



City of Sugar Land, Texas

PY 2014 - 2018 CDBG Five-Year Consolidated Plan

DUNS # 053502001

Prepared by

**City of Sugar Land
Community Development Department
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James A. Thompson, Mayor

**Himesh Gandhi
At Large 1
Joe R. Zimmerman
At Large 2
Steve R. Porter
District 1**

**Bridget Yeung
District 2
Amy Mitchell
District 3
Harish Jajoo
District 4**

Executive Summary

ES-05 Executive Summary - 24 CFR 91.200(c), 91.220(b)

1. Introduction

The City of Sugar Land, Texas, is located in Fort Bend County to the southwest of the City of Houston. With a 2000 census population of 63,328 and a 2010 Census population of 78,817, Sugar Land is a fast-growing suburban community that operates as a self-contained economic center and is an integral part of the Houston Metropolitan area. The City of Sugar Land's official current population estimate is 84,100.

The Community Development Block Grant (CDBG) program is aimed at serving low to moderate income residents – those with incomes of 80 percent or less of the area's median household income. In addition to serving low to moderate income individuals throughout the City, the U.S. Department of Housing and Urban Development places a priority on serving neighborhoods with a predominance of low-moderate income residents. According to the 2010 Census information by block group, 24,540 people or 31 percent of the population resided in current CDBG-designated neighborhoods, or Target Areas. Of these, 8,425 individuals were low to moderate income. Overall, 17.3 percent of the City's population is low to moderate income. Since the Target Areas generally represent older neighborhoods with little to no new development, the total population in them has not increased significantly.

The Program Year 2014-2018 Consolidated Plan is a strategic planning document that summarizes the City's proposed goals, performance outcome objectives, and implementation strategies for each of the identified community needs. Each year during the five-year period covered in the Consolidated Plan, the City of Sugar Land will evaluate, and fund accordingly, projects selected to meet the goals and objectives identified in the Plan.

2. Summary of the objectives and outcomes identified in the Plan Needs Assessment Overview

The Community Development Block Group program has a priority of inclusion in the planning and implementation process. Therefore, the City of Sugar Land regularly confers with residents, agencies that are CDBG subrecipients, other local service and housing providers, neighboring CDBG Entitlement Jurisdictions, and county, regional and state agencies. The City’s Communications Department works directly with the Homeowner’s Associations (HOAs) in Sugar Land to receive direct input from residents. Additionally, during the annual monitoring of public service and housing rehabilitation providers, the City requests input into the planning process and solicit names and contact information for residents who may have complaints or information that has previously been unvoiced.

The City of Sugar Land will continue to encourage citizen participation, with particular emphasis on participation by persons of very-low, low, and moderate income that are eligible for CDBG-funded services and residents of CDBG Target Areas in which funds can be expended. All CDBG-related documents, including the Consolidated Plan, Annual Action Plans, the Analysis of Impediment and Fair Housing Plan, the annual CAPERs (Consolidated Annual Performance and Evaluation Report), information gathered from public meetings/hearings, measurable achievements and subrecipient monitoring results are available to the public for review at any time. This availability is announced at all public meetings and hearings.

Listed in the table below is a summary of the community needs and priorities that have been identified for the upcoming five year period. The priorities detailed within the table vary by activity and are based on several factors:

- Level of available CDBG funding against program cost
- Location of need for area-based projects (within CDBG Target Area)
- Level of physical need described in the City’s Capital Improvements Plan and/or Parks Master Plan for public facilities and infrastructure
- Number of households or people in need based on Census, State and local data from a variety of sources
- Results of an on-line survey of needs
- Level of need described in applications for subrecipient funding and numbers served by subrecipients in the past
- Availability and capacity of agencies to address the need if funded

Matrix Code	Activity	Program Year 2014-2018 Objectives	Priority (H, M, L)
Public Facilities and Improvements			

03F	Parks Improvements	Improvements to 2 parks	H
03K	Street Improvements	313,000 square feet of paving	H
03L	Sidewalks	8,600 linear feet of sidewalks	H
03M	Child Care Centers	Improvements to 1 child care center	M
Public Services			
05	General Public Services	500 low-mod income persons receive services	M
05A	Senior Services	200 seniors receive services	H
05B	Handicapped Services	25 disabled persons receive services	M
05C	Legal Services	25 low-mod income persons receive services	L
05D	Youth Services	150 low-mod income youth receive services	H
05E	Transportation Services	50 low-mod income persons receive services	H
05F	Substance Abuse Services	20 low-mod income persons receive services	L
05G	Domestic Violence Services	150 victims of domestic violence receive services	H
05H	Employment Training	400 low-mod income persons	M
05M	Health Services	200 low-mod income persons receive services	H
05N	Abused & Neglected Children	250 abused & neglected children receive services	H

05O	Mental Health Services	40 low-mod income persons receive services	H
05P	Lead Based Paint/ Lead Hazard Screening	5 low-mod income persons receive services	L
Housing			
05S	Rental Housing Subsidies	10 low-mod income families receive rental assistance	M
14A	Single Family Rehab	40 homes are rehabilitated	M
14F	Energy Efficiency Improvements	40 homes receive energy efficiency improvements	H
Administration			
21A Administration	CDBG Program Administration	Annual administrative management of CDBG funds	H

The Consolidated Plan outlines the level of need, the obstacles to meeting the needs and the strategies for addressing the greatest number of needs in the City of Sugar Land.

3. Evaluation of past performance

Despite the limited funding available, the City of Sugar Land has made an impact in the lives of low income persons living within the City. During the five year period covered by the previous Consolidated Plan, PY2009-2013, the City was able to fund services to assist abused and neglected children, victims of domestic violence, elderly persons, disabled person, illiterate adults, and youth. Low income residents also received minor home rehabilitation to help the community retain affordable housing options. The total clients served year to date include:

- 298 abused and neglected children were provided with advocacy services
- 431 low income adults were provided with General Education Development (GED) and English as a Second Language (ESL) classes

- 142 victims of domestic violence and their children were assisted with educational programs and counseling services
- 146 elderly and disabled persons received hot, frozen and emergency meals
- 11 low income youth were provided with summer activities
- 62 low income persons were assisted with legal aid
- 54 low income persons were assisted with minor rehabilitation

In addition to services provided through the use of CDBG funding, the City of Sugar Land also funds service programs through the utilization of local dollars. The City of Sugar Land's T.E. Harman Senior Center has a total enrollment exceeding 1,500 clients and serves as a location where seniors are able to socialize and sign up for activities and field trips, therefore helping to keep seniors active within the community.

4. Summary of citizen participation process and consultation process

The City of Sugar Land is committed to involving all residents in its programs. The City hosts numerous public hearings and public meetings to involve all interested residents. Through various Departments, the City of Sugar Land works directly with multiple groups involved in the community, including the Homeowner's Associations (HOAs), non-profit agencies, civic associations and community groups. The City's staff routinely asks for input into the planning process and solicits names and contact information for residents who may have complaints or information that have previously been unvoiced.

For this Consolidated Plan, the City of Sugar Land hosted numerous public meetings and three public hearings. The public meetings were informal round-tables to solicit concerns, issues and information from residents, business leaders and service providers. Public meetings included as part of the Land Use Forum also included an educational component from subject matter experts. The first public hearing was to garner information from attendees and provide a pre-application workshop for prospective applicant agencies for funding. The second public hearing was intended to provide community members an opportunity to learn specifically about the CDBG program and its available uses. The third public hearing was tied to the 30-day public comment period and gave residents and interested parties an opportunity to publicly voice their opinions of the plans or to have questions regarding the CDBG program and the proposed plans answered. The last public hearing also allowed residents an opportunity to provide input as part of City Council's review and approval of the Plan. Both the public meetings and public hearings were advertised at City Hall and on the City's website, while the public hearings were also included in the general-circulation newspaper. Copies of the advertisements have been included as attachments.

The Community Development public meetings and hearings discussed the CDBG program, the Consolidated Planning process, Fair Housing rights and issues, eligible activities and then opened the floor to comments, concerns, the ranking of issues and recommendations. An on-line survey was also posted on the City's Facebook, Twitter, official website and SLTV. Additional paper copies were available at the first and second public hearings for non-electronic responses. These surveys asked individuals to prioritize issues within the community and asked agencies to explain their services and detail barriers clients face in securing decent, safe and fair housing opportunities. A copy of the survey has been included as an attachment to this document.

In addition, during the plan development, the Community Development Department made presentations at two City Council workshops, all of which were open to the public. On June 23, 2014 the City of Sugar Land posted the Consolidated Plan for public comment with notice of the 30-day comment period posted in the general circulation newspaper, the City's website and SLTV. A summary of the City of Sugar Land's 2014 - 2018 Consolidated Plan was advertised, and the entire 2014 - 2018 Consolidated Plan was available for review at City Hall and on the City's website. On August 5, 2014 the Community Development Department will present an Action Item to the City Council for the approval of the Consolidated Plan, including the PY 2014 Annual Action Plan.

The City of Sugar Land will continue to encourage citizen participation, with particular emphasis on participation by persons of very-low, low, and moderate income that are eligible for CDBG-funded services and residents of CDBG Target Areas in which funds can be utilized. A concerted effort will be made to encourage citizen participation through the nonprofit organizations also serving low income persons. The City works directly with these nonprofits to offer information and gather input from clients directly benefiting from the program.

All CDBG-related documents, including the Consolidated Plan, Annual Action Plans, the Analysis of Impediment and Fair Housing Plan, the annual CAPER (Consolidated Annual Performance and Evaluation Report), information gathered from public meetings/hearings, measurable achievements and subrecipient monitoring results are available to the public for review at any time. This availability is announced at all public meetings and hearings.

The City of Sugar Land's Citizen Participation Plan outlines the criteria the jurisdiction will use for determining what changes in the planned or actual activities constitute a substantial amendment to the Consolidated Plan and Annual Action Plan. These substantial amendments are subject to the Citizen Participation process. Substantial amendments to the Consolidated Plan will include downgrading or upgrading of priorities; the addition or removal of priorities; or changing of the citizen participation planning process. Substantial amendments to the Annual Action Plan will include any change in the activities that will necessitate a reallocation of at least 20 percent of an activity's funding allocation; commencement of an activity not previously outlined in the plan; or cancellation of an activity previously outlined in the plan.

5. Summary of public comments

The City of Sugar Land solicited public comments through various outreach methods, including personal contact, newspaper publication, online notification and municipal television. One public comment was received from a private citizen following a public hearing. The citizen requested that the City reassess the priority given to Mental Health services as part of the plan.

While only one public comment was submitted, a substantial amount of input was received through various public forums coupled with the survey process. With various public forums and the submission of surveys, residents were able to comment on more detailed aspects of community need.

6. Summary of comments or views not accepted and the reasons for not accepting them

The public comment received during the planning process was evaluated and accepted as a viable reflection of the needs within the City of Sugar Land for additional mental health services. The public comment is included as an attachment to this document.

7. Summary

The Program Years 2014-2018 Consolidated Plan represents the City of Sugar Land's plan to ensure an improved quality of life for its low and moderate income residents. The primary objective of the City of Sugar Land's CDBG program is the development of a viable urban community through the establishment of decent housing, a suitable living environment, and economic opportunities primarily for low and moderate income persons. These objectives are achieved through a comprehensive approach to program implementation focused on infrastructure, public services, and housing rehabilitation projects throughout the community.

The City of Sugar Land's mission is to ensure that all areas of the City have comparable city services and infrastructure and that all residents have equal access to programs. The City aims to be a place where residents of all income levels and situations can enjoy all stages of their lives. The Plan identifies needs and establishes a strategic plan for meeting those needs. The Plan will serve as a guide for decision makers in creating strategies that address the provision of adequate streets, sidewalks, parks and green spaces, community facilities, and quality public services for persons living in low-income communities.

The Process

PR-05 Lead & Responsible Agencies 24 CFR 91.200(b)

1. Describe agency/entity responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source

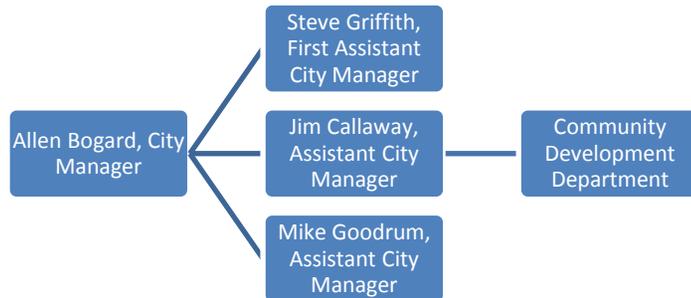
The following are the agencies/entities responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source.

Agency Role	Name	Department/Agency
Lead Agency	City of Sugar Land	Community Development Department

Table 1 – Responsible Agencies

Narrative

The City of Sugar Land is the Lead Agency for the CDBG Program which operates under the Council-Manager form of government. City Council appoints the City Manager, who acts as the chief executive officer of the government, carries out policy, and administers city programs. All department heads are ultimately responsible to the City Manager. The Community Development Department manages the CDBG program and oversees development of the Consolidated and Annual Action Plans, subrecipient agencies responsible for carrying out the program, and reporting of results through IDIS and the CAPER. The current abbreviated Organizational Chart for the City of Sugar Land (below) shows the Community Development Department reporting directly to the Assistant City Manager, who then reports to the City Manager.



Consolidated Plan Public Contact Information

The Community Development Department serves as the contact for the Consolidated Plan and public comments related to the Plan. Staff can be reached at (281) 275-2170, communitydevelopment@sugarlandtx.gov, or at 2700 Town Center Blvd. N, Sugar Land, Texas 77479.

PR-10 Consultation - 91.100, 91.200(b), 91.215(l)

1. Introduction

Summary of the jurisdiction's activities to enhance coordination between public and assisted housing providers and private and governmental health, mental health and service agencies

While the City of Sugar Land does not have any public or assisted housing within its city limits, efforts were made to reach out to providers of affordable housing to better understand the limitations when working to develop housing within the City of Sugar Land. The City recognizes that the cost of housing is a barrier to many families and has worked to conserve existing affordable housing within the community.

Describe coordination with the Continuum of Care and efforts to address the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans, and unaccompanied youth) and persons at risk of homelessness

Though little documentation is available about the homeless population immediately within the City of Sugar Land, city staff has met with Continuum of Care participants to coordinate efforts to address the needs of homeless persons. Staff also consulted with providers of health, mental health and service agencies, in addition to the Sugar Land Police Department and Fort Bend ISD Homeless Coordinator to better assess the community need.

Describe consultation with the Continuum(s) of Care that serves the jurisdiction's area in determining how to allocate ESG funds, develop performance standards and evaluate outcomes, and develop funding, policies and procedures for the administration of HMIS

As the City does not receive an allocation of ESG funding, there are limitations in the services available to the homeless population in the Continuum of Care's service area, which includes Houston as well as Harris and Fort Bend counties. Nevertheless, the City and its departments are attentive to the needs of individuals and families experiencing homelessness.

2. Describe Agencies, groups, organizations and others who participated in the process and describe the jurisdictions consultations with housing, social service agencies and other entities

As part of the Citizen Participation Plan, organizations representing a variety of service providers were given an opportunity to provide input

regarding their individual experiences serving clients within the City of Sugar Land. Agencies include:

- AccessHealth
 - Health Service Provider
 - Fort Bend County
- Blessed Be Hope for Three, Inc.
 - Health Service Provider
 - Fort Bend County
- Coalition for the Homeless Houston/Harris County
 - Homeless Service Provider
 - Agent for Continuum of Care
- Child Advocates of Fort Bend
 - Abused and Neglected Children
 - Fort Bend County
- City of Sugar Land Engineering Department
- City of Sugar Land Parks Department
- City of Sugar Land Police Department
- Fort Bend CORPS
 - Housing Rehabilitation Provider
 - Fort Bend County
- Fort Bend County
 - Local Government
- Fort Bend Family Promise
 - Homeless Service Provider
 - Fort Bend County
- Fort Bend Habitat for Humanity
 - Housing Provider
 - Fort Bend County
- Fort Bend Independent School District
 - Education Provider
 - Fort Bend County
- Fort Bend Regional Council on Substance Abuse
 - Substance Abuse Service Provider
 - Fort Bend County

- Fort Bend Seniors Meals on Wheels
 - Elderly Service Provider
 - Fort Bend County
- Fort Bend County Women’s Center
 - Homeless Service Provider, Domestic Violence
 - Fort Bend County
- Houston-Galveston Area Council
 - Regional Council of Governments
 - 13 County Area
- Literacy Council of Fort Bend County, Inc.
 - GED, Literacy Education Provider
 - Fort Bend County
- Parks Youth Ranch
 - Homeless Service Provider, Youth
 - Fort Bend County
- Prevent Blindness Texas
 - Health Service Provider
 - Southeast Region

Table 2 – Agencies, groups, organizations who participated

Identify any Agency Types not consulted and provide rationale for not consulting

In an effort to consult a diverse group of service providers, the City of Sugar Land has reached out to agencies that provide services to the community’s youth, elderly, homeless, and disabled as well as agencies that provide assistance with housing, healthcare, and legal matters.

Unlike the City of Houston and Harris County, the City of Sugar Land has substantially fewer agencies providing services. Many services are only offered in more metropolitan areas of the region. While this could serve as a limitation, increased efforts have been made to consult with surrounding agencies.

Other local/regional/state/federal planning efforts considered when preparing the Plan

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Our Great Region 2040	Houston Galveston Area Council	Coordinate infrastructure, housing, and transportation investments.
Fort Bend County PY2010-2014 Consolidated Plan	Fort Bend County	Coordinate funding overlap and strategies to address homelessness.
Harris County Program Year 2013-2017 Consolidated Plan	Harris County	Coordinated strategies to address homelessness.
Missouri City PY 2013-2017 Consolidated Plan	Missouri City	Coordinated funding overlap.
Houston/Harris County/Fort Bend County Community Planning Charrette Process Report	Houston/Harris County Continuum of Care	Coordinated strategies to address homelessness.
The Way Home	City of Houston, Coalition for the Homeless of Houston/Harris County and the Houston/Harris & Fort Bend Counties Continuum of Care	Coordinated strategies to address homelessness.
State of Texas Plan for Fair Housing Choice	Texas Department of Housing and Community Affairs	Consistent impediment action steps and proposed anti-NIMBY strategies.

Table 3 – Other local / regional / federal planning efforts

Describe cooperation and coordination with other public entities, including the State and any adjacent units of general local government, in the implementation of the Consolidated Plan (91.215(I))

To ensure a comprehensive approach to community development, the City of Sugar Land has coordinated with other public entities.

As an entitlement county, Fort Bend County receives CDBG, ESG, and HOME dollars to invest in the community. This gives the County a greater ability to assist local service agencies that do not apply to the City of Sugar Land. Through the use of ESG, Fort Bend County is able to fund the homeless service agencies to assist the County’s homeless population. Fort Bend County serves as one of the local jurisdictions spearheading the homeless coordinated intake efforts with the Coalition for the Homeless Houston/Harris County.

The City of Sugar Land will also be collaborating with the Coalition for the Homeless Houston/Harris County and other local jurisdictions to better address homelessness. Coordinated intake will provide for a one stop shop approach to avoid the confusion of having different intake procedures for different funding sources. A combined pool of funding will then allow homeless individuals and families to become rapidly rehoused therefore reducing the amount of time spent in homelessness.

The City of Sugar Land also worked with the Houston-Galveston Area Council to receive input on the PY2014-2018 Consolidated Plan as well as the Analysis of Impediments and Fair Housing Plan to ensure a coordinated effort with other local governments. One major issue discussed with H-GAC staff is that of transportation and public transit. There is a substantial need for public transit throughout Sugar Land and from Sugar Land to other employment centers in Houston. However, there is not the critical mass to support such efforts. Until the population in and around Sugar Land reach a level that can support such major investments, it continues to be infeasible. Fixed route commuter services are available from Sugar Land to the Galleria, Greenway Plaza and Texas Medical Center. Currently, there is no route from Sugar Land to downtown Houston, which would greatly add to the ridership.

Narrative (optional):

PR-15 Citizen Participation

1. Summary of citizen participation process/Efforts made to broaden citizen participation Summarize citizen participation process and how it impacted goal-setting

The City of Sugar Land understands the importance of ensuring the participation and input of citizens, businesses, nonprofits, and City Departments in the development of the Consolidated and Annual Action Plans. The Citizen Participation Plan details the process by which the City reached out to enable all citizens to participate in an advisory role in the planning and implementation of the Consolidated and Annual Action Plans.

During the year prior to the preparation of the 2014-2018 Consolidated Plan, the City of Sugar Land engaged in a series of meetings, focus groups and public hearings regarding a variety of community development topics that impact the citizens of Sugar Land. These opportunities for public input allowed residents to voice concerns regarding the current state of issues such as streets and infrastructure, housing, public spaces, services and mobility. These are issues that affect all residents, but can more severely impact the low income residents of Sugar Land.

To increase the amount of input received, surveys were made available to the community through various means. Notification was provided to the community through Facebook, Twitter, the Sugar Land website and SLTV, the City's municipal television station. Hard copies of the surveys were made available at community meetings and distributed to residents living in Target Areas during community events. Additionally, staff delivered to and picked up surveys from the participants in the local Head Start Program.

The City also consults on a regular basis with those housing and social services agencies that are subrecipients of CDBG funding. These agencies include:

- Fort Bend CORPS that provides housing rehabilitation, energy efficiency improvements, property clean-ups and other housing-related services through CDBG, foundation and private funding as well as volunteer labor. The agency is able to provide a fairly accurate assessment of current housing condition and housing needs.
- Fort Bend County Senior Citizens that provides services and advocacy for the elderly of Fort Bend County, including Sugar Land and provides the City with information regarding the needs of seniors in the community.
- The City of Sugar Land's Senior Citizens Program in the Parks Department provides a number of services to ambulatory elderly within the City.
- Child Advocates of Fort Bend, along with the area's Child Protective Services office, that provide information regarding abused, neglected and endangered children.

- Literacy Council of Fort Bend County is able to provide information about the needs of immigrant populations in Sugar Land –primarily Hispanic, Vietnamese, Chinese and Cambodian as well as the literacy needs of the entire community –English as a Second Language and Adult Reading needs.
- Fort Bend County Women’s Center provides emergency shelter and other services to women and families who are homeless and/or are victims of domestic violence or sexual assault. The agency provides current information about the magnitude of need for shelter, transitional housing and permanent housing for the homeless, as well as crisis intervention for those at risk.

In addition to those agencies funded through the CDBG program, the City of Sugar Land consulted with other agencies with insights into local and regional conditions. These agencies include the Coalition for the Homeless of Houston/Harris County to provide the most current information regarding the needs of the homeless in Sugar Land. The Houston-Galveston Area Council (HGAC), the region’s Council of Governments (COG), was consulted for the plan and provided input into the issues that the organization sees within the region and more specifically Fort Bend County and Sugar Land.

The City of Sugar Land continues to attempt to broaden public participation in the development of the Consolidated Plan and Annual Action Plans. Outreach during the development process included requesting that each service agency attending the pre-application workshop encourage and assist their clients to complete the on-line survey and/or contact the City with comments. The City works with the Literacy Council of Fort Bend County to notify and solicit input from residents with limited English proficiency. Agencies serving the disabled are also encouraged to make clients aware of the CDBG program and assist clients in accessing, understanding and commenting on the Consolidated Plan during the 30-day comment period.

The combination of the various forms of outreach allowed for the inclusive nature in the preparation of the Consolidated Plan.

Citizen Participation Outreach

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
1	Sugar Land Facebook	Community wide outreach	Survey link made available	Surveys completed	All responses accepted	
2	Sugar Land Twitter	Community wide outreach	Survey link made available	Surveys completed	All responses accepted	
3	Sugar Land Website	Community wide outreach	Survey link made available	Surveys completed	All responses accepted	
4	SLTV	Community wide outreach	Survey link made available			
5	Sugar Land Today Newsletter	Community wide outreach				
6	Sugar Land Quarterly HOA Meeting	Sugar Land Homeowners				
7	Distribution of surveys to Sugar Land 101 participants	Sugar Land Residents	Survey link made available	Surveys completed	All responses accepted	
8	Distribution of surveys to Fort Bend Literacy clients	Low income, minority, non-English speakers	Hard copy surveys provided	Surveys completed	All responses accepted	

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
9	Distribution of surveys to Mayfield Park residents	Low income, minority	Hard copy surveys provided	Surveys completed	All responses accepted	
10	Distribution of surveys to Head Start participants	Low income, minority	Hard copy surveys provided	Surveys completed	All responses accepted	
11	Individual emails	Community wide outreach	Summary of current services and specific community needs	Detailed community needs	All responses accepted	
12	Six Public Forums	Community wide outreach	Attendance by over 300 community members	Public input	All responses accepted	
13	Public Meeting,	Nonprofits serving Sugar Land residents, published in newspaper	Attendance by nonprofits serving low income residents through housing, mental health, domestic violence, literacy, and health services	Public comment received detailing need for mental health assistance.	All responses accepted	
14	Public Meeting	Community wide outreach, published in newspaper	No resident attendance			
15	Public Meeting	Community wide outreach	City council review and resident attendance			

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
16	Public Notice	Notice of the public hearing and public comment period for the PY 2014-2018 Consolidated Plan and Annual Action Plan were posted to website and newspaper for review	TBD	TBD		
17	Public Meeting	Community wide outreach to review PY2014-2018 Consolidated Plan and PY2014 Annual Action Plan	TBD	TBD		
18	Public Meeting	Council review and approval of PY2014-2018 Consolidated Plan and PY2014 Annual Action Plan	TBD	TBD		

Table 4 – Citizen Participation Outreach

Needs Assessment

NA-05 Overview

Needs Assessment Overview

The Program Year 2014–2018 Consolidated Plan represents the City of Sugar Land’s proposed plan for improving the quality of life for low- and moderate-income persons living within the City. It is a broad plan addressing the City’s housing and non-housing community development needs for the five-year period. The plan presents the current conditions and describes the type of activities the City will support using its annual federal allocation.

To ensure the accuracy and inclusive nature of the Consolidated Plan, the City of Sugar Land used various forms and sources of information, including the U.S. Census, U.S. Department of HUD, State of Texas and local data. The City Comprehensive Plan, Parks Master Plan, and Capital Improvements Program were utilized to ensure consistency with public facilities and infrastructure work. Input from public forums, public meetings, and results of the on-line survey of needs were also utilized to ensure resident needs are met.

NA-10 Housing Needs Assessment - 24 CFR 91.205 (a,b,c)

Summary of Housing Needs

As referenced in the Census data noted in Tables 5 and 6, the City of Sugar Land has a total of 24,785 households as of 2010, which reflects an increase of 21% from the 2000 census information. Of those households, as noted in Table 6 below, approximately 18% are low income households earning less than 80% area median family income.

While substandard housing is rare within Sugar Land, the cost of housing creates a substantial cost burden for many families. Nearly 8% of households are paying greater than 30% of their annual income towards housing, while nearly 13% are paying greater than 50%. The high cost of housing may also result in overcrowding conditions.

Another concern is the availability of affordable housing options within the City of Sugar Land. For those individuals working in Houston but opting to reside in suburban areas such as Sugar Land, the combined cost of housing and transportation often lead to an even greater cost burden. Additionally, as the existing population ages and more families are unable to purchase a home due to credit limitations, a comprehensive mix of housing for all life cycles and incomes becomes critical. To ensure continued affordable housing options, it is important for the City to continue the housing rehabilitation program and ensure ongoing neighborhood improvements.

Demographics	Base Year: 2000	Most Recent Year: 2010	% Change
Population	63,330	76,080	20%
Households	20,560	24,785	21%
Median Income	\$81,767.00	\$101,611.00	24%

Table 5 - Housing Needs Assessment Demographics

Data Source: 2000 Census (Base Year), 2006-2010 ACS (Most Recent Year)

Number of Households Table

	0-30% HAMFI	>30-50% HAMFI	>50-80% HAMFI	>80-100% HAMFI	>100% HAMFI
Total Households *	1,140	1,220	2,025	1,410	18,985
Small Family Households *	380	384	1,015	735	12,765
Large Family Households *	95	200	290	95	2,230
Household contains at least one person 62-74 years of age	215	119	315	315	3,440
Household contains at least one person age 75 or older	170	435	260	140	805

	0-30% HAMFI	>30-50% HAMFI	>50-80% HAMFI	>80-100% HAMFI	>100% HAMFI
Households with one or more children 6 years old or younger *	105	139	410	260	3,210
* the highest income category for these family types is >80% HAMFI					

Table 6 - Total Households Table

Data Source: 2006-2010 CHAS

Housing Needs Summary Tables

1. Housing Problems (Households with one of the listed needs)

	Renter					Owner				
	0-30% AMI	>30- 50% AMI	>50- 80% AMI	>80- 100% AMI	Total	0-30% AMI	>30- 50% AMI	>50- 80% AMI	>80- 100% AMI	Total
NUMBER OF HOUSEHOLDS										
Substandard Housing - Lacking complete plumbing or kitchen facilities	0	60	0	45	105	0	4	0	0	4
Severely Overcrowded - With >1.51 people per room (and complete kitchen and plumbing)	0	0	15	0	15	0	0	0	0	0
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	10	50	45	15	120	0	0	80	0	80

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
Housing cost burden greater than 50% of income (and none of the above problems)	260	375	175	30	840	540	395	500	275	1,710
Housing cost burden greater than 30% of income (and none of the above problems)	0	40	420	155	615	20	195	400	340	955
Zero/negative Income (and none of the above problems)	65	0	0	0	65	140	0	0	0	140

Table 7 – Housing Problems Table

Data 2006-2010 CHAS
Source:

2. Housing Problems 2 (Households with one or more Severe Housing Problems: Lacks kitchen or complete plumbing, severe overcrowding, severe cost burden)

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
NUMBER OF HOUSEHOLDS										
Having 1 or more of four housing problems	270	485	230	95	1,080	540	400	580	275	1,795
Having none of four housing problems	64	70	530	430	1,094	60	265	680	615	1,620
Household has negative income, but none of the other housing problems	65	0	0	0	65	140	0	0	0	140

Table 8 – Housing Problems 2

Data 2006-2010 CHAS
Source:

3. Cost Burden > 30%

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
NUMBER OF HOUSEHOLDS								
Small Related	65	160	390	615	270	209	455	934
Large Related	30	55	55	140	45	95	175	315
Elderly	110	214	70	394	109	239	219	567
Other	60	60	120	240	135	40	115	290
Total need by income	265	489	635	1,389	559	583	964	2,106

Table 9 – Cost Burden > 30%

Data 2006-2010 CHAS
Source:

4. Cost Burden > 50%

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
NUMBER OF HOUSEHOLDS								
Small Related	65	130	70	265	270	169	270	709
Large Related	30	55	15	100	45	40	75	160
Elderly	110	204	45	359	90	139	94	323
Other	60	60	40	160	135	40	75	250
Total need by income	265	449	170	884	540	388	514	1,442

Table 10 – Cost Burden > 50%

Data 2006-2010 CHAS
Source:

5. Crowding (More than one person per room)

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
NUMBER OF HOUSEHOLDS										
Single family households	10	100	60	15	185	0	0	50	0	50

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
Multiple, unrelated family households	0	0	0	0	0	0	0	25	0	25
Other, non-family households	0	0	0	45	45	0	0	0	0	0
Total need by income	10	100	60	60	230	0	0	75	0	75

Table 11 – Crowding Information – 1/2

Data 2006-2010 CHAS
Source:

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
Households with Children Present								

Table 12 – Crowding Information – 2/2 Data not available

Describe the number and type of single person households in need of housing assistance.

Elderly and disabled single person households are the most in need of housing assistance. Physical limitations often prevent this population from completing home repairs necessary to maintain a safe and sanitary living environment. In addition, this population frequently has a fixed income that does not allow for more than just basic needs. Limited affordable and accessible housing options further increase the need for housing assistance. Annually, it is estimated that approximately ten (10) elderly and disabled single person households are in need of housing assistance, including housing rehabilitation, with the City of Sugar Land.

Estimate the number and type of families in need of housing assistance who are disabled or victims of domestic violence, dating violence, sexual assault and stalking.

The City is working with several homeless service providers in addition to the Coalition for the Homeless Houston/Harris County to provide assistance where needed to families affected by disability or domestic violence, dating violence, sexual assault and stalking. The Fort Bend County Women’s Center provides services to victims of Domestic Violence within Fort Bend County and in the past has served an average of 30 victims of domestic violence and their children annually. Services include an emergency shelter as well as a non-residential program where families receive counseling and self-sufficiency skills. Annually, it is estimated that approximately fifteen (15) families who are victims of domestic violence, dating violence, or sexual assault are in need of housing assistance within the City of Sugar Land.

As noted above, it is estimated that approximately ten (10) elderly and disabled households are in need of housing assistance, including housing rehabilitation, with the City of Sugar Land.

What are the most common housing problems?

Nearly 3,500 households within the City of Sugar Land are cost burdened and pay over 30% of their income toward housing. Of those households, more than 2,300 pay over 50% of their income towards housing. This situation leaves families with little or no disposable income to allow for unexpected expenses that often include medical emergencies or car repairs. The higher the cost burden, the more likely a family will suffer from housing instability.

Are any populations/household types more affected than others by these problems?

Elderly and disabled single person households are the most affected by high cost burdens. Physical limitations and age make this population more susceptible to unexpected medical needs. In addition, this population frequently has fixed incomes that do not allow for more than just basic needs. Limited affordable and accessible housing options further increase the possibility of higher cost burdens.

Describe the characteristics and needs of Low-income individuals and families with children (especially extremely low-income) who are currently housed but are at imminent risk of either residing in shelters or becoming unsheltered 91.205(c)/91.305(c)). Also discuss the needs of formerly homeless families and individuals who are receiving rapid re-housing assistance and are nearing the termination of that assistance

The City of Sugar Land is working with several homeless service providers in addition to the Coalition for the Homeless Houston/Harris County to better assess housing characteristics that have been linked with instability. Households that are cost burdened generally are linked with instability and an increased risk of homelessness.

If a jurisdiction provides estimates of the at-risk population(s), it should also include a description of the operational definition of the at-risk group and the methodology used to generate the estimates:

The City of Sugar Land does not estimate the at-risk population within the jurisdiction.

Specify particular housing characteristics that have been linked with instability and an increased risk of homelessness

The City is working with several homeless service providers in addition to the Coalition for the Homeless Houston/Harris County to better assess housing characteristics that have been linked with instability.

Households that are cost burdened generally are linked with greater instability and an increased risk of homelessness.

Discussion

At this time, the Coalition for the Homeless Houston/Harris County is working to determine how best to collect the necessary data to support the homeless efforts occurring throughout the greater Houston metropolitan area. This information is anticipated to assist agencies and municipalities to better gauge the target population and track progress.

NA-15 Disproportionately Greater Need: Housing Problems – 91.205 (b)(2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

Introduction

Low and moderate income families as a whole experience a disproportionately greater number of housing problems due to the limited number of housing choices available at affordable rental rates.

According to the 2010 Census, the City of Sugar Land’s demographics consist of 44.4% White, 35.1% Asian, 10.6% Hispanic, 7.3% Black / African American and 2.6% other populations. Based on the 2010 CHAS data noted below, Whites make up 47%, Asians make up 34%, Hispanics make up 9%, Blacks/ African American make up 9%, and other races make up 1% of the populations experiencing housing problems, which is consistent with the demographics for the City. The City of Sugar Land therefore does not have any one racial or ethnic group experiencing a disproportionately greater number of housing problems.

0%-30% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	775	65	170
White	420	10	40
Black / African American	135	0	0
Asian	195	25	110
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	25	34	15

Table 13 - Disproportionally Greater Need 0 - 30% AMI

Data Source: 2006-2010 CHAS

*The four housing problems are:

1. Lacks complete kitchen facilities,
2. Lacks complete plumbing facilities,
3. More than one person per room,
4. Cost Burden greater than 30%

30%-50% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	990	140	0
White	470	75	0
Black / African American	70	0	0
Asian	285	40	0
American Indian, Alaska Native	20	0	0
Pacific Islander	0	0	0
Hispanic	115	25	0

Table 14 - Disproportionally Greater Need 30 - 50% AMI

Data Source: 2006-2010 CHAS

*The four housing problems are:

1. Lacks complete kitchen facilities,
2. Lacks complete plumbing facilities,
3. More than one person per room,
4. Cost Burden greater than 30%

50%-80% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	1,570	465	0
White	620	340	0
Black / African American	135	10	0
Asian	700	90	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	115	30	0

Table 15 - Disproportionally Greater Need 50 - 80% AMI

Data Source: 2006-2010 CHAS

*The four housing problems are:

1. Lacks complete kitchen facilities,
2. Lacks complete plumbing facilities,
3. More than one person per room,
4. Cost Burden greater than 30%

80%-100% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	675	580	0
White	375	290	0
Black / African American	40	25	0
Asian	165	135	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	95	120	0

Table 16 - Disproportionally Greater Need 80 - 100% AMI

Data Source: 2006-2010 CHAS

*The four housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4. Cost Burden greater than 30%

Discussion

As noted above, the City of Sugar Land does not have any one racial or ethnic group experiencing a disproportionately greater number of housing problems. Low income families, in general, struggle with housing problems due to limited financial resources as well as the limited number of affordable housing options.

NA-20 Disproportionately Greater Need: Severe Housing Problems – 91.205 (b)(2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

Introduction

As the severity of the housing problems increase, including overcrowding and higher cost burden, the data shows a small disparity between the City’s demographic data and the population suffering from housing problems.

Again, the 2010 Census shows that the City of Sugar Land’s demographics consist of 44.4% White, 35.1% Asian, 10.6% Hispanic, 7.3% Black/African American, and 2.6% other populations. Based on the 2010 CHAS data noted below, Whites make up 48%, Asians make up 29%, Hispanics make up 9%, Blacks/ African American make up 12%, and other races make up 2% of the populations experiencing more severe housing problems. While this trend remains somewhat consistent with the demographics for the City, there is an increase in the number of White and Black/ African American residents with more severe housing problems as crowding and cost burdens are increased.

0%-30% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	755	80	170
White	400	30	40
Black / African American	135	0	0
Asian	195	25	110
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	25	34	15

Table 17 – Severe Housing Problems 0 - 30% AMI

Data Source: 2006-2010 CHAS

*The four severe housing problems are:

1. Lacks complete kitchen facilities,
2. Lacks complete plumbing facilities,
3. More than 1.5 persons per room,
4. Cost Burden over 50%

30%-50% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	805	325	0
White	405	140	0
Black / African American	70	0	0
Asian	205	110	0
American Indian, Alaska Native	20	0	0
Pacific Islander	0	0	0
Hispanic	105	40	0

Table 18 – Severe Housing Problems 30 - 50% AMI

Data Source: 2006-2010 CHAS

*The four severe housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

50%-80% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	700	1,335	0
White	270	685	0
Black / African American	55	90	0
Asian	285	510	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	90	55	0

Table 19 – Severe Housing Problems 50 - 80% AMI

Data Source: 2006-2010 CHAS

*The four severe housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

80%-100% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	265	985	0
White	145	520	0
Black / African American	40	25	0
Asian	60	240	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	20	195	0

Table 20 – Severe Housing Problems 80 - 100% AMI

Data Source: 2006-2010 CHAS

*The four severe housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

Discussion

Based on the data provided through the 2010 CHAS, there is a small increase in the impact to White and Black/African American populations as overcrowding and cost burdens are increased. This trend remains somewhat consistent with the City of Sugar Land's overall demographics.

NA-25 Disproportionately Greater Need: Housing Cost Burdens – 91.205 (b)(2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

Introduction:

The majority of the City of Sugar Land’s residents, approximately 72%, are not experiencing a substantial housing cost burden; however, the remaining 28% of the population experiences a housing cost burden that exceeds 30% of their income and often time exceeds 50% of their income. Increased housing cost burden may result in a family having difficulty affording necessities such as food, clothing, transportation and medical care. As a suburban city with Houston as the major employment center, transportation costs coupled with housing costs create a large cost burden for families.

Housing Cost Burden

Housing Cost Burden	<=30%	30-50%	>50%	No / negative income (not computed)
Jurisdiction as a whole	17,060	3,685	2,710	170
White	10,480	1,635	1,350	40
Black / African American	930	250	305	0
Asian	4,010	1,440	815	110
American Indian, Alaska Native	90	0	10	0
Pacific Islander	0	0	0	0
Hispanic	1,420	310	220	15

Table 21 – Greater Need: Housing Cost Burdens AMI

Data Source: 2006-2010 CHAS

Discussion:

According to 2010 CHAS data, three ethnic groups experience an increased housing cost burden. Approximately 28% of Hispanic households experience housing cost burdens while 37% of both Black/African American and Asian households experience burdens. Comparatively, while a larger number of White households experience similar housing cost burdens, this makes up only 22% of the total number of White households. Black/African American and Asian households are therefore disproportionately impacted by increased housing cost burdens.

NA-30 Disproportionately Greater Need: Discussion – 91.205(b)(2)

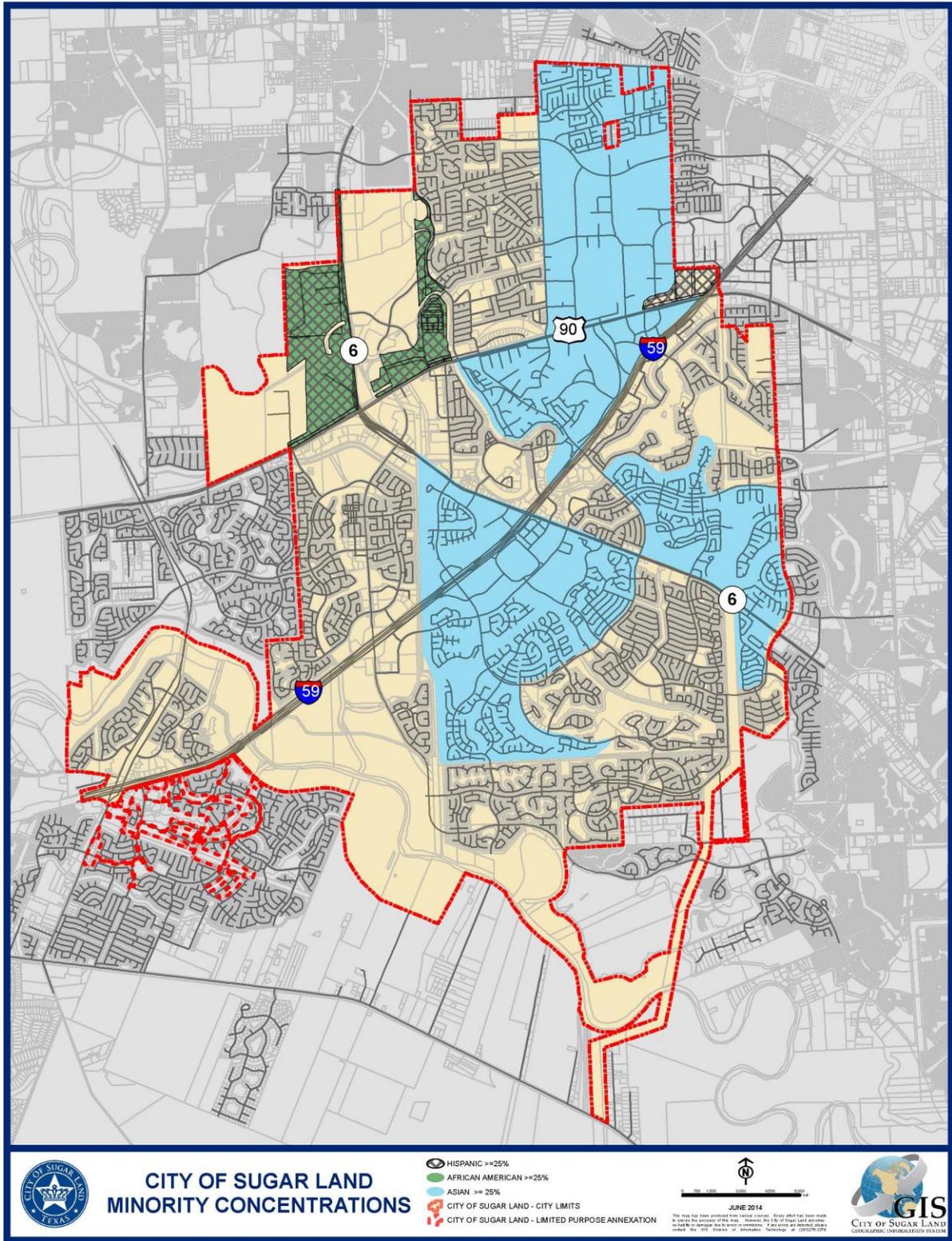
Are there any Income categories in which a racial or ethnic group has disproportionately greater need than the needs of that income category as a whole?

All income categories at or below 80% AMI have an increased need. Based on the 2010 CHAS, the greatest number of households suffering from severe housing problems falls under the 50-80% AMI category. This income category sees high numbers of White and Asian populations with greater needs. In general, the correlation between income and need is much greater, and no significant disparity can be directly correlated to race.

If they have needs not identified above, what are those needs?

Additional needs have not been identified at this time.

Are any of those racial or ethnic groups located in specific areas or neighborhoods in your community?



According to the 2010 Census, the City of Sugar Land's demographics consist of 44.4% White, 35.1% Asian, 10.6% Hispanic, 7.3% Black /African American and 2.6% other populations. From the map above, it can be seen that several areas reflect a concentration of minorities, especially considering the City's high Asian population. However, two Target Areas, including Mayfield Park/The Hill and Prison Staff, has a majority minority population with greater than 25 percent African American and greater than 25 percent Hispanic. As designated Target Areas, these also have high rates of low to moderate income residents at 37.16 percent and 34.32 percent respectively. The housing stock is also some of the oldest in the City of Sugar Land.

The Mayfield Park neighborhood was constructed originally by the Imperial Sugar Company as housing for its laborers. As a result, the homes were originally purchased by lower-income, primarily minority, workers and have been passed down from generation to generation keeping it a predominately minority neighborhood with older, smaller homes in need of upgrading. Most of the residents of Mayfield Park became homeowners through inheritance from parents or grandparents who had clear title. There have been no income qualifications required for purchase by the current owners, many of whom continue to be very low-income and unable to maintain their homes.

NA-35 Public Housing – 91.205(b)

Introduction

The City of Sugar Land does not have any public housing located within its city limits and does not have a public housing authority that serves its residents. Vouchers included in the tables below are likely administered through the State of Texas.

Totals in Use

	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers			Special Purpose Voucher		
				Total	Project - based	Tenant - based	Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
# of units vouchers in use	0	0	0	833	0	833	0	0	0

Table 22 - Public Housing by Program Type

*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition

Data Source: PIC (PIH Information Center)

Characteristics of Residents

	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers			Special Purpose Voucher		
				Total	Project - based	Tenant - based	Veterans Affairs Supportive Housing	Family Unification Program	
Average Annual Income	0	0	0	12,502	0	12,502	0	0	
Average length of stay	0	0	0	5	0	5	0	0	

Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers				
				Total	Project - based	Tenant - based	Special Purpose Voucher	
							Veterans Affairs Supportive Housing	Family Unification Program
Average Household size	0	0	0	2	0	2	0	0
# Homeless at admission	0	0	0	0	0	0	0	0
# of Elderly Program Participants (>62)	0	0	0	143	0	143	0	0
# of Disabled Families	0	0	0	228	0	228	0	0
# of Families requesting accessibility features	0	0	0	833	0	833	0	0
# of HIV/AIDS program participants	0	0	0	0	0	0	0	0
# of DV victims	0	0	0	0	0	0	0	0

Table 23 – Characteristics of Public Housing Residents by Program Type

Data Source: PIC (PIH Information Center)

Race of Residents

Program Type									
Race	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project - based	Tenant - based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
White	0	0	0	255	0	255	0	0	0
Black/African American	0	0	0	574	0	574	0	0	0
Asian	0	0	0	0	0	0	0	0	0

Program Type									
Race	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project - based	Tenant - based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
American Indian/Alaska Native	0	0	0	1	0	1	0	0	0
Pacific Islander	0	0	0	3	0	3	0	0	0
Other	0	0	0	0	0	0	0	0	0

*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition

Table 24 – Race of Public Housing Residents by Program Type

Data Source: PIC (PIH Information Center)

Ethnicity of Residents

Program Type									
Ethnicity	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project - based	Tenant - based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
Hispanic	0	0	0	108	0	108	0	0	0
Not Hispanic	0	0	0	725	0	725	0	0	0

*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition

Table 25 – Ethnicity of Public Housing Residents by Program Type

Data Source: PIC (PIH Information Center)

Section 504 Needs Assessment: Describe the needs of public housing tenants and applicants on the waiting list for accessible units:

The City of Sugar Land does not have any public housing located within its city limits and does not have a public housing authority that serves its residents.

Most immediate needs of residents of Public Housing and Housing Choice voucher holders

According to the data tables available through the PIH Information Center, of the 833 recipients of voucher assistance, nearly 45% are elderly or disabled persons. Additionally, all 833 voucher recipients have requested some type of accessibility feature in their residence. There is an immediate need for accessible housing to accommodate the most vulnerable of populations, including elderly and disabled persons.

How do these needs compare to the housing needs of the population at large

The need for quality affordable housing exists throughout the population at large and is more pronounced among the elderly and disabled. The retrofitting of housing to allow for accessibility is costly. Financial resources to complete such modifications are often not available to private landlords.

Discussion

With little affordable housing and no public housing, the City of Sugar Land has limited options available for low income persons and more specifically vulnerable populations such as elderly and disabled persons.

NA-40 Homeless Needs Assessment – 91.205(c)

Introduction:

The City of Sugar Land is part of the Houston Continuum of Care, which serves Houston, Harris County and Fort Bend County. During the 2013 Point in Time Count, a total of 52 persons were found to be sheltered in Fort Bend County while 51 persons were found to be unsheltered. Available data is limited for the City of Sugar Land itself and identified hot spots typically are located within the cities of Richmond and Rosenberg in Fort Bend County.

While some need does exist within Fort Bend County and Sugar Land, homeless needs are concentrated within Houston and Harris County. Homeless services in Fort Bend County are limited to those provided by the Fort Bend County Women’s Center, a domestic violence shelter, Fort Bend Family Promise, a shelter that serves families, and Parks Youth Ranch, which serves homeless youth. Additionally, Sugar Land does not receive an allocation of Emergency Solutions Grants (ESG) Program funding and is limited in the assistance it is able to provide to the homeless service providers in Fort Bend County.

If data is not available for the categories "number of persons becoming and exiting homelessness each year," and "number of days that persons experience homelessness," describe these categories for each homeless population type (including chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth):

Data is not available for these populations.

Nature and Extent of Homelessness: (Optional)

Race:	Sheltered:	Unsheltered (optional)
Ethnicity:	Sheltered:	Unsheltered (optional)

Estimate the number and type of families in need of housing assistance for families with children and the families of veterans.

While data is not specifically available for the City of Sugar Land, information is available for the region as a whole. According to the 2011 Capacity and Gaps in the Homeless Residential and Service System by the Coalition for the Homeless Houston/Harris County, of the 30,108 households in the region that are homeless over the course of a year, 5,856 or 19% of those experiencing homelessness were families with children. The 2013 Point in Time count shows that approximately 15% of the region’s 6,359 individuals experiencing homelessness on January 29, 2013 were US Veterans.

Describe the Nature and Extent of Homelessness by Racial and Ethnic Group.

Limited information is available regarding the extent of homelessness within the City of Sugar Land; however, the nature of homelessness for Houston, Harris County, and Fort Bend County shows that just over half of those experiencing homelessness are Black/ African American, and approximately 20% are Hispanic.

Describe the Nature and Extent of Unsheltered and Sheltered Homelessness.

According to the 2013 Point in Time count on January 29, 2013, the region had 2,927 unsheltered in Harris County, 3,329 sheltered in Harris County, 51 unsheltered in Fort Bend County, and 52 sheltered in Fort Bend County for a total count of 6,359 individuals. This is a 14% drop from the 2012 Point in Time count on January 31, 2012 where there were 3,746 unsheltered in Harris County, 3,327 sheltered in Harris County, 78 unsheltered in Fort Bend County, and 205 sheltered in Fort Bend County for a total count of 7,356 individuals. It is believed that much of the population that experiences homelessness in Fort Bend remains precariously housed and is therefore difficult to assess.

Actual data collected both from the Coalition for the Homeless Houston/Harris County and the Fort Bend Independent School District (ISD) show similar numbers for the City of Sugar Land. During the last year, 121 individuals utilized homeless services and 40 were literally homeless as reported through the Coalition’s Homeless Management Information System (HMIS) zip code data, which can span regions outside of the city. Fort Bend ISD reports services have been provided to 122 students so far during the 2013/2014 school year. While this shows a slight drop for the 2012/2013 school year when 137 students were reported, it is a substantial increase from the 2011/2012 school year when 96 students were reported. The numbers reported by Fort Bend ISD do not provide details of the level of homelessness experienced by the children.

Discussion:

The lack of data specific to the homeless population within the City of Sugar Land makes it extremely difficult to accurately assess the need. To ensure existing needs are met, Sugar Land will continue to collaborate with the Sugar Land Police Department, Fort Bend Independent School District and the Coalition for the Homeless Houston/Harris County to make resources available when necessary. This includes funding public services to assist families in crisis as well as rental assistance to help stabilize families.

NA-45 Non-Homeless Special Needs Assessment - 91.205 (b,d)

Introduction:

The City of Sugar Land works to provide assistance and services to non-homeless special needs populations that include the elderly and frail elderly, mentally and physically disabled persons, persons with substance addictions, persons with HIV/AIDS and victims of domestic violence.

Describe the characteristics of special needs populations in your community:

Annually, the Fort Bend Seniors Meals on Wheels program identifies and assists over 1,000 seniors daily throughout Fort Bend County with the provision of meals and services. Assistance is provided to elderly and disabled persons who are home bound and unable to care for such basic needs as the preparation of meals. Within the City of Sugar Land, an estimated 20-30 seniors receive services each day to ensure they receive nutritious meals.

Through assistance provided by the Fort Bend County Women's Center, victims of domestic violence are able to receive services through all stages of recovery. This assistance includes 24-hour shelter services available for emergencies affecting victims of violence or assault. Non-residential services are available to assist victims who have transitioned out of the shelter or those with more independent circumstances. Annually, less than 40 persons receive assistance in Sugar Land; however, it is believed that this number may under represent the need due to a lack of reporting for cultural reasons.

Mental illness affects an estimated 22-25% of American adults each year with the ability to create diminishing capacity for coping with ordinary life.

What are the housing and supportive service needs of these populations and how are these needs determined?

According to the 2010 CHAS data in Table 6, a total of 6,214 households, or 25% of all households, included individuals 62 years and over. Additionally, a substantial portion of those households included persons over the age of 62 living alone. Elderly persons make up the largest population in need of housing.

Transportation is a needed service for elderly and disabled persons throughout Fort Bend County as public transportation is limited. Fort Bend County offers shared ride bus services that are available to residents of Sugar Land. This demand-response transportation is available for \$1.00 per person each way, and disabled persons can request door-to-door services. Annually, the City of Sugar Land contributes \$70,000 to help support this program.

Discuss the size and characteristics of the population with HIV/AIDS and their families within the Eligible Metropolitan Statistical Area:

According to the 2012 Texas STD and HIV Epidemiologic Profile released by the Texas Department of State Health Services, nearly one third of all HIV/AIDS cases reported in the state are located in the Houston metropolitan area. The City of Houston Department of Health and Human Services reports 1,052 cases of HIV cases diagnosed in 2013. With one of the highest levels of uninsured persons in the State, the Houston MSA has higher levels of persons living with aids not receiving adequate treatment.

Discussion:

With limited funding opportunities, the City of Sugar Land is unable to meet the needs of all special needs populations. However, the Houston MSA has experienced agencies that provide services to non-homeless special needs populations that are funded through a variety of jurisdictions, including Fort Bend County, Harris County, the City of Houston, etc. The combined efforts of all jurisdictions help to better address and provide for the needs of these populations.

NA-50 Non-Housing Community Development Needs – 91.215 (f)

Describe the jurisdiction’s need for Public Facilities:

The City of Sugar Land has recently constructed or updated many of its public facilities located within or near eligible Target Areas. At this time, the local HeadStart Program is located in a public facility. Discussions are under way to determine if the facility meets the needs of the Program and may result in the renovation or relocation of the Program.

How were these needs determined?

The City’s need for public facilities was determined through the review of the Five-Year Capital Improvement Program for Fiscal Year 2015 - 2019, meetings with the City’s Engineering, Public Works and Parks & Recreation Department, and input from the City’s residents. Input was received during the public forums and through the Consolidated Plan survey.

Describe the jurisdiction’s need for Public Improvements:

Many of Sugar Land’s Target Areas, including Englewood Place, The Highlands/Edgewater and Mayfield Park/The Hill are in need of park, sidewalk and street improvements. Two community parks are in need of capital improvements to provide safer and more accessible amenities. Many of the neighborhood sidewalks, totaling an estimated 8,600 linear feet, require replacement to allow for greater accessibility. Additionally, street improvements, totaling an estimated 313,000 square feet, are necessary in designated target areas that serve low and moderate income households.

How were these needs determined?

The City’s need for public improvements was determined through the review of the Five-Year Capital Improvement Program for Fiscal Year 2015 - 2019, meetings with the City’s Engineering Department, meetings with the City’s Parks Department, and input from the City’s residents. Input was received during various public forums and through the Consolidated Plan survey.

Describe the jurisdiction’s need for Public Services:

The City of Sugar Land has an extremely diverse population with various needs for public services. In order to better assess the need for services, the City issued a survey and received input from the community regarding the proposed needs. Staff also met with stakeholder agencies involved in providing services. Many of the agencies are not located within Sugar Land and are located in and around adjacent communities but track services provided to Sugar Land residents.

Sugar Land’s Asian population makes up approximately 35% of the total population within Sugar Land as compared to just 7% throughout the MSA. As such, there exists a need for literacy training to assist non-native speakers. Services are needed to provide individuals with English as a Second Language (ESL) classes, basic literacy and GED training.

Services to youth, and more specifically abused and neglected children, is an identified need within the community. According to the 2010 CHAS data in Table 6, 914 households at or below 80% AMI have children below the age of 6 at home that require services.

With an aging population, Sugar Land has a need for senior services and medical services. According to the 2010 Census, 11,026 persons or 14% of the population living in Sugar Land is over the age of 62 years. This number is expected to continue to grow and increase the need for nutritious meals, transportation, and healthcare services.

How were these needs determined?

The City's need for public services was determined through meetings with the City's Senior Center staff, meetings with the City's local service providers, and input from the City's residents. Input was received during various public forums and through the Consolidated Plan survey.

Housing Market Analysis

MA-05 Overview

Housing Market Analysis Overview:

The Houston metropolitan area in general has seen a recent construction boom with the City of Sugar Land issuing nearly \$80 million in single family building permits during the 12 months ending September 2013. The September 2013 average construction value was \$549,074, a 46% increase from the September 2012 average construction value of \$375,422. According to the U.S. Census Bureau, 24,407 permits for single-family homes and 8,363 for multi-family homes were issued during the first eight months of 2013 for the entire Houston area. Despite the high production, available housing is not keeping up with the demand.

As a result, the City of Sugar Land's housing market is experiencing a housing shortage where demand is greater than the current supply. Many areas of Sugar Land have less than 2-3 months inventory and buyers become involved in competitive negotiations with multiple offers. An inventory of 6 months is typical in stable housing markets.

Unfortunately, this situation has created a buying frenzy that makes it extremely difficult for low income families with limited credit to purchase homes. While the Houston area has relatively low median home prices when compared nationally, housing prices continue to increase due to the housing shortage. With an average sales price of \$283,600 during the month of March 2014, housing prices in Sugar Land continue to climb.

The rental market is also competitive due to the limited available choices. With less than 3,000 multifamily rental units and rents that typically begin at \$900 for a one-bedroom, low income persons have limited affordable options.

MA-10 Number of Housing Units – 91.210(a)&(b)(2)

Introduction

The City of Sugar Land’s housing stock consists primarily, nearly 90%, of single family detached homes and just 10% of multifamily housing. While a portion of the single family housing stock serves as rental housing, there are a limited number of smaller size rentals available.

All residential properties by number of units

Property Type	Number	%
1-unit detached structure	22,737	86%
1-unit, attached structure	687	3%
2-4 units	239	1%
5-19 units	1,171	4%
20 or more units	1,429	5%
Mobile Home, boat, RV, van, etc	76	0%
Total	26,339	100%

Table 26 – Residential Properties by Unit Number

Data Source: 2006-2010 ACS

Unit Size by Tenure

	Owners		Renters	
	Number	%	Number	%
No bedroom	0	0%	106	2%
1 bedroom	21	0%	1,040	22%
2 bedrooms	842	4%	1,187	26%
3 or more bedrooms	19,269	96%	2,320	50%
Total	20,132	100%	4,653	100%

Table 27 – Unit Size by Tenure

Data Source: 2006-2010 ACS

Describe the number and targeting (income level/type of family served) of units assisted with federal, state, and local programs.

At this time, the City of Sugar Land does not have any units that have been assisted with federal, state, or local programs. Additionally, neither the City of Sugar Land nor Fort Bend County has a Public Housing Authority, and Section 8 vouchers are administered by the Texas Department of Housing and Community Affairs.

Provide an assessment of units expected to be lost from the affordable housing inventory for any reason, such as expiration of Section 8 contracts.

The City of Sugar Land does not have subsidized housing and therefore does not expect any losses.

Does the availability of housing units meet the needs of the population?

Affordable housing options are critical to serve the needs of low and moderate income families. According to Table 35 - Housing Affordability, there exists only 1,030 rental and 1,754 owner units that are affordable to families earning at or below 80% AMI. While recent developments such as the planned addition of an additional 625 multifamily units in the Imperial development and 400 multifamily units in the Telfair development increase the available housing stock, there are not currently any planned affordable housing developments.

Describe the need for specific types of housing:

With a growing elderly population, the need for affordable housing for the elderly will continue to grow. With less than 1,200 one bedroom units available for rent and an even smaller number available at affordable rents, the need will be exacerbated by young professionals also seeking to live in Sugar Land.

Discussion

The City of Sugar Land recognizes the need for more diverse housing options. Through the approval of over 1,000 multifamily units in recent years, the rental housing stock is proposed to increase to better meet some of the need. Limitations, including the lack of a local public housing authority and lack of HOME funding, make the construction of affordable housing nearly impossible.

MA-15 Housing Market Analysis: Cost of Housing - 91.210(a)

Introduction

According to the 2010 Texas A&M Real Estate Center, median home values increased 65% between 2000 and 2010. The City of Sugar Land shows that the 2013 median home value is over \$299,000, making housing affordable to very few families.

Cost of Housing

	Base Year: 2000	Most Recent Year: 2010	% Change
Median Home Value	158,300	261,600	65%
Median Contract Rent	816	0	(100%)

Table 28 – Cost of Housing

Data Source: 2000 Census (Base Year), 2014 TAMU Real Estate Center (Most Recent Year)

Rent Paid	Number	%
Less than \$500	694	14.9%
\$500-999	1,398	30.0%
\$1,000-1,499	1,805	38.8%
\$1,500-1,999	434	9.3%
\$2,000 or more	322	6.9%
Total	4,653	100.0%

Table 29 - Rent Paid

Data Source: 2006-2010 ACS

Housing Affordability

% Units affordable to Households earning	Renter	Owner
30% HAMFI	10	No Data
50% HAMFI	155	175
80% HAMFI	865	1,579
100% HAMFI	No Data	2,649
Total	1,030	4,403

Table 30 – Housing Affordability

Data Source: 2006-2010 CHAS

Monthly Rent

Monthly Rent (\$)	Efficiency (no bedroom)	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom
Fair Market Rent	\$623	\$750	\$926	\$1,264	\$1,563
High HOME Rent	\$623	\$750	\$926	\$1,097	\$1,205
Low HOME Rent	\$586	\$628	\$753	\$870	\$971

Table 31 – Monthly Rent

Data Source: HUD FMR and HOME Rents

Is there sufficient housing for households at all income levels?

Limited affordable housing options are most visible for persons at or below 50% median family income. Most individuals in the City of Sugar Land spend well below 30% of their annual income on housing, therefore making housing affordable to the majority of the population. Unfortunately, very few options are available to households at 50% AMI and the number available to 30% AMI is virtually non-existent.

According to the 2010 CHAS, less than 5% of housing units in the City of Sugar Land are affordable to renters making less than 80% AMI. Less than 7% of owner occupied housing units are affordable to households making less than 80% AMI. It is therefore more affordable to own a home within Sugar Land than it is to rent.

How is affordability of housing likely to change considering changes to home values and/or rents?

Housing affordability is likely to decrease as competition for existing homes and home values continue to increase. According to the 2010 Texas A&M Real Estate Center, median home values increased 65% between 2000 and 2010 from \$158,300 to \$261,600. The City of Sugar Land's 2013 median home value is now over \$299,000, making the increase in home values even more severe.

How do HOME rents / Fair Market Rent compare to Area Median Rent? How might this impact your strategy to produce or preserve affordable housing?

Fair market rents for the Houston-Baytown-Sugar Land MSA show a 2 bedroom unit to be \$926, which is below average rents within the City of Sugar Land. The City does not currently have any subsidized housing available within the city limits. As a result, HOME rents and Fair Market rents have little impact on the City's overall housing strategy.

Discussion

An extremely competitive housing market has had a significant impact on the increase in housing values and further reduced the availability of affordable housing. A limited availability of rental apartments also makes the rental market competitive and increases the rental rates.

MA-20 Housing Market Analysis: Condition of Housing – 91.210(a)

Introduction

As a more recently incorporated community, the City of Sugar Land has few homes, 4,722, built before 1980 and even fewer homes, 252, built before 1950. The number of conditions that require improvements are therefore minimal.

Definitions

A structure that is deemed substandard is one that has become deteriorated or damaged to the extent that it no longer provides protection from the elements, or is in danger of collapse, or is not connected to an approved water/ wastewater system, or is hazardous to public health, safety and welfare.

Condition of Units

Condition of Units	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
With one selected Condition	5,207	26%	1,711	37%
With two selected Conditions	86	0%	121	3%
With three selected Conditions	0	0%	0	0%
With four selected Conditions	0	0%	48	1%
No selected Conditions	14,839	74%	2,773	60%
Total	20,132	100%	4,653	101%

Table 32 - Condition of Units

Data Source: 2006-2010 ACS

Year Unit Built

Year Unit Built	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
2000 or later	3,912	19%	810	17%
1980-1999	12,579	62%	2,762	59%
1950-1979	3,469	17%	1,001	22%
Before 1950	172	1%	80	2%
Total	20,132	99%	4,653	100%

Table 33 – Year Unit Built

Data Source: 2006-2010 CHAS

Risk of Lead-Based Paint Hazard

Risk of Lead-Based Paint Hazard	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
Total Number of Units Built Before 1980	3,641	18%	1,081	23%
Housing Units before 1980 with children present	530	3%	138	3%

Table 34 – Risk of Lead-Based Paint

Data Source: 2006-2010 ACS (Total Units) 2006-2010 CHAS (Units with Children present)

Vacant Units

	Suitable for Rehabilitation	Not Suitable for Rehabilitation	Total
Vacant Units	54	Not available	54
Abandoned Vacant Units	Not available	Not available	
REO Properties	Not available	Not available	
Abandoned REO Properties	Not available	Not available	

Table 35 - Vacant Units

Need for Owner and Rental Rehabilitation

There is a need within the City of Sugar Land for the rehabilitation of owner occupied and rental housing to ensure continued affordable housing options for low to moderated income families. According to the 2010 ACS, nearly 26% of owner occupied housing and 37% of rental housing have at least one condition for repair.

Many of the homes built before 1980 are located within Target Areas and have an increased need for maintenance. Families often struggle to make all of the necessary repairs to homes when they have limited resources.

Estimated Number of Housing Units Occupied by Low or Moderate Income Families with LBP Hazards

The City of Sugar Land's older housing stock, which typically contains increased levels of lead based paint hazards, can be found mostly in Target Areas such as Mayfield Park and The Hill. These areas, which include a total of 345 residential houses, also contain higher levels of low to moderate income families than the balance of Sugar Land. It is estimated that approximately 20% of these homes, or 69 low to moderate income households, contain some level of lead paint hazards.

Discussion

The City of Sugar Land strives to ensure the health, safety, and welfare of Sugar Land residents through the reasonable enforcement of the city's codes and ordinances. While older housing stock typically requires increased maintenance, unhealthy property conditions may exist throughout the City.

MA-25 Public and Assisted Housing – 91.210(b)

Introduction

The City of Sugar Land does not have any public housing located within its city limits and does not have a public housing authority that serves its residents. Vouchers included in the tables below are likely administered through the Texas Department of Housing and Community Affairs.

Totals Number of Units

	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project - based	Tenant - based	Special Purpose Voucher		
						Veterans Affairs Supportive Housing	Family Unification Program	Disabled *	
# of units vouchers available				1,540			0	0	0
# of accessible units									
*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition									

Table 36 – Total Number of Units by Program Type

Data Source: PIC (PIH Information Center)

Describe the supply of public housing developments:

There are no public housing developments located within the City of Sugar Land.

Describe the number and physical condition of public housing units in the jurisdiction, including those that are participating in an approved Public Housing Agency Plan:

There are no public housing developments located within the City of Sugar Land.

Public Housing Condition

Public Housing Development	Average Inspection Score
N/A	N/A

Table 37 - Public Housing Condition

Describe the restoration and revitalization needs of public housing units in the jurisdiction:

There are no public housing developments located within the City of Sugar Land.

Describe the public housing agency's strategy for improving the living environment of low- and moderate-income families residing in public housing:

There are no public housing developments located within the City of Sugar Land.

Discussion:

The City of Sugar Land does not have any public housing located within its city limits and does not have a public housing authority that serves its residents.

MA-30 Homeless Facilities and Services – 91.210(c)

Introduction

An extensive system of homeless facilities and service providers exist within the Houston MSA. While none of the facilities or providers is located within the City of Sugar Land, services are available to city residents when needed. In addition, Fort Bend County is part of the Houston Continuum of Care and has three service and facility providers for the county’s homeless population. The three providers serve very different populations, including homeless youth, victims of domestic violence, and homeless families.

Facilities and Housing Targeted to Homeless Households

	Emergency Shelter Beds		Transitional Housing Beds	Permanent Supportive Housing Beds	
	Year Round Beds (Current & New)	Voucher / Seasonal / Overflow Beds	Current & New	Current & New	Under Development
Households with Adult(s) and Child(ren)	132		10	153	
Households with Only Adults					
Chronically Homeless Households					
Veterans					
Unaccompanied Youth	22				

Table 38 - Facilities and Housing Targeted to Homeless Households

Describe mainstream services, such as health, mental health, and employment services to the extent those services are used to complement services targeted to homeless persons

As part of the Houston Continuum of Care, local resources are harnessed in order to address the many needs of the area's homeless population. Information for providers of housing, food and meals, job training, health services (including mental health), transportation, legal services, and chemical dependency, are compiled and made available through the Coalition for the Homeless of Houston/Harris County. Additionally, individual school districts are charged with providing services to children experiencing homelessness through the McKinney-Vento Education Assistance Act of 2001.

List and describe services and facilities that meet the needs of homeless persons, particularly chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth. If the services and facilities are listed on screen SP-40 Institutional Delivery Structure or screen MA-35 Special Needs Facilities and Services, describe how these facilities and services specifically address the needs of these populations.

While available within Houston and Harris County, there are few services and facilities within Sugar Land and Fort Bend County that meet the needs of the chronically homeless. Within Fort Bend County, there are three service and facility providers for the county's homeless population. Fort Bend Family Promise assists families in crisis, while Parks Youth Ranch offers assistance to unaccompanied youth with emergency shelter. The third service provider, the Fort Bend County Women's Center, offers assistance to victims of domestic violence through a shelter and transitional housing program.

MA-35 Special Needs Facilities and Services – 91.210(d)

Introduction

The City of Sugar Land will continue to fund, both with CDBG funding and its local funding, programs and facilities that assist some of its most vulnerable populations, including elderly persons, disabled persons, and abused children.

Including the elderly, frail elderly, persons with disabilities (mental, physical, developmental), persons with alcohol or other drug addictions, persons with HIV/AIDS and their families, public housing residents and any other categories the jurisdiction may specify, and describe their supportive housing needs

In order to assist elderly populations, the City of Sugar Land will continue to fund the T.E. Harman Senior Center through the utilization of local dollars. This facility provides services and activities that allow Sugar Land's elderly population to remain active and involved. The center is open five days a week from 8 am to 8 pm on Monday through Thursday and from 8 am to 5 pm on Friday. Curb-to-curb transportation services are available to and from the facility through the Fort Bend County Public Transportation for \$1 each way.

In addition, funding has been made available each year to provide meals to Sugar Land's homebound frail elderly and disabled persons to ensure they are receiving nutritious meals. For clients participating in the Fort Bend Senior Meals on Wheels Program, hot meals are delivered each day during the week, and frozen meals are provided for the weekends. In addition, shelf stable meals are provided to seniors in case of emergencies such as power outages or hurricanes.

Persons with drug or alcohol addictions are able to receive assistance through the Fort Bend Regional Council on Substance Abuse. The Council is able to assist both youth and adults dealing with addiction through treatment, counseling and referrals. The Council also conducts outreach programs to ensure assistance is available to families and communities seeking to learn more about drug free living.

Individuals with HIV/AIDS and their families may receive assistance for testing from several local Fort Bend clinics. To receive more extensive services, families may reach out to agencies funded through the City of Houston's Housing Opportunities for Persons with Aids (HOPWA) funds. Agencies include A Caring Safe Place, AIDS Foundation Houston, Bering Omega Community Services, Brentwood Community Foundation, Catholic Charities, Houston Area Community Services, Houston SRO Housing Corporation, Houston Volunteer Lawyers Program, Montrose Counseling Center, and SEARCH. While most agencies provide supportive services, many also offer rental assistance.

While there is not public housing located within the City of Sugar Land, the City works to provide services and stable housing to all residents with special needs.

Describe programs for ensuring that persons returning from mental and physical health institutions receive appropriate supportive housing

The City of Sugar Land is home to top notch medical facilities with case workers on staff that can make referrals for persons returning from mental and physical health institutions. A network of over 70 home care agencies located within Sugar Land is in place to support the medical facilities and their clients. Available home care services range from geriatric and Alzheimer's home care to occupational, physical and speech therapies.

Specify the activities that the jurisdiction plans to undertake during the next year to address the housing and supportive services needs identified in accordance with 91.215(e) with respect to persons who are not homeless but have other special needs. Link to one-year goals. 91.315(e)

The City of Sugar Land will continue to fund several agencies working to assist special needs populations throughout the City.

The City funds Fort Bend CORPS to assist low income families, including elderly and disabled persons, to remain in their homes. The Fort Bend CORPS is able to complete minor housing rehabilitation and accessibility modifications to assist individuals and families in need and anticipates completing 8 rehabilitations during PY2014.

In addition, public service funding will be allocated to assist some of the City residents in greatest need. It is anticipated that Child Advocates will serve at least 38 abused and neglected children and their families with advocacy and counseling services during PY2014. In addition, Fort Bend Seniors Meals on Wheels will provide meals to at least 16 homebound elderly and disabled persons to ensure they are receiving daily nutrition, and AccessHealth will receive funding to assist at least 40 uninsured elderly persons.

For entitlement/consortia grantees: Specify the activities that the jurisdiction plans to undertake during the next year to address the housing and supportive services needs identified in accordance with 91.215(e) with respect to persons who are not homeless but have other special needs. Link to one-year goals. (91.220(2))

As an entitlement grantee, the City of Sugar Land will continue to fund several agencies working to assist special needs populations throughout the City.

The City funds Fort Bend CORPS to assist low income families, including elderly and disabled persons, to remain in their homes. The Fort Bend CORPS is able to complete minor housing rehabilitation and accessibility modifications to assist individuals and families in need and anticipates completing 8 rehabilitations during PY2014.

Public service funding will be allocated to assist some of the City residents in greatest need. It is anticipated that Child Advocates will serve at least 38 abused and neglected children and their families with advocacy and counseling services. In addition, Fort Bend Seniors Meals on Wheels will provide

meals to at least 16 homebound elderly and disabled persons to ensure they are receiving daily nutrition, and AccessHealth will receive funding to assist at least 40 uninsured elderly persons.

MA-40 Barriers to Affordable Housing – 91.210(e)

Negative Effects of Public Policies on Affordable Housing and Residential Investment

The City of Sugar Land, coupled with the many Homeowner Associations throughout the City, have high standards for property construction and ongoing maintenance. As a result, Sugar Land has a low percentage of substandard housing. While this serves to minimize the amount of poor quality housing, the unintended result is the increased cost to build and maintain a home within Sugar Land. The high cost of land acquisition and construction within Sugar Land appears to have a negative effect on the development of affordable housing.

The City of Sugar Land does not receive HOME funding and is unable to counter the high cost of developing affordable housing. Additionally, since Sugar Land is an entitlement community, Fort Bend County cannot invest HOME dollars within Sugar Land. For-profit and non-profit developers therefore have little incentive to build affordable housing within the City Limits.

MA-45 Non-Housing Community Development Assets – 91.215 (f)

Introduction

The City of Sugar Land has a strong economic base that serves as a regional employment center that is home to numerous high-profile regional and international corporations, including Minute Maid, Schlumberger, Tramountina USA, Fluor Corporation, Bechtel EO, Noble Drilling, and Aetna. Located just outside Houston, Sugar Land also benefits from the strong energy industry, professional health care, and engineering job sectors.

Sugar Land has regularly retained low unemployment rate and strong educational attainments numbers. According to the 2010 American Community Survey, the City of Sugar Land benefits from an unemployment rate of 5.1% among working adults. More than 93% of the City's workforce has graduated high school and 54% has a bachelor's degree or higher.

Economic Development Market Analysis

Business Activity

Business by Sector	Number of Workers	Number of Jobs	Share of Workers %	Share of Jobs %	Jobs less workers %
Agriculture, Mining, Oil & Gas Extraction	1,764	1,372	5	4	-2
Arts, Entertainment, Accommodations	3,240	5,125	10	13	3
Construction	1,889	2,002	6	5	-1
Education and Health Care Services	5,357	6,366	16	16	0
Finance, Insurance, and Real Estate	2,413	2,552	7	7	-1
Information	728	305	2	1	-1
Manufacturing	2,851	5,868	8	15	7
Other Services	988	1,228	3	3	0
Professional, Scientific, Management Services	4,369	3,923	13	10	-3
Public Administration	85	20	0	0	0
Retail Trade	4,171	6,460	12	16	4
Transportation and Warehousing	1,112	366	3	1	-2
Wholesale Trade	2,419	1,822	7	5	-3
Total	31,386	37,409	--	--	--

Table 39 - Business Activity

Data Source: 2006-2010 ACS (Workers), 2010 Longitudinal Employer-Household Dynamics (Jobs)

Labor Force

Total Population in the Civilian Labor Force	39,664
Civilian Employed Population 16 years and over	37,641
Unemployment Rate	5.10
Unemployment Rate for Ages 16-24	11.06
Unemployment Rate for Ages 25-65	3.33

Table 40 - Labor Force

Data Source: 2006-2010 ACS

Occupations by Sector	Number of People
Management, business and financial	15,681
Farming, fisheries and forestry occupations	1,354
Service	1,885
Sales and office	5,521
Construction, extraction, maintenance and repair	1,035
Production, transportation and material moving	1,095

Table 41 – Occupations by Sector

Data Source: 2006-2010 ACS

Travel Time

Travel Time	Number	Percentage
< 30 Minutes	16,525	47%
30-59 Minutes	15,987	46%
60 or More Minutes	2,551	7%
Total	35,063	100%

Table 42 - Travel Time

Data Source: 2006-2010 ACS

Education:

Educational Attainment by Employment Status (Population 16 and Older)

Educational Attainment	In Labor Force		Not in Labor Force
	Civilian Employed	Unemployed	
Less than high school graduate	1,284	174	1,282
High school graduate (includes equivalency)	3,319	163	1,515
Some college or Associate's degree	8,404	293	2,272
Bachelor's degree or higher	19,840	819	4,104

Table 43 - Educational Attainment by Employment Status

Data Source: 2006-2010 ACS

Educational Attainment by Age

	Age				
	18–24 yrs	25–34 yrs	35–44 yrs	45–65 yrs	65+ yrs
Less than 9th grade	180	158	238	569	609
9th to 12th grade, no diploma	976	525	481	769	510
High school graduate, GED, or alternative	1,301	979	875	3,143	1,636
Some college, no degree	2,643	1,230	2,098	4,599	1,310
Associate's degree	133	324	1,002	1,725	327
Bachelor's degree	867	3,300	3,296	8,717	1,580
Graduate or professional degree	25	1,089	2,703	5,658	1,029

Table 44 - Educational Attainment by Age

Data Source: 2006-2010 ACS

Educational Attainment – Median Earnings in the Past 12 Months

Educational Attainment	Median Earnings in the Past 12 Months
Less than high school graduate	20,590
High school graduate (includes equivalency)	34,884
Some college or Associate's degree	42,978
Bachelor's degree	59,054
Graduate or professional degree	88,836

Table 45 – Median Earnings in the Past 12 Months

Data Source: 2006-2010 ACS

Based on the Business Activity table above, what are the major employment sectors within your jurisdiction?

The three major employment sectors within the City of Sugar Land are Education and Health Care Services, Professional, Scientific, Management Services, and Retail Trade.

The City of Sugar Land is known throughout the region for high-end retail developments. The City's diverse demographics and higher household income have attracted over 7.6 million square feet of retail space that continues to expand.

As the population in Sugar Land and Fort Bend County continues to grow, so does the growth of the Health Care industry. Sugar Land is home to notable providers such as Houston Methodist, St. Luke's, HealthSouth, Kindred and Memorial Hermann. Both Methodist and Memorial Hermann recently began an expansion of their campuses.

Sugar Land contributes to the concentration of the nation's oil and gas extraction jobs located in the Houston MSA, which in 2012 reflected a concentration of 27.3 percent of the nation's jobs. The location of Flour, Schlumberger, Nalco-Champion, Noble Drilling and many other petrochemical and oilfield technology firms in the area add to the strength of this employment sector.

Describe the workforce and infrastructure needs of the business community:

According to the 2010 American Communities Survey and the 2010 Longitudinal Employer-Household Dynamics, Manufacturing and Retail Trade are the two employment sectors most in need of qualified workers within Sugar Land.

At the peak of the recession, much of the Houston MSA struggled with shortages of highly skilled workers. However, as unemployment rates have fallen, the area is now struggling with shortages in workers with basic skill sets. Based on the community's higher degree of educational attainment, the shortage of workers directly impacts the manufacturing and retail trade sectors. With over 900 choices for restaurants, shopping and entertainment facilities, there is always an increased need for qualified workers.

Describe any major changes that may have an economic impact, such as planned local or regional public or private sector investments or initiatives that have affected or may affect job and business growth opportunities during the planning period. Describe any needs for workforce development, business support or infrastructure these changes may create.

Memorial Hermann Hospital (\$93 million project) and Houston Methodist Hospital (\$131 million project) are both planning major expansions over the next couple of years that increase the job opportunities for the health sector. Both hospitals broke ground on their projects this May 2014.

In addition to the growing health sector, the City of Sugar Land has reached high occupancy rates of over 90% in both its industrial and office markets. While this is a sign of a healthy, successful economy, the

City is running out of space to accommodate future demand. Therefore, the City is in the process of identifying potential initiatives to accommodate future growth opportunities.

How do the skills and education of the current workforce correspond to employment opportunities in the jurisdiction?

Based on the current levels of educational attainment, the current workforce is well suited to meet employment opportunities in the highly skilled jobs but not enough workers exist to meet employment needs of basic skills jobs.

Describe any current workforce training initiatives, including those supported by Workforce Investment Boards, community colleges and other organizations. Describe how these efforts will support the jurisdiction's Consolidated Plan.

The City of Sugar Land currently does not have specific training initiatives. When requested, the City helps businesses coordinate or apply for assistance with the State of Texas. State opportunities include the Texas Skills Development Fund (SDF), Self Sufficiency Fund, and Workforce Solutions.

The Skills Development Fund provides training dollars for Texas businesses and workers and is administered by the Texas Workforce Solutions. The program includes partnerships between businesses and public Community or Technical colleges. The specific skills businesses are seeking are provided to them through training offered through the colleges and coordinated by the Texas Workforce Solutions.

The Consolidated Plan includes the provision of employment training services to low income residents that will complement the efforts of businesses to train employees.

Does your jurisdiction participate in a Comprehensive Economic Development Strategy (CEDS)?

No, the City of Sugar Land does not participate in a CEDS.

If so, what economic development initiatives are you undertaking that may be coordinated with the Consolidated Plan? If not, describe other local/regional plans or initiatives that impact economic growth.

N/A

Discussion

With its higher levels of educational attainment, the City of Sugar Land is well positioned for continued economic growth. Employment training services to low income residents will continue to be a priority.

MA-50 Needs and Market Analysis Discussion

Are there areas where households with multiple housing problems are concentrated? (include a definition of "concentration")

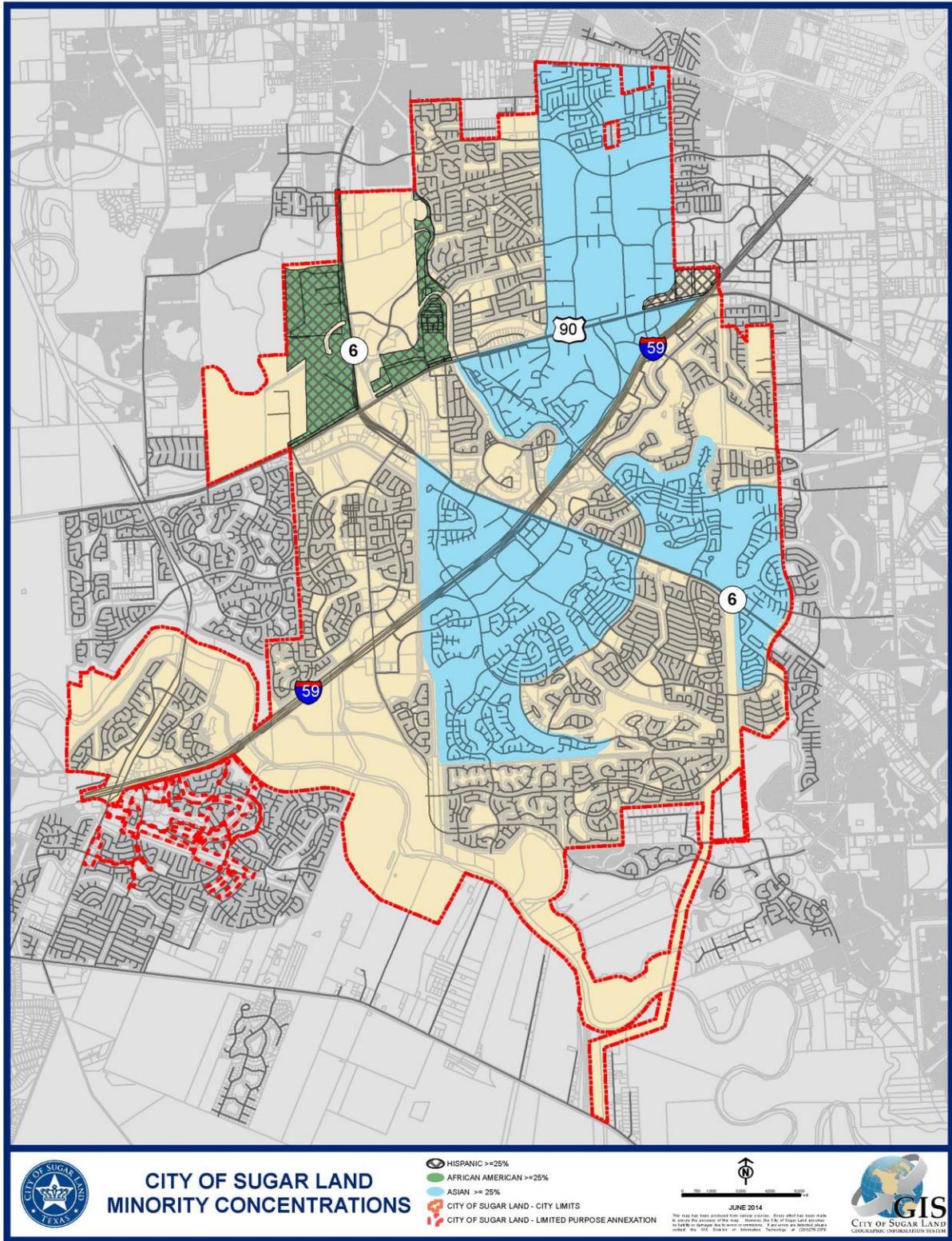
A concentration is one where more than 51% of the households in the Target Area have multiple housing problems.

The greatest concentration of households with multiple housing problems is located within Mayfield Park, the Target Area with one of the greatest percentage of low income persons at 37.16%. This area of Sugar Land was built by the Imperial Sugar Company for its workers prior to the 1950's, and housing has been passed down through generations. Due to the lower income of the families living in Mayfield Park, housing has not been adequately maintained as it was passed down to family members.

Are there any areas in the jurisdiction where racial or ethnic minorities or low-income families are concentrated? (include a definition of "concentration")

A concentration is one where more than 25 percent of the area consists of two or more racial or ethnic minorities.

The City of Sugar Land is a very diverse city with 53.2% White, 35.7% Asian, 7.8% African American and 4.3% all other. Of that population, 10.1% are Hispanic.



From the map above, it can be seen that several areas reflect a concentration of minorities, especially considering the City's high Asian population. However, two Target Areas, including Mayfield Park/The Hill and Prison Staff, has a majority minority population with greater than 25 percent African American and greater than 25 percent Hispanic. As designated Target Areas, these also have high rates of low to moderate income residents at 37.16 percent and 34.32 percent respectively. The two Target Areas are made up of Census Tract 672200, Block Group 2 and Census Tract 672800, Block Group 1.

What are the characteristics of the market in these areas/neighborhoods?

Homes located in Mayfield Park are smaller and older homes that have typically not been sold through traditional real estate markets. Homes have typically been passed down through generations and remain within families, therefore, continuing the concentration of minorities in this community.

Are there any community assets in these areas/neighborhoods?

Mayfield Park has a significant amount of history as it relates to the Imperial Sugar Company and the City of Sugar Land itself. The Imperial Redevelopment District located directly adjacent to Mayfield Park, will incorporate 716 acres of retail, residential, entertainment and office space. The Imperial Farmers Market is also located at the entrance to Mayfield Park and offers residents an opportunity to buy fresh produce.

Are there other strategic opportunities in any of these areas?

The City of Sugar Land has invested a substantial amount of resources in improving the Mayfield Park area as well as the immediately adjacent Imperial Redevelopment District.

In recent years, Mayfield Park has received a concentration of CDBG funding to help retain its historic character. Improvements include sidewalk and street repair and replacement and substantial housing rehabilitation. Planned improvements include an expansion of the park within the Mayfield Park neighborhood.

Strategic Plan

SP-05 Overview

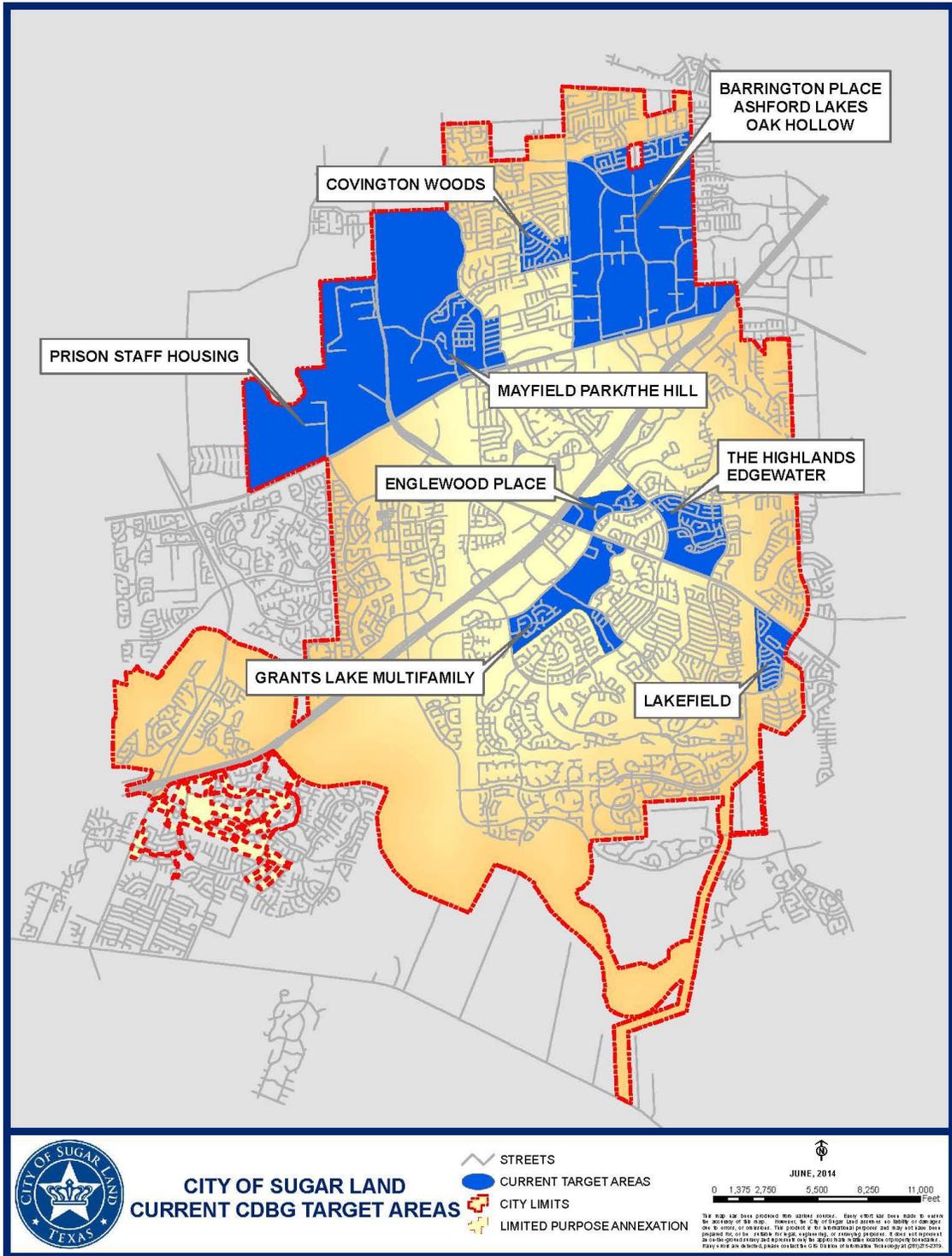
Strategic Plan Overview

The City of Sugar Land's Strategic Plan identifies needs based on community input and presents strategies to address those needs over a period of 5 years. Due to the limited resources available through CDBG funding, the City of Sugar Land uses these funds to leverage other dollars. Resources are then combined to create strategies to assist low income persons including youth, elderly, and homeless persons.

SP-10 Geographic Priorities – 91.215 (a)(1)

Geographic Area

Table 46 - Geographic Priority Areas



Barrington Place/Ashford Lakes/Oak Hollow

Tract/Block Group: 672001-1
Total Population: 2,070
Low Mod Population: 640
% Low Mod: 30.92%

Grants Lake Multifamily

Tract/Block Group: 674000-2
Total Population: 3,080
Low Mod Population: 1,195
% Low Mod: 38.80%

Englewood Place

Tract/Block Group: 671601-1
Total Population: 1,150
Low Mod Population: 430
% Low Mod: 37.39%

Mayfield Park

Tract/Block Group: 672200-2
Total Population: 915
Low Mod Population: 340
% Low Mod: 37.16%

Prison Staff Housing

Tract/Block Group: 672800-1
Total Population: 7,110
Low Mod Population: 2,440
% Low Mod: 34.32%

Lakefield

Tract/Block Group: 674300-1
Total Population: 1,265
Low Mod Population: 420
% Low Mod: 33.20%

The Highlands/Edgewater

Tract/Block Group: 671601-2
Total Population: 2,840
Low Mod Population: 1,020
% Low Mod: 35.92%

Covington Woods

Tract/Block Group: 672302-2
Total Population: 965
Low Mod Population: 245
% Low Mod: 25.39%

General Allocation Priorities

Describe the basis for allocating investments geographically within the jurisdiction (or within the EMSA for HOPWA)

The City of Sugar Land makes funding available to the community based on the needs identified in the Strategic Plan. Infrastructure, facilities and public services have been evaluated based on community input and concentrated with the City's nine target areas. Target Areas were identified utilizing 2010 HUD and U.S. Census Bureau information to determine qualified block groups. In 2014, the U.S. Department of Housing and Urban Development (HUD), with information from the Bureau of the Census, updated the City's level of low-moderate income to qualify an area as a Target Area, as well as the list of census block groups eligible as CDBG target areas. The City of Sugar Land has an exception to the 51 percent rule for low-moderate income and uses the HUD established qualifying criteria allowing areas with 25.39 percent or greater low-moderate income. Neighborhoods that meet this criterion are eligible for use of federal funds.

SP-25 Priority Needs - 91.215(a)(2)

Priority Needs

Table 47 – Priority Needs Summary

Matrix Code	Activity	Program Year 2014-2018 Objectives	Priority (H, M, L)
Public Facilities and Improvements			
03F	Parks Improvements	Improvements to 2 parks	H
03K	Street Improvements	313,000 square feet of paving	H
03L	Sidewalks	8,600 linear feet of sidewalk	H
03M	Child Care Centers	Improvements to 1 child care center	M
Public Services			
05	General Public Services	500 low-mod income persons receive services	M
05A	Senior Services	200 seniors receive services	H
05B	Handicapped Services	25 disabled persons receive services	M
05C	Legal Services	25 low-mod income persons receive services	L
05D	Youth Services	150 low-mod income youth receive services	H
05E	Transportation Services	50 low-mod income persons receive services	H
05F	Substance Abuse Services	20 low-mod income persons receive services	L
05G	Domestic Violence Services	150 victims of domestic violence receive services	H
05H	Employment Training	400 low-mod income persons	M
05M	Health Services	200 low-mod income persons receive services	H
05N	Abused & Neglected Children	250 abused & neglected children receive services	H
05O	Mental Health Services	40 low-mod income persons receive services	H

05P	Lead Based Paint/ Lead Hazard Screening	5 low-mod income persons receive services	L
Housing			
05S	Rental Housing Subsidies	10 low-mod income families receive rental assistance	M
14A	Single Family Rehab	40 homes are rehabilitated	M
14F	Energy Efficiency Improvements	40 homes receive energy efficiency improvements	H
Administration			
21A Administration	CDBG Program Administration	Annual administrative management of CDBG funds	H

Narrative (Optional)

The City of Sugar Land’s greatest needs are in public services such as assistance to seniors, abused children, healthcare, and transportation while public facilities, infrastructure and housing needs include housing rehabilitation, sidewalk improvements, park enhancements, and street improvements.

SP-30 Influence of Market Conditions – 91.215 (b)

Influence of Market Conditions

Affordable Housing Type	Market Characteristics that will influence the use of funds available for housing type
Tenant Based Rental Assistance (TBRA)	While Sugar Land is proposing to make rental assistance available for families in crisis, TBRA funding is currently unavailable within Sugar Land. Due to the limited number of affordable multifamily opportunities in Sugar Land, rents continue to increase therefore minimizing the impact of TBRA funding.
TBRA for Non-Homeless Special Needs	TBRA funding is currently unavailable within Sugar Land for non-homeless special needs populations.
New Unit Production	Funding for new housing construction is currently unavailable within Sugar Land due to the limited amount of CDBG funding. Sugar Land does not receive HOME funding.
Rehabilitation	As market competition continues to increase the average price of housing, affordable housing opportunities will become scarcer. Funding targeted towards minor rehabilitation and energy efficiency improvements is intended to enable low income families to remain in their homes.
Acquisition, including preservation	Funding for acquisition and preservation is currently unavailable within Sugar Land due to the limited amount of CDBG funding. Sugar Land does not receive HOME funding.

Table 48 – Influence of Market Conditions

SP-35 Anticipated Resources - 91.215(a)(4), 91.220(c)(1,2)

Introduction

As an entitlement city, the City of Sugar Land is a recipient of CDBG funding annually. Funding allocations are limited and must be coupled with local dollars to leverage greater resources and extend the assistance available for low income families.

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	federal	Public Services, Public Improvements, Housing, Admin and Planning	\$301,641	N/A	N/A	\$301,641	\$1,206,564	Funds will be used according to the noted priorities to include public services, public facilities and infrastructure, housing rehabilitation, and administration.

Table 49 - Anticipated Resources

Explain how federal funds will leverage those additional resources (private, state and local funds), including a description of how matching requirements will be satisfied

CDBG funding does not specifically set match requirements; however the City of Sugar Land works to leverage substantial dollars to extend the services available to low and moderate income persons. Public service agencies and subrecipients funded with CDBG dollars are asked to contribute other resources towards the funded activities.

Due to the small amount of funding received each year, none of the prioritized activities are solely funded with federal dollars. Through their independent fundraising, which includes state, foundation and private dollars, subrecipients contribute approximately \$829,605 towards services for local Sugar Land residents. The City of Sugar Land contributes local dollars towards program administration, public facilities and infrastructure improvements, including staff time and expertise, totaling over \$90,000.

If appropriate, describe publically owned land or property located within the jurisdiction that may be used to address the needs identified in the plan

At this time, the local HeadStart Program is located in a public facility. As part of the strategies to meet local needs identified in the plan, discussions are under way regarding how to best address the facility and program needs, which may include renovation or relocation.

Discussion

The City of Sugar Land is committed to combining resources and leveraging public and private funds to ensure the sustainability of low and moderate income neighborhoods and residents throughout the city.

SP-40 Institutional Delivery Structure – 91.215(k)

Explain the institutional structure through which the jurisdiction will carry out its consolidated plan including private industry, non-profit organizations, and public institutions.

Responsible Entity	Responsible Entity Type	Role	Geographic Area Served
City of Sugar Land	Government	Administration Public Facilities and Infrastructure Housing Subsidies	Target Areas
Nonprofit agencies	Nonprofit agencies	Housing Rehabilitation	Entire jurisdiction
Nonprofit agencies	Nonprofit agencies	Public Services	Entire jurisdiction

Table 50 - Institutional Delivery Structure

Assessment of Strengths and Gaps in the Institutional Delivery System

The City of Sugar Land believes strongly that local nonprofit agencies understand how to best meet the needs of low and moderate income persons. As such, the City issues an annual Request for Proposals (RFP) to assess and award funding to public service and housing agencies directly assisting residents.

As a smaller suburb outside Houston, Sugar Land often has difficulties finding enough local nonprofit agencies with varying specialties to provide services to Sugar Land residents. Local nonprofits may not have the staffing levels or time needed to administer federal programs and find it difficult to comply with the requirements of multiple jurisdictions.

Availability of services targeted to homeless persons and persons with HIV and mainstream services

Homelessness Prevention Services	Available in the Community	Targeted to Homeless	Targeted to People with HIV
Homelessness Prevention Services			
Counseling/Advocacy	X	X	X
Legal Assistance	X	X	X
Mortgage Assistance			
Rental Assistance		X	
Utilities Assistance			
Street Outreach Services			
Law Enforcement	X	X	
Mobile Clinics			
Other Street Outreach Services			
Supportive Services			
Alcohol & Drug Abuse	X	X	X
Child Care			
Education			
Employment and Employment Training	X		
Healthcare	X		
HIV/AIDS			
Life Skills			
Mental Health Counseling			
Transportation			
Other			
Other			

Table 51 - Homeless Prevention Services Summary

Describe how the service delivery system including, but not limited to, the services listed above meet the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth)

The City of Sugar Land coordinates with various agencies, including the local nonprofits, the Sugar Land Police Department, Fort Bend ISD, and the Coalition for the Homeless of Houston/Harris County to identify need and make resources available to homeless persons. Beginning in 2015, the City proposes to coordinate with the Houston Continuum to provide rental assistance to families in crisis.

Describe the strengths and gaps of the service delivery system for special needs population and persons experiencing homelessness, including, but not limited to, the services listed above

Local nonprofits are well established and experienced in delivering services to special needs populations and persons experiencing homelessness. The City is able to rely on the agencies' close ties to the community to ensure the community's needs are met.

The City of Sugar Land does not receive ESG funding annually. As a result, limited resources do not allow the City to provide enough assistance to special needs populations and persons experiencing homelessness.

Provide a summary of the strategy for overcoming gaps in the institutional structure and service delivery system for carrying out a strategy to address priority needs

In order to better meet the needs of the community, the City of Sugar Land collaborates and coordinates with numerous agencies to leverage greater resources. The combining of federal, state, local, and private funding allows both the City and local nonprofits to accomplish much more in serving the community.

SP-45 Goals Summary – 91.215(a)(4)

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Park Improvements	2014	2018	Public Facilities and Improvements	Mayfield Park/The Hill	Park Improvements		2 parks improved
2	Street Improvements	2014	2018	Public Facilities and Improvements	City wide in designated target areas	Street Improvements		313,000 SF of paving
3	Sidewalk Improvements	2014	2018	Public Facilities and Improvements	City wide in designated target areas	Sidewalk Improvements		8,600 LF of sidewalks
4	Child Care Centers	2014	2018	Public Facilities and Improvements	Mayfield Park/The Hill	Child Care Center		Improvements to 1 child care center
5	General Public Services	2014	2018	Public Services	City wide	General Public Services		500 low-mod income persons receive services
6	Senior Services	2014	2018	Public Services	City wide	Senior Services		200 seniors receive services
7	Handicapped Services	2014	2018	Public Services	City wide	Handicapped Services		25 disabled persons receive services
8	Legal Services	2014	2018	Public Services	City wide	Legal Services		25 low-mod income persons receive services
9	Youth Services	2014	2018	Public Services	City wide	Youth Services		150 low-mod income youth receive services
10	Transportation Services	2014	2018	Public Services	City wide	Transportation Services		50 low-mod income persons receive services
11	Substance Abuse Services	2014	2018	Public Services	City wide	Substance Abuse Services		20 low-mod income persons receive services
12	Domestic Violence Services	2014	2018	Public Services	City wide	Domestic Violence Services		150 victims of domestic violence receive services
13	Employment Training	2014	2018	Public Services	City wide	Employment Training		400 low-mod income persons receive services
14	Health Services	2014	2018	Public Services	City wide	Health Services		200 low-mod income persons receive services

15	Abused & Neglected Children	2014	2018	Public Services	City wide	Abused & Neglected Children	250 abused & neglected children and their families receive services
16	Mental Health Services	2014	2018	Public Services	City wide	Mental Health Services	40 low-mod income persons receive services
17	Lead Based Paint/Lead Hazard Screening	2014	2018	Public Services	City wide	Lead Based Paint/Lead Hazard Screening	5 low-mod income persons receive services
18	Rental Housing Subsidies	2014	2018	Housing	City wide	Rental Housing Subsidies	10 low-mod income families receive rental assistance
19	Single Family Rehabilitation Program	2014	2018	Housing	City wide	Single Family Rehab	40 homes receive minor housing rehab
20	Energy Efficiency Improvements	2014	2018	Housing	City wide	Energy Efficiency Improvements	40 homes receive energy efficiency improvements
21	CDBG Program Administration	2014	2018	Administration	N/A	Administration	Annual administrative management of CDBG funds

Table 52 – Goals Summary

Goal Descriptions

During the Consolidated Planning Program Years 2014-2018, the City of Sugar Land will focus efforts on public facilities and improvements, public services, and housing services.

Public facilities and infrastructure improvements will focus on Target Areas where deterioration is more evident. Sidewalks will be improved to allow for greater accessibility throughout these target neighborhoods. Two parks located within target areas will also be improved to offer greater amenities and increased accessibility.

Public services offered to the community will be diverse and assist a range of needs. Services will be provided to populations in need such as elderly, disabled, homeless, and abused and neglected children.

Housing assistance will be provided to help stabilize individuals and families in need. Rehabilitation programs will offer both minor home repairs and energy efficiency improvements. These are intended to correct deterioration and allow families to remain in their homes. Housing rental assistance is intended to assist families to avoid homelessness.

Estimate the number of extremely low-income, low-income, and moderate-income families to whom the jurisdiction will provide affordable housing as defined by HOME 91.315(b)(2)

The City of Sugar Land is not a recipient of HOME funding.

SP-50 Public Housing Accessibility and Involvement – 91.215(c)

Need to Increase the Number of Accessible Units (if Required by a Section 504 Voluntary Compliance Agreement)

There are no public housing developments located within the City of Sugar Land.

Activities to Increase Resident Involvements

There are no public housing developments located within the City of Sugar Land.

Is the public housing agency designated as troubled under 24 CFR part 902?

There are no public housing developments located within the City of Sugar Land.

Plan to remove the ‘troubled’ designation

There are no public housing developments located within the City of Sugar Land.

SP-55 Barriers to affordable housing – 91.215(h)

Barriers to Affordable Housing

The City of Sugar Land, coupled with the many Homeowner Associations throughout the City, have high standards for property construction and ongoing maintenance. As a result, Sugar Land has a low percentage of substandard housing. While this serves to minimize the amount of poor quality housing, the unintended result is the increased cost to build and maintain a home within Sugar Land. The high cost of land acquisition and construction within Sugar Land appears to have a negative effect on the development of affordable housing.

The City of Sugar Land does not receive HOME funding and is unable to counter the high cost of developing affordable housing. Additionally, because Sugar Land is an entitlement community, Fort Bend County cannot invest HOME dollars within the City of Sugar Land. For-profit and non-profit developers, therefore have little incentive to build affordable housing within the city limits.

The community's perception of affordable housing also serves as a barrier towards the development of affordable housing. While LIHTC projects have not been proposed in Sugar Land, projects proposed in the immediately surrounding jurisdictions have received some scrutiny. Similar thinking exists within Sugar Land as it relates to affordable housing.

Strategy to Remove or Ameliorate the Barriers to Affordable Housing

The City of Sugar Land has worked during the last year to better inform the community regarding diverse housing options and their benefits. Approximately 300 community members attended and participated in a series of six land use forums held from January to April. Topics included Housing Choices for a Successful City, which focused on housing choice and the benefits of multifamily housing. Similar efforts to provide information about housing choice and fair housing will continue in the future.

While the City of Sugar Land is not a recipient of HOME dollars, approximately 25% of the City's annual CDBG allocation has historically been used to fund minor housing rehabilitation. Low income individuals and their families receive assistance for the repair of their home to help retain affordable housing options currently available.

SP-60 Homelessness Strategy – 91.215(d)

Reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs

While not a recipient of Emergency Solutions Grant (ESG) funding, the City of Sugar Land has existing relationships with the Coalition for the Homeless Houston/Harris County, the Houston Continuum of Care, Fort Bend ISD, the Fort Bend County Women’s Center, Fort Bend Family Promise and Parks Youth Ranch to better understand and address the needs of homeless persons. As the direct contact with homeless persons, these partner agencies are able to better assess their needs and make referrals and provide services when necessary.

The City of Sugar Land has provided public service funding in the past to the Fort Bend County Women’s Center and looks forward to providing funding again to agencies assisting Sugar Land residents.

Addressing the emergency and transitional housing needs of homeless persons

At this time, there are three agencies in Fort Bend County working to provide services to the County’s homeless population. Parks Youth Ranch serves homeless youth ages 7-17 with the provision of 90 day emergency shelter. The Fort Bend County Women’s Center provides emergency shelter and rental housing to victims of domestic violence and their families. Fort Bend Family Promise provides emergency shelter, transitional and permanent housing to families in need.

Helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to permanent housing and independent living, including shortening the period of time that individuals and families experience homelessness, facilitating access for homeless individuals and families to affordable housing units, and preventing individuals and families who were recently homeless from becoming homeless again.

According to the Coalition for the Homeless Houston/Harris County’s zip code data, which can overlap other regions, 121 individuals utilized homeless services and 40 were literally homeless from the Sugar Land area. Additionally, Fort Bend ISD reports that 122 children received homelessness services in 2013-2014.

To ensure services to families in need of housing, the City of Sugar Land is working with the Coalition for the Homeless Houston/Harris County to participate in the coordinated intake and referral process. Persons facing homelessness would be referred to the system from Sugar Land to receive rental assistance and therefore help stabilize their lives.

Help low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families who are likely to become homeless after being discharged from a publicly funded institution or system of care, or who are receiving

assistance from public and private agencies that address housing, health, social services, employment, education or youth needs

To ensure services to families in need of housing, the City of Sugar Land is working with the Coalition for the Homeless Houston/Harris County to participate in the coordinated intake and referral process. Persons facing homelessness would be referred to the system from Sugar Land to receive rental assistance and therefore help stabilize their lives.

Persons being discharged from publicly funded institutions such as the criminal justice system are eligible for reentry services from the facility at which they are being discharged. Program assistance focuses on key factors that include housing, employment, health care, transportation, and financial resources. These efforts are coordinated with local service providers to ensure a complete approach to reentry.

SP-65 Lead based paint Hazards – 91.215(i)

Actions to address LBP hazards and increase access to housing without LBP hazards

One of the issues with older housing stock is the problem of lead poisoning, particularly in children under the age of 6 years, due to the ingestion and/or inhaling of lead-based paint chips and dust. Lead-paint dust seeps into the walls, floors and the soil and is breathed into the lungs. Until 1978, when lead-based paint was outlawed, most homes used this paint for the exterior siding and the interior framework. Elevated blood lead levels can be very dangerous to children, resulting in reduced intelligence, behavioral problems, learning disabilities, and permanent brain damage.

As part of all funds expended on minor housing rehabilitation, testing for lead based paint is required for all homes built prior to 1978. These measures help identify lead hazards and establish a base for improvements in homes where lead is found to be present. Where necessary, lead is encapsulated to ensure no further risk to occupants of the homes.

How are the actions listed above related to the extent of lead poisoning and hazards?

According to the information in Table 39, 3,469 owner occupied housing units and 1,001 rental units were built prior to 1980 and are at risk of containing lead based paint hazards. Of those homes, 530 owner occupied housing units and 80 rental units pose a risk to children. The higher risk of lead poisoning is to young children, but only 3% of all housing units in Sugar Land occupied by children are built prior to 1980. This small percentage reflects a minor need for lead-based paint programs.

How are the actions listed above integrated into housing policies and procedures?

As part of all funds expended on minor housing rehabilitation, testing for lead based paint is required for all homes built prior to 1978. As part of the testing of homes, homeowners also receive the informational brochure *Protect Your Family from Lead in Your Home* published by the Environmental Protection Agency. These policies are incorporated into the Fort Bend CORPS' policies when completing minor rehabilitation within Sugar Land.

SP-70 Anti-Poverty Strategy – 91.215(j)

Jurisdiction Goals, Programs and Policies for reducing the number of Poverty-Level Families

The City of Sugar Land works to ensure that all programs and policies established to support and funded by the CDBG program have a goal of assisting low and moderate income families to prevent the cycle of poverty. Programs and services are intended to provide families with continued opportunities.

One of the City's goals is to provide GED, ESL and literacy training to low to moderate income persons who are unable to enter the job market due to their inability to effectively communicate. The program will offer the community an opportunity for improved employment options and greater access to community resources. Through this goal, over 400 persons would receive assistance.

With a goal to assist at least 250 abused and neglected children, the City of Sugar Land intends to fund advocacy and counseling services. These services give children an opportunity to heal and move beyond the trauma of their abuse to become more successful adults.

Minor home repair and rental assistance will provide low income and homeless families an opportunity to remain in safe and permanent housing. Housing provides families and particularly children an opportunity to stabilize their lives. Minor housing rehabilitation and accessibility modifications help elderly and disabled persons to remain in their homes.

How are the Jurisdiction poverty reducing goals, programs, and policies coordinated with this affordable housing plan

Minor home repair and rental assistance will provide low income and homeless families an opportunity to remain in safe and permanent housing. Housing provides families and particularly children an opportunity to stabilize their lives. Minor housing rehabilitation and accessibility modifications help elderly and disabled persons to remain in their homes.

SP-80 Monitoring – 91.230

Describe the standards and procedures that the jurisdiction will use to monitor activities carried out in furtherance of the plan and will use to ensure long-term compliance with requirements of the programs involved, including minority business outreach and the comprehensive planning requirements

The City of Sugar Land’s monitoring strategy is designed to assist staff in fulfilling its regulatory obligation in monitoring subrecipients, including city departments, as well as assist subrecipients in best serving their consumers.

The primary purpose for this monitoring strategy is to ensure proper program performance, financial performance and regulatory compliance in accordance with HUD regulations. The secondary purpose is to ensure that the funded agencies are providing the best and most cost effective services possible and that they are positioned to access additional funding from non-HUD sources. In addition, a tertiary purpose is to ensure that the funded agencies are provided the best technical assistance possible to enhance their capacity and service delivery systems.

The Community Development Department will continue to be responsible for ensuring that each subrecipient, including each recipient city department, is adhering to their approved scope of service, budget and service schedule. Each subrecipient agency or City department must also abide by the regulatory guidelines set forth by HUD in providing benefits to low-moderate income persons and/or eliminating a slum or blighted condition. The monitoring process is an on-going one of planning, implementation, communication and follow-up.

Under normal circumstances, monitoring includes monthly desk reviews with one on-site monitoring visit conducted once per year. However, if the activity or program is considered to have a high-risk of non-compliance, a more frequent monitoring schedule is developed based on these factors and the nature of the activity or program being performed. High risk programs include multiple activities by one agency, programs undertaken by any one subrecipient or city department for the first time, programs undertaken by small agencies with limited capacity and programs undertaken by an agency or department with a history of staff turnovers, reporting problems, or monitoring issues.

Monitoring provides a basis for assessing a program’s operations and identifying problems. In addition, it allows the City to obtain ongoing data for use in determining program achievement. Evaluations will summarize monitoring findings and program goals, and they will measure the progress toward meeting those goals during the provision of services.

The Community Development Department has the responsibility for overall CDBG performance and Consolidated Plan compliance, including the performance of its subrecipients. Clear record keeping requirements are essential for grant accountability. Responsibility for maintaining many of the records is assigned to the subrecipients and contracted city departments. This responsibility includes documenting activities with special requirements, such as necessary determinations, income certifications or written agreements with beneficiaries, where applicable.

The monitors make site visits to the activities or projects of each subrecipient or contracted city department. The monitoring process consists of the monitors examining time records, client files, financial records and CDBG-funded equipment or machinery. This examination is done to ensure that any equipment or machinery purchased with CDBG funds is being used to meet a national objective and to ensure that any equipment purchased with CDBG funds through a subrecipient will be used to meet said objective.

At the beginning of each Program Year, the Community Development Department and consultants meet with each subrecipient to provide reporting forms, discuss expectations and enter into a contract for services. Before the Community Development Department and consultants conduct the actual monitoring visit, a pre-monitoring contact is made with the designated person(s) at the subrecipient agency or city department to discuss the overall expectations, information to be viewed and site visits. This initial contact allows staff and consultants to discuss solutions to possible problems that may have occurred from past experiences with a particular subrecipient or city department. The procedure for conducting the monitoring consists of the following:

1. Prior to the actual award of contracts, the Community Development Department and consultants hold a meeting at City Hall with each subrecipient. At that time, the monitoring procedures, reporting procedures and expectations are discussed, and reporting forms are provided in hard-copy and electronic formats.
2. If necessary, an additional one-on-one meeting at the subrecipient's office is performed to further explain expectations.
3. At least once during the year, each subrecipient is notified of an on-site monitoring and given the date, time, place and information to be viewed/discussed.
4. At the beginning of the monitoring visit, a conference is held with a Board Member, Executive Director, Department Head and staff persons working with or salaried through the program or activity being funded.
5. The actual monitoring visit is conducted by viewing documentation such as random client files, and if applicable, viewing rehabilitated sites, structures and the like. The monitor then completes the monitoring interview form that is maintained in the subrecipient's file at the City.
6. Monitoring visits conclude with the Community Development Department and consultants advising the subrecipient of any deficiencies.
7. When/if deficiencies or findings occur, a monitoring letter is transmitted to the subrecipient advising of the deficiencies, findings (which are violations of laws or regulations which can result in the deobligation of funds) or concerns (which could result in a finding if not properly corrected).
8. The Community Development Department and consultants then work with the subrecipient to assist in rectifying the deficiencies, concerns or findings.

During a monitoring visit, the monitors have the right to view any and all files that are related to a particular program or activity that is being funded with CDBG funds, including:

- Monthly Beneficiary, Progress and Expenditure Reports for City departments and subrecipients that are due on or before the 15th of each month. Continual delays in the submissions of these reports will affect this grant allocation and future allocations.
- Copies of invoices, canceled checks, etc. requested as documentation along with the Monthly Beneficiary, Progress and Expenditure Reports.
- Any subrecipient that receives \$500,000 or more in federal funds in one (1) year must have an independent audit performed which complies with the OMB Circular A-133 Single Audit Act.

In addition to the on-site monitoring, each subrecipient is required to submit monthly reports that include reimbursement requests with all back-up documentation and a cost control summary report, client lists, client summary reports and Board of Directors meeting minutes. For the first submission of the program year and any subsequent submissions when there have been staff changes, the subrecipient must submit an employee data report detailing the age, gender and race/ethnicity of staff members by job title. The Community Development Department and consultant complete a desk review to assess each packet of information for completeness and accuracy. Reimbursements are not made until the packet of information meets city standards.

The Department is also responsible for monitoring all CDBG-funded infrastructure construction and rehabilitation activities, including Davis-Bacon Wage Rate compliance, Section 3, and Fair Housing and Equal Opportunity (FHEO) laws. City staff also reviews projects for compliance with the Lead-Based Paint Ordinance, housing quality standards, city building codes and other rules, as appropriate. For infrastructure and other projects that fall under the regulations of the Davis-Bacon Act, the responsible city department works with the Community Development Department and consultants to ensure that all applicable EEO and Davis-Bacon posters are posted at the job site and employee interviews are conducted. Bid packets, contracts, certified payrolls and other documents pertaining to the project may be maintained in the offices of the responsible department subject to review by the Community Development Department.

The City of Sugar Land's CDBG program must meet all requirements set forth by the U.S. Department of Housing and Urban Development and the Office of Management and Budget. The City conducts an independent audit annually to ensure that CDBG funds are used in accordance with program requirements. The monitoring strategy is designed to be an effective, productive and collaborative effort between the City's Community Development Department, its consulting team and subrecipients or contractors of the CDBG program to assist them in efficiently providing the best services to low-moderate income residents of Sugar Land.

Expected Resources

AP-15 Expected Resources – 91.220(c)(1,2)

Introduction

As an entitlement city, the City of Sugar Land is a recipient of CDBG funding annually. Funding allocations are limited and must be coupled with local dollars to leverage greater resources and extend the assistance available for low income families.

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	Federal	Public Services, Public Improvements, Housing, Admin and Planning	\$301,641	N/A	N/A	\$301,641	\$1,206,564	Funds will be used according to the noted priorities to include public services, public facilities and infrastructure, housing rehabilitation, and administration.

Table 53 - Expected Resources – Priority Table

Explain how federal funds will leverage those additional resources (private, state and local funds), including a description of how matching requirements will be satisfied

CDBG funding does not specifically set match requirements; however, the City of Sugar Land works to leverage substantial dollars to extend the services available to low and moderate income persons. Public service agencies and subrecipients funded with CDBG dollars are also asked to contribute other resources towards the funded activities.

Due to the small amount of funding received each year, none of the prioritized activities are solely funded with federal dollars. Through their independent fundraising, which includes state, foundation and private dollars, subrecipients contribute approximately \$829,605 towards services for local Sugar Land residents. The City of Sugar Land contributes local dollars towards program administration, public facilities and infrastructure improvements, including staff time and expertise, totaling over \$90,000.

If appropriate, describe publically owned land or property located within the jurisdiction that may be used to address the needs identified in the plan

At this time, the local HeadStart Program is located in a public facility. As part of the strategies to meet local needs identified in the plan, discussions are under way regarding how to best address the facility and program needs, which may include renovation or relocation. Additionally, several parks located on Sugar Land publically owned land will be improved to increase amenities and accessibility.

Discussion

The City of Sugar Land is committed to combining resources and leveraging public and private funds to ensure the sustainability of low and moderate income neighborhoods and residents throughout the City.

Annual Goals and Objectives

AP-20 Annual Goals and Objectives

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Design for Lonnie Green Park Improvements	2014	2015	Public Facilities and Improvements	Mayfield Park/The Hill	Park Improvements	\$123,395	Design for one park improvement totaling \$35,000 in PY2014 with \$88,395 set aside for construction in future program year.
2	Meals on Wheels	2014	2015	Public Services	City wide	Senior Services	\$19,926	16 elderly and disabled persons assisted with meals
3	Literacy Tutoring	2014	2015	Public Services	City wide	Employment Training	\$11,875	91 low income persons assisted with GED, ESL and literacy education
4	Child Advocates, Children's Advocacy Center	2014	2015	Public Services	City wide	Abused and Neglected Children	\$7,445	38 abused and neglected children assisted with advocacy and counseling services
5	Senior Health Care	2014	2015	Public Services	City wide	Health Services	\$6,000	40 low income seniors assisted with access to healthcare services
6	Home Rehabilitation Program	2014	2015	Housing	City wide	Single Family Rehab	\$75,000	8 low income families assisted with minor housing repair
7	CDBG Program Administration	2014	2015	Administration	N/A	Administration	\$58,000	Annual administrative management of CDBG funds

Table 54 – Goals Summary

Goal Descriptions

During Program Year 2014, the City of Sugar Land will focus efforts on public services, housing rehabilitation and public improvements. Public services include services to seniors, abused and neglected children, and persons with limited English proficiency. One public improvement and one housing project are also included.

Projects

AP-35 Projects – 91.220(d)

Introduction

During Program Year 2014, the City of Sugar Land will focus efforts on public services, housing rehabilitation and public improvements. Overall, a total of seven projects will be funded with the anticipated allocation of \$301,641.

Projects

#	Project Name
1	Design for Lonnie Green Park Improvements
2	Meals on Wheels
3	Literacy Tutoring
4	Children's Advocacy Center
5	Senior Health Care
6	Home Rehabilitation Program
7	CDBG Program Administration

Table 55 – Project Information

Describe the reasons for allocation priorities and any obstacles to addressing underserved needs

Allocation priorities have been determined to reflect several factors, including level of need, level of available funding, and capacity of local agencies.

Funding priorities are foremost reflective of the community's need. Both through the use of the Consolidated Plan Survey and through meetings with service providers, the City was able to better assess need.

With continued decreases in the level of Federal CDBG funding, the City of Sugar Land has to make strategic decisions regarding the funding of projects. Limited funds coupled with a 15% cap on the funding of public services, only a limited number of projects can receive funding each year.

The availability of local agencies with the capacity to provide services and expend federal funds is one obstacle to addressing underserved needs. A limited number of agencies provide housing and services to homeless populations, services to youth, transportation services, and health services to Sugar Land residents.

AP-38 Project Summary

Project Summary Information

Project Name	Geographic Area	Needs Addressed	CDBG Funding Allocating	Goal Outcome
Design for Lonnie Green Park Improvements	Mayfield Park/The Hill	Park Improvements	\$123,395	Design for one park improvement totaling \$35,000 in PY2014 with \$88,395 set aside for construction in future program year.
Fort Bend Seniors, Meals on Wheels	City wide	Senior Services	\$19,926	16 elderly and disabled persons assisted with meals
Literacy Council of Fort Bend County, Inc., Literacy Tutoring	City wide	Employment Training	\$11,875	91 low income persons assisted with GED, ESL and literacy education
Child Advocates, Children's Advocacy Center	City wide	Abused and Neglected Children	\$7,445	38 abused and neglected children assisted with advocacy and counseling services
AccessHealth, Senior Health Care	City wide	Health Services	\$6,000	40 low income seniors assisted with access to healthcare services
Fort Bend CORPS, Home Rehabilitation Program	City wide	Single Family Rehab	\$75,000	8 low income families assisted with minor housing repair
CDBG Program Administration	N/A	Administration	\$58,000	Annual administrative management of CDBG funds

AP-50 Geographic Distribution – 91.220(f)

Description of the geographic areas of the entitlement (including areas of low-income and minority concentration) where assistance will be directed

The vast majority of projects proposed during Program Year 2014 will serve residents throughout the City of Sugar Land.

Public services and housing rehabilitation are intended to serve individuals and families in need regardless of their geographic location. While each client is asked to provide their address, the process is intended to verify residence rather than to target services in any particular geographic area.

The Design for Lonnie Green Park Improvements will be the only project that focuses on a specific geographic location. Park improvements are proposed for Lonnie Green Park located within the Mayfield Park/The Hill Target Area.

Geographic Distribution

Target Area	Percentage of Funds
Mayfield Park/The Hill	41%

Table 56 - Geographic Distribution

Rationale for the priorities for allocating investments geographically

The City of Sugar Land has an exception to the 51 percent rule for low-moderate income and uses the HUD established qualifying criteria allowing areas with 25.39 percent or greater low-moderate income.

While neighborhoods that meet this criterion are eligible for use of federal funds, Mayfield Park/The Hill has the one of the highest levels of low and moderate income persons within the City of Sugar Land. The Mayfield Park/The Hill Target Area is made up of 37.16% low and moderate income persons who are primarily concentrated within a few blocks. This level of poverty serves as strong rationale for prioritizing this area.

Discussion

Poverty and the services needed to address poverty in Sugar Land are disbursed throughout the City. With the exception of one project, that will target Mayfield Park/The Hill and one of the highest concentrations of poverty, the remaining five projects will serve low income individuals and families throughout the City.

Affordable Housing

AP-55 Affordable Housing – 91.220(g)

Introduction

While the City of Sugar Land is not a recipient of Federal HOME funding, the City allocates approximately 25% of its annual CDBG allocation each year toward housing activities. Due to the smaller allocation of \$75,000 towards housing each year, the City is mostly able to focus efforts on the rehabilitation of existing units.

One Year Goals for the Number of Households to be Supported	
Homeless	0
Non-Homeless	4
Special-Needs	4
Total	8

Table 57 - One Year Goals for Affordable Housing by Support Requirement

One Year Goals for the Number of Households Supported Through	
Rental Assistance	0
The Production of New Units	0
Rehab of Existing Units	8
Acquisition of Existing Units	0
Total	8

Table 58 - One Year Goals for Affordable Housing by Support Type

Discussion

The funding of housing rehabilitation each year is intended to assist low and moderate income families remain in their homes. Over half of families assisted are elderly and disabled and often are in need of modifications to their homes to allow for greater accessibility. Elderly and disabled persons are also usually on a fixed income and have limited resources to invest into the repair of their home. These vulnerable populations are in greatest need for housing assistance.

AP-60 Public Housing – 91.220(h)

Introduction

The City of Sugar Land does not have any public housing located within its city limits and does not have a public housing authority that serves its residents.

Actions planned during the next year to address the needs to public housing

Not applicable.

Actions to encourage public housing residents to become more involved in management and participate in homeownership

Not applicable.

If the PHA is designated as troubled, describe the manner in which financial assistance will be provided or other assistance

Not applicable.

Discussion

The City of Sugar Land does not have any public housing located within its city limits and does not have a public housing authority that serves its residents.

AP-65 Homeless and Other Special Needs Activities – 91.220(i)

Introduction

The City of Sugar Land will focus much of its efforts during Program Year 2014 on special needs populations by funding assistance to elderly, disabled adults, and abused and neglected children. Services will assist the special needs population with health care, food, counseling, and housing repairs.

In the past, the City has provided funding to a homeless service provider for assistance to homeless victims of domestic violence. Unfortunately, the difficulties in complying with federal funding requirements have led to a lack of interested homeless providers. The lack of qualified and interested service providers restricts the amount of services available to the community.

Describe the jurisdictions one-year goals and actions for reducing and ending homelessness including

Through the funding of minor housing rehabilitation, the City is working to enable low income persons, particularly elderly and disabled persons, to remain in their homes and avoid homelessness. Repairs such as new roofing, plumbing, and accessibility improvements, if not made, can result in life safety concerns that can make a home uninhabitable.

Though the City of Sugar Land will not have an opportunity to fund the current needs of homeless persons, local service providers are working to address the needs of homeless persons.

Reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs

In addition to assistance provided by local churches, three homeless service providers serve Fort Bend County. The agencies focus their efforts on three specific target populations, including homeless families, victims of domestic violence, and homeless youth ages 7-17. As part of the development of the Program Year 2014-2018 Consolidated Plan, Sugar Land has reached out to each of the agencies, including Fort Bend Family Promise, the Fort Bend County Women's Center, and Parks Youth Ranch to better understand their need for funding.

The City of Sugar Land will also continue developing its relationship with the Coalition for the Homeless Houston/Harris County, the Sugar Land Police Department, and Fort Bend ISD to reach out to homeless persons to better understand their individual needs. Sugar Land also intends to participate in the efforts to make coordinated intake and rental assistance available.

Addressing the emergency shelter and transitional housing needs of homeless persons

Though the City of Sugar Land will not have an opportunity to fund the current needs of homeless persons, local service providers are working to address the needs of homeless persons. Each of the three service providers working in Fort Bend County target a specific population, including homeless youth, victims of domestic violence, and homeless families. All three organizations provide emergency shelter,

but only Fort Bend Family Promise and the Fort Bend County Women's Center offer assistance with transitional and permanent housing.

Helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to permanent housing and independent living, including shortening the period of time that individuals and families experience homelessness, facilitating access for homeless individuals and families to affordable housing units, and preventing individuals and families who were recently homeless from becoming homeless again

According to the Coalition for the Homeless Houston/Harris County's zip code data, which can overlap in other regions, 121 individuals utilized homeless services and 40 were literally homeless from the Sugar Land area. Additionally, Fort Bend ISD reports that 111 children received homelessness services in 2013-2014.

To ensure services to families in need of housing, the City of Sugar Land is working with the Coalition for the Homeless Houston/Harris County to participate in the coordinated intake and referral process as well as offer rental assistance. Persons facing homelessness would be referred to the system from Sugar Land to receive rental assistance and therefore help stabilize their lives. The coordinated intake and referral system is anticipated to begin during Program Year 2015.

Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: being discharged from publicly funded institutions and systems of care (such as health care facilities, mental health facilities, foster care and other youth facilities, and corrections programs and institutions); or, receiving assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs

To ensure services to families in need of housing, the City of Sugar Land is working with the Coalition for the Homeless Houston/Harris County to participate in the coordinated intake and referral process. Persons facing homelessness would be referred to the system from Sugar Land to receive rental assistance and therefore help stabilize their lives. Unfortunately, this coordinated effort will not be available until the 2015 Program Year.

Parks Youth Ranch has recognized the need to provide housing to homeless youth aging out of the foster care system and other youth facilities. The agency is currently working to address this model and will likely be addressing the need at their current location, which is outside of the City of Sugar Land.

Persons being discharged from publicly funded institutions such as the criminal justice system are eligible for reentry services from the facility at which they are being discharged. Program assistance focuses on key factors that include housing, employment, health care, transportation, and financial resources. These efforts are coordinated with local service providers to ensure a complete approach to reentry.

Discussion

It is extremely difficult for the City of Sugar Land to serve the City's homeless population without the assistance of local service providers. Unfortunately, the difficulties in complying with federal funding requirements have led to a lack of interested homeless providers. The lack of qualified and interested service providers restricts the amount of services available to the community. Despite this concern, the City will continue its efforts to collaborate with service providers both in Fort Bend County but also in Harris County.

AP-75 Barriers to affordable housing – 91.220(j)

Introduction:

The City of Sugar Land does not receive HOME funding and is unable to counter the high cost of developing affordable housing. Additionally, because Sugar Land is an entitlement community, Fort Bend County cannot invest HOME dollars within Sugar Land. For-profit and non-profit developers therefore have little incentive to build affordable housing within the city limits.

The community's perception of affordable housing also serves as a barrier towards the development of affordable housing. While LIHTC projects have not been proposed in Sugar Land, projects proposed in the immediately surrounding jurisdictions have received some scrutiny. Similar thinking exists within Sugar Land as it relates to affordable housing.

Actions it planned to remove or ameliorate the negative effects of public policies that serve as barriers to affordable housing such as land use controls, tax policies affecting land, zoning ordinances, building codes, fees and charges, growth limitations, and policies affecting the return on residential investment

The City of Sugar Land has worked during the last year to better inform the community regarding diverse housing options and their benefits. Approximately 300 community members attended and participated in a series of six land use forums held from January to April. Topics included Housing Choices for a Successful City, which focused on housing choice and the benefits of multifamily housing. Similar efforts to provide information about housing choice and fair housing will continue in the future.

While the City of Sugar Land is not a recipient of HOME dollars, approximately 25% of the City's annual CDBG allocation has historically been allocated to fund minor housing rehabilitation. Low income individuals and their families receive assistance for the repair of their home to help retain affordable housing options currently available.

Discussion:

Despite the challenges in developing new affordable housing, the City is working to preserve all of its current stock of affordable housing. Restrictions resulting from limited funds are much more difficult to contend with.

AP-85 Other Actions – 91.220(k)

Introduction:

Actions planned to address obstacles to meeting underserved needs

The largest obstacle to meeting the needs of underserved populations is the limited available funding. Each year the amount of available funding is reduced, therefore requiring the City to reduce the allocation to service agencies that provide assistance to low income residents.

The next most concerning obstacle is the lack of qualified and interested service providers. Unfortunately, the difficulties in complying with federal funding requirements have led to a lack of interested homeless providers. The lack of qualified and interested service providers restricts the amount of services available to the community.

Actions planned to foster and maintain affordable housing

The City of Sugar Land has worked during the last year to better inform the community regarding diverse housing options and their benefits. Approximately 300 community members attended and participated in a series of six land use forums held from January to April. Topics included Housing Choices for a Successful City, which focused on housing choice and the benefits of multifamily housing. Similar efforts to provide information about housing choice and fair housing will continue in the future.

While the City of Sugar Land is not a recipient of HOME dollars, approximately 25% of the City's annual CDBG allocation has historically been used to fund minor housing rehabilitation. Low income individuals and their families receive assistance for the repair of their home to help retain affordable housing options currently available.

Actions planned to reduce lead-based paint hazards

As part of all funds expended on minor housing rehabilitation, testing for lead based paint is required for all homes built prior to 1978. These measures help identify lead hazards and establish a base for improvements in homes where lead is found to be present. Where necessary, lead is encapsulated to ensure no further risk to occupants of the homes.

Actions planned to reduce the number of poverty-level families

The City of Sugar Land works to ensure that all programs and policies established to support and funded by the CDBG program have a goal of assisting low and moderate income families to prevent the cycle of poverty. Programs and services are intended to provide families with continued opportunities.

One of the City's goals is to provide GED, ESL and literacy training to low to moderate income persons who are unable to enter the job market due to their inability to effectively communicate. The program will offer the community an opportunity for improved employment options and greater access to community resources. Through this goal, over 91 persons are anticipated to receive assistance during Program Year 2014

With a goal to assist at least 37 abused and neglected children during Program Year 2014, the City of Sugar Land intends to fund advocacy and counseling services. These services give children an opportunity to heal and move beyond the trauma of their abuse to become more successful adults.

Minor home repair will provide low income families an opportunity to remain in safe and permanent housing. Housing provides families and particularly children an opportunity to stabilize their lives. Minor housing rehabilitation and accessibility modifications help elderly and disabled persons to remain in their homes.

Actions planned to develop institutional structure

During the next year, the City of Sugar Land will work to improve its process of referring Fair Housing concerns and complaints to the proper authorities. A system will be developed whereby City residents are better informed and know exactly who to call when experiencing discrimination in the rental or purchase of a home.

Actions planned to enhance coordination between public and private housing and social service agencies

Through its collaborative efforts with the Coalition for the Homeless Houston/Harris County, the City of Sugar Land is working to coordinate efforts between private housing and other service agencies. Local agencies such as the Sugar Land Police Department, Fort Bend ISD, and homeless service providers would identify the needs of homeless persons and work through the Coalition's referral system to receive rental assistance and therefore help stabilize their lives. The Coalition's system will be developed during Program Year 2014 and implemented during Program Year 2015.

Discussion:

In managing the constraints posed by limited funding and lack of interest by service providers, the City of Sugar Land is in a position where it has to better leverage its relationships with partner agencies.

Program Specific Requirements

AP-90 Program Specific Requirements – 91.220(I)(1,2,4)

Introduction:

Community Development Block Grant Program (CDBG) Reference 24 CFR 91.220(I)(1)

Projects planned with all CDBG funds expected to be available during the year are identified in the Projects Table. The following identifies program income that is available for use that is included in projects to be carried out.

1. The total amount of program income that will have been received before the start of the next program year and that has not yet been reprogrammed

The City of Sugar Land does not plan to receive any program income.

2. The amount of proceeds from section 108 loan guarantees that will be used during the year to address the priority needs and specific objectives identified in the grantee's strategic plan

The City of Sugar Land does not have any Section 108 loans.

3. The amount of surplus funds from urban renewal settlements

The City of Sugar Land does not have any urban renewal settlements.

4. The amount of any grant funds returned to the line of credit for which the planned use has not been included in a prior statement or plan.

All grant funds that have been returned to the line of credit during the PY2013 Program Year have been repurposed in a prior plan.

5. The amount of income from float-funded activities
Total Program Income

The City of Sugar Land does not have any float funded activities.

Other CDBG Requirements

1. The amount of urgent need activities

The City of Sugar Land does not plan to undertake any urgent need activities.

Discussion:

APPENDICES

1. Survey
2. Public Comments
3. Fair Housing Plan



City of Sugar Land Consolidated Plan Community Survey and Analysis of Impediments Survey

Every five years, the U.S. Department of Housing and Urban Development requires the City of Sugar Land to create a Consolidated Plan that describes the nature of community development and housing projects to be funded in the coming years. In order to develop goals and objectives that reflect the needs of the City, we collect information through this survey process, as well as community meetings and focus groups.

In addition to the Consolidated Planning, the City of Sugar Land is in the process of updating its Analysis of Impediments to Fair Housing Choice. Fair Housing is defined as discrimination in housing based on race, color, national origin, religion, sex, familial status, and disability. As part of this study, we are asking members of the community for their comments on the extent of the problem and potential solutions to affirmatively further fair housing.

Thank you for taking the time to share your unique vision for the City of Sugar Land. If you have any questions, please email us at communitydevelopment@sugarlandtx.gov.

Demographic Information - Please answer the following:

1. What is your home ZIP Code:

2. What is your work ZIP Code:

3. Do you consider yourself or your organization to be a(n):

Elected Official Homeowners' Association (HOA) Advocacy Group Realtor

Non-Profit Agency City of Sugar Land Resident

Other (please specify)

4. Race/ Ethnicity:

White Black Hispanic

American Indian/Alaskan Asian Pacific Islander Multi-Race

5. Gender Male Female

6. Household size

7. Annual Household Income level:

Under \$60,000 \$60,000-100,000 \$100,001-175,000 over \$175,000

8. Which of the following best describe you?

Property Owner Renter Other (Please Specify)

9. How long have you lived in your current residence?

0 - 5 years 6 - 15 years 15+ years

10. How long have you lived in the City of Sugar Land?

0 - 5 years 6 - 15 years 15+ years

Infrastructure and Neighborhood Services - Please answer the following:

11. Please rank the following community services and facility needs in Sugar Land:

	Very low need	Low need	Moderate need	High need	Very high need	N/A
Small, neighborhood parks	<input type="checkbox"/>					
Large, regional parks	<input type="checkbox"/>					
Specialty parks (dog,splash)	<input type="checkbox"/>					
Neighborhood watch program	<input type="checkbox"/>					
Community facilities (senior, youth)	<input type="checkbox"/>					
Outdoor gathering spaces	<input type="checkbox"/>					

12. What is the ideal distance from your home to these services (in miles)?

	Less than 1	1-5	5-10	10+	N/A
Commercial Centers (shopping, dining, etc)	<input type="checkbox"/>				
Employment Training and Services	<input type="checkbox"/>				
Community Centers and Services	<input type="checkbox"/>				
Senior and Youth Activity Centers	<input type="checkbox"/>				
Centers/Services for Persons with Disabilities	<input type="checkbox"/>				
Emergency Service Facilities (fire, EMS, etc)	<input type="checkbox"/>				

13. What type(s) of services are most needed in your community?

	Very low need	Low need	Moderate need	High need	Very high need	N/A
Anticrime programs	<input type="checkbox"/>					
Childcare services and programs	<input type="checkbox"/>					
Domestic violence programs	<input type="checkbox"/>					
Food pantries	<input type="checkbox"/>					
Homeless services and programs	<input type="checkbox"/>					
Healthcare services	<input type="checkbox"/>					
Legal services	<input type="checkbox"/>					
Literacy programs	<input type="checkbox"/>					
Senior services and programs	<input type="checkbox"/>					
Substance abuse services	<input type="checkbox"/>					
Transportation services and programs	<input type="checkbox"/>					
Veterans services and programs	<input type="checkbox"/>					
Youth services and programs	<input type="checkbox"/>					

Housing - Please answer the following:

14. How important are the following factors when choosing housing?

	Very Unimportant	Unimportant	Neutral	Important	Very Important	N/A
Shorter distance to work	<input type="checkbox"/>					
Shorter distance to amenities (shopping, dining)	<input type="checkbox"/>					
Quality of Public Schools	<input type="checkbox"/>					
Cultural Opportunities	<input type="checkbox"/>					
Recreational Opportunities	<input type="checkbox"/>					
Open Trails	<input type="checkbox"/>					
Colleges, Universities, Technical Schools	<input type="checkbox"/>					

15. What type(s) of housing are most needed in your community?

	Very low need	Low need	Moderate need	High need	Very high need	N/A
Single family, ownership	<input type="checkbox"/>					
Single family, rental	<input type="checkbox"/>					
General multi-family (1-2 bedrooms)	<input type="checkbox"/>					
Large multi-family (3+ bedrooms)	<input type="checkbox"/>					
Accessible housing for disabled	<input type="checkbox"/>					
Senior (55yrs +)	<input type="checkbox"/>					
Affordable housing	<input type="checkbox"/>					

16. What do you consider to be an affordable single family home?

Less than \$100,000 \$100,000-\$130,000 \$131,000-\$185,000

\$186,000-\$250,000 \$250,000 +

17. Do you feel there are enough affordable housing options available?

Strongly Agree Somewhat Agree Not Sure

Somewhat Disagree Strongly Disagree

18. What do you consider to be an affordable monthly rent?

Less than \$600 \$600-\$900 \$900--\$1200

\$1200-\$1500 \$1500 +

19. How much of your household income do you spend on housing?

Less than 30% 30-50% 50-80% More than 80%

20. Do you think lead-based paint testing and repair are needed in your neighborhood?

Yes No

21. What sort of energy efficient building standards and improvements are needed in your community?

Energy Star LEED Standards

General weatherization programs None

Fair Housing - Please answer the following:

22. Do you know of any instances where realtors, bankers, apartment complexes, or individual landlords have refused to show, sell to, rent to or give a mortgage to someone because of one of the protected classes? (Age, Race, Color, National Origin, Disability, Religion, Gender, Familial Status)

Yes No

If so, what are these instances?

23. Did you report the incident to:

A Government Agency A Fair Housing Organization

To Someone Else Did Not Report the Incident N/A

24. Do you know of any areas of the community that have been “redlined” where realtors, bankers, or insurance companies discriminate because of the ethnic composition of the neighborhood?

Yes No

If so, what are these neighborhoods?

25. Do you know of any city, county or state ordinances/statutes that put an undue burden on a protected class to find rental or ownership housing?

Yes No

If so, which ordinances?

26. In your opinion, what, if any, are the major obstacles protected classes in Sugar Land face in accessing housing?

Please specify:

27. Do you know of any activities by your organization or others to identify impediments to fair housing choice and to seek remedies for the residents?

Please specify:

28. Do you know of any city, county, or state ordinances/statutes that can be passed that would help ensure fair housing?

Please specify:

Additional comments:

29. What do you like the most about living in the City of Sugar Land?

30. What do you like the least about living in the City of Sugar Land?

31. Please provide any additional comments you feel would be helpful as part of our community planning:

-----Original Message-----

From: Larry Davis

Sent: Thursday, March 27, 2014 4:19 PM

To: Stacie R. Henderson

Subject: Sugar Land CDGP March 26 2014 Public Hearing PUBLIC COMMENT

As a longtime mental health advocate and 26 year citizen of Sugar Land, I challenge the Priority Rating of M for Mental Health offered in our most recent Sugar Land 5-Year Plan. Simply put, Sugar Land is sorely deficient in housing for our mental health population. Group homes designated for the mentally ill are just non-existent in our fair city.

Additionally, the number of 750 cited as needing support is artificially low. The accepted percentage of the U.S. population who will be stricken by mental illness in a lifetime is 25%. Sugar Land's estimated 100,000 population makes the number of 750 incredulously low.

Further, with the return of our soldiers serving in the Middle East and our continued population growth, there is more than sufficient justification for an H (high priority) rating for mental health needs.

I apologize for not challenging this rating earlier and appreciate the opportunity to offer this PUBLIC COMMENT.

Thank you,
Larry Davis
Generations Behavioral Health



Houston-Galveston Area Council

July 30, 2014

Stacie Henderson
Community Development Administrator
City of Sugar Land
2700 Town Center Boulevard North
Sugar Land, Texas 77479

RE: The City of Sugar Land, PY2014-2018 Consolidated Plan

Dear Ms. Henderson:

The City of Sugar Land has requested that the Houston-Galveston Area Council complete a consistency review of the PY 2014-2018 Consolidated Plan under Federal Executive Order 12372. The plan has the potential for positive community impact and includes a diversity of programs and services that will benefit low to moderate income individuals and households and does not conflict with H-GAC regional plans and policies. The plan aligns with certain goals and strategies contained within the H-GAC Our Great Region 2040 Plan - which promotes the coordination of public investments to improve quality of life and provide access to opportunity for the residents of our 13-county region.

However, this letter is to advise you that the H-GAC Board of Directors and the Plans and Projects Review Committee will not meet again until August 19, 2014. Because of the timing of this request and H-GAC's next Board meeting we are waiving our right for review under Federal Executive Order 12372 and State rules.

Please contact me at (713) 993-4514 or cwemple@h-gac.com if you have any questions regarding this action.

Sincerely,

A handwritten signature in black ink, appearing to read 'CWemple', is written over a light blue circular background.

Chuck Wemple
Chief Operating Officer

City of Sugar Land, Texas PY2014-PY2018 Analysis of Impediments to Fair Housing Choice And Fair Housing Plan

The City of Sugar Land's certification to affirmatively further fair housing is attached to the PY 2014-2018 Consolidated Plan and ensures that the entitlement jurisdiction will undertake a Fair Housing Plan (FHP) and take appropriate actions to overcome the effects of any impediments to fair housing choice. In order to develop a Fair Housing Plan, the jurisdiction must develop an Analysis of Impediments (AI) to Fair Housing Choice that involves and addresses housing concerns of the entire community.

This document includes the City of Sugar Land's Analysis of Impediments to Fair Housing Choice and the resulting Fair Housing Plan for PY 2014-2018 to coincide with the City's 5-Year Consolidated Plan. The document consists of the following:

1. The Analysis of Impediments to Fair Housing Choice
2. Actions to overcome the effects of identified impediments
3. Records to support the AFFH certification found in the Consolidated Plan

INTRODUCTION AND NATIONAL ISSUES

The Fair Housing Act was passed by the United States and signed into law in 1968. The U.S. Department of Housing and Urban Development is responsible for enforcing the act. In summary, the act prohibits the following:

In the Sale and Rental of Housing: No one may take any of the following actions based on race, color, national origin, religion, sex, familial status or handicap:

- Refuse to rent or sell housing
- Refuse to negotiate for housing
- Make housing unavailable
- Deny a dwelling
- Set different terms, conditions or privileges for sale or rental of a dwelling
- Provide different housing services or facilities
- Falsely deny that housing is available for inspection, sale, or rental
- For profit, persuade owners to sell or rent (blockbusting) or
- Deny anyone access to or membership in a facility or service (such as a multiple listing service) related to the sale or rental of housing.

In Mortgage Lending: No one may take any of the following actions based on race, color, national origin, religion, sex, familial status or handicap (disability):

- Refuse to make a mortgage loan

- Refuse to provide information regarding loans
- Impose different terms or conditions on a loan, such as different interest rates, points, or fees
- Discriminate in appraising property
- Refuse to purchase a loan; or
- Set different terms or conditions for purchasing a loan

In Addition: No one may:

- Threaten, coerce, intimidate or interfere with anyone exercising a fair housing right or assisting others who exercise that right
- Advertise or make any statement that indicates a limitation or preference based on race, color, national origin, religion, sex, familial status, or handicap. This prohibition against discriminatory advertising applies to single-family and owner-occupied housing that is otherwise exempt from the Fair Housing Act

Additional Protection for those with a disability

A landlord may not:

- Refuse to let a disabled tenant make reasonable modifications to his/her dwelling or common use areas, at the tenant's expense, if necessary for the disabled person to use the housing. (Where reasonable, the landlord may permit changes only if the tenant agrees to restore the property to its original condition when you move.)
- Refuse to make reasonable accommodations in rules, policies, practices or services if necessary for the disabled person to use the housing

Example: A building with a "no pets" policy must allow a disabled tenant to keep a service dog.

Example: An apartment complex that offers tenants ample, unassigned parking must honor a request from a mobility-impaired tenant for a reserved space near his/her apartment if necessary to assure that (s)he can have access to his/her dwelling.

This applies for someone who:

- Has a physical or mental disability (including hearing, mobility and visual impairments, chronic alcoholism, chronic mental illness, HIV, AIDS, AIDS Related Complex and mental disability) that substantially limits one or more major life activities
- Has a record of such a disability;
- Is regarded as having such a disability

However, housing need not be made available to a person who is a direct threat to the health or safety of others or who currently uses illegal drugs.

Requirements for New Buildings

In buildings that are ready for first occupancy after March 13, 1991, and have an elevator and four or more units:

- Public and common areas must be accessible to persons with disabilities
- Doors and hallways must be wide enough for wheelchairs

All units must have:

- An accessible route into and through the unit
- Accessible light switches, electrical outlets, thermostats and other environmental controls
- Reinforced bathroom walls to allow later installation of grab bars and
- Kitchens and bathrooms that can be used by people in wheelchairs

If a building with four or more units has no elevator and is ready for first occupancy after March 13, 1991, these standards apply to ground floor units. These requirements for new buildings do not replace any more stringent standards in state or local law.

Housing Opportunities for Families

Unless a building or community qualifies as housing for older persons, it may not discriminate based on familial status. That is, it may not discriminate against families in which one or more children under 18 live with:

- A parent
- A person who has legal custody of the child or children or
- The designee of the parent or legal custodian, with the parent or custodian's written permission.

Familial status protection also applies to pregnant women and anyone securing legal custody of a child under 18.

Housing for older persons is exempt from the prohibition against familial status discrimination if:

- The HUD Secretary has determined that it is specifically designed for and occupied by elderly persons under a federal, state or local government program or
- It is occupied solely by persons who are 62 or older or
- It houses at least one person who is 55 or older in at least 80 percent of the occupied units, and adheres to a policy that demonstrates an intent to house persons who are 55 or older.

A transition period permits residents on or before September 13, 1988, to continue living in the housing, regardless of their age, without interfering with the exemption.

A copy of the current Housing Discrimination Complaint Form is included in the appendix of this document and can be downloaded from the HUD website at <http://www.hud.gov/complaints/housediscrim.cfm>.

Special National Issues Regarding Fair Housing:

HUD has conducted a survey of key Metropolitan Statistical Areas (MSAs) to assess the level of their discriminatory practices. The City of Sugar Land was not delineated separately; however the Houston MSA including Sugar land was included. The results, taken directly from the HUD report, are outlined below.

While the report reviewed adverse treatment of Asians, no areas in Texas were included in that aspect of the study. In response to a report on the Chicago rental market for disabled individuals, HUD has produced a document to assist advocates for the disabled in assessing discriminatory practices in rental housing. In the Chicago study, 49 percent of the deaf testers received adverse treatment and 32 percent of wheelchair-bound testers received adverse treatment. No other disabilities were tested. One in six landlords refused to allow modifications to their properties even if paid for by the prospective tenant. In 2005, HUD released a report, *Discrimination Against Persons with Disabilities: Guidance for Practitioners*, that uses the lesson from the Chicago research study to give guidance to practitioners on how to conduct disability discrimination testing. The HUD Office of Fair Housing and Equal Opportunity provides funding opportunities as part of its annual “SuperNOFA” to public and private agencies in two related areas:

Fair Housing Initiatives Program (FHIP) provides funding to public and private organizations that develop programs designed to prevent or eliminate discriminatory housing practices.

- **The Fair Housing Organizations Initiative (FHOI)** provides funding that builds the capacity and effectiveness of non-profit fair housing organizations by providing funds to handle fair housing enforcement and education initiatives more effectively. FHOI also strengthens the fair housing movement nationally by encouraging the creation and growth of organizations that focus on the rights and needs of underserved groups, particularly persons with disabilities.
- **The Private Enforcement Initiative (PEI)** offers a range of assistance to the nationwide network of fair housing groups. This initiative funds non-profit fair housing organizations to carry out testing and enforcement activities to prevent or eliminate discriminatory housing practices.
- **The Education and Outreach Initiative (EOI)** offers a comprehensive range of support for fair housing activities, providing funding to state and local government agencies and non-profit organizations for initiatives that explain to the general public and housing providers what equal opportunity in housing means and what housing providers need to do to comply with the Fair Housing Act.
- **The Administrative Enforcement Initiative (AEI)** helps state and local governments who administer laws that include rights and remedies similar to those in the Fair Housing Act implement specialized projects that broaden an agency's range of enforcement and compliance activities. No funds are available currently for this program.

Fair Housing Assistance Program (FHAP) provides funds to state and local governments to administer local laws that are consistent with the Federal Fair Housing Act.

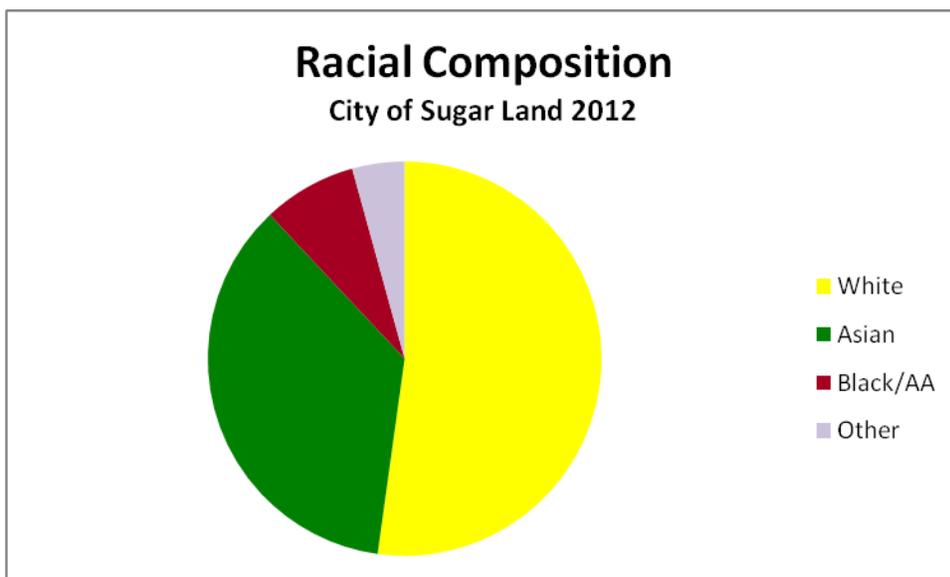
ANALYSIS OF IMPEDIMENTS TO FAIR HOUSING CHOICE

The Analysis of Impediments includes the following elements:

- 1) Community profile and background information on the jurisdiction's population, income and housing stock
- 2) A comprehensive review of the entitlement jurisdiction's laws, regulations and administrative policies, procedures, and practices
- 3) An assessment of how those laws, regulations, policies and procedures affect the location, availability, and accessibility of housing
- 4) An assessment of conditions, both public and private, affecting fair housing choice for all protected classes
- 5) An assessment of the availability of affordable, accessible housing in a range of unit sizes
- 6) Summary of impediments

1. Community Profile: The City of Sugar Land.

Population: The City's general population grew 24.5% between the two decennial Censuses of 2000 and 2010; from 63,328 to 78,817. According to the 2008-2012 *American Community Survey*, it grew another 3% between 2010 and 2012 to 79,475. The City's racial composition is diverse reflecting the following breakdown: 53.2 White, 35.7% Asian, 7.8% African American and 4.3% all other.



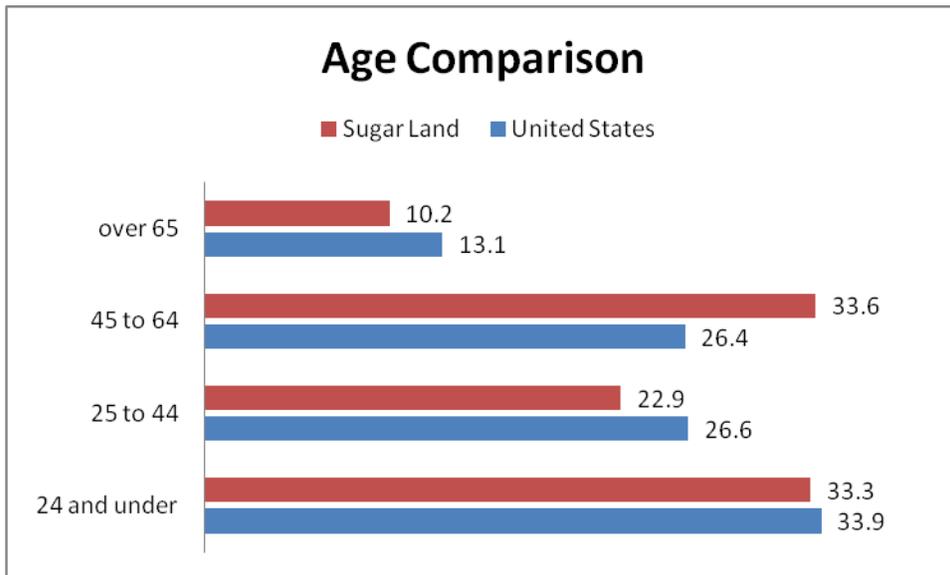
Source: 2008-2012 American Community Survey

The 2012 Hispanic population constituted 10.1% of the City's general population. The White population is slightly over half the total population of the City of Sugar Land while the White

population of the Houston-Sugar Land-Baytown Metropolitan Statistical Area [Houston Metro area] is just slightly below half of the general population. The major differences between Sugar Land and the Houston Metro area are the substantially smaller Hispanic and African American population and the much larger Asian community.

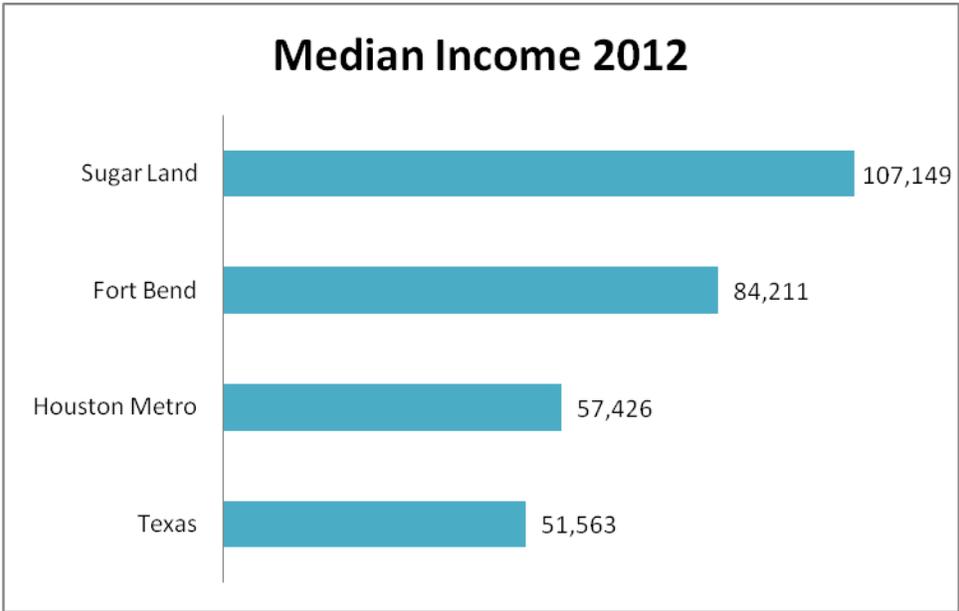
Another unique feature of the City's diversity is the unusually large foreign born population; 33.8%. And a total of 43.1% of the population reported speaking a language other than English at home.

The median age for Sugar Land is 40.7 years, which is older than the US population as a whole, with a median age of 37.2 years. The older population advantage for the City is entirely concentrated in the older half of the workforce age population; 45-64 years of age. The larger percentage of the population in their peak earning years plus the significantly smaller elderly population [65 + years] confers a substantial household income advantage for the City as further discussed below.



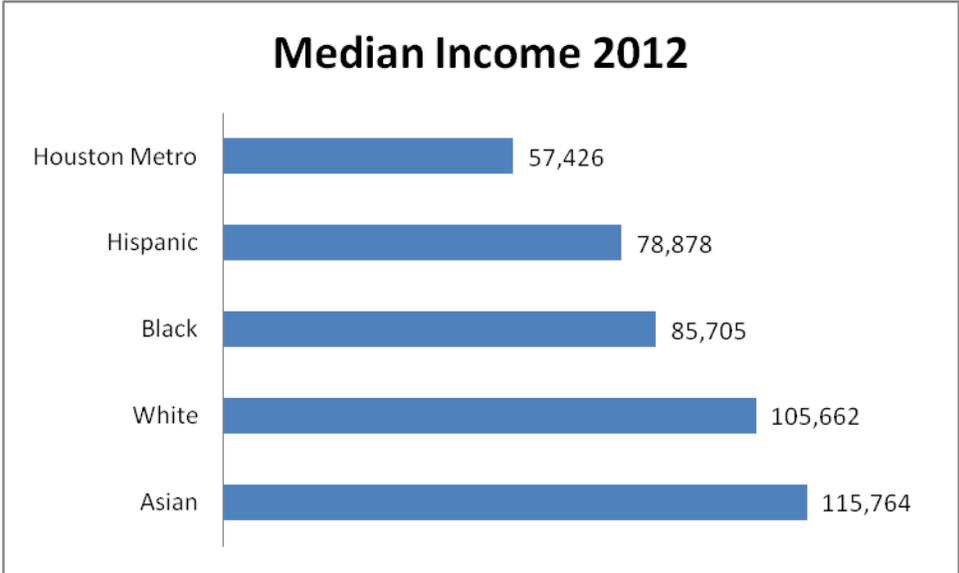
Source: U.S. Census Bureau

Income: Sugar Land is a relatively higher income community compared to its surroundings. The 2012 Median Household Income for Sugar Land [\$107,149] is more than twice the State of Texas [\$51,563] median and nearly twice the Houston-Sugar Land-Baytown Metropolitan Statistical Area [Houston Metro area] median household income [\$57,426].



Source: 2008-2012 American Community Survey

As can be seen by the chart below, all the major ethnic/racial groups have substantially higher median household incomes. Asian populations have the highest median income, yet Hispanic and Black residents remain well below the Sugar Land median income. The foreign born residents have a higher AMI [\$113,550] than do the native born residents [\$103,530] of Sugar Land.

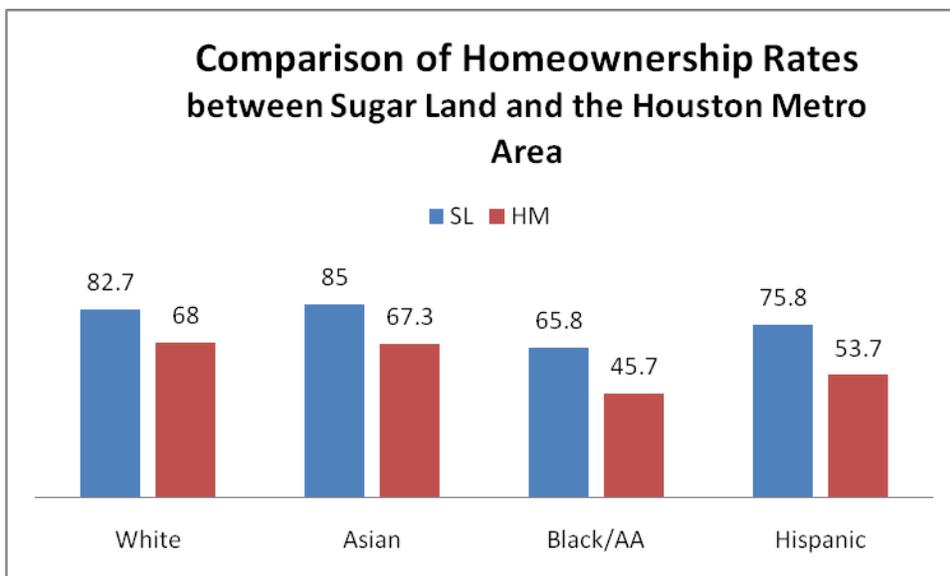


Source: 2008-2012 American Community Survey

Housing: The occupied housing stock in Sugar Land grew faster, 30.5% between the Decennial Censuses [2000-2010], than the previously mentioned population growth of 24.5%. This would

indicate a very favorable housing availability trend. The growth was much faster during this period for rental units [44%] than for owner occupied units [27.6%], both of which outpaced population growth. Despite the faster rental unit growth, the homeownership rate is still substantially higher in Sugar Land [81.0%] than it is for the Houston Metro area [62.6%].

The previously mentioned income advantage among racial/ethnic groups in Sugar Land [SL] compared to the Houston Metro area [HM] also translates into higher homeownership rates between the groups in Sugar Land compared to the Houston Metro area.



Source: 2008-2012 American Community Survey

The composition of housing units in Sugar Land are overwhelmingly single detached units, 86.7% compared to 62.5% for the Houston Metro area. In contrast there are relatively few large multi – unit [5 or more unit] housing structures, 8.7% compared to 25.3% for Houston Metro.

The housing units in Sugar Land tend to be larger and newer than housing units throughout the Houston Metro area. Less than 20% of the housing units in Sugar Land were built before 1980 compared to over 40% for the Houston Metro area. A large majority of the housing units in Sugar Land, 87.3% have three or more bedrooms compared to 67.6% for the Houston Metro area.

Not unexpectedly, overall housing costs in Sugar Land are much higher than the Houston Metro area as a whole. According to the 2008-2012 ACS, the median price for an owner-occupied unit in Sugar Land was \$253,400, 80% higher than the \$141,000 for owner occupied units in the Houston Metro area.

2. Comprehensive Legislative and Regulatory Review

The City of Sugar Land has reviewed and analyzed the public policies affecting the development, availability, and cost of affordable housing. The City found that there were no policies that contributed to the concentration of racial/ethnic minorities and that city building codes or

ordinances did not impede or limit the development or improvement of affordable housing in Sugar Land.

The City's policy is to review any complaints regarding barriers to affordable or fair housing to determine the cause of the complaint and to assure that no city policies or procedures are inadvertently causing any fair housing problems. In addition, the City appointed the Community Development Administrator as the Fair Housing Officer who will be responsible for receiving complaints from the public and working with the applicable city staff to develop appropriate remedies to address unfair housing issues.

Zoning: The City of Sugar Land's Zoning Regulations and other land use policies do not appear to be a barrier to affordable housing. Requirements for minimum street frontage, setbacks, density requirements, or off-site improvements do not impose impediments to new housing development. Since 2009, the City of Sugar Land has approved the development of over 1,000 new multifamily units in two large developments. The Planning Department is also working with other city Departments to counter public perception regarding affordable housing and provide educational opportunities for residents regarding housing choices for diverse populations.

Building Codes: The City of Sugar Land has adopted the 2009 International Codes, including building, fire, residential, property maintenance, energy, mechanical, plumbing and fuel cost codes, as well as the 2008 National Electrical Code. These codes set minimum standards for construction in the City. It is felt that these codes do not hinder the development of affordable housing but rather enforce acceptable building standards of affordable housing units. All housing and building codes are consistent with the Department of Housing and Urban Development Fair Housing regulations.

The Texas Department of Licensing and Regulation [TDLR] must review commercial projects with a valuation greater than \$50,000 for Texas Accessibility Standards. [Texas Senate Bill No. 484] Contact ADA at 800-803-9202. This helps ensure the appropriate accessibility requirements are met.

Tax Issues: At this time, the City does not offer tax incentives to encourage the development of affordable housing. However, the City's tax rate is considerably lower than other municipalities in the Metropolitan Area. Additionally, the City does provide for the elderly and disabled to defer their property taxes until they sell or until their estate inherits the property.

Code Enforcement: The City recognizes that the enforcement of property codes is essential to the maintenance of quality housing stock. In response to the identified rehabilitation needs in the community, the City has dedicated a portion of its CDBG grant for housing rehabilitation activities to help maintain housing stock that meets city codes.

City Boards: The City of Sugar Land ranks #1 in growth in the Houston metro area. In previous decades, the City's population increased 158 percent from 24,529 in 1990 to 63,328 in 2000 and increased 24.5% to 78,817 according to the most recent decennial Census in 2010. In order to

manage a rapidly growing city, the City of Sugar Land has established a number of boards involved in development issues:

Building Standards Commission: This quasi-judicial board consists of seven members and three alternate members who have knowledge of the property maintenance codes and are qualified by experience and training to decide matters related to building construction and property maintenance.

Planning and Zoning Commission: Established by City Charter and approved by City Council on January 17, 1981, the nine-member Commission makes recommendations to the City Council concerning the use of land and other planning functions pursuant to state law and to promote orderly development; to serve as advisory concerning master plans and changes to the zoning plan; and to protect the general welfare and interest of the people concerning physical changes in the city and in the extraterritorial jurisdiction.

Zoning Board of Adjustment: The Zoning Board of Adjustment was established by ordinance and approved by City Council in November 1991. The purpose of the Board is to hear appeals from administrative decisions; hear and decide special exceptions and variances; and interpret the intent of the Zoning Ordinance.

Sugar Land Development Corporation: The Sugar Land Development Corporation was established as a non-profit corporation and approved by the City Council in April 1993. The Corporation is managed by a Board of Directors responsible for reviewing and making recommendations on the economic development needs of Sugar Land and the guidelines governing reinvestment zones and tax abatement agreements. The Corporation is also responsible for developing, preparing and submitting an Economic Development Plan for approval by the City Council. This Plan includes the short and long term objectives of the Corporation, guidelines on the use of tax funds received, and procedures on how the use of funds will be determined.

Sugar Land 4B Corporation: Established in February 1995, the Sugar Land 4B Corporation is also responsible for preparing and developing an Economic Development Plan in accordance with policies or directives established by the City Council. The Plan includes guidelines on the use of sales tax funds received, which may include municipal facilities, parks, museums, stadiums, parking facilities and other facilities both private and public.

Parks and Recreation Policy Advisory Board: The Parks and Recreation Policy Advisory Board was established in June 2000 and was charged with making recommendations on the City's master park plans and the long term goals and objectives for parks and recreation activities. On June 17, 2014, the Board's duties and responsibilities expanded to include overseeing the City's cultural arts program, as well as make recommendations on the City's master park plans, the long-term goals and objectives for parks and recreation activities, serve as the City's Tree Advisory Board and advise the City on other matters relating to parks, arts, recreation and cultural activities as requested by the

City Council or City Manager. In addition, the Board will now be referred to as the Parks, Art, Recreation, Culture and Streetscapes (PARCS) Board.

Animal Advisory Board: The Animal Advisory Board was created pursuant to state law. This Board reviews and recommends procedures for the care and maintenance of animal shelter facilities and impounded animals to ensure compliance with state law and to periodically review the City's animal control ordinances and make recommendations on revisions as necessary.

Land and Environmental Issues: The City of Sugar Land is approximately 20 miles southwest of downtown Houston and encompasses approximately 33 square miles. During the past twenty-five years, the City has had an aggressive annexation policy that has contributed to the growth of the population and the increase in housing development. No land or environmental issues pose impediments to the development of affordable housing, with the exception of flood plains meandering throughout the City. Additionally, the City annexes property that has been developed and has an affordable bonded indebtedness. As a result, there is limited vacant land for the development of affordable housing within the City Limits. Due to the nature of Sugar Land – a relatively young “bedroom community” of the City of Houston – the land values are high compared to unincorporated areas and inner-city areas of Houston; and the development is relatively new, valuing homes out of the price range of many.

Ethnicity/Disability Barriers: The City of Sugar Land has no overt barriers to affordable housing based on ethnicity or disability. The impediments within the private sector revolve around income more than race, color, religion, national origin, familial status or disability. A lack of affordable housing for the low-income impedes low- and moderate-income residents from finding quality housing. Additionally, stricter lending regulations limit the approval of mortgage approval rates for low income persons. Therefore, many individuals do not apply for mortgages. In the past, there was a misconception by lending institutions that there are higher delinquencies in the loan portfolios of the lower income. Recently, with the sub-prime mortgages, this misconception has become moot. However, with the recent recession and the new federal regulations, sub-prime mortgages are disappearing and the preconceptions may be returning to the lending institutions.

Controlling for income, minority and disabled populations do not have any greater needs for or barriers to affordable housing than non-disabled Anglos. Rental prices and the relatively young age of the housing stock pose the biggest barrier to minorities and disabled renters and owners. The disadvantage that the disabled have over non-disabled is the limited stock of accessible housing within a price range affordable to low- to moderate-income persons.

3. Assessment of Impact of Legislation and Regulations

As stated in Section 1, the City of Sugar Land found that there were no policies that contributed to the concentration of racial/ethnic minorities and that city building codes or ordinances did not impede or limit the development or improvement of affordable housing in Sugar Land.

Though the City and State legislation and regulations do not contribute to unfair housing, there is no Public Housing Authority within Sugar Land or within the areas of Fort Bend County covering

Sugar Land. This does limit access to subsidized housing for the very low and low income residents. For residents to access public housing, they must go to the City of Houston. For residents to access Section 8 Housing Choice Vouchers, they must go to the City of Houston, City of Rosenberg, Harris County, Brazoria County or the State of Texas.

At this time, there are no other types of subsidized units in Sugar Land, including Low Income Housing Tax Credit properties, Section 202 properties for the elderly or Section 811 properties for the disabled.

By providing a mechanism for the elderly and disabled to defer their property taxes until they sell or until their estate inherits the property, the City of Sugar Land helps to ensure that these special needs populations are able to remain in their homes or purchase homes they otherwise may not be able to afford. The new Federal legislation regarding reverse mortgages also enables the elderly to remain in their homes despite a reduction in income.

Sugar Land does require landlords to register rental properties through an annual inspection process to determine and ensure that the dwelling unit is not a public nuisance or substandard and that the unit meets all zoning, health and safety requirements. This registration program is to ensure that those units rented are up to code and safe for residents. While this is a policy to ensure the safety of the units, it may result in a slight increase in rents. However, it does not lead to discriminatory practices.

4. Assessment of Public/Private Conditions Affecting Fair Housing Choice

The City found no public or private conditions affecting fair housing choice in the City of Sugar Land. However, the cost of housing, regardless of tenant/owner status, makes much of the housing in Sugar Land beyond the affordable reach of some. For the most part, housing choice is an economic issue in Sugar Land.

The following agencies have provided input regarding available housing choice:

- Fort Bend CORPS, Housing Rehabilitation Provider
- Fort Bend Family Promise, Homeless Service Provider
- Fort Bend Habitat for Humanity, Housing Provider
- Fort Bend Seniors Meals on Wheels, Elderly Service Provider
- Fort Bend County Women's Center, Homeless Service Provider, Domestic Violence
- Literacy Council of Fort Bend County, Inc., GED, Literacy Education Provider
- Parks Youth Ranch, Homeless Service Provider, Youth

None of the input received through the above organizations had any record of unfair housing practices reported in Sugar Land. Agencies indicated that cost and the lack of public or other subsidized housing were the primary impediments to housing choice in Sugar Land.

The City also conducted a survey of residents for its PY 2014-PY 2018 Consolidated Plan. An on-line survey was posted on the City's Facebook, Twitter, official website and SLtv. Additional paper copies were available to clients assisted by local agencies, target area residents, and at the public meetings for non-electronic responses.

In response to the survey questions regarding fair housing, out of 108 surveys received, 8 individuals noted that they were aware of or had experienced discrimination in Sugar Land. Of those, only half reported the incident. The questions asked included:

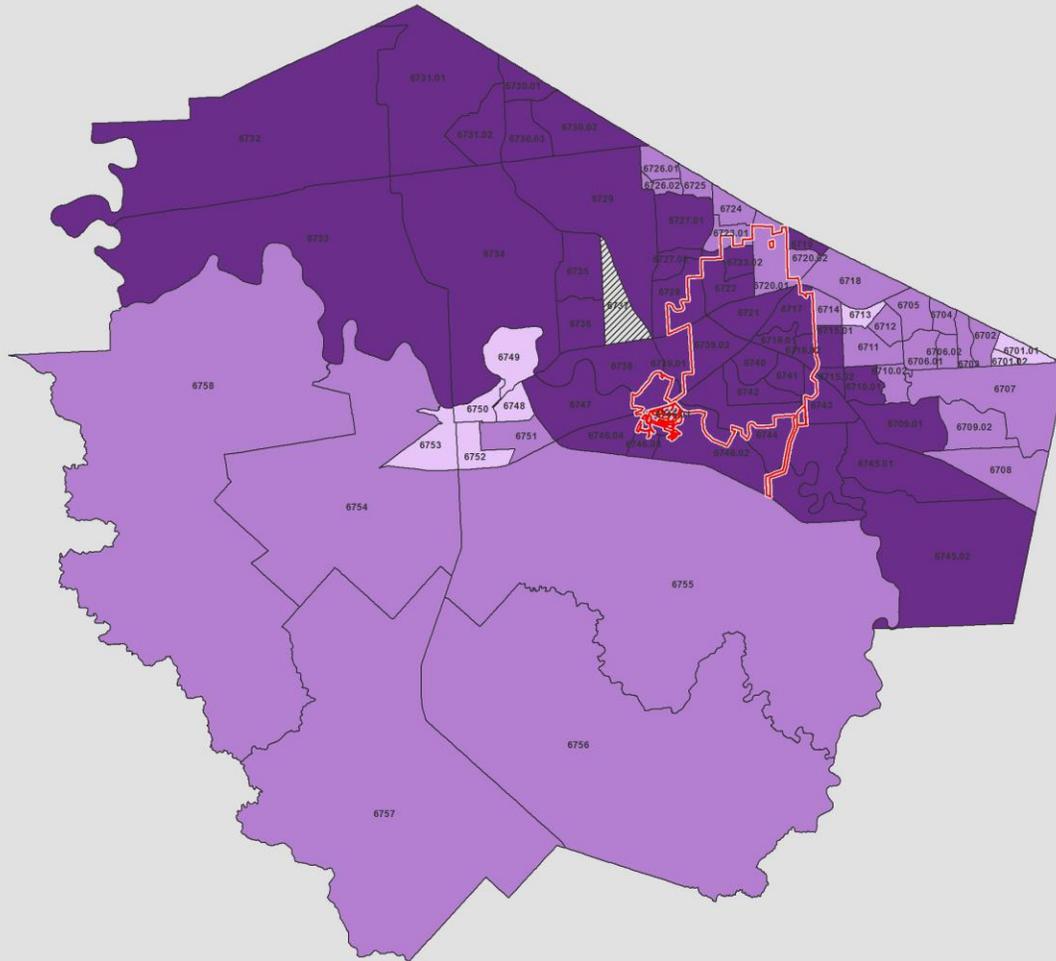
- 1) Do you know of any instances where realtors, bankers, apartment complexes, or individual landlords have refused to show, sell to, rent to or give a mortgage to someone because of one of the protected classes? (Age, Race, Color, National Origin, Disability, Religion, Gender, Familial Status) If so, what are these instances? Did you report the incident to: A Government Agency, A Fair Housing Organization, To Someone Else, Did Not Report the Incident?
- 2) Do you know of any areas of the community that have been “redlined” where realtors, bankers, or insurance companies discriminate because of the ethnic composition of the neighborhood? If so, what are these neighborhoods?
- 3) Do you know of any city, county or state ordinances that put an undue burden on a protected class to find rental or ownership housing? If so, which ordinances?
- 4) In your opinion, what, if any, are the major obstacles protected classes in Sugar Land face in accessing housing? Please specify.
- 5) Do you know of any activities by your organization or others to identify impediments to fair housing choice and to seek remedies for the residents? Please specify.
- 6) Do you know of any city, county or state ordinances that can be passed that would help ensure fair housing?

5. Assessment of the Availability of Affordable/Accessible Housing

This section provides some basic information about the housing stock and the cost burdens to low- and moderate-income residents. The section will provide information on the general housing market, the current cost for housing and impediments to fair housing.

The City of Sugar Land is located in Fort Bend County. According to the 2012 Home Mortgage Disclosure Act data, there are no Census Tracts in the county classified by the Federal Financial Institutions Examination Council [FFIEC] as “distressed or under-served.” There are no “Low Income” [less than 50% of the Median Family Income] Census Tracts located in the County. Only eight of the 75 Fort Bend County Census Tracts are classified as “Moderate Income” [51% to 80% MFI]. Twenty-seven of the Census Tracts are classified as “Middle Income” [81% to 120% MFI], and the majority [40] of Fort Bend county Census Tracts are classified as “Upper Income” [121% or more of MFI]. Of the 14 Census Tracts that principally comprise the City of Sugar Land, 13 are classified as “Upper Income” and 1 as “Middle Income” with an income of 117% of MFI. Low income target areas, more specifically areas like Mayfield Park, only become evident at the block group level.

Income Classification Fort Bend County



LEGEND

Tract Income Level

-  Upper
-  Middle

-  Moderate
-  No Information
-  Sugar Land City Limit

**PY 2014
FAIR HOUSING PLAN
CITY OF SUGAR LAND**

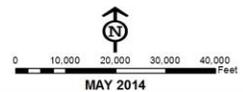
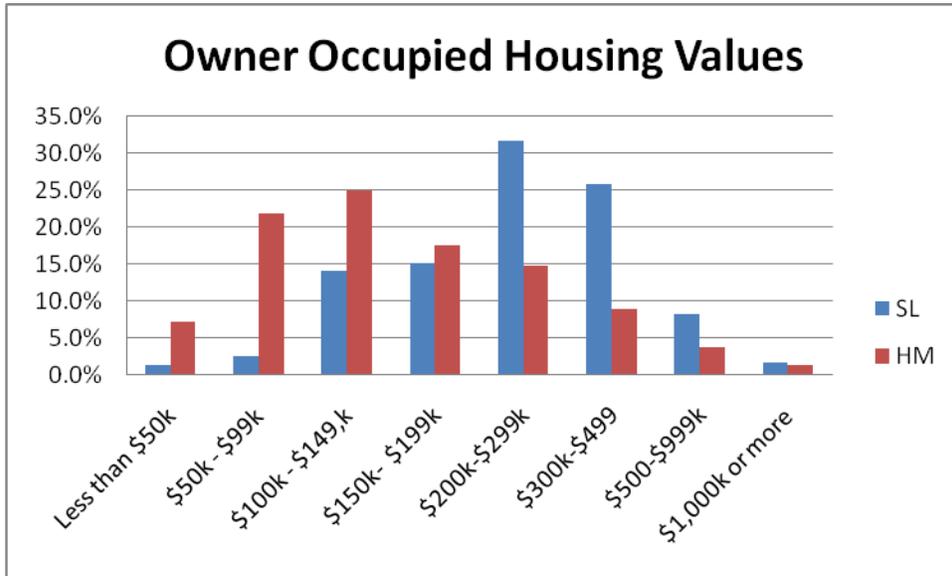


Figure 1 – Owner-Occupied Housing Values for Sugar Land and Houston Metro

The median value of owner-occupied homes in Sugar Land was \$253,700 during the five years the Census Bureau averaged the American Community Surveys. The chart below shows the distribution of owner occupied housing values comparing Sugar Land (SL) and the Houston Metro area (HM) from 2008 through 2012.

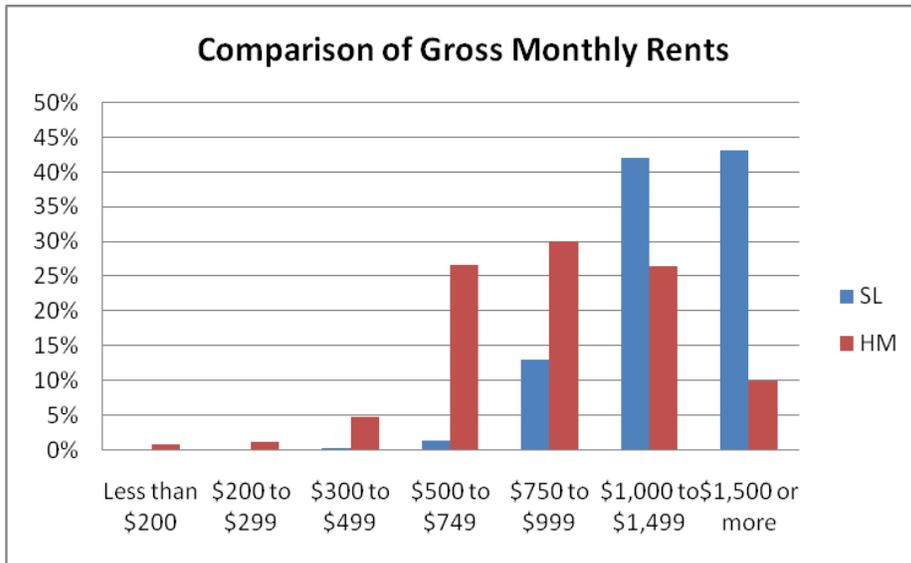


Source: 2008-2012 American Community Survey

As can be seen from the chart, over half of the Houston Metro area’s owner occupied housing is valued at \$150,000 or less while only one-sixth of Sugar Land’s housing values are below that figure.

Figure 2 – Gross Monthly Rents for Sugar Land and Houston Metro Area

The median gross rent from the *2008-2012 American Community Survey 5-Year Estimates* was \$1,433 in Sugar Land. It was \$879 a month for the Houston Metro area for the same time period. The chart below shows the distribution of gross monthly rents by range, comparing Sugar Land with the Houston Metro area.

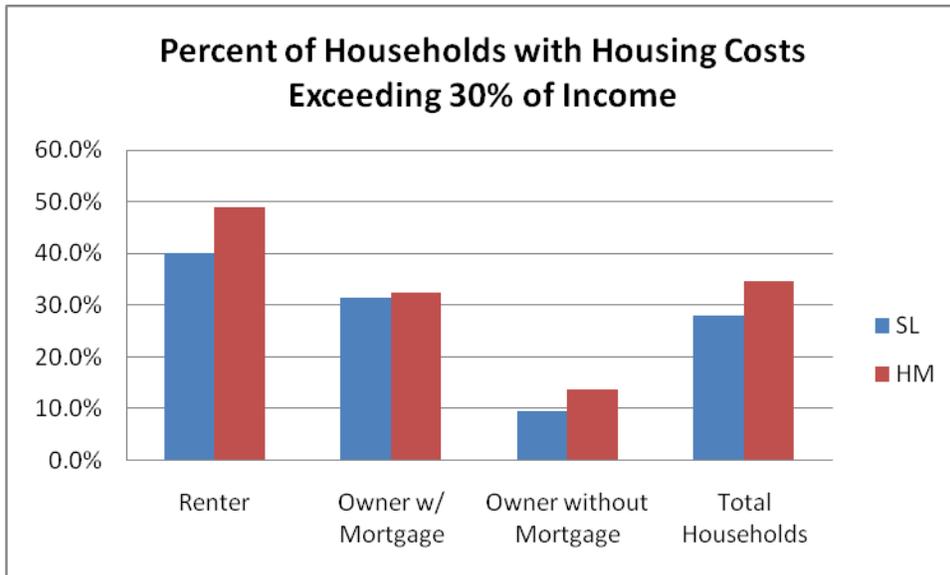


Source: 2008-2012 American Community Survey

A quick glance at the Rents chart shows the same pattern as the owner occupied housing valuations, rental housing is costlier in Sugar Land than the Houston Metro area.

Figure 3 – 2008-2012 Average Housing Costs as Percent of Income

As previously mentioned, households in Sugar Land (SL) have both higher housing costs and higher incomes than the Houston Metro (HM) area as a whole. HUD considers households spending 30 percent or more of their income on housing as having a housing cost burden. While there exists an overall smaller cost burden for Sugar Land households as the chart below indicates, almost 40% of renters and just over 30% of owners with mortgages are cost burdened. Owners without mortgages tend to have lesser cost burden due to the lack of a mortgage payment, yet nearly 10% of those households are burdened with overall housing costs. This may be reflective of an older population on fixed income.

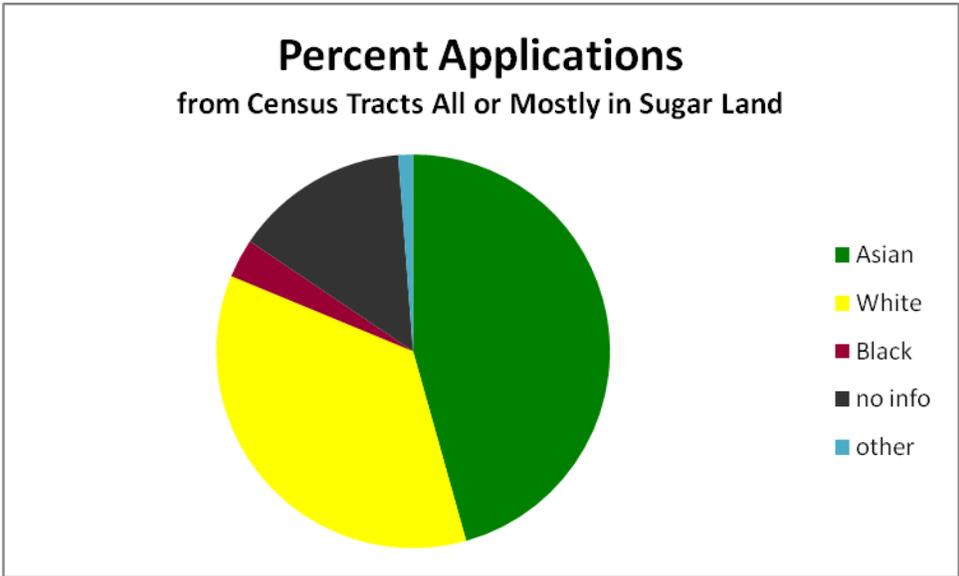


Source: 2008-2012 American Community Survey

Figure 4 – Percent of Mortgage Applications and Home Purchase Denied by Race/Ethnicity (each percent is percent of total applications for that race/ethnicity)

There can be a disparity among the racial/ethnic groups when it comes to the ability to purchase a home. The Home Mortgage Disclosure Act data for 2012 details by Census Tract the number and percent of home mortgages denied by a variety of characteristics, including race/ethnicity. There were a total of 2,707 applications received in the 21 Census Tracts [CT] examined below. The Census Tracts were divided in two groups; 14 CTs that are all or mostly located in Sugar Land and 7 CTs that are partially located or on the periphery of Sugar Land. The first group of CTs [depicted in the map below] received 70% of the all the applications and the second group of CTs [depicted in the other map below] received 30% of the applications.

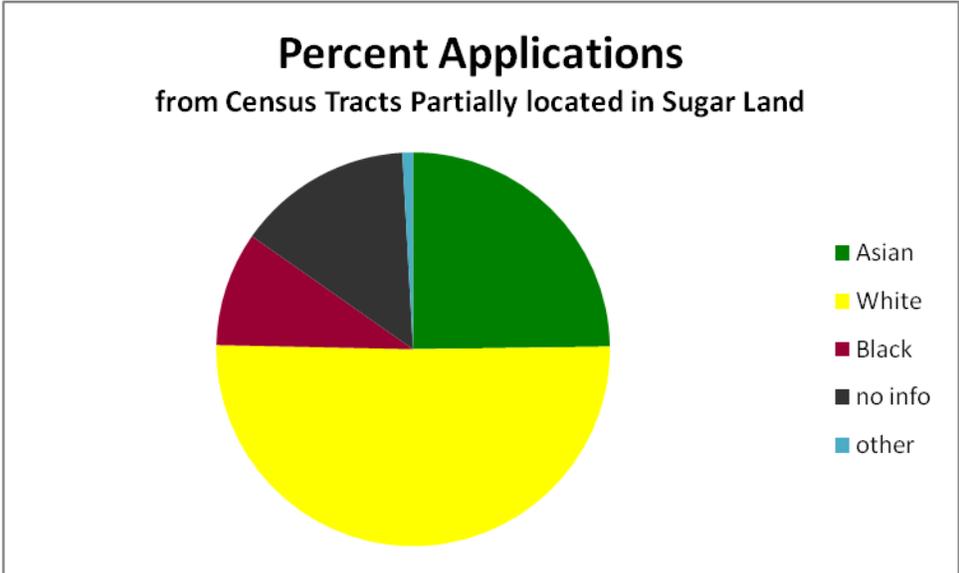
Applications received: The racial breakdown for home purchase applications for Census Tracts all or mostly located in Sugar Land are depicted in the graph below.



Source: HMDA 2012 [Other includes Native American, Alaskan Eskimo, Hawaiian, Pacific Islander] ["No info" means applicant did not provide race/ethnic information].

Over 95% of the applications in this group were received by Whites, Asians and applicants who did not provide their racial/ethnic information.

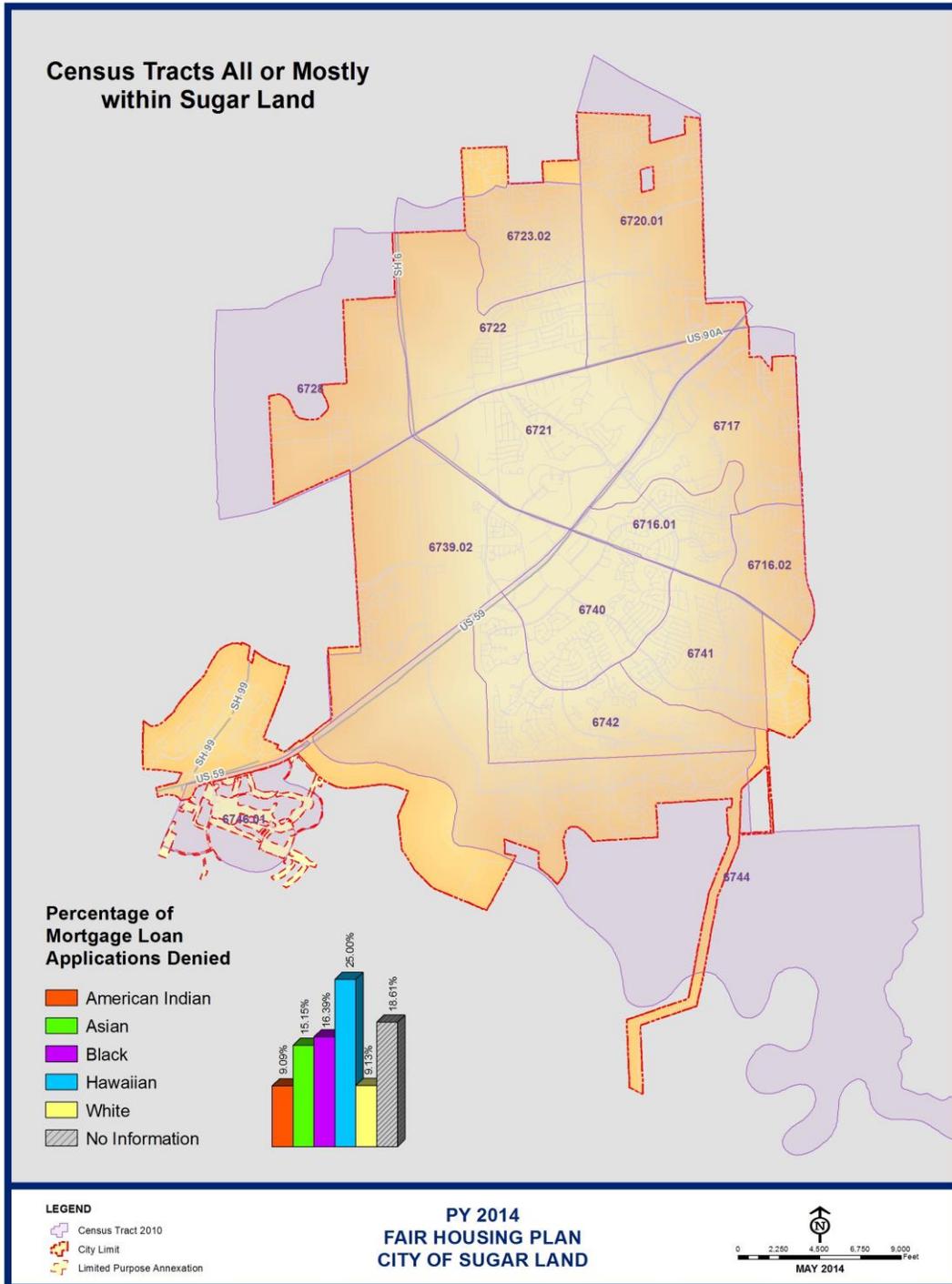
The racial breakdown for home purchase applications for Census Tracts partially located in Sugar Land are depicted in the graph below.



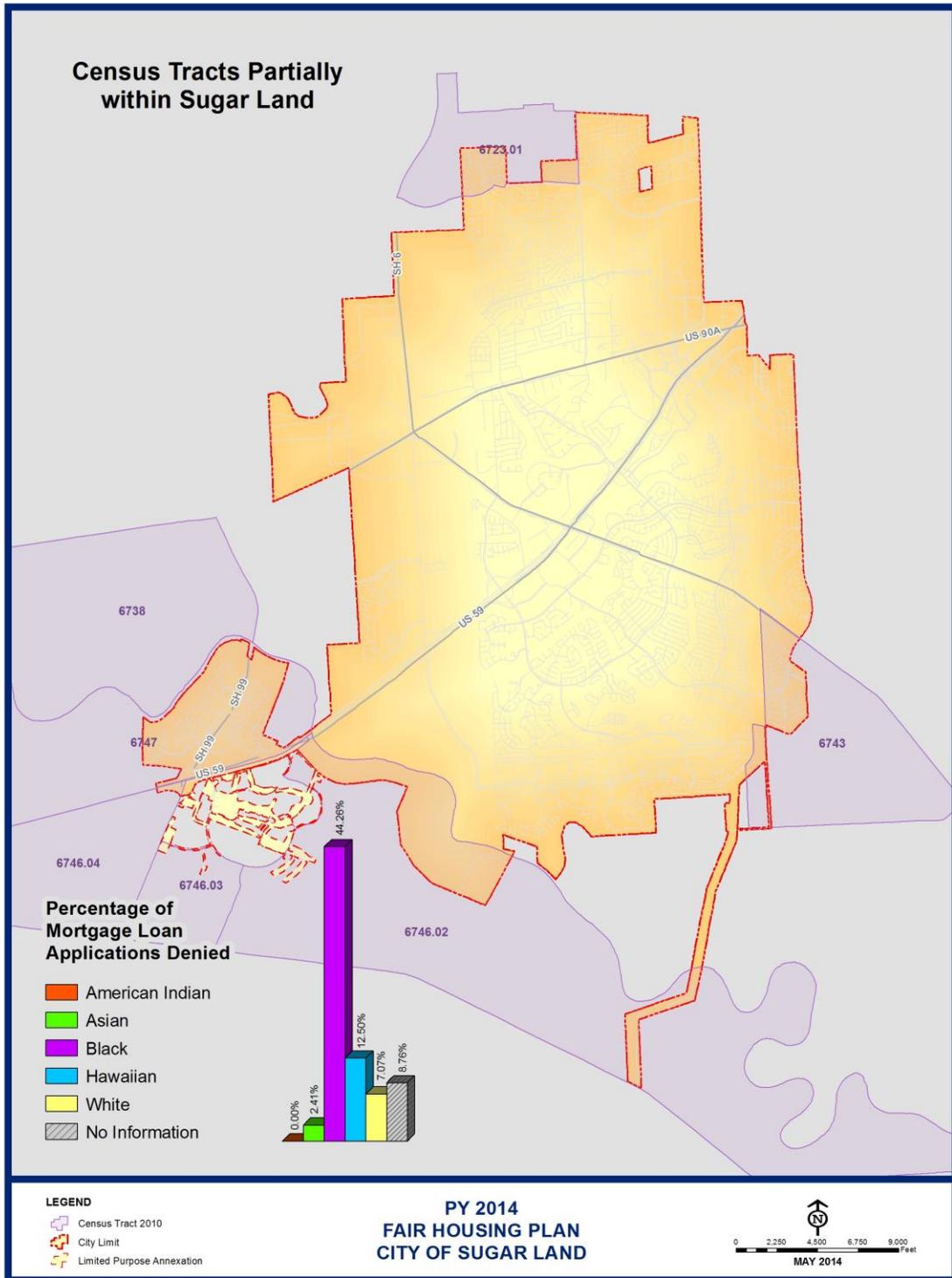
Source: HMDA 2012 [Other includes Native American, Alaskan Eskimo, Hawaiian, Pacific Islander] ["No info" means applicant did not provide race/ethnic information].

The composition of applications in this group changes between Whites and Asians, but the overall number of applications from Whites, Asians and applicants who did not provide their racial/ethnic information were similarly 90% of all applicants.

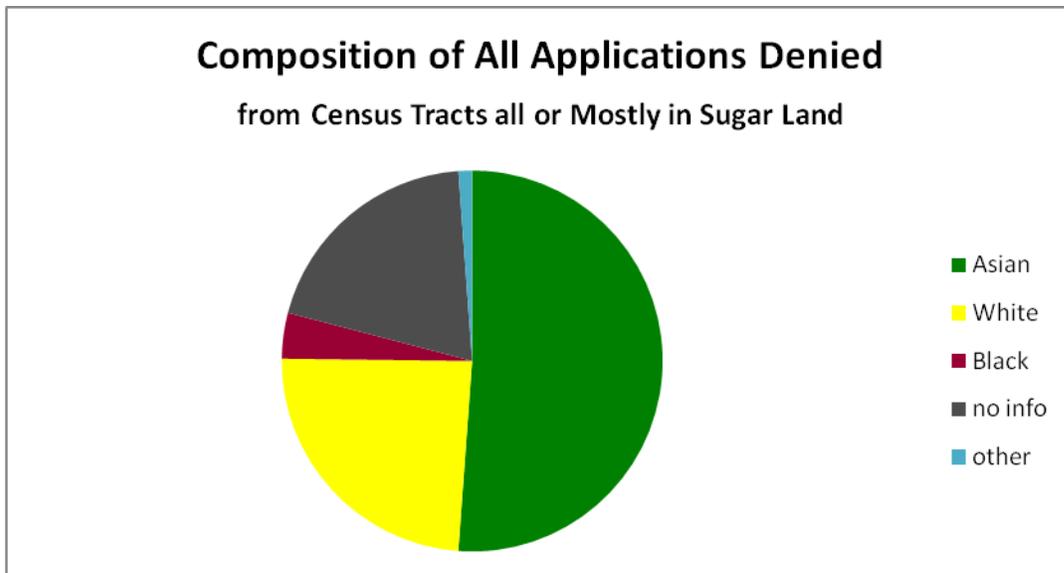
Applications denied. The first map below depicts the Census Tracts that are all or mostly in Sugar Land and with the denial rates by race ethnicity for the CTs as a group.



The next map below depicts the Census Tracts that are partially in Sugar Land and with the denial rates by race ethnicity for the CTs as a group.



These traditional presentations of denial rates by racial/ethnic groups show a higher denial rate for minorities than for Whites, with the Census Tracts within Sugar Land comparing favorably, especially for Black/African Americans with the Census Tracts partially in or on the periphery of the City. The composition of total denials compared to total applications as depicted in the chart below shows that denials are roughly similar in proportion to the number of applications for the Census Tracts that are all or mostly in Sugar Land.



Source: HMDA 2012 [Other includes Native American, Alaskan Eskimo, Hawaiian, Pacific Islander] ["No info" means applicant did not provide race/ethnic information].

As in the composition of total applications; Asian, White and information not provided by applicants, comprise 95% of total denials. For the other minorities, the denial rates can be distorted by the very small number of applications. Four Census Tracts [identified in the chart below] in Sugar Land provided nearly three-fourths of all Black/African American applications for home purchases in Sugar Land. The combined denial rate for Black/ African Americans for these CTs was 13.3% which is comparable to the 13.5% for Sugar Land. As can be seen by the chart, the denial rates are not consistently above or below the total for each racial ethnic group.

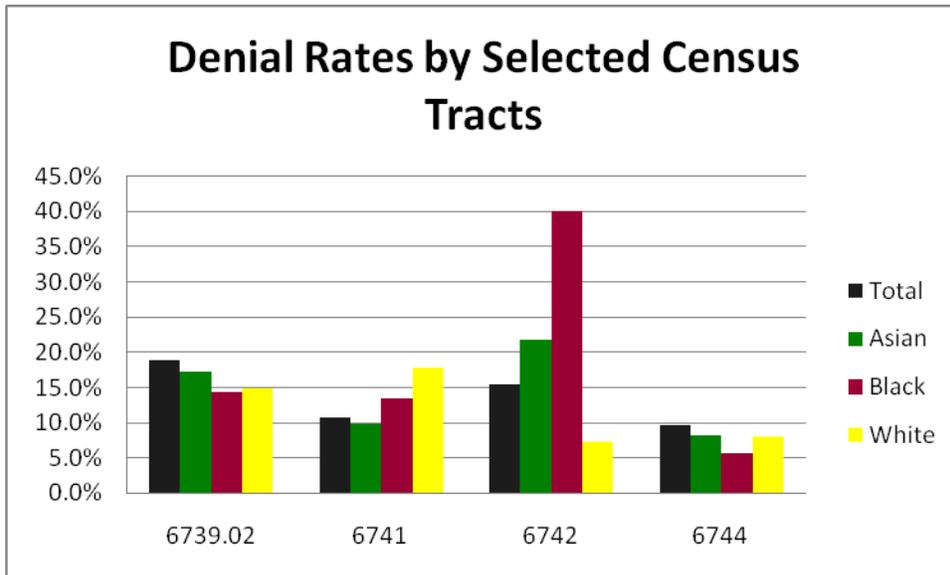


Figure 5 – Reason for Mortgage Denials by Race/Ethnicity

For the 21 Census Tracts examined, the 2012 HMDA data provides the reason denied for 264 out of the 379 denied applications. Discounting incomplete applications, debt-to-income ratio is the most common reason for a mortgage to be denied, followed by credit history and insufficient collateral. When reviewing the 2012 HMDA Loan Application Data, it is apparent that the higher the income, the lower the mortgage-to-income ratio. Of the 44% applications denied for debt to income ratio, the average income per applicant was \$80,000 and the loan sought was \$255,000 or a ratio of 3.2:1. For the remaining applications that were denied for other reasons, the average income was \$126,400 and the loan sought was \$240,200 with a ratio of 1.9:1. This is nearer the loan to income ratio for approved loans. One obvious inference from these comparisons is the higher the income the lower the percent of applications denied.

No one denial category constitutes a majority of the reasons for denial among any racial/ethnic group. The table below shows the largest reason given for denial by each group [Hispanics had a tie for reasons]. As can be seen from the table below, Debt to Income is the most frequent denial reason.

Race/Ethnicity	Denial Percent	Reason for Denial
Asian	43.0%	Debt-to-income ratio
Black/ AA	33.3%	Debt-to-income ratio
No info	34.7%	Debt-to-income ratio
White	26.5%	Credit application incomplete
Hispanic	27.3%	Debt-to-income ratio
Hispanic	27.3%	Credit history

6. Summary of Impediments

In summary, the suburban nature of Sugar Land, including the young age of the housing, coupled with the lack of subsidized housing can make affordable rental and ownership units limited.

For most residents of Sugar Land, their substantially higher housing costs are offset by higher incomes that result in a lower housing cost burden. However, 30-40% of households continue to be cost burdened due to the higher homeownership and rental costs. The lack of a Public Housing Authority that serves the Sugar Land area makes it difficult for families at or below 80% Area Median Income to afford housing in Sugar Land. Affordable housing is often limited to older housing within the City which may be in need of more repairs.

The City of Sugar Land is not a recipient of Federal HOME funding to assist with the subsidizing of affordable housing. Private developers seeking collaborative partnerships with the local entitlement jurisdiction would be unable to receive funding from the City. The high cost of land and construction also make the cost of developing affordable housing cost prohibitive. The development of affordable housing in Fort Bend County typically occurs in areas where federal subsidies are available, which does not include Sugar Land.

A review of the legislation, policies, procedures and actions of the City of Sugar Land and the private sector indicates that in general the largest impediment to fair housing choice is the lack of available affordable housing choices within the community. The City of Sugar Land, despite some community misconceptions, approved the development of over 1,000 new multifamily rental housing units, and this new rental housing will help address some of the rental housing shortages.

During the last year, the City has sponsored a variety of land use forums to help educate the community regarding topics such as changing demographics, mobility, and housing choice. These educational opportunities attempt to address the community's misconceptions regarding multifamily rental in general and the availability of housing for all demographics.

Confusion and a lack of education related to the process of filing a complaint seems to be one of the main reasons for not submitting a complaint after an incident. Confusion regarding fair housing regulations is in part due to a lack of understanding of the regulations. Greater education is necessary to allow support for those experiencing discrimination, and an improved referral system will provide residents greater support when filing a complaint.

Language barriers resulting from the large foreign born population increases the need for greater outreach in different languages to ensure the public is sufficiently aware of their fair housing rights as well as how to obtain assistance. With half of the individuals who claimed they were aware of or had experienced discrimination not reporting incidents, it is critical that all residents are aware of the process to report fair housing complaints. To address the language barriers that exist in the community, city staff makes *Fair Housing for All* and *Are You a Victim of Housing Discrimination* brochures available at CDBG funded agencies and public libraries. Brochures are available in English, Spanish, Chinese and Hindi.

In general, the primary concerns stated by stakeholders/citizens in the community include:

- Insufficient rental housing, especially larger [3+ bedrooms]
- Insufficient affordable housing, especially for seniors
- Need for improvements to existing affordable housing stock, such as weatherization

FAIR HOUSING PLAN AND ACTIONS TO OVERCOME IDENTIFIED IMPEDIMENTS

The City of Sugar Land is committed to affirmatively furthering fair housing choice throughout the community. The City complies with all federal laws and executive orders applicable to affirmatively furthering fair housing [AFFH] and making discrimination based on race, color, religion, sex, national origin, familial status or handicap illegal in connection with the sale or rental of housing and any vacant land offered for residential construction or use. These laws include, among other federal laws, the following along with the current websites for downloading the information:

- Title VIII of the Civil Rights Act [www.usdoj.gov/crt/grants_statutes/titlevi.txt]
- Fair Housing Act [www.usdoj.gov/crt/housing/title8.php]
- Section 109 of Title 1 of the Housing and Community Development Act [www.hud.gov/offices/fheo/fhlaws/109.cfm]
- Executive Order 12892 [www.hud.gov/offices/fheo/fhlaws/exo12892.cfm]
- Executive Order 11063 [www.hud.gov/offices/fheo/fhlaws/exo11063.cfm]
- Fair Housing Act Design Manual
[<http://www.huduser.org/publications/destech/fairhousing.html>]
- Response to post-911 concerns regarding leasing
[<http://www.hud.gov/offices/fheo/library/sept11.cfm>]

The City of Sugar Land has established the Community Development Department as the office responsible for the Community Development Block Grant and Fair Housing issues. The Community Development Administrator is the City's Fair Housing officer.

The City of Sugar Land certifies and affirms that, in all areas possible and for which the City has control and/or authority, it affirmatively furthers fair housing.

Controlling for income, the minority population and special needs populations do not have any greater barriers or impediments to affordable housing than non-disabled Anglos. Second, because the City of Sugar Land does not receive HOME funding and there is not a public housing authority servicing the City, there is no subsidized housing to provide affordable housing for the most disadvantaged, especially those on fixed income such as Social Security Disability. However, the City of Sugar Land is committed to assisting agencies in ensuring that the housing stock in the city is adequate for all residents.

In the past five years, one fair housing complaint was lodged against the City of Sugar Land with the Houston office of the U.S. Department of Housing and Urban Development. The complaint was dismissed after a thorough investigation that concluded there was no discrimination. At this time, it appears that there is no unfair or prejudicial enforcement of residential building codes in Sugar Land. However, annually the City will review the policies to ensure that even the perception of bias is eliminated and will educate the residents on code enforcement.

As part of the City's plan to utilize the Community Development Block Grant, the City is committed to addressing issues of fair housing choice. Based on the findings of the Analysis of

Impediments to Fair Housing Choice, as outlined above, the City of Sugar Land commits to the following actions:

General Actions Regarding Identification/Rectification of Barriers and Fair Housing Planning:

Each public hearing and public forum at which CDBG activities are discussed will have a time set aside for educating the public on the Fair Housing Act and soliciting input regarding possible impediments to fair housing choice.

Each year during the Annual Action Plan process, the City of Sugar Land will review the current Analysis of Impediments and Fair Housing Plan and will determine if new issues have arisen that require City attention.

Every five years, the City will include an analysis of barriers to fair housing choice in its 5-Year HUD Consolidated Plan and will develop a new Fair Housing Plan, including an Analysis of Impediments to Fair Housing Choice.

The City will provide HUD-provided posters and brochures in multiple languages to the library, neighborhood associations and social service agencies to educate residents and service providers of fair housing and housing rights.

The City will develop an intake and referral process and refer all complaints regarding fair housing violations to the appropriate Fair Housing division of the Houston field office of the U.S. Department of Housing and Urban Development.

Actions to Alleviate Barriers to Low- to Moderate-Income Residents:

The City will provide technical support and certifications of consistency with the Consolidated Plan to agencies seeking funds from HUD for the provision of sound affordable housing to the homeless, elderly, disabled and low-income.

The City will continue to allocate CDBG funds to its housing rehabilitation program and to nonprofit agencies to help alleviate the housing difficulties encountered by low- to moderate-income residents.

Working in collaboration with the Coalition for the Homeless Houston/ Harris County and the Houston Continuum of Care, the City has identified emergency rental assistance as a priority in the Program Year 2014-2018 Consolidated Plan and will work during the next five years to implement the priorities.

Actions to Assist Accessibility and Viability of Neighborhoods:

The City will refer any potential issues of accessibility to the Texas Accessibility Standards at 877-278-0999, including ensuring ADA-compliant units, buildings and sidewalks. Where the City is

responsible and sidewalks require accessibility modifications, the necessary improvements will be included in the City's capital improvement plan for modification.

The City will review and investigate any potential for actual or perceived fair housing violations in the enforcement of residential building codes.

The City will continue to require landlords to register rental properties through an inspection process to determine and ensure that the dwelling unit is not a public nuisance or substandard and that the unit meets all zoning, health and safety requirements.

The City will educate landlords, residents and neighborhood associations on the Fair Housing Act and the issues surrounding affordable housing throughout residential neighborhoods.

Actions to Provide Tax Relief:

The City will continue to provide tax relief in the form of installment payments for homeowners over 65 years of age.

The City will continue to defer property taxes for homeowners 65 years of age or older. The tax deferral postpones tax liability until the homeowner no longer owns or lives in the property.

The Fair Housing Act is a federal law, and the City of Sugar Land is not the entity responsible for addressing violations to the Fair Housing Act. The Houston office of the U.S. Department of Housing and Urban Development (HUD) is the agency responsible for receiving fair housing complaints and addressing the issues. Additionally, agencies such as Fort Bend Lawyers Care, Lone Star Legal Aid, and the Greater Houston Fair Housing Center, are available and willing to represent tenants and potential buyers in actions regarding violations to the Fair Housing Act. Therefore, the City of Sugar Land and various local social service agencies refer individuals to either the Houston office of HUD or one of the mentioned agencies. The City will continue to provide Fair Housing Information to the various social service and housing agencies in Sugar Land.

RECORDS TO SUPPORT THE AFFH CERTIFICATION

The City of Sugar Land has established the Community Development Department as the office responsible for the Community Development Block Grant and Fair Housing issues. The Community Development Administrator is the City's Fair Housing Officer.

The City of Sugar Land certifies and affirms that, in all areas possible and for which the City has control and/or authority, it affirmatively furthers fair housing by complying with all federal laws and executive orders, including but not limited to:

- Title VIII of the Civil Rights Act [www.usdoj.gov/crt/grants_statutes/titlevi.txt]
- Fair Housing Act [www.usdoj.gov/crt/housing/title8.php]
- Section 109 of Title 1 of the Housing and Community Development Act [www.hud.gov/offices/fheo/fhlaws/109.cfm]

- Executive Order 12892 [www.hud.gov/offices/fheo/fhlaws/exo12892.cfm]
- Executive Order 11063 [www.hud.gov/offices/fheo/fhlaws/exo11063.cfm]
- Fair Housing Act Design Manual
[<http://www.huduser.org/publications/destech/fairhousing.html>]
- Response to post-911 concerns regarding leasing
[<http://www.hud.gov/offices/fheo/library/sept11.cfm>]

The City certifies that it will maintain records of any impediments to fair housing choice and actions to remedy the impediments. These records will be maintained during the next five years at the end of this document.

In addition to the above, the City makes available the attached documents to any resident requesting fair housing information. The City provides any resident who has a potential fair housing complaint with the official HUD complaint form and supporting documentation, advising the resident to send the form to:

FORT WORTH REGIONAL OFFICE
(Complaints_office_06@hud.gov)
U.S. Department of Housing and Urban Development
801 Cherry Street
Suite 2500, Unit #45
Fort Worth, TX 76102-6803
Telephone (817) 978-5900 or 1-888-560-8913
Fax (817) 978-5876/5851 * TTY (817) 978-5595

ATTACHMENTS

Fair Housing Complaint Information
Fair Housing for All - Chinese
Fair Housing for All - English
Fair Housing for All - Hindi
Fair Housing for All – Spanish

WHERE TO MAIL YOUR FORM OR INQUIRE ABOUT YOUR CLAIM

For Connecticut, Maine, Massachusetts, New Hampshire, Rhode Island, and Vermont: BOSTON REGIONAL OFFICE

Fair Housing Office
U.S. Department of Housing and Urban Development
Thomas P. O'Neill Jr. Federal Building
10 Causeway Street, Room 321
Boston, MA 02222-1092
Telephone (617) 994-8300 or 1-800-827-5005
Fax (617) 565-7313 • TTY (617) 565-5453
E-mail: Complaints_office_01@hud.gov

For New Jersey, New York, and the Caribbean: NEW YORK REGIONAL OFFICE

Fair Housing Office
U.S. Department of Housing and Urban Development
26 Federal Plaza, Room 3532
New York, NY 10278-0068
Telephone (212) 542-7519 or 1-800-496-4294
Fax (212) 264-9829 • TTY (212) 264-0927
E-mail: Complaints_office_02@hud.gov

For Delaware, District of Columbia, Maryland, Pennsylvania, Virginia, and West Virginia: PHILADELPHIA REGIONAL OFFICE

Fair Housing Office
U.S. Department of Housing and Urban Development
The Wanamaker Building
100 Penn Square East
Philadelphia, PA 19107-9344
Telephone (215) 861-7646 or 1-888-799-2085
Fax (215) 656-3449 • TTY (215) 656-3450
E-mail: Complaints_office_03@hud.gov

For Alabama, Florida, Georgia, Kentucky, Mississippi, North Carolina, South Carolina, and Tennessee: ATLANTA REGIONAL OFFICE

Fair Housing Office
U.S. Department of Housing and Urban Development
Five Points Plaza
40 Marietta Street, 16th Floor
Atlanta, GA 30303-2808
Telephone (404) 331-5140 or 1-800-440-8091 x2493
Fax (404) 331-1021 • TTY (404) 730-2654
E-mail: Complaints_office_04@hud.gov

For Illinois, Indiana, Michigan, Minnesota, Ohio, and Wisconsin: CHICAGO REGIONAL OFFICE

Fair Housing Office
U.S. Department of Housing and Urban Development
Ralph H. Metcalfe Federal Building
77 West Jackson Boulevard, Room 2101
Chicago, IL 60604-3507
Telephone 1-800-765-9372
Fax (312) 886-2837 • TTY (312) 353-7143
E-mail: Complaints_office_05@hud.gov

For Arkansas, Louisiana, New Mexico, Oklahoma, & Texas: FORT WORTH REGIONAL OFFICE

Fair Housing Office
U.S. Dept. of Housing and Urban Development
801 Cherry Street
Suite 2500, Unit #45
Fort Worth, TX 76102-6803
Telephone (817) 978-5900 or 1-888-560-8913
Fax (817) 978-5876/5851 • TTY (817) 978-5595
E-mail: Complaints_office_06@hud.gov

For Iowa, Kansas, Missouri and Nebraska: KANSAS CITY REGIONAL OFFICE

Fair Housing Office
U.S. Department of Housing and Urban Development
Gateway Tower II
400 State Avenue, Room 200, 4th Floor
Kansas City, KS 66101-2406
Telephone (913) 551-6958 or 1-800-743-5323
Fax (913) 551-6856 • TTY (913) 551-6972
E-mail: Complaints_office_07@hud.gov

For Colorado, Montana, North Dakota, South Dakota, Utah, and Wyoming: DENVER REGIONAL OFFICE

Fair Housing Office
U.S. Department of Housing and Urban Development
1670 Broadway
Denver, CO 80202-4801
Telephone (303) 672-5437 or 1-800-877-7353
Fax (303) 672-5026 • TTY (303) 672-5248
E-mail: Complaints_office_08@hud.gov

For Arizona, California, Hawaii, and Nevada: SAN FRANCISCO REGIONAL OFFICE

Fair Housing Office
U.S. Department of Housing and Urban Development
600 Harrison Street, Third Floor
San Francisco, CA 94107-1387
Telephone 1-800-347-3739
Fax (415) 489-6558 • TTY (415) 489-6564
E-mail: Complaints_office_09@hud.gov

For Alaska, Idaho, Oregon, and Washington: SEATTLE REGIONAL OFFICE

Fair Housing Office
U.S. Department of Housing and Urban Development
Seattle Federal Office Building
909 First Avenue, Room 205
Seattle, WA 98104-1000
Telephone (206) 220-5170 or 1-800-877-0246
Fax (206) 220-5447 • TTY (206) 220-5185
E-mail: Complaints_office_10@hud.gov

If after contacting the local office nearest you, you still have questions – you may contact HUD further at:

U.S. Dept. of Housing and Urban Development
Office of Fair Housing and Equal Opportunity
451 7th Street, S.W., Room 5204
Washington, DC 20410-2000
Telephone 1-800-669-9777
Fax (202) 708-1425 • TTY 1-800-927-9275

MAIL TO:

PLACE
POSTAGE
HERE

1540



To file electronically, visit: www.hud.gov/fairhousing • Hotline: 1-800-669-9777



Are You a Victim of
HOUSING
DISCRIMINATION?

If you have been denied
your housing rights...you
may have experienced
unlawful discrimination.

FAIR HOUSING
is Your Right!



U.S. Department of Housing and Urban Development

Public Reporting Burden for this collection of information is estimated to average 20 minutes per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information.

The Department of Housing and Urban Development is authorized to collect this information by Title VIII of the Civil Rights Act of 1968, as amended by the Fair Housing Amendments Act of 1988, (P.L. 100-430); Title VI of the Civil Rights Act of 1964, (P.L. 88-352); Section 504 of the Rehabilitation Act of 1973, as amended, (P.L. 93-112); Section 109 of Title I- Housing and Community Development Act of 1974, as amended, (P.L. 97-35); Americans with Disabilities Act of 1990, (P.L. 101-336); and by the Age Discrimination Act of 1975, as amended, (42 U.S.C. 6103).

The information will be used to investigate and to process housing discrimination complaints. The information may be disclosed to the United States Department of Justice for its use in the filing of pattern and practice suits of housing discrimination or the prosecution of the person(s) who committed that discrimination where violence is involved; and to State or local fair housing agencies that administer substantially equivalent fair housing laws for complaint processing. Failure to provide some or all of the requested information will result in delay or denial of HUD assistance.

Disclosure of this information is voluntary.

Are You A Victim of HOUSING DISCRIMINATION?

The American Dream of having a safe and decent place to call 'home' reflects our shared belief that in this nation, opportunity and success are within everyone's reach. Under our Fair Housing laws, every person is assured the opportunity to build a better life in the home or apartment of their choice — regardless of their race, color, religion, sex, national origin, family status or disability.

How Do You Recognize HOUSING DISCRIMINATION?

Under the Fair Housing Act, it is **Against the Law** to:

- Refuse to rent to you or sell you housing
- Tell you housing is unavailable when in fact it is available
- Show you apartments or homes only in certain neighborhoods
- Set different terms, conditions, or privileges for sale or rental of a dwelling
- Provide different housing services or facilities
- Advertise housing to preferred groups of people only
- Refuse to provide you with information regarding mortgage loans, deny you a mortgage loan, or impose different terms or conditions on a mortgage loan
- Deny you property insurance
- Conduct property appraisals in a discriminatory manner
- Refuse to let you make reasonable modifications to your dwelling or common use areas, at your expense, if it may be necessary for you to fully use the housing. (Where reasonable, a landlord may permit changes only if you agree to restore the property to its original condition when you move.)
- Refuse to make reasonable accommodations in rules, policies, practices or services if it may be necessary for you to use the housing on an equal basis with nondisabled persons
- Fail to design and construct housing in an accessible manner
- Harass, coerce, intimidate, or interfere with anyone exercising or assisting someone else with his/her fair housing rights



It is Unlawful to **Discriminate in Housing Based on These Factors...**

- Race
- Color
- National origin
- Religion
- Sex
- Familial status (families with children under the age of 18, or who are expecting a child)
- Disability

If You Believe **Your Rights Have Been Violated...**

- HUD or a State or local fair housing agency is ready to help you file a complaint.
- After your information is received, HUD or a State or local fair housing agency will contact you to discuss the concerns you raise.

Keep this information for your records.

Date you mailed your information to HUD: ____/____/____

Address to which you sent the information:

Office _____ Telephone _____

Street _____

City _____ State _____ Zip Code _____

If you have not heard from HUD or a State or local fair housing agency within three weeks from the date you mailed this form, you may call to inquire about the status of your complaint. See address and telephone listings on back page.

HOUSING DISCRIMINATION INFORMATION

U.S. Department of Housing and Urban Development Office of Fair Housing and Equal Opportunity

Instructions: (Please type or print) Read this form carefully. Try to answer all questions. If you do not know the answer or a question does not apply to you, leave the space blank. **You have one year from the date of the alleged discrimination to file a complaint.** Your form should be signed and dated.

Your Name _____

Your Address _____

City _____ State _____ Zip Code _____

Best time to call _____ Your Daytime Phone No _____ Evening Phone No _____

Who else can we call if we cannot reach you?

Contact's Name _____ Best Time to call _____

Daytime Phone No _____ Evening Phone No _____

Contact's Name _____ Best Time to call _____

Daytime Phone No _____ Evening Phone No _____

1) What happened to you?

How were you discriminated against?

For example: were you refused an opportunity to rent or buy housing? Denied a loan? Told that housing was not available when in fact it was? Treated differently from others seeking housing?

State briefly what happened.

2) Why do you think you are a victim of housing discrimination?

Is it because of your:

- race • color • religion • sex • national origin • familial status (families with children under 18) • disability?

For example: were you denied housing because of your race? Were you denied a mortgage loan because of your religion? Or turned down for an apartment because you have children?

Briefly explain why you think your housing rights were denied and circle the factor(s) listed above that you believe apply.

3) Who do you believe discriminated against you?

For example: was it a landlord, owner, bank, real estate agent, broker, company, or organization?

Identify who you believe discriminated against you.

Name _____

Address _____

4) Where did the alleged act of discrimination occur?

For example: Was it at a rental unit? Single family home? Public or Assisted Housing? A Mobile Home?

Did it occur at a bank or other lending institution?

Provide the address.

Address _____

City _____ State _____ Zip Code _____

5) When did the last act of discrimination occur?

Enter the date

Is the alleged discrimination continuing or ongoing? Yes _____ No _____

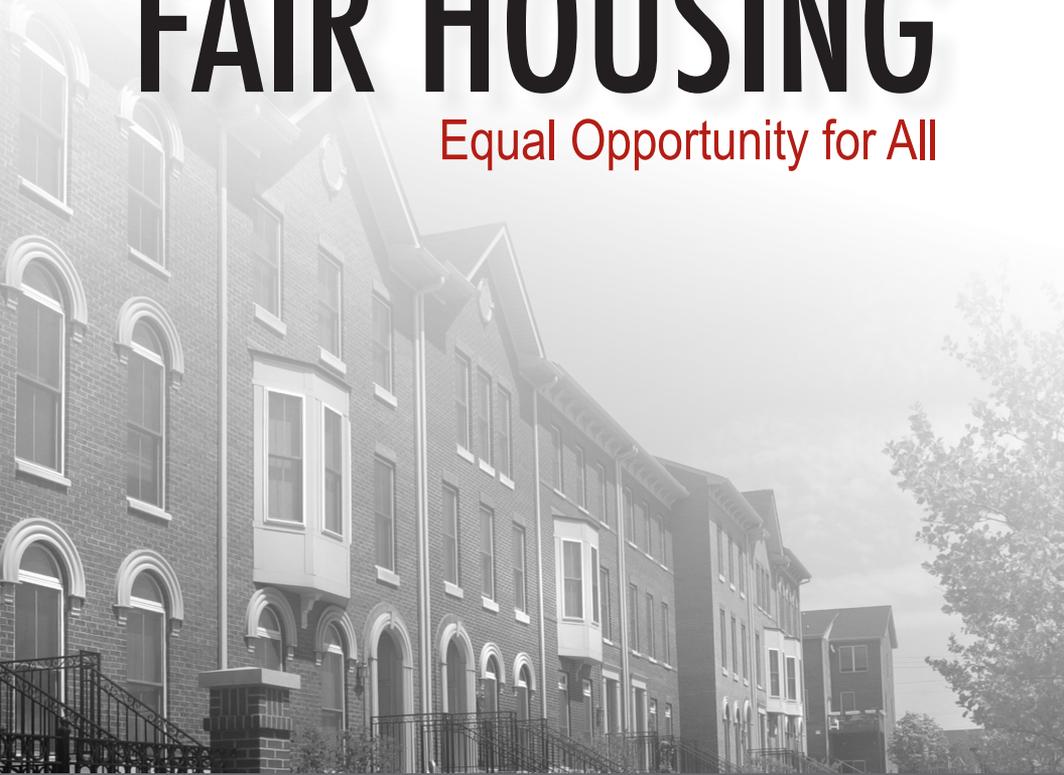
Signature _____ Date _____

Send this form to HUD or to the fair housing agency nearest you. If you are unable to complete this form, you may call that office directly. See address and telephone listings on back page.



FAIR HOUSING

Equal Opportunity for All



U.S. Department of Housing and Urban Development
Office of Fair Housing and Equal Opportunity



Please visit our website: www.hud.gov/fairhousing



FAIR HOUSING – EQUAL OPPORTUNITY FOR ALL

America, in every way, represents equality of opportunity for all persons. The rich diversity of its citizens and the spirit of unity that binds us all symbolize the principles of freedom and justice upon which this nation was founded. That is why it is extremely disturbing when new immigrants, minorities, families with children, and persons with disabilities are denied the housing of their choice because of illegal discrimination.

The Department of Housing and Urban Development (HUD) enforces the Fair Housing Act, which prohibits discrimination and the intimidation of people in their homes, apartment buildings, and condominium developments – in nearly all housing transactions, including the rental and sale of housing and the provision of mortgage loans.

Equal access to rental housing and homeownership opportunities is the cornerstone of this nation’s federal housing policy. Housing providers who refuse to rent or sell homes to people based on race, color, national origin, religion, sex, familial status, or disability are violating federal law, and HUD will vigorously pursue enforcement actions against them.

Housing discrimination is not only illegal, it contradicts in every way the principles of freedom and opportunity we treasure as Americans. HUD is committed to ensuring that everyone is treated equally when searching for a place to call home.

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FAIR HOUSING Equal Opportunity for All

THE FAIR HOUSING ACT

The Fair Housing Act prohibits discrimination in housing because of:

- Race or color
- National Origin
- Religion
- Sex
- Familial status (including children under the age of 18 living with parents or legal custodians; pregnant women and people securing custody of children under 18)
- Disability

WHAT HOUSING IS COVERED?

The Fair Housing Act covers most housing. In some circumstances, the Act exempts owner-occupied buildings with no more than four units, single-family housing sold or rented without the use of a broker and housing operated by organizations and private clubs that limit occupancy to members.

WHAT IS PROHIBITED?

In the Sale and Rental of Housing: No one may take any of the following actions based on race, color, religion, sex, disability, familial status, or national origin:

- Refuse to rent or sell housing
- Refuse to negotiate for housing
- Make housing unavailable
- Otherwise deny a dwelling
- Set different terms, conditions or privileges for sale or rental of a dwelling
- Provide different housing services or facilities
- Falsely deny that housing is available for inspection, sale or rental

- For profit, persuade, or try to persuade homeowners to sell or rent dwellings by suggesting that people of a particular race, etc. have moved, or are about to move into the neighborhood (blockbusting) or
- Deny any person access to, membership or participation in, any organization, facility or service (such as a multiple listing service) related to the sale or rental of dwellings, or discriminate against any person in the terms or conditions of such access, membership or participation.

In Mortgage Lending: No one may take any of the following actions based on race, color, religion, sex, disability, familial status, or national origin:

- Refuse to make a mortgage loan
- Refuse to provide information regarding loans
- Impose different terms or conditions on a loan, such as different interest rates, points, or fees
- Discriminate in appraising property
- Refuse to purchase a loan or
- Set different terms or conditions for purchasing a loan.
- In addition, it is a violation of the Fair Housing Act to:
- Threaten, coerce, intimidate or interfere with anyone exercising a fair housing right or assisting others who exercise the right
- Make, print, or publish any statement, in connection with the sale or rental of a dwelling, which indicates a preference, limitation, or discrimination based on race, color, religion, sex, disability, familial status, or national origin. This prohibition against discriminatory advertising applies to single-family and owner-occupied housing that is otherwise exempt from the Fair Housing Act
- Refuse to provide homeowners insurance coverage for a dwelling because of the race, color, religion, sex, disability, familial status, or national origin of the owner and/or occupants of a dwelling
- Discriminate in the terms or conditions of homeowners insurance coverage because of the race, color, religion, sex, disability, familial status, or national origin of the owner and/or occupants of a dwelling

- Refuse to provide available information on the full range of homeowners insurance coverage options available because of the race, etc. of the owner and/or occupants of a dwelling
- Make print or publish any statement, in connection with the provision of homeowners insurance coverage, that indicates a preference, limitation or discrimination based on race, color, religion, sex, disability, familial status or national origin.

ADDITIONAL PROTECTION IF YOU HAVE A DISABILITY

If you or someone associated with you:

- Have a physical or mental disability (including hearing, mobility and visual impairments, cancer, chronic mental illness, HIV/AIDS, or mental retardation) that substantially limits one or more major life activities
- Have a record of such a disability or
- Are regarded as having such a disability, a housing provider may not:
 - Refuse to let you make reasonable modifications to your dwelling or common use areas, at your expense, if it may be necessary for you to fully use the housing. (Where reasonable, a landlord may permit changes only if you agree to restore the property to its original condition when you move.)
 - Refuse to make reasonable accommodations in rules, policies, practices or services if it may be necessary for you to use the housing on an equal basis with nondisabled persons.

Example: A building with a “no pets” policy must allow a visually impaired tenant to keep a guide dog.

Example: An apartment complex that offers tenants ample, unassigned parking must honor a request from a mobility-impaired tenant for a reserved space near her apartment if it may be necessary to assure that she can have access to her apartment.

However, the Fair Housing Act does not protect a person who is a direct threat to the health or safety of others or who currently uses illegal drugs.

Accessibility Requirements for New Multifamily Buildings: In buildings with four or more units that were first occupied after March 13, 1991, and that have an elevator:

- Public and common use areas must be accessible to persons with disabilities
- All doors and hallways must be wide enough for wheelchairs
- All units must have:
 - An accessible route into and through the unit
 - Accessible light switches, electrical outlets, thermostats and other environmental controls
 - Reinforced bathroom walls to allow later installation of grab bars and
 - Kitchens and bathrooms that can be used by people in wheelchairs.

If a building with four or more units has no elevator and was first occupied after March 13, 1991, these standards apply to ground floor units only.

These accessibility requirements for new multifamily buildings do not replace more stringent accessibility standards required under State or local law.

The Fair Housing Act makes it unlawful to discriminate against a person whose household includes one or more children who are under 18 years of age (familial status). Familial status protection covers households in which one or more minor children live with:

- A parent;
- A person who has legal custody (including guardianship) of a minor child or children; or
- The designee of a parent or legal custodian, with the written permission of the parent or legal custodian.

Familial status protection also extends to pregnant women and any person in the process of securing legal custody of a minor child (including adoptive or foster parents).

The “Housing for Older Persons” Exemption: The Fair Housing Act specifically exempts some senior housing facilities and communities from liability for familial status discrimination. Exempt senior housing facilities or communities can lawfully refuse to sell or rent dwellings to families with minor children. In order to qualify for the “housing for older persons” exemption, a facility or community must prove that its housing is:

- Provided under any State or Federal program that HUD has determined to be specifically designed and operated to assist elderly persons (as defined in the State or Federal program); or
- Intended for, and solely occupied by persons 62 years of age or older; or
- Intended and operated for occupancy by persons 55 years of age or older.

In order to qualify for the “55 or older” housing exemption, a facility or community must satisfy each of the following requirements:

- at least 80 percent of the units must have at least one occupant who is 55 years of age or older; and

- the facility or community must publish and adhere to policies and procedures that demonstrate the intent to operate as “55 or older” housing; and
- the facility or community must comply with HUD’s regulatory requirements for age verification of residents.

The “housing for older persons” exemption does not protect senior housing facilities or communities from liability for housing discrimination based on race, color, religion, sex, disability, or national origin.

HUD is ready to help with any problem of housing discrimination. If you think your rights have been violated, you may file a complaint online, write a letter or telephone the HUD office nearest you. You have one year after the alleged discrimination occurred or ended to file a complaint with HUD, but you should file it as soon as possible.

IF YOU THINK YOUR RIGHTS HAVE BEEN VIOLATED

What to Tell HUD:

- Your name and address
- The name and address of the person your complaint is against (the respondent)
- The address or other identification of the housing involved
- A short description of the alleged violation (the event that caused you to believe your rights were violated)
- The date(s) of the alleged violation.

Where to Write or Call: File a complaint online, send a letter to the HUD office nearest you, or if you wish, you may call that office directly. Persons who are deaf or hard of hearing and use a TTY, may call those offices through the toll-free Federal Information Relay Service at 1-800-877-8339.

For Connecticut, Maine, Massachusetts, New Hampshire, Rhode Island and Vermont:

BOSTON REGIONAL OFFICE

(Complaints_office_01@hud.gov)
U.S. Department of Housing and Urban Development
Thomas P. O'Neill Jr. Federal Building
10 Causeway Street, Room 321
Boston, MA 02222-1092
Telephone (617) 994-8300 or 1-800-827-5005
Fax (617) 565-7313 * TTY (617) 565-5453

For New Jersey, New York, Puerto Rico and the U.S. Virgin Islands:

NEW YORK REGIONAL OFFICE

(Complaints_office_02@hud.gov)
U.S. Department of Housing and Urban Development
26 Federal Plaza, Room 3532
New York, NY 10278-0068
Telephone (212) 542-7519 or 1-800-496-4294
Fax (212) 264-9829 * TTY (212) 264-0927

For Delaware, District of Columbia, Maryland, Pennsylvania, Virginia and West Virginia:

PHILADELPHIA REGIONAL OFFICE

(Complaints_office_03@hud.gov)
U.S. Department of Housing and Urban Development
The Wanamaker Building
100 Penn Square East
Philadelphia, PA 19107-9344
Telephone (215) 861-7646 or 1-888-799-2085
Fax (215) 656-3449 * TTY (215) 656-3450

For Alabama, Florida, Georgia, Kentucky, Mississippi, North Carolina, South Carolina, and Tennessee:

ATLANTA REGIONAL OFFICE

(Complaints_office_04@hud.gov)

U.S. Department of Housing and Urban Development

Five Points Plaza

40 Marietta Street, 16th Floor

Atlanta, GA 30303-2808

Telephone (404) 331-5140 or 1-800-440-8091 x2493

Fax (404) 331-1021 * TTY (404) 730-2654

For Illinois, Indiana, Michigan, Minnesota, Ohio and Wisconsin:

CHICAGO REGIONAL OFFICE

(Complaints_office_05@hud.gov)

U.S. Department of Housing and Urban Development

Ralph H. Metcalfe Federal Building

77 West Jackson Boulevard, Room 2101

Chicago, IL 60604-3507

Telephone 1-800-765-9372

Fax (312) 886-2837 * TTY (312) 353-7143

For Arkansas, Louisiana, New Mexico, Oklahoma and Texas:

FORT WORTH REGIONAL OFFICE

(Complaints_office_06@hud.gov)

U.S. Department of Housing and Urban Development

801 Cherry Street

Suite 2500, Unit #45

Fort Worth, TX 76102-6803

Telephone (817) 978-5900 or 1-888-560-8913

Fax (817) 978-5876/5851 * TTY (817) 978-5595

For Iowa, Kansas, Missouri and Nebraska:

KANSAS CITY REGIONAL OFFICE

(Complaints_office_07@hud.gov)
U.S. Department of Housing and Urban Development
Gateway Tower II
400 State Avenue, Room 200, 4th Floor
Kansas City, KS 66101-2406
Telephone (913) 551-6958 or 1-800-743-5323
Fax (913) 551-6856 * TTY (913) 551-6972

For Colorado, Montana, North Dakota, South Dakota, Utah and Wyoming:

DENVER REGIONAL OFFICE
(Complaints_office_08@hud.gov)
U.S. Department of Housing and Urban Development
1670 Broadway
Denver, CO 80202-4801
Telephone (303) 672-5437 or 1-800-877-7353
Fax (303) 672-5026 * TTY (303) 672-5248

For Arizona, California, Hawaii and Nevada:

SAN FRANCISCO REGIONAL OFFICE
(Complaints_office_09@hud.gov)
U.S. Department of Housing and Urban Development
600 Harrison Street, Third Floor
San Francisco, CA 94107-1387
Telephone 1-800-347-3739
Fax (415) 489-6558 * TTY (415) 489-6564

For Alaska, Idaho, Oregon and Washington:

SEATTLE REGIONAL OFFICE
(Complaints_office_10@hud.gov)
U.S. Department of Housing and Urban Development
Seattle Federal Office Building
909 First Avenue, Room 205
Seattle, WA 98104-1000
Telephone (206) 220-5170 or 1-800-877-0246
Fax (206) 220-5447 * TTY (206) 220-5185

If after contacting the local office nearest you, you still have questions – you may contact HUD further at:

U.S. Department of Housing and Urban Development
Office of Fair Housing and Equal Opportunity
451 7th Street, S.W., Room 5204
Washington, DC 20410-2000
Telephone 1-800-669-9777
Fax (202) 708-1425 * TTY 1-800-927-9275
www.hud.gov/fairhousing

If You Are Disabled: HUD also provides:

- A TTY phone for the deaf/hard of hearing users (see above list for the nearest HUD office)
- Interpreters, Tapes and Braille materials
- Assistance in reading and completing forms

WHAT HAPPENS WHEN YOU FILE A COMPLAINT?

HUD will notify you in writing when your complaint is accepted for filing under the Fair Housing Act. HUD also will:

- Notify the alleged violator (respondent) of the filing of your complaint, and allow the respondent time to submit a written answer to the complaint.
- Investigate your complaint, and determine whether or not there is reasonable cause to believe that the respondent violated the Fair Housing Act.
- Notify you and the respondent if HUD cannot complete its investigation within 100 days of filing your complaint, and provide reason for the delay.

Fair Housing Act Conciliation: During the complaint investigation, HUD is required to offer you and the respondent the opportunity to voluntarily resolve your complaint with a Conciliation Agreement.

A Conciliation Agreement provides individual relief to you, and protects the public interest by deterring future discrimination by the respondent. Once you and the respondent sign a Conciliation Agreement, and HUD approves the Agreement, HUD will cease investigating your complaint. If you believe that the respondent has violated breached your Conciliation Agreement, you should promptly notify the HUD Office that investigated your complaint. If HUD determines that there is reasonable cause to believe that the respondent violated the Agreement, HUD will ask the U.S. Department of Justice to file suit against the respondent in Federal District Court to enforce the terms of the Agreement.

Complaint Referrals to State or Local Public Fair Housing Agencies:

If HUD has certified that your State or local public fair housing agency enforces a civil rights law or ordinance that provides rights, remedies and protections that are “substantially equivalent” to the Fair Housing Act, HUD must promptly refer your complaint to that agency for investigation, and must promptly notify you of the referral. The State or local agency will investigate your complaint under the “substantially equivalent” State or local civil rights law or ordinance. The State or local public fair housing agency must start investigating your complaint within 30 days of HUD’s referral, or HUD may retrieve (“reactivate”) the complaint for investigation under the Fair Housing Act.

WHAT HAPPENS IF I’M GOING TO LOSE MY HOUSING THROUGH EVICTION OR SALE?

If you need immediate help to stop or prevent a severe problem caused by a Fair Housing Act violation, HUD may be able to assist you as soon as you file a complaint. HUD may authorize the U.S. Department of Justice to file a Motion in Federal District Court for a Temporary Restraining Order (TRO) against the respondent, followed by a Preliminary Injunction pending the outcome of HUD’s investigation. A Federal Judge may grant a TRO or a Preliminary Injunction against a respondent in cases where:

- Irreparable (irreversible) harm or injury to housing rights is likely to occur without HUD’s intervention; and
- There is substantial evidence that the respondent has violated the Fair Housing Act.

Example: An owner agrees to sell a house, but, after discovering that the buyers are black, pulls the house off the market, then promptly lists it for sale again. The buyers file a discrimination complaint with HUD. HUD may authorize the U.S. Department of Justice to seek an injunction in Federal District Court to prevent the owner from selling the house to anyone else until HUD investigates the complaint.

WHAT HAPPENS AFTER A COMPLAINT INVESTIGATION?

Determination of Reasonable Cause, Charge of Discrimination, and Election: When your complaint investigation is complete, HUD will prepare a Final Investigative Report summarizing the evidence gathered during the investigation. If HUD determines that there is reasonable cause to believe that the respondent(s) discriminated against you, HUD will issue a Determination of Reasonable Cause and a Charge of Discrimination against the respondent(s). You and the respondent(s) have twenty (20) days after receiving notice of the Charge to decide whether to have your case heard by a HUD Administrative Law Judge (ALJ) or to have a civil trial in Federal District Court.

HUD Administrative Law Judge Hearing: If neither you nor the respondent elects to have a Federal civil trial before the 20-day Election Period expires, HUD will promptly schedule a Hearing for your case before a HUD ALJ. The ALJ Hearing will be conducted in the locality where the discrimination allegedly occurred. During the ALJ Hearing, you and the respondent(s) have the right to appear in person, to be represented by legal counsel, to present evidence, to cross-examine witnesses and to request subpoenas in aid of discovery of evidence. HUD attorneys will represent you during the ALJ Hearing at no cost to you; however, you may also

choose to intervene in the case and retain your own attorney. At the conclusion of the Hearing, the HUD ALJ will issue a Decision based on findings of fact and conclusions of law. If the HUD ALJ concludes that the respondent(s) violated the Fair Housing Act, the respondent(s) can be ordered to:

- Compensate you for actual damages, including out-of-pocket expenses and emotional distress damages
- Provide permanent injunctive relief.
- Provide appropriate equitable relief (for example, make the housing available to you).
- Pay your reasonable attorney's fees.
- Pay a civil penalty to HUD to vindicate the public interest. The maximum civil penalties are: \$16,000, for a first violation of the Act; \$37,500 if a previous violation has occurred within the preceding five-year period; and \$65,000 if two or more previous violations have occurred within the preceding seven-year period.

Civil Trial in Federal District Court: If either you or the respondent elects to have a Federal civil trial for your complaint, HUD must refer your case to the U.S. Department of Justice for enforcement. The U.S. Department of Justice will file a civil lawsuit on your behalf in the U.S. District Court in the district in which the discrimination allegedly occurred. You also may choose to intervene in the case and retain your own attorney. Either you or the respondent may request a jury trial, and you each have the right to appear in person, to be represented by legal counsel, to present evidence, to cross-examine witnesses, and to request subpoenas in aid of discovery of evidence. If the Federal Court decides in your favor, a Judge or jury may order the respondent(s) to:

- Compensate you for actual damages, including out-of-pocket expenses and emotional distress damages
- Provide permanent injunctive relief.
- Provide appropriate equitable relief (for example, make the housing available to you).
- Pay your reasonable attorney's fees.
- Pay punitive damages to you.

Determination of No Reasonable Cause and Dismissal: If HUD finds that there is no reasonable cause to believe that the respondent(s) violated the Act, HUD will dismiss your complaint with a Determination of No Reasonable Cause. HUD will notify you and the respondent(s) of the dismissal by mail, and you may request a copy of the Final Investigative Report.

Reconsiderations of No Reasonable Cause Determinations: The Fair Housing Act provides no formal appeal process for complaints dismissed by HUD. However, if your complaint is dismissed with a Determination of No Reasonable Cause, you may submit a written request for a reconsideration review to: Director, FHEO Office of Enforcement, U.S. Department of Housing and Urban Development, 451 7th Street, SW, Room 5206, Washington, DC 20410-2000.

IN ADDITION

You May File a Private Lawsuit: You may file a private civil lawsuit without first filing a complaint with HUD. You must file your lawsuit within two (2) years of the most recent date of alleged discriminatory action.

If you do file a complaint with HUD and even if HUD dismisses your complaint, the Fair Housing Act gives you the right to file a private civil lawsuit against the respondent(s) in Federal District Court. The time during which HUD was processing your complaint is not counted in the 2-year filing period. You must file your lawsuit at your own expense; however, if you cannot afford an attorney, the Court may appoint one for you.

Even if HUD is still processing your complaint, you may file a private civil lawsuit against the respondent, unless (1) you have already signed a HUD Conciliation Agreement to resolve your HUD complaint; or (2) a HUD Administrative Law Judge has commenced an Administrative Hearing for your complaint.

Other Tools to Combat Housing Discrimination:

- If there is noncompliance with the order of an Administrative Law Judge, HUD may seek temporary relief, enforcement of the order or a restraining order in a United States Court of Appeals.
- The Attorney General may file a suit in Federal District Court if there is reasonable cause to believe a pattern or practice of housing discrimination is occurring.



Notes

FAIR HOUSING Equal Opportunity for All



Notes

FAIR HOUSING Equal Opportunity for All



Notes

FAIR HOUSING Equal Opportunity for All

For Further Information

The purpose of this brochure is to summarize your right to fair housing. The Fair Housing Act and HUD's regulations contain more detail and technical information. If you need a copy of the law or regulations, contact the HUD Fair Housing Office nearest you. See the list of HUD Fair Housing Offices on pages 7-10.



CONNECT WITH HUD



Department of Housing and Urban Development
Room 5204
Washington, DC 20410-2000



02305





公平住宅

向所有人提供平等的機會



美國住宅與城市發展部
公平住宅與平等機會辦公室



請查閱我們的網站：www.HUD.gov/fairhousing
Chinese Version



公平住宅 — 向所有的人提供平等的機會

美國在每一個方面都是向所有的人提供平等機會的表率。美國公民的民族多樣性以及將我們緊密聯繫在一起的團結精神代表了創建美國所基於的自由和公正的指導方針。這正是為什麼新移民、少數民族、有孩子的家庭以及殘障人士因非法歧視被剝奪選擇住宅權利會使人感到極度不安的原因。

住宅與城市發展部（HUD）強制執行《公平住宅法》，該法案禁止在幾乎所有的住宅交易中（包括住宅出租賃和出售以及提供抵押貸款）在住宅、公寓大樓和共管公寓樓內對人們進行歧視和恐嚇。

享有對租賃住宅和住宅擁有機會的平等權利是美國聯邦住宅政策的基石。住宅服務提供者基於種族、膚色、原國籍、宗教信仰、性別、家庭狀況或殘障拒絕出租或出售住宅是違反聯邦法律的行為，HUD會不遺餘力地採取強制執行措施。

住宅歧視不僅是非法行為，而且完全違背我們作為美國人十分珍視的自由和機會的原則。HUD致力於確保每一個人在尋找住宅時受到公平的對待。

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U.S. Department of Housing and Urban Development (HUD)
451 7th Street, S.W., Washington, D.C. 20410-2000



公平住宅 向所有人提供平等的機會

《公平住宅法》

《公平住宅法》禁止因下列原因在住宅方面進行歧視：

- 種族或膚色
- 宗教信仰
- 性別
- 殘障
- 家庭狀況（包括18歲以下的孩子與父母或法定監護人同住；孕婦和尋求監護18歲以下孩子的人）
- 原國籍

哪些住宅屬於法案保護範圍？

《公平住宅法》包括大多數住宅。在某些情況下，該法案會豁免不超過四個單元的住宅擁有人居住的建築物、未通過經紀人出售或出租的獨戶住宅以及由機構和私人俱樂部運營、僅限會員居住的住宅。

哪些屬於受禁止的行為？

在出售和出租住宅時：任何人均不得基於宗族、膚色、宗教信仰、性別、殘障、家庭狀況或原國籍採取以下任何一種行動：

- 拒絕出租或出售住宅
- 拒絕達成住宅協議
- 不提供住宅
- 以其他方式拒絕提供住所
- 制定住宅銷售或出租的不同條款、條件或特權
- 提供不同的住宅服務或設施
- 欺騙性地否定住宅可供檢查、出售或出租
- 爲了牟利，暗示某一特定種族或其他人已經搬到或將要搬到臨近的社區，勸說或嘗試勸說住宅擁有人出售或出租住宅（街區房地產跌漲牟利），或

- 拒絕任何人成為任何與出售或出租住宅相關的組織或設施的成員、參加任何此類組織或設施的活動、進入任何此類組織或設施或接受任何此類服務（例如多戶上市服務），或基於此類會員資格、參加活動、進入設施或接受服務的條款或條件對任何人進行歧視。

在抵押貸款時：任何人均不得基於種族、膚色、宗教信仰、性別、殘障、家庭狀況或原國籍採取以下任何一種行動：

- 拒絕發放抵押貸款
- 拒絕提供有關貸款的資訊
- 對貸款提供不同的條款或條件，例如不同的利率、點數或收費
- 在房地產估值方面進行歧視
- 拒絕購買貸款，或
- 對購買貸款制定不同的條款或條件。

此外，以下行為屬於違反《公平住宅法》的行為：

- 對行使公平住宅權利或協助他人行使此等權利的任何人進行威脅、強制、恐嚇或干擾
- 作出、印製或出版任何與住宅出售或出租相關的聲明，此等聲明顯示基於種族、膚色、宗教信仰、性別、殘障、家庭狀況或原國籍的偏向、限制或歧視。本禁止歧視性廣告的條款適用於《公平住宅法》豁免的獨戶住宅和住宅擁有人居住的住宅
- 因為住宅擁有人和/或住宅居住人的種族、膚色、宗教信仰、性別、殘障、家庭狀況或原國籍，拒絕為住宅提供住宅擁有人保賠
- 因為住宅擁有人和/或住宅居住人的種族、膚色、宗教信仰、性別、殘障、家庭狀況或原國籍，在住宅擁有人保賠條款或條件方面進行歧視
- 因為住宅擁有人和/或住宅居住人的種族等因素，拒絕提供可供使用的有關住宅擁有人保賠選擇的全面資訊

- 印製或出版與住宅擁有人保賠條款相關的任何聲明，此等聲明顯示基於種族、膚色、宗教信仰、性別、殘障、家庭狀況或原國籍的偏向、限制或歧視。

向殘障人士提供的額外保護

如果您本人或與您有關聯的人：

- 有嚴重限制一種或多種主要生活活動的身體或精神殘障（包括聽力、行動和視力障礙、癌症、慢性精神病、HIV/艾滋病或智障）
- 有此類殘障的記錄，或
- 被視為有此類殘障，住宅服務提供者不得：
 - 拒絕允許您自費對您的住宅或公用區域作出合理的修改，條件是此為幫助您全面利用住宅的必要修改。（只有在您同意在您搬出時將物業恢復為原狀的情況下，房東才會允許您作出合理的修改。）
 - 拒絕在規定、政策、方法或服務方面作出合理的通融，條件是此為幫助您與非殘障人士同樣利用住宅必要的通融。

舉例： 制定有「禁止寵物」政策的建築物必須允許有視力障礙的居民養導盲犬。

舉例： 向居民提供大量非指定停車位的公寓樓必須接受有行動障礙的居民在自己的公寓附近有一個保留停車位的要求，只要這是確保她能夠進入自己的公寓必要的停車位。但是，《公平住宅法》對他人的健康或安全構成直接威脅或目前使用非法毒品的人不提供保護。

新多戶建築物通行要求： 在1991年3月13日之後首次入住、有四個或以上單元、有電梯的建築物內：

- 公共場所必須允許殘障人士通行
- 所有的門和走廊的寬度必須容許輪椅通行
- 所有的單元必須有：

- 進入和穿過單元的通道
- 容易夠取的照明燈開關、電插座、溫度調節裝置和其他環境控制裝置
- 加固浴室牆壁，以便以後安裝把手，以及
- 可供坐輪椅的人使用的廚房和浴室。

如果有四個或更多單元的建築物沒有安裝電梯，並在**1991年3月13日**之後首次有人入住，這些標準僅適用於地面層單元。

這些新多戶建築物的通行要求不得取代州法或地方法要求的更嚴格的通行標準。

向有孩子的家庭提供的住宅保護

《公平住宅法》將歧視包括一名或多名**18歲**以下兒童的家庭（家庭狀況）視為非法行爲。家庭狀況保護包括一名或多名兒童與以下人士住在一起的家庭：

- 父親或母親；
- 對未成年兒童有法定監護權的人；或
- 父親/母親或法定監護人指定的人士，須有父親/母親或法定監護人的書面許可。家庭狀況保護還包括孕婦以及正在申請獲得未成年兒童法定監護權的任何人（包括領養或寄養父母）。

「**老年人住宅**」豁免：《公平住宅法》明確豁免一些年長者住宅設施和社區，不受家庭狀況歧視責任的制約。受豁免的年長者住宅設施或社區可合法地拒絕向有未成年兒童的家庭出售或出租住宅。如需符合「老年人住宅」豁免的要求，設施或社區必須證明該住宅是：

- 根據州或聯邦計劃的規定，HUD已經確定是專門為協助年長者而設計和運營（定義見州或聯邦計劃）；或者
- 計劃和完全由**62歲**或以上的人居住；或者
- 計劃和運營由**55歲**或以上的人居住。

如需符合「55歲或以上的人」住宅豁免規定，設施或社區必須滿足以下每一項要求：

- 至少80%的單元必須至少有一名55歲或以上的居住者；以及
- 設施或社區必須公佈和堅持證明作為「55歲或以上的人」住宅運營意圖的政策和程序；以及
- 設施或社區必須遵守HUD的居民年齡確認監管要求。

「老年人住宅」豁免不能使年長者住宅設施或社區免除不得按照種族、膚色、宗教信仰、性別、殘障或原國籍進行住宅歧視的責任。

HUD可隨時幫助解決任何住宅歧視的問題。如果您認為您的權利受到侵犯，您可以在網上提交申訴、寫信或打電話給離您最近的HUD辦事處。您可以在指稱的歧視發生或結束後的一年內向HUD提出申訴，但您應當儘快提出申訴。

如果您認為自己的權利受到侵犯

告訴HUD哪些內容：

- 您的姓名和地址
- 您提出申訴的人（被告）的姓名和地址
- 所涉及的住宅地址或其他識別證明
- 有關指稱的違反行為的簡短說明（造成您認為自己的權利受到侵犯的事件）
- 指稱的違反行為的發生日期。

寫信或打電話到哪裡：在網上提出申訴、寄信給離您最近的HUD辦事處、或者選擇直接打電話給離您最近的HUD辦事處。聾人或聽力障礙者可撥打TTY號碼，或透過免費聯邦資訊轉接服務（電話號碼 1-800-877-8339）打電話給這些辦事處。

康涅狄格州、緬因州、麻薩諸塞州、新罕布什爾州、羅德島州和佛蒙特州：

波士頓地區辦事處

(Complaints_office_01@HUD.gov)

美國住宅與城市開發部

U.S. Department of Housing and Urban Development

Thomas P. O'Neill Jr. Federal Building

10 Causeway Street, Room 321

Boston, MA 02222-1092

電話：(617) 994-8300 或 1-800-827-5005

傳真：(617) 565-7313 * TTY (617) 565-5453

紐澤西州、紐約州、波多黎各和美屬維爾京群島：

紐約地區辦事處

(Complaints_office_02@HUD.gov)

美國住宅與城市開發部

U.S. Department of Housing and Urban Development

26 Federal Plaza, Room 3532

New York, NY 10278-0068

電話：(212) 542-7519 或 1-800-496-4294

傳真：(212) 264-9829 * TTY (212) 264-0927

特拉華州、哥倫比亞特區、馬里蘭州、賓夕法尼亞州、維吉尼亞州和西維吉尼亞州：

費城地區辦事處

(Complaints_office_03@HUD.gov)

美國住宅與城市開發部

U.S. Department of Housing and Urban Development

The Wanamaker Building

100 Penn Square East

Philadelphia, PA 19107-9344

電話：(215) 861-7646 或 1-888-799-2085

傳真：(215) 656-3449 * TTY (215) 656-3450

阿拉巴馬州、佛羅里達州、佐治亞州、肯塔基州、密西西比州、北卡羅來納州、南卡羅來納州和田納西州：

亞特蘭大地區辦事處

(Complaints_office_04@HUD.gov)

美國住宅與城市開發部

U.S. Department of Housing and Urban Development

Five Points Plaza

40 Marietta Street, 16th Floor

Atlanta, GA 30303-2808

電話：(404) 331-5140 或 1-800-440-8091 x2493

傳真：(404) 331-1021 * TTY (404) 730-2654

伊利諾州、印第安納州、密西根州、明尼蘇達州、俄亥俄州和威斯康辛州：

芝加哥地區辦事處

(Complaints_office_05@HUD.gov)

美國住宅與城市開發部

U.S. Department of Housing and Urban Development

Ralph H. Metcalfe Federal Building

77 West Jackson Boulevard, Room 2101

Chicago, IL 60604-3507

電話：1-800-765-9372

傳真：(312) 886-2837 * TTY (312) 353-7143

阿肯色州、路易斯安那州、新墨西哥州、俄克拉荷馬州和德克薩斯州：

沃思堡地區辦事處

(Complaints_office_06@HUD.gov)

美國住宅與城市開發部

U.S. Department of Housing and Urban Development

801 Cherry Street

Suite 2500, Unit #45

Fort Worth, TX 76102-6803

電話：(817) 978-5900 或 1-888-560-8913

傳真：(817) 978-5876/5851 * TTY (817) 978-5595

愛荷華州、堪薩斯州、密蘇里州和內布拉斯卡州：

堪薩斯城地區辦事處

(Complaints_office_07@HUD.gov)

美國住宅與城市開發部

U.S. Department of Housing and Urban Development

Gateway Tower II

400 State Avenue, Room 200, 4th Floor

Kansas City, KS 66101-2406

電話：(913) 551-6958 或 1-800-743-5323

傳真：(913) 551-6856 * TTY (913) 551-6972

科羅拉多州、蒙大拿州、北達科他州、南達科他州、猶他州和懷俄明州：

丹佛地區辦事處

(Complaints_office_08@HUD.gov)

美國住宅與城市開發部

U.S. Department of Housing and Urban Development

1670 Broadway

Denver, CO 80202-4801

電話：(303) 672-5437 或 1-800-877-7353

傳真：(303) 672-5026 * TTY (303) 672-5248

亞利桑那州、加利福尼亞州、夏威夷州和內華達州：

三藩市地區辦事處

(Complaints_office_09@HUD.gov)

美國住宅與城市開發部

U.S. Department of Housing and Urban Development

600 Harrison Street, Third Floor

San Francisco, CA 94107-1387

電話：1-800-347-3739

傳真：(415) 489-6558 * TTY (415) 489-6564

阿拉斯加州、愛達荷州、俄勒岡州和華盛頓州：

西雅圖地區辦事處

(Complaints_office_10@HUD.gov)

美國住宅與城市開發部

U.S. Department of Housing and Urban Development

Seattle Federal Office Building

909 First Avenue, Room 205

Seattle, WA 98104-1000

電話：(206) 220-5170 或 1-800-877-0246

傳真：(206) 220-5447 * TTY (206) 220-5185

如果在與離您最近的當地辦事處聯絡後，您仍然有問題，請按照以下聯絡資訊與HUD進一步接洽：

美國住宅與城市開發部

公平住宅與平等機會辦公室

U.S. Department of Housing and Urban Development

Office of Fair Housing and Equal Opportunity

451 7th Street, S.W., Room 5204

Washington, DC 20410-2000

電話：1-800-669-9777

傳真：(202) 708-1425 * TTY 1-800-927-9275

www.HUD.gov/fairhousing

如果您是殘障人士：HUD還提供：

- 供聾人/聽力障礙者使用的TTY電話（請查閱上表中離您最近的HUD辦事處）
- 口譯員、磁帶和盲文資料
- 閱讀和填表協助

當您提交申訴時，會採取哪些措施？

當您的申訴被接受，歸入《公平住宅法》類別後，HUD會向您發出書面通知。HUD還會：

- 通知您提出申訴的被指稱違規的人（「被告」），並為被告留出對申訴提交書面答覆的時間。

- 調查您的申訴，並確定是否有合理的理由相信被告違反了《公平住宅法》。
- 如果HUD無法在您提交申訴後的100天內完成調查，會向您和被告發出通知，並說明延遲的原因。

《公平住宅法》調解：在申訴調查期間，HUD必須向您和被告提供透過《調解協議》解決申訴問題的機會。《調解協議》透過阻止被告未來的歧視行為，向您提供個人救濟，並保護公眾利益。一旦您和被告簽署了《調解協議》，且獲得HUD的批准，HUD將停止對您的申訴進行調查。如果您認為被告違反或違背《調解協議》，您應當及時通知調查您的申訴的HUD辦事處。如果HUD確定有合理的理由相信被告違反了協議，HUD將請美國司法部在聯邦地區法院對被告提出訴訟，強制執行協議條款。

轉至州或地方公共公平住宅機構的申訴：如果HUD證明您所在的州或地方公共公平住宅機構實施某條民權法律或法令，此等民權法律或法令提供與《公平住宅法》「基本相同的」權利、補救方法和保護，HUD必須立即將您的申訴轉給該機構，進行調查，並須立即通知您。州或地方機構將根據「基本相同的」州或地方民權法律或法令對您的申訴進行調查。州或地方公共公平住宅機構必須在HUD轉介後的30天內對您的申訴進行調查，否則HUD可能根據《公平住宅法》撤回（「重新啟動」）您的申訴，進行調查。

如果我將因被驅逐或出售住宅失去住宅，該怎麼辦？

如果您需要立即接受幫助，終止或防止因違反《公平住宅法》造成的嚴重問題，一旦您提交申訴，HUD可能為您提供協助。HUD可能授權美國司法部在聯邦地區法院提交一項動議，對被告發出「臨時禁制令」（TRO），隨後發佈「預先禁制令」，等待HUD的調查結果。在以下案例中，聯邦法官可對被告發出臨時禁制令或預先禁制令：

- 沒有HUD的干預，很可能出現對住宅權利不可彌補的（不可挽回的）傷害或損害；並且
- 有實質性的證據顯示被告已經違反《公平住宅法》。

舉例： 一位住宅擁有人同意出售一座住宅，但在發現買方是黑人之後，將住宅從市場上撤回，然後立即重新上市。買方向HUD提出歧視申訴。HUD可授權美國司法部要求聯邦地區法院發佈禁制令，在HUD調查申訴之前，阻止住宅擁有人將住宅出售給任何其他人。

對申訴進行調查後會採取哪些措施？

確定合理的理由、提出歧視控告和選擇： 當您的申訴調查完成後，HUD將準備一份「最終調查報告」，總結在調查期間搜集的證據。如果HUD確定有合理的理由相信被告對您歧視，HUD將對被告發出「合理理由決定和歧視控告」。您和被告在收到控告通知後有二十（20）天時間決定是由HUD行政法官（ALJ）為您的案例進行聽證還是在聯邦地區法院接受民事審判。

由HUD行政法官進行聽證： 如果您和被告均未在20天選擇期結束前選擇接受聯邦民事審判，HUD將立即安排由HUD行政法官（ALJ）為您的案例進行聽證。ALJ聽證將在指稱的歧視行為發生地點進行。在ALJ聽證會上，您和被告均有權親自出席、由法律顧問代表出席、出示證據、盤問證人和傳喚某人以協助發現證據。HUD律師將在ALJ聽證會上免費擔任您的代理；但是，您也可以選擇中斷案例，並聘請自己的律師。在聽證會結束時，HUD ALJ將根據事實調查結果和法律結論公佈決定。如果HUD ALJ斷定被告違反《公平住宅法》，會命令被告：

- 對實際損害（包括自付費用和精神痛苦損失）向您作出補償。
- 執行永久性禁制令。
- 執行適當的衡平法救濟措施（例如，向您提供住宅）。
- 支付您的合理的律師費。
- 為了維護公共利益，向HUD支付民事罰款。最高民事罰款為：首次違法行為罰款16,000.00美元；如果前一次違反行為發生在五年內，罰款為37,500.00美元；如果在七年內發生兩次或更多次違反行為，罰款為65,000.00美元。

在聯邦地區法院接受民事審判：如果您或被告選擇對您的申訴進行聯邦民事審判，HUD必須將您的案例轉給美國司法部執行。美國司法部將在指稱的歧視發生地區的美國地區法院代表您提出民事訴訟申請。您還可以選擇中斷案例，並聘請自己的律師。您或被告可請求接受陪審團審判，您和被告有權親自出席、由法律顧問代表出席、出示證據、盤問證人和傳喚某人以協助發現證據。如果聯邦法院判決您勝訴，法官或陪審團可能命令被告：

- 對實際損害（包括自付費用和精神痛苦損失）向您作出補償。
- 執行永久性禁制令。
- 執行適當的衡平法救濟措施（例如，向您提供住宅）。
- 支付您的合理的律師費。
- 向您支付懲罰性損害罰款。

作出無合理理由的決定並撤銷申訴：如果HUD發現沒有合理的理由相信被告違反了《公平住宅法》，HUD將作出「無合理理由決定」，撤銷您的申訴。HUD會向您和被告寄出撤銷申訴的通知，您可以索取一份「最終調查報告」副本。

重新審理無合理理由的決定：《公平住宅法》沒有為HUD撤銷的申訴規定正式的上訴程序。但是，如果您的申訴透過「無合理理由的決定」撤銷，您可以提交要求重新審理的書面申請，申請寄至：Director, FHEO Office of Enforcement, U.S. Department of Housing and Urban Development, 451 7th Street, SW, Room 5206, Washington, DC 20410-2000。

其他資源

您可以提出私人訴訟：您可以無需首先向HUD提出申訴，提出私人民事訴訟。您必須在指稱的歧視行為最近發生日期後的兩（2）年內提出訴訟申請。

如果您向HUD提出申訴，即使HUD撤銷了您的申訴，《公平住宅法》賦予您在聯邦地區法院對被告提出私人民事訴訟。HUD處理您的申訴的時間不計入兩年提出訴訟階段。您必須自費提出訴

訟申請；但是，如果您無力負擔律師費，法院可為您指定一位律師。

即使HUD仍然在處理您的申訴，您仍然可以對被告提出私人民事訴訟，除非 (1) 您已經簽署了HUD「調節協議」，解決您的HUD申訴；或者 (2) 一位HUD行政法官已經對您的申訴開始行政聽證程序。

與住宅歧視抗爭的其他工具：

- 如果出現不遵守行政法官命令的情形，HUD可要求美國上訴法院下達臨時禁制令、強制執行令或禁制令。
- 如果有合理的理由相信出現住宅歧視的模式或行爲，司法部長可在聯邦地區法院起訴。



註釋

公平住宅 向所有人提供平等的機會



註釋

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公平住宅 向所有人提供平等的機會



註釋

公平住宅 向所有人提供平等的機會

瞭解進一步詳情

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住宅與城市發展部
Department of Housing and Urban Development
Room 5204
Washington, DC 20410-2000



02305





उचित आवास

सभी के लिए समान अवसर



अमेरिकी आवास एवं शहरी विकास विभाग
उचित आवास एवं समान अवसर कार्यालय



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उचित आवास - सभी के लिए समान अवसर

अमेरिका, हर तरीके से, सभी व्यक्तियों के लिये अवसर की समानता का द्योतक है। इसके नागरिकों की प्रचुर विविधता और एकता की भावना जो हम सब को जोड़ती है, उस स्वतन्त्रता और न्याय के सिद्धांतों के प्रतीक हैं जिन पर इस राष्ट्र की स्थापना की गयी थी। यही कारण है कि जब नये आप्रवासियों, अल्पसंख्यकों, बच्चों वाले परिवारों, और विकलांग व्यक्तियों को अवैध भेदभाव की वजह से उनकी पसन्द के मकान या आवास से वंचित रखा जाता है, तो यह अत्यन्त चिन्ताजनक है।

आवास एवं शहरी विकास विभाग (HUD) उचित आवास सम्बन्धी अधिनियम को लागू करता है, जो लोगों के साथ उनके घरों, अपार्टमेंट भवनों, और बहु आवासीय फ्लैट वाली इमारतों में - आवास के किराये और विक्री तथा बंधक ऋणों के प्रावधान सहित लगभग सभी आवास सम्बन्धी लेन-देन में कोई भेदभाव करने और उन्हें डराने-धमकाने का निषेध करता है।

किराये के आवास और गृह-स्वामित्व के अवसरों की समान गुणवत्ता इस राष्ट्र की संघीय आवास नीति की आधारशिला है। ऐसे आवास प्रदाता जो लोगों को नस्ल, रंग, राष्ट्रीय मूल, धर्म, लिंग, पारिवारिक स्थिति, या विकलांगता के आधार पर घरों को किराये पर देने या बेचने से इंकार करते हैं, वे संघीय कानून का उल्लंघन कर रहे हैं, और HUD उनके विरुद्ध सख्ती के साथ अनुपालन सम्बन्धी कार्यवाहियां जारी रखेगा।

आवास सम्बन्धी भेदभाव न केवल गैरकानूनी है, बल्कि यह हर तरह से स्वतन्त्रता और अवसर के उन सिद्धान्तों के विरुद्ध है जिन्हें हम अमेरिकियों के रूप में अपने दिल में संजोए रखते हैं। HUD यह सुनिश्चित करने के प्रति वचनबद्ध है कि घर कही जाने वाली जगह को तलाश किये जाते समय प्रत्येक व्यक्ति के साथ समान रूप से व्यवहार किया जाये।

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उचित आवास सभी के लिए समान अवसर

उचित आवास सम्बन्धी अधिनियम

उचित आवास सम्बन्धी अधिनियम, आवास में निम्नलिखित के कारण भेदभाव का निषेध करता है:

- नस्ल या रंग
- धर्म
- लिंग
- विकलांगता
- पारिवारिक स्थिति (जिसमें माता-पिता के साथ रह रहे 18 वर्ष से कम की आयु के बच्चे या कानूनी संरक्षक; गर्भवती महिलायें और 18 वर्ष से कम की आयु के बच्चों का संरक्षण प्राप्त करने वाले लोग शामिल हैं)
- राष्ट्रीय मूल

कौनसा आवास शामिल है?

उचित आवास सम्बन्धी अधिनियम में अधिकतर आवास शामिल हैं। कुछ परिस्थितियों में अधिनियम, चार या चार से कम आवास इकाइयों के मालिक के कब्जे वाले भवनों को, बिना किसी दलाल की सेवाओं का उपयोग करते हुए बेचे गये या किराये पर दिये गये एक-परिवार के आवास, और संस्थाओं तथा निजी क्लबों द्वारा केवल सदस्यों के लिए संचालित आवासों को मुक्त करता है।

क्या निषिद्ध है?

आवास की बिक्री और उसे किराये पर देने में: कोई भी व्यक्ति नस्ल, रंग, धर्म, लिंग, विकलांगता, पारिवारिक स्थिति, या राष्ट्रीय मूल के आधार पर निम्नलिखित में से कोई भी कार्यवाही नहीं करता हो:

- आवास को किराये पर देने या उसे बेचने से इंकार करना
- आवास के लिये मोल-भाव करने से इंकार करना
- आवास को अनुपलब्ध बनाना
- रिहाइश के लिये अन्यथा इंकार करना
- रिहाइश की बिक्री या उसे किराये पर देने के लिये भिन्न सीमायें, शर्तें या विशेषाधिकार तय करना
- भिन्न आवास सेवायें या सुविधायें प्रदान करना
- झूठा इंकार करना कि आवास निरीक्षण, बिक्री या किराये के लिये उपलब्ध है
- लाभ के लिये, गृहस्वामियों को यह मुझाते हुए रिहाइशों को बेचने या उन्हें किराये पर देने के लिये समझाना, या समझाने की कोशिश करना कि किसी विशेष नस्ल, आदि के लोग पड़ोस में आ चुके हैं, या आने वाले हैं (ब्लॉकवस्टिंग) अथवा
- किसी भी व्यक्ति को रिहाइशों की बिक्री या उन्हें किराये पर देने से सम्बन्धित किसी भी संस्था, सुविधा या सेवा (जैसे कि मल्टिपल लिस्टिंग सर्विस) की मुलभता, सदस्यता या उसमें भागीदारी के लिये इंकार करना, या किसी भी व्यक्ति के विरुद्ध ऐसी मुलभता, सदस्यता या भागीदारी के सन्दर्भों या शर्तों में भेदभाव करना।

बंधक (हार्टगेज) ऋण में: कोई भी व्यक्ति नस्ल, रंग, धर्म, लिंग, विकलांगता, पारिवारिक स्थिति, या राष्ट्रीय मूल के आधार पर निम्नलिखित में से कोई भी कार्यवाही नहीं कर सकता है:

- बंधक ऋण देने से इंकार करना
- ऋणों के सम्बन्ध में जानकारी देने से इंकार करना
- किसी ऋण पर भिन्न सीमायें या शर्तें लादना, जैसे कि भिन्न ब्याज दरें, पॉइन्ट्स, या शुल्क
- सम्पत्ति के मूल्यांकन में भेदभाव करना
- ऋण क़य करने के लिये इंकार करना अथवा
- ऋण क़य करने के लिये भिन्न सीमायें या शर्तें निर्धारित करना।

इसके अलावा, निम्नलिखित करना उचित आवास सम्बन्धी अधिनियम का उल्लंघन है:

- उचित आवास सम्बन्धी अधिकार का प्रयोग करने वाले या इस अधिकार का प्रयोग करने वाले दूसरे व्यक्तियों की सहायता करने वाले किसी भी व्यक्ति को धमकाना, मजबूर करना, डराना या उसके साथ दखलंदाजी करना
- किसी रिहाइश की विक्री या उसे किराये पर देने के सम्बन्ध में कोई भी ऐसा वक्तव्य देना, छापना, या प्रकाशित करना, जो नस्ल, रंग, धर्म, लिंग, विकलांगता, पारिवारिक स्थिति, या राष्ट्रीय मूल के आधार पर तरजीह, हदबन्दी, या भेदभाव दर्शाता हो। भेदभावपूर्ण विज्ञापन के विरुद्ध यह निषेध एकल-परिवार और मालिक के कब्जे वाले आवास पर लागू होता है जो उचित आवास सम्बन्धी अधिनियम में अन्यथा मुक्त है
- किसी रिहाइश के मालिक और/या उसमें रहने वाले व्यक्तियों की नस्ल, रंग, धर्म, लिंग, विकलांगता, पारिवारिक स्थिति, या उनके राष्ट्रीय मूल के कारण गृहस्वामी वीमा कवरेज प्रदान करने से इंकार करना
- गृहस्वामी के वीमा कवरेज की सीमाओं या शर्तों में रिहाइश के मालिक और/या उसमें रहने वाले व्यक्तियों की नस्ल, रंग, धर्म, लिंग, विकलांगता, पारिवारिक स्थिति, या उनके राष्ट्रीय मूल के कारण भेदभाव करना
- रिहाइश के मालिक और/या उसमें रहने वाले व्यक्तियों की नस्ल, रंग, धर्म, लिंग, विकलांगता, पारिवारिक स्थिति, या उनके राष्ट्रीय मूल के कारण गृहस्वामी के वीमा कवरेज के उपलब्ध सभी विकल्पों पर उपलब्ध जानकारी प्रदान करने से इंकार करना
- गृहस्वामी के वीमा कवरेज के प्रावधान के सम्बन्ध में, कोई भी ऐसा वक्तव्य देना, छापना, या प्रकाशित करना, जो नस्ल, रंग, धर्म, लिंग, विकलांगता, पारिवारिक स्थिति, या राष्ट्रीय मूल के आधार पर तरजीह, हदबन्दी, या भेदभाव दर्शाता हो।

अगर आपको कोई शारीरिक विकलांगता है, तो अतिरिक्त सुरक्षा

अगर आप या आपसे जुड़े किसी व्यक्ति:

- में कोई ऐसी शारीरिक या मानसिक असमर्थता है (जिसमें मुनाई देने, चलने-फिरने और दृष्टि सम्बन्धी दोष, कैंसर, पुरानी मानसिक बीमारी, HIV/AIDS, या मानसिक मंदता शामिल हैं) जो जीवन की एक या एक से अधिक प्रमुख गतिविधियों को काफी हद तक सीमित करती हो

- का ऐसी किसी असमर्थता का रिकॉर्ड है या
- को ऐसी किसी असमर्थता से पीड़ित माना जाता है, तो आवास प्रदाता:
 - आपको अपने निवास या साझा प्रयोग की जगहों में, अपने खर्च पर उचित संशोधन करने देने से इंकार नहीं कर सकता है, अगर आवास का पूरी तरह से इस्तेमाल करने के लिये यह आपके लिये आवश्यक हो। (जहाँ उचित हो, भवन का स्वामी बदलावों की अनुमति दे सकता है अगर आप जाते समय सम्पत्ति को उसकी मूल स्थिति में फिर से बहाल करने के लिये सहमत हों।)
 - नियमों, नीतियों, कार्य-व्यवहारों या सेवाओं में यथोचित समझौते करने से इंकार नहीं कर सकता है, अगर आवास को गैर-विकलांग व्यक्तियों के साथ समान आधार पर इस्तेमाल करने के लिये यह आपके लिये आवश्यक हो।

उदाहरण: “कोई पालतू जानवर नहीं” की नीति रखने वाली इमारत को नेत्रहीन निवासी को एक मार्गदर्शी कुत्ता रखने की अनुमति देनी चाहिये।

उदाहरण: एक अपार्टमेंट कॉम्प्लेक्स को, जो निवासियों को पर्याप्त, अनावटित पार्किंग प्रदान करता हो, किसी चल-फिर नहीं सकने वाली निवासी से उसके अपार्टमेंट के समीप सुरक्षित जगह के लिये प्राप्त अनुरोध को स्वीकार करना चाहिये अगर ऐसा करना उसे यह आश्वस्त करने के लिये आवश्यक हो कि वह अपने अपार्टमेंट में प्रवेश कर सकती है। हालांकि, उचित आवास सम्बन्धी अधिनियम ऐसे व्यक्ति की सुरक्षा नहीं करता जो दूसरे लोगों के स्वास्थ्य या उनकी सुरक्षा के लिये प्रत्यक्ष खतरा हो या जो वर्तमान में अवैध नशीली दवाओं का सेवन करता हो।

नयी बहु-परिवार वाली इमारतों के लिये पहुँच यानि सुलभता सम्बन्धी आवश्यकताएं: चार या उससे अधिक आवास इकाइयों वाली ऐसी इमारतें जो मार्च 13, 1991 के बाद पहली बार रहने के काम में लाई गई हों, और जिनमें एलिवेटर की सुविधा हो, उनमें:

- सार्वजनिक और साझा इस्तेमाल की जगहें विकलांग व्यक्तियों के लिये सुलभ होनी चाहियें
- सभी दरवाजे और हॉल के रास्ते व्हीलचेयर के लिये पर्याप्त चौड़े होने चाहियें
- सभी आवास इकाइयों में:
 - आवास इकाई के अन्दर और उसके आर-पार जाने का एक सुलभ रास्ता होना चाहिये
 - विजली के स्विच, इलेक्ट्रिकल आउटलेट्स, थर्मोस्टैट्स और दूसरे पर्यावरण सम्बन्धी नियन्त्रण सुलभ होने चाहियें
 - वाथरूम की दीवारें मजबूत होनी चाहियें ताकि बाद में पकड़ने की छड़ें लगायी जा सकें और
 - रसोई और वाथरूम ऐसे होने चाहियें जो व्हीलचेयर में बैठे लोगों के द्वारा इस्तेमाल किये जा सकें।

अगर चार या उससे अधिक आवास इकाइयों वाली ऐसी इमारत में एलिवेटर सुविधा नहीं है और उसमें पहली बार मार्च 13, 1991 के बाद रखा गया था, तो ये मानक केवल भूतल की इकाइयों के लिये लागू होते हैं।

नयी बहु-परिवार वाली इमारतों के लिये सुलभता सम्बन्धी ये आवश्यकतायें, राजकीय या स्थानीय कानून के अन्तर्गत आवश्यक सुलभता सम्बन्धी अधिक कठोर मानकों की जगह नहीं लेती हैं।

बच्चों वाले परिवारों के लिये आवास सुरक्षा

उचित आवास सम्बन्धी अधिनियम ऐसे व्यक्ति के विरुद्ध भेदभाव करने को गैरकानूनी बनाता है जिसके परिवार में 18 वर्ष से कम आयु के एक या उससे अधिक बच्चे शामिल हों (पारिवारिक स्थिति)। पारिवारिक स्थिति सम्बन्धी सुरक्षा ऐसे परिवारों को शामिल करती है जिनमें एक या उससे अधिक नाबालिग बच्चे निम्नलिखित के साथ रहते हैं:

- माता/पिता;
- ऐसा व्यक्ति जिसे नाबालिग बच्चे या बच्चों का कानूनी संरक्षण (अभिभावकता सहित) प्राप्त हो; या
- माता/पिता या कानूनी संरक्षक की लिखित अनुमति के साथ, माता/पिता या कानूनी संरक्षक द्वारा निर्दिष्ट व्यक्ति। पारिवारिक स्थिति सम्बन्धी सुरक्षा गर्भवती महिलाओं और किसी भी ऐसे व्यक्ति के लिये भी लागू होती है जो किसी नाबालिग बच्चे का कानूनी संरक्षण प्राप्त करने की प्रक्रिया में हो (इसमें गोद लेने वाले या पालक (माता-पिता) भी शामिल हैं)।

“बुजुर्ग व्यक्तियों के लिये आवास” सम्बन्धी छूट: उचित आवास सम्बन्धी अधिनियम विशिष्ट रूप से कुछ बुजुर्ग आवास सुविधाओं और समुदायों को पारिवारिक स्थिति सम्बन्धी उत्तरदायित्व से छूट देता है। इस उत्तरदायित्व से मुक्त बुजुर्ग आवास सुविधायें या समुदाय नाबालिग बच्चों वाले परिवारों को रिहाइश को बेचने या किराये पर देने से कानूनी तौर पर इंकार कर सकते हैं। “बुजुर्ग व्यक्तियों के लिये आवास” सम्बन्धी छूट के लिये योग्य होने के लिये, उस स्थान या समुदाय को साबित करना चाहिये कि उसका आवास:

- किसी ऐसे राजकीय या संघीय कार्यक्रम के अन्तर्गत प्रदान किया गया है जिसे HUD ने बुजुर्ग व्यक्तियों की सहायता करने के लिये विशिष्ट रूप से तैयार किये गये और संचालित आवास के रूप में निर्धारित किया है (जिसा राजकीय या संघीय कार्यक्रम में बताया गया है); या
- 62 वर्ष या उससे अधिक की आयु के व्यक्तियों के लिये नियोजित है, और वे एकमेव रूप से उस पर रहते हैं; या
- 55 वर्ष या उससे अधिक की आयु के व्यक्तियों के रहने के लिये नियोजित और संचालित है।

“55 वर्ष या उससे अधिक की आयु के व्यक्तियों” के लिये आवास सम्बन्धी छूट हेतु योग्य होने के लिये, किसी सुविधा या समुदाय को निम्नलिखित आवश्यकताओं में से हर एक को पूरा करना चाहिये:

- आवास इकाइयों में से कम से कम 80 प्रतिशत में रहने वाले व्यक्तियों में कम से कम एक व्यक्ति ऐसा होना चाहिये जिसकी आयु 55 वर्ष या उससे अधिक हो; और
- उस स्थान या समुदाय को ऐसी नीतियां और कार्यविधियां प्रकाशित करनी चाहियें और उनका पालन करना चाहिये जो “55 वर्ष या उससे अधिक की आयु के व्यक्तियों” के लिये आवास के रूप में संचालित किये जाने का इरादा बताती हों; और
- उस स्थान या समुदाय को निवासियों की आयु के सत्यापन के लिये HUD की नियामक आवश्यकताओं का अनुपालन करना चाहिये

“बुजुर्ग व्यक्तियों के लिये आवास” सम्बन्धी छूट बुजुर्ग व्यक्तियों के लिये आवास स्थलों या समुदायों की नस्ल, रंग, धर्म, लिंग, विकलांगता, या राष्ट्रीय मूल के आधार पर आवास सम्बन्धी भेदभाव नहीं करने के उत्तरदायित्व से मुक्त नहीं करती है।

HUD आवास सम्बन्धी भेदभाव की किसी भी समस्या के सम्बन्ध में मदद करने के लिये तैयार है। अगर आप सोचते हैं कि आपके अधिकारों का उल्लंघन किया गया है, तो आप ऑनलाइन शिकायत दर्ज कर सकते हैं, अपने निकटतम HUD कार्यालय को पत्र लिख सकते हैं या टेलीफोन कर सकते हैं। HUD के पास शिकायत दर्ज करने के लिये आपके पास कथित भेदभाव वरते जाने या उसके समाप्त होने के बाद एक वर्ष का समय है, लेकिन आपको इसे यथाशीघ्र दर्ज करना चाहिये।

अगर आप सोचते हैं कि आपके अधिकारों का उल्लंघन किया गया है

HUD को क्या बतायें:

- अपना नाम और पता
- जिस व्यक्ति के विरुद्ध आपकी शिकायत है (प्रतिवादी), उसका नाम और पता
- शामिल आवास का पता या अन्य पहचान
- कथित उल्लंघन (वह घटना जिसके कारण आप मानते हैं कि आपके अधिकारों का उल्लंघन किया गया था) का एक संक्षिप्त वर्णन
- कथित उल्लंघन की तारीख (तारीखें)।

कहाँ लिखें या फोन करें: ऑनलाइन शिकायत दर्ज करें, अपने निकटतम HUD कार्यालय को पत्र लिखें, या अगर आप चाहें, तो आप उस कार्यालय को सीधे टेलीफोन कर सकते हैं। जो व्यक्ति वहरे हैं या जिन्हें कम सुनाई देता है और TTY का प्रयोग करते हैं, वे उन कार्यालयों को 1-800-877-8339 पर टोल-फ्री संघीय सूचना रिले सेवा के ज़रिये फोन कर सकते हैं।

कनेक्टिकट, मैन, मैसाचुसेट्स, न्यू हैम्पशायर, रोडे आइलैंड और वर्मॉन्ट के लिये:

बोस्टन क्षेत्रीय कार्यालय

(Complaints_office_01@hud.gov)

U.S. Department of Housing and Urban Development

Thomas P. O'Neill Jr. Federal Building

10 Causeway Street, Room 321

Boston, MA 02222-1092

टेलीफोन: (617) 994-8300 या 1-800-827-5005

फैक्स: (617) 565-7313 * TTY (617) 565-5453

न्यूजर्सी, न्यूयॉर्क, पोर्टो रिको और अमेरिकी वर्जिन आइलैंड के लिये:

न्यूयॉर्क क्षेत्रीय कार्यालय

(Complaints_office_02@hud.gov)

U.S. Department of Housing and Urban Development

26 Federal Plaza, Room 3532

New York, NY 10278-0068

टेलीफोन: (212) 542-7519 या 1-800-496-4294

फैक्स: (212) 264-9829 * TTY (212) 264-0927

डेलावेयर, डिस्ट्रिक्ट ऑफ कोलम्बिया, मैरीलैंड, पेन्सिलवेनिया, वर्जिनिया और पश्चिम वर्जिनिया के लिये:

फिलाडेल्फिया क्षेत्रीय कार्यालय

(Complaints_office_03@hud.gov)

U.S. Department of Housing and Urban Development

The Wanamaker Building

100 Penn Square East

Philadelphia, PA 19107-9344

टेलीफोन: (215) 861-7646 या 1-888-799-2085

फैक्स: (215) 656-3449 * TTY (215) 656-3450

अलाबामा, फ्लोरिडा, जॉर्जिया, केंटुकी, मिसिसिपि, उत्तरी कैरोलिना, दक्षिणी कैरोलिना, और टेनेसी के लिये:

अटलांटा क्षेत्रीय कार्यालय

(Complaints_office_04@hud.gov)

U.S. Department of Housing and Urban Development

Five Points Plaza

40 Marietta Street, 16th Floor

Atlanta, GA 30303-2808

टेलीफोन: (404) 331-5140 या 1-800-440-8091 x2493

फैक्स: (404) 331-1021 * TTY (404) 730-2654

इलिनॉय, इन्डियाना, मिशिगन, मिनेसोटा, ओहायो और विस्कॉन्सिन के लिये:

शिकागो क्षेत्रीय कार्यालय

(Complaints_office_05@hud.gov)

U.S. Department of Housing and Urban Development

Ralph H. Metcalfe Federal Building

77 West Jackson Boulevard, Room 2101

Chicago, IL 60604-3507

टेलीफोन: 1-800-765-9372

फैक्स: (312) 886-2837 * TTY (312) 353-7143

अर्कन्सास, लुसियाना, न्यू मेक्सिको, ओक्लाहोमा और टेक्सास के लिये:

फोर्ट वर्थ क्षेत्रीय कार्यालय

(Complaints_office_06@hud.gov)

U.S. Department of Housing and Urban Development

801 Cherry Street

Suite 2500, Unit #45

Fort Worth, TX 76102-6803

टेलीफोन: (817) 978-5900 या 1-888-560-8913

फैक्स: (817) 978-5876/5851 * TTY (817) 978-5595

लोवा, केनसास, मिसूरी, और नेब्रास्का के लिये:

केनसास शहर क्षेत्रीय कार्यालय

(Complaints_office_07@hud.gov)

U.S. Department of Housing and Urban Development

Gateway Tower II

400 State Avenue, Room 200, 4th Floor

Kansas City, KS 66101-2406

टेलीफोन: (913) 551-6958 या 1-800-743-5323

फैक्स: (913) 551-6856 * TTY (913) 551-6972

कोलराडो, मॉन्टाना, उत्तरी डकोटा, दक्षिणी डकोटा, उटा और व्योमिंग के लिये:

डेनवर क्षेत्रीय कार्यालय

(Complaints_office_08@hud.gov)

U.S. Department of Housing and Urban Development

1670 Broadway

Denver, CO 80202-4801

टेलीफोन: (303) 672-5437 या 1-800-877-7353

फैक्स: (303) 672-5026 * TTY (303) 672-5248

ऐरिजोना, कैलिफोर्निया, हवाई और नेवेडा के लिये:

सैन फ्रांसिस्को क्षेत्रीय कार्यालय

(Complaints_office_09@hud.gov)

U.S. Department of Housing and Urban Development

600 Harrison Street, Third Floor

San Francisco, CA 94107-1387

टेलीफोन: 1-800-347-3739

फैक्स: (415) 489-6558 * TTY (415) 489-6564

अलास्का, इडाहो, ऑरेगन और वाशिंगटन के लिये:

सीएटल क्षेत्रीय कार्यालय

(Complaints_office_10@hud.gov)

U.S. Department of Housing and Urban Development

Seattle Federal Office Building

909 First Avenue, Room 205

Seattle, WA 98104-1000

टेलीफोन: (206) 220-5170 या 1-800-877-0246

Fax (206) 220-5447 * TTY (206) 220-5185

अगर आपके निकटतम स्थानीय कार्यालय से सम्पर्क करने के बाद, आपके फिर भी कोई प्रश्न हैं - तो आप आगे HUD से निम्न पते पर सम्पर्क कर सकते हैं:

U.S. Department of Housing and Urban Development

Office of Fair Housing and Equal Opportunity

451 7th Street, S.W., Room 5204

Washington, DC 20410-2000

टेलीफोन: 1-800-669-9777

फैक्स: (202) 708-1425 * TTY 1-800-927-9275

www.hud.gov/fairhousing

अगर आप विकलांग हैं: तो HUD निम्नलिखित भी प्रदान करता है:

- बहरे/कम सुनाई देने वाले प्रयोक्ताओं के लिये एक TTY फोन (निकटतम HUD कार्यालय के लिये उपरोक्त सूची देखें)
- दुभाषिये, टेप और ब्रेल लिपि की सामग्रियां
- फॉर्मों को पढ़ने और उन्हें पूरा करने में सहायता

जब आप कोई शिकायत दर्ज करते हैं तो क्या होता है?

जब आपकी शिकायत उचित आवास सम्बन्धी अधिनियम के अन्तर्गत दर्ज किये जाने के लिये स्वीकार कर ली जायेगी, तो HUD आपको लिखित में सूचित करेगा। साथ ही HUD:

- कथित उल्लंघनकर्ता (प्रतिवादी) को आपकी शिकायत दर्ज किये जाने के बारे में सूचित करेगा, और प्रतिवादी को शिकायत का लिखित उत्तर भेजने के लिये समय देगा।
- आपकी शिकायत की जाँच-पड़ताल करेगा, और तय करेगा कि यह मानने का यथोचित कारण है या नहीं कि प्रतिवादी ने उचित आवास सम्बन्धी अधिनियम का उल्लंघन किया था।
- अगर HUD आपकी शिकायत दर्ज किये जाने के 100 दिनों के अन्दर अपनी जाँच-पड़ताल पूरी नहीं कर पाता है, तो वह आपको और प्रतिवादी को सूचित करेगा, और देरी के लिये कारण बतायेगा।

उचित आवास सम्बन्धी अधिनियम के अन्तर्गत समझौता: शिकायत की जाँच-पड़ताल के दौरान, HUD के लिये आपको और प्रतिवादी को एक समझौता करार के साथ आपकी शिकायत का समाधान करने का अवसर प्रदान करना आवश्यक है। समझौता करार आपको वैयक्तिक राहत प्रदान करता है, और प्रतिवादी को भविष्य में भेदभाव करने से रोक कर सार्वजनिक हित की रक्षा करता है। एक बार जब आप और प्रतिवादी समझौता करार पर हस्ताक्षर कर देते हैं, और HUD उस करार को मंजूरी दे देता है, तो HUD आपकी शिकायत की जाँच-पड़ताल करना बंद कर देगा। अगर आप मानते हैं कि प्रतिवादी ने आपके समझौता करार का उल्लंघन किया है या उसे भंग किया है, तो आपको तुरंत ही HUD के उस कार्यालय को सूचित करना चाहिये जिसने आपकी शिकायत की जाँच-पड़ताल की थी। अगर HUD तय करता है कि यह मानने का यथोचित कारण है कि प्रतिवादी ने करार का उल्लंघन किया था, तो HUD अमेरिकी न्याय विभाग (डिपार्टमेंट ऑफ जस्टिस) से करार की शर्तों को लागू कराने के लिये प्रतिवादी के खिलाफ संघीय डिस्ट्रिक्ट अदालत में मुकदमा दायर करने के लिये कहेगा।

राजकीय या स्थानीय सार्वजनिक उचित आवास संस्थाओं को शिकायत निर्दिष्ट करना: अगर HUD ने प्रमाणित किया है कि आपकी राजकीय या स्थानीय सार्वजनिक उचित आवास संस्था ऐसा नागरिक अधिकार कानून या अध्यादेश लागू करती है जो ऐसे अधिकार, निदान और सुरक्षाएँ प्रदान करता है जो उचित आवास सम्बन्धी अधिनियम के “पर्याप्त रूप से समान” हैं, तो HUD को तुरंत ही आपकी शिकायत उस संस्था को जाँच-पड़ताल के लिये भेजनी चाहिये, आपको तुरंत ही उसे भेजे जाने के बारे में सूचित करना चाहिये। राजकीय या स्थानीय संस्था आपकी शिकायत की उस “पर्याप्त रूप से समान” राजकीय या स्थानीय नागरिक अधिकार कानून या अध्यादेश के अन्तर्गत जाँच-पड़ताल करेगी। राजकीय या स्थानीय सार्वजनिक उचित आवास संस्था को आपकी शिकायत की जाँच-पड़ताल HUD के निर्दिष्ट किये जाने के 30 दिनों के अन्दर शुरू कर देनी चाहिये, या HUD शिकायत को उचित आवास सम्बन्धी अधिनियम के अन्तर्गत जाँच-पड़ताल के लिये फिर से प्राप्त (“फिर से सक्रिय”) कर सकता है।

अगर खाली कराये जाने या बेचे जाने की वजह से मैं अपना आवास गंवाने वाला हूँ, तो क्या होता है?

अगर आपको उचित आवास सम्बन्धी अधिनियम के उल्लंघन के कारण उत्पन्न हुई किसी गम्भीर समस्या को रोकने के लिये तत्काल मदद की ज़रूरत है, तो HUD आपके शिकायत दर्ज करते ही आपकी सहायता करने में समर्थ हो सकता है। HUD अमेरिकी न्याय विभाग को संघीय डिस्ट्रिक्ट अदालत में प्रतिवादी के खिलाफ अस्थायी निरोधक आदेश (TRO) के लिये प्रस्ताव दाखिल करने के लिये, और उसके बाद HUD की जाँच-पड़ताल के नतीजे तक प्राथमिक निषेधाज्ञा प्राप्त करने के लिये अधिकृत कर सकता है। संघीय न्यायाधीश ऐसे मामलों में TRO या प्राथमिक निषेधाज्ञा मंजूर कर सकता है जहाँ:

- HUD के हस्ताक्षर के बिना आवास अधिकारों को अपूरणीय (अपरिवर्तनीय) क्षति या चोट पहुँचाने की सम्भावना हो; और
- इसका पर्याप्त सबूत हो कि प्रतिवादी ने उचित आवास सम्बन्धी अधिनियम का उल्लंघन किया है।

उदाहरण:

कोई मालिक मकान बेचने के लिये सहमत है, लेकिन, यह पता चलने के बाद कि खरीददार अश्वेत हैं, वह मकान को बाजार से हटा लेता है, और फिर दोबारा उसे विक्री के लिये सूचीबद्ध करा देता है। खरीददार HUD के यहाँ भेदभाव की शिकायत दर्ज करते हैं। HUD मकान मालिक को HUD के द्वारा

शिकायत की जाँच-पड़ताल किये जाने तक किसी और को मकान बेचने से रोकने के लिये अमेरिकी न्याय विभाग को संघीय डिस्ट्रिक्ट अदालत में निपेधाज्ञा प्राप्त करने के लिये अधिकृत कर सकता है।

शिकायत की जाँच-पड़ताल के बाद क्या होता है?

यथोचित कारण, भेदभाव के आरोप, और चुनाव का निर्धारण: जब आपकी शिकायत की जाँच-पड़ताल पूरी हो जायेगी, तो HUD जाँच-पड़ताल के दौरान एकत्रित किये गये सबूतों के बारे में संक्षेप में बताते हुए अंतिम जांच रिपोर्ट तैयार करेगा। अगर HUD निर्धारित करता है कि यह मानने का यथोचित कारण है कि प्रतिवादी (प्रतिवादियों) ने आपके साथ भेदभाव किया है, तो HUD प्रतिवादी (प्रतिवादियों) के विरुद्ध यथोचित कारण और भेदभाव के आरोप का निर्धारण जारी करेगा। आरोप का नोटिस प्राप्त कर लेने के बाद आपके और प्रतिवादी (प्रतिवादियों) के पास यह तय करने के लिये बीस (20) दिनों का समय होगा कि क्या आपके मुकदमे की सुनवाई HUD के प्रशासनिक विधि न्यायाधीश (ALJ) के द्वारा करायी जाये या संघीय डिस्ट्रिक्ट अदालत में दीवानी मुकदमा दायर किया जाये।

HUD के प्रशासनिक विधि न्यायाधीश (ALJ) के द्वारा सुनवाई: अगर 20-दिन की चुनाव अवधि समाप्त होने से पहले न तो आप और न ही प्रतिवादी संघीय डिस्ट्रिक्ट अदालत में दीवानी मुकदमा दायर किये जाने का चुनाव करते हैं, तो HUD तुरंत ही आपके मुकदमे की सुनवाई HUD के प्रशासनिक विधि न्यायाधीश (ALJ) के समुच्च निर्धारित कर देगा। ALJ की सुनवाई उस इलाके में आयोजित की जायेगी जहाँ पर कथित रूप से भेदभाव हुआ था। ALJ की सुनवाई के दौरान, आपको और प्रतिवादी (प्रतिवादियों) को स्वयं उपस्थित होने का, कानूनी वकील के द्वारा प्रतिनिधित्व कराये जाने का, सबूत पेश करने का, गवाहों से जिरह करने का और सबूत की तलाश में सहायता के लिये सम्मन जारी किये जाने की मांग करने का अधिकार है। ALJ की सुनवाई के दौरान, HUD के वकील बिना आपके खर्च के आपका प्रतिनिधित्व करेंगे; हालांकि, आप भी मुकदमे में हस्तक्षेप करना और अपना वकील रखना चुन सकते हैं। सुनवाई के समापन पर HUD ALJ तथ्यों की जाँच के परिणामों और कानून के निष्कर्षों के आधार पर निर्णय जारी करेगा। अगर HUD ALJ यह निष्कर्ष निकालता है कि प्रतिवादी (प्रतिवादियों) ने उचित आवास सम्बन्धी अधिनियम का उल्लंघन किया है, तो प्रतिवादी (प्रतिवादियों) को निम्नलिखित के लिये आदेश दिया जा सकता है:

- आपके वास्तविक नुकसानों की क्षतिपूर्ति करना, जिसमें आउट-ऑफ-पॉकेट खर्च और भावात्मक कष्ट सम्बन्धी नुकसान शामिल हैं
- स्थायी निपेधाज्ञात्मक राहत प्रदान करना।
- उपयुक्त न्यायसंगत राहत प्रदान करना (उदाहरण के लिये, आपको आवास उपलब्ध कराना)।
- आपके वकील की यथोचित फीस का भुगतान करना।
- HUD को सार्वजनिक हित की रक्षा करने के लिये सिविल दंड का भुगतान करना। अधिकतम सिविल दंड हैं: अधिनियम का पहली बार उल्लंघन करने के लिये डॉलर 16,000.00; अगर पिछले पाँच-साल की अवधि के अन्दर पहले उल्लंघन हो चुका है, तो डॉलर 37,500.00; और अगर पिछले सात-साल की अवधि के अन्दर दो या उससे अधिक बार उल्लंघन हो चुका है, तो डॉलर 65,000.00।

संघीय डिस्ट्रिक्ट अदालत में दीवानी मुकदमा: अगर आप या प्रतिवादी आपकी शिकायत के लिये संघीय दीवानी मुकदमा दायर करने का चुनाव करते हैं, तो HUD को आपके मामले को लागू करने के लिये अमेरिकी न्याय विभाग के पास भेज देना चाहिये। अमेरिकी न्याय विभाग आपकी तरफ से उस डिस्ट्रिक्ट की अमेरिकी डिस्ट्रिक्ट अदालत में दीवानी मुकदमा दायर करेगा जिसमें कथित तौर पर भेदभाव हुआ था। आप भी मुकदमे में हस्तक्षेप करना और अपना वकील रखना चुन सकते हैं। या तो आप या प्रतिवादी जूरी ट्रायल की मांग कर सकते हैं, और आप में से हर एक को स्वयं उपस्थित होने का, कानूनी वकील के द्वारा प्रतिनिधित्व कराये जाने का, सबूत पेश करने का, गवाहों से जिरह करने का और सबूत की तलाश में सहायता के लिये सम्मन जारी किये जाने की मांग करने का अधिकार है। अगर संघीय अदालत आपके पक्ष में निर्णय करती है, तो न्यायाधीश या जूरी प्रतिवादी (प्रतिवादियों) को निम्नलिखित के लिये आदेश दे सकता/सकती है:

- आपके वास्तविक नुकसानों की क्षतिपूर्ति करना, जिसमें आउट-ऑफ-पॉकेट खर्चे और भावात्मक कष्ट सम्बन्धी नुकसान शामिल हैं
- स्थायी निषेधाज्ञालोक राहत प्रदान करना।
- उपयुक्त न्यायसंगत राहत प्रदान करना (उदाहरण के लिये, आपको आवास उपलब्ध करना)।
- आपके वकील की यथोचित फीस का भुगतान करना।
- आपको दण्डालोक नुकसानों का भुगतान करना।

कोई भी यथोचित कारण नहीं होने का निर्धारण और बर्खास्तगी: अगर HUD यह पाता है कि ऐसा मानने का कोई भी यथोचित कारण नहीं है कि प्रतिवादी (प्रतिवादियों) ने अधिनियम का उल्लंघन किया था, तो HUD आपको और प्रतिवादी (प्रतिवादियों) को डाक के द्वारा बर्खास्तगी की सूचना देगा, और आप अंतिम जांच रिपोर्ट की प्रति मांग सकते हैं।

कोई भी यथोचित कारण नहीं होने के निर्धारणों के बारे में पुनर्विचार: उचित आवास सम्बन्धी अधिनियम HUD के द्वारा बर्खास्त की गयी शिकायतों के लिये कोई भी औपचारिक अपील प्रक्रिया प्रदान नहीं करता है। फिर भी, अगर आपकी शिकायत कोई भी यथोचित कारण नहीं होने के निर्धारण के साथ बर्खास्त कर दी जाती है, तो आप निम्नलिखित पते पर पुनर्विचार समीक्षा के लिये एक लिखित अनुरोध भेज सकते हैं: Director, FHEO Office of Enforcement, U.S. Department of Housing and Urban Development, 451 7th Street, SW, Room 5206, Washington, DC 20410-2000.

इसके अलावा

आप एक निजी मुकदमा दायर कर सकते हैं: आप पहले HUD के यहाँ शिकायत दर्ज किये बिना एक निजी मुकदमा दायर कर सकते हैं। आपको अपना मुकदमा कथित भेदभावजनक कार्यवाही की सबसे ताजा तारीख के दो (2) वर्षों के अन्दर दायर कर देना चाहिये।

अगर आप HUD के यहाँ शिकायत दर्ज करते हैं और भले ही HUD ने आपकी शिकायत बर्खास्त कर दी हो, तो भी उचित आवास सम्बन्धी अधिनियम आपको प्रतिवादी (प्रतिवादियों) के खिलाफ संघीय डिस्ट्रिक्ट अदालत में निजी दीवानी मुकदमा दायर करने का अधिकार देता है। जिस समय के दौरान HUD आपकी

शिकायत पर विचार कर रहा था, वह मुकदमा दायर करने की 2-वर्ष की अवधि में नहीं गिना जाता है। आपको अपना मुकदमा अपने खर्चे पर दायर करना चाहिये; हालांकि, अगर आप वकील का खर्चा नहीं उठा सकते हैं, तो अदालत आपके लिये कोई वकील नियुक्त कर सकती है।

भले ही अगर HUD आपकी शिकायत पर अभी भी विचार कर रहा हो, तो भी आप प्रतिवादी के खिलाफ निजी दीवानी मुकदमा दायर कर सकते हैं, जब तक कि (1) आपने अपनी HUD शिकायत का समाधान करने के लिये पहले ही HUD समझौता करार पर हस्ताक्षर नहीं कर दिये हों; (2) HUD के किसी प्रशासनिक विधि न्यायाधीश ने आपकी शिकायत के लिये एक प्रशासनिक सुनवाई शुरू नहीं कर दी हो।

आवास सम्बन्धी भेदभाव से लड़ने के लिये अन्य साधन:

- अगर किसी प्रशासनिक विधि न्यायाधीश के आदेश का अनुपालन नहीं किया गया है, तो HUD अपीलों की अमेरिकी अदालत (United States Court of Appeals) में अस्थायी राहत, आदेश को लागू कराने या निरोधक आदेश की मांग कर सकता है।
- अगर यह मानने का यथोचित कारण हो कि आवास सम्बन्धी भेदभाव का कोई पैटर्न या प्रथा रही है, तो अटॉर्नी जनरल संघीय डिस्ट्रिक्ट अदालत में मुकदमा दायर कर सकता है।



टिप्पणियां

उचित आवास सभी के लिए समान अवसर



उचित आवास सभी के लिए समान अवसर

टिप्पणियां



टिप्पणियां

उचित आवास सभी के लिए समान अवसर



उचित आवास सभी के लिए समान अवसर

टिप्पणियां



टिप्पणियां

उचित आवास सभी के लिए समान अवसर



उचित आवास सभी के लिए समान अवसर

टिप्पणियां

और अधिक जानकारी के लिये

इस बोशर का उद्देश्य आपके उचित आवास के अधिकार को संक्षिप्त रूप में आपके सामने रखना है। उचित आवास सम्बन्धी अधिनियम और HUD के अधिनियमों में और अधिक विवरण तथा तकनीकी जानकारी दी गयी है। अगर आपको कानून या अधिनियमों की प्रति चाहिये, तो अपने निकटतम HUD उचित आवास कार्यालय से सम्पर्क करें। HUD उचित आवास कार्यालयों की सूची पृष्ठ 5-8 पर देखें।



HUD के साथ जुड़ें



Department of Housing and Urban Development
Room 5204
Washington, DC 20410-2000



02305





EQUIDAD EN LA VIVIENDA

Igualdad de Oportunidades para Todos



Departamento de los EE.UU. para la Vivienda y el Desarrollo Urbano
Oficina de la Equidad en la Vivienda e Igualdad de Oportunidades



Por favor, visite nuestro sitio web: www.espanol.hud.gov/offices/ftheo/
Spanish Version



EQUIDAD EN LA VIVIENDA – IGUALDAD DE OPORTUNIDADES PARA TODOS

Estados Unidos representa, en todos los aspectos, igualdad de oportunidades para todos. La rica diversidad de sus ciudadanos y el espíritu de unidad que nos une a todos simbolizan los principios de libertad y justicia sobre los que se fundó esta nación. Por eso es sumamente inquietante cuando niegan la vivienda que desean a nuevos inmigrantes, minorías, familias con niños y personas con discapacidades, a causa de discriminación ilegal.

El Departamento de la Vivienda y el Desarrollo Urbano (siglas en inglés, HUD) pone en vigor la ley de Equidad en la Vivienda que prohíbe la discriminación y la intimidación de las personas en sus casas, edificios de apartamentos y urbanizaciones de condominios, en casi todas las transacciones relacionadas con la vivienda, incluyendo el alquiler y la venta de viviendas y la oferta de préstamos hipotecarios.

La igualdad en el acceso a viviendas de alquiler y a oportunidades de propiedad de casas es la piedra angular de la política federal de la vivienda de esta nación. Los proveedores de viviendas que se niegan a alquilar o a vender casas a ciertas personas basándose en raza, color, origen nacional, religión, sexo, situación familiar o discapacidad, violan la ley federal y HUD reclamará enérgicamente acciones judiciales contra ellos por incumplimiento.

La discriminación en la vivienda no es solamente ilegal, también contradice en todas las maneras los principios de libertad y oportunidad que valoramos como americanos. HUD está dedicado a garantizar que todo el mundo sea tratado equitativamente cuando busque un lugar que pueda llamar su hogar.

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**U.S. Department of Housing and Urban Development (HUD)
451 7th Street, S.W., Washington, D.C. 20410-2000**



EQUIDAD EN LA VIVIENDA Igualdad de Oportunidades para Todos

LA LEY DE EQUIDAD EN LA VIVIENDA

La ley de Equidad en la Vivienda prohíbe la discriminación en la vivienda debida a:

- Raza o color
- Religión
- Sexo
- Discapacidad
- Situación familiar (incluidos los menores de 18 años que viven con sus padres o custodios legales; mujeres embarazadas y personas que desean obtener la custodia de menores de 18 años)
- Origen nacional

¿QUÉ VIVIENDAS ESTÁN CUBIERTAS?

La ley de Equidad en la Vivienda cubre la mayor parte de las viviendas. En algunas circunstancias, la ley exime edificios ocupados por el dueño con no más de cuatro unidades, viviendas unifamiliares vendidas o alquiladas sin utilizar un corredor y viviendas administradas por organizaciones y clubs privados que limitan su ocupación a sus miembros.

¿QUÉ ESTÁ PROHIBIDO?

En la venta y alquiler de viviendas: Nadie puede hacer ninguna de las cosas siguientes basándose en raza, color, religión, sexo, discapacidad, situación familiar u origen nacional:

- Negarse a alquilar o vender viviendas
- Negarse a negociar las viviendas
- Hacer que la vivienda no esté disponible
- Negar una vivienda de otra manera
- Establecer términos, condiciones o privilegios para la venta o alquiler de una vivienda
- Proporcionar servicios o instalaciones de la vivienda diferentes

- Negar falsamente que la vivienda esté disponible para su inspección, venta o alquiler
- Con fines de lucro, persuadir o tratar de persuadir a dueños de viviendas a que vendan o alquilen viviendas sugiriendo que personas de una raza particular, etc. se han mudado, o están a punto de mudarse al vecindario, o
- Negar a cualquier persona el acceso a, la membrecía o la participación en cualquier organización, instalación o servicio (como un servicio de listado múltiple) relacionado con la venta o el alquiler de viviendas; o discriminar contra cualquier persona en los términos o condiciones de tal acceso, membrecía o participación.

En préstamos hipotecarios: Nadie puede hacer ninguna de las cosas siguientes basándose en raza, color, religión, sexo, discapacidad, situación familiar u origen nacional:

- Negarse a otorgar un préstamo hipotecario
- Negarse a proporcionar información respecto a préstamos
- Imponer términos o condiciones diferentes en un préstamo, como tipos de interés, puntos y honorarios diferentes
- Discriminar en la valoración de una propiedad
- Negarse a adquirir un préstamo, o
- Establecer términos o condiciones diferentes para adquirir un préstamo.

Adicionalmente, es una violación de la ley de Equidad en la Vivienda hacer lo siguiente:

- Amenazar, coaccionar, intimidar o interferir con nadie en el ejercicio de su derecho a la equidad en la vivienda o asistir a otros que ejerciten ese derecho.
- Hacer, imprimir o publicar cualquier declaración en conexión con la venta o alquiler de una vivienda que indique una preferencia, limitación o discriminación basada en raza, color, religión, sexo, discapacidad, situación familiar u origen nacional. Esta prohibición contra la publicidad discriminatoria se aplica a viviendas unifamiliares y ocupadas por el dueño

que estén de otra manera exentas de la ley de Equidad en la Vivienda.

- Negarse a proporcionar a los dueños de viviendas cobertura de seguros para una vivienda debido a raza, color, religión, sexo, discapacidad, situación familiar u origen nacional del dueño o los ocupantes de una vivienda.
- Discriminar en los términos o condiciones del seguro de dueños de viviendas debido a la raza, color, religión, sexo, discapacidad, situación familiar u origen nacional del dueño o los ocupantes de una vivienda.
- Negarse a proporcionar información disponible de la gama completa de opciones de cobertura de seguro para dueños de viviendas disponibles debido a la raza, etc. del dueño o los ocupantes de una vivienda.
- Hacer, imprimir o publicar cualquier declaración en conexión con la provisión de cobertura de seguros para dueños de viviendas que indique una preferencia, limitación o discriminación basada en raza, color, religión, sexo, discapacidad, situación familiar u origen nacional.

PROTECCIÓN ADICIONAL SI USTED TIENE ALGUNA DISCAPACIDAD

Si usted o alguien asociado con usted:

- Tiene una discapacidad física o mental (incluyendo problemas de oído, de vista y de movilidad, cáncer, enfermedad mental crónica, VIH/SIDA o retraso mental) que limita sustancialmente una o más de las actividades vitales importantes
- Tiene antecedentes de tal discapacidad o
- Se considera que tiene tal discapacidad, un proveedor de vivienda no puede:
 - Negarse a permitirle hacer modificaciones razonables en su vivienda o a las áreas de uso común, a sus expensas, si fueran necesarias para que usted pueda utilizar completamente la vivienda. (Cuando sea razonable, un propietario puede permitir cambios solamente si usted

accede a devolver la propiedad en su condición original cuando la deje para mudarse).

- Negarse a hacer concesiones razonables en reglas, políticas, prácticas o servicios si fuera necesario para que usted pueda utilizar la vivienda en condición de igualdad con personas no discapacitadas.

Ejemplo: Un edificio con una política de “no se permiten mascotas” debe permitir que un residente con deficiencias visuales tenga un perro guía.

Ejemplo: Un complejo de apartamentos que ofrece a los residentes estacionamiento amplio, no asignado, debe acceder a una petición de un residente con deficiencias de movilidad de tener un espacio reservado cerca de su apartamento si fuera necesario para asegurar que él/ella pueda tener acceso a su apartamento. No obstante, la Ley de Equidad en la Vivienda no protege a una persona que es una amenaza directa contra la salud o la seguridad de los demás o que utiliza actualmente drogas ilegales.

Requisitos de accesibilidad para edificios nuevos multifamiliares: en edificios con cuatro o más unidades que fueron ocupados por primera vez después del 13 de marzo de 1991 y que tienen un elevador:

- Las áreas de uso público y común tienen que ser accesibles para personas con discapacidades
- Todas las puertas y corredores tienen que ser suficientemente anchos para sillas de ruedas
- Todas las unidades tienen que tener:
 - Una ruta accesible para entrar y transitar por la unidad
 - Interruptores de luz, tomas de corriente eléctrica, termostatos y otros controles ambientales accesibles
 - Paredes de los cuartos de baño reforzadas para permitir la instalación posterior de barras de sujeción y
 - Cocinas y cuartos de baños que puedan ser utilizados por personas en sillas de ruedas.

Si un edificio con cuatro o más unidades no tiene elevador y fue ocupado por primera vez después del 13 de marzo de 1991, estas normas se aplican solamente a las unidades de la planta baja.

Estos requisitos de accesibilidad para edificios multifamiliares nuevos no reemplazan normas de accesibilidad más estrictas requeridas bajo la ley estatal o local.

PROTECCIÓN DE LA VIVIENDA PARA FAMILIAS CON NIÑOS

La Ley de Equidad en la Vivienda hace ilegal la discriminación contra una persona cuyo hogar incluye uno o más niños menores de 18 años (situación familiar). La protección a la situación familiar cubre los hogares en los que uno o más niños menores de edad viven con:

- Uno de los padres;
- Una persona que tiene la custodia legal (incluyendo la tutela) de uno o varios niños menores de edad; o
- La persona designada por uno de los padres o por el custodio legal, con permiso escrito del padre o de la madre o del custodio legal. La protección a la situación familiar también se extiende a las mujeres embarazadas y a cualquier persona que está en proceso de obtener la custodia legal de un niño menor (incluyendo padres adoptivos o padres de acogida).

La exención de “Vivienda para personas ancianas”: La Ley de Equidad en la Vivienda exige específicamente a algunas instalaciones y comunidades de viviendas para ancianos de responsabilidad para la discriminación contra la situación familiar. Las instalaciones o comunidades de vivienda para ancianos exentas pueden legalmente negarse a vender o alquilar viviendas a familias con niños menores de edad. A fin de tener derecho a la exención de “viviendas para personas ancianas”, una instalación o comunidad debe demostrar que sus viviendas son:

- Ofrecidas bajo cualquier programa estatal o federal que haya sido determinado por HUD como específicamente designado

- y administrado para asistir a personas ancianas (según la definición del programa estatal o federal); o
- Destinadas a, y ocupadas solamente por personas de 62 años de edad o más; o
- Destinadas y administradas para la ocupación por personas de 55 años de edad o más.

A fin de tener derecho a la exención de vivienda para personas de “55 años o más”, una instalación o comunidad tiene que cumplir cada una de las condiciones siguientes:

- Al menos 80 por ciento de las unidades tienen que tener al menos un ocupante de 55 años o mayor; y
- la instalación o comunidad tiene que publicar y seguir las políticas y procedimientos que demuestran la intención de operar como viviendas para personas de “55 años o más”; y
- La instalación o comunidad tiene que cumplir los requisitos reglamentarios de HUD para la verificación de la edad de los residentes

La exención de “vivienda para personas ancianas” no protege a las instalaciones o comunidades de vivienda para ancianos de la responsabilidad para la discriminación de la vivienda basada en raza, color, religión, sexo, discapacidad u origen nacional.

HUD está dispuesto a ayudar en cualquier problema de discriminación en la vivienda. Si usted cree que han violado sus derechos, puede presentar una reclamación en línea, escribir una carta o llamar por teléfono a la oficina de HUD más cercana. Usted tiene un año después de haberse producido o terminado la discriminación alegada para presentar una reclamación a HUD, pero debe de presentarla tan pronto como le sea posible.

SI USTED CREE QUE HAN VIOLADO SUS DERECHOS

Qué debe decirle a HUD:

- Su nombre y dirección

- El nombre y dirección de la persona contra quien presenta la reclamación (el demandado)
- La dirección y otra identificación de la vivienda involucrada
- Una breve descripción de la violación alegada (el evento que causó que usted crea que han violado sus derechos)
- La fecha o fechas de la violación alegada.

Dónde escribir o llamar: Presente una reclamación en línea, envíe una carta a la oficina de HUD más cercana o, si lo desea, puede llamar directamente a esa oficina. Las personas sordas o con deficiencias auditivas que utilizan TTY pueden llamar a esas oficinas mediante el Servicio de repetidor de información federal gratuito, al número 1-800-877-8339.

Para Connecticut, Maine, Massachusetts, New Hampshire, Rhode Island y Vermont:

OFICINA REGIONAL DE BOSTON

(Complaints_office_01@hud.gov)

U.S. Department of Housing and Urban Development

Thomas P. O'Neill Jr. Federal Building

10 Causeway Street, Room 321

Boston, MA 02222-1092

Teléfono (617) 994-8300 o 1-800-827-5005

Fax (617) 565-7313 * TTY (617) 565-5453

Para New Jersey, New York, Puerto Rico y U.S. Virgin Islands:

OFICINA REGIONAL DE NUEVA YORK

(Complaints_office_02@hud.gov)

U.S. Department of Housing and Urban Development

26 Federal Plaza, Room 3532

New York, NY 10278-0068

Teléfono (212) 542-7519 o 1-800-496-4294

Fax (212) 264-9829 * TTY (212) 264-0927

Para Delaware, District of Columbia, Maryland, Pennsylvania, Virginia y West Virginia:

OFICINA REGIONAL DE FILADELFIA

(Complaints_office_03@hud.gov)

U.S. Department of Housing and Urban Development

The Wanamaker Building

100 Penn Square East

Philadelphia, PA 19107-9344

Teléfono (215) 861-7646 o 1-888-799-2085

Fax (215) 656-3449 * TTY (215) 656-3450

Para Alabama, Florida, Georgia, Kentucky, Mississippi, North Carolina, South Carolina, y Tennessee:

OFICINA REGIONAL DE ATLANTA

(Complaints_office_04@hud.gov)

U.S. Department of Housing and Urban Development

Five Points Plaza

40 Marietta Street, 16th Floor

Atlanta, GA 30303-2808

Teléfono (404) 331-5140 o 1-800-440-8091 x2493

Fax (404) 331-1021 * TTY (404) 730-2654

Para Illinois, Indiana, Michigan, Minnesota, Ohio y Wisconsin:

OFICINA REGIONAL DE CHICAGO

(Complaints_office_05@hud.gov)

U.S. Department of Housing and Urban Development

Ralph H. Metcalfe Federal Building

77 West Jackson Boulevard, Room 2101

Chicago, IL 60604-3507

Teléfono 1-800-765-9372

Fax (312) 886-2837 * TTY (312) 353-7143

Para Arkansas, Louisiana, New Mexico, Oklahoma y Texas:

OFICINA REGIONAL DE FORT WORTH

(Complaints_office_06@hud.gov)

U.S. Department of Housing and Urban Development

801 Cherry Street

Suite 2500, Unit #45

Fort Worth, TX 76102-6803

Teléfono (817) 978-5900 o 1-888-560-8913

Fax (817) 978-5876/5851 * TTY (817) 978-5595

Para Iowa, Kansas, Missouri y Nebraska:

OFICINA REGIONAL DE KANSAS CITY

(Complaints_office_07@hud.gov)

U.S. Department of Housing and Urban Development

Gateway Tower II

400 State Avenue, Room 200, 4th Floor

Kansas City, KS 66101-2406

Teléfono (913) 551-6958 o 1-800-743-5323

Fax (913) 551-6856 * TTY (913) 551-6972

Para Colorado, Montana, North Dakota, South Dakota, Utah y Wyoming:

OFICINA REGIONAL DE DENVER

(Complaints_office_08@hud.gov)

U.S. Department of Housing and Urban Development

1670 Broadway

Denver, CO 80202-4801

Teléfono (303) 672-5437 o 1-800-877-7353

Fax (303) 672-5026 * TTY (303) 672-5248

Para Arizona, California, Hawaii y Nevada:

OFICINA REGIONAL DE SAN FRANCISCO

(Complaints_office_09@hud.gov)

U.S. Department of Housing and Urban Development

600 Harrison Street, Third Floor

San Francisco, CA 94107-1387

Teléfono 1-800-347-3739

Fax (415) 489-6558 * TTY (415) 489-6564

Para Alaska, Idaho, Oregon y Washington:

OFICINA REGIONAL DE SEATTLE

(Complaints_office_10@hud.gov)

U.S. Department of Housing and Urban Development

Seattle Federal Office Building

909 First Avenue, Room 205

Seattle, WA 98104-1000

Teléfono (206) 220-5170 o 1-800-877-0246

Fax (206) 220-5447 * TTY (206) 220-5185

Si después de hablar con la oficina local más cercana todavía tiene alguna duda, puede ponerse en contacto con HUD en:

U.S. Department of Housing and Urban Development

Office of Fair Housing and Equal Opportunity

451 7th Street, S.W., Room 5204

Washington, DC 20410-2000

Teléfono 1-800-669-9777

Fax (202) 708-1425 * TTY 1-800-927-9275

www.espanol.hud.gov/offices/fheo/

Si usted está discapacitado: HUD también proporciona:

- Un teléfono TTY para usuarios sordos o con dificultades auditivas (vea la lista anterior para la oficina de HUD más cercana)
- Intérpretes, materiales grabados y en Braille
- Asistencia para leer y llenar los formularios

¿QUÉ PASA CUANDO USTED PRESENTA UNA RECLAMACIÓN?

HUD le informará por escrito cuando su reclamación sea aceptada para presentarla bajo la Ley de Equidad en la Vivienda. HUD también:

- Informará al violador alegado (“demandado”) de la presentación de su reclamación y dará al demandado tiempo para presentar una respuesta escrita a la reclamación.

- Investigará su reclamación y determinará si hay causa razonable para creer que el demandado violó la Ley de Equidad en la Vivienda.
- Le informará a usted y al demandado si HUD no puede terminar su investigación en un plazo de 100 días de la presentación de su reclamación y proporcionará la razón para el retraso.

Conciliación de la Ley de Equidad en la Vivienda: Durante la investigación de la reclamación, HUD tiene la obligación de ofrecerles a usted y al demandado la oportunidad de resolver su reclamación con un Acuerdo de conciliación. Un acuerdo de conciliación le proporciona un atenuante individual y protege el interés público disuadiendo discriminación futura por parte del demandado. Una vez que usted y el demandado firmen un Acuerdo de conciliación y HUD apruebe el acuerdo, HUD detendrá la investigación de su reclamación. Si usted cree que el demandado ha violado o roto su acuerdo de conciliación, debe informar rápidamente a la oficina de HUD que investigó su reclamación. Si HUD determina que hay causa razonable para creer que el demandado violó el acuerdo, HUD pedirá al Departamento de justicia de los EE.UU. que presente una demanda contra el demandado en el tribunal del distrito federal para hacer cumplir los términos del acuerdo.

Remisión de la reclamación a agencias públicas estatales o locales de Equidad en la Vivienda: Si HUD ha certificado que su agencia pública estatal o local de Equidad en la Vivienda hace que se cumpla una ley de derechos civiles o una ordenanza que proporcione derechos, remedios y protecciones que son “sustancialmente equivalentes” a la Ley de Equidad en la Vivienda, HUD tiene que remitir su reclamación a dicha agencia para la investigación y debe informarle con rapidez de la remisión. La agencia estatal o local investigará su reclamación bajo la ley u ordenanza “sustancialmente equivalente” de derechos civiles estatales o locales. La agencia pública estatal o local de Equidad en la Vivienda tiene que comenzar a investigar su reclamación dentro de un plazo de 30 días después de la remisión de HUD,

o HUD puede recuperar (“reactivar”) la reclamación para su investigación bajo la Ley de Equidad en la Vivienda.

¿QUÉ PASA SI VOY A PERDER MI VIVIENDA POR DESAHUCIO O VENTA?

Si necesita ayuda inmediata para detener o prevenir un problema grave causado por una violación de la Ley de Equidad en la Vivienda, HUD podría ayudarle tan pronto como usted presente una reclamación. HUD podría autorizar al Departamento de justicia de los EE.UU. a presentar una petición en el tribunal del distrito federal para obtener una orden de distanciamiento temporal (TRO) contra el demandado, seguida de un mandato provisorio preliminar contra un demandado en casos en los que:

- Sea probable que ocurra daño o perjuicio a los derechos a la vivienda sin la intervención de HUD; y
- Haya evidencia sustancial de que el demandado ha violado la Ley de Equidad en la Vivienda.

Ejemplo: Un propietario acuerda vender una casa pero cuando descubre que los compradores son negros, saca la casa del mercado y poco después vuelve a listarla como propiedad a la venta. Los compradores presentan una reclamación de discriminación con HUD. HUD puede autorizar al Departamento de justicia de los EE.UU. a pedir un mandato preliminar en el tribunal del distrito federal para prevenir que el propietario venda la casa a otras personas hasta que HUD investigue la reclamación.

¿QUÉ PASA DESPUÉS DE INVESTIGAR UNA RECLAMACIÓN?

Determinación de causa razonable, cargo de discriminación y elección: Cuando se complete la investigación de su reclamación, HUD preparará un informe final de la investigación resumiendo la evidencia recopilada durante la misma. Si HUD determina que hay causa razonable para creer que el demandado discriminó contra usted, HUD publicará una Determinación de causa razonable y

un Cargo de discriminación contra los demandados. Usted y los demandados tienen veinte (20) días después de recibir el aviso del cargo para decidir si quieren que su caso sea resuelto por un Juez de ley administrativa (siglas in inglés, ALJ) o en un juicio civil en el tribunal del distrito federal.

Audiencia del Juez de ley administrativa de HUD: Si ni usted ni el demandado eligen acudir a un juicio civil federal antes de que venza el periodo de elección de 20 días, HUD programará puntualmente una audiencia para su caso ante un Juez de ley administrativa (ALJ). La audiencia del ALJ se llevará a cabo en el lugar donde ocurrió la discriminación alegada. Durante esta audiencia, usted y los demandados tienen el derecho de comparecer en persona, de ser representado por un abogado, de presentar pruebas, de interrogar a los testigos y de requerir citaciones judiciales para asistir en el descubrimiento de pruebas. Abogados de HUD le representarán durante la audiencia del ALJ sin costo para usted; sin embargo, usted también puede elegir intervenir en el caso y contratar su propio abogado. A la conclusión de la audiencia, el juez de HUD emitirá una decisión basada en los hechos hallados y las conclusiones legales. Si el juez de HUD concluye que los demandados violaron la Ley de Equidad en la Vivienda, se podría ordenar a los demandados que:

- Le compensen por daños reales, incluyendo gastos de su bolsillo y daños de angustia emocional.
- Le proporcionen ayuda preceptiva.
- Le proporcionen ayuda equitativa razonable (Por ejemplo, que pongan la casa a disposición de usted).
- Le paguen sus gastos legales razonables.
- Paguen una multa civil a HUD para reivindicar el interés público. Las multas civiles máximas son: \$16,000.00 por la primera violación de la ley; \$37,500.00 si ha ocurrido una violación previa dentro del periodo de los cinco años precedentes; y \$65,000.00 si han ocurrido dos o más violaciones previas durante el periodo de los siete años precedentes.

Juicio civil en el tribunal del distrito federal: Si usted o el demandado eligen ir a juicio civil federal para resolver su reclamación, HUD

tiene que referir su caso al Departamento de justicia de los EE.UU. para su cumplimiento. El Departamento de justicia de los EE.UU. presentará una demanda legal civil de su parte en el tribunal del distrito de los EE.UU., en el distrito donde ocurrió la discriminación alegada. Usted también puede elegir intervenir en el caso y contratar su propio abogado. Tanto usted como el demandado pueden solicitar un juicio con jurado y usted tiene el derecho de comparecer en persona, de estar representado por un abogado, de presentar pruebas, de interrogar a los testigos y de requerir citaciones judiciales para asistir en el descubrimiento de pruebas. Si el tribunal federal decide en su favor, un juez o el jurado pueden ordenar a los demandados que:

- Le compensen por daños reales, incluyendo gastos de su bolsillo y daños de angustia emocional.
- Le proporcionen ayuda preceptiva permanente.
- Le proporcionen ayuda equitativa razonable (Por ejemplo, que pongan la casa a disposición de usted).
- Le paguen sus gastos legales razonables.
- Le paguen compensación punitiva.

Determinación de ausencia de causa razonable y rechazo: Si HUD concluye que no existe causa razonable para creer que los demandados violaron la ley, HUD rechazará su reclamación con una determinación de ausencia de causa razonable. HUD le informará, a usted y a los demandados, del rechazo por correo y usted puede solicitar una copia del informe final de la investigación.

Reconsideraciones de las determinaciones de ausencia de causa razonable: La Ley de Equidad en la Vivienda no provee un proceso formal de apelación para reclamaciones rechazadas por HUD. No obstante, si su reclamación es rechazada con una determinación de ausencia de causa razonable, usted puede presentar una petición por escrito para una revisión de reconsideración al Director, FHEO Office of Enforcement, U.S. Department of Housing and Urban Development, 451 7th Street, SW, Room 5206, Washington, DC 20410-2000.

ADICIONALMENTE

Usted puede presentar una demanda legal privada: Usted puede presentar una demanda legal civil privada sin presentar antes una reclamación a HUD. Usted puede presentar su demanda legal dentro de un plazo de dos (2) años desde la fecha más reciente de acción discriminatoria alegada.

Si usted presenta una reclamación a HUD, e incluso si HUD desecha su reclamación, la Ley de Equidad en la Vivienda le concede el derecho a presentar una demanda legal civil privada contra los demandados en el tribunal federal del distrito federal. El tiempo durante el cual HUD estaba procesando su reclamación no cuenta como parte del periodo de 2 años para la presentación. Usted puede presentar su demanda legal a sus propias expensas; sin embargo, si no puede pagar un abogado, el tribunal puede asignarle uno.

Incluso si HUD todavía está procesando su reclamación, usted puede presentar una demanda legal civil privada contra los demandados, a menos que (1) usted ya haya firmado un acuerdo de conciliación con HUD para resolver su reclamación con HUD; o (2) un Juez de ley administrativa de HUD haya comenzado una audiencia administrativa para su reclamación.

Otras herramientas para combatir la discriminación en la vivienda:

- Si hay un incumplimiento de la orden del Juez de ley administrativa, HUD puede buscar atenuante temporal, cumplimiento de la orden o una orden judicial de distanciamiento en una corte de apelación de los Estados Unidos.
- El fiscal general puede presentar una demanda legal en el tribunal del distrito federal si existe causa razonable para creer que está dándose una tendencia de práctica de discriminación en la vivienda.



Notas

EQUIDAD EN LA VIVIENDA Igualdad de Oportunidades para Todos



Notas

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Notas

EQUIDAD EN LA VIVIENDA Igualdad de Oportunidades para Todos

Para más información

El fin de este folleto es resumir sus derechos a la equidad en la vivienda. La Ley de Equidad en la Vivienda y los reglamentos de HUD contienen más detalles e información técnica. Si necesita una copia de la ley o los reglamentos, póngase en contacto con la oficina de Equidad en la Vivienda de HUD más cercana a usted. Puede ver la lista de oficinas de Equidad en la Vivienda de HUD en las páginas 7-10. .



CONEXIÓN CON HUD



Department of Housing and Urban Development
Room 5204
Washington, DC 20410-2000



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Por favor, visite nuestro sitio web: www.espanol.hud.gov/offices/ftheo/