

2017

ASSESSMENT OF FAIR HOUSING

April 19, 2017

BRIEFING OBJECTIVES

1. Context/Overview
2. Project Summary & Public Comment
3. Timeline Review
4. Next Steps

CONTEXT & OVERVIEW

FAIR HOUSING ACT

- U.S. Fair Housing Act, Title VIII of the Civil Rights Act of 1968, as amended
 - prohibits discrimination in the sale, rental, and financing of dwellings, and in other housing-related transactions based on protected classes
- Affirmatively Furthering Fair Housing, 24 CFR 5.150
 - “take significant actions to overcome historic patterns of segregation, achieve truly balanced and integrated living patterns, promote fair housing choice, and foster inclusive communities that are free from discrimination”
- Assessment of Fair Housing Final Rule, December 2015

PROJECT SUMMARY

- Seattle's Assessment of Fair Housing (AFH) due to HUD by **May 15, 2017**
 - If HUD does not accept AFH, may jeopardize city's federal funds starting in 2018; SHA's funds for 16,000 subsidized units
- City of Seattle and Seattle Housing Authority will submit a joint assessment; reflects a multi-department and agency effort
- AFH integrates material from:
 - Housing Affordability & Livability Agenda (HALA)
 - Race and Social Justice – equity initiatives
 - Equitable Development Implementation Plan (EDI)
 - 2035 Comprehensive Plan
 - SHA's Strategic Plan, Moving to Work Plan and redevelopments

HUD GOALS FOR AFH PLANNING PROCESS



Identify challenges to affirmatively furthering fair housing, and use those insights to develop concrete and effective goals and actions to:

- Dismantle patterns of segregation and reduce racial/ethnic concentrations of poverty
- Address disproportionate housing needs
- Reduce disparities in housing choice and access to community assets and opportunity *based on protected classes*

HUD SUPPORT FOR A “BALANCED APPROACH”

Working to reduce disparities in housing choice and access to opportunity by *both*:

- Providing new affordable housing in opportunity-rich areas

and

- Investing in community assets and providing affordable housing in lower-opportunity areas

PUBLIC COMMENT

PUBLIC COMMENT THEMES

- Seattle should strive for diversity racially, and for those of all incomes. Equally, this diversity should not happen in ways that perpetuate segregation.
- At the same time, personal choices about where to live, worship, recreate, creates community identity which is a high value and attractive draw to Seattle.
- Strong advocacy that the needs of people with disabilities (physical, intellectual, vision/hearing impaired) no longer be “invisible”. Need to realize that everyone experiences “disability” at some point.

PUBLIC COMMENT THEMES CONT.



- Seattle is progressive in its approach to housing but affordability is overwhelming our ability to prevent displacement.
- Tension between housing and services designed for specific populations (LGBTQ, older people, people who are deaf) and requirements of FHA and Olmstead Act.
- Request that AFH be used to support the race and social justice values prioritized in City plans because it measures impact of government and private actions on protected classes (Planning Commission).

NEXT STEPS

TIMELINE FOR SUBMISSION

Completed:

- ✓ Draft AFH report release: 1/25/2017
- ✓ Initial Public comment period: 1/25/2017 – 2/25/2017
- ✓ Final Public comment period: 3/2/2017 – 4/19/2017
- ✓ Council Committee Briefing & Public Hearing 4/19/2017

Pending:

- Council Committee vote: 5/3/2017
- Full Council Adoption: 5/8/2017
- HUD submission deadline: 5/15/2017

NEXT STEPS

- HUD/FHEO: 60 days to review & request additional information and/or changes
- 2018-2021 Consolidated Plan must integrate AFH goals & priorities
 - Inform allocation decisions
- AFH Workplan implementation
 - Progress is reported in the Annual Action Plan and CAPER

QUESTIONS & COMMENTS



Debra Rhinehart, Strategic Advisor
City of Seattle Human Services Department
Phone: 206-684-0574
Email: Debra.Rhinehart@seattle.gov

Jennifer Yost, Federal Grants Manager
City of Seattle Human Services Department
Phone: 206-615-1717
Email: Jennifer.Yost@seattle.gov