

City of South San Francisco

Fair Housing Action Plan

Adopted May 1, 2013
by Resolution #36-2013

INTRODUCTION

As a requirement of receiving funds under the Community Development Block Grant (CDBG) Program, the City of South San Francisco must submit certification of affirmatively furthering fair housing to the U.S. Department of Housing and Urban Development (HUD). This 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 in response to the analysis.

In 2012, the City of South San Francisco, along with the County of San Mateo and the participating entitlement cities of Daly City, San Mateo, and Redwood City jointly developed an Analysis of Impediments to Fair Housing Choice (AI).

The City used the private and public sector impediments and suggested actions identified in the AI to develop its Fair Housing Action Plan. Below describes the actions the City will take to overcome the effects of the identified impediments. The plan and the actions described are also incorporated into the City's Five Year Consolidated Plan (2013-2017) and will be updated, as needed. The City will also maintain records of the actions that have been taken to address the impediments listed below.

PRIVATE SECTOR IMPEDIMENTS & ACTIONS

Impediment 1: Discriminatory terms, conditions, privileges, or services and facilities in the rental markets.

Action 1.1: Continue to support testing and enforcement activities and document the outcomes of enforcement actions

Action 1.2: Continue to support efforts to educate landlords and property management companies about fair housing law

Action 1.3: Continue to support efforts to educate housing consumers in fair housing rights

Impediment 2: Discriminatory refusal to rent or negotiate for rental.

Action 2.1: Continue to support testing and enforcement activities and document the outcomes of enforcement actions

Action 2.2: Continue to support efforts to educate landlords and property management companies about fair housing law

Action 2.3: Continue to support efforts to educate housing consumers in fair housing rights

Impediment 3: Failure to make reasonable accommodation or modification.

Action 3.1: Continue to support testing and enforcement activities and document the outcomes of enforcement actions

Action 3.2: Support efforts to educate housing providers about requirements for reasonable accommodation or modification

Impediment 4: Discriminatory patterns in predatory lending.

Action 4.1: Support efforts by outside groups to educate buyers through credit counseling and home purchase training

Impediment 5: Unequal distribution of small business loans.

The City of South San Francisco does not have the capacity or resources to monitor or enforce equal distribution of small business loans however should an opportunity become available to do so, the City would consider it.

Action 5.1: Support efforts by outside groups to monitor small business loan distributions

PUBLIC SECTOR IMPEDIMENTS & ACTIONS

Impediment 1: Lack of 2012 HUD funding for Project Sentinel, local Fair Housing Initiative Program agency.

Action 1.1: Encourage Project Sentinel to identify and evaluate causes of denial of HUD funding in 2012 and to diversify its funding sources

Impediment 2: Ineffective fair housing outreach and education efforts by Project Sentinel.

Action 2.1: Collaborate with the County and other entitlement jurisdictions to evaluate Project Sentinel's current fair housing outreach and education efforts and to identify improvements to make them more effective

Action 2.2: Support efforts to enhance fair housing outreach and education activities

Impediment 3: Failure to adequately document fair housing activities done by Project Sentinel.

Action 3.1: Require Project Sentinel to improve documentation of activities such as testing and enforcement