

Affirmatively Furthering Fair Housing

Housing Action Illinois Annual Conference

November 5, 2013

Joel Williams
Executive Director
PADS Lake County

Developing the AI

- Assume that the AI is:
 - Completed
 - Accepted
 - Universally beloved
- Each community will have a different process, but result should be the same
- Data, data, data

Implementing the AI

- Typical results:
 - Fund local Fair Housing Council
 - Propping up wobbly desk
 - Focus on “non-discrimination”
 - Limited focus on “affirmatively” furthering fair housing

What can we do with it?

- In an ideal world, we need several things:
 - Agreement that there is a problem
 - Understanding that action can be taken to remediate it
 - Political will to take the action
- We don't live in an ideal world
 - “Birds of a feather flock together.”
 - “Government can't do anything about this,” or “Get yer government hands off my housing!”
 - “I'll get killed come election time.”

Democracy

- The will of the people can make a difference, getting to:
 - Agreement that there is a problem
 - Show the effects – speak to the population that is in denial
 - Understanding that action can be taken to remediate it
 - Connect cause and effect
 - Political will to take the action
 - Support officials who take a stand
- Then, there is always the hammer
 - Loss of federal funds

We've made it...or are at least
close enough

Now what do we do with it?

Incorporation in Plans

- Consolidated & Action
 - Community Development Staff should be doing this by nature, but may need some help
- Comprehensive
 - Engage your Planning Departments
 - What are the long range plans? What are the zoning codes based off of?
What is the process for making amendments?
- Other, including Strategic

Citizen Participation

- For the AI, Fair Housing Action Plan, Consolidated Plan, Action Plan, CAPER, and on and on...
 - Citizen Participation Plan guides how individuals can provide input into these documents
- Research your local Citizen Participation Plan
 - Most cover the minimum HUD requirements
 - Can be amended through citizen participation itself

Improving Citizen Participation

- Most of the time, it is a Public Hearing
- Need more effective ways
 - Review and two-way discussions
 - Small group engagements
- Advocates can have a stronger voice by organizing

Strategies

- Entitlements
 - Data, Data, Data
 - Engage the interested parties
- Advocates
 - Amend the Citizen Participation Plan
 - Take advantage of the Citizen Participation Plan
 - Form a group
 - Lake County Housing Action Coalition (LCHAC)

The Future

- Fair Housing is a natural part of the conversation
- Plans consider furthering fair housing throughout their development
- Communities slowly but surely integrate