

Affirmatively Furthering Fair Housing (AFFH)



What is AFFH?

Affirmatively Furthering Fair Housing (AFFH): Under the Fair Housing Act (FHA) of 1968, recipients of HUD funds must “affirmatively further the policies and purposes” of the FHA. Disability is connected to the AFFH mandate through the 1988 FHA amendments.

Who Can Impact Fair Housing Planning?

- Disability stakeholders
- Recipients of federal funds
- Individuals with disabilities
- Advocacy groups who fight for disability rights
- ACL’s Disability Network

Sample Fair Housing Questions You Can Ask

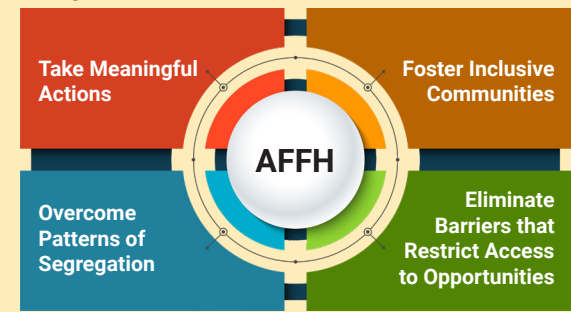
- Who lacks access to opportunity in our community?
- How can we address inequity among protected class groups?
- How do we promote integration and reduce segregation?
- How can we transform racially or ethnically concentrated areas of poverty (R/ECAPs) into areas of opportunity?
- How can we tie the identified fair housing impediments to goals in our Consolidated Plan or Public Housing Authority Plan?
- What are the best ways to include protected characteristic groups like individuals with disabilities?

The Deep Dive - Areas of Disability Analysis

- Look for identifiable actions, omissions, or decisions that restrict or affect availability of housing choices based on FHA protected characteristics – in this case disability
- Seek additional information from other disability stakeholders
- Assemble demographic & opportunity maps to understand your community better

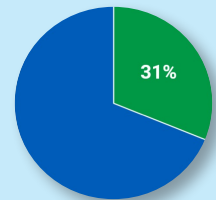
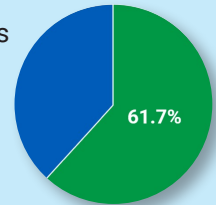


Obligations of AFFH



Disability Stakeholders in Fair Housing Planning

- Individuals with disabilities continue to face impediments to fair housing choice, as evidence by 61.7% of fair housing complaints in 2019 were based on disability & failure to make reasonable accommodations
- Community engagement with experts informs robust fair housing planning
- Individuals with disabilities can serve in a key role supplementing HUD-provided data
- 31% of COVID-19 deaths in June 2021 were older adults, individuals with disabilities, and their care givers in congregate care settings
- Supports Olmstead obligations



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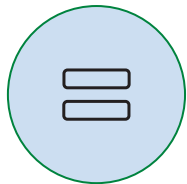
Who Can Help with Outside Research, Input, and Planning?

Disability stakeholders can play a key role in the fair housing process to improve outcomes for individuals with disabilities. Input from local stakeholders strengthens fair housing planning. Local data and reports contribute to HUD mapping tools and state and national information.

Some examples of disability stakeholders:

- State and local disability departments and commissions
- Local & state non-profit and government administrative fair housing agencies
- Private non-profit agencies that service individuals with disabilities
- Advocacy organizations who promote disability rights
- Disabled users of government services
- Policy makers who focus on disability legislation
- Public & private housing industry organizations
- Tenant or resident organizations or advocates
- Community-based organizations representing individuals with disabilities
- Faith-based organizations
- Organizations relevant to opportunity (ex: schools, environmental justice)
- State & local universities
- Resident advisory boards of the public housing authorities
- Centers for Independent Living
- Protection and Advocacy Agencies
- Councils on Developmental Disabilities

Benefits of Community Participation



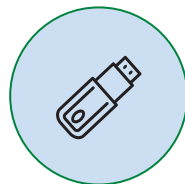
Bridges the gap between current local needs and decisions about where and how to invest public dollars judiciously.



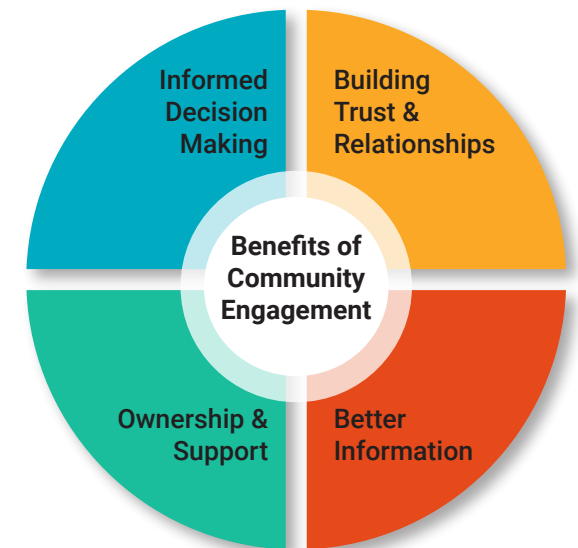
Will help program participants develop an awareness of disparities that limit fair housing choice in a particular region and will integrate valuable local knowledge to help local officials understand why those disparities exist, and how to overcome them.



Community members and stakeholders engaged at the beginning of the development process will take ownership of the outcomes, and this gives fair housing planning legitimacy and longevity.



Improve data collection and data sharing to better understand the needs of individuals with disabilities to ensure equal access and equal housing opportunities.



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Effective Communication for Accessible Community Engagement

Remote Hearings and Community Meetings Accessibility Considerations

- Websites, emails, and digital notifications are accessible for persons with vision, hearing, and other disabilities.
- Ensure the availability of auxiliary aids such as audio description, captioning, sign language and other types of interpreters.
- The platform used to host the remote hearing or meeting offers sufficient functionality to ensure effective communication. Platform accessibility is assessed in advance of the hearing or meeting.
- Keyboard accessibility, accessible documents, screen reader support, and transcripts.

Examples of Auxiliary Aids and Services

- American Sign Language (ASL) interpreters
- Computer-Assisted Real Time Transcription (CART)
- Assistive listening devices (when requested by individuals who are deaf or hard of hearing)
- All written materials in accessible formats for persons who are blind or have low vision
- An accessible website so text, images, buttons, and forms are accessible to blind, low vision, deaf, and hard of hearing individuals

The Legal Obligations for Recipients of HUD funding

- [Section 504 of the Rehabilitation Act](#)
- [Americans with Disabilities Act](#)
- Take proactive steps to ensure effective communication with recipients prior to engagement

How YOU Can Get Involved in Community Participation

- Meetings and/or public forums involving both disability and AFFH stakeholders
- Community outreach
- Focus groups for individuals with disabilities living within a jurisdiction/region/state
- Housing/neighborhood surveys to learn about accessibility and access to opportunity
- Local or regional collaborations that focus on neighborhood access to opportunity for individuals with disabilities such as access to transit, education, and grocery stores
- Consultation with disability stakeholders

What to Discuss:

Accessible digital communications

Access to housing for seniors & individuals with mobility limitation

Integrating priorities regarding access to housing & housing services for seniors and adults with disabilities

Developing a pedestrian network that works for all from a universal design perspective

Local disability data & data analysis

These stakeholders could be from ACL's disability network such as: Centers for Independent Living, Protection & Advocacy Agencies, & Councils on Developmental Disabilities

Resources

- AFFH Website: hud.gov/affh
- HUD's Data & Mapping Tool (AFFH-T): <https://egis.hud.gov/affht>
- HUD's AFFH Webpage: hud.gov/AFFH
- [AFFH Rule Guidebook](#)
- Fair Housing Planning Guides: [Vol. 1](#) and [Vol. 2](#)
- Technical Assistance and General Inquiries: AFFH@hud.gov
- [GSA 508 Compliance](#)
- HUD's Effective Communication Webpage: [FHEO Effective Communication](#)
- DOJ's Web Access Guidance: [Web Guidance](#)
- ACL Website: [ACL](#)
- ACL's Disability Network: [ACL Network](#)

Now You're Ready to Invite People to the Fair Housing Planning Table