

## Recommendations: 2020-2025<sup>9</sup>

STRATEGY AND ACTIONS	TIMEFRAME	DIFFICULTY	RESPONSIBLE PARTIES
<p>Each community in the Consortium will make a public commitment and develop and distribute information and educational resource/outreach materials to increase knowledge about fair housing. All materials shall be universally available (accessible to people with Limited English Proficiency and people with disabilities).</p> <ul style="list-style-type: none"> <li>The WestMetro HOME Consortium will sponsor an annual fair housing training by the Citizen Planner Training Collaborative (CPTC) for municipal boards, commissions, and staff from all 13 Consortium communities, together with their non-profit partners, to educate them about the Federal Fair Housing Act and its application to land use policy and locally funded or initiated housing projects. Make resources available in an electronic format (e.g., webinars and website content) whenever possible.<sup>10</sup> See Appendix C for inventory of municipal boards, commissions, and staff and non-profit partners.</li> </ul>	Annual	Low May require funding	WMHC Staff
<ul style="list-style-type: none"> <li>Hold an annual fair housing conference or “panel of experts” event in April to keep the subject of fair housing visible to the community.</li> </ul>	Every 2 years (Fair Housing Month)	Medium	WMHC Staff

<sup>9</sup> This plan does not include an accompanying funding plan and it is assumed that the costs of implementing this plan will be from the HOME Consortium’s administrative funds and other program areas.

<sup>10</sup> CPTC has developed a Fair Housing course as part of its new, updated statewide curriculum. The Consortium can request the course for its membership through the “course on demand” option offered by CPTC.

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<ul style="list-style-type: none"> <li>Develop a series of fair housing public service announcements for distribution to local cable access channels.</li> </ul>	2 x year (spring, fall)	Medium – High (depending on community)	
<ul style="list-style-type: none"> <li>Provide information on fair housing responsibilities to first-time landlords, small property owners, realtors, and public and private housing developers. Additionally, disseminate materials in collaboration with local and regional media including community access television, local print and digital media platforms, and local officials’ outreach channels. Make resources visible and readily available in municipal offices and other public spaces.</li> </ul>	Annually (April, Fair Housing Month)	Medium Requires funding	WMHC Staff
<b>Identify and address discriminatory actions in the private real estate market</b>			
<ul style="list-style-type: none"> <li>Budget resources for fair housing testing and engage the Fair Housing Center of Massachusetts or another qualified organization to conduct testing in each Consortium community and other interested communities in the MetroWest/Route 2 region. Plan an on-going testing program throughout the 5-year plan period to allow for statistically significant data.</li> </ul>	5-Year Testing Program (to coincide with the 5-year plan schedule)	High Requires funding	Third-Party Testing Agency WMHC Staff
<ul style="list-style-type: none"> <li>Hold an executive presentation to the Select Board or City Councils of the 13 WestMetro HOME Consortium communities. Additionally, hold a public education forum to present testing results to the public, recognizing that many people do not understand fair housing laws, or they believe discrimination does not happen in their town. (The latter could be done as part of the “annual fair housing conference” referenced above.)</li> </ul>	At the conclusion of the 5-year testing program	Medium	Third-Party Testing Agency WMHC Staff
<ul style="list-style-type: none"> <li>Work with local/regional realtor® and property associations to offer training that specifically addresses top issues reported in fair housing complaints reported and filed with FHCG, MCAD, and</li> </ul>	Every 2 Years (April, Fair Housing Month)	High May require \$\$	Third Party Consultant WMHC Staff

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FHEO, as well as those identified through the five-year testing program.			
<b>Increase the Consortium’s capacity to affirmatively further fair housing.</b>			
<ul style="list-style-type: none"> <li>The Consortium staff will include the implementation of this plan on its quarterly meeting agendas.</li> </ul>	Quarterly	Low	WMHC Staff
<ul style="list-style-type: none"> <li>The Consortium will hold an annual meeting about fair housing planning and policy and the status of implementing this Plan.</li> </ul>	Annual	Low	WMHC Staff
<ul style="list-style-type: none"> <li>As a condition of subgrantee agreements with the Consortium, each community will establish written processes detailing which local boards or committees are responsible for the intake process for fair housing complaints, and the subsequent referral to MCAD. These processes shall be published on the individual municipality websites.</li> </ul>	Annual	Low	WMHC Staff
<ul style="list-style-type: none"> <li>Identify and publicize a list of Fair Housing Officers and/or Fair Housing Committees in each participating community and the organizational contacts who can be notified about issues or questions related to fair housing.</li> </ul>	Annual	Low	WMHC Staff
<ul style="list-style-type: none"> <li>The Consortium will re-evaluate its criteria for review of housing proposals seeking funds as part of its annual competitive process to ensure that fair housing needs are met.</li> </ul>	Annual	Low	WMHC Staff
<b>Each community will adopt policies and practices to support safe, diverse, affordable, accessible, and integrated housing</b>			
<ul style="list-style-type: none"> <li>Review zoning ordinances, bylaws, and practices to identify provisions that may encourage, unintentionally, discriminatory practices in permitting residential uses, e.g., requiring fiscal impact studies or excessive parking for multi-bedroom units, or age-restricted housing definitions that prohibit occupancy by people</li> </ul>	Ongoing (throughout 5-year period)	High May require \$\$	WMHC Staff, other municipal staff, local boards, and commissions

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<p>under 18. The communities will identify ways to reduce the barriers they have imposed on multifamily residential development.</p>			<p>Third Party Consultant</p>
<ul style="list-style-type: none"> <li>Each community that utilizes Local Preference will assess its impacts on affirmatively furthering fair housing in that community. Elements to be assessed include, but not limited to, lowering the Local Preference percentage and defining “local” to include any resident of the 13-community Consortium. The Consortium may consider working with a consultant to define a framework for this assessment.</li> </ul>			
<ul style="list-style-type: none"> <li>Unless a community has already done so, each community will study, on its own or through a subregional compact, options to reduce or eliminate single-family zoning by allowing two-family dwellings (at minimum) in all residential districts.</li> </ul>	<p>Throughout the 5-year plan period</p>	<p>High May require \$\$</p>	<p>WMHC Staff, other municipal staff, local boards, and commissions Third Party Consultant</p>
<ul style="list-style-type: none"> <li>The Consortium and its individual members will assess the language access needs of people with Limited English Proficiency and disabilities, as well as its compliance with federal language requirements as it relates to housing activities across the Consortium, and develop and implement strategies to address those needs to ensure equal access to fair housing and other civil rights information. The Consortium will explore strategies for pooling resources to improve language access and accessibility for its housing programs.</li> </ul>	<p>Years 1 and 2</p>	<p>High May require \$\$</p>	<p>Third Party Consultant WMHC Staff</p>