

APPENDIX 1

HUD SPONSORED VOLUNTARY FAIR HOUSING PROGRAMS

HUD provides information and technical assistance to States, local governments, trade associations, housing industry groups, and other private sector concerns with respect to voluntary actions that may be undertaken at the local level to promote fair housing. There are a number of cooperative programs available that provide a vehicle for the public and private sectors to develop and implement locally managed plans and activities. In addition, States, other public bodies and the private sector may initiate individual programs that address local needs and situations.

HUD Role

At HUD Headquarters, the Office of Voluntary Compliance was established to develop and coordinate voluntary activities designed to further the objectives of fair housing. This office assists States, local governments, trade and voluntary associations, housing industry groups, and other private Sector organizations to design voluntary programs of this kind. Information and assistance are also available from the staffs of the HUD Area and Regional Offices - Fair Housing and Equal Opportunity Divisions. Information available includes referrals to States and localities currently engaged in voluntary fair housing programs. Periodically, the Secretary of HUD, through letters or other means of communication, encourages State and local governments participating in HUD programs, to support Federal fair housing efforts.

State Role and Local Government Involvement

States and local governments must comply with Federal Fair Housing Laws (Title VIII, Civil Rights Act of 1968, and Executive Order 11063), and must assure nondiscrimination in the provision of CDBG-funded housing and housing-related activities - both services and facilities. Further, States and local units of general governments which receive CDBG funds certify that they will affirmatively further fair housing. In addition to any requirements set forth in HUD regulations at 24 CFR Part 570, participation in any of the following activities would help State grantees and recipients satisfy their fair housing certifications.

Many units of local government participating in the HUD-administered Community Development Block Grant program are engaged in activities listed below; some will choose to continue such activities.

1. The New Horizons Housing Opportunities Program

The New Horizons Housing Opportunity program encourages localities to voluntarily undertake affirmative measures to promote fair housing by providing total discretion and flexibility in the development of fair housing strategies. Such strategies are based on locally assessed needs and commitments in accordance with general New Horizons guidelines.

Under the New Horizons Program, the State or local government identifies barriers to equal housing opportunity in its jurisdiction and develops a comprehensive fair housing strategy to address these problems. The strategy includes initiatives in five areas: educational programs, assistance to minority families, local compliance, corporate activities and special programs. States and local governments may use CDBG funds, housing grants and other public monies as well as private resources to accomplish fair housing.

2. The National Association of Realtors (NAR) Agreement

A Voluntary Affirmative Marketing Agreement between the National Association of Realtors and HUD. This agreement was negotiated nationally and is implemented by local real estate boards. Signatories to the agreement pledge to expand housing choices of homeseekers, design their procedures to preclude steering and other discriminatory housing practices, and train sales personnel in affirmative techniques. HUD monitors, evaluates, and provides ongoing technical assistance. State Associations of Realtors also may enter into such agreements with HUD. In this activity, as well as the others listed below, local governments are requested by HUD to designate a representative to serve on a citizens participation component organized by HUD to work with the industry group in implementing the program.

3. The National Association of Real Estate Brokers (NAREB) Agreement

A Voluntary Affirmative Marketing Agreement between NAREB (Realtists) and HUD. The agreement is administered in the same manner as the National Association of Realtors agreement.

4. The National Association of Home Builders Agreement

A Voluntary Affirmative Marketing Agreement designed to provide fair housing guidance and technical assistance to the local home building industry. The agreement is similar to the Realtor/Realtist agreement in its operative provisions. State Associations of Home Builders also may enter into such agreements with HUD.

5. Community Housing Resource Boards (CHRBs)

The citizen participation component of Voluntary Affirmative Marketing Agreements. Resource Boards are appointed locally by HUD to maximize communication between local housing industry groups and local minority and women's groups. HUD attempts to involve representatives of all influential civil rights groups, as well as local government, in the activities of these CHRBs. Resource Boards assist in ensuring that the various provisions of HUD fair housing agreements, and/or progress on the voluntary fair housing programs, are carried out on a local level. HUD provides direct funding to local CHRBs on a competitive basis.

6. The National Association of Real Estate License Law Officials (NARELLO) Agreement

An Affirmative Fair Housing Agreement between HUD and State real estate licensing agencies that has the dual objectives of ensuring that opportunities in the real estate field are equally available to all, regardless of minority status, and ensuring that persons in the real estate business are informed of and held to their responsibilities under the fair housing law.

7. Mortgage Lender Plan Program

The Mortgage Lender Plan is a voluntary plan entered into between HUD and mortgage lender corporations, associations, and partnerships. The program is based on the Signing of a Voluntary Affirmative Lender plan. The signatory group and its signatory members agree to adopt and undertake affirmative steps in processing housing loan applications utilizing nondiscriminatory procedures. They will also affirmatively advertise fair lending practices.

6. National Apartment Association/Council Resolution

The resolution encourages HUD and local units of the National Apartment Association to enter into agreements to advance equal housing opportunity. Agreements have provided for associations or councils to develop, adopt, and follow fair housing practices as part of apartment house rental standards and procedures; to display the fair housing slogan and logo; to undertake fair housing advertising campaigns; and to use standardized rental applications that assure equitable treatment for all applicants. State and local apartment associations and councils may enter into such agreements with HUD.