



AFFIRMATIVELY FURTHERING FAIR HOUSING (AFFH)

SAMPLE FAIR HOUSING ACTIVITIES

In order to meet the federal requirement to affirmatively further fair housing (AFFH), State CDBG grantees must complete the required activities listed below as well as at least one additional activity, per the CDBG Standard Agreement.

Required

Adopt a Fair Housing Resolution or Ordinance (*). When adopted at an open meeting, it publicizes the community's commitment to fair housing.

Required

Display one or more of the HUD Fair Housing posters in a public area of the jurisdiction's administration building/office (*). Posters need to be displayed in the public area for the duration of all open CDBG grant contracts.

Posters are available in several languages and can be found in here:
https://www.hud.gov/program_offices/fair_housing_equal_opp/17lep#Posters

In addition to the required activities above, Grantees must conduct at least one activity that Affirmatively Furthers Fair Housing during the Standard Agreement period.

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.
- Conduct a formal Analysis of Impediments (AI) study of local zoning, real estate and/or financing practices which affect housing choices of minorities and other protected classes and utilize the AI to inform the communities comprehensive planning or other planning tools.



- 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.
- Enforce and advertise [California AB-1482 Tenant Protection Act of 2019](#) and [protections from condo conversion](#) and provide legal assistance to families at risk of being displaced from gentrifying neighborhoods by redevelopment of their current housing.
- Adopt a local ordinance to strengthen the protections of [California AB-1482 Tenant Protection Act of 2019](#) with [“just cause” eviction policies](#) and [protections from condo conversion](#) and provide legal assistance to families at risk of being displaced from gentrifying neighborhoods by redevelopment of their current housing.
- 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.
- Enforce and advertise the [California Fair Employment and Housing Act \(FEHA\)](#) amendment that prohibits landlords/owners from discriminating based on source of income, including Housing Choice Voucher holders.
- 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. This could include sponsoring a local Fair Housing workshop conducted by the [California Civil Rights Department](#) or other local fair housing advocacy agencies.
- 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.
- 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.
- Develop a page on the grantee's website concerning fair housing issues, including links to the [California Civil Rights Department](#) and other resources available to protected groups. State Fair Housing posters can be downloaded at <https://calcivilrights.ca.gov/Publications/>.
- Provide all program beneficiaries with a copy of federal or state Fair Housing brochures. Various federal Fair Housing brochures can be downloaded at https://www.hud.gov/program_offices/fair_housing_equal_opp/outreachttools.
- 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: [Fair Housing Center of Michigan Children's Books for Fair Housing Month](#) and [San Francisco Public Library - Kids Books about Fair Housing and Neighborhood Segregation](#)
- 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.
- Provide information and positive assistance to people of color in locating and securing housing in neighborhoods of their choice.

Additional actions not listed above may be approved by HCD.

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 Ordinance
- 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
- An Analysis to Impediments to Fair Housing study
- 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