



## **ANALYSIS OF IMPEDIMENTS TO FAIR HOUSING CHOICE**

### **Outline of Executive Summary**

#### **I. Explanation of AI**

- A. Receipt of federal funding from HUD obligates the recipients to affirmatively further fair housing
  - 1. AFFH means conducting an AI to identify impediments to fair housing, creating action steps to overcome the impediments and keeping records of efforts to overcome impediments
  - 2. Impediment is any action, omission, decision, or refusal to act that negatively affects access to housing
  - 3. CT agencies that must AFFH—any agency that provides or funds housing, e.g. DOH, Department of Corrections, DCF, DMHAS, CHFA, local housing authorities, subsidized housing providers, CDBG recipients, etc.
- B. State of Conn. as a recipient of federal funding from HUD must conduct an AI
  - 1. DOH is overseeing the work
  - 2. The Center is conducting the AI in conjunction with the DOH

#### **II. Overview of Connecticut**

- A. Connecticut's population is changing
  - 1. Race/ethnicity
  - 2. Age
  - 3. Familial status
  - 4. Disability
  - 5. Sex
  - 6. Marital status
  - 7. Religion
  - 8. Sexual orientation
  - 9. Lawful source of income
  - 10. Income and membership in the protected classes
- B. Population is changing but patterns of living remain the same
  - 1. Segregation by race, ethnicity, disability, and income
  - 2. Income and poverty statistics reveal that people in the protected classes need affordable housing
  - 3. Affordable housing needed in a variety of locations
  - 4. Through use of affordable housing can promote integration

### **III. Impact**

- A. Impaired access to economic opportunities
- B. Impaired access to educational opportunities
- C. Impaired access to high quality neighborhoods that have jobs, public transportation, safe housing, fresh food, open space

### **IV. Impediments to Fair Housing**

- A. Lack of affordable housing in a variety of locations
- B. Majority minority areas are also areas of concentrated poverty
- C. Not enough coordination needed between federal, state and local actors to promote integration and AFFH
- D. Access to housing is limited by housing discrimination and ignorance of the fair housing laws

### **V. Action steps to overcome impediments and promote integration**

- A. Provide affordable housing for all members of protected classes in a variety of locations
  - 1. Continue funding affordable housing in a variety of locations
  - 2. Facilitate development of a variety of affordable housing tenures and in a variety of locations
  - 3. Continue to fund affordable homeownership opportunities
  - 4. Continue to assist homeowners in foreclosure in an effort to preserve existing housing and stabilize neighborhoods
  - 5. Expand access to accessible and supportive housing in a variety of locations
  - 6. Work with municipalities and create incentives that address barriers that prevent the development of affordable housing
  - 7. Use transportation resources to assist in making areas available to everyone
- B. Invest in high poverty areas to make them areas of opportunity and desirable places to live
  - 1. Promote mixed income housing in areas of concentrated poverty
  - 2. Continue to preserve existing affordable housing and promote a transition to mixed-income housing
  - 3. Continue to assist homeowners in foreclosure in an effort to preserve existing housing and stabilize neighborhoods
  - 4. Coordinate housing and economic development to create job opportunities in high-poverty areas
  - 5. Use transportation resources to assist in making areas available to everyone
- C. Coordinate efforts of federal, state, and local actors to affirmatively further fair housing
  - 1. Expand work with state and municipal officials to educate them on how to affirmatively further fair housing
  - 2. Ensure that State planning documents coordinate to affirmatively further fair housing and ensure that affordable housing is available in a variety of locations

3. Evaluate work of federal, state, and local agencies periodically to assess efforts to promote integration and affirmatively further fair housing
- D. Ensure that people in protected classes have access to housing regardless of membership in a protected class
1. Educate municipalities and provide support to overcome local barriers to affordable housing
  2. Continue to fund efforts to fight housing discrimination including the testing and enforcement efforts of public and private entities
  3. Expand education of the general public and housing providers on the fair housing laws and their rights and obligations under those laws