

Commission Letter #: 94-10
Commission Meeting: 04/19/2010
RE: **Fair Housing Awareness Month
and update to the Analysis of Impediments to Fair Housing**

April 9, 2010

The Honorable Mayor
and
Members of City Commission

The month of April is designated as Fair Housing Month by the U.S. Department of Housing and Urban Development. This is the 42nd anniversary of the National Fair Housing Law, Title VIII of the Civil Rights Act of 1968. This law prohibits the discrimination in the sale, rental, financing and advertising and calls for equal access regardless of race, color, religion, sex, national origin, age, familial status or disability.

Fair housing goals and objectives are an integral part of the City and are incorporated into the long term plans for the Community Development Block Grant (CDBG) Program and the Housing Choice Voucher Program. The City actively pursues compliance with the National Fair Housing Law and regularly provides educational information through both of the above referenced programs.

Each CDBG program year, the City submits its Annual Action Plan highlighting the proposed CDBG activities and funding levels to the U.S. Department of Housing and Urban Development (HUD). As part of the submittal, the City is statutorily required to certify that it shall affirmatively further fair housing by (1) conducting an analysis of impediments to fair housing choice; (2) take appropriate actions to overcome the effects of the impediments identified through that analysis; and (3) maintain records reflecting the analysis and actions.

At the beginning of a new Consolidated Plan five-year planning cycle, it is appropriate for the City to update its Analysis of Impediments to Fair Housing (AI) to reflect the current fair housing situation. The AI is designed to take an inventory of existing and potential impediments to housing opportunities within the City. The City's obligation to affirmatively further fair housing extends to all housing and housing-related activities within the city whether publicly and privately funded and must provide for and promote housing opportunities for all individuals, with a goal of reducing the separation of race, ethnicity, or disability. The Executive Summary and Conclusions are provided at the beginning of the AI.

The AI will identify the proposed fair housing actions to be taken during the upcoming program years covered by the lifespan (5 years – PY 2010 through PY 2015) of the Consolidated Plan. The City's CDBG program documents the actions taken to affirmatively further fair housing each program year in the submittal of its annual program review, referred to as the Consolidated Annual Performance and Evaluation Report (CAPER).

As outlined in the City's HUD required Citizen Participation Plan (CPP), the public (including minority, non-English speaking, disabled, lower-income, and those likely to be affected by program activities) are encouraged to participate in the development of policy documents. Therefore, a public hearing on the proposed updates to the AI was held at the Rehabilitation Board of Appeal's March 23, 2010 meeting. Not public comment was provided. Notice of the public hearing was published in The Daily Tribune on March 10, 2010. A draft copy of the AI was available for public viewing.

The statutorily required AI is not to be submitted to, or be approved by, HUD. However, HUD could, and has in prior program years, requested to review the City's AI in the event of a complaint or as part of routine monitoring. Therefore, the City Commission is not required to take any formal action with regard to the proposed updates to the AI. The AI is being submitted to the City Commission for its review in conjunction with the proclamation of Fair Housing Month.

While April is designated as "Fair Housing Month", the City is committed to advocate, educate and comply with fair housing laws all year long. The following resolution commemorating Fair Housing Month is recommended for approval:

Whereas, April 2010 marks the 42nd anniversary of the signing of the Fair Housing Act, and

Whereas, this landmark law prohibits housing discrimination on the basis of sex, color, race, age, religion, national origin, disability, family or marital status, and

Whereas, Fair Housing Month is designed to heighten people's awareness of their rights under the law when pursuing the purchase, rental, financing or advertising of housing, and

Whereas, all citizens are entitled to freedom of choice in the selection of housing and are guaranteed certain protections under the law if they are victims of discrimination, and

Whereas, the City of Royal Oak has renewed its commitment to affirmatively further fair housing by updating to its Analysis of Impediments to Fair Housing.

Be It Resolved that the City Commission hereby proclaims April 2010 as Fair Housing Month in the City of Royal Oak.

Respectfully submitted,



Timothy E. Thwing
Director of Planning

Approved,



Donald E. Johnson
City Manager

Attachments

cc: Rehab Board of Appeals Committee members