

Core Principles of Fair Housing Planning

HUD believes in the core principles of Fair Housing: creating equal opportunity, collaborating with and empowering communities, and taking a balanced approach to affirmatively furthering fair housing. The AFFH rule and guidance clarifies how these principles should be embedded in the daily and long term work of communities to Affirmatively Further Fair Housing.

Equal Opportunity

- One of America's fundamental ideals is that hard work and determination will open the doors to opportunity. However, for many people equal access to opportunity is still not within reach.
- We all want the same basic things for our families: a safe, affordable place to call home, a quality education for our kids, and access to transportation, jobs, retail and services.
- Despite genuine progress and a landscape of communities transformed in the more than 40 years since the Fair Housing Act was enacted, the ZIP code in which a child grows up, all too often, remains a strong predictor of that child's success.
- The AFFH rule seeks to fulfill the promise of the Fair Housing Act. It marks an important step forward toward ensuring that everybody has free and fair housing choice, which includes being given an equal opportunity to access safe and affordable housing near quality schools, transportation and jobs.

Collaborating with and Empowering Communities

- The AFFH rule provides communities and local decision-makers with the information, tools, and guidance to assist in fulfilling their statutory duty to affirmatively further fair housing. HUD will continue to provide support as program participants work to reach their own fair housing goals and realize the promise of this bedrock civil rights legislation.
- HUD will provide training, support, and guidance to assist communities in advance of their submission of an Assessment of Fair Housing (AFH).
- Empowered with data and tools, communities can make informed local planning and investment decisions that break down barriers that stand in the way of fair housing choice and equal opportunity.
- HUD recognizes that fair housing planning is not one size fits all. As such, HUD is developing assessment tools for specific program participants to better ensure the Assessment Tool meets the needs of all program participants given their differing roles

and responsibilities, and geographic areas served. HUD is developing assessment tools specific to local governments, public housing agencies, and States and Insular Areas.

- HUD further emphasizes the importance of collaborating with and empowering communities by requiring program participants engage the public in the fair housing planning process. The AFFH rule requires program participants ensure the AFH is informed by meaningful community participation and that program participants use communications means designed to reach the broadest audience.

A Balanced Approach

- HUD supports a balanced approach where place-based solutions for community revitalization, the development of affordable housing in areas of opportunity as well as affordable housing preservation, and mobility solutions may all be appropriate solutions depending on local context.
- To affirmatively further fair housing and achieve a balanced approach, the strategies undertaken should be meaningful and specific to the local and regional context and history of barriers to fair housing choice. While HUD is not prescriptive in the actions that may affirmatively further fair housing, program participants are required to take meaningful actions to overcome historic patterns of segregation, promote fair housing choice, and foster inclusive communities free from discrimination.
- Program participants have the discretion to determine the strategies and actions in their community to affirmatively further fair housing, which may include targeted investment in racially concentrated areas of poverty, developing new affordable housing in areas with quality schools, jobs, and transportation, or expanding mobility to areas with better access to opportunity.