

# WHAT IS A REGIONAL AI?

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## What You Should Know

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Metropolitan Washington  
**Council of Governments**

# Project Team

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- Lawyer's Committee on Civil Rights
- Ochoa Urban Collaborative
- Urban Institute



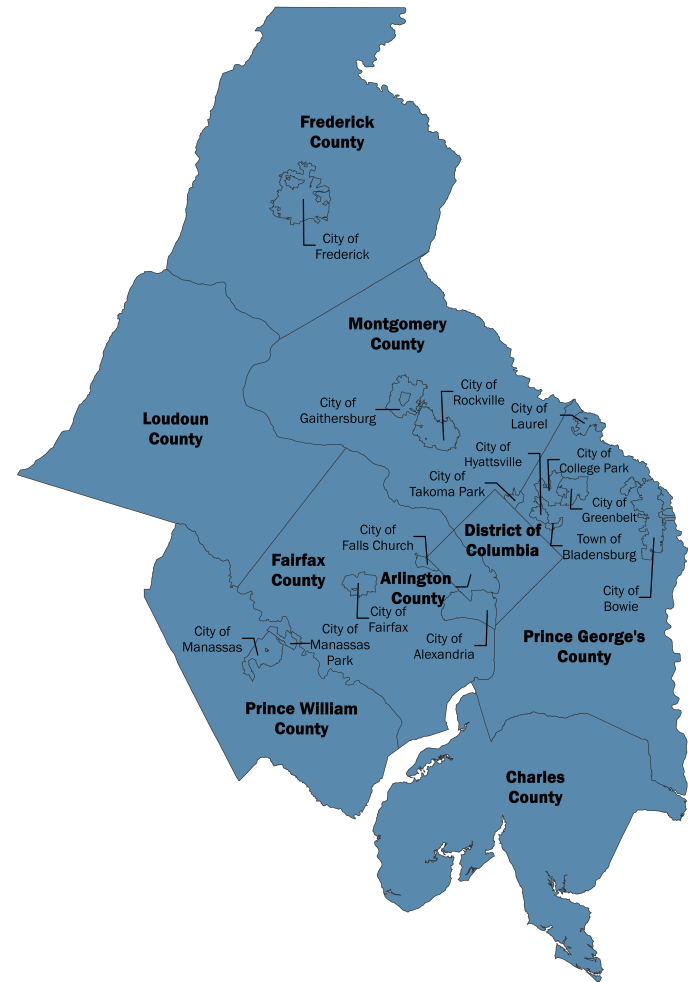
# Purpose

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- The Fair Housing Act of 1968 and The Housing and Community Development Act of 1974 (as amended), requires any community that receives federal funds to “affirmatively further fair housing.”
- Applies to all HUD grants funds including Community Development Block Grant (CDBG), HOME Investment Partnerships Program (HOME) and Emergency Solutions Grant (ESG).
- All area jurisdictions are required to complete an Analysis of Impediments to Fair Housing (AI).

# Regional AI

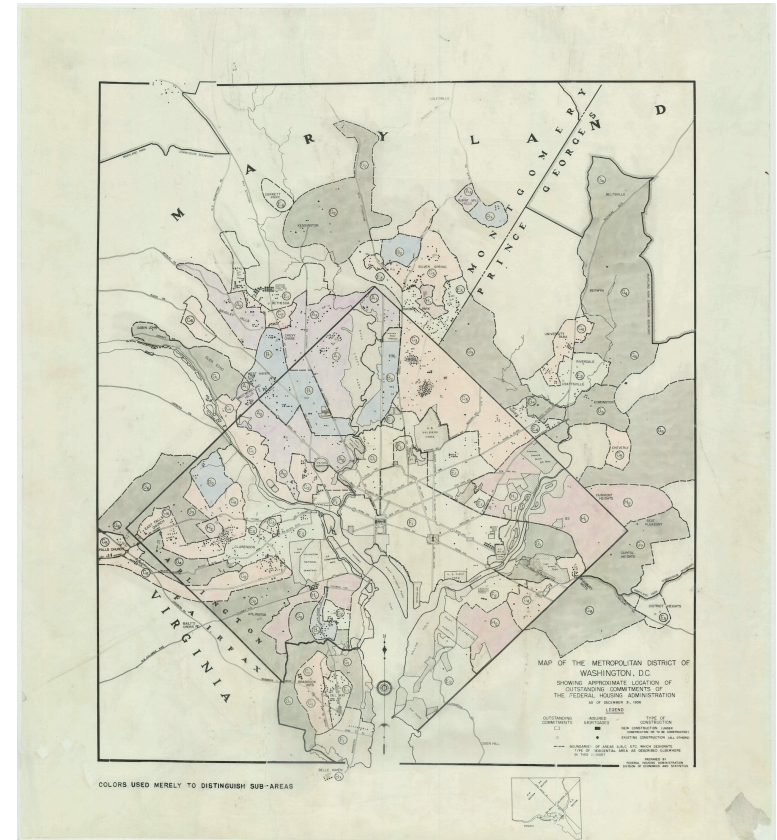
- The Metropolitan Washington Council of Governments (COG) is an independent, nonprofit association
- Area housing leaders agreed to conduct a joint AI to solve similar issues regionally
- Includes the District of Columbia; Montgomery in Maryland; and Arlington, Fairfax, Loudoun, Prince William, and the City of Alexandria in Virginia.



# Why Was the AI Created?

Long history of racial discrimination that has affected land patterns to this day:

- Sharecropping , Tenant Abuse, & Land Swindles
- Government sponsored segregation (Housing Act of 1937)
- Restrictive Covenants
- Racial violence from integration
- Blockbusting & White Flight



# What is the Fair Housing Act?

- Fair Housing Act of 1968 – last chapter in landmark Civil Rights legislation that started with Civil Rights Act of 1964.
- Immediately nullified thousands of racially restrictive covenants across the country.



# Fair Housing Act

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DISABILITY



RACE



SEX



COLOR



NATIONAL  
ORIGIN



RELIGION



FAMILY  
STATUS



# What is an Analysis of Impediments?

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- The Fair Housing Act also went one step further with the intention of dismantling the causes for segregation.
- The Act states that “[a]ll executive departments and agencies shall administer their programs and activities relating to housing and urban development (including any federal agency having regulatory or supervisory authority over financial institutions) in a manner affirmatively to further the purposes of this subchapter.”



# What is an Analysis of Impediments?

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- The Analysis of Impediments to Fair Housing Choice is a planning process that reviews patterns of residential segregation and incidences of housing discrimination, evaluates the impacts of ongoing segregation, and makes recommendations on how counties and cities can improve housing choices for current and future residents.
- Alternately called a fair housing plan or Assessment of Fair Housing

# Why a Regional AI?

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The opportunity to tackle housing and issues related to access to opportunity on a regional level such as:

- Lengthy commutes because of limited housing choices
- Areas of concentrated poverty with underperforming schools
- Low-income areas in close proximity to brownfields, air contamination, or other negative environmental factors
- Limited number of accessible units for persons with disabilities
- Lack of affordable housing in areas of high-opportunity with good schools and quality of life

# Richmond

- Strengthen funding for eviction mediation and eviction prevention programs
- Explore a pilot program to incentivize landlords to house tenants perceived as high risk (eviction on record, criminal background).
- Develop a pilot rental rehabilitation program for landlords who agree to keep units affordable to 60% AMI households.



# Baltimore

Some examples include:

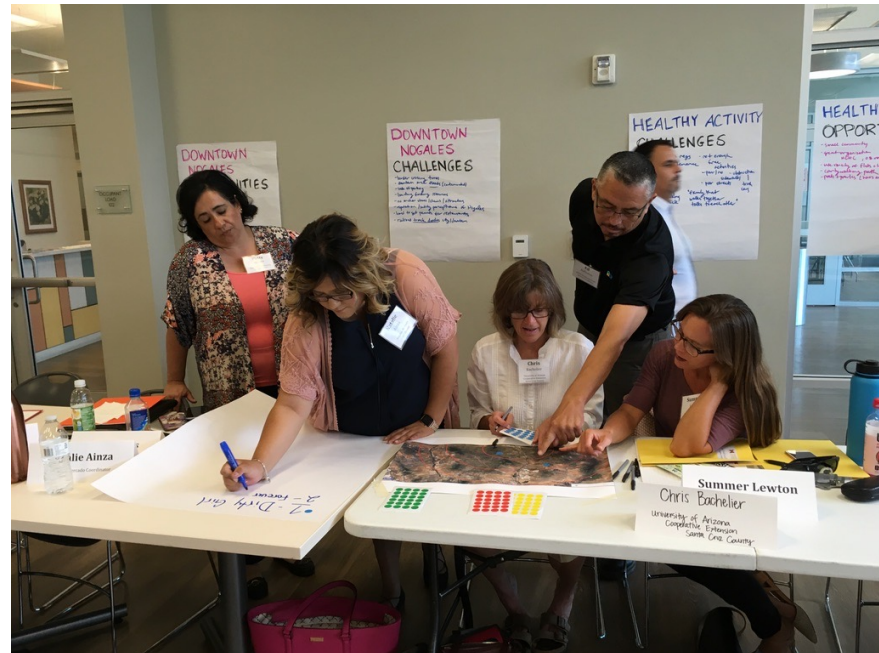
- Agree to preserve expiring affordable housing units in areas of opportunity
- Develop joint procedures to make easier the use Section 8 vouchers in the Baltimore region
- Encourage the state of Maryland to improve its tax credit allocation plan so that more family units are built in areas of opportunity



# Meaningful Community Engagement

We want to hear from you:

- Local Presentations
- Regional Events
- Focus Groups
- Surveys
- Social Media
- Public Hearings



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