



## 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 equity 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