

Nassau Urban County Consortium **Public Hearing** Analysis of Impediments to Fair Housing Choice

Location:

Nassau County Executive & Legislative Building
1550 Franklin Avenue, Mineola

Date:

April 12, 2016



Edward P. Mangano
Nassau County Executive

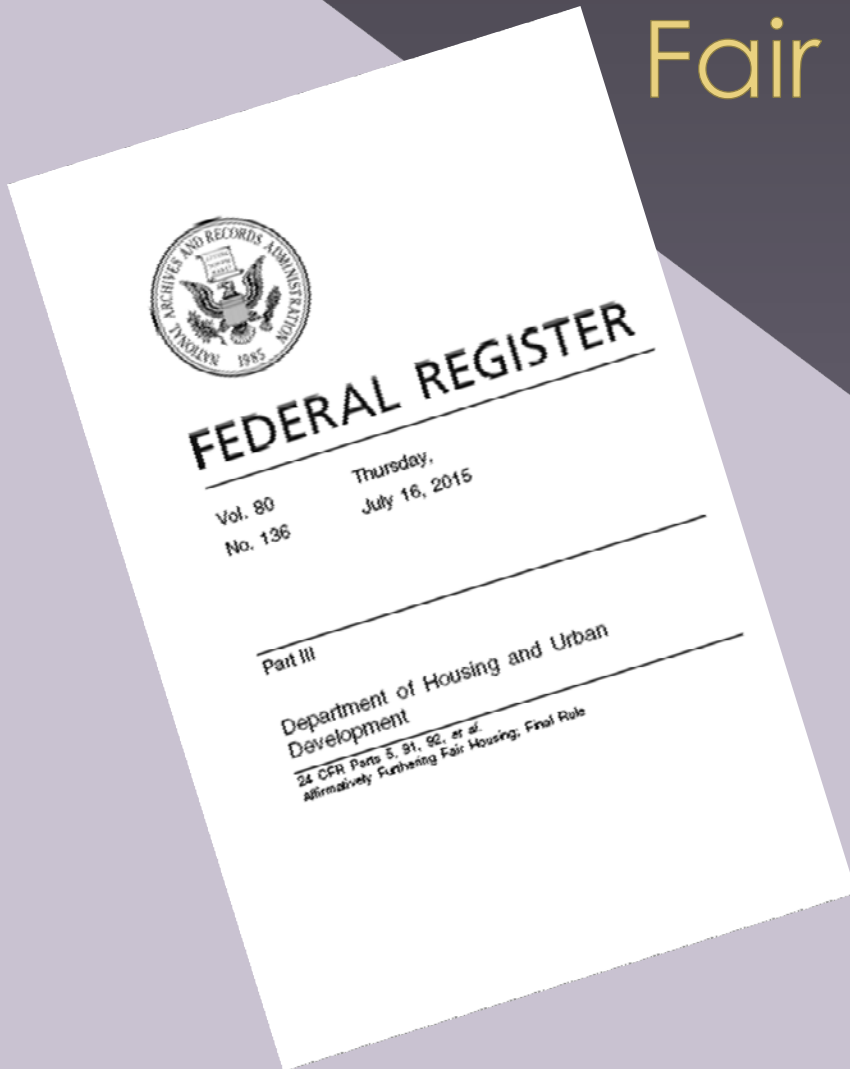
John Sarcone
Director
Office of Housing & Community Development



Final Affirmatively Furthering Fair Housing Rule

Published July 16, 2015

The AFFH rule sets out a framework for local governments, States, and public housing agencies (PHAs) to take meaningful actions to overcome historic patterns of segregation, promote fair housing choice, and foster inclusive communities that are free from discrimination.



Final Affirmatively Furthering Fair Housing Rule

For purposes of the rule, meaningful actions “ means significant actions that are designed and can be reasonably expected to achieve a material positive change that affirmatively furthers fair housing by, for example, increasing fair housing choice or decreasing disparities in access to opportunity.”

Assessment of Fair Housing

The Affirmatively Furthering Fair Housing (AFFH) regulations promulgated by this final rule:

- a. Replace the AI with a more effective and standardized Assessment of Fair Housing (AFH) through which program participants identify and evaluate fair housing issues, and factors contributing to fair housing issues

Assessment of Fair Housing

- **§ 5.160 Submission requirements.**
- (a) First AFH. (1) Submission deadline for program participants. (i) For each program participant listed in this paragraph (a)(1)(i), the first AFH shall be submitted no later than 270 calendar days prior to the start of:
 - (A) ...the program year that begins on or after January 1, 2017 for which a new consolidated plan is due

Five-Year Consolidated Plan

Nassau County submitted
Five Year Consolidated
Plan in 2015

4th Con Plan – FFY 2015 – 2019

Nassau County Consortium's Analysis of Impediments to Fair Housing Choice

- Most recent AI completed in July 2010
- Submitted to HUD along with Five Year 2010-14 Consolidated Plan
- Updated AI prepared & available for public review & comment

Nassau County Consortium's Analysis of Impediments to Fair Housing Choice

- Technical Assistance was provided by HUD's NY Office of Fair Housing & Equal Opportunity
- Many data sources provided by HUD
- Document conforms to many requirements of the new Final Affirmatively Furthering Fair Housing Rule

Draft Analysis of Impediments (AI)

Available to the public for review and comment from March 30 - April 29, 2016 weekdays during the hours of 9:00 am to 4:00 pm at the Nassau County Office of Housing and Community Development
40 Main Street, 1st Floor, Hempstead
and online at:

<http://www.nassaucountyny.gov/1524/Office-of-Housing-and-Community-Developm>

Components of an AI

- I. Introduction & Assessment of Current Fair Housing Activities
- II. Methodology
- III. Analysis of Fair Housing Impediments
- IV. Monitoring Performance
- V. Conclusions

Components of an AI

Document is comprised of five (5) volumes:

- I. Analysis of Impediments and Fair Housing Plan
- II. Appendices (A-L; N&O)
- III. Appendix M (High Opportunity Areas Data & Mapping)
- IV. Appendix P (Detailed Zoning Analysis)
- V. Additional Zoning Maps

Impediments Outlined in Draft FY2015 AI

#1: Discrimination in the NC Housing Market

#2: Lending Policies, Practices, and Disparities

#3: Lack of Vacant Land & High Cost of Land

#4: Limited Availability of Funds

#5: Public Policy, Zoning and Local Opposition

Impediments Outlined in Draft FY2015 AI

#6: Limited Non-Profit Capacity

#7: High Construction Cost & High Property
Tax Burden

#8: Abandoned / Deteriorating Housing

#9: Employment / Housing / Transportation Linkage

#10: Insufficient Understanding of "Reasonable
Accommodations" and ADA Compliance

HUD's AFFH Final Rule

AFFH = Affirmatively Furthering Fair Housing

This means the commitment to **eliminate impediments to fair housing choice**

Final Affirmatively Furthering Fair Housing Rule

The rule is designed to help programs participants **better understand** what they are required to do to meet their AFFH duties and enables them to assess fair housing issues in their communities and then to make informed policy decisions.

Urban County Consortium Requirements

- All members of the an urban county consortium are individually required to AFFH
- If a municipality fails to AFFH then the entire consortium risks non-compliance

High Opportunity Areas (HOAs)

Data supplied by HUD used to compile 6 Indices:

School Proficiency
Labor Market
Low Poverty
Environmental Hazard
Job Proximity
Transit Access

High Opportunity Areas (HOAs)

**All CTs are given a score on a 100 scale
for each Index**

**Total Index Score combines each Index
Score and CTs are then ranked**

High Opportunity Areas (HOAs)

Example

Village/Hamlet	Census Tract	Total Index Score
Lynbrook Village	36059411800	417.03

Census Tract	School Proficiency Index (mean)	Labor Market Index	Low Poverty Index	Environmental Hazard Index	Job Proximity Index (mean)	Transit Access Index (mean)
36059411800	79.50	78	84	16	66.20	93.33

Nassau Consortium CTs range from 190.50 to 468.00

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COMMENTS?



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John Sarcone
Director
Office of Community Development



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**WRITTEN COMMENTS ACCEPTED UNTIL
4:00p.m. on April 29, 2016**

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