

Harris County Community Services Department
Office of Housing and Community Development

PY 2011 Activities Performed to Address Fair Housing and Barriers to Affordable Housing Development

The purpose of this document is to establish a system to track performance activities related to strategies to address impediments to Fair Housing and barriers to Affordable Housing Development discussed in the Harris County Community Services Department's Fair Housing Plan, which is a part of the PY2008-2012 Consolidated Plan. The Consolidated Plan lists five impediment to Fair Housing: 1) Overt discrimination of protected classes; 2) Discrimination in housing financing; 3) Insurance discrimination; 4) Discrimination through community pressure (NIBY-ISM); and 5) Discrimination through public policy. The following table discusses accomplishments toward activities by the Harris County Community Services Department (CSD) to implement their strategies to address impediments to Fair Housing and barriers to Affordable Housing Development during a single program year.

PY 2011 Accomplishments to Implement Fair Housing Strategies to Address Impediments

Goal/Objective	Activities	Responsible Groups	PY 2011 Accomplishments
Educate sub-recipients and community partners on fair housing laws/rights and responsibilities.	1. Website updates		4 website postings on fair housing topics
	2. Attending town hall meetings and other community housing events		6 town hall meetings attended and 3,745 fair housing brochures distributed
	3. Provision of technical assistance to subrecipients, partners and staff		1 training for partners and staff performed
	4. Prepare and distribute brochures and flyers about fair housing laws.		3,745 brochures printed/distributed
Referral and follow-up for fair housing compliance and redress	1) Maintain complaint file 2) Referrals to FHIP's 3) Referrals to FHAP's 4) Referrals to HUD/FH office	FHC/Project Mgrs/HRC.	1 file referred to Houston Area Urban League for resolution
Partner with housing providers and groups to ensure equitable application of fair housing laws	1) Number of partnerships retained or created 2) Monitoring of rental testing for fair housing compliance	FHC/P&D	2 partnerships created to enhance equitable application of fair housing laws; 0 rental testings assisted.

Strategy One: Aggressively enforce and enhance existing fair housing laws.

Harris County Community Services Department
Office of Housing and Community Development

PY 2011 Activities Performed to Address Fair Housing and Barriers to Affordable Housing Development

<p>3b. Promote Housing Resource Center as a clearinghouse for clients to identify affordable housing throughout HC</p>	<ol style="list-style-type: none"> 1. Attending outreach fairs 2. PSA's & Community news 3. Ads in community papers 4. Attending ngo/pvo meetings 5. Visitations to senior/community centers 6. Expanded website presence 	<p>HRC</p>	<p>37 events attended; 161,124 referrals; 2,056,294 website hits; 550 landlords registered with housing search tool</p>
<p>3c. Promote collaborations and partnerships with both non-profit and for-profit builders, developers, and other interested parties to increase the capacity for the development of affordable housing in the HC service area.</p>	<ol style="list-style-type: none"> 1. Continue soliciting housing projects 2. Continue working with builders /developers on affordable housing projects 3. Continue encouraging/ supporting the development of CHDOs 	<p>Development</p>	<p>163 new affordable housing units constructed with County HUD funding; 0 CHDO certifications issued, but 7 re-certifications issued; 12 LIHTC letters of consistency that aligned with the Consolidated Plan and HC non-concentration requirements were issued</p>
<p>3d. Promote and assist in the development of applications for additional funding to develop affordable housing in the HC service area</p>	<ol style="list-style-type: none"> 1. Provision of Con Plan Certifications in support of LIHTC and other affordable housing applications 2. Support Homeownership Zones 	<p>Planning</p>	<p>12 LIHTC letters of consistency that aligned with the Consolidated Plan and HC non-concentration requirements were issued in support of affordable housing applications</p>

Harris County Community Services Department
Office of Housing and Community Development

PY 2011 Activities Performed to Address Fair Housing and Barriers to Affordable Housing Development

				deposits, mediation and legal assistance, case management and counseling;
				624 persons provided access to housing counseling and other general services;
				10, 707 seniors provided access to housing counseling and other senior services; and
				283 persons provided with HIV/AIDS with access to counseling and housing placement services; and,
				697 persons were referred to housing counseling through the DAP

PY 2011 Activities Performed to Address Fair Housing and Barriers to Affordable Housing Development

The purpose of this document is to establish a system to track performance activities related to strategies to address impediments to Fair Housing and barriers to Affordable Housing Development discussed in the Harris County Community Services Department's Fair Housing Plan, which is a part of the PY2008-2012 Consolidated Plan. The Consolidated Plan lists five impediment to Fair Housing: 1) Overt discrimination of protected classes; 2) Discrimination in housing financing; 3) Insurance discrimination; 4) Discrimination through community pressure (NIBY-ISM); and 5) Discrimination through public policy. The following table discusses accomplishments toward activities by the Harris County Community Services Department (CSD) to implement their strategies to address impediments to Fair Housing and barriers to Affordable Housing Development during a single program year.

PY 2011 Accomplishments to Implement Fair Housing Strategies to Address Impediments

Goal/Objective	Activities	Responsible Groups	PY 2011 Accomplishments
<i>Strategy One: Aggressively enforce and enhance existing fair housing laws.</i>			
Educate sub-recipients and community partners on fair housing laws/rights and responsibilities.	1. Website updates		4 website postings on fair housing topics
	2. Attending town hall meetings and other community housing events		6 town hall meetings attended and 3,745 fair housing brochures distributed
	3. Provision of technical assistance to subrecipients, partners and staff		1 training for partners and staff performed
	4. Prepare and distribute brochures and flyers about fair housing laws.		3,745 brochures printed/distributed
Referral and follow-up for fair housing compliance and redress	1) Maintain complaint file 2) Referrals to FHIP's 3) Referrals to FHAP's 4) Referrals to HUD/FH office	FHC/Project Mgrs/HRC.	1 file referred to Houston Area Urban League for resolution
Partner with housing providers and groups to ensure equitable application of fair housing laws	1) Number of partnerships retained or created 2) Monitoring of rental testing for fair housing compliance	FHC/P&D	2 partnerships created to enhance equitable application of fair housing laws; 0 rental testings assisted.

PY 2011 Activities Performed to Address Fair Housing and Barriers to Affordable Housing Development

<i>Strategy Two: Eliminate discriminatory lending.</i>			
<p>Encouraging reinvestment by organizations and lending institutions in areas in need of redevelopment to eliminate discriminatory lending.</p>	<p>Support/assist tax credit applications for housing development in areas of need within the county (see Concentration Policy for Multi-unit Developments) Support affordable housing construction incentives.</p>	<p>P&D ED/P&D</p>	<p>12 LIHTC letters of consistency that aligned with the Consolidated Plan and HC non-concentration requirements were issued 0 projects applied and received CHDO affordable housing exemptions; 7 received re-certification</p>
<i>Strategy Three: Eliminate barriers to affordable housing development.</i>			
<p>3a. Promote and support safe and affordable housing opportunities throughout the HC service area</p>	<p>1. DAP continuation 2. More support of New Home construction activities 3. More minor home repairs 4. More affordable housing unit rehabilitations 5. Financing more affordable housing projects 6. Inspection of rental housing units funded by CSD</p>	<p>HCD</p>	<p>253 total persons received affordable housing assistance through: Direct Homeownership Assistance, Construction of Housing, Rehabilitation of Single Unit Residential, and Lead-Based Hazard Abatement; 38 households received DAP assistance, and 134 DAP information packets were distributed; 163 affordable housing units constructed, meeting lease-up; 84 home repairs completed; 4,148 persons provided with rental assistance (SPC, SHP, etc.) 20 housing complexes were inspected, with all housing units passing</p>

Harris County Community Services Department
Office of Housing and Community Development

PY 2011 Activities Performed to Address Fair Housing and Barriers to Affordable Housing Development

<p>3b. Promote Housing Resource Center as a clearinghouse for clients to identify affordable housing throughout HC</p>	<ol style="list-style-type: none"> 1. Attending outreach fairs 2. PSA's & Community news 3. Ads in community papers 4. Attending ngo/pvo meetings 5. Visitations to senior/community centers 6. Expanded website presence 	<p>HRC</p>	<p>37 events attended; 161,124 referrals; 2,056,294 website hits; 550 landlords registered with housing search tool</p>
<p>3c. Promote collaborations and partnerships with both non-profit and for-profit builders, developers, and other interested parties to increase the capacity for the development of affordable housing in the HC service area.</p>	<ol style="list-style-type: none"> 1. Continue soliciting housing projects 2. Continue working with builders /developers on affordable housing projects 3. Continue encouraging/ supporting the development of CHDOs 	<p>Development</p>	<p>163 new affordable housing units constructed with County HUD funding; 0 CHDO certifications issued, but 7 re-certifications issued; 12 LIHTC letters of consistency that aligned with the Consolidated Plan and HC non-concentration requirements were issued</p>
<p>3d. Promote and assist in the development of applications for additional funding to develop affordable housing in the HC service area</p>	<ol style="list-style-type: none"> 1. Provision of Con Plan Certifications in support of LIHTC and other affordable housing applications 2. Support Homeownership Zones 	<p>Planning</p>	<p>12 LIHTC letters of consistency that aligned with the Consolidated Plan and HC non-concentration requirements were issued in support of affordable housing applications</p>

PY 2011 Activities Performed to Address Fair Housing and Barriers to Affordable Housing Development

<p>3e. Promote and provide TA for the review and revision of land-use regulations in cooperative cities that may present an obstacle to the development of affordable housing.</p>	<p>1. Reviewing local land-use policies with local officials 2. Working with developers/contactors to address land use issues.</p>	<p>Planning /Development</p>	<ul style="list-style-type: none"> ▪ Survey cooperative cities regarding land use policies. ▪ Issue report on policies that may prevent the development of affordable housing. ▪ Commence meetings with local coop city officials regarding recommendations that support affordable housing development.
<p>Strategy Four: Encourage educational activities that promote awareness about fair housing and individuals rights about fair housing choice.</p>			
<p>Educate county residents and community leaders about the fair housing issues and the benefits of affordable housing development in the county</p>	<p>Community briefings/project tours of developed affordable housing projects, particularly in high opportunity areas. Attending town hall meetings and other community housing events Prepare briefs for community publications and mass local distribution. Briefings to Community Center visitors about fair housing</p>	<p>P/D/HRC/FH C HRC/P&D PIO HRC/FHC/I T</p>	<p>HCCSD sponsored a virtual tour of Harris County affordable housing projects during CDBG week to show the affordable housing developed in high opportunity areas 6 town hall meetings attended and 3,745 fair housing brochures distributed 5 press releases/briefs distributed to local media 12 briefings completed</p>
<p>Strategy Five: Encourage assistance to families.</p>			
<p>Provide information and referral on housing counseling opportunities available throughout the county.</p>	<p>Provide referrals to:</p> <ul style="list-style-type: none"> ▪ Homebuyer counseling ▪ Rental maintenance counseling ▪ Budget/credit counseling ▪ Foreclosure counseling ▪ Emergency housing assistance ▪ Via the Housing Resource Center and Downpayment Assistance Programs 	<p>HRC/DAP/S S/FHC</p>	<p>1,920 persons referred to various counseling programs via the HRC website and via direct contact referrals; 387 households provided with direct financial assistance to preserve housing; 201 persons provided access to emergency housing and utility assistance, security</p>

Harris County Community Services Department
Office of Housing and Community Development

PY 2011 Activities Performed to Address Fair Housing and Barriers to Affordable Housing Development

			deposits, mediation and legal assistance, case management and counseling;
			624 persons provided access to housing counseling and other general services;
			10, 707 seniors provided access to housing counseling and other senior services; and
			283 persons provided with HIV/AIDS with access to counseling and housing placement services; and,
			697 persons were referred to housing counseling through the DAP

Harris County Community Services Department
Office of Housing and Community Development

PY 2011 Activities Performed to Address Fair Housing and Barriers to Affordable Housing Development

The purpose of this document is to establish a system to track performance activities related to strategies to address impediments to Fair Housing and barriers to Affordable Housing Development discussed in the Harris County Community Services Department's Fair Housing Plan, which is a part of the PY2008-2012 Consolidated Plan. The Consolidated Plan lists five impediment to Fair Housing: 1) Overt discrimination of protected classes; 2) Discrimination in housing financing; 3) Insurance discrimination; 4) Discrimination through community pressure (NIBY-ISM); and 5) Discrimination in housing through public policy. The following table discusses accomplishments toward activities by the Harris County Community Services Department (CSD) to implement their strategies to address impediments to Fair Housing and barriers to Affordable Housing Development during a single program year.

PY 2011 Accomplishments to Implement Fair Housing Strategies to Address Impediments

Goal/Objective	Activities	Responsible Groups	PY 2011 Accomplishments
Educate sub-recipients and community partners on fair housing laws/rights and responsibilities.	<i>Strategy One: Aggressively enforce and enhance existing fair housing laws.</i> 1. Website updates 2. Attending to town hall meetings and other community housing events 3. Provision of technical assistance to subrecipients, partners and staff 4. Prepare and distribute brochures and flyers about fair housing laws.		4 website postings on fair housing topics 6 town hall meetings attended and 3,745 fair housing brochures distributed 1 training for partners and staff performed 3,745 brochures printed/distributed
Referral and follow-up for fair housing compliance and redress	1) Maintain complaint file 2) Referrals to FHIP's 3) Referrals to FHAP's 4) Referrals to HUD/FH office	FHC/Project Mgrs/HRC.	1 file referred to Houston Area Urban League for resolution
Partner with housing providers and groups to ensure equitable application of fair housing laws	1) Number of partnerships retained or created 2) Monitoring of rental testing for fair housing compliance	FHC/P&D	2 partnerships created to enhance equitable application of fair housing laws; 0 rental testings assisted.

PY 2011 Activities Performed to Address Fair Housing and Barriers to Affordable Housing Development

<i>Strategy Two: Eliminate discriminatory lending.</i>			
<p>Encouraging reinvestment by organizations and lending institutions in areas in need of redevelopment to eliminate discriminatory lending.</p>	<p>Support/assist tax credit applications for housing development in areas of need within the county (see Concentration Policy for Multi-unit Developments) Support affordable housing construction incentives.</p>	<p>P&D ED/P&D</p>	<p>12 LIHTC letters of consistency that aligned with the Consolidated Plan and HC non-concentration requirements were issued 0 projects applied and received CHDO affordable housing exemptions; 7 received re-certification</p>
<i>Strategy Three: Eliminate barriers to affordable housing development.</i>			
<p>3a. Promote and support safe and affordable housing opportunities throughout the HC service area</p>	<ol style="list-style-type: none"> 1. DAP continuation 2. More support of New Home construction activities 3. More minor home repairs 4. More affordable housing unit rehabilitations 5. Financing more affordable housing projects 6. Inspection of rental housing units funded by CSD 	<p>HCD</p>	<p>253 total persons received affordable housing assistance through: Direct Homeownership Assistance, Construction of Housing, Rehabilitation of Single Unit Residential, and Lead-Based Hazard Abatement; 38 households received DAP assistance, and 134 DAP information packets were distributed; 163 affordable housing units constructed, meeting lease-up; 84 home repairs completed; 4,148 persons provided with rental assistance (SPC, SHP, etc.) 20 housing complexes were inspected, with all housing units passing</p>

Harris County Community Services Department
Office of Housing and Community Development

PY 2011 Activities Performed to Address Fair Housing and Barriers to Affordable Housing Development

<p>3b. Promote Housing Resource Center as a clearinghouse for clients to identify affordable housing throughout HC</p>	<ol style="list-style-type: none"> 1. Attending outreach fairs 2. PSA's & Community news 3. Ads in community papers 4. Attending ngo/pvo meetings 5. Visitations to senior/community centers 6. Expanded website presence 	<p>HRC</p>	<p>37 events attended; 161,124 referrals; 2,056,294 website hits; 550 landlords registered with housing search tool</p>
<p>3c. Promote collaborations and partnerships with both non-profit and for-profit builders, developers, and other interested parties to increase the capacity for the development of affordable housing in the HC service area.</p>	<ol style="list-style-type: none"> 1. Continue soliciting housing projects 2. Continue working with builders /developers on affordable housing projects 3. Continue encouraging/ supporting the development of CHDOs 	<p>Development</p>	<p>163 new affordable housing units constructed with County HUD funding; 0 CHDO certifications issued, but 7 re-certifications issued; 12 LIHTC letters of consistency that aligned with the Consolidated Plan and HC non-concentration requirements were issued</p>
<p>3d. Promote and assist in the development of applications for additional funding to develop affordable housing in the HC service area</p>	<ol style="list-style-type: none"> 1. Provision of Con Plan Certifications in support of LIHTC and other affordable housing applications 2. Support Homeownership Zones 	<p>Planning</p>	<p>12 LIHTC letters of consistency that aligned with the Consolidated Plan and HC non-concentration requirements were issued in support of affordable housing applications</p>

PY 2011 Activities Performed to Address Fair Housing and Barriers to Affordable Housing Development

<p>3e. Promote and provide TA for the review and revision of land-use regulations in cooperative cities that may present an obstacle to the development of affordable housing.</p>	<p>1. Reviewing local land-use policies with local officials 2. Working with developers/contactors to address land use issues.</p>	<p>Planning /Development</p>	<ul style="list-style-type: none"> ▪ Survey cooperative cities regarding land use policies. ▪ Issue report on policies that may prevent the development of affordable housing. ▪ Commence meetings with local coop city officials regarding recommendations that support affordable housing development.
<p><i>Strategy Four: Encourage educational activities that promote awareness about fair housing and individuals rights about fair housing choice.</i></p>			
<p>Educate county residents and community leaders about the fair housing issues and the benefits of affordable housing development in the county</p>	<p>Community briefings/project tours of developed affordable housing projects, particularly in high opportunity areas. Attending town hall meetings and other community housing events Prepare briefs for community publications and mass local distribution. Briefings to Community Center visitors about fair housing</p>	<p>P/D/HRC/FH C HRC/P&D PIO HRC/FHC/I T</p>	<p>HCCSD sponsored a virtual tour of Harris County affordable housing projects during CDBG week to show the affordable housing developed in high opportunity areas 6 town hall meetings attended and 3,745 fair housing brochures distributed 5 press releases/briefs distributed to local media 12 briefings completed</p>
<p><i>Strategy Five: Encourage assistance to families.</i></p>			
<p>Provide information and referral on housing counseling opportunities available throughout the county.</p>	<p>Provide referrals to:</p> <ul style="list-style-type: none"> ▪ Homebuyer counseling ▪ Rental maintenance counseling ▪ Budget/credit counseling ▪ Foreclosure counseling ▪ Emergency housing assistance ▪ Via the Housing Resource Center and Downpayment Assistance Programs 	<p>HRC/DAP/S S/FHC</p>	<p>1,920 persons referred to various counseling programs via the HRC website and via direct contact referrals; 387 households provided with direct financial assistance to preserve housing; 201 persons provided access to emergency housing and utility assistance, security</p>

Harris County Community Services Department
Office of Housing and Community Development

PY 2011 Activities Performed to Address Fair Housing and Barriers to Affordable Housing Development

			deposits, mediation and legal assistance, case management and counseling;
			624 persons provided access to housing counseling and other general services;
			10, 707 seniors provided access to housing counseling and other senior services; and
			283 persons provided with HIV/AIDS with access to counseling and housing placement services; and,
			697 persons were referred to housing counseling through the DAP