

A-54: FAIR HOUSING ASSESSMENT

Assessing Fair Housing Conditions in Your Community

Name of Community: _____ Contract #: _____ FY: _____

PART I – HOUSING PROFILE

American Community Survey Table B25032 -Tenure by Units in Structure
(See instructions at end of form.)

1. Owner Occupied Units:
 - a. Single attached and detached (row 3+4) _____
 - b. Mobile Home and others (row 11+12) _____
 - c. Other Units (rows 5+6+7+8+9+10) _____
 - d. Total Number of Owner Occupied Units: (row 2) _____
2. Renter Occupied
 - a. Single attached and detached (row 14+15) _____
 - b. Mobile Home and others (row 22+23) _____
 - c. Two Unit Structure (row 16) _____
 - d. Multiple Unit Structure (rows 17+18+19+20+21) _____
 - e. Total Number of Renter Occupied Units (row 13) _____
3. Total Units (row 1) _____
4. What percent of total occupied housing units are owner occupied single units?
(add 1 a and 1 b then divide by 3) _____
5. What percent of total occupied housing units are multiple unit structure rental units (3 or more units)? (Divide 2 d by 3) _____
6. Does your community have public housing? _____
7. How many mortgage lenders are located or have offices in your community? _____
8. How many real estate brokers are located and/or have offices in your community? _____
9. Does your community have a comprehensive zoning ordinance? _____
10. Does your community have or enforce building codes? _____
11. Are there any new subdivisions building or planned for your community?

Yes _____ No _____

PART II – REVIEW OF FAIR HOUSING PRACTICES

For the Housing Activities applicable to your community provide the following information:

1. Rental Units: Description of data sources or contacts made:

Description of policies or practices examined:

2. Public Housing: Description of data sources or contacts made:

Description of policies or practices examined:

3. Mortgage Lending Institutions: Description of data sources or contacts made:

Description of policies or practices examined:

4. Real Estate Brokerage Services:

Description of data sources or contacts made:

Description of policies or practices examined:

5. Zoning Ordinances: Description of data sources or contacts made:

Description of policies or practices examined:

6. Building Codes: Description of data sources or contacts made:

Description of policies or practices examined:

PART III – IDENTIFICATION OF IMPEDIMENTS

1. Rental Units: (Mark NA and skip to next question if answer to ONE in PART II is zero)

Are there any identifiable barriers for persons of similar income levels that restrict or have the effect of restricting access to rental housing; because of their race, color, religion, sex, national origin, handicap or familial status? (for example: unnecessary or burdensome application procedures; unreasonable requirements) Yes _____ No _____ NA _____

2. Public Housing: (Mark NA and skip to next question if answer to TWO in PART II is zero)

Are there any identifiable barriers for persons of similar income levels that restrict or have the effect of restricting access to public housing units; because of their race, color, religion, sex, national origin, handicap or familial status? (for example: unnecessary or burdensome qualification requirements) Yes _____ No _____ NA _____

3. Mortgage Lending Institutions: (Mark NA and skip to next question if answer to THREE in PART II is zero)

Are there any identifiable barriers for persons of similar income levels that restrict or have the effect of restricting access to mortgage loans; because of their race, color, religion, sex, national origin, handicap or familial status? (for example: inconsistent appraisal practices, redlining; restrictive lending practices,) Yes _____ No _____ NA _____

Housing Activity: _____

Description of the Impediment: _____

Cause of the Impediment: _____

Result of the Impediment: _____

PART V – ACTIONS TAKEN TO OVERCOME IDENTIFIED IMPEDIMENTS

Housing Activity: _____

Actions or proposed actions: _____

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Housing Activity: _____

Actions or proposed actions: _____

Date Assessment completed: _____

Signature of Preparer of Assessment: _____

Signature of Chief Elected Official: _____

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PART II – REVIEW OF FAIR HOUSING PRACTICES

Mortgage Lending Institutions: Description of data sources or contacts made:
Contacted the three realtors that have offices in our Town.

Description of policies or practices examined:
Our consultant reviewed the marketing practices of the realtor agencies.

X X

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PART IV – ANALYSIS OF IMPEDIMENTS

For any items identified as YES in PART II please provide the following details.

Housing Activity: Real Estate Brokerage Services

Description of the Impediment: Failure to advertise listings in minority areas

Cause of the Impediment: Real estate brokers had made generalized assumptions about income qualifications of persons living in the XYZ area of Town.

Result of the Impediment: Lack of fair housing choice for potential qualified home buyers from predominantly minority areas.

X X

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**FAIR HOUSING ASSESSMENT
PART V – ACTIONS TAKEN TO OVERCOME IDENTIFIED
IMPEDIMENTS**

Housing Activity: Real Estate Brokerage Services

Actions or proposed actions: The Town has met with the ABC Realtor company and discussed with them how they can increase their advertising in minority areas and in particular what housing opportunities exist for corresponding income levels.

INSTRUCTIONS FOR THE FAIR HOUSING ASSESSMENT

The Office of Community Development has identified six housing activities that present potential barriers to fair housing choice for your citizens. PART I asks questions about the housing activities in your community. See below for instruction to access census data. PART II asks you what source of information exists about the different housing activities and also what particular policies or practices were examined in order to determine if impediments to fair housing activities exist. PART III asks if after reviewing the information whether any impediments were identified for each activity. If you mark 0 or NO for any item in Part I, then mark NA (*Not Applicable*) for the appropriate activity in PART II and PART III. For example if there are no public housing units in your community or your community does not have zoning ordinances then no comments are necessary for PART II and NA would be the appropriate block for PART III.

If you answered yes to any question in PART III and have determined that are impediments in any of the housing activities that restrict or have the effect of restricting housing choices or availability of housing choices for persons of similar income levels because of their race, color, religion, sex, national origin, handicap or familial status; then you must provide information in PARTS IV and V.

Steps to obtain the American Community Survey Table

B25032 TENURE BY UNITS IN STRUCTURE:

1. Go to American FactFinder at: www.census.gov
2. Go to “Advanced Search/Show me all.” Type “B25032” in the “topic or table name” box. A dropdown box should appear saying “B25032 Tenure by Units in Structure.” Click to add the choice in the search box.
3. Then for place, type in the name of the grantee and hit “go.”
4. Choose the table option representing the most recent year, at the top of the selections. The most recent American Community Survey covering a five-year period, if available is the preferred choice.
5. Then click “View” or Download.” The result is a table you attach as Part I of the Fair Housing Assessment

Example of table:

Table B25032: TENURE BY UNITS IN STRUCTURE

2006-2010 American Community Survey 5-Year Estimates

	United States	
	Estimate	Margin of Error
Total:	114,235,996	+/-248,114
Owner-occupied housing units:	76,089,650	+/-362,764
1, detached	62,190,096	+/-318,628
1, attached	4,445,928	+/-33,976
2	1,022,842	+/-7,034
3 or 4	681,578	+/-5,021
5 to 9	605,391	+/-4,486
10 to 19	475,235	+/-4,395
20 to 49	503,267	+/-4,968
50 or more	888,476	+/-8,274
Mobile home	5,204,460	+/-11,475
Boat, RV, van, etc.	72,377	+/-1,953
Renter-occupied housing units:	38,146,346	+/-120,182
1, detached	10,003,829	+/-74,907
1, attached	2,245,096	+/-9,681
2	3,186,132	+/-19,945
3 or 4	4,207,805	+/-15,393
5 to 9	4,679,601	+/-19,668
10 to 19	4,383,883	+/-22,068
20 to 49	3,271,826	+/-10,797
50 or more	4,342,933	+/-26,931
Mobile home	1,790,165	+/-18,148
Boat, RV, van, etc.	35,076	+/-1,541