

HOUSING OPPORTUNITY

- Housing determines a family's location and because of that, housing is the fulcrum of opportunity, linked to many factors critical to success of adults and children in American Society.
- Gary Orfield and Nancy McArdle, *The Vicious Cycle: Segregated Housing, Schools, and Intergenerational Inequality*

FAIR HOUSING-LEGAL BACKGROUND

- Housing and Community Development Act of 1974-amended in 1983 to require that grantees certify compliance with Civil Rights act of 1964 and the Fair Housing Act, and the grantee will affirmatively further fair housing
- HUD Regulations followed that require grantees to administer *all programs and activities...to affirmatively further fair housing;* and to conduct an analysis of impediments to fair housing choice

MONTGOMERY COUNTY, MD

HOUSING EXPERIENCE

- ⦿ Inclusionary Housing got its start in the with Montgomery County's Moderately Priced Dwelling Unit Program, which is still the most successful program nationally.



- ⦿ Private, for-profit homebuilders have delivered 12,500+ “MPDUs” integrated into market rate developments.

POTENTIAL ACTIVITIES THAT CAN *AFFIRMATIVELY* FURTHER FAIR HOUSING

- ◉ Adoption of workforce or inclusionary housing laws and policies to create affordable housing in areas of high demand
- ◉ Including Source of Income as a protected class in State and local anti discrimination statutes
- ◉ Establish “exception rents” for higher cost neighborhoods to increase housing options for housing choice voucher holders

POTENTIAL ACTIVITIES THAT CAN *AFFIRMATIVELY* FURTHER FAIR HOUSING

- ◉ Provide mobility counseling to assist HCV holders in accessing the full range of neighborhoods
- ◉ New Demonstration in the Baltimore region: for multifamily insurance programs, HUD will offer incentives to make more affordable housing available in mixed-income, integrated communities.
- ◉ Establishment of local Housing Trust Funds to supplement diminishing federal resources and assist the development of new affordable housing

POTENTIAL ACTIVITIES THAT CAN *AFFIRMATIVELY* FURTHER FAIR HOUSING

- ◉ Local advocacy of affordable housing development and inclusive land use practices
- ◉ Evaluation of land use plans to ensure that all types of housing are included so that the full spectrum of the workforce can afford to live in your community
- ◉ Join the Baltimore Regional Housing Campaign and be prepared to participate in activities that promote fair and affordable housing

<http://www.baltimoreregionalhousing.org/>

FOR MORE INFORMATION



Patrick Maier, Executive Director
pmaier@ihibalto.org
(410) 332-9912