

Staff Report
Implementation of the City's CDBG Analysis
of Impediments to Fair Housing Study
October 9, 2007

Background:

As part of the requirements of the Community Development Block Grant Program (CDBG), Entitlement Communities are required to conduct an Analysis to Impediments to Fair Housing Study of their jurisdictions at least once during their 3 or 5 Year Consolidated Plan period. The purpose of the Analysis is to identify the impediments and barriers to Fair Housing within the respective entitlement communities. The Analysis information is then utilized to establish an action plan for the elimination of said barriers and impediments.

The study will seek to collect and identify the following information:

1. Analyze the Availability of Fair Housing Choice in Ames, with regard to:
 - A. Public Sector Issues and Conditions
 1. Zoning and Site Selection
 2. Neighborhood Revitalization, Municipal and Other Services, Employment-Housing-Transportation Linkage
 3. PHA and Other Assisted/Insured Housing Provider Tenant Selection Procedures; Housing Choices for Certificate and Voucher Holders
 4. Sale of Subsidized Housing and Possible Displacement
 5. Property Tax Policies
 6. Planning and Zoning Boards
 7. Building Codes (Accessibility)
 - B. Private Sector Lending Policies and Practices
 - C. Public and Private Sector Conditions
 1. Fair Housing Enforcement
 2. Informational Programs
 3. Visitability in Housing
 - D. Where there is a determination of unlawful segregation or other housing discrimination by a court, or a finding of noncompliance by HUD under Title VI of the Civil Rights Act of 1964 or Section 504 of the Rehabilitation Act of 1973, or where the Secretary has issued a charge under the Fair Housing Act regarding assisted housing within a recipient's jurisdiction, prepare an analysis of the actions which could be taken by the recipient to help remedy the discriminatory condition, including actions involving the expenditure of funds by the jurisdiction.

2. Examine the existing conditions as it pertains to housing and housing choices in Ames and answer questions regarding the availability of equal housing on the basis of race, color, creed, sex, religion, national origin, disability, age, familial status, or sexual orientation.

This will include census information about demographic characteristics, income, employment, transportation, ethnic or racial concentrations, housing characteristics, public policies and current city laws/ordinances/programs regarding fair housing/equal opportunity, and human rights cases involving housing.

3. Identify key players in the local housing arena and investigate the role they play, including but not limited to:

Tenants	Landlords
Non-profit housing providers	Banks
Realtors	Developers
Legal Services	Neighborhood Associations
Human Rights Staff/Commission	Planning/Zoning Staff/Commission
City Council	Property Insurers
Housing Staff/Commission	Other Community Institutions

4. Select key player interviews to elicit information and/or perceptions regarding housing, housing choice, access to housing, etc. in Ames that would help provide answers to the four required areas of analysis identified in 1 above.
5. Discuss and analyze issues identified from research/interviews, which may include:
 - a) What housing development patterns have occurred historically?
 - b) Is there segregation by class?
 - c) Is there discrimination against protected classes?
 - d) What housing choices are available?
 - e) Does every citizen have equal access to housing?
 - f) How much mobility exists? What limits mobility from one neighborhood to another?
 - g) Where are the "poor" neighborhoods?
 - h) Are there "minority" neighborhoods? What interracial issues are involved?
 - i) Do neighborhoods have a perceived image by outsiders? What public attitudes exist?
 - j) Have public policies or institutional practices influenced housing and neighborhood development?
 - k) Does public assisted housing or low income housing development face NIMBY– Not in My Back Yard – resistance?
 - l) How have banks responded to Community Reinvestment Act requirements? Does redlining exist locally? What lending patterns exist?
6. Identify barriers/impediments to fair housing in Ames.

7. Recommend actions/strategies (both public and private) to overcome and/or eliminate the identified barriers or impediments.

The City of Ames sought proposals from qualified consultants to conduct the study for the City of Ames this past spring and received only two responses. The City signed a contract with Hanna:Keelan & Associates, P.C. out of Omaha, Nebraska in the amount of \$18,000 to complete its study by December 2007.

Due to the public input content of the study, staff felt that it was important to inform the City Council of this CDBG requirement. On Tuesday evening, the City Council will meet with Tim Keelan, a lead consultant, who will provide information to the Council on how this study can become an important tool in accessing the City's needs for addressing fair housing issues and concerns in our community.