

Fair Housing Activities of Partners

Fair Housing is the law. See the Kansas Analysis of Impediments to Fair Housing Choice (AI) 1997 and the Kansas Fair Housing Action Plan (AP) 1997-2000. Also, see the Kansas Consolidated Plan 2004-2008 and the Kansas Fair Housing Action Plan (AP) 2005.

The Kansas AI identifies six impediments to fair housing, including:

1. Difficulty finding accessible housing (accommodations for disabilities)
2. Lack of fair housing information (publicity: rights & complaints)
3. Biased lending practices (predatory lending)
4. Neighborhood opposition (NIMBY)
5. Resistance to single parent rentals (large families)
6. Resistance to minority rentals (Hispanics; bilingual materials).

The Kansas AP identifies fair housing activities to reduce, and if possible, eliminate these impediments.

The Kansas Housing Resources Corporation hereby asks all of its housing partners to affirmatively further fair housing. Local governments, private developers or owners, and nonprofit organizations receiving housing funds must complete, and verify, a minimum of one fair housing activity per year per loan or grant.

As a guide for housing partners, please see the Kansas AP for a basic list of fair housing activities. Also, please review the supplemental list of fair housing activities below.

Planning, Research, and Development

1. Review, and revise, the local comprehensive land use plan, zoning and subdivision ordinances to promote deconcentration of assisted housing units.
2. Offer city/county-owned property to developers at nominal costs for the construction of assisted housing units.
3. Adopt a city/county code enforcement ordinance requiring landlords to maintain housing properties in a decent, safe, and sanitary condition. Perform inspections. Enforce the code.
4. Conduct research to identify low- and moderate-income housing needs, including the needs of minorities, single parent families, and persons with disabilities.
5. Prepare and implement a comprehensive housing plan or housing affordability strategy.
6. Perform a local analysis of impediments to fair housing choice.
7. Reduce or eliminate an identified local impediment to fair housing.

Business and Finance

1. Increase opportunities for minority- and women-owned businesses in real estate sales, housing construction, mortgage lending, and property management.
2. Design an outreach program with housing developers to recruit minorities, women, and low-income persons for employment.
3. Establish a Community Housing Development Organization (CHDO), involving low-income persons, women, and minorities in all aspects of the business.
4. Encourage banks and other financial institutions to avoid redlining practices and function as Equal Housing Opportunity lenders.
5. Persuade real estate brokers and others to schedule classes on homeownership financing and options for low-income persons, minorities, women, and persons with disabilities.
6. Provide housing counseling to help minorities find housing outside areas of concentration.

Information and Education

1. Convince the city/county to adopt by resolution the U.S. Fair Housing Act and the Kansas Act Against Discrimination. Distribute these acts to interested citizens.
2. Issue a Fair Housing Month Proclamation by the city/county.
3. Design radio or television spots for public service announcements on fair housing.
4. Display fair housing posters and flyers in grocery stores, public libraries, and other places.
5. Publish bilingual fair housing information for non-English speaking residents in the community.
6. Organize a class project in the schools on fair housing.
7. Sponsor a fair housing seminar or campaign with religious groups or service agencies.
8. Contact the Kansas Fair Housing Team at the Kansas Housing Resources Corporation to participate in a workshop on fair housing.

Complaints and Remedies

1. Commit the city/county to assist persons experiencing discrimination in housing. When indicated, facilitate the filing of complaints with the U.S. Department of Housing and Urban Development (HUD) or the Kansas Human Rights Commission (KHRC).
2. Insert the city/county pledge of support for fair housing in local utility bills; include information on filing housing discrimination complaints.
3. Print the HUD and KHRC phone numbers for housing discrimination complaints in the advertising section of the local newspaper.