

Fair Housing Survey: Identification of Fair Housing Practices and Complaints

To facilitate an analysis of fair housing practices HCD issued a fair housing survey to its 165 State CDBG-eligible jurisdictions concerning both the State CDBG and HOME Programs, as well as the jurisdictions' fair housing impediments and practices. These State CDBG-eligible jurisdictions were electronically sent a letter with a link to an on-line Survey Monkey survey.

Fair Housing Survey Overview

The survey deadline initially was July 1, 2011, but the due date was extended until August 1, 2011. As of August 1, 2011, a total of 146 surveys were submitted (88% response rate).

Jurisdictions were surveyed to query whether the jurisdiction had applied for State CDBG and/or HOME funding and if not, what were the reasons for not applying. Jurisdictions were asked about the implementation of affordable housing activities implemented as well as economic development, small business development, and small business assistance activities.

Jurisdictions were also asked to evaluate the severity of impediments to fair housing facing persons seeking housing in their jurisdiction. Respondents rated 16 different impediments on a scale ranging from “Not an impediment,” “Not very severe,” “Somewhat severe,” to “Very severe.” In addition, the survey asked what sources of information was relied on to answer this question: fair housing complaints received, staff knowledge, community input, or other. For most of the survey questions, jurisdictions had the option to specify an “other” response and to type in an answer. For local impediments, jurisdictions rated 9 different local impediments on the same scale of severity. The same question on sources of information was included. Regarding economic impediments, jurisdictions rated 8 different economic impediments on the same scale of severity and were again asked about the sources of information used to answer this question.

In the survey, respondents were asked to evaluate the frequency of the current enforcement practices which are implemented by their jurisdiction to address fair housing impediments. Respondents rated 18 different enforcement practices on a frequency scale of implementing either: never, annually, biannually, quarterly, monthly or weekly. Using this scale, respondents were also asked about frequency of 9 different current outreach practices implemented by their jurisdiction to address fair housing impediments.

Survey Analyses

This section provides a summary of the responses to *all* of the questions in the Fair Housing Survey. Other sections provide a summary of key survey responses which focus on severe impediments and infrequent practices. This research focuses on severe impediments which may assist jurisdictions to identify fair housing issues that need to be resolved. Infrequent practices are highlighted because these indicate the areas in which jurisdictions may need to provide additional fair housing assistance for their residents. Also available as an appendix to this chapter is a table which sorts the top three and bottom three responses for each fair housing question by:

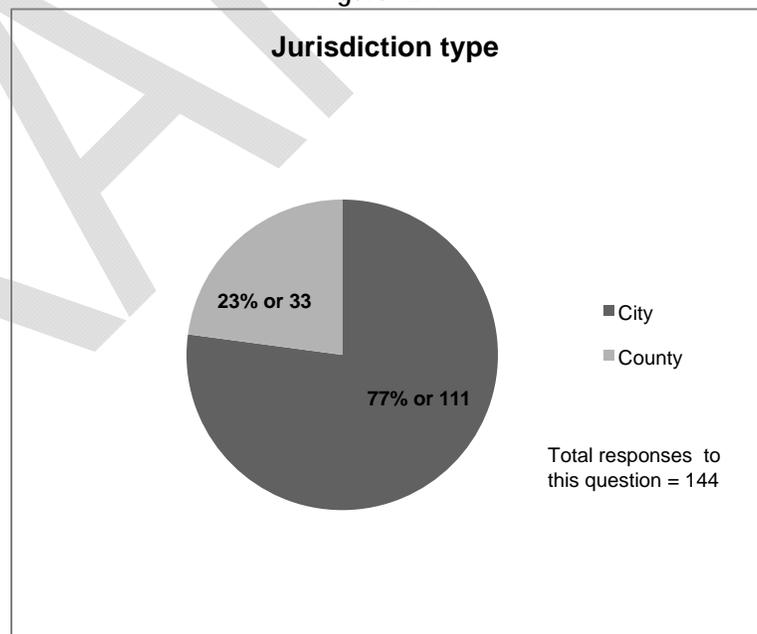
- jurisdiction size
- percentage of minority households among jurisdictions
- percentage of very low-income households by jurisdiction
- number of fair housing complaints in the jurisdiction
- number of severe impediments rated by jurisdictions
- number of infrequent practices rated by jurisdictions

Jurisdiction-Type

By August 1, 2011, 146 out of 165 jurisdictions (88% response rate) completed the Fair Housing Survey. A total of 144 out of 146 jurisdictions responded to the survey question about jurisdiction type. Over two-thirds of the jurisdictions were a city¹ (77%) and the remaining were counties (23%).² Refer to the Appendix for a breakdown of cities and counties for all 165 jurisdictions and a list of the 19 jurisdictions who did not complete a Fair Housing Survey.

Over 80% of the jurisdictions surveyed were aware that they were currently eligible for State CDBG (87% of 144 respondents) and HOME (80% of 141 respondents) funds.

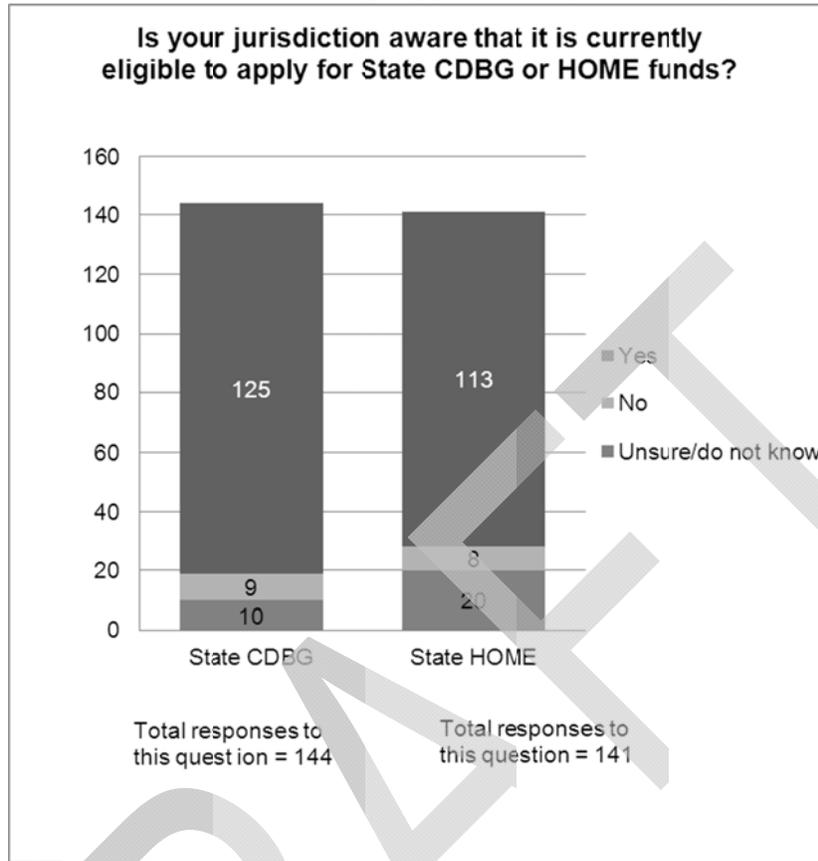
Figure 12-1



¹ Two cities left the question about jurisdiction type blank.

² The county may consist of State CDBG or HOME eligible jurisdictions; however, the county itself may not be eligible.

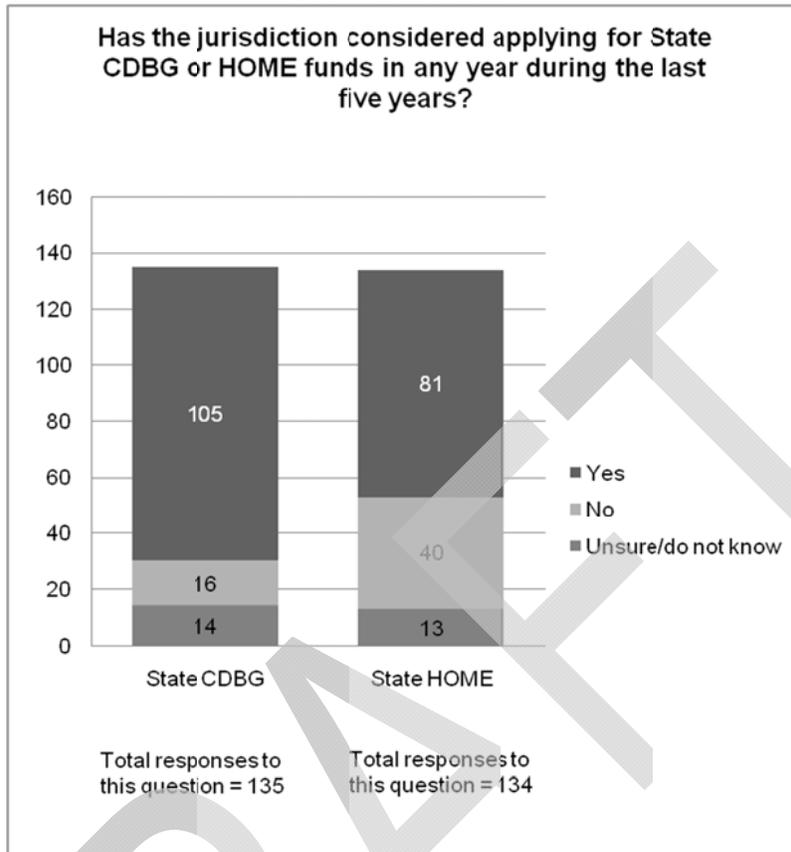
Figure 12-2
Question 1



The majority of the jurisdictions had considered applying for State CDBG funds (105 of 135 respondents, or 78%) and HOME funds (81 of 134 respondents or 60%). Only 12% of respondents did not consider applying for State CDBG funds, whereas 30% did not consider applying for State HOME funds. For both programs, 10% were unsure or did not know about responding to this question.

Jurisdictions were asked in open-ended questions which years and for what purposes were State CDBG or HOME funds considered but **not** applied for. A total of 72 respondents for the State CDBG program and 54 respondents for the State HOME program answered these questions, and many indicated that the question was not applicable because they had applied for funding. Most respondents stated that they considered applying for State CDBG and HOME funds in 2009 or 2010 or they considered applying each year during the last five years.

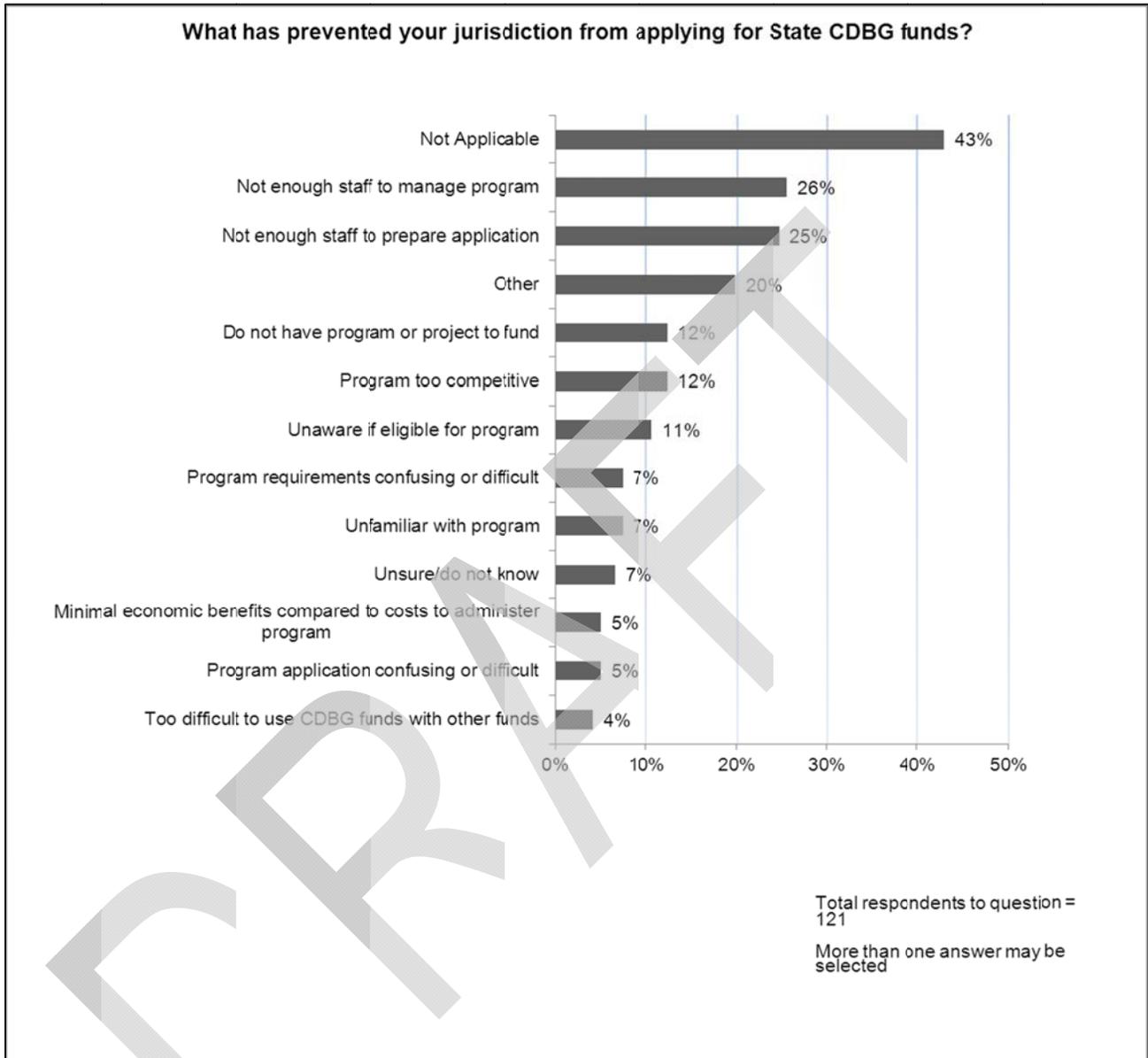
Figure 12-3
Questions 2a and 2c



The top three most selected reasons which prevented jurisdictions from applying for State CDBG funds were: (1) Not Applicable (43%), (2) Not enough staff to prepare application (26%), and (3) Not enough staff to manage program (25%). Jurisdictions may have indicated that this question was “Not Applicable” because they applied for CDBG funding in the previous five years. Overall, there were 121 respondents to this question. The top three “Other” responses given regarding what prevented jurisdictions from applying were: housing element compliance, eligibility issues, and lack of interest (from the 30 responses to this open-ended question).

When asked to rank the reasons preventing jurisdictions from applying for State CDBG funds, the top three reasons selected were: (1) Other, (2) Not enough staff to prepare application and Not enough staff to manage program (tied), and (3) Not enough staff to manage program and Other (tied). For this open-ended question, there were 72 respondents.

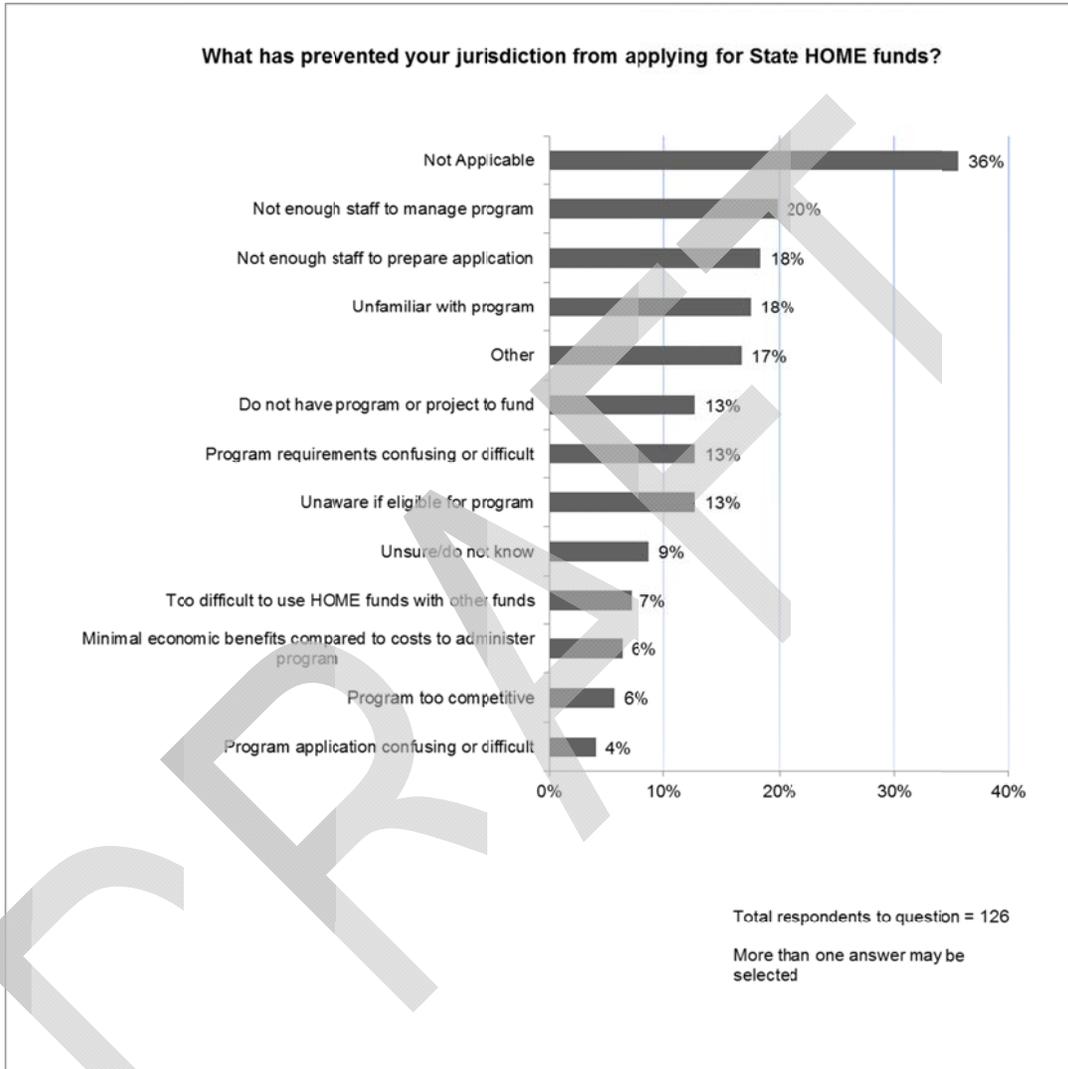
Figure 12-4
Question 3.a1



For the State HOME program, the most selected reasons which prevented jurisdictions from applying for funds were: (1) Not Applicable (36%), (2) Not enough staff to manage program (20%), and (3) Not enough staff to prepare application (18%) and Unfamiliar with program (18%). Jurisdictions may have indicated that this question was “Not Applicable” because they applied for HOME funding in the previous five years. There were 126 respondents for this question. The top three “Other reasons that prevented jurisdictions from applying were: the HOME 50% expenditure requirement, high upfront and administration costs, and program qualifications and compliance issues (28 responses to this open-ended question).

When the 83 respondents ranked the reasons preventing their jurisdictions from applying for State HOME funds, the top three reasons were: (1) Other, (2) Not enough staff to manage program, and (3) Unsure/do not know.

Figure 12-5
Question 4.b1



Affordable Housing Activities

A total of 135 jurisdictions responded to questions about funding affordable housing activities.³ The top three programs that were **not currently funded** included:

- homeowner new construction (68 jurisdictions responded),
- rental new construction (55), and
- rental rehabilitation (52).

For affordable housing programs that were **currently funded**, the top three were:

- homeowner rehabilitation (79),
- mortgage assistance (62), and
- infrastructure improvement (32).

Jurisdictions were **most interested in funding** in the future:

- infrastructure improvement (76),
- homeowner rehabilitation (55), and
- rental rehabilitation (53).

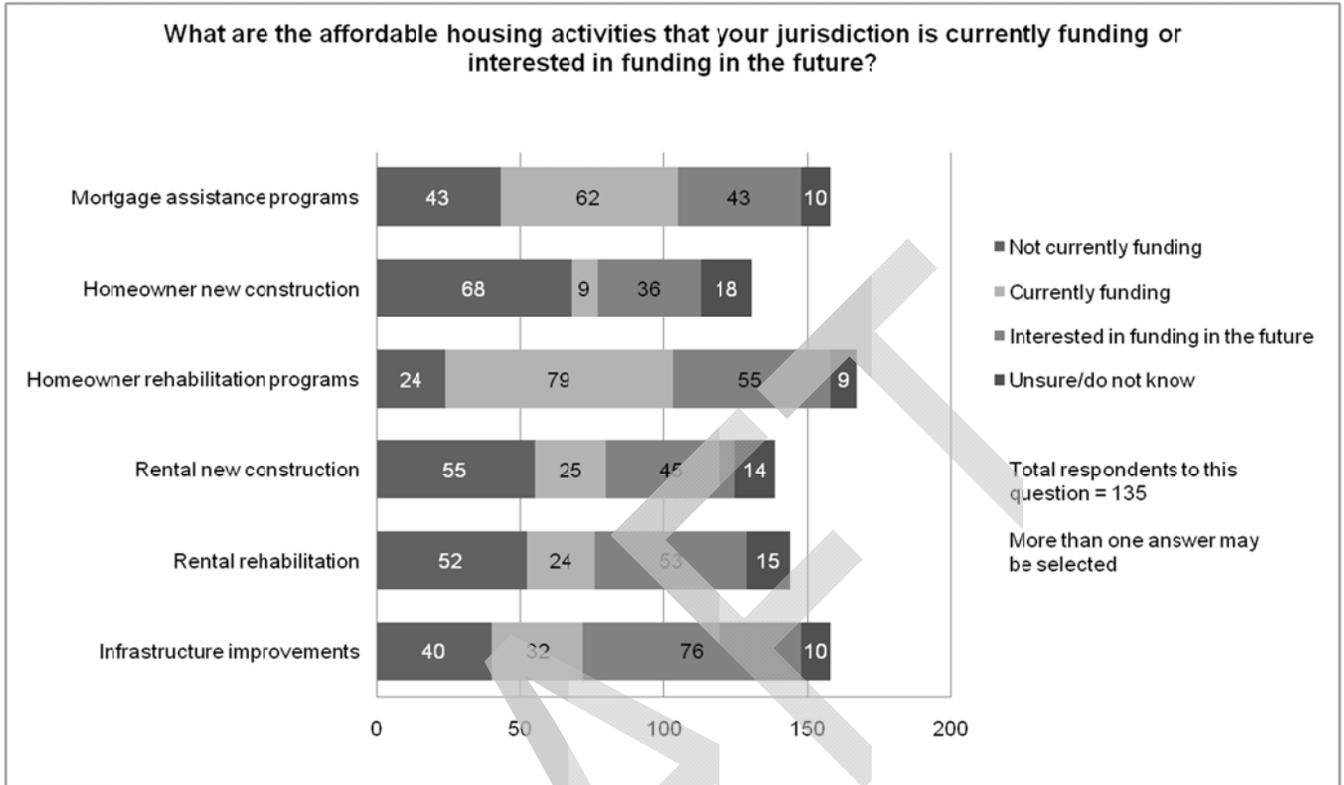
The three programs that jurisdictions most commonly were **unsure or did not know about** were:

- homeowner new construction (18),
- rental rehabilitation (15),
- and rental new construction (14).

There were 11 responses regarding other affordable housing activities, and the top three activities were: (1) rental housing, (2) homeowner/foreclosure assistance, and (3) infrastructure/public improvement.

³ A total of 135 jurisdictions responded to Question 5a, but respondents varied (between 112-132 respondents) amongst the sub-questions for each affordable housing program.

Figure 12-6
Question 5a



Regarding the seven different affordable housing programs, most jurisdictions were funding Homeowner Rehabilitation (83), Mortgage Assistance (71), and Infrastructure Rehabilitation (49) programs.

Figure 12-7

Affordable Housing Activity	Response Rate for Funding	Response Rate for Average Households Assisted or Projects per year*
Mortgage Assistance	71	62
Homeowner New Construction	14	23
Homeowner Rehabilitation	83	74
Rental New Construction	29	36
Rental Rehabilitation	28	28
Infrastructure Rehabilitation	47	45**
Tenant Based Rental Assistance	12	20
TOTAL	284	243

*If the response was a range (15-20 households), the average was recorded (17.5). When there was ambiguity in the response, an estimated number was recorded (less than 5 is recorded as 4 households). Note some numbers were estimated totals of actual households completed and not averages. Some respondents may have confused units or projects with households assisted. If more than one average was provided, these were added together. Potential households were recorded as zero or no households.

**The open-ended question regarding Infrastructure Rehabilitation does not ask for the average households assisted or projects per year, instead the question requests a list of projects

The 71 jurisdictions that responded to this question were funding a **mortgage assistance** program. The most common sources of funding to support the program were: State HOME Funds (65%), State CDBG Funds (44%), and Local Redevelopment Agency⁴ (RDA) Funds (37%). The 53 out of 62 jurisdictions⁵ who responded to this open-ended subquestion indicated an average of 0-29 households were assisted per year.

Only 14 jurisdictions indicated that they were funding a **homeowner new construction** program. The three most common sources of funding were: (1) State HOME Funds (50%), (2) Local RDA Funds (43%), (3) State CDBG Funds (21%) and Other Federal Funds (21%). The 18 out of 23 jurisdictions⁶ who responded to this open-ended subquestion indicated an average of 0-10 projects were built in a five year period.

From the 83 respondents who funded **homeowner rehabilitation** programs, the most common sources of funding were State CDBG Funds (70%), State HOME Funds (39%), and Local RDA Funds (29%). For this program, 66 out of 74 jurisdictions⁷ stated in this open-ended subquestion that an average of 0-103 projects were rehabbed in a five year period.

Regarding rental **new construction** activities, of the 29 jurisdictions that responded to this question, these were funded mostly by State HOME Funds (72%), Local RDA Funds (59%), and Other Local Funds (31%). For this open-ended subquestion, 28 out of 36 jurisdictions⁸ indicated an average of 0-300 projects were built in a five year period.⁹

Twenty-eight jurisdictions who responded to this question funded **rental rehabilitation** programs which were predominately funded by State CDBG Funds (68%), Local RDA Funds (39%), and Other Local Funds (18%). For the rental rehabilitation program, 20 out of 28 jurisdictions¹⁰ who responded to this open-ended subquestion stated that an average of 0-75 projects were rehabbed in a five year period.

From the 47 respondents who funded **infrastructure improvement** programs, the most common sources of funding were State CDBG Funds (81%), Other Local Funds (45%), and Other Federal Funds (32%). The majority of the 45 respondents indicated that the most common infrastructure projects undertaken in the last five years were: (1) water or sewer, (2) streets and sidewalks, and (3) American Disabilities Act (ADA) improvements.

⁴ State redevelopment law (Health and Safety Code (H&SC) Section 33080 et seq.,) requires redevelopment agencies to annually report to the State of California Department of Housing and Community Development on use of the Low and Moderate Income Housing Fund (Low-Mod Fund) to increase, improve, and preserve the supply of affordable housing. Weblink: <http://www.hcd.ca.gov/rda/>

⁵ The remaining responses were non-numeric and were either a date, "not applicable," or a text comment.

⁶ The remaining responses were non-numeric and were either a date, "not applicable," or a text comment.

⁷ The remaining responses were non-numeric and were either a date, "not applicable," or a text comment.

⁸ The remaining responses were non-numeric and were either a date, "not applicable," or a text comment.

⁹ The respondent who indicated that 300 projects were built in 5-years may have meant 300 units and not 300 multifamily rental projects.

¹⁰ The remaining responses were non-numeric and were either a date, "not applicable," or a text comment.

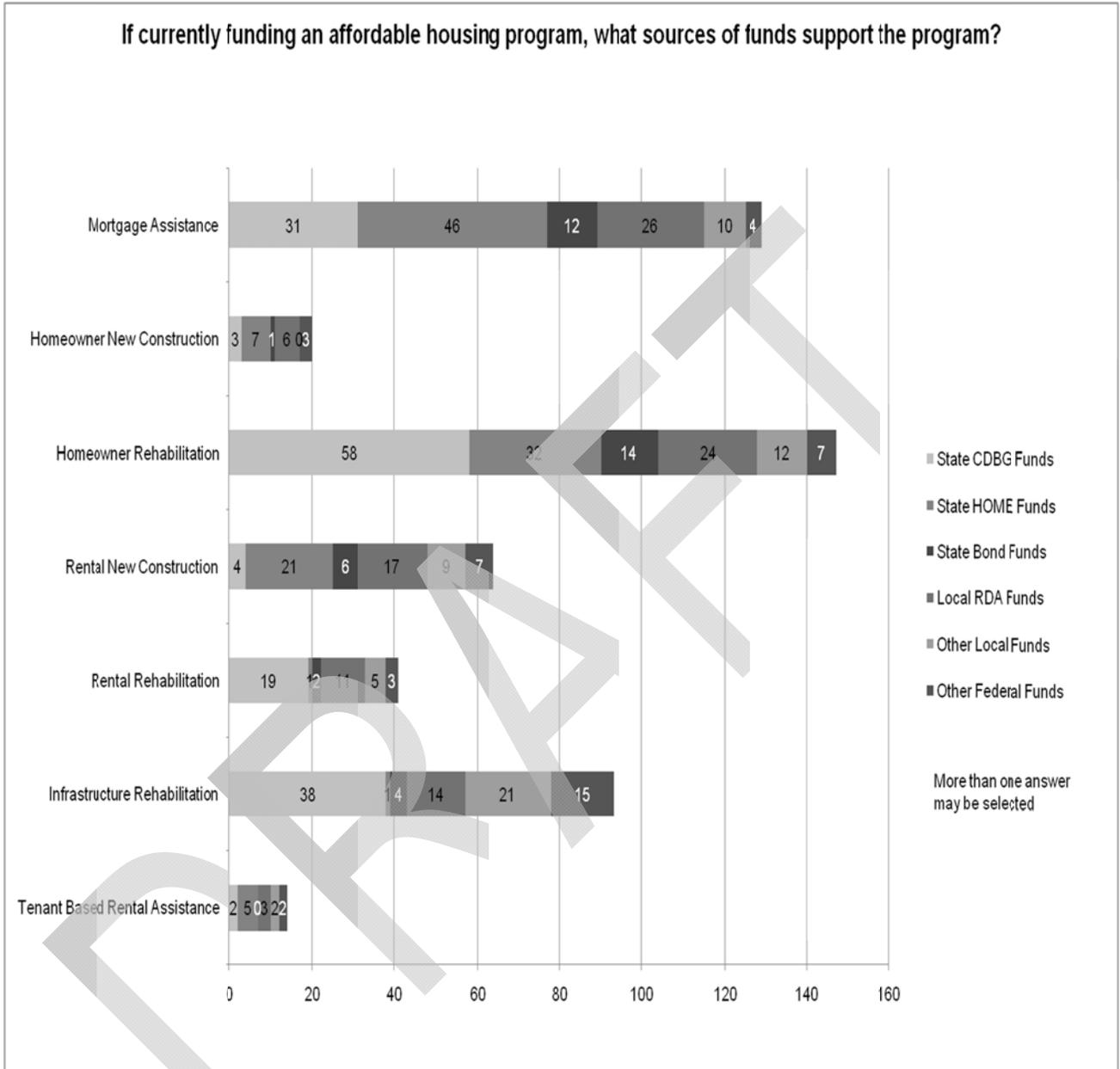
The 12 jurisdictions who responded to this question indicated that they were funding a **tenant-based rental assistance** (TBRA) program. The top three sources of funding were: (1) State HOME Funds (42%), (2) Local RDA Funds (25%), (3) State CDBG Funds (17%), Other Local Funds (17%), and Other Federal Funds (17%). For this open-ended subquestion, 13 out of 20 jurisdictions¹¹ indicated an average of 0-644 households were assisted per year by the TBRA program.

One-third of the 76 respondents indicated that they did not have **other affordable housing activities**. However, some of the respondents in response to this question mentioned housing rehabilitation and Neighborhood Stabilization Program (NSP) or foreclosure assistance. Typically, other affordable housing activities are funded by Redevelopment Agency Funds and HUD Funds (63 total responses to this open-ended question). According to 36 out of 59 jurisdictions¹² who responded regarding numbers served, an average of 0-1,565 households per year were served by each of the other affordable housing programs.

¹¹ The remaining responses were non-numeric and were either a date, "not applicable," or a text comment.

¹² The remaining responses were non-numeric and were either a date, "not applicable," or a text comment.

Figure 12-8
Questions 5b-5h

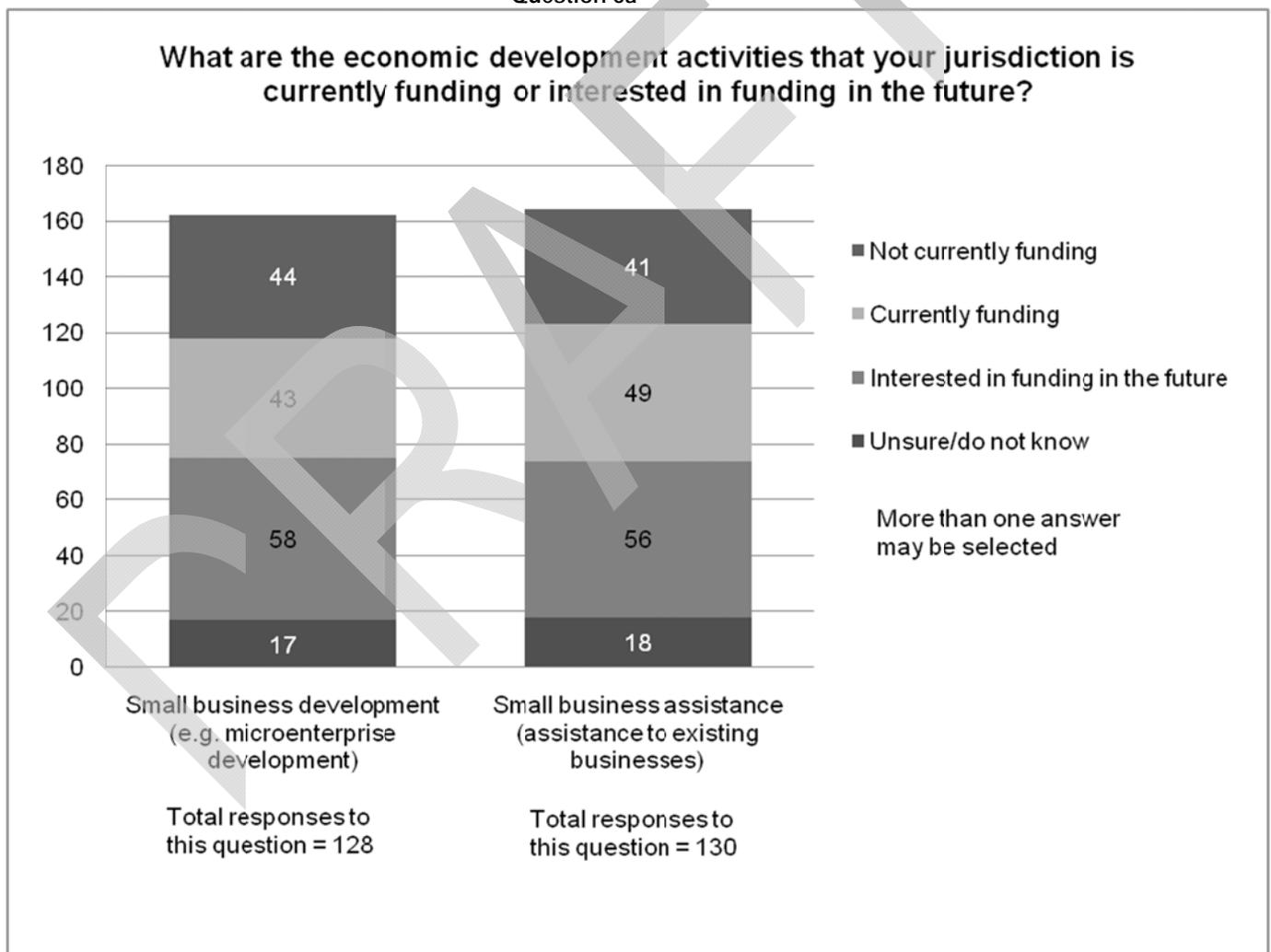


Economic Development Activities

For **small business development** (e.g. microenterprise development) activities, 58 of the 128 jurisdictions that replied to this question (45%) were interested in funding these activities. Thirty-four percent were either not currently funding or currently funding these activities. Thirteen percent was unsure or did not know about these activities.

Forty-three percent of the 130 grantees that responded to this question were interested in funding **small business assistance**, (assistance to existing businesses), activities. For these activities, 38% of the jurisdictions were currently funding and 32% were not currently funding. Nearly 14% were unsure or did not know about these activities.

Figure 12-9
Question 6a



The **small business development** activities of the 48 jurisdictions that responded to question 6b were funded mostly by State CDBG Funds (85%), Local RDA Funds (25%), and Other Local Funds (23%). On average, between 0.5-60 businesses were assisted per year as indicated by the 30 out of 38 jurisdictions¹³ that responded to this open-ended subquestion.

For the **small business assistance** activities, 50 jurisdictions that replied to this question funded these activities. Similar to small business development, the most common funding sources were State CDBG Funds (88%), Local RDA Funds (30%), and Other Local Funds (20%). On average, between 0-40 businesses were assisted per year as indicated by the 34 out of 43 jurisdictions¹⁴ that responded to this open-ended subquestion.

The top three most common **other economic development activities** that jurisdictions were currently funding or interested in funding were: façade improvement, business loan program, and infrastructure (according to the 13 respondents to this question).

Figure 12-10

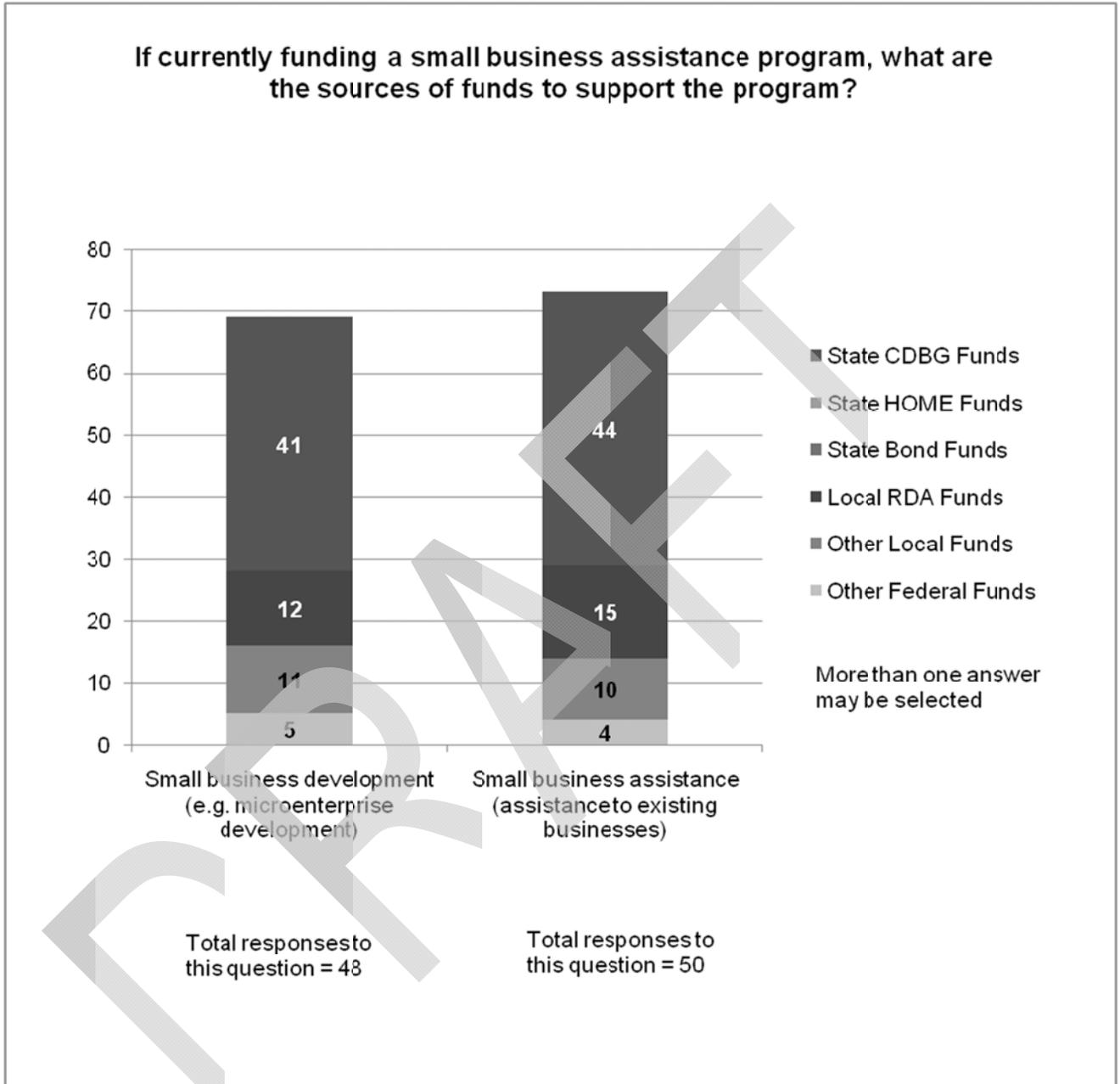
Economic Development Activity	Response Rate for Funding	Response Rate for Average Businesses Assisted per year*
Small Business Development	48	38
Small Business Assistance	50	43
TOTAL	98	81

**If the response was a range (15-20 businesses), the average was recorded (17.5). When there was ambiguity in the response, an estimated number was recorded (less than 5 is recorded as 4 businesses). Note some numbers were estimated totals of actual businesses completed and not averages. Some respondents may have confused persons assisted rather than businesses assisted. If more than one average was provided, these were added together. Potential businesses were recorded as zero or no businesses.*

¹³ The remaining responses were non-numeric and were either a date, "not applicable," or a text comment.

¹⁴ The remaining responses were non-numeric and were either a date, "not applicable," or a text comment.

Figure 12-11
Question 6b and 6c



Nearly one-quarter of the 62 jurisdictions that responded to this question were not undertaking **other economic development activities**. However some were undertaking business technical assistance and planning and façade improvement. From the 50 respondents to question 6e, the most common funding sources for other economic development activities were Redevelopment Agency funds and local or general funds. According to the 26 out of 40 jurisdictions¹⁵ who responded to this open-

¹⁵ The remaining responses were non-numeric and were either a date, "not applicable," or a text comment.

ended subquestion, an average of 0-1,000 businesses per year were served by each of the other economic development programs.

Fair Housing Impediments

Jurisdictions were asked to evaluate the severity of impediments to fair housing facing persons seeking housing in their jurisdiction. They rated 16 different impediments on a scale ranging from “Not an impediment,” “Not very severe,” “Somewhat severe,” and “Very severe.” The total number of jurisdictions who responded varied by each question and ranged from 123-127 jurisdictions.

The top three responses of things considered “**Not an impediment**”:

1. Discrimination against households due to religion (112),
2. Discrimination against households due to gender (108), and
3. Discrimination against households due to familial status (99).

The top three responses of things considered “**Not very severe**”:

1. Inadequate access to public and social services (55),
2. Language barriers for persons with limited English proficiency (54) and Inadequate access to transportation (54), and
3. Lack of knowledge or understanding regarding fair housing (53)

The top three impediments considered “**Somewhat severe**” were:

1. Inadequate access to employment opportunities (48),
2. Inadequate access to transportation (33), and
3. Language barriers for persons with limited English proficiency (21).

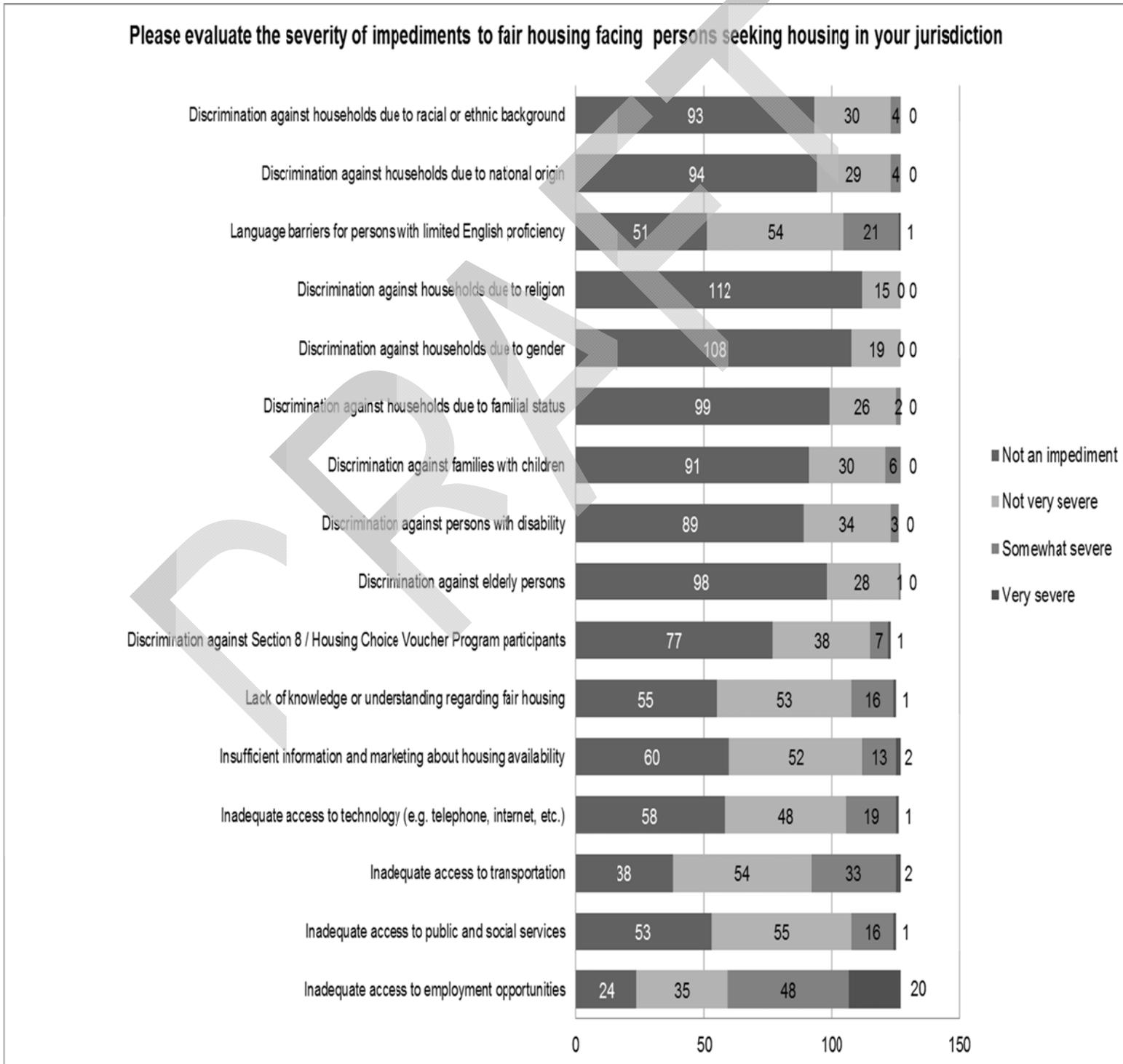
Impediments that were most commonly identified as “**Very severe**” included:

1. Inadequate access to employment opportunities (20),
2. Insufficient information and marketing about housing availability (2) and Inadequate access to transportation (2) and,
3. Language barriers for persons with limited English proficiency (1), Discrimination against Section 8 / Housing Choice Voucher Program participants (1), Lack of knowledge or understanding regarding fair housing (1), Inadequate access to technology (e.g. telephone, internet, etc.) (1) and Inadequate access to public and social services (1).

Sixteen respondents to this open-ended question identified **other impediments** to fair housing facing persons seeking housing. Their most common responses were: unemployment and lack of affordable housing supply. Some stated that they did not know about other impediments, or they had no fair housing complaints.

According to the 128 respondents, the most common **sources of information** for the fair housing impediment questions were staff knowledge (96%), community input (39%), fair housing complaints (25%), and Other (9%). The most common Other sources of information were from Public Housing Authorities and discussions with residents (from 21 total respondents). Many respondents stated that there were no fair housing complaints.

Figure 12-12
Question 7a



Local Impediments

For local impediments, jurisdictions rated 9 different local impediments on the same scale of severity: “Not an impediment,” “Not very severe,” “Somewhat severe,” and “Very severe.” The total number of jurisdictions who responded to each question varied and ranged from 123-127 jurisdictions.

The top three responses of things considered “**Not an impediment**”:

1. The lack of comprehensive fair housing planning (94) and Inadequate enforcement of fair housing laws (94),
2. Inadequate representation of diverse interests (e.g. racial, ethnic, religious, and disabled segments on housing advisory boards, commissions, and committees) (92),
3. Local land use controls and zoning prohibiting higher density, multifamily housing (86).

The top three responses of things considered “**Not very severe**”:

1. Current mechanisms for identifying discrimination are predominantly reactive rather than proactive (38),
2. NIMBYism (Not In My Backyard) / Neighborhood opposition to affordable housing (37),
3. Environmental contamination or health hazards (e.g. lead-based paint or mold) limits the availability of land or readily-usable existing housing stock (35).

The top three local impediments considered “**Somewhat severe**” were:

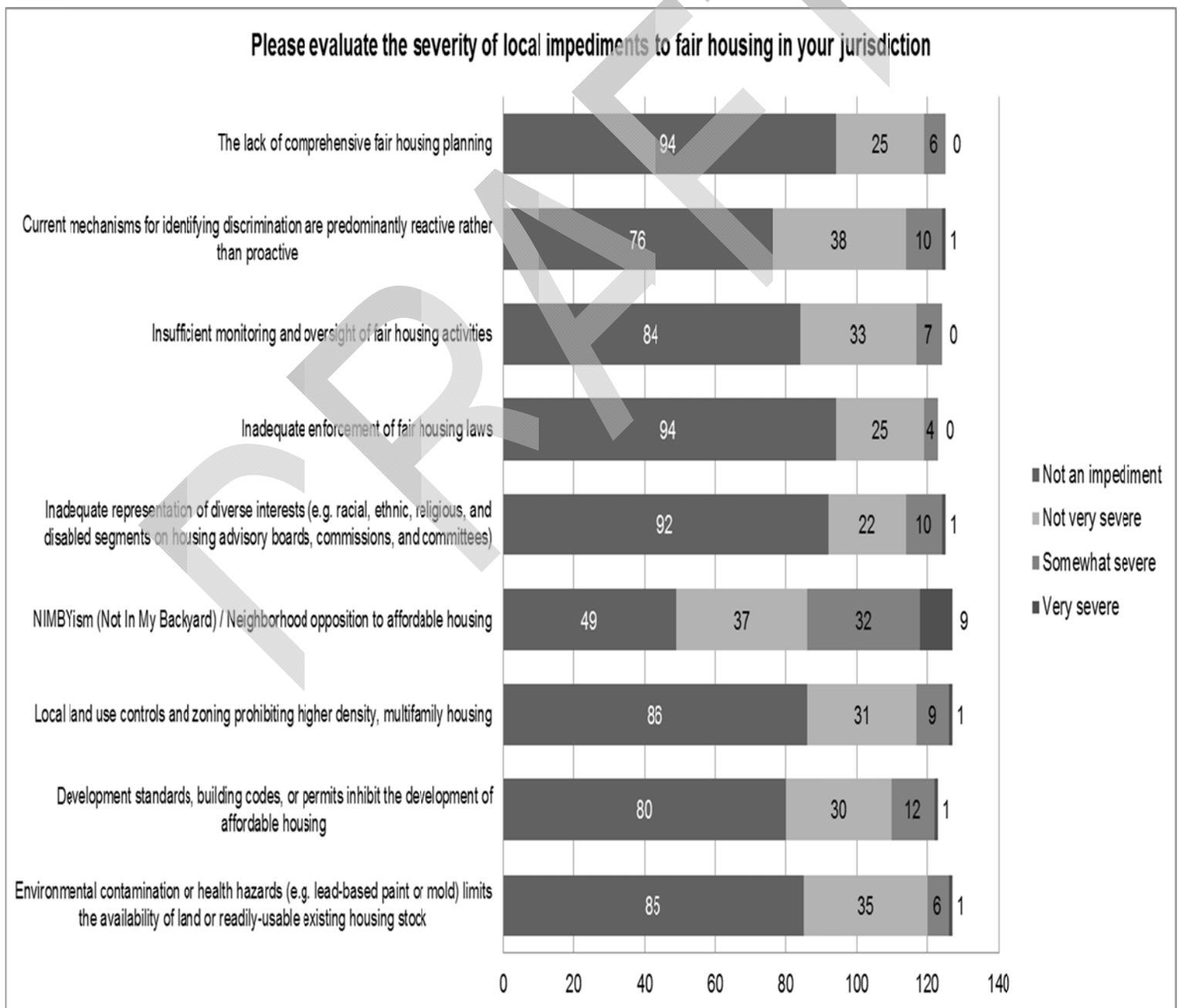
1. NIMBYism (Not In My Backyard) / Neighborhood opposition to affordable housing (32),
2. Development standards, building codes, or permits inhibit the development of affordable housing (12), and
3. Current mechanisms for identifying discrimination are predominantly reactive rather than proactive (10) and Inadequate representation of diverse interests (e.g. racial, ethnic, religious, and disabled segments on housing advisory boards, commissions, and committees) (10).

Local impediments that were most commonly identified as “**Very severe**” included:

1. NIMBYism (Not In My Backyard) / Neighborhood opposition to affordable housing (9),
2. Current mechanisms for identifying discrimination are predominantly reactive rather than proactive (1), Inadequate representation of diverse interests (e.g. racial, ethnic, religious, and disabled segments on housing advisory boards, commissions, and committees) (1), Local land use controls and zoning prohibiting higher density, multifamily housing (1), Development standards, building codes, or permits inhibit the development of affordable housing (1), and Environmental contamination or health hazards (e.g. lead-based paint or mold) limits the availability of land or readily-usable existing housing stock (1).

According to 13 respondents who answered this open-ended question, the top three most common **other local impediments** were: (1) high costs for development/construction, (2) building codes and development standards, and (3) funding issues. As indicated by the 126 jurisdictions, the most common **sources of information** for the fair housing local impediment questions were staff knowledge (98%), community input (44%), fair housing complaints (19%), and other (8%). Regarding other sources of information, the most common other sources of information were building codes and development standards. Most of the 14 respondents indicated that there were no or unreported fair housing complaints. Some also indicated that they did not know about this question or the question was not applicable.

Figure 12-13
Question 8



Enforcement Practices

Jurisdictions were asked to evaluate the frequency of current enforcement practices which are implemented by their jurisdiction to address fair housing impediments. Respondents rated 18 different enforcement practices on a frequency scale of implementing either: never, annually, biannually, quarterly, monthly or weekly. Jurisdictions who responded to each question varied and ranged from a total of 99-113 jurisdictions.

The three most common enforcement practices that were **never** implemented were:

1. Increasing housing choice for Section 8 / Housing Choice Voucher Program participants (e.g. quality, setting, participation, etc.) (59),
2. Assessing property insurance and tax policies (57), and
3. Developing housing for large households (e.g. various unit sizes) (49).

The three most common enforcement practices implemented **annually** were:

1. Applying for other sources of funding for affordable housing (e.g. state, federal, or private sector) (83),
2. Identifying suitable land sites for affordable housing development (83), and
3. Assessing land use controls and zoning laws (75).

The most common enforcement practices implemented **biannually** were:

1. Applying for other sources of funding for affordable housing (e.g. state, federal, or private sector) (11),
2. Identifying suitable land sites for affordable housing development (10), and
3. Assessing land use controls and zoning laws (9), Assessing development standards, building codes, and permits (9), and Identifying affordable housing developers and assisting to increase their capacity (9).

The three most common enforcement practices implemented **quarterly** were:

1. Coordinating between local and regional housing agencies (e.g. housing authorities, local housing departments, and nonprofit organizations, etc.) (15),
2. Coordinating between enforcement agencies (e.g. building inspectors, law enforcement, legal department, etc.) (11), and
3. Collecting and analyzing fair housing data (7).

The three most common enforcement practices implemented **monthly** were:

1. Coordinating between enforcement agencies (e.g. building inspectors, law enforcement, legal department, etc.) (29),
2. Coordinating between local and regional housing agencies (e.g. housing authorities, local housing departments, and nonprofit organizations, etc.) (19), and
3. Assessing land use controls and zoning laws (5).

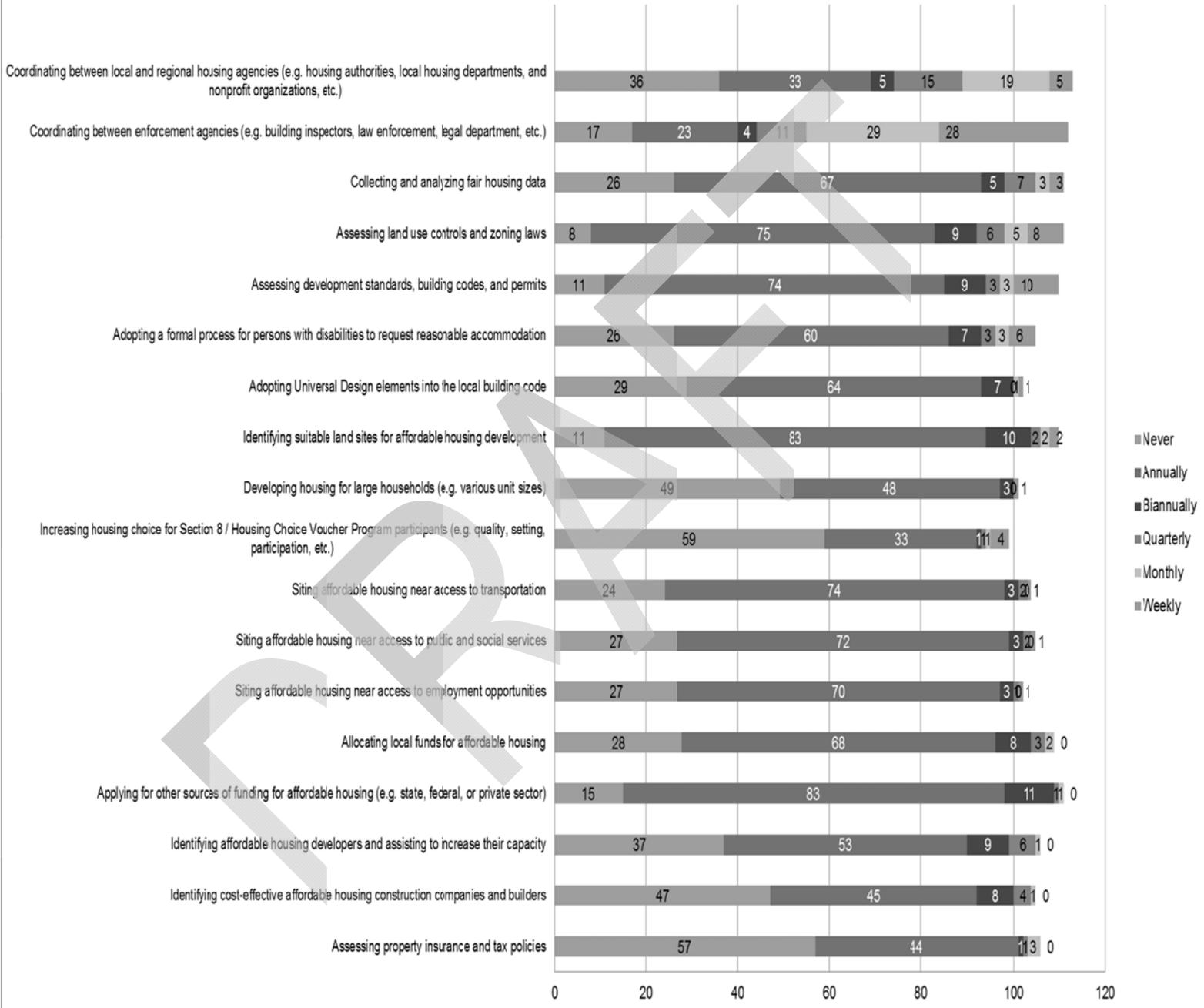
The top three most common enforcement practices implemented **weekly** were:

4. Coordinating between enforcement agencies (e.g. building inspectors, law enforcement, legal department, etc.) (28),
5. Assessing development standards, building codes, and permits (10), and
6. Assessing land use controls and zoning laws (8).

Twenty-eight respondents answered the open-ended question regarding **other enforcement practices** implemented by their jurisdiction to address fair housing impediments. Typical comments on other practices were regarding: (1) the difficulty to categorize practices, (2) practices implemented on an as needed basis, and (3) practices conducted at a frequency between “never” and “annually.”

Figure 12-14
Question 9

Please evaluate the frequency of current enforcement practices which are implemented by your jurisdiction to address fair housing impediments



Enforcement Practices

Regarding economic impediments, jurisdictions rated 8 different economic impediments on the same scale of severity: “Not an impediment,” “Not very severe,” “Somewhat severe,” and “Very severe.” The total number of respondents varied by each question and ranged from 111-118 jurisdictions.

The top three indicated as “**Not an impediment**”

1. Unethical real estate processes (e.g. steering, blockbusting, etc.) (94),
2. Activities causing housing displacement (e.g. revitalization of neighborhoods, property tax increases, demolition, etc.) (77),
3. Unfair lending practices (e.g. excessive promotion of subprime mortgages or predatory lending) (68).

The top three indicated as “**Not very severe**”:

1. High cost of land suitable for affordable housing development (34)
2. Unfair lending practices (e.g. excessive promotion of subprime mortgages or predatory lending) (33), and
3. Activities causing housing displacement (e.g. revitalization of neighborhoods, property tax increases, demolition, etc.) (29).

The top three indicated as “**Somewhat severe**” were:

1. Shortage of mortgage financing available to low-income households (49),
2. High costs of construction (46), and
3. Inability to secure enough public subsidies to develop affordable housing (44).

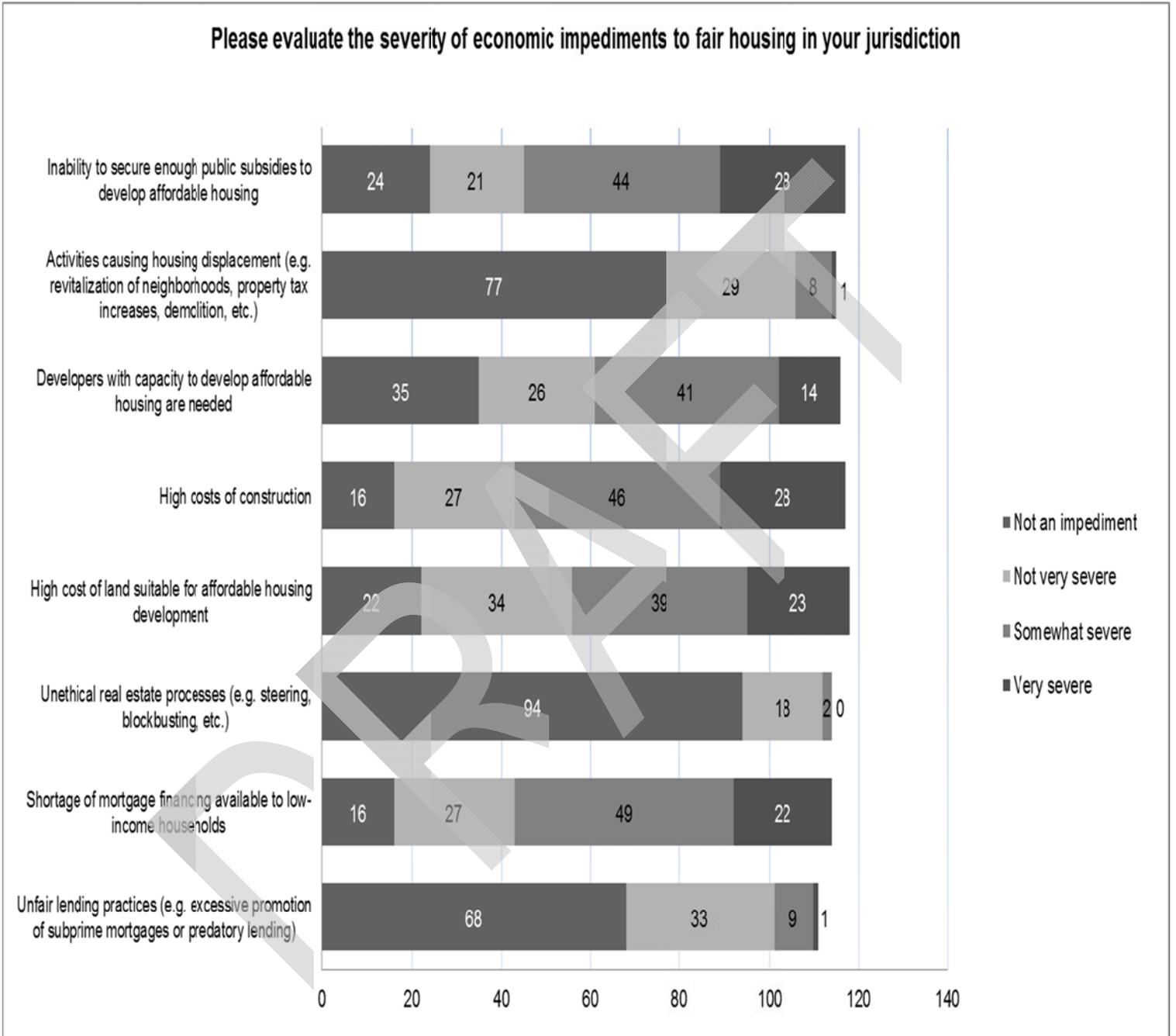
The top three indicated as “**Very severe**” included:

1. Inability to secure enough public subsidies to develop affordable housing (28), and High costs of construction (28),
2. High cost of land suitable for affordable housing development (23), and
3. Shortage of mortgage financing available to low-income households (22).

Since only 9 respondents to this open-ended question identified **other economic impediments**, a common theme in the responses was environmental or public service impediments. Many of the respondents do not know about this question or responded that the question was not applicable.

According to the 118 respondents on this issue, the most common sources of information for the economic impediments questions were staff knowledge (98%), community input (44%), fair housing complaints (25%), and other (8%). The most common other source of information was real estate professionals and developers (from 11 respondents). Many of these respondents stated that there were no fair housing complaints or unreported complaints, or that they do not know about this question or the question was not applicable.

Figure 12-15
Question 10



Outreach Practices

Respondents were also asked about frequency of 9 different current outreach practices implemented by their jurisdiction to address fair housing impediments. The frequency scale of implementing ranged from: never, annually, biannually, quarterly, monthly or weekly. The total number of jurisdictions who responded varied by each question and ranged from 105-110 jurisdictions.

The most common outreach practices that were **never** implemented included:

1. Market available housing throughout the community via ethnic newspapers (74), and Education and training for landlords (e.g. on fair housing marketing/advertising, tenant selection, reasonable accommodation, etc.) (74),
2. Market available housing throughout the community via internet in multiple languages (72),
3. Education and technical training for real estate and mortgage industry professionals (67).

The most common outreach practices implemented **annually** were:

1. Education and training for the public/community at-large (48),
2. Partner with nonprofit organizations assisting protected groups (e.g. racial minorities, disabled, elderly, etc.) for outreach (40), and
3. Market available housing throughout the community at in-person meetings at convenient, accessible locations and times (31) and Education and technical training for real estate and mortgage industry professionals (31).

The most common outreach practices implemented **biannually** were:

1. Market available housing throughout the community at in-person meetings at convenient, accessible locations and times (13),
2. Market available housing using techniques to assist the disabled (e.g. visually impaired, hearing-impaired, physically disabled, etc.) (8) and Education, training, and counseling for tenants and prospective homebuyers (8), and
3. Partner with nonprofit organizations assisting protected groups (e.g. racial minorities, disabled, elderly, etc.) for outreach (7).

The most common outreach practices implemented **quarterly** were:

1. Education, training, and counseling for tenants and prospective homebuyers (11),
2. Partner with nonprofit organizations assisting protected groups (e.g. racial minorities, disabled, elderly, etc.) for outreach (10), and
3. Market available housing throughout the community via internet in multiple languages (7) and Education and training for the public/community at-large (7).

The most common outreach practices implemented **monthly** were:

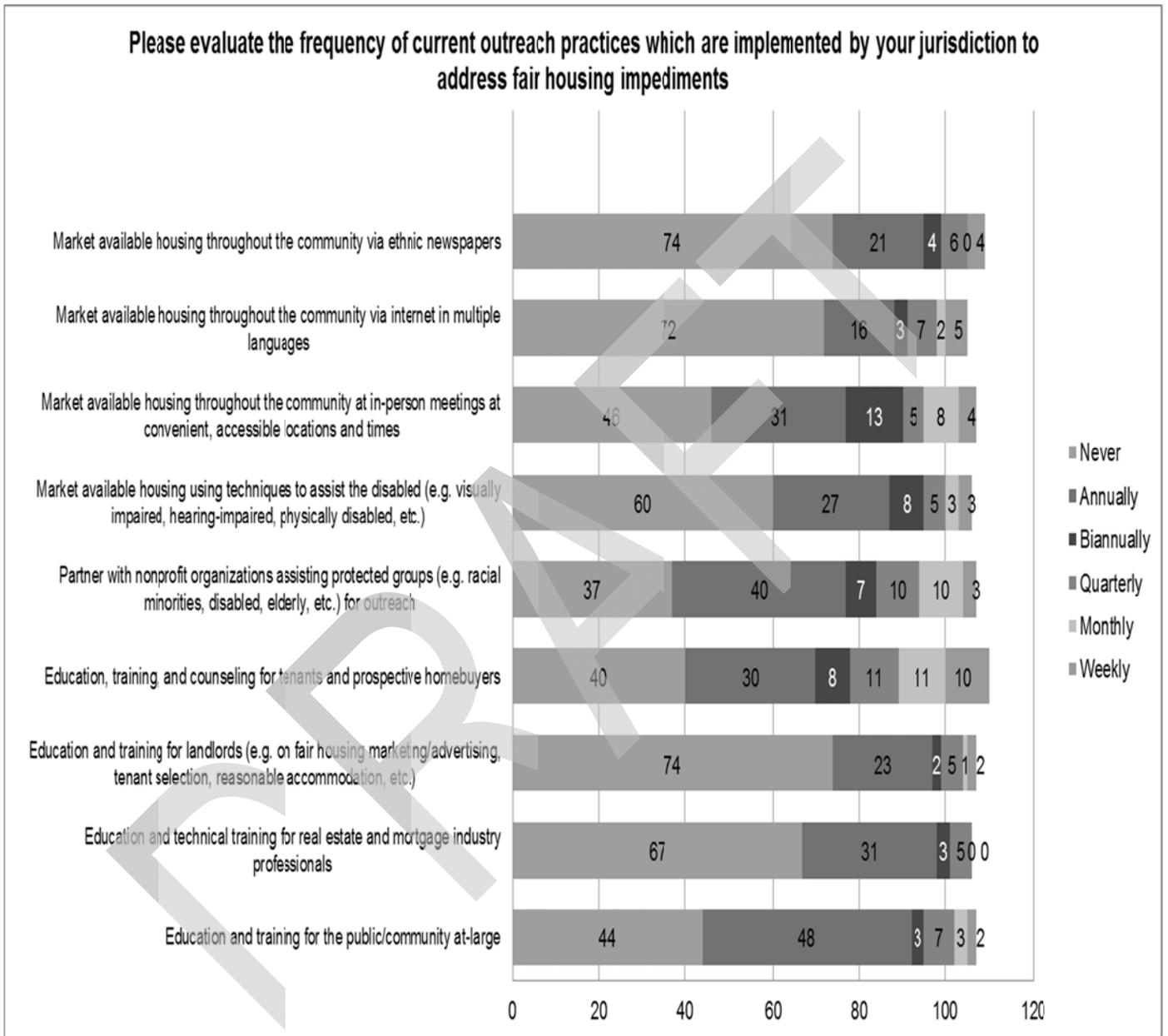
1. Education, training, and counseling for tenants and prospective homebuyers (11),
2. Partner with nonprofit organizations assisting protected groups (e.g. racial minorities, disabled, elderly, etc.) for outreach (10), and
3. Market available housing throughout the community at in-person meetings at convenient, accessible locations and times (8).

The most common outreach practices implemented **weekly** were:

1. Education, training, and counseling for tenants and prospective homebuyers (10),
2. Market available housing throughout the community via internet in multiple languages (5), and
3. Market available housing throughout the community via ethnic newspapers (4) and Market available housing throughout the community at in-person meetings at convenient, accessible locations and times (4).

Twenty-two respondents to this open-ended question identified **other outreach practices**. Their comments included: (1) another organization was responsible for outreach, (2) the question was not applicable or the respondent did not know the answer, and (3) outreach practices were implemented periodically, on-going, or on an as needed basis.

Figure 12-16
Question 11



Summary

- For all survey respondents, the majority of jurisdictions, 77%, were cities and 23% of the jurisdictions were counties. A total of 144 jurisdictions responded to this question.
- Most jurisdictions were aware of their eligibility for the CDBG (87%) and HOME (80%) programs. A total of 144 jurisdictions responded to this CDBG question and 141 responded to this HOME question.
- In the past five years, most jurisdictions considered applying for the CDBG (78%) and HOME (60%) programs. A total of 135 jurisdictions responded to this CDBG question and 134 responded to this HOME question.
- The top three most selected reasons which prevented jurisdictions from applying for State CDBG funds were: (1) Not Applicable (43%), (2) Not enough staff to prepare application (26%), and (3) Not enough staff to manage program (25%). A total of 121 jurisdictions responded to this question (of which more than one answer may be selected).
- For the State HOME program, the most selected reasons which prevented jurisdictions from applying for funds were: (1) Not Applicable (36%), (2) Not enough staff to manage program (20%), (3) Not enough staff to prepare application (18%) and Unfamiliar with program (18%). A total of 126 jurisdictions responded to this question (of which more than one answer may be selected).
- For affordable housing programs that were currently funded, the top three were homeowner rehabilitation (79), mortgage assistance (62), and infrastructure improvement (32). A total of 135 jurisdictions responded to this question (of which more than one answer may be selected).
- Among the jurisdictions, 43 out of 128 who responded were currently funding small business development (e.g. microenterprise development) and 49 out of 130 who responded were funding small business assistance (assistance to existing businesses).
- Fair housing impediments that were most commonly identified as “**Very severe**” included:
 1. Inadequate access to employment opportunities (20)
 2. Insufficient information and marketing about housing availability (2) and Inadequate access to transportation (2) and,
 3. Language barriers for persons with limited English proficiency (1), Discrimination against Section 8 / Housing Choice Voucher Program participants (1), Lack of knowledge or understanding regarding fair housing (1), Inadequate access to technology (e.g. telephone, internet, etc.) (1) and Inadequate access to public and social services (1).

The total number of jurisdictions who responded to the fair housing impediments questions varied by each question and ranged from 123-127 jurisdictions.

- Local impediments that were most commonly identified as “**Very severe**” included:
 1. NIMBYism (Not In My Backyard) / Neighborhood opposition to affordable housing (9),
 2. Current mechanisms for identifying discrimination are predominantly reactive rather than proactive (1), Inadequate representation of diverse interests (e.g. racial, ethnic, religious, and disabled segments on housing advisory boards, commissions, and committees) (1), Local land use controls and zoning prohibiting higher density, multifamily housing (1), Development standards, building codes, or permits inhibit the development of affordable housing (1), and Environmental contamination or health hazards (e.g. lead-based paint or mold) limits the availability of land or readily-usable existing housing stock (1).
- Economic impediments that were most commonly identified as “Very severe” included:
 1. Inability to secure enough public subsidies to develop affordable housing (28), and High costs of construction (28),
 2. High cost of land suitable for affordable housing development (23), and
 3. Shortage of mortgage financing available to low-income households (22).

The total number of respondents to the economic impediments questions varied by each question and ranged from 111-118 jurisdictions.

- The three most common enforcement practices that were **never** implemented included:
 1. Increasing housing choice for Section 8 / Housing Choice Voucher Program participants (e.g. quality, setting, participation, etc.) (59),
 2. Assessing property insurance and tax policies (57), and
 3. Developing housing for large households (e.g. various unit sizes) (49).

Jurisdictions who responded to each enforcement practices questions varied and ranged from a total of 99-113 jurisdictions.

- The most common outreach practices that were **never** implemented included:
 1. Market available housing throughout the community via ethnic newspapers (74), and Education and training for landlords (e.g. on fair housing marketing/advertising, tenant selection, reasonable accommodation, etc.) (74),
 2. Market available housing throughout the community via internet in multiple languages (72),
 3. Education and technical training for real estate and mortgage industry professionals (67).

The total number of jurisdictions who responded to the outreach practices questions varied by each question and ranged from 105-110 jurisdictions.

Appendix I

Jurisdictions Not Submitting a Survey

1. Dixon	11. Siskiyou Unincorporated*
2. Mount Shasta	12. Fortuna
3. Pismo Beach	13. Hidden Hills
4. Westmorland	14. Industry
5. Willits	15. King City
6. Alpine Unincorporated*	16. Loyalton
7. Del Norte Unincorporated*	17. Maricopa
8. Imperial Unincorporated*	18. Marysville
9. Napa Unincorporated*	19. McFarland
10. Sierra Unincorporated*	
TOTAL: 19 Jurisdictions	

*Counties

Jurisdiction Type (Cities and Counties)

	Number	Percentage
City	126	76%
County	39	24%
TOTAL	165	100%
Fair Housing Survey Respondents		
	Number	Percentage
City*	113	77%
County	33	23%
TOTAL	146	100%
* Two left blank		
Jurisdictions that Did Not Submit a Survey		
	Number	Percentage
City	13	68%
County	6	32%
TOTAL	19	100%

Appendix 12-II
Fair Housing Survey Reponse Top/Bottom Analysis

Impediments	All Survey Respondents	Survey Sorted by Percent Families with Very Low Income	Survey Sorted by Percent Families with Very Low Income	Survey Sorted by Number of Fair Housing Complaints per 50 HH	Survey Sorted by Number of Fair Housing Complaints per 50 HH	Survey Sorted by Number of Severe Impediments	Survey Sorted by Number of Severe Impediments	Survey Sorted by Number of Infrequent Practices	Survey Sorted by Number of Infrequent Practices
Impediments (16 total)									
1. Discrimination against households due to racial or ethnic background									
2. Discrimination against households due to national origin									
3. Language barriers for persons with limited English proficiency	3		B3	T2			B2		B3
4. Discrimination against households due to religion									
5. Discrimination against households due to gender									
6. Discrimination against households due to familial status									
7. Discrimination against families with children									
8. Discrimination against persons with disability									
9. Discrimination against elderly persons									
10. Discrimination of Section 8/Housing Choice Voucher Program participants									
11. Lack of knowledge or understanding regarding fair housing				T3		T3			B3
12. Insufficient information and marketing about housing availability				T3					B2
13. Inadequate access to technology (e.g. telephone, internet, etc.)		T2				T3			B2
14. Inadequate access to transportation	2	T3	B2	T2	B2	T2		T2	B2
15. Inadequate access to public and social services					B3			T3	
16. Inadequate access to employment opportunities	1	T1	B1	T1	B1	T1	B1	T1	B1
Local Impediments (9 total)									
1. The lack of comprehensive fair housing planning									
2. Current mechanisms for identifying discrimination are predominately reactive rather than proactive	3			T3		T3			B2
3. Insufficient monitoring and oversight of fair housing activities				T3				T2	
4. Inadequate enforcement of fair housing laws									
5. Inadequate representation of diverse interests (e.g. racial, ethnic, religious and disabled segments) on housing advisory boards, commissions, and committees)	3	T3		T2	B3	T2		T3	B3
6. NIMBYism (Not in My Backyard)/neighborhood opposition to affordable housing	1	T1	B1	T1	B1	T1	B1	T1	B1
7. Local land use controls and zoning prohibiting higher density, multifamily housing			B3		B3			T2	B3
8. Development standards, building codes, or permits inhibit the development of affordable housing	2	T2	B2	T3	B2				B2
9. Environmental contamination or health hazards (e.g. lead-based paint or mold) limits the availability of land or readily-usable existing housing stock			B3	T2					B3
Economic Impediments (8 total)									
1. Inability to secure enough public subsidies to develop affordable housing	2	T2	B2	T3	B2	T2	B1	T2	B1
2. Activities causing housing displacement (e.g. revitalization of neighborhoods, property tax increases, demolition, etc.)									
3. Developers with capacity to develop affordable housing is needed							B1		B2
4. High costs of construction	1	T2	B1	T1	B1	T2		T2	B1
5. High cost of land suitable for affordable housing development		T3	B1	T2	B3	T3	B1	T3	B3
6. Unethical real estate processes (e.g. steering, blockbusting, etc.)									
7. Shortage of mortgage financing available to low-income households	3	T1	B3	T3	B3	T1		T1	B1
8. Unfair lending practices (e.g. excessive promotion of subprime mortgages or predatory lending)									

Source: 2011 State of California Fair Housing Survey

1 = All Respondents 1st Choice, 2 = All Respondents 2nd Choice, 3 = All Respondents 3rd Choice

T1 = Top Jurisdictions 1st Choice, T2 = Top Jurisdictions 2nd Choice, T3 = Top Jurisdictions 3rd Choice

B1 = Bottom Jurisdictions 1st Choice, B2 = Bottom Jurisdictions 2nd Choice, B3 = Bottom Jurisdictions 3rd Choice

Shading indicates common choice between top and bottom jurisdictions