

# NATIONAL FAIR HOUSING MONTH

*Affirmatively Furthering Fair Housing*

Presented By:

Development Services Department

4/06/2023



Last year in April, we celebrated the 50th anniversary of the passing of the Fair Housing Act and recommit to that goal which inspired us in the aftermath of 50 years since Rev. Dr. Martin Luther King Jr's assassination in 1968: to eliminate housing discrimination and create equal opportunity in every community.



Fundamentally, fair housing means that every person can live free. This means that our communities are open and welcoming, free from housing discrimination and hostility.

Our commitment to fair housing is a living commitment, one that reflects the needs of America today and prepares us for a future of true integration.





# The Fair Housing Act



The Federal Fair Housing Act refers to Title VIII of the Civil Rights Act of 1968 ([www.justice.gov](http://www.justice.gov)). This Act, in addition to the Texas Fair Housing Act ([www.statutes.legis.state.tx.us](http://www.statutes.legis.state.tx.us)), was enacted to protect persons from housing related discrimination on the basis of race, color, religion, sex, nationality, familial status (children), disability or ancestry.

According to the U.S. Department of Housing and Urban Development (HUD), two million instances of housing discrimination are estimated to take place each year across the nation. Despite this, less than two percent of those instances are reported as many renters and homebuyers do not fully understand what activities are illegal under the Fair Housing Act.





# Affirmatively Further Fair Housing

April is National Fair Housing Month. This month is a designated time to recognize the advancements of equal housing access and to remind ourselves of the purpose of the Fair Housing Act.

- ❖ The Fair Housing Act applies to housing and housing-related activities including:
  - Apartment and home rentals
  - Mortgage lending
  - Homeowners insurance
  - Real estate sales.

# Examples of discrimination under the Fair

## Housing Act include:

- ❖ Refusal to rent or sell housing
- ❖ Refusal to negotiate for housing
- ❖ Making housing unavailable
- ❖ Setting different terms, conditions or privileges for sale or rental of a property
- ❖ Persuading owners to sell or rent their home for profit
- ❖ Denying access to or membership in a facility or service related to the sale of housing
- ❖ Advertising or making any statement that indicates a limitation or preference based on race, color, national origin, religion, sex, familial status, disability or blindness. This prohibition applies to single family and owner-occupied housing that is otherwise exempt from the Fair Housing Act.



# United States of America vs. City of Beaumont, Texas

## *Complaint alleged (filed May 26, 2015):*

- ❖ City imposed a one-half mile spacing rule that prohibited many small group homes from operating in Beaumont
- ❖ City imposed fire code requirements, exceeding those imposed by the state of Texas, as part of its certification and funding of group homes
- ❖ The restrictions prohibited persons with intellectual or developmental disabilities from living in Beaumont
- ❖ The restrictions resulted in a nursing home institutionalization of a woman who was forced to move out of her home
- ❖ City violated the Fair Housing Act and the Americans with Disabilities Act

## *Under the Consent decree (filed June 16, 2016):*

- ❖ The city paid:
  - \$435,000 in monetary relief
  - \$15,000 civil penalty
  - \$25,000 to Disability Rights Texas
  - Ceased enforcement
  - Implemented a reasonable accommodation policy
  - Required fair housing training
  - Appointed a fair housing compliance officer



# How to Affirmatively Further Fair Housing

- ❖ Maintaining & Implementing a Fair Housing Plan
- ❖ Establishing a Fair Housing Ordinance
- ❖ Reviewing local codes of ordinances
- ❖ Receiving/investigating/forwarding to HUD fair housing complaints
- ❖ Ensuring that housing rehabilitation program is fair and equitable
- ❖ Educating the public on fair housing issues



# Affirmatively Further Fair Housing

The City, as a recipient of federal and state funding (i.e. – CDBG, TxDOT) must work to affirmatively further fair housing goals:

- ✓ Comprehensive Plan
- ✓ CDBG Consolidated Plan
- ✓ Fair Housing Impediment Study
- ✓ Housing Study
- ✓ Periodic presentations and public hearings
- ✓ Informational brochures and assistance
- ✓ Community Outreach and Workshops







# Fair Housing Resources



- ❖ U.S. Department of Housing and Urban Development (HUD)
  - Office of Fair Housing and Equal Opportunity
- ❖ Texas Department of Housing and Community Affairs (TDHCA)
- ❖ National Fair Housing Alliance
- ❖ City of Angleton Emergency Management
- ❖ Texas Workforce Commission (*specifically for Texas residents*)



Office of the MAYOR  
City of Angleton, Texas  
Proclamation

WHEREAS, the Department of Housing and Urban Development has initiated the sponsorship of activities during the month of April of each year designed to reinforce the Department's commitment to the concept of Fair Housing and Equal Opportunity; and

WHEREAS, City of Angleton affirmatively supports the efforts of the Federal Government and the State of Texas to assure equal access to all Americans to rental housing and homeownership opportunities; and

WHEREAS, City of Angleton welcomes this opportunity to reaffirm its commitment to provide equal access to housing to all of its residents without regard to race, color, religion, sex (including gender identity and sexual orientation), disability, familial status, national origin or source of income; and

WHEREAS, City of Angleton affirmatively supports programs that will educate the public concerning their rights to equal housing opportunities and to participate in efforts with other organizations to assure every person their right to fair housing; and

WHEREAS, City of Angleton is honored to join the Federal Government, the State of Texas, and local jurisdictions across America in celebrating the rich diversity of our people and the right of all citizens to live where they choose without fear of discrimination.

NOW, THEREFORE, be it resolved, the City of Angleton, does hereby proclaim April as the month to celebrate and honor all efforts which guarantee the right to live free of discriminatory housing practices and proclaim the month of April as:

"Fair Housing Month"

And urge all local officials and public and private organizations to join activities designed to further Fair Housing objectives.  
PROCLAIMED this 28<sup>th</sup> day of March, 2023.

CITY OF ANGLETON, TEXAS  
Jason Perez  
Mayor

END



Let's Work Together  
for Fair Housing

