



COUNTY OF SAN MATEO
Inter-Departmental Correspondence
Department of Housing



Date: May 2, 2013
Board Meeting Date: May 21, 2013
Special Notice / Hearing: None
Vote Required: Majority

To: Honorable Board of Supervisors

From: Duane Bay, Director, Department of Housing

Subject: Approval of the Analysis of Impediments to Fair Housing Choice, and the County of San Mateo Fair Housing Action Plan

RECOMMENDATION:

Adopt a Resolution approving the Analysis of Impediments to Fair Housing Choice and the County of San Mateo Fair Housing Action Plan

BACKGROUND:

As a requirement of receiving funds under the Community Development Block Grant (CDBG), the HOME Investment Partnerships (HOME), and the Emergency Solution Grant (ESG) Programs, the County must submit a certification furthering fair housing to the U.S. Department of Housing and Urban Development (HUD). This certification is submitted to HUD when the County forwards its five-year Consolidated Plan and annual Action Plans for HUD approval. The certification has three elements: (1) complete an Analysis of Impediments to Fair Housing Choice (AI); (2) take actions to overcome the effects of any impediments identified; and (3) maintain records reflecting the actions taken to the analysis. HUD defines impediments as any actions, omissions, or decisions taken because of race, color, religion, sex, disability, familial status, or national origin which restrict housing choices or the availability of housing choices; and any actions, omissions or decisions which have this impact.

DISCUSSION:

The AI is a review of impediments or barriers that affect fair housing choice, and covers public and private policies, practices, and procedures. The AI must be completed or updated in accordance with timeframes for the Consolidated Plan (FY 2013-14 through FY 2017-18). The County's certification to affirmatively furthering fair housing must include a fair housing action plan which enumerates actions to eliminate identified impediments. The County's five-year fair housing action plan is a coordinated set of interdisciplinary actions involving enforcement, education, and increased access to affordable homes and supportive services.

The County's fair housing commitment is governed by both the federal Fair Housing Act and state laws. The federal Fair Housing Act covers the seven protected classes mentioned earlier - race, color, religion, sex, disability, familial status, and national origin. The California Fair Employment and Housing Act extends additional protections based on sexual orientation, ancestry, source of income, and marital status. A second state law, the Unruh Civil Rights Act, provides further protection from discrimination by business establishments, including housing providers, based on age.

The County collaborated with the Cities of Daly City, South San Francisco, San Mateo, and Redwood City to prepare the AI under consideration. These cities plus the County are known as CDBG entitlement jurisdictions. As a CDBG entitlement jurisdiction, the County is the lead agency for the San Mateo County urban county, which comprises the 16 small cities plus itself. While the AI was a jointly-produced document, the Fair Housing actions plan under consideration is tailored for the County. The AI and Fair Housing Action Plan can be found on the Department of Housing website by clicking the following link: [Analysis of Impediments to Fair Housing Choice](#).

County Counsel has reviewed and approved the Resolution as to form. Approval of this Resolution contributes to the Shared Vision 2025 outcome of a Livable Community in that they are a critical component of the Consolidated Plan process to garner funding critical to assisting a spectrum of activities to help vulnerable residents achieve a sustainable quality of life.

FISCAL IMPACT:

There is no Net County Cost associated with approval of the Analysis of Impediments to Fair Housing Choice and the County of San Mateo Fair Housing Action Plan.