

A-29: AFFIRMATIVELY FURTHERING FAIR HOUSING (AFFH) ACTIVITIES

Affirmatively furthering fair housing “means taking meaningful actions, in addition to combating discrimination, that overcome patterns of segregation and foster inclusive communities free from barriers that restrict access to opportunity based on protected characteristics. *Specifically, affirmatively furthering fair housing means taking meaningful actions that, taken together, address significant disparities in housing needs and in access to opportunity, replacing segregated living patterns with truly integrated and balanced living patterns, transforming racially and ethnically concentrated areas of poverty into areas of opportunity, and fostering and maintaining compliance with civil rights and fair housing laws.* The duty to affirmatively further fair housing extends to all of a program participant’s activities and programs relating to housing and urban development.”

Examples of activities include, but are not limited to:

- Use [inclusionary zoning](#) to create dedicated affordable units in resource-rich, gentrifying and integrated neighborhoods, including units large enough for families.
- Require the use of affirmative marketing and advertising practices by private developers as a condition for obtaining local licenses and permits.
- Provide funding to local Fair Housing groups or provide financial or technical assistance to local residents wishing to organize such a group.
- Enlist the participation of local realtors, lenders and homebuilders in an agreement, and promotion of affirmative marketing, open housing and review of underwriting/credit criteria, etc. Publish such agreements in a local paper.
- Work with affordable housing developers to encourage use of [Low Income Housing Tax Credits](#) (LIHTC) for new construction or preservation in resource-rich and gentrifying locations, as well as to increase the mix of incomes in distressed neighborhoods where most households have incomes that are lower than LIHTC residents.
- Lower the cost of developing affordable housing in resource-rich and integrated areas through [density bonuses](#), [reduced parking requirements](#), [tax abatements or exemptions](#), [reduced fees](#), and [expedited processing](#).
- Rezone for [higher residential density](#) in resource rich neighborhoods.
- Use incentives such as [reduced parking requirements](#) and [streamlined processes](#) to encourage development of family housing in resource rich neighborhoods.
- Provide [mobility counseling](#) and [recruit landlords](#) to help [Housing Choice Voucher holders](#) find housing options in resource-rich neighborhoods.
- Increase [voucher payment standards](#) in resource-rich neighborhoods.
- Engage the community members who are most impacted by systemic inequities to learn about the specific housing barriers that they experience, the systemic shifts they think would address them, and the targeted supports that would feel affirming and supportive, and put these recommendations into place.

- Conduct public educational programs for local realtors and bankers, homebuyers, landlords, and/or grantee employees regarding fair housing issues, including their Fair Housing rights and responsibilities. Topics would include overview of the Fair Housing laws, (classes, illegal acts, and penalties) tenant selection criteria, family issues (occupancy standards, safety) renting to the disabled, recordkeeping, advertising and evictions. See 24 CFR 100.70, 100.75, 100.80, 100.202
- Conduct a Fair Housing workshop for the general public conducted by the [Louisiana Housing Corporation](#) or other local fair housing advocacy agencies. Topics would include overview of the Fair Housing laws, (classes, illegal acts, and penalties) rights and responsibilities in buying/selling homes, tenant selection criteria, family issues (occupancy standards, safety) renting to the disabled etc. See 24 CFR.50, 100.65, 100.80. To advertise, post notices in public places such as where customers pay utility bills, public libraries, apartment houses, etc. Schedule these seminars in the evening at a time and place most accessible to the general public.
- Sponsor a Fair Housing art/poster contest at local schools with the public voting on the winning poster and displaying it at the grantee’s administrative offices and on the grantee’s website.
- Have a display on Fair Housing issues at local public libraries, schools or the grantee’s administrative offices for at least thirty (30) days.
- Include a flyer about Fair Housing in municipal utility bills and send it to every household in the grantee’s locality. Pamphlets and other information may be obtained from the Louisiana Attorney General’s office at 1-800-273-5718 or www.ag.state.la.us.
- Run a Fair Housing public service announcement on local radio stations or the local community cable station throughout the month of April. Topics can include what are prohibited activities and where to file a discrimination complaint.
- Provide all program beneficiaries with a copy of federal or state Fair Housing brochures. Various federal Fair Housing brochures can be downloaded at https://portal.hud.gov/hudportal/HUD?src=/program_offices/fair_housing_equal_opp/marketing.
- Host a booth at public community events and distribute Fair Housing brochures.
- Distribute copies of children’s books related to Fair Housing to area schools. Organizations that are created to address the issues of fair housing choice have curated lists that can be used to choose appropriate books. Two examples are: <https://fhcmichigan.org/2011/04/childrens-books-for-fair-housing-month/> and <https://sfpl.bibliocommons.com/list/share/383221267/2138567489>.
- Distribute copies of the federal or state Fair Housing brochures to persons attending project community meetings or CDBG-required public hearings.
- Work with local realtors/lending institutions/home builder sales offices to post the federal Fair Housing posters at their offices for at least thirty (30) days. Must be documented with photographs.
- Review and propose revisions to contract instruments used by recipients and lending institutions participating in local programs if the existing instruments produce discriminatory outcomes.

Additional actions not listed above may be approved by OCD-LGA.

Documenting AFFH Actions

Grantees must **document all actions** and correspondence related to fair housing activities. Below are some examples of documentation:

- The community's Fair Housing Resolution or Proclamation;
- Fair housing posters, photographs of display, a list of posting locations or names of organizations or entities where they have been mailed with the mailing dates;
- Documentation of dates of mailing or distribution of materials;
- Press releases;
- PSAs and a confirmation of the advertisement time and date;
- Minutes of a fair housing committee or task force meetings and a list of members;
- A list of people asked to serve and serving on any such committee or taskforce;
- Publishers' affidavit or copy of newspaper advertisements regarding Fair Housing;
- Newspaper notices requesting persons to serve on a Fair Housing committee;