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

Goal/Objective	Activities	Responsible Groups	Actual Accomplishments
Strategy One: Aggressively enforce and enhance existing fair housing laws.			
Dissemination of fair housing information to county residents/ sub-recipient partners on fair housing laws/rights and responsibilities.	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
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.	0 FH complaints.
Partner with fair housing groups to ensure equitable application of fair housing laws	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.
Strategy Two: Eliminate discriminatory lending.			
Encouraging reinvestment by organizations and lending Institutions in areas in need of	Support/assist tax credit applications for housing development in areas of need within the county.	P/D	18 LIHTC or other applications received, Consolidated Plan,

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Goal/Objective	Activities	Responsible Groups	Actual Accomplishments
redevelopment to eliminate discriminatory lending.			Certifications of Consistency, and met HC Non-Concentration requirements.
	Support affordable housing construction incentives.	ED	1 application received and granted no CHDO affordable housing exemptions.
Strategy Three: Eliminate barriers to affordable housing development.			
See Strategies to address Barriers to Affordable Housing Development below.			
Strategy Four: Encourage educational activities that promote awareness about fair housing and individuals rights about fair housing choice.			
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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Goal/Objective	Activities	Responsible Groups	Actual Accomplishments
Strategy Five: Encourage assistance to families.			
Provide information and referral on housing counseling opportunities available throughout the county.	Provide referrals to: • Homebuyer counseling • Rental maintenance counseling • Budget/credit counseling • Foreclosure counseling • Emergency housing assistance • Via the Housing Resource Center and Downpayment Assistance Programs	HRC/DAP/SS/FHC	• Referred 2,152 persons to various counseling programs via the HRC website and via direct contact referrals. • Provided 2,102 persons with direct financial assistance to preserve housing (homeless prevention- SS, CSD-subs).

Strategies to Address Barriers to Affordable Housing

Strategy	Activities	Responsible Groups	Actual Accomplishments
1. Promote and support affordable housing opportunities throughout the HC service area	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	HCD	177 households received DAP assistance in total. 23 affordable housing units constructed/meeting lease-up. 41 home repairs completed. 2,102 of person assisted with rental assistance/ homelessness prevention.

Strategy	*Activities*	*Responsible Groups*	*Actual Accomplishments*
2. Promote Housing Resource Center as a clearinghouse for clients to identify affordable housing throughout HC	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	HRC	61 events attended. 4 HRC sponsored events. 79,448 of referrals. 1,783,092 website hits. 541 landlords registering with housing search tool.
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.	1. Continue soliciting housing projects 2. Continue working with builders /developers on affordable housing projects 3. Continue encouraging/ supporting the development of	Development	7 new Affordable housing projects funded with County HUD funding. 8 CHDO certifications issued.

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Strategy	Activities	Responsible Groups	Actual Accomplishments
	CHDOs		
4. Promote and assist in the development of applications for additional funding to develop affordable housing in the HC service area	1. Provision of Con Plan Certifications in support of LIHTC and other affordable housing applications 2. Support Homeownership Zones	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.	1. Reviewing local land-use policies with local officials 2. Working with developers/contactors to address land use issues.	Planning /Development	No actions taken this program year.