



CITY OF SANTA BARBARA

COUNCIL AGENDA REPORT

AGENDA DATE: September 25, 2012

TO: Mayor and Councilmembers

FROM: Administration, Housing and Human Services, Community Development Department

SUBJECT: Public Hearing For The City Of Santa Barbara's "2012 Analysis Of Impediments To Fair Housing Choice"

RECOMMENDATION: That Council:

- A. Hold a public hearing to consider the "2012 Analysis of Impediments to Fair Housing Choice (AI)" and provide direction to staff regarding any changes to the AI; and
- B. Authorize staff to submit the final AI to the Department of Housing and Urban Development (HUD) in accordance with the requirements of the federal Community Development Block Grant (CDBG) and the Home Investments Partnership (HOME) programs.

DISCUSSION:

The Federal Fair Housing Act, Section 808(e)(5) of Title VIII of the Civil Rights Act of 1968, as amended, requires the Secretary of the U.S. Department of Housing and Urban Development (HUD) to administer HUD programs in a manner to affirmatively further fair housing. Based on this mandate, and by Title 24 Code of Federal Regulations Part 570.904(c), all jurisdictions that receive federal funds, such as Community Development Block Grant (CDBG) funds, must certify that they will affirmatively further fair housing.

In particular, jurisdictions must conduct an Analysis of Impediments to Fair Housing Choice (AI) every five years. The purpose of this report is to provide an understanding of the various issues regarding fair housing choice in the City of Santa Barbara. It includes a study of the City's characteristics such as population growth, home mortgage disclosure data, income variances, and racial/ethnic data. It also describes the City's existing fair housing conditions and how state, local, private, and federal resources can be used to address any identified needs.

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In collaboration with the Housing Authority of the City of Santa Barbara (HACSB), a Request for Proposals was published in March 2012 which resulted in the selection of The Ramsay Group to perform the following:

- Examine pertinent data including demographic, income, employment and housing data as well as studies that have been completed that relate to fair housing;
- Review prior and current activities that promote fair housing, including an assessment of agencies currently providing fair housing programs in the area;
- Examine private-market issues that relate to the sale or rental of housing, the provision of brokerage services, mortgage lending, insurance sales and underwriting, property appraisal and property management;
- Evaluate public policies and practices which affect the provision of fair housing including but not limited to public services, state and local laws, ordinances and regulations, planning and zoning laws and decisions, land use regulations, community development funding policies and practices in areas of low and high opportunity, procedures and practices of the local public housing authority and property tax policies including, but not limited to tax exemptions;
- Identify impediments to fair housing for the City and HACSB listed in order of priority with proposed methods of corrective actions to address identified impediments.

To provide an opportunity for citizen participation and feedback, a survey was conducted. This survey was made available (in English and Spanish) both online on the City News Page, the HACSB website, and the Community Development's Fair Housing website. Hard-copy versions of the survey were available at the Main Public Library and at the City Clerk's office. The survey was also highlighted in the web-based weekly newsletter, "City News in Brief".

In addition to obtaining feedback from the survey, a Community Meeting was held on June 27, 2012. The announcement for the Community Meeting was widely publicized on the Santa Barbara News-Press, the Daily Sound and the Independent. The notice was also sent to social-service providers currently funded by the City, as well as to the Community Development and Human Services Committee.

The draft AI was available for public review from July 20, 2012 through August 20, 2012 on the City's website, the Community Development Department and at the Central Library. A notice that the draft AI was available for review was published in the Santa Barbara News-Press.

PROPOSED ACTIONS:

The AI includes proposed actions the City might take that will address impediments to fair housing choice. These include the following:

1. Expand Affordable Housing Opportunities through continued development and rehabilitation of affordable housing opportunities with local partners as well as outside developers.
2. Amend zoning ordinances to implement Plan Santa Barbara General Plan Update including policies in the Land Use and Housing Elements to encourage more affordable housing units.
3. Continue to work with local non-profits to provide priority federal, state (if available) and local funding to assist in the development of new housing opportunities in non-minority concentrated areas of Santa Barbara, as well as for seniors and low-income large families.
4. Continue to work with local lenders, escrow and title companies, and real estate agents to promote tools that reduce the costs of homeownership.
5. Continue to work with other fair housing advocates to conduct additional fair housing workshops in Santa Barbara to educate the public about fair housing rights and housing opportunities.
6. Continue to monitor complaints regarding unfair/predatory lending and assess lending patterns using the data collected under the Home Mortgage Disclosure Act (HMDA), the Community Reinvestment Act (CRA) and other data sources and track the type of complaints received.
7. Outreach to owners of small rental properties and affordable housing providers regarding fair housing laws, and monitor fair housing complaints received.
8. Provide information on reasonable accommodation to housing units.

BUDGET/FINANCIAL INFORMATION:

Total preparation and publishing costs in the amount of \$16,000 was shared equally between the HACSB and Community Development Programs. The City's portion of the cost was paid from CDBG administrative funds.

****The "Analysis of Impediments to Fair Housing Choice" report is available to the public on request, in the Council Reading File, the City Clerk, Main Public Library, HACSB, the Community Development Department, and online at the City's web site (www.santabarbaraca.gov/Resident/Health/Community_Services/fair_housing.htm)**

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SUBMITTED BY: Paul Casey, Assistant City Administrator

APPROVED BY: City Administrator's Office