

# Identification of Impediments to Fair Housing and Recommended Municipal Activities to Alleviate Impediments to Fair Housing

## I. Administrative Impediments

Lack of Education about Fair Housing Issues and Resources - City must actively affirmatively further fair house, residents should be informed and educated about fair housing rights.

### A. Increase knowledge and awareness of fair housing rights and procedures

1. Create concise packet of information) ✓
2. Make information easily available on the web (complete) - Quick link under City clerk's office ✓
3. Make this information widely available ✓
  - a. Distributed 1120 copies of tenants rights responsibilities to non-profits
  - b. Distributed materials to 1700 households around campus
  - c. 150 copies to UW La Crosse students and through email
  - d. Fair Housing Brochure through water bills
4. Translate this information to Hmong, Spanish (translated to Hmong) ✓
5. *Include information on fair housing rights and responsibilities in the rental registration information that landlord are required to submit to City (not complete)*

### B. Streamline the City's Discrimination Complaint Process

6. City hall employees understand how to deal with fair housing process ✓  
(Complete- roles clarified between clerks office intake, legal to process)
7. Create an intake form that outlines the process. Offer this form with educational materials (Complete). ✓

### C. Lack of Capacity to Meet Diverse Housing Needs- Currently, City's programs only serve homeowners.

8. Fund or lead programs that serve renters. ✓
9. Pursue opportunities to partner with organizations that offer transitional housing. ✓
10. Partner with organizations that offer emergency services to renters. ✓

### D. Lack of a clear housing plan- Many housing service providers with City and with County. City needs a cohesive housing plan and help providers work together.

11. Use Consolidated Planning process to catalyze and convene housing services ✓

## **II. Regulatory Impediments - Ambiguous, unclear statements in ordinance**

### **A. Update the City's Fair Housing Ordinance (not complete)**

1. *Each protected class should be clearly defined in the definitions section (not complete), several areas where protected classes are not consistently stated*
2. *Consider including protected classes which are also in state statute*
  - *Status as a victim of domestic abuse, sexual abuse or stalking*
  - *Perception of disability*
  - *Status as a member of the US Military (not state statute)*

### **B. Reinstate the Residential Rental Inspection ✓**

## **III. Quality Impediments**

Continue to implement the Housing Rehabilitation and Replacement Program, if participation declines in the Housing Rehabilitation Program, consider other programs ✓

## **IV. Spatial Impediments**

Prioritize investments in Census Tracts 2 and 9, highest percentage of minorities and persons below poverty ✓

## **V. Financial/Affordability**

**A. Lack of loans for home improvements**, data shows that there are very few home improvement loans throughout the city.

1. Promote and implement housing rehabilitation programs ✓

### **B. Lack of Loans to Minorities**

2. *Provide information to local lenders on predatory lending practices (note complete)*
3. *Provide credit and home-buying classes to La Crosse Citizens* ✓

## **VI. Discriminatory- Lack of Housing for Disabled Persons**

1. Adopt Visitability Requirement for homes funded by the City- consider updating local building codes for visitability (not complete- are funding more homes with universal design standards)