#### A-28: FAIR HOUSING ASSESSMENT

| Assessing Fair Housing Conditions in Your Community |  |      |   |          |                            |        |
|---|--|------|---|----------|----------------------------|--------|
| Na  | Name of Community:FY:  |      |   |          | _FY:                       |        |
|   | PART I – HOUSING PROFILE   |      |   |          |                            |        |
|   |  |      | ommunity Survey Table B<br>ons at end of form.) | 25032    | -Tenure by Units in Struc  | cture  |
| 1.  | Owner  | Ос   | cupied Units:                                   |          |                            |        |
|   | ;  | a.   | Single attached and detach                      | ned      | (row 3+4)                  |        |
|   |  | b.   | Mobile Home and others                          |          | (row 11+12)                |        |
|   | (  | C.   | Other Units                                     | (rows 5- | +6+7+8+9+10)               |        |
|   | (  | d.   | Total Number of Owner-Oo                        | ccupied  | I Units: (row2)            |        |
| 2.  | Renter   | Ос   | cupied  |          |                            |        |
|   | ;  | a.   | Single attached and detach                      | ned      | (row 14+15)                |        |
|   | I  | b.   | Mobile Home and others                          |          | (row 22+23)                |        |
|   | (  | C.   | Two Unit Structure                              | (row 16  | )                          |        |
|   | (  | d.   | Multiple Unit Structure                         |          | (rows 17+18+19+20+21)      |        |
|   |  | e.   | Total Number of Renter Oc                       | cupied   | Units (row 13)             |        |
| 3.  | Total U  | nits | 3   | (row 1   | )                          |        |
| 4.  | . What percent of total occupied housing units are owner occupied single units?  |      |   | units?   |                            |        |
|   | (add 1 a and 1 b then divide by 3)   |      |   |          |                            |        |
| 5.  | What percent of total occupied housing units are multiple unit structure rental units (3 or more units)? (Divide 2 d by 3) |      |   | rental   |                            |        |
| 6.  | Does y   | our  | community have public ho                        | using?   |                            |        |
| 7.  | How ma   | any  | / mortgage lenders are loca                     | ited or  | have offices in your commu | ınity? |
| 8.  | 3. How many real estate brokers are located and/or have offices in your community?   |      |   |          |                            |        |
| 9.  | Does y   | our  | community have a compre                         | hensiv   | e zoningordinance?         |        |
| 10.   | Does y   | our  | community have or enforc                        | e buildi | ing codes?                 |        |
| 11.   | 11. Are there any new subdivisions building or planned for your community?   |      |   |          |                            |        |
|   |  |      | Yes   | No       | )                          |        |

### **PART II – REVIEW OF FAIR HOUSING PRACTICES**

For the Housing Activities applicable to your community provide the following information:

| 1.    | Rental Units: Description of data sources or contacts made:                    |
|-------|--|
| Descr | iption of policies or practices examined:                                      |
| 2.    | Public Housing: Description of data sources or contacts made:                  |
| Descr | iption of policies or practices examined:                                      |
| 3.    | Mortgage Lending Institutions: Description of data sources or contacts made:   |
| Descr | iption of policies or practices examined:                                      |
| 4.    | Real Estate Brokerage Services:  Description of data sources or contacts made: |
| Descr | iption of policies or practices examined:                                      |

|    | 5.                     | Zoning Ordinand   | ces: Description of data sources or contacts made:   |   |
|----|------------------------|---|--|---|
|    | Descr                  | iption of policies  | or practices examined:   |   |
|    | 6.                     | Building Codes:   | Description of data sources or contacts made:  |   |
|    | Descr                  | iption of policies  | or practices examined:   |   |
|    |                        | DADT III  | - IDENTIFICATION OF IMPEDIMENTS  |   |
| 1  | Donto                  |   |  |   |
| 1. | Are the or have color, | ere any identifiat<br>ve the effect of re<br>religion, sex, nat | ole barriers for persons of similar income levels that restrict stricting access to rental housing; because of their race, ional origin, handicap or familial status? (for example: asome application procedures; unreasonable requirements) |   |
|    | Yes                    | No  | NA   |   |
| 2. | <u>Public</u>          | : Housing: (Mark N  | A and skip to next question if answer to TWO in PART II is zero)   |   |
|    | have to                | the effect of restri<br>religion, sex, nat                      | ole barriers for persons of similar income levels that restrict of cting access to public housing units; because of their race, ional origin, handicap or familial status? (for example: asome qualification requirements                    | r |
|    | Yes                    | No  | NA   |   |
|    |                        |   |  |   |

| 3. | Mortgage Lending Institutions: (Mark NA and skip to next question if answer to THREE in PART II is zero)  |  |  |  |
|----|---|--|--|--|
|    | or have the ef color, religion inconsistent a   | ffect of restri<br>, sex, nation<br>ppraisal pra | barriers for persons of similar income levels that restrict cting access to mortgage loans; because of their race, al origin, handicap or familial status? (for example: ctices, redlining; restrictive lending practices,)            |  |
| 4. | Real Estate B<br>FOUR in PART I   |  | ervices: (Mark NA and skip to next question if answer to   |  |
|    | Are there any identifiable barriers for persons of similar income levels that restrict of have the effect of restricting access to real estate brokerage services; because of their race, color, religion, sex, national origin, handicap or familial status? (for example: uneven appraisal practices, redlining, unnecessary or burdensome application procedures; exclusion from listing services; steering) |  |  |  |
|    | Yes   | No   | NA   |  |
| 5. | Zoning Ordina   | ances: (Mark                                     | NA and skip to next question if answer to FIVE in PART II is no)   |  |
|    | housing choic<br>levels becaus  | es or availal<br>e of their rac<br>? (for exam   | oning ordinances restrict or have the effect of restricting collity of housing choices for persons of similar income ce, color, religion, sex, national origin, handicap or cole: restrictive regulations that make low income housing |  |
|    | Yes   | No   | NA   |  |
| 6. | Building Code   | es: (Mark NA i                                   | f answer to SIX in PART II is no)  |  |
|    | illding code ordinances restrict or have the effect of s or availability of housing choices for persons of similar their race, color, religion, sex, national origin, handicap or ole: restrictive regulations that make low income housing   |  |  |  |
|    | Yes   | No   | NA   |  |
|    |   |  |  |  |

## PART IV - ANALYSIS OF IMPEDIMENTS

| For any items identified as YES in PART III please provide the following details. |
|---|
| Housing Activity:   |
| Description of the Impediment:  |
|   |
|   |
| Cause of the Impediment:  |
| Cadoo of the impodiment.  |
|   |
|   |
| Result of the Impediment:   |
|   |
|   |
|   |
| xxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxx   |
| xxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxx  |
|   |
| Housing Activity:   |
| Housing Activity:   |
| Housing Activity:   |
| Housing Activity:  Description of the Impediment:                                 |
| Housing Activity:  Description of the Impediment:                                 |
| Housing Activity:  Description of the Impediment:  Cause of the Impediment:       |
| Housing Activity:  Description of the Impediment:                                 |
| Housing Activity:  Description of the Impediment:  Cause of the Impediment:       |

## PART V – ACTIONS TAKEN TO OVERCOME IDENTIFIED IMPEDIMENTS

| Housing Activity:                       |
|---|
| Actions or proposed actions:            |
|   |
|   |
|   |
|   |
| xxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxx |
| Housing Activity:                       |
| Actions or proposed actions:            |

| Date Assessment completed:             |  |
|--|--|
| Signature of Preparer of Assessment: _ |  |
| Signature of Chief Elected Official:   |  |

#### <SAMPLE>

#### PART II - REVIEW OF FAIR HOUSING PRACTICES

<u>Mortgage Lending Institutions</u>: Description of data sources or contacts made: Contacted the three realtors that have offices in our Town.

Description of policies or practices examined:

Our consultant reviewed the marketing practices of the realtor agencies.

#### <SAMPLE>

#### PART IV - ANALYSIS OF IMPEDIMENTS

For any items identified as YES in PART II please provide the following details.

Housing Activity: Real Estate Brokerage Services

Description of the Impediment: Failure to advertise listings in minority areas

Cause of the Impediment: Real estate brokers had made generalized assumptions about income qualifications of persons living in the XYZ area of Town.

Result of the Impediment: Lack of fair housing choice for potential qualified home buyers from predominantly minority areas.

#### <SAMPLE>

# FAIR HOUSING ASSESSMENT PART V – ACTIONS TAKEN TO OVERCOME IDENTIFIED IMPEDIMENTS

Housing Activity: Real Estate Brokerage Services

Actions or proposed actions: The Town has met with the ABC Realtor company and discussed with them how they can increase their advertising in minority areas and in particular what housing opportunities exist for corresponding income levels.

#### INSTRUCTIONS FOR THE FAIR HOUSING ASSESSMENT

The Office of Community Development has identified six housing activities that present potential barriers to fair housing choice for your citizens. PART I asks questions about the housing activities in your community. See below for instruction to access census data. PART II asks you what source of information exists about the different housing activities and also what particular policies or practices were examined in order to determine if impediments to fair housing activities exist. PART III asks if after reviewing the information whether any impediments were identified for each activity. If you mark 0 or NO for any item in Part I, then mark NA (*Not Applicable*) for the appropriate activity in PART II and PART III. For example if there are no public housing units in your community or your community does not have zoning ordinances then no comments are necessary for PART II and NA would be the appropriate block for PART III.

If you answered yes to any question in PART III and have determined that are impediments in any of the housing activities that restrict or have the effect of restricting housing choices or availability of housing choices for persons of similar income levels because of their race, color, religion, sex, national origin, handicap or familial status; then you must provide information in PARTS IV and V.

Steps to obtain the American Community Survey Table

#### **B25032 TENURE BY UNITS IN STRUCTURE:**

- 1. Go to United States Census Bureau at: <a href="https://data.census.gov/">https://data.census.gov/</a>
- 2. Type "B25032" in the search box. A dropdown should appear saying "B25032 Tenure by Units in Structure." Click to add the choice in the search box. Click search
- 3. Then for place, select Filters → Geography → Place → Louisiana, and select the unit of local government from the list.
- **4.** Choose the table option representing the most recent year, at the top of the selections. The most recent American Community Survey covering a five-year period, if available is the preferred choice.
- **5.** Then click "View" or Download." The result is a table you attach as Part I of the Fair Housing Assessment

#### Example of table:

#### Table B25032: TENURE BY UNITS IN STRUCTURE

2006-2010 American Community Survey 5-Year Estimates

| United States                  |             | ;                  |
|--------------------------------|-------------|--------------------|
|                                | Estimate    | Margin of<br>Error |
| Total:                         | 114,235,996 | +/-248,114         |
| Owner-occupied housing units:  | 76,089,650  | +/-362,764         |
| 1, detached                    | 62,190,096  | +/-318,628         |
| 1, attached                    | 4,445,928   | +/-33,976          |
| 2                              | 1,022,842   | +/-7,034           |
| 3 or 4                         | 681,578     | +/-5,021           |
| 5 to 9                         | 605,391     | +/-4,486           |
| 10 to 19                       | 475,235     | +/-4,395           |
| 20 to 49                       | 503,267     | +/-4,968           |
| 50 or more                     | 888,476     | +/-8,274           |
| Mobile home                    | 5,204,460   | +/-11,475          |
| Boat, RV, van, etc.            | 72,377      | +/-1,953           |
| Renter-occupied housing units: | 38,146,346  | +/-120,182         |
| 1, detached                    | 10,003,829  | +/-74,907          |
| 1, attached                    | 2,245,096   | +/-9,681           |
| 2                              | 3,186,132   | +/-19,945          |
| 3 or 4                         | 4,207,805   | +/-15,393          |
| 5 to 9                         | 4,679,601   | +/-19,668          |
| 10 to 19                       | 4,383,883   | +/-22,068          |
| 20 to 49                       | 3,271,826   | +/-10,797          |
| 50 or more                     | 4,342,933   | +/-26,931          |
| Mobile home                    | 1,790,165   | +/-18,148          |
| Boat, RV, van, etc.            | 35,076      | +/-1,541           |