

# Memorandum



CITY OF DALLAS

DATE May 31, 2018

TO Economic Development and Housing Committee:  
Tennell Atkins (Chair), Rickey D. Callahan (Vice Chair), Scott Griggs, Casey Thomas II, B. Adam McGough, Mark Clayton, Kevin Felder, Omar Narvaez, Lee M. Kleinman

SUBJECT Regional Assessment of Fair Housing Update

## **Summary**

On June 4, the Economic Development and Housing Committee will be provided an update on the status of Regional Assessment of Fair Housing.

## **Background**

In July of 2015 the U. S. Department of Housing and Urban Development issued a new rule on Affirmatively Furthering Fair Housing. This rule required each jurisdiction receiving federal funds to develop an Assessment of Fair Housing. In December of 2016, the City of Dallas awarded a contract to the University of Texas at Arlington to conduct the AFH for the City of Dallas and twenty other cities and public housing authorities that are a part of the North Texas Regional Housing Assessment.

## **Issue**

In January of 2018 HUD issued a notice that the submission of the AFH was delayed until October of 2020. There was not clear direction given for jurisdictions that were in the process of developing the AFH. Work continued on the AFH including a second round of public participation meetings. In April of 2018 Fair Housing advocates filed a lawsuit against HUD seeking an injunction to have the AFH reinstated. On May 18<sup>th</sup> HUD issued notices suspending the AFH and requiring that all jurisdictions should revert back to the pre 2015 requirement to affirmatively further fair housing by preparing an Analysis of Impediments. The notices also stated that the HUD provided data for the AFH could be used to prepare the Analysis of Impediments and that the AFH could be used for planning purposes. UTA is in the final stages of completion and the consensus of the 21 members of the Regional AFH is to complete the process.

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### **Alternatives**

HUD will not accept the AFH from any jurisdiction upon completion.

UTA has been awarded a contract for \$914,231 from 21 jurisdictions and is in the final stages of completion.

### **Fiscal Impact**

The City of Dallas share of the cost for the AFH was \$306, 284.

### **Coordination**

The Fair Housing and Human Rights Office coordinated with the Office of Financial Services and the University of Texas at Arlington in developing this briefing.

### **Staff Recommendation**

Complete the AFH and utilize the information for planning purposes and the development of the next Analysis of Impediments.

Please let me know if you have questions or need additional information.



Raquel Favela

Chief of Economic Development & Neighborhood Services

c: The Honorable Mayor and the Members of City Council  
T.C. Broadnax, City Manager  
Larry Castro, City Attorney  
Craig D. Kinton, City Auditor  
Billerae Johnson, City Secretary  
Daniel F. Solis, Administrative Judge  
Kimberly Bizar Tolbert, Chief of Staff to the City Manager  
Majed A. Al-Ghafry, Assistant City Manager

Jon Fortune, Assistant City Manager  
Jo M.(Jody) Puckett, P.E., Assistant City Manager (Interim)  
Joey Zapata, Assistant City Manager  
M. Elizabeth Reich, Chief Financial Officer  
Nadia Chandler Hardy, Chief of Community Services  
Theresa O'Donnell, Chief of Resilience  
Directors and Assistant Directors

# Regional Assessment of Fair Housing Update

**Economic Development and Housing  
Committee  
June 4, 2018**

**Beverly Davis, Director  
Fair Housing and Human Rights Office  
City of Dallas**

**Dr. Stephen Mattingly  
Principal Investigator  
University of Texas at Arlington**

**Dr. Myriam Igoufe  
Co-Principal Investigator  
University of Texas at Arlington**



# Purpose

To provide an update on the Regional Assessment of Fair Housing including new notices issued by HUD

# Overview

- In 2015 HUD issued a new rule on the obligation to Affirmatively Further Fair Housing
- All entities receiving federal entitlement funds were required to conduct an Assessment of Fair Housing (AFH)
- The AFH Process was developed to provide for better fair housing planning and to reduce disparities in access to housing opportunity

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# Overview

- The AFH process required utilization of HUD provided data and a specifically prescribed assessment tool that is used to conduct a comprehensive study and develop the AFH
- HUD encouraged collaboration with jurisdictions located in the same region in preparation of the AFH
- HUD required that the analysis and goals in the AFH be incorporated into the 5-Year Consolidated Plan and Annual Action Plans

# Background/History

- The Housing Committee was briefed on the Regional Assessment of Fair Housing on October 17, 2016
- On December 14, 2016 the Dallas City Council approved an Interlocal Agreement with the University of Texas at Arlington to Conduct the Regional Assessment of Fair Housing



# Background/History

- The Council Action also provided authorization to enter into a Memorandum of Understanding with 21 other North Texas entities to develop a Regional Assessment of Fair Housing
- On June 14, 2017 City Council approved the first contract amendment which incorporated HUD regional procurement regulations for subrecipients





# Background/History

- July 2017 – HUD issued new data sets to correct data that was previously provided to jurisdictions
- October 17, 2017 Economic Development and Housing Committee was briefed on a contract amendment with UTA to increase the contract cost and extend the contract to incorporate new HUD data
- October 25, 2017 City Council approved contract amendment for increase in cost and time extension

# Recent Developments

- In January 2018 HUD issued notice delaying **submission** of the AFH until October of 2020 **and offered technical assistance due to the lack** of clear guidance to jurisdictions in the process of completing the AFH
- In April 2018 HUD was sued by Texas Housers, Texas Appleseed et al. seeking injunction for reinstatement of the originally establish timeline for the AFH
- On May 15, 2018 HUD issued new notices eliminating the requirement for the AFH

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# Recent Developments

- HUD directed that Jurisdictions utilize the Analysis of Impediments (AI) as the methodology to Affirmatively Further Fair Housing, also stated that
  - Data provided by HUD for the AFH could be used to prepare the AI;
  - Jurisdictions could utilize data from the AFH for planning purposes; and
  - HUD will not accept the AFH from any jurisdiction



# Project Status

- AFH is in final stages of completion
  - Expected to be ready for Council review in August
  - Available for public comment in September
- UTA will provide an update on their work on the AFH

# North Texas Regional Housing Assessment

**Economic Development and Housing  
Committee**  
**June 4, 2018**

**Dr. Stephen Mattingly, Principal Investigator**  
**Dr. Ivonne Audirac, Co-Principal Investigator**  
**Dr. Myriam Igoufe, Co-Principal Investigator,**  
**Project Manager**  
**Dr. Rod Hissong, Co-Principal Investigator**  
**Dr. Nick Fang, Co-Principal Investigator**



# Agenda

- Assessment of Fair Housing
- Process and Timeline
- Key Findings
- Proposed Goals and Strategies
- Moving Forward

# Assessment of Fair Housing

- Affirmatively Furthering Fair Housing Rule (AFFH Rule)
- Data-driven exercise with strong emphasis on public input
  - Take meaningful actions to combat discrimination, overcome patterns of segregation, and foster inclusive and integrated communities



# Process and Timeline

- Regional Working Group (21)
- Started January 2017
  - Data analysis and visualization
  - Two rounds of public meetings
  - Surveys, Focus groups, and Consultation
  - Proposed Goals and Strategies
- Public Comment Period – Early September



# Key Findings

## Data

- Worsening patterns of segregation (190-2015) – more severe from a regional perspective
- Housing Problems (Dallas) > Region Problems (non-white) > White
- Compounding effects: segregation, poverty, access to opportunity, subsidized housing programs

## Public Input

- Lack of public and private investments in specific neighborhoods
- Discrimination
- The availability and location of affordable housing/affordability
- Transportation



# Proposed Goals and Strategies

- **Goal A:** Increase access to affordable housing in high opportunity areas
- **Goal B:** Increase supply and prevent loss of affordable housing units
- **Goal C:** Increase supply of accessible, affordable housing for persons with disabilities

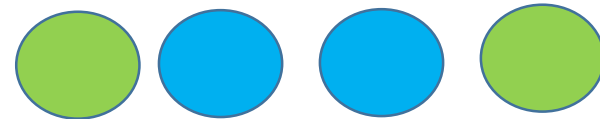
# Proposed Goals and Strategies

- **Goal D:** Make investments in targeted neighborhoods to increase opportunity
- **Goal E:** Increase supports and services for residents of publicly supported housing
- **Goal F:** Increase access to information and resources on fair and affordable housing

# Proposed goals and strategies

## Public Input Results

Determine priority level



Provide Comments



# Prioritize Goal



## Goal A: Increase access to affordable housing in high opportunity areas

Any comments? Please use paper provided and stick on the accompanying comment board.

HIGH Importance

MEDIUM Importance

LOW Importance

Not Important

### Strategy Examples

- Adopt a comprehensive and balanced housing policy and establish Housing Trust Fund to support aggressive affordable housing strategies
- Provide mobility counseling and search assistance to help families make informed housing choices based on data and other information on neighborhood opportunity.
- Administer Housing Choice Voucher Program regionally: including mobility counseling, and housing retention support (support participants at all stages – pre- moving; moving; post-move support)
- Prioritize the Low-Income Housing Tax Credit and Project-based Vouchers developments in high-opportunity areas
- Form partnerships to provide affordable transportation options to connect residents to employment and to regional destinations

Economic and Neighborhood Vitality



City of Dallas

# Proposed Goals and Strategies

## Public Input Results

Goal A	Increase access to affordable housing in high opportunity areas
Goal B	Increase supply and prevent loss of affordable housing units
Goal C	Increase supply of accessible, affordable housing for persons with disabilities
Goal D	Make investments in targeted neighborhoods to increase opportunity
Goal E	Increase supports and services for residents of publicly supported housing
Goal F	Increase access to information and resources on fair and affordable housing

Dallas	Goal A	Goal B	Goal C	Goal D	Goal E	Goal F
<b>High</b>	89%	86%	80%	87%	81%	79%
<b>Medium</b>	6%	12%	18%	12%	15%	18%
<b>Low</b>	5%	2%	2%	1%	4%	3%
Not	1%	1%	0%	0%	0%	1%

Dallas	Goal A	Goal B	Goal C	Goal D	Goal E	Goal F
<b>High</b>	168	161	151	166	155	148
<b>Medium</b>	11	22	34	23	28	33
<b>Low</b>	9	3	4	1	8	5
<b>Not</b>	1	2	0	0	0	1
<b>Totals</b>	189	188	189	190	191	187

# Recommendation

- Proceed with Completion of the AFH
- Utilize AFH data for planning purposes including the completion of the next AI and 5-Year Consolidated Plan

# Moving Forward

- Finalize:
  - Goals and strategies
    - Metrics, milestones, and timeframe for achievement
      - Technical Advisory Board Meeting + staff
- Public Period Comment: Early September





# Questions?

Dr. Stephen Mattingly, Principal Investigator

Dr. Ivonne Audirac, Co-Principal Investigator

Dr. Myriam Igoufe, Co-Principal Investigator,  
Project Manager

Dr. Rod Hissong, Co-Principal Investigator

Dr. Nick Fang, Co-Principal Investigator

*thank you!*

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