

SECTION VI. FAIR HOUSING GOALS & PRIORITIES

1. For each fair housing issue as analyzed in the Fair Housing Analysis section, prioritize the identified contributing factors. Justify the prioritization of the contributing factors that will be addressed by the goals set below in Question 2. Give the highest priority to those factors that limit or deny fair housing choice or access to opportunity, or negatively impact fair housing or civil rights compliance.

The following matrix shows contributing factors for each of the areas analyzed. The fair housing goals and priorities presented in the next question are based on the contributing factors identified through the Fair Housing Analysis. Each of the following goals includes strategies, ranked by priority, for addressing fair housing issues. High priority is given to factors that limit or deny fair housing choice or access to opportunity, or negatively impact fair housing or civil rights compliance. Goals have a maximum timeframe of 5 years to align with the timeframes of the Consolidated Plan and PHA Plan. Goals will be revisited after 5 years.

Contributing Factor	Segregation	R/ECAPs	Disparities in Access to Opportunity	Disproportionate Housing Needs	Publicly Supported Housing	Disability & Access	Fair Housing Enforcement, Outreach Capacity & Resources
Access to financial services			X				
Access to publicly supported housing for persons with disabilities						X	
Access to transportation for persons with disabilities						X	
Admissions & occupancy policies & procedures, including preferences in publicly supported					X		

Contributing Factor	Segregation	R/ECAPs	Disparities in Access to Opportunity	Disproportionate Housing Needs	Publicly Supported Housing	Disability & Access	Fair Housing Enforcement, Outreach Capacity & Resources
housing							
Availability of affordable units in a range of sizes				X			
Availability, type, frequency & reliability of public transportation			X				
Community opposition	X	X			X		
Deteriorated & abandoned properties		X					
Displacement of and/or lack of housing support for victims of domestic violence, dating violence, sexual assault & stalking				X			
Displacement of residents due to economic pressures	X	X		X	X		
Impediments to mobility					X		
Inaccessible public or private infrastructure						X	
Lack of access to opportunity				X	X		

Contributing Factor	Segregation	R/ECAPs	Disparities in Access to Opportunity	Disproportionate Housing Needs	Publicly Supported Housing	Disability & Access	Fair Housing Enforcement, Outreach Capacity & Resources
due to high housing costs							
Lack of affordable housing in a range of unit sizes						X	
Lack of affordable in-home or community-based supportive services						X	
Lack of affordable, integrated housing for individuals who need supportive services						X	
Lack of assistance for housing accessibility modifications						X	
Lack of assistance for transitioning from institutional settings to integrated housing						X	
Lack of		X					

Contributing Factor	Segregation	R/ECAPs	Disparities in Access to Opportunity	Disproportionate Housing Needs	Publicly Supported Housing	Disability & Access	Fair Housing Enforcement, Outreach Capacity & Resources
community revitalization strategies							
Lack of local private fair housing outreach & enforcement							X
Lack of local public fair housing enforcement							X
Lack of meaningful language access for individuals with limited English proficiency					X		
Lack of private investment in specific neighborhoods	X	X	X		X		
Lack of public investment in specific neighborhoods, including services or amenities	X	X	X		X		
Lack of resources for fair housing agencies & organizations							X

Contributing Factor	Segregation	R/ECAPs	Disparities in Access to Opportunity	Disproportionate Housing Needs	Publicly Supported Housing	Disability & Access	Fair Housing Enforcement, Outreach Capacity & Resources
Land use & zoning laws	X	X		X		X	
Lending discrimination	X	X	X	X			
Location of environmental health hazards			X				
Location of proficient schools & school assignment policies			X				
Location & type of affordable housing	X	X	X				
Loss of affordable housing	X	X	X	X	X	X	
Occupancy codes & restrictions	X	X			X		
Private discrimination	X		X				
Quality of affordable housing information programs					X		
Siting selection policies practices & decisions for publicly supported					X		

Contributing Factor	Segregation	R/ECAPs	Disparities in Access to Opportunity	Disproportionate Housing Needs	Publicly Supported Housing	Disability & Access	Fair Housing Enforcement, Outreach Capacity & Resources
housing, including discretionary aspects of Qualified Allocation Plans & other programs							
Source of income discrimination	X	X	X	X	X		

2. For each fair housing issue with significant contributing factors identified in Question 1, set one or more goals. Using the table below, explain how each goal is designed to overcome the identified contributing factor and related fair housing issue(s). For goals designed to overcome more than one fair housing issue, explain how the goal will overcome each issue and the related contributing factors. For each goal, identify metrics and milestones for determining what fair housing results will be achieved, and indicate the timeframe for achievement.

*NOTE: When MDHA is listed as a Responsible Program Participant, it will be noted whether it is a public housing authority (PHA) responsibility or a Consolidated Plan (CP) responsibility, since MDHA is the designated Consolidated Plan administrator.

Strategy	Contributing Factor	Fair Housing Issues	Metrics, Milestones & Timeframe for Achievement	Responsible Program Participant	Priority
Goal: Increase the number of affordable housing units accessible to all protected classes.					
Promote property tax exemptions available to nonprofits pursuant to T.C.A. 67-5-207 for properties financed with certain HUD funding for permanent housing for low income persons with disabilities or low income elderly persons.	Lack of affordable, accessible housing in a range of unit sizes	Disproportionate Housing Needs	MDHA to publicize this program when making applicable HUD funding available & work with developers constructing eligible projects on ensuring appropriate documentation for the State <ul style="list-style-type: none"> <1 yr 	MDHA (CP)	High
Utilize MDHA & Metro property to create a range of affordable accessible housing options	Lack of affordable, accessible housing in a range of unit sizes	Disproportionate Housing Needs; Disparities in Access to Opportunity; Disproportionate Housing Needs	Develop or partner on creating new units in a range of unit sizes that maximize density <ul style="list-style-type: none"> 2-5 yrs 	MDHA (CP & PHA), City	High
Provide public incentives to create new housing in areas of opportunity and/or permanent supportive housing	Location and type of affordable housing; Lack of affordable, integrated housing for individuals who need supportive services; Lack of affordable, accessible housing in a range of	Segregation; R/ECAP; Disparities in Access to Opportunity; Disproportionate Housing Needs	Prioritize projects applying for public funds to be in high opportunity areas; set aside a portion of HOME funds for	MDHA (CP); City	High

	unit sizes		PSH <ul style="list-style-type: none"> • 1-5 yrs 		
Incentivize creation of affordable housing on transit corridors	Location and type of affordable housing; Availability, type, frequency, and reliability of public transportation	Segregation; R/ECAP; Disparities in Access to Opportunity; Disproportionate Housing Needs	Create funding mechanisms to be available for eligible projects <ul style="list-style-type: none"> • 2-5 yrs 	City, MDHA (CP & PHA)	High
Continue to fund the Barnes Fund	Location and type of affordable housing; Lack of affordable, accessible housing in a range of unit sizes	Segregation; R/ECAP; Disparities in Access to Opportunity; Disproportionate Housing Needs	Include at least \$10M each year in Metro budget <ul style="list-style-type: none"> • 1-5 yrs 	City	High
Goal: Preserve existing affordable housing units, especially for persons with Limited English Proficiency (LEP) and persons with disabilities (and the elderly).					
Dedicate public and/or other funding to making accessibility improvements for low income persons with disabilities	Loss of affordable housing; lack of assistance for housing accessibility modifications; displacement of residents due to economic pressure	Disproportionate Housing Needs	Allocate funding in the Consolidated Plan <ul style="list-style-type: none"> • 1-5 yrs 	MDHA (CP), City	High
Continue to promote tax freeze program	Loss of affordable housing; lack of affordable, accessible housing in a range of unit sizes; displacement of residents due to economic pressure	Disproportionate Housing Needs	Expand outreach efforts <ul style="list-style-type: none"> • 1-5 yrs 	City	High

Coordinate with Metro Codes on providing assistance to homes in need of repair	Loss of affordable housing; displacement of residents due to economic pressure	Disproportionate Housing Needs	Develop protocol with Metro Codes when homes are identified & target CDBG or other funds for repairs <ul style="list-style-type: none"> • 1-5 yrs 	City, MDHA (CP)	High
Attempt to intervene when potential loss of affordable housing is identified	Loss of affordable housing; displacement of residents due to economic pressure	Disparities in Access to Opportunity; Disproportionate Housing Needs	Explore legal & financial options <ul style="list-style-type: none"> • 1-5 yrs 	City, MDHA (CP & PHA)	High
Goal: Increase access to affordable housing opportunities, especially for persons with Limited English Proficiency (LEP) and persons with disabilities.					
Adopt a model to quickly connect persons who are homeless to housing	Disparities in Access to Opportunity; Disproportionate Housing Needs	Disproportionate Housing Needs; Disability & Access	Educate CoC members on Housing First; align programs & resources <ul style="list-style-type: none"> • 1 yr 	Continuum of Care, MDHA (CP & PHA), City	High
Engage & incentivize landlords with housing in opportunity areas to accept vouchers	Location & type of affordable housing; Lack of affordable, accessible housing in a range of unit sizes; Community opposition; Impediments to mobility	Segregation; R/ECAP	Decrease HCVs in concentrated areas; Increase HCVs in other areas of the county <ul style="list-style-type: none"> • 1-5 yrs 	MDHA (PHA & CP), City	High
Expand language access to leases, loan documents, etc.	Location & type of affordable housing; Lack of affordable, accessible housing in a range of unit sizes; Impediments to mobility; Lack of meaningful access for individuals with LEP	Segregation; R/ECAP	Train & provide resources to landlords; partner with industry associations <ul style="list-style-type: none"> • 1-5 yrs 	City, MDHA (CP & PHA)	High

Require that all publicly-funded affordable housing projects meet universal design or visitability standards.	Lack of affordable, accessible housing in a range of unit sizes	Disproportionate Housing Needs	Include requirements in all funding awards to developers & all government constructed housing <ul style="list-style-type: none"> • 1-5 yrs 	City, MDHA (CP & PHA)	Medium
Explore creative homeownership options	Location & type of affordable housing; Lack of affordable, accessible housing in a range of unit sizes; Impediments to mobility; Lack of meaningful access for individuals with LEP	Segregation; R/ECAP; Disproportionate Housing Needs	Work with lenders & developers to make home purchase financing available in a means accessible by persons who typically cannot access conventional methods <ul style="list-style-type: none"> • 1-5 years 	City, MDHA (CP)	Medium
Review & make policy for considering criminal history available to public	Impediments to mobility; admissions & occupancy policies & procedures, including preferences in publicly supported housing	Segregation; R/ECAP	Review policy to determine if it meets HUD standards; post on website <ul style="list-style-type: none"> • 1-2 yrs 	MDHA (PHA)	Medium
Create a countywide housing navigation system	Quality of affordable housing information programs; Impediments to mobility; Lack of meaningful access for individuals with LEP	Segregation; R/ECAP; Disparities in Access to Opportunity; Disproportionate Housing Needs	Align housing providers & programs to educate residents on housing options	City; MDHA (CP)	Medium

Goal: Create/expand programs to help tenants and homeowners retain housing					
Make process for requesting reasonable accommodation in MDHA-owned housing publicly available	Lack of assistance for housing accessibility modifications	Disproportionate Housing Needs	Post on website & make copies readily available in property offices <ul style="list-style-type: none"> • <1 yr 	MDHA (PHA)	High
Align resources & improve strategies for homeless prevention	Location & type of affordable housing; Lack of affordable, integrated housing for individuals who need supportive services	Disproportionate Housing Needs	Utilize data to prioritize funding decisions <ul style="list-style-type: none"> • 1-5 yrs 	MDHA (CP & PHA), City, Continuum of Care	High
Explore interventions to evictions for persons with mental impairments	Lack of affordable in-home or community-based supportive services; lack of affordable, integrated housing for individuals who need supportive services	Segregation; Disproportionate Housing Needs	Work with mental health providers, case managers, and landlords to develop protocol <ul style="list-style-type: none"> • 1-3 yrs 	MDHA (PHA & CP), City, Continuum of Care	Medium
Goal: Create/expand programs to increase self-sufficiency					
Expand financial counseling program(s) into R/ECAPs, to youth, and post-secondary education	Source of income discrimination; lending discrimination; access to financial services	Segregation; R/ECAP; Disparities in Access to Opportunity	Secure funding for expanded FEC or other program & develop outreach plan <ul style="list-style-type: none"> • 1-5 yrs 	City	High
Expand digital inclusion opportunities at MDHA properties	Source of income discrimination	Segregation; R/ECAP; Disparities in Access to Opportunity	Bring technology & training programs to all properties <ul style="list-style-type: none"> • 2-5 yrs 	MDHA (PHA & CP)	Medium

Goal: Increase public investment in underserved neighborhoods					
Leverage resources to redevelop public housing properties in R/ECAPs to create mixed-use, mixed-income communities	Lack of community revitalization strategies, lack of public investment in specific neighborhoods, including services or amenities; lack of private investment in specific neighborhoods	Segregation; R/ECAP; Disparities in Access to Opportunity; Disproportionate Housing Needs	Redevelop traditional public housing sites, keeping commitment to 1-for 1 replacement of public housing <ul style="list-style-type: none"> • 1-5 yrs 	MDHA (PHA & CP), City	High
Continue to target public funds for neighborhood programs & infrastructure projects in R/ECAPs	Lack of community revitalization strategies, lack of public investment in specific neighborhoods, including services or amenities; lack of private investment in specific neighborhoods	Segregation; R/ECAP; Disparities in Access to Opportunity	Allocate public funding capital improvements and other projects in R/ECAPs <ul style="list-style-type: none"> • 1-5 yrs 	MDHA (CP); City	Medium
Goal: Incentivize private investment in underserved neighborhoods					
Offer incentives to attract private investment in R/ECAPs & areas with concentrations of publicly supported housing	Lack of community revitalization strategies; lack of private investment in specific neighborhoods	Segregation; R/ECAP; Disparities in Access to Opportunity; Disproportionate Housing Needs	Prioritize planning & development efforts in distressed areas to stimulate investment <ul style="list-style-type: none"> • 2-5 yrs 	City, MDHA (PHA & CP)	High
Goal: Expand fair housing outreach, education, and enforcement activities					
Coordinate with neighborhood groups & community leaders to identify fair housing issues.	Private discrimination; Lending discrimination; Community Opposition	Segregation; R/ECAP; Disparities in Access to Opportunity; Disproportionate Housing Needs; Disability & Access	Launch a public awareness campaign <ul style="list-style-type: none"> • < 1 yr 	City, MDHA (CP)	High

Continue to use CDBG funds to support fair housing outreach, education, and enforcement activities.	Private discrimination; Lending discrimination; Community Opposition	Segregation; R/ECAP; Disparities in Access to Opportunity; Disproportionate Housing Needs	Annually allocate CDBG public service dollars for fair housing activities <ul style="list-style-type: none"> • 1-5 yrs 	MDHA (CP)	Medium
Consider creating a local mechanism to enforce Fair Housing complaints.	Private discrimination; Lending discrimination; Community Opposition; Lack of local public fair housing enforcement	Segregation; R/ECAP; Disparities in Access to Opportunity; Disproportionate Housing Needs	Review authority & available resources <ul style="list-style-type: none"> • 1-2 yrs 	City	Medium