

Fair Housing Opportunity Checklist for Housing Developers

Site Selection & Context

- ☐ Located near transit, schools, jobs, and services
- ☐ Avoids perpetuating segregation or concentrating poverty
- ☐ Considers environmental justice and health impacts

Inclusive & Accessible Design

- ☐ At least 5-10% of units meet ADA/UFAS standards
- ☐ Universal Design principles integrated throughout
- ☐ Units accommodate diverse household structures

Equitable Marketing & Leasing/Sales

- ☐ Affirmative Fair Housing Marketing Plan (AFHMP) created and implemented
- ☐ Materials available in multiple languages and accessible formats
- ☐ Outreach targets underrepresented and protected groups
- ☐ Tenant/homebuyer screening criteria evaluated for disparate impact
- ☐ Alternative credit or income documentation accepted
- ☐ Individualized criminal background assessment used

Anti-Displacement Protections

- ☐ First-priority leasing or sales to residents from surrounding area
- ☐ "Right to return" policies in redevelopment projects
- ☐ Long-term affordability mechanisms in place
- ☐ Property tax mitigation strategies considered for surrounding community

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Community Engagement & Accountability

- ☐ Early engagement with residents and neighborhood stakeholders
- ☐ Culturally competent engagement methods
- ☐ Feedback integrated into project design and services
- ☐ Community benefits documented

Supportive Services & Amenities

- ☐ Services tailored to resident needs
- ☐ Partnerships with local nonprofits, schools, or health providers
- ☐ On-site or accessible service delivery model
- ☐ Space for resident meetings, events, or support groups

Ownership & Economic Opportunity

- ☐ Diverse financing tools to increase BIPOC homeownership
- ☐ Homebuyer education and financial coaching provided
- ☐ Partnerships with CDFIs or credit unions

Compliance & Monitoring

- ☐ Fair housing training for staff and partners
- ☐ Resident demographics and outcomes tracked over time
- ☐ Policies reviewed regularly for bias or disparate impact
- ☐ Compliance with fair housing laws verified