

# JOINT ASSESSMENT OF FAIR HOUSING

Presented by:  
Florida Housing Coalition



# BACKGROUND

- Fair Housing Act of 1968 prohibits discrimination in the sale, rental, and financing of dwellings, and in other real estate-related transactions because of:
  - *Race*
  - *Color*
  - *Religion*
  - *Sex*
  - *Familial status*
  - *National origin*
  - *Disability*

# AFFIRMATIVELY FURTHERING FAIR HOUSING

- Entitlement Jurisdictions and PHAs must certify that they will “affirmatively further fair housing” (AFFH) in order to receive federal funds from HUD.
- AFFH means:
  - *Taking meaningful actions that overcome patterns of segregation and foster inclusive communities free from barriers that restrict access to opportunity based on protected characteristics.*
- Applies to Public Housing Authorities and City/Counties that receive funding under the CDBG, HOME, ESG, and HOPWA programs.
- Collaborating Participants for this Assessment of Fair Housing include:
  - *City of Gainesville.*
  - *Gainesville Housing Authority.*
  - *Alachua County Housing Authority.*
  - *Alachua County (Non-Entitlement Jurisdiction)*

# ASSESSMENT OF FAIR HOUSING

- Conduct and submit an Assessment of Fair Housing (AFH) to HUD.
- An analysis of fair housing issues:
  - *Integration and segregation patterns;*
  - *Racially and ethnically concentrated areas of poverty;*
  - *Disparities in access to opportunity;*
  - *Disproportionate housing needs;*
  - *Publicly supported housing;*
  - *Disability and access;*
  - *Fair housing enforcement, outreach capacity, and resources.*
- Results in goals to:
  - *overcome barriers to fair housing choice;*
  - *ensure access to opportunities for all regardless of protected characteristics.*

# AFH PROCESS

- Engage the community in fair housing planning;
- Collect and analyze local and HUD data;
- Assess fair housing issues based on comprehensive analysis;
- Identify contributing factors for each fair housing issue;
- Prioritize contributing factors;
- Set goals to address fair housing issues with significant contributing factors;
- Integrate goals and strategies into the AFH and subsequent plans for the use of HUD funds.



# PUBLIC PARTICIPATION PROCESS

- Broad outreach:
  - *Public/stakeholder meetings (residents, developers, realtors, lenders, housing providers/social service agencies, landlords);*
  - *Public housing community meetings (PHA residents / board members)*
  - *Online survey;*
  - *Agency Consultations*
  - *Public hearings / public comment period.*

# FAIR HOUSING GOALS IDENTIFIED

- **Goal 1:** Increase the production and preservation of affordable housing units in a range of sizes in racially and ethnically concentrated areas of poverty (R/ECAP), and in high opportunity areas.
  - ***Analysis Findings:***
    - There is an overall shortage of affordable housing in the jurisdiction and the region.
    - The groups most impacted include low-income renters, non-family households, and large family households.
    - Increasing the supply of affordable housing will increase fair housing choice and access to opportunity.

# FAIR HOUSING GOALS IDENTIFIED

- **Goal 2:** Increase homeownership opportunities for low-and moderate-income persons and protected class members.
  - ***Analysis Findings:***
    - The homeownership rate in the City is lower compared to the region as a whole.
    - Homeowners in both the City and region are primarily White individuals.
    - Preserving and increasing homeownership for low- and moderate-income persons, minorities, and persons with disabilities helps to stabilize neighborhoods.



# FAIR HOUSING GOALS IDENTIFIED

- **Goal 3:** Increase public investment and encourage private investment in East Gainesville to address disparities in housing, proficient schools, employment opportunities, services, and public facilities and infrastructure.
  - *Analysis Findings:*
    - There is a lack of public and private investment in East Gainesville that is perpetuating disparities in access to opportunity, disproportionate housing needs, and other fair housing issues.
    - While both private and public investment has been occurring, there is a lack of coordination and a disjointed revitalization approach.

# FAIR HOUSING GOALS IDENTIFIED

- **Goal 4:** Increase access / reliability of public transportation for low-and moderate-income persons and persons with disabilities.
  - ***Analysis Findings:***
    - There is a lack of frequent and reliable public transportation in the City and most areas of Alachua County, including areas to the East of Gainesville where many low-income and protected class residents live.
    - Access to transportation is a barrier for persons with disabilities.
    - The Regional Transit System is largely driven by the student population in the City of Gainesville.
    - Bus line transportation routes and schedules are designed to serve the students of the local colleges and universities, specifically the University of Florida.

# FAIR HOUSING GOALS IDENTIFIED

- **Goal 5:** Increase educational attainment and employment opportunities, specifically in East Gainesville.
  - ***Analysis Findings:***
    - A primary reason for segregation occurring in Gainesville is disparities in income and education level for minorities and persons with protected characteristics.

# FAIR HOUSING GOALS IDENTIFIED

- **Goal 6:** Enhance outreach and education regarding affordable housing development.
  - ***Analysis Findings:***
    - Community opposition is a significant barrier to increasing affordable housing and developing publicly supported housing in the region. The Not In My Back Yard Syndrome (NIMBY) continues to perpetuate segregation through the objection of developing affordable housing in specific areas of the community.
    - NIMBY is of particular concern for the public housing authorities. The Gainesville Housing Authority and the Alachua County Housing Authority are both met with opposition from the community.
    - Lack of education is a primary cause of NIMBYism.

# FAIR HOUSING GOALS IDENTIFIED

- **Goal 7:** Increase landlord participation in affordable housing programs.
  - ***Analysis Findings:***
    - Lack of landlord participation is increasingly becoming a significant barrier to affordable housing.
    - Alachua County is specifically experiencing a loss of landlords participating in publicly supported housing programs due to issues with tenants such as substance abuse, drug usage, buying and selling of drugs, and damage to units.
    - Creating a better relationship with landlords and helping to reassure them of the benefits of participation is critical to maintaining affordable housing.

# FAIR HOUSING GOALS IDENTIFIED

- **Goal 8:** Increase the availability of publicly supported housing for the elderly, persons with disabilities, and families with children.
  - ***Analysis Findings:***
    - Access to available affordable housing is a greater challenge for special needs populations including the elderly, persons with disabilities, and families with children.
    - Currently, there are no publicly supported housing units designated specifically for families with children, elderly, or persons with disabilities.

# FAIR HOUSING GOALS IDENTIFIED

- **Goal 9:** Increase fair housing resources and agency participation in fair housing activities.
  - ***Analysis Findings:***
    - Many agencies in the City and County that have the capacity to provide fair housing services are non-profit organizations operating on a limited budget.
    - Lack of funding and lack of resources to provide services impedes fair housing in the area.

QUESTIONS OR COMMENTS  
&  
THANK YOU!