

MEMORANDUM

**TO: CITY COUNCIL MEMBERS
MAYOR MUNSON**

FROM: BONNIE HUGHES

**SUBJECT: IMPEDIMENTS TO FAIR HOUSING
CHOICE**

DATE: AUGUST 8, 2002

The City of Rapid City contracted with Albertson-Clark Associates to conduct an Analysis of Impediments to Fair Housing Choice in the Rapid City community. The consultant interviewed numerous organizations that work in the housing field regarding issues of Fair Housing.

The City conducted two PUBLIC MEETINGS in which over 50 people/organizations were invited to attend to discuss the DRAFT report. Turnout at these meetings was minimal at best, but we did receive some good input from those attending. After the public meeting, the consultant revised some of the action steps detailed in the Conclusions and Recommendations. I have attached these for your information.

This analysis is a requirement of the Department of HUD, which is to be completed every five years. Annually the City will report to HUD along with our Annual Grantee Performance Report the progress the City is making on the recommendations.

I request that the City Council accept the Analysis of Impediments to Fair Housing Choice and authorize Mayor Munson to sign the report.

SECTION SEVEN
Conclusions and Recommendations

The impediments to fair housing choice and related actions listed below have been identified through the preparation of this Analysis of Impediments report. These impediments are not listed in any particular order of priority. Each action includes a target time period for the action to be undertaken and completed. Some actions are noted as on-going. These action items will be addressed primarily by the City of Rapid City, with assistance of other area organizations and entities.

Impediment 1. Development costs and fees, as they contribute to housing cost, are an impediment to fair housing choice.

Action 1.a: The City will consider the establishment of a policy to evaluate all goals, policies, actions, regulations and fees for their potential impact on the provision of affordable housing - 2002/2003

Action 1.b: The City will define what a “bona fide affordable housing development” is - 2002

Action 1.c: The City will work with the Homebuilder’s Association and area home builders, service providers and other interested groups and individuals to evaluate land development costs and fees and the related impact on affordable housing; and identify possible solutions and alternatives including such things as fee reductions, waivers or rebates for bona fide affordable housing developments - 2003/2004

Impediment 2. The NIMBY (“not in my backyard”) syndrome is an impediment to fair housing choice.

Action 2.a: The City, along with area housing agencies, housing advocates, the Human Rights Commission and area lenders will develop and participate in an Affordable Housing/Fair Housing Public Awareness Program to use throughout the community, including information materials such as brochures, videos, press releases, etc. on the need for affordable housing - 2002/On-going

Action 2.b: The City will use information obtained through needs assessments, surveys, etc. to “put a face” to those needing affordable housing and incorporate this information into Action 2.a - On-going

Impediment 3. The enforcement of 1994 UBC accessibility requirements rather than Fair Housing Act standards in new residential construction may be an impediment to fair housing choice; however, adoption and enforcement of the 1997 UBC would remove this impediment (Since the release of the draft of this report, the City has adopted the 1997 UBC, which would remove this impediment).

Action 3.a: The City will monitor the provision of accessible housing units through the Building Department, using the 1997 UBC - On-going

Impediment 4. A lack of adequate emergency and transitional housing units is an impediment to fair housing choice.

Action 4.a: The City will support area housing providers in the pursuit of additional funding from public and private sources, for the provision of additional emergency and transitional housing units - On-going

Action 4.b: Area agencies will continue to provide services such as transitional housing, emergency housing, homeless prevention training, health care referrals and housing counseling to assist in the prevention of homelessness and work to create more compatible case management tools - On-going

Impediment 5. A lack of affordable housing units, both rental and home ownership, for very low and low-income households for single parents, families with children, seniors and persons with disabilities is an impediment to fair housing choice.

Action 5.a: The City will facilitate the provision of housing for low and very low-income households, families with children, seniors and persons with disabilities through the consideration of funding for developments that provide housing targeted for these populations - On-going

Action 5b: The City will continue to support the First-Time Home Buyers' Program operated by the Rapid City Housing Coalition - On-going

Action 5c: The City will evaluate a variety of development techniques (including such things as land trust development, land banking, fast tracking, etc.) as a means to encourage and facilitate the construction of affordable housing - 2004

Action 5d: The City will partner with other area housing organizations to develop a "second chance" program, to assist prospective tenants in overcoming their past tenant history problems, including program elements on how to become a good tenant - 2003

Impediment 6. Low income levels or wages are an impediment to fair housing choice.

Action 6.a: The City will work with the Chamber of Commerce, Economic Development Partnership and other business and education organizations to promote opportunities for the creation of jobs paying higher wages in Rapid City - On-going

Action 6.b: The City, Economic Development Partnership, educational institutions, major employers and other business and education organizations will work together to ensure that adequate training opportunities are made available and promoted to area residents to increase employability - On-going

Impediment 7. Housing discrimination is an impediment to fair housing choice.

Action 7.a: The City, Housing Authority, Multi-Housing Association, and area housing agencies will

work together to develop and distribute information on fair housing - 2002/On-going

Action 7.b: The City, Housing Authority, Multi-Housing Association, and area housing agencies will work together to schedule, plan, and conduct fair housing seminars, workshops and forums for the public, on a regular basis - On-going