



# Fair Housing: What Local Grant Recipients Need to Know

Promoting Fair Housing for  
all

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## Fair Housing Act & AFFH Summary Overview

The Fair Housing Act (Title VIII of the Civil Rights Act of 1968) mandates that the U.S. Department of Housing and Urban Development (HUD), along with its funding recipients, actively advance the goals of fair housing. This responsibility is referred to as *Affirmatively Furthering Fair Housing (AFFH)*.

### Key Responsibilities

Recipients of HUD funds must go beyond simply preventing discrimination. They are required to take proactive steps to:

- Address and overcome segregation patterns
- Create inclusive communities
- Eliminate barriers to housing opportunity

New Executive Orders are making changes.....





## **Disclaimer**

**Rules and Regulations are changing as we speak so make sure to follow written contract unless receiving written notification from State or Federal grantee that something has changed!**

### **Responsibilities of Local Governments**

- Display the **Fair Housing logo** on public notices and materials.
- Include the **Equal Housing Opportunity statement** in advertisements.
- Designate a **Fair Housing Officer**.
- Maintain a **Fair Housing Complaint Process**.
- Conduct **annual fair housing activities or outreach**.



DISABILITY



RACE



SEX



COLOR



NATIONAL  
ORIGIN



RELIGION



FAMILY  
STATUS

## Protected Characteristics

Fair housing protections cover individuals based on:

- Race
- Color
- National origin
- Religion
- Sex
- Family status
- Disability

## Why It Matters for Grant Recipients

CDBG and other federal grants **require compliance** with fair housing laws.

Promoting fair housing is part of your **civil rights obligations**.

- Non-compliance can:
  - Risk your funding
  - Lead to audits or findings
  - Undermine community trust



# Fair Housing: KNOW YOUR RIGHTS!

As Texans we are protected under the Fair Housing Act and the Texas Fair Housing Act. This projects your rights to rent an apartment, buy a home, or obtain a mortgage, free from discrimination based on:



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# Common Housing discrimination claims



- A landlord refuses to rent to a person because they have a child.



- A property manager refuses to assign a parking space near a person's apartment even though they have a mobility impairment.



- A landlord charges a pet deposit for a person's assistance animal.



# How To File A Fair Housing Complaint:



You have one year from the date of the alleged discrimination to file a complaint with the Texas Workforce Commission.

Send Complaint to the Texas Workforce Commission Civil Rights Division or call: **888-452-4778**



# Texas Department of Agriculture & TxCDBG grants

Basic Information:

Funded every 2 years



## Basics: Two Main Components



Funding straight through Federal (HUD)

- **Entitlement Areas**



Funding to State (TxCDBG)

- **Non-entitlement**
- **Cities less than 50,000**
- **Counties less than 200,000**



**Texas Department of Agriculture  
administers CDBG funds for non-  
entitlement cities and counties in Texas**

**Serves 861 cities and 244 Counties**

**Largest state CDBG allocation in  
the nation**

**City of Waco is the only Entitlement  
Communities in the HOTCOG region**



Why know this?



Answer  
=



## HUD Programs Covered by Section 3



- PIH Capital Fund Program (CFP)
- PIH Operating Subsidy
- Rental Assistance Demonstration (RAD)
- Choice Neighborhoods Grants (formerly HOPE VI)
- Community Development Block Grants (CDBG)
- HOME Investment Partnership Grants
- Emergency Shelter Grants
- Disaster Recovery Grants
- Section 202/811
- Lead Abatement Grants
- Certain NOFA Competitive Grants
- Self Help Ownership Program (SHOP)

- TxCDBG
- Home
- Disaster Recovery

## Emails have changed for HOTCOG



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### TDA Implementation Manual

[https://www.texasagriculture.gov/GrantsServices/RuralEconomicDevelopment/RuralCommunityDevelopmentBlockGrant\(CDBG\)/Forms.aspx](https://www.texasagriculture.gov/GrantsServices/RuralEconomicDevelopment/RuralCommunityDevelopmentBlockGrant(CDBG)/Forms.aspx)





- Any Questions??