

HCD Sample Affirmatively Furthering Fair Housing (AFFH) Activities

State CDBG grantees must select at least one option under each sub-category to demonstrate meeting the affirmatively furthering fair housing (AFFH) state objectives at the time of application. Sub-categories include:

1. Housing Mobility Strategies;
2. Development of Housing Choices and Affordability in Highest and High Resource Opportunity Areas; and
3. Place-based Strategies to Encourage Community Conservation and Revitalization, including Preservation and Displacement Protection for Lower Income Households or in Moderate and Low Resource Opportunity Areas or Areas of High Segregation and Poverty

1. Housing Mobility Strategies

- Affirmative marketing strategies or plans targeting nearby neighborhoods
- Use, affirmatively market or take other actions to promote use of housing voucher mobility throughout the community (e.g., proof of vouchers by census tract or other area indicator, landlord outreach programs, efforts to support landlord participation, and subsidizing security deposits).
- Housing mobility counseling
- Assistance with security deposits and moving expenses
- City-wide affordable housing registries
- Regional coordination and/or administration of vouchers (such as shared waiting lists)
- Accessibility programs focus on improving access to housing, public buildings and facilities, sidewalks, pedestrian crossings, and businesses
- Strategies with high performing school districts to improve a diversity of students and staff to serve lower income students
- Other (describe how this meets subarea objective)

2. Housing Choices, Affordability and Other Actions to Promote Access in Highest and High Opportunity Resource Areas

- Applicant does not have highest or high resource opportunity areas
- Rezoned multifamily sites in highest or high resource opportunity neighborhoods in the last five years
- Approved or completed affordable housing in highest or high resource opportunity neighborhood in the last five years
- Expand permitted residential uses (e.g., duplexes, triplexes, four-plexes) in zoning districts in highest or high resource opportunity areas

- Modify land use policies or development standards to facilitate housing choices and affordability in highest or high resource opportunity areas such as minimum lot sizes, reduced parking requirements, parking maximums, multifamily height requirements, housing overlay zones
- Use mixed income strategies in highest or high resource opportunity areas (e.g., funding, incentives, policies and programs, density bonuses, land banks, housing trust funds)
- Update development review processes in highest or high resource opportunity areas such as eliminating conditional use permit process requirements for multifamily, maximizing by-right approvals, minimizing discretionary review opportunities, shortening review timelines, by right processes for community care facilities over seven persons
- Reduce, defer or mitigate development fees to support housing choices and affordability in highest or high resource opportunity areas (e.g., assess fees based on square footage, type and location)
- Scattered site project approvals or programs in highest or high resource opportunity areas
- Inclusionary requirements or similar policies, programs or procedures
- Other targeted investment and programs in affordability housing in highest or high resource opportunity areas (e.g., sweat equity, down payment assistance, new rental construction)
- Accessibility modification projects or programs in highest or high resource opportunity areas
- In-home or community-based support services in highest or high resource opportunity areas
- Implement a campaign or similar actions to combat local opposition to affordable housing in highest or high resource opportunity areas
- Other (describe how this meets subarea objective)

3. Place-based Strategies to Encourage Community Conservation and Revitalization, including Preservation and Displacement Protection for Lower Income Households or in Moderate and Low Resource Areas and Areas of High Segregation and Poverty

- Applicant does not have moderate or low resource opportunity areas or areas of high segregation and poverty
- Utilized or supported funding for acquisition and/or rehabilitation of housing for lower income households or in moderate and low resource opportunity areas or areas of high segregation and poverty
- Utilized or supported funding for the preservation of units at-risk of conversion to market rate uses
- Adopt general plan, zoning or other land use policies and procedures to conserve existing housing stock for lower income households or in moderate and low resource opportunity areas or areas of high segregation and poverty (e.g.,

general plan or specific plan replacement policies, rent control or stabilization ordinance or overlays)

- Utilize or support funding for community conservation and revitalization for lower income households or in moderate and low resource opportunity areas or areas of high segregation and poverty (e.g., infrastructure, active transportation, safe routes to school, parks, schools, other neighborhood improvements)
- Adoption of a General Plan Environmental Justice element (i.e., SB 1000 for jurisdictions containing disadvantaged communities) that includes equitable investment strategies for affordable housing, infrastructure and other improvements, and other actions that address disproportionate health burdens.
- Code enforcement and rehabilitation programs that target lower income households or in moderate and low resource opportunity areas or areas of high segregation and poverty
- Utilize or support funding for basic infrastructure improvements (e.g., water, sewer) in disadvantaged communities while mitigating displacement and increased costs to vulnerable populations (e.g., seniors, persons with disabilities and farmworkers)
- Target acquisition and rehabilitation to vacant and blighted properties in moderate and low resource opportunity areas or areas of high segregation and poverty
- Prioritize capital improvement programs in moderate and low resource opportunity areas, areas of high segregation and poverty or disadvantaged communities pursuant to SB 1000 or SB 244.
- First right of return policies, ordinances or other procedures for existing residents in acquisition and rehabilitation projects, including moving expenses
- Multi-lingual tenant counseling or foreclosure assistance
- Just cause eviction or other efforts improving tenant stability
- Policies, ordinances, procedures, or investment to preserve single room occupancy, mobile home parks, condominiums or housing types other than single family uses
- Economic development or other policies, ordinances, investment or other efforts to preserve existing small or other business in moderate and low resource opportunity areas or areas of high segregation and poverty
- Other (describe how this meets subarea objective)