

**K: Action Plan to Address Impediments to Fair Housing & Barriers to Affordable Housing Report**

Harris County Community Services Department  
Office of Housing and Community Development

Action Plan to Address  
Impediments to Fair Housing and Barriers to Affordable Housing Development  
PY 2010-2011

The purpose of this action plan is to establish a system to track performance activities related to strategies to address impediments to Fair Housing and barriers to Affordable Housing Development carried out by the Harris County Community Services Department.

**Strategies to Address Impediments to Fair Housing**

<i>Goal/Objective</i>	<i>Activities</i>	<i>Responsible Groups</i>	<i>Actual Accomplishments</i>
<b>Strategy One: Aggressively enforce and enhance existing fair housing laws.</b>			
<b>Dissemination of fair housing information to county residents/ sub-recipient partners on fair housing laws/rights and responsibilities.</b>	1. Briefings to Community Center visitors	HRC/FHC/IT	6 briefings completed
	2. Website updates		4 website postings re: fh
	3. Attending town hall meetings and other community housing events		100 town hall meetings attended.
	4. Provision of TA to sub-recipients, partners and staff		0 TA workshops/training for subs/partners and staff
	5. Prepare and distribute brochures and flyers about fair housing laws.		2,255 brochures printed/distributed
	6. Prepare briefs for community publications and mass local distribution.		15 press releases/briefs distributed to local media
<b>Referral and follow-up for fair housing compliance and redress</b>	1)Maintain complaint file 2)Referrals to FHIP's 3)Referrals to FHAP's 4)Referrals to HUD/FH office	FHC/Project Mgrs/HRC.	0 FH complaints.
	1) Collaborating on housing inspections 2)Monitoring of rental testing for fair housing compliance.	HCIS/FHC	2,158 of housing inspections completed on CSD programs. 0 rental testings assisted.
	<b>Strategy Two: Eliminate discriminatory lending.</b>		
	<b>Encouraging reinvestment by organizations and lending Institutions in areas in need of</b>	Support/assist tax credit applications for housing development in areas of need within the county.	P/D

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redevelopment to eliminate discriminatory lending.	Support affordable housing construction incentives.	ED	Certifications of Consistency, and met HC Non-Concentration requirements. 1 application received and granted no CHDO affordable housing exemptions.
	<b>Strategy Three: Eliminate barriers to affordable housing development.</b>		
See Strategies to address Barriers to Affordable Housing Developing below.			
<b>Strategy Four: Encourage educational activities that promote awareness about fair housing and individuals rights about fair housing choice.</b>			
Educate community groups about the fair housing laws and the benefits of affordable housing development on the front-end to garner buy-in and support	Community briefings/project tours of developed housing projects	P/D/HRC/FHC	Developed web based briefing as part of Community Development Week to highlight projects including affordable housing.
	Town hall meetings/community events		Participated in 100 town hall meetings/community meetings.
	Informative PSAs		No PSA's completed this year.
	Website notifications		Developed fair housing page/affordable housing page on CSD website.

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<b>Provide information and referral on housing counseling opportunities available throughout the county.</b>	<p>Provide referrals to:</p> <ul style="list-style-type: none"> <li>▪ Homebuyer counseling</li> <li>▪ Rental maintenance counseling</li> <li>▪ Budget/credit counseling</li> <li>▪ Foreclosure counseling</li> <li>▪ Emergency housing assistance</li> <li>▪ Via the Housing Resource Center and Downpayment Assistance Programs</li> </ul>	HRC/DAP/SS/FHC	<ul style="list-style-type: none"> <li>▪ Referred 2,152 persons to various counseling programs via the HRC website and via direct contact referrals.</li> <li>▪ Provided 2,102 persons with direct financial assistance to preserve housing (homeless prevention- SS, CSD- subs).</li> </ul>

**Strategies to Address Barriers to Affordable Housing**

<i>Strategy</i>	<i>Activities</i>	<i>Responsible Groups</i>	<i>Actual Accomplishments</i>
<b>1. Promote and support affordable housing opportunities throughout the HC service area</b>	<ol style="list-style-type: none"> <li>1. DAP continuation</li> <li>2. More support of New Home construction activities</li> <li>3. More minor home repairs</li> <li>4. More affordable housing unit rehabilitations</li> <li>5. Financing more affordable housing projects</li> </ol>	HCD	<p>177 households received DAP assistance in total.</p> <p>23 affordable housing units constructed/meeting lease-up.</p> <p>41 home repairs completed.</p> <p>2,102 of person assisted with rental assistance/homelessness prevention.</p>

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<p><b>2. Promote Housing Resource Center as a clearinghouse for clients to identify affordable housing throughout HC</b></p>	<ol style="list-style-type: none"> <li>1. Attending outreach fairs</li> <li>2. PSA's &amp; Community news</li> <li>3. Ads in community papers</li> <li>4. Attending ngo/pvo meetings</li> <li>5. Visitations to senior/community centers</li> <li>6. Expanded website presence</li> </ol>	HRC	<p>61 events attended.</p> <p>4 HRC sponsored events.</p> <p>79,448 of referrals.</p> <p>1,783,092 website hits.</p> <p>541 landlords registering with housing search tool.</p>
<p><b>3. 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.</b></p>	<ol style="list-style-type: none"> <li>1. Continue soliciting housing projects</li> <li>2. Continue working with builders /developers on affordable housing projects</li> <li>3. Continue encouraging/ supporting the development of</li> </ol>	Development	<p>7 new Affordable housing projects funded with County HUD funding.</p> <p>8 CHDO certifications issued.</p>

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	CHDOs		
4. Promote and assist in the development of applications for additional funding to develop affordable housing in the HC service area	<ol style="list-style-type: none"> <li>1. Provision of Con Plan Certifications in support of LIHTC and other affordable housing applications</li> <li>2. Support Homeownership Zones</li> </ol>	Planning	18 of Con Plan certifications issued in support of affordable housing applications.
5. 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.	<ol style="list-style-type: none"> <li>1. Reviewing local land-use policies with local officials</li> <li>2. Working with developers/contactors to address land use issues.</li> </ol>	Planning /Development	No actions taken this program year.

**ACTION PLAN TO ADDRESS IMPEDIMANTS TO FAIR HOUSING & BARRIERS TO AFFORDABLE HOUSING**

The updated Fair Housing Plan in the CP has identified a number of approaches to demonstrate CSD's commitment to furthering fair housing practices. The matrix below identifies the goals to be achieved, actions to be taken and the responsible parties.

<b>Goals To Be Achieved</b>	<b>Actions to be taken</b>	<b>Responsible Parties</b>
Disseminating to county residents more public information on fair housing laws and their rights and responsibilities under them.	CSD participation in workshops and seminars at community centers, town meetings, other community events throughout Harris County which focus on Fair Housing and housing issues.	CSD/HRC staff , sub recipients, local homebuyer education groups, local HUD Fair Housing staff
	More in-house training and briefing updates with current information on fair housing laws and related issues	CSD staff/Admin. Staff
	Creation of PSAs for local radio and television. Articles and notices in the County Commissioner's newsletters and other community newspapers and newsletters.	CSD/HRC staff collaborating with sub recipient groups and local media.
	Placing current news and housing information updates on the CSD website	CSD/HRC/IT/ Dev. staff
	Preparation and distribution of brochures, pamphlets and posters that address our efforts at implementing fair housing programs throughout the county in housing oriented businesses and other targeted locations.	CSD/HRC staff
Counseling for potential and new homeowners	Collaborations and support of local, state and national home buyer education programs that provide long term homeowner training preparation for potential homeowners.	CSD/HRC/Lending staff, local developers and local lending groups
	Collaborations with mortgage lending institutions in seminars that educate potential and new homeowners about mortgage options, responsibilities and pitfalls.	CSD/Lending staff and our core lending groups
Community Support	Greater involvement and communications with community residents and business enterprises during initial development phase of housing development programs to encourage their buy-in and support for the program.	CSD/Dev. staff, local developers, community and neighborhood leaders and resident groups

<b>Goals To Be Achieved</b>	<b>Actions to be taken</b>	<b>Responsible Parties</b>
Establish collaborations with fair housing groups, local HUD office to ensure that fair housing laws are being enforced equitably.	Pro-active rental testing for fair housing compliance in housing assistance programs.	Local HUD office and fair housing groups in collaboration with CSD/Admin.
Elimination of discriminatory lending	Encouraging reinvestment by private lending institutions in areas in need of redevelopment	CSD/Lending and Planning staff, community and neighborhood leaders and local business leaders
Eliminate barriers to affordable housing development	Continued promotion and provision of TA in review and revision of land use regulations in cooperative cities to allow for affordable and accessible housing development	CSD/Planning staff, local developers and local sub-recipient groups