Data Sources: 2016 ACS35 Data, 2010-2014 ACS, USGS, Census Tigerline Data, Esri

Public-Assisted Housing by Type and Poverty
2010-2014 Overall poverty rate in the Grants Pass Study Area = 22.5%
Disproportionate share threshold* = 32.5%

Public-Assisted Housing

- Other
- Senior/Disabled

Poverty Rates

- 10.0 - 22.5%
- 22.6 - 32.5%
- 32.6 - 35.2%

Disproportionate Share Threshold

*The disproportionate share = 10 percentage points above national average

Public Input Presentation 8 September 19, 2016



2016 Analysis of Impediments

- **Private Sector Impediments/Actions**
 - ✓ **Refusal to make reasonable accommodation or modifications as required by law.**
 - ❖ **Outreach and education**

Public Input Presentation 9 September 19, 2016



2016 Analysis of Impediments

- **Private Sector Impediments/Actions**
 - ✓ **Discriminatory actions in the rental housing market**
 - ❖ **Outreach and education**
 - ❖ **Partner with Fair Housing Council**

Public Input Presentation 10 September 19, 2016



2016 Analysis of Impediments

- **Private Sector Impediments/Actions**
 - ✓ **Challenges in home lending**
 - ❖ **Conduct or promote home mortgage credit education, focusing on techniques to build and maintain good credit**

Public Input Presentation 11 September 19, 2016



2016 Analysis of Impediments

- **Public Sector Impediments/Actions**
 - ✓ **Difficulty siting affordable housing developments**
 - ❖ **Continue efforts to maintain the supply and condition of existing units**
 - ❖ **Explore rehab/redevelopment options**
 - ❖ **Outreach/education on affordable housing programs**

Public Input Presentation 12 September 19, 2016



2016 Analysis of Impediments

- **Public Sector Impediments/Actions**
 - ✓ **Need for ongoing outreach and education on fair housing law**
 - ❖ Identify candidate gov't agencies to take on FH outreach and education
 - ❖ Encourage participation in FHIP
 - ❖ Update City's fair housing page
 - ❖ Partner with FH Council

Public Input Presentation 13 September 19, 2016



2016 Analysis of Impediments

- **Public Sector Impediments/Actions**
 - ✓ **Inconsistency in land-use definitions between terms relating to "family"**
 - ❖ Review land-use provisions to ensure consistency across definitions relating to family
 - ❖ Update land-use codes to resolve inconsistencies

Public Input Presentation 14 September 19, 2016



2016 AI Project Schedule



➤ **Coming up:**

- ✓ **This presentation marks the beginning of the public review period (30 Days)**
- ✓ **Read the Report and Provide Comments**
- ✓ **Survey Will Remain Open Through Public Review Period**
- ✓ **Final Presentation (Oct. 19)**
- ✓ **Final Report Submitted (Oct. 31)**

Public Input Presentation 15 September 19, 2016



Grants Pass AI Draft for Public Review



Review the draft Analysis of Impediments at:

www.grantspassoregon.gov

Public Input Presentation 16 September 19, 2016



Conclusion



Contact Information:

**Mr. Tom Schauer, AICP
Senior Planner
City of Grants Pass
101 NW 'A' Street
Grants Pass, Oregon 97526
tschauer@grantspassoregon.gov**