Subject/Title:
Public Hearing on the Regional Analysis of Impediments to Fair Housing.

Recommended Action:
That the Board of County Commissioners conduct a Public Hearing on the Regional Analysis of Impediments to Fair Housing.

Summary:
Through Southern Nevada Strong, a Southern Nevada Regional Analysis of Impediments to Fair Housing (RAI) was completed and provides an update to the existing Clark County, Nevada Analysis of Impediments (AI) to Fair Housing Choice that was completed in 2011. Through the Community Development Block Grant program, Clark County is obligated to foster a genuinely free market in housing that is not distorted by housing discrimination. The RAI provides an updated and regional analysis of the housing market and the factors that influence housing choice. The Fair Housing Plan originally adopted with the 2011 AI will still be active and updated with the actions suggested in the RAI. This RAI will be submitted to the U.S. Department of Housing and Urban Development along with the FY 2013-2019 HUD Consolidated Plan and the FY 2015 Action Plan. The RAI was approved by the Southern Nevada Regional Planning Coalition on March 24, 2015.

This Regional Analysis of Impediments will be a first for Southern Nevada. Typically, southern Nevada jurisdictions have completed their own individual AIs. By completing the AI process regionally, the local jurisdictions currently receiving CDBG funding, including Clark County, Las Vegas, North Las Vegas, Henderson and Boulder City, have utilized a comprehensive approach to address issues that cross jurisdictional boundaries. Participation in this process brings the entities into compliance for the next 5 years.

A stakeholder group was made up of staff from the partner jurisdictions, US Department of Housing and Urban Development (HUD), Southern Nevada Regional Housing Authority (SNRHA), Silver State Fair Housing Council, UNLV, and housing related nonprofits. This group provided subject matter expertise, background information, overall direction and recommended action items.

The RAI examines the demographics and current policies that provide the backdrop for fair housing issues in southern Nevada. Data was collected from many sources, including the US Census Bureau, housing market analyses, academic research, HUD and local fair housing complaint registers, national crime reports, the Kirwan Institute, and stakeholder and focus group interviews.
Additionally, the current housing market is examined to gain perspective on where residents are living and why they chose where they live. The region is evaluated on a neighborhood basis to identify community assets and discrepancies in high opportunity areas versus low opportunity areas. For housing compliance, infrastructure and enforcement are assessed, along with mortgage lending rates and reported hate crimes. Public policy is considered within jurisdictional land use codes, zoning codes, and affordable housing policies. Finally, along with community feedback gained from the regional plan effort, separate focus groups with representatives from the HUD protected classes were held in order to gain more personal insight into the discrimination problems facing people at an individual level. The results of these focus groups were used to inform the RAI and provide a more qualitative, personal approach to pair with the quantitative data. This approach is encouraged by HUD to gain a more full understanding of the range of fair housing issues in a region.

The key recommendations identified in RAI are regional in nature and are summarized below from the 42 action items identified in Chapter 9 of the RAI document. The final RAI does not have one single owner but rather will be used by the partner jurisdictions as a foundation to inform their individual planning documents and consolidated plans as required by HUD.

**Fair Housing Plan**

- Increase knowledge and research in all areas related to fair housing in southern Nevada by increasing training and expanding the role of nonprofits and academic institutions in testing and research
- Strengthen fair housing enforcement to support localities and housing nonprofits as well as statewide efforts
- Increase awareness and understanding of social equity and policies that affect inequality and commit to public outreach techniques that vulnerable populations
- Provide more housing choice throughout Southern Nevada and especially in higher opportunity areas with a range of price, income, density, ownership and building types
- Develop additional educational choices and lower opportunity areas and ensure that a wider range of housing options are available near high-performing schools
- Expand diversity in leadership positions at all levels of government
- Provide convenient, safe and reliable transportation choices to low-income areas
- Encourage regional collaboration on housing issues and prioritize public reinvestment in low income areas
- Ensure jurisdictional regulations do not unintentionally limit fair housing choice including limiting community residents for the disabled and wide Rangers and choice for housing densities

DONALD G. BURNETTE
County Manager