



MEMORANDUM

“...meeting community needs...enhancing quality of life.”

TO: Community and Economic Development Committee
FROM: Nikki Gerhard, Community Development Specialist
DATE: December 11, 2019
RE: 2020 Draft Analysis of Impediments

The Analysis of Impediments to Fair Housing (AI) is a report required of communities that receive federal housing funds, such as Community Development Block Grants. The Analysis seeks to identify impediments to equal housing opportunities by analyzing demographic data, local ordinances, and policies, practices and procedures; and through community participation like housing surveys and stakeholder interviews. The City of Appleton contracted with Metropolitan Milwaukee Fair Housing Council, who identified the following as barriers to equal housing access:

1. Private-market housing discrimination;
2. Affordable housing location;
3. Lack of affordable, accessible housing;
4. Private-market refusal to permit reasonable accommodations/modifications;
5. Lending discrimination disparities;
6. Critical shortage of affordable rental housing and limited housing assistance.

After identification of impediments, stakeholders, staff and community agencies worked to create recommendations to remove or address the impediments listed above. Each goal has a number of strategies to make progress toward the goal. Each strategy contains a timeframe for action, a measure of achievement, and the entity at each municipality that is responsible for implementing the strategies. The goals are not listed in order of priority.

Goal 1: Continue Efforts to Ensure Adequate Supply of Housing, Affordable to All Income Levels in the Community

- Monitor the balance between housing income and for-sale housing or market rents to identify trends that may impact affordability;
- Support a variety of housing programs to defray the costs of rental housing or homeownership, marrying financial tools such as historic preservation, Department of Natural Resource (DNR) grants, and opportunity zones;
- Support and partner with programs that provide assistance to homeless persons in the community;
- Support the City’s Homeowner Rehabilitation Loan Program (HRLP) to provide funding for home improvements for lower-income households;

- Support housing programs of housing non-governmental organizations;
- Continue to participate in the Fox Cities Housing Coalition;
- Promote and support private sector investment in affordable housing through TIF financing, LIHTC projects, and other state/federal financial resources;
- Consider utilizing the Central Business District (CBD) zoning district in other areas of the City to promote denser in-fill and housing development.

Goal 2: Increase Fair Housing Choice & Decrease Housing Discrimination

- Continue to provide fair housing services;
- Offer and promote fair housing training for City of Appleton landlords and housing/service providers;
- Advocate for additional federal and state funding for fair housing services.

Goal 3: Continue Funding the City of Appleton's Neighborhood Program to Encourage the Establishment and Support of Neighborhood Organizations

- Provide assistance to help form neighborhood organizations that will work with City staff and elected officials to promote neighborhood vitality and encourage neighbors to watch out for each other;
- Continue to offer funding through the Neighborhood Grant Program to help carry out neighborhood improvement projects and encourage neighbors to connect;
- Provide diversity education to neighborhood groups to ensure that organizing efforts are inclusive and create a welcoming environment for all.

Goal 4: Increase Access to Consumers in a Culturally Appropriate Context

- Support existing credit counseling and financial education;
- Connect housing consumers with existing local educational resources;
- Connect housing consumers with existing local job skills resources.

These recommendations have been included in the City's 2020-2024 Consolidated Plan for continued receipt of federal housing funds.

A 30-day comment period will be held from January 1 through January 31, 2020, in conjunction with the 2020-2024 Consolidated Plan. This comment period allows citizens to voice their comments on the content of the 2020 Analysis of Impediments.

Staff is seeking approval of the 2020 Analysis of Impediments, as presented. Prior to submission to HUD, all comments received during the 30-day public comment period will be included, and updates to the Analysis will be made as appropriate.

If you have any questions, please contact me at 920-832-6469 or nikki.gerhard@appleton.org.