

Leveraging AFFH to Protect Our Communities

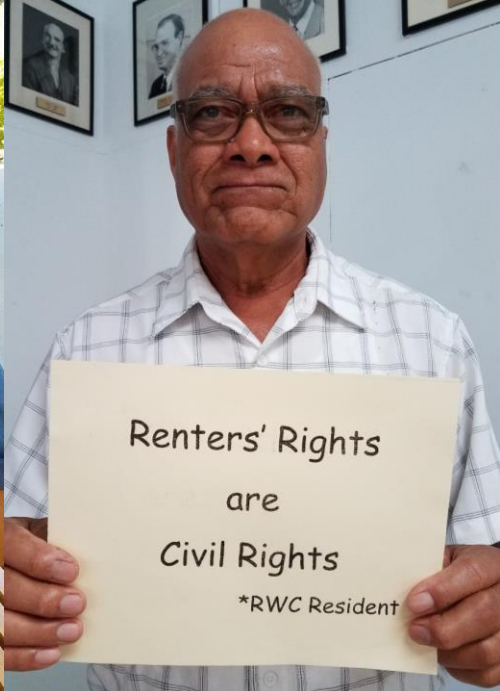
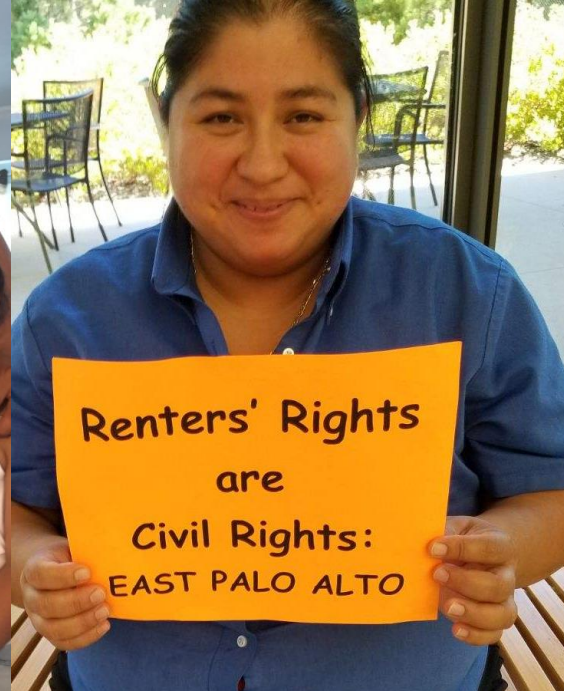
Fair Housing Advocates of Northern California

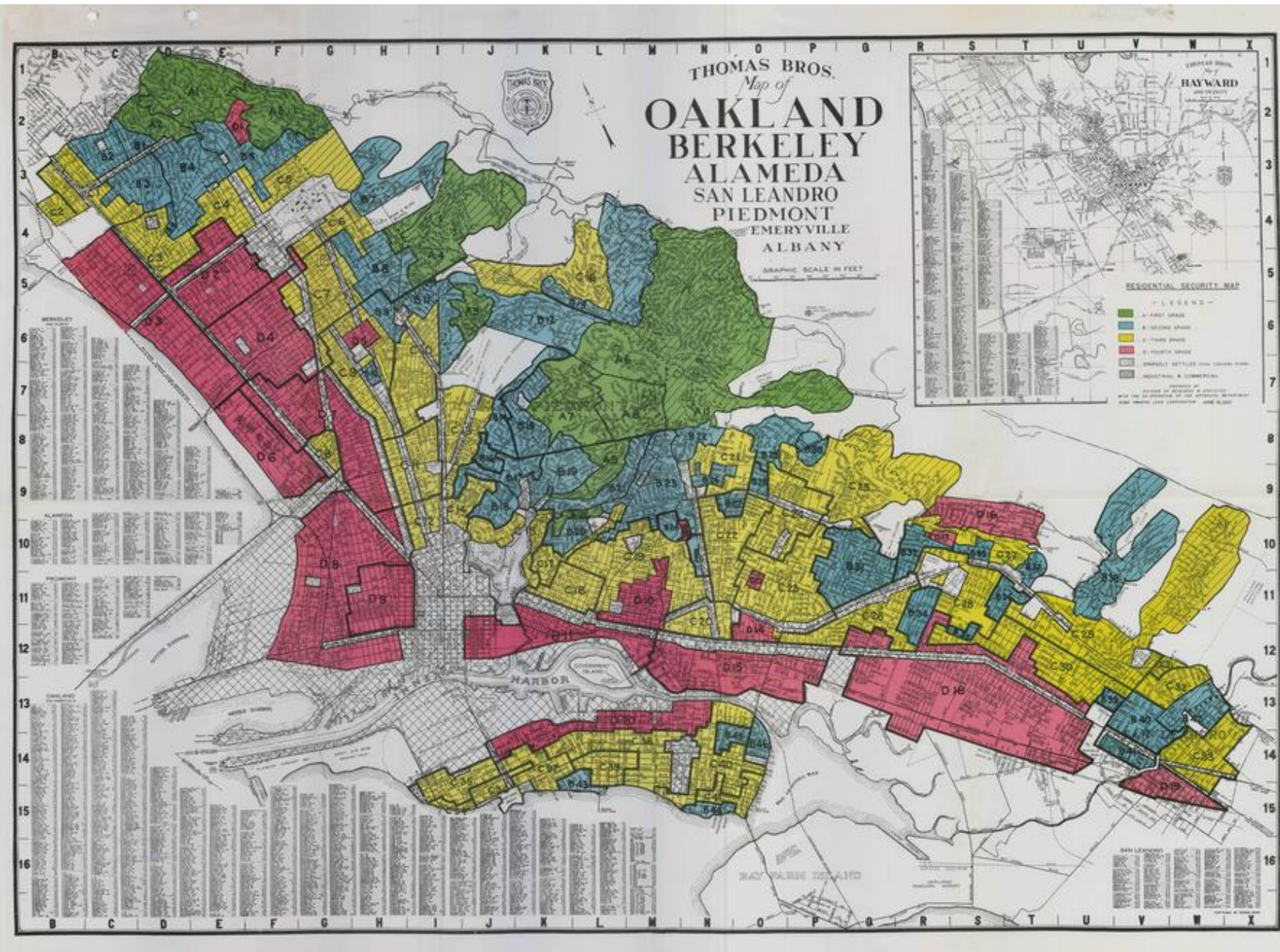
Fair Housing Conference 2018

April 22, 2018

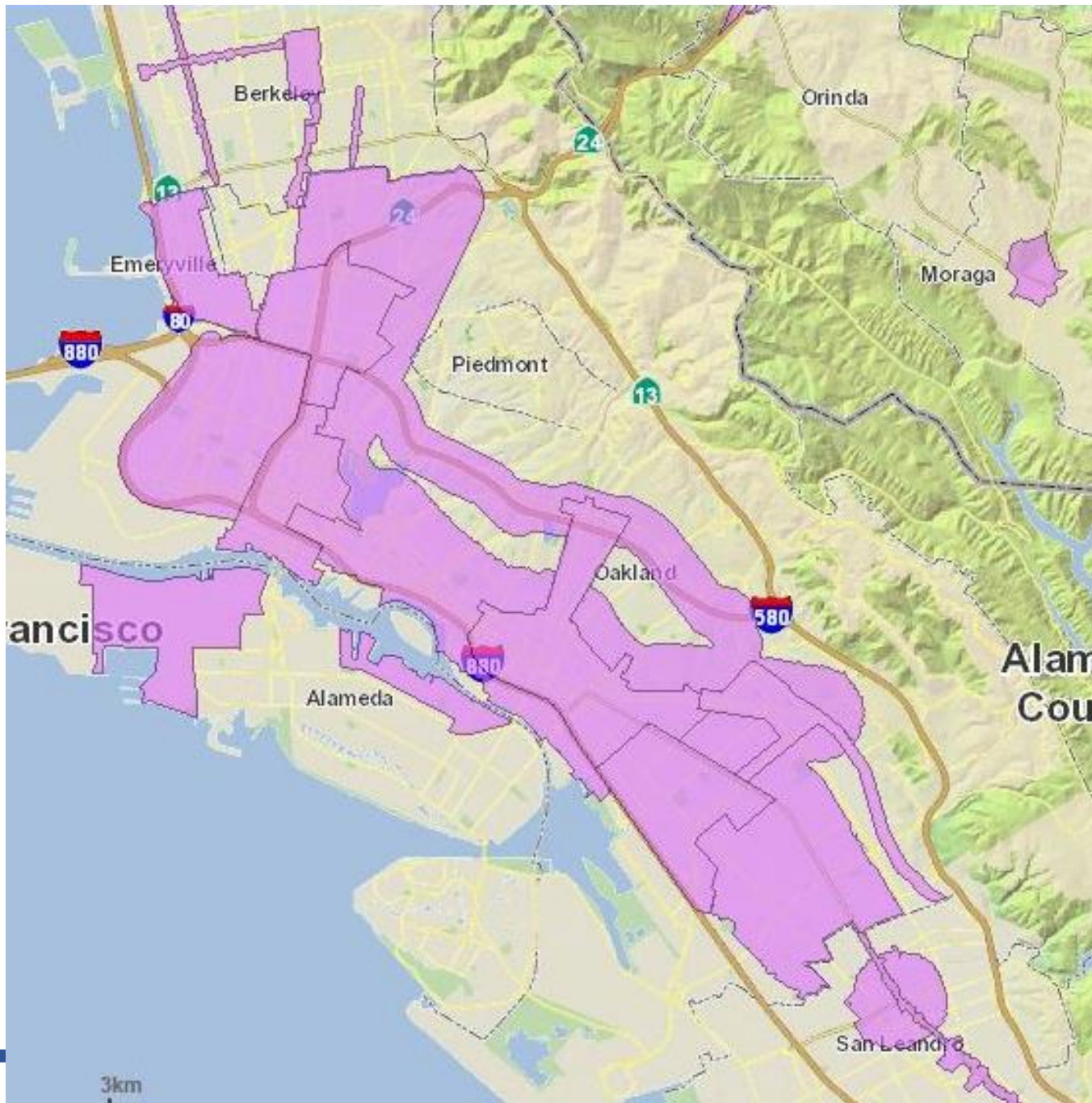
Outline

- 1 The Big Idea:** Renters' rights are civil rights
 - 2 The Problem:** Redlining, new investment, displacement, race
 - 3 A Solution:** AFFH – local, regional, state
 - 4 Side note on Transportation**
 - 5 Take Action:** Local, regional, state
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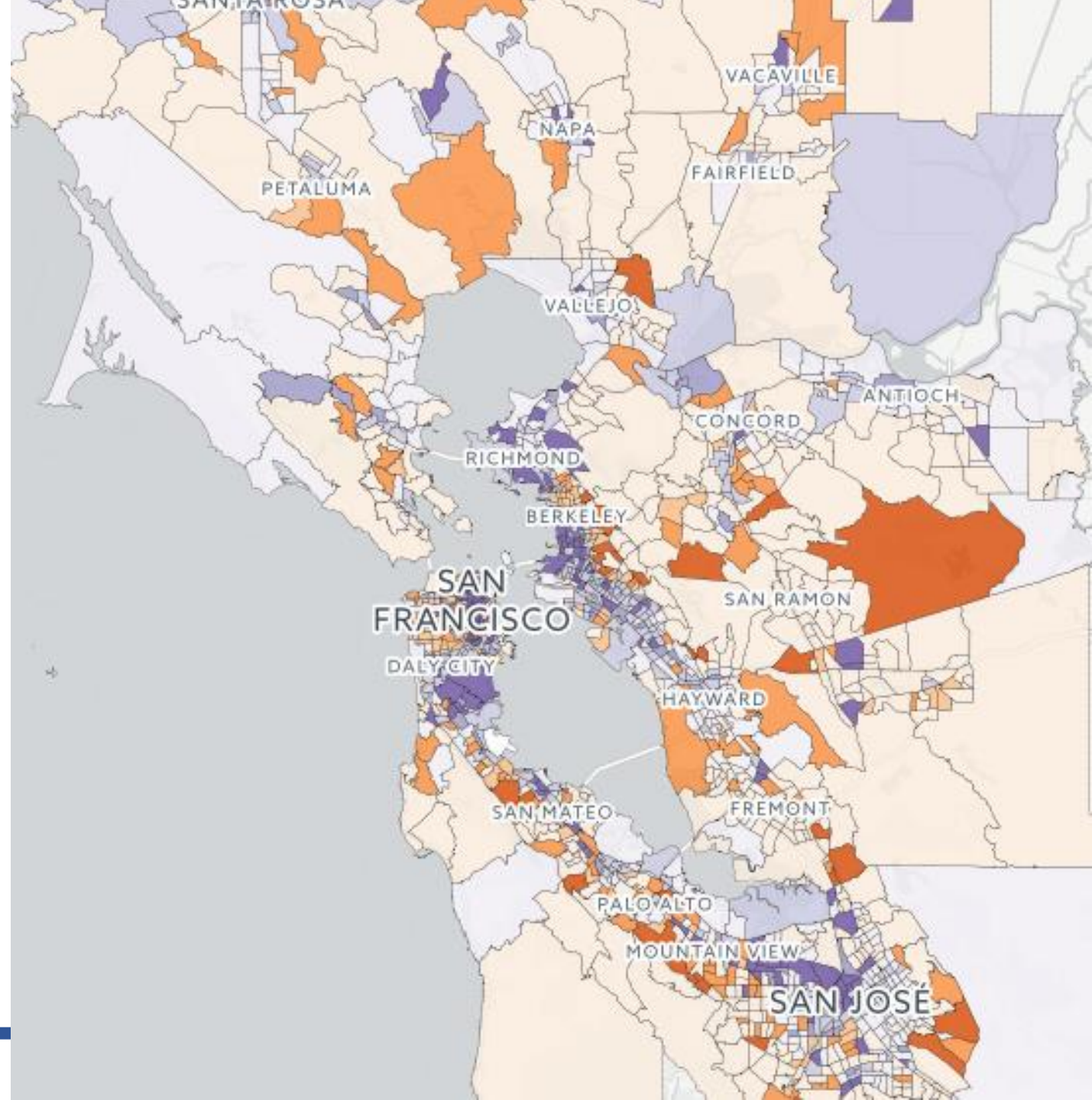


Oakland
“Redlining”



Oakland's "Priority Development Areas"

Over **1 million**
low-income renters
in the Bay Area are
at risk of
displacement



2x African Americans in the Bay Area twice as likely to be renters as whites ...

3x ... and three times more likely to be poor

Actively Dismantling Housing Discrimination

Fair Housing Act (1968)

“All executive departments and agencies shall administer their programs and activities relating to housing and urban development ... in a manner affirmatively to further [fair housing]” (AFFH).

HUD Rule (2015)

AFFH means local jurisdictions must “tak[e] meaningful actions ... that overcome patterns of segregation and foster inclusive communities free from barriers that restrict access to opportunity based on protected classes.”

Displacement

=

Re-segregation

+

Loss of access to opportunity

+

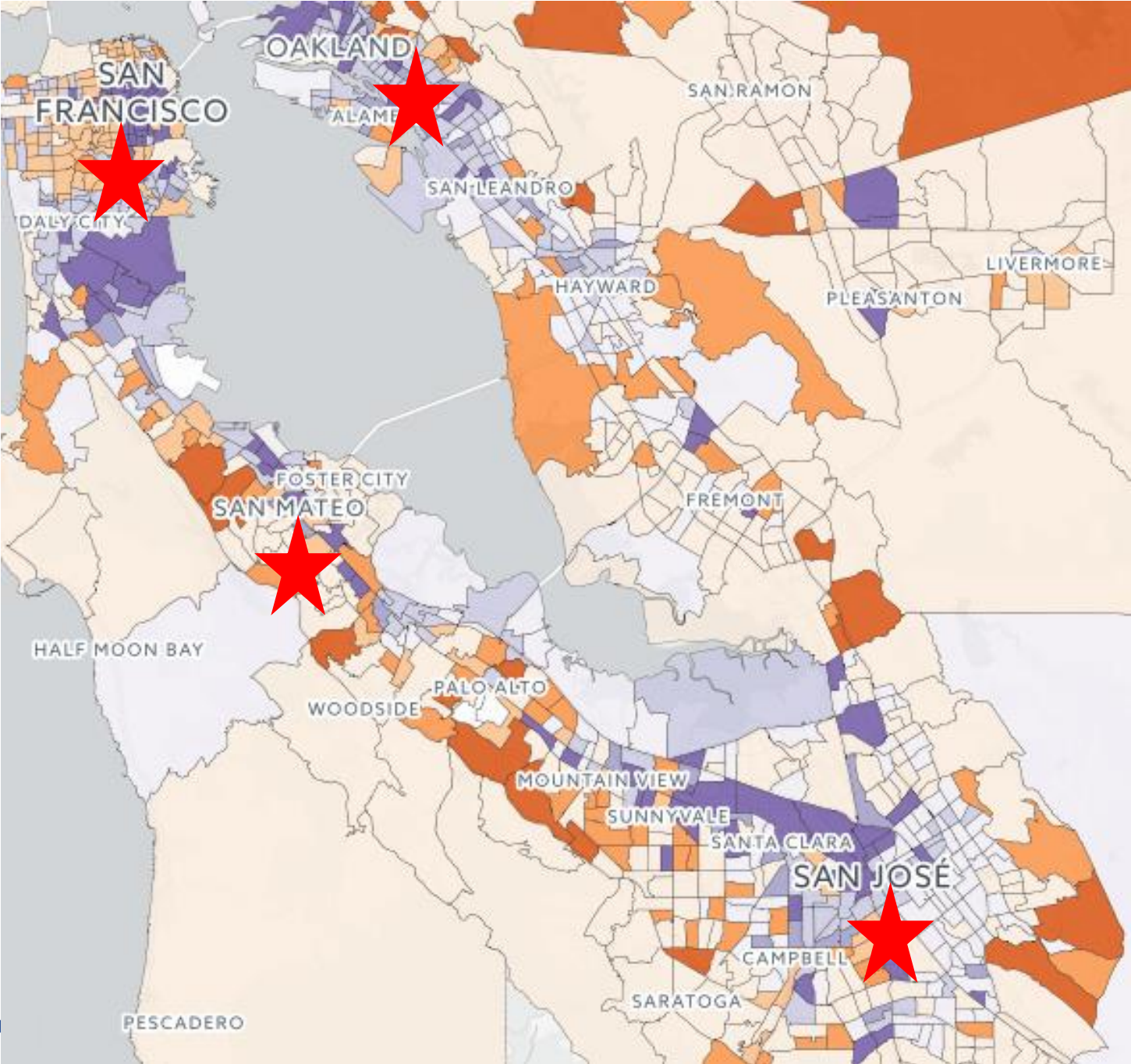
Disproportionate housing needs

+

Denied housing choice

+

Racially/Ethnically Concentrated Areas of Poverty



A New Paradigm

Oakland (2015)

The “loss of naturally occurring affordable housing” is an impediment to fair housing

San Jose (2017)

“Displacement of residents due to economic pressures” and “lack of tenant eviction protections” are impediments to fair housing

San Mateo County (2017)

“Displacement of residents due to market pressures” is a contributing factor to disproportionate housing needs

AB 686 (Santiago)

Reinforces California's commitment to fair and equal housing by requiring public agencies to administer their programs in a manner that AFFH.

Requires local jurisdictions to include in the **Housing Element**, and regional agencies to include in the **Sustainable Communities Strategy**, an analysis of barriers that restrict access to opportunity and a commitment to specific meaningful actions to AFFH.

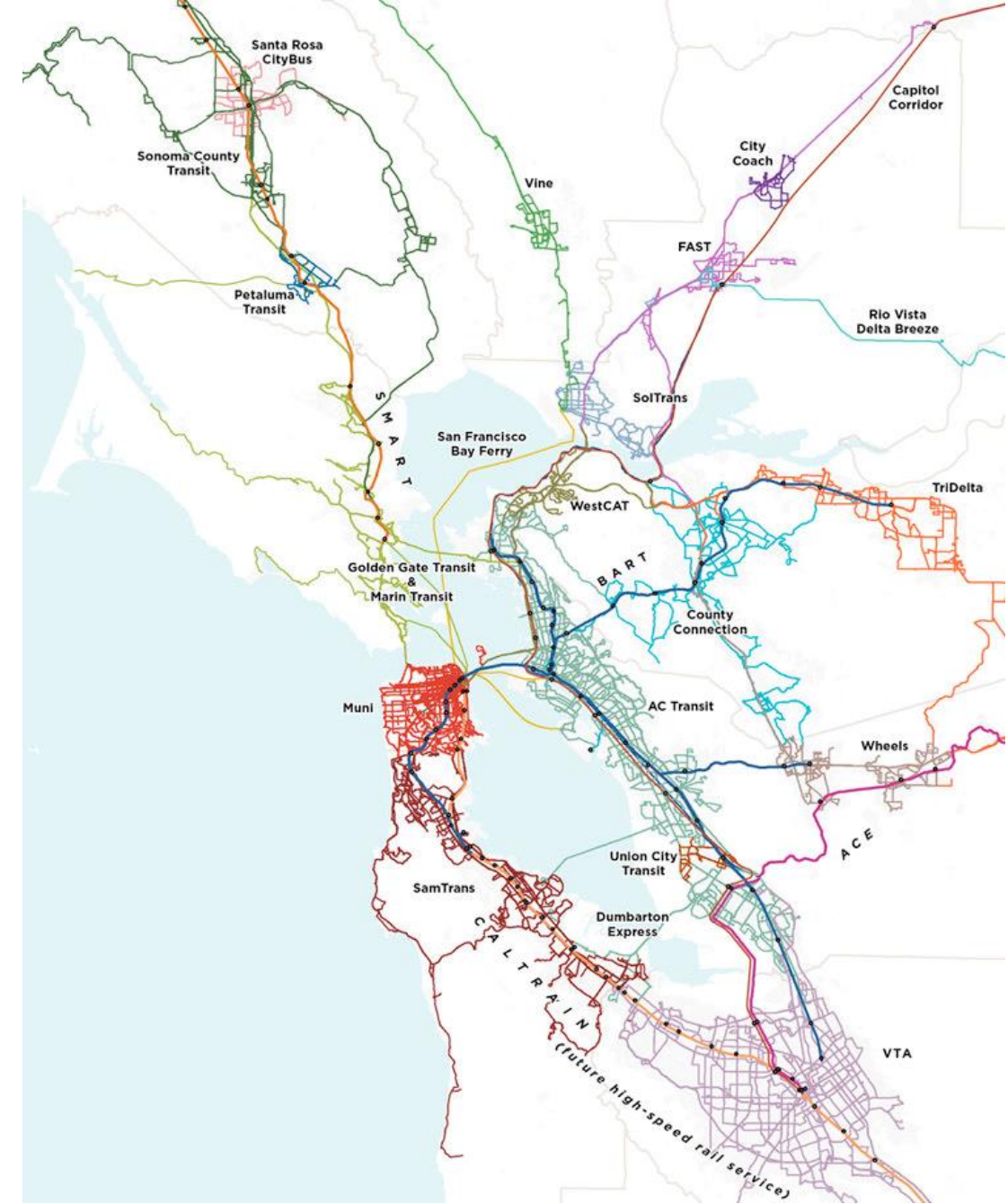
AFFH means taking meaningful actions that overcome segregation; address disparities in housing needs and access to opportunity; promote fair housing choice; foster inclusive communities; and **transform racially and ethnically concentrated areas of poverty into areas of opportunity, while protecting existing residents from displacement.**

Bay Area Metro

Housing Conditions on
Transportation Funding
(e.g., OBAG)

Plan Bay Area Housing Action
Plan

CASA – Committee to House
the Bay Area
("3 Ps")



Transportation = AFFH

Access to health, education, job
Impacts on displacement
Type, availability, frequency,
reliability

What can you do?

- 1 Local:** Urge your city to include displacement and transportation access in its AI/AFH. Let HUD know if your city fails to do so.
 - 2 Local:** Follow up to urge your city to adopt strong tenant protections and other actions.
 - 3 Regional:** Engage in CASA, and partner with the 6 Wins for Social Equity Network.
 - 4 State:** Support AB 686 to safeguard AFFH.
 - 5 National:** Join CarsonWatch to help us monitor federal action and connect to grassroots efforts around the country.
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Thank you.

David Zisser
Public Advocates
dzisser@publicadvocates.org