

FAIR HOUSING ASSESSMENT

Assessing Fair Housing Conditions in Your Community

Name of Community: _____ Contract #: _____ FY: _____

PART I – HOUSING PROFILE

American Community Survey Table B25032

(See instructions at end of form.)

1. Owner Occupied Units:
 - a. Single attached and detached (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 Occupied Units: (row 2) _____
2. Renter Occupied
 - a. Single attached and detached (row 14+15) _____
 - 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 Occupied Units (row 13) _____
3. Total Units (row 1) _____
4. What percent of total occupied housing units are owner occupied single 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) _____
6. Does your community have public housing? _____
7. How many mortgage lenders are located or have offices in your community? _____
8. How many real estate brokers are located and/or have offices in your community? _____
9. Does your community have a comprehensive zoning ordinance? _____
10. Does your community have or enforce building codes? _____
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:

Description of policies or practices examined:

2. Public Housing: Description of data sources or contacts made:

Description of policies or practices examined:

3. Mortgage Lending Institutions: Description of data sources or contacts made:

Description of policies or practices examined:

4. Real Estate Brokerage Services:

Description of data sources or contacts made:

Description of policies or practices examined:

5. Zoning Ordinances: Description of data sources or contacts made:

Description of policies or practices examined:

6. Building Codes: Description of data sources or contacts made:

Description of policies or practices examined:

PART III – IDENTIFICATION OF IMPEDIMENTS

1. Rental Units: (Mark NA and skip to next question if answer to ONE in PART II is zero)

Are there any identifiable barriers for persons of similar income levels that restrict or have the effect of restricting access to rental housing; because of their race, color, religion, sex, national origin, handicap or familial status? (for example: unnecessary or burdensome application procedures; unreasonable requirements) Yes _____ No _____ NA _____

2. Public Housing: (Mark NA and skip to next question if answer to TWO in PART II is zero)

Are there any identifiable barriers for persons of similar income levels that restrict or have the effect of restricting access to public housing units; because of their race, color, religion, sex, national origin, handicap or familial status? (for example: unnecessary or burdensome qualification requirements) Yes _____ No _____ NA _____

3. Mortgage Lending Institutions: (Mark NA and skip to next question if answer to THREE in PART II is zero)

Are there any identifiable barriers for persons of similar income levels that restrict or have the effect of restricting access to mortgage loans; because of their race, color, religion, sex, national origin, handicap or familial status? (for example: inconsistent appraisal practices, redlining; restrictive lending practices,) Yes _____ No _____ NA _____

4. Real Estate Brokerage Services: (Mark NA and skip to next question if answer to FOUR in PART II is zero)

Are there any identifiable barriers for persons of similar income levels that restrict or 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 Ordinances: (Mark NA and skip to next question if answer to FIVE in PART II is no)

Does the communities' zoning ordinances 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? (for example: restrictive regulations that make low income housing development difficult) Yes _____ No _____ NA _____

6. Building Codes: (Mark NA if answer to SIX in PART II is no)

Does the communities' building code ordinances 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? (for example: restrictive regulations that make low income housing development difficult) 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: _____

Result of the Impediment: _____

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Housing Activity: _____

Description of the Impediment: _____

Cause of the Impediment: _____

Result of the Impediment: _____

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PART II – REVIEW OF FAIR HOUSING PRACTICES

Mortgage Lending Institutions: 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.

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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.

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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. 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 American FactFinder at: <http://factfinder2.census.gov/faces/nav/jsf/pages/index.xhtml>
2. Type “B25032” in the “topic or table name” box located in the Quick Start section in the middle and click “GO”
3. Click “Geographies” in the menu on the left-hand side of the screen (this will bring up a “floating” screen where you can make your geography selection)
4. In the Select Geographies window, select the geographic type from the list of options (select “County” if seeking data for a particular parish or “Place within State” if seeking data for a particular city, town, village or Census Designated Place). Select “Louisiana” when the “Select a state” box appears and then select, depending on what select you made initially, either the parish or place that interests you and click “ADD TO YOUR SELECTIONS”
5. Close the Select Geographies floating screen by hitting the “Close X” box in the upper right
6. You will now have a listing in the “Search Results” section of all of the American Community Survey B25032 tables in American Fact Finder that have data for the geography that you selected.
7. Click on B25032 TENURE BY UNITS IN STRUCTURE table for the most recent American Community Survey dataset available which should be the first one listed in the search results.
8. This will bring you to a screen that allows you to view, modify, or download the data.
9. Click “View” to see table.

Example of table:

Table B25032: TENURE BY UNITS IN STRUCTURE
2006-2010 American Community Survey 5-Year Estimates

| | United States | |
|--------------------------------|---------------|-----------------|
| | Estimate | Margin of 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 |