

**STAFF REPORT**  
**City of Lancaster**

CPH 1
8/11/15
MVB

Date: August 11, 2015

To: Mayor Parris and City Council Members

From: Elizabeth Brubaker, Director of Housing & Neighborhood Revitalization

Subject: **Analysis of Impediments to Fair Housing Choice and Fair Housing Plan**

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**Recommendation:**

Adopt **Resolution No. 15-46**, approving the Analysis of Impediments to Fair Housing Choice and Fair Housing Plan.

**Fiscal Impact:**

There is no fiscal impact.

**Background:**

On June 24, 1997 the City Council adopted Resolution No. 97-67, authorizing approval of the initial Analysis of Impediments to Fair Housing Choice and Fair Housing Plan.

The Analysis of Impediments to Fair Housing Choice and Fair Housing Plan is a required document by the U.S. Department of Housing and Urban Development (HUD) in order to receive Community Development Block Grant (CDBG) program funds.

Section 808(e)(5) of the National Fair Housing Act required the Department of Housing and Urban Development (HUD) to administer housing and urban development programs in a manner that will affirmatively further fair housing.

Sections 104(b)(2) and 106(d)(5) of the Housing and Community Development Act of 1974, as amended, and Section 105(b)(13) of the National Affordable Housing Act of 1990 require Community Development Block Grant (CDBG) program grantees to certify they will affirmatively further fair housing. This report is responsive to that mandate.

The Department of Housing and Urban Development defines Affirmatively Furthering Fair Housing as three core tasks requiring the grantee to:

1. Conduct an analysis to identify impediments to fair housing choice within the jurisdiction
2. Take appropriate actions to overcome the effects of any impediments identified through the analysis
3. Maintain records reflecting the analysis and actions taken.

Although the City's obligation to affirmatively further fair housing arises in connection with its receipt of federal funds, this obligation is not restricted to the design and operation of HUD-funded programs. The obligation to promote local housing opportunities is extended to all housing and housing-related activities within the City's boundaries. As part of the Consolidated Plan process mandated by HUD, Lancaster must submit a certification that it will affirmatively further fair housing which requires the City to undertake fair housing planning.

**Summary:**

To remain in compliance with HUD guidelines and also remain proactive in its fair housing efforts, the City has prepared its Analysis of Impediments to Fair Housing Choice (AI). Impediments to fair housing choice are defined by HUD as actions, omissions, or decisions taken because of race, color, religion, sex, disability, familial status, or national origin which restrict, or have the effect of restricting, housing choice or the availability of housing choice. The AI document serves as the basis for Fair Housing Planning.

Council adoption of Resolution No. 15-46 approving the updated Analysis of Impediments to Fair Housing Choice and the Fair Housing Plan will allow staff, in conjunction with the City's fair housing provider, to remain proactive in implementing activities aimed at eliminating impediments to fair housing for the citizens of Lancaster.

EB:tv

**Attachments:**

Resolution No. 15-46

Analysis of Impediments to Fair Housing