



Housing

Assessment of Fair Housing Plan

October 10, 2019

Neighborhood Services and Education Committee

Item d(2)

Kristen Clements

Division Manager

Adam Marcus

Policy Manager

What is an Assessment of Fair Housing (AFH)?

- A process driven by community input and data that assesses:
 - Patterns of integration and segregation
 - Racially or ethnically concentrated areas of poverty
 - Disparities in access to opportunity
 - Disproportionate housing needs
- Sets meaningful goals to overcome fair housing issues



ATTACHMENT A Housing Reports Planning Matrix



Housing-specific Plan/Report	Agency Requiring	Frequency	Council Approval Applies to
Five-year Consolidated Plan (Con Plan)	HUD	Every 5 years	Use of federal funds: CDBG, ESG, HOME, HOPWA
Annual Action Plan (AAP)	HUD	Annually	
Consolidated Annual Performance and Evaluation Report (CAPER)	HUD	Annually	
Assessment of Fair Housing Plan (AFH)	HUD/State	Every 5 years (with Con Plan)	Use of federal funds and use for new Housing Element cycle
Housing Element to the General Plan	State	Every 8+ years (varies)	Submission to State; certified Housing Element required for eligibility for several State funding sources
Housing Element Annual Report	State	Annually	Submission to State



Assessment of Fair Housing is important

- Set priorities for the City's spending of federal funds
- Influences the City's next Housing Element
- Uses both data and community input to help identify root causes of inequity in our community
- Identifies concrete actions the City will take to increase equity and access to opportunity
- May influence how & where services and programs are provided
- Informs the Affordable Housing Siting Policy



What is Fair Housing?

- 1959 CA Unruh Civil Rights Act
- 1968 federal Fair Housing Act
 - Protects people from discrimination & harassment when renting, buying, seeking a mortgage, seeking housing assistance
- 2015 federal Affirmatively Furthering Fair Housing Rule
- 2018 California adopts SB 686



Housing Segregation in San José

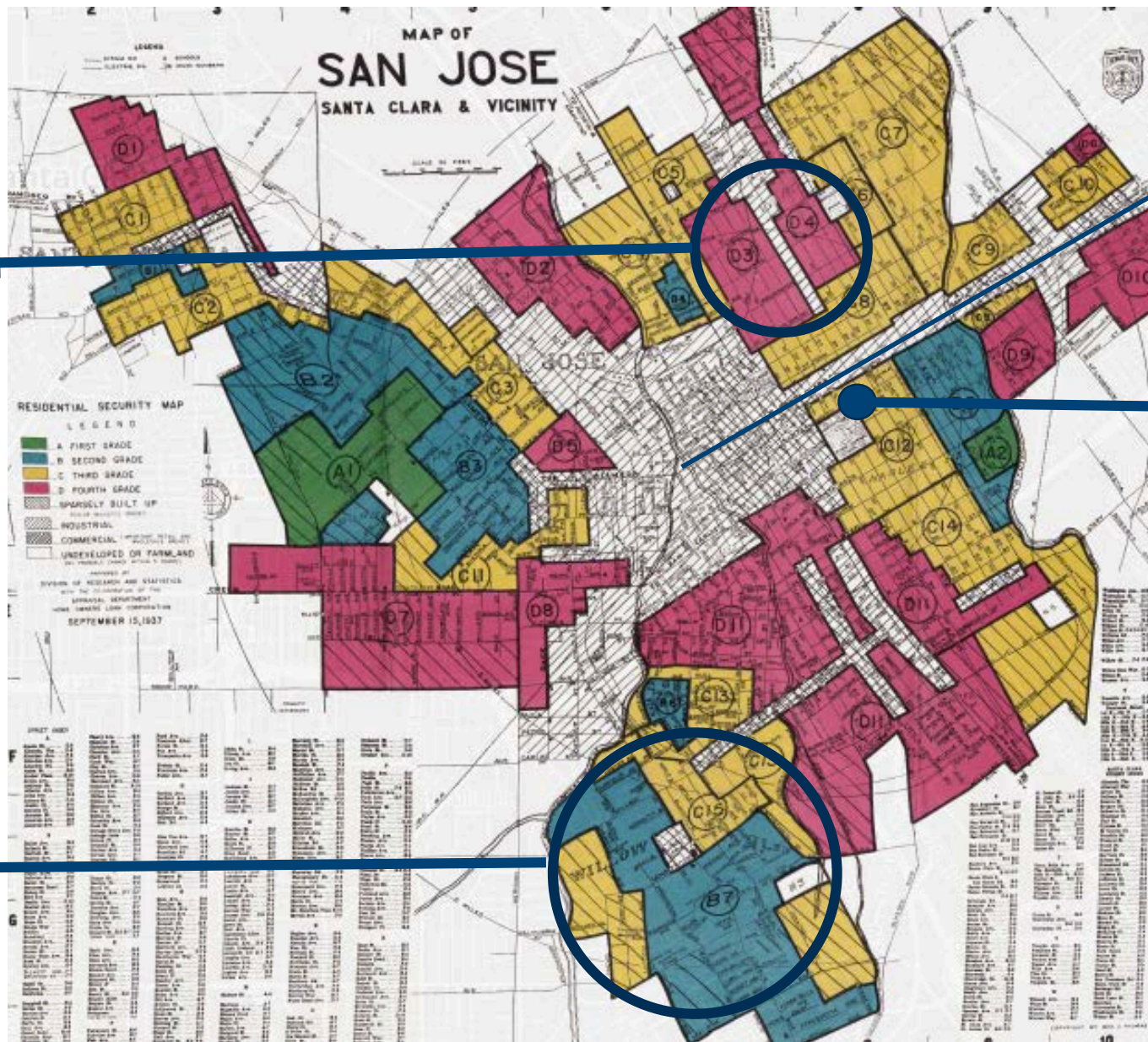
- 1915-1947 Racially Restrictive Deeds and Covenants
- 1942 Japanese displacement and internment
- 1937-1970s bank redlining refused access for people of color into newly-developed suburbs (better housing, schools, services, amenities, employment)
- Homeowners and real estate agents refused to sell to people of color. Unspoken rule that Southern and Western parts of San José were off-limits



Northside
Neighborhood

Willow Glen

City
Hall



Some outcomes track with race in San José

- Black residents are 3% of our general population, but a far larger part (19%) of the homeless population
- Homeownership rates differ widely by race
 - 67% for White households, 62% for Asian households
 - 39% for Latino households, 37% for Black households
- 60% of Latino households have a housing cost burden – greater than all other race groups
- Latino residents are most likely to live near environmental hazards
- Segregation affects health, economic opportunity, education, democracy, crime & justice, and more



Working Together with the Region

- A partnership between Santa Clara County, the Santa Clara County Housing Authority, 6 cities, and many stakeholders
- Hired a national expert to consult
- Robust data and engagement (regional and local)
- Ability for each city to customize
- Use by each city varies



Stakeholder Outreach

- Consultants; regional process
- AFH Advisory Group
- Trainings for key stakeholders
- Stakeholder meetings
- 3 Large Meetings in SJ
- 10-12 Focus Groups in SJ



Next Steps

- | | |
|---|-----------------|
| ■ Initial Analysis | ➡ Aug-Sept 2019 |
| ■ Outreach | ➡ Oct-Feb 2019 |
| ■ Draft to Committees,
Commission | ➡ Early 2020 |
| ■ City Council | ➡ April 2020 |
| ■ Submission to HUD | ➡ May 2020 |
| ■ Integration with new Housing
Element | ➡ 2021 |



Feedback on Workplan

- Working with Council offices on outreach
- Other thoughts on the process
- Questions?

