



To: CDBG Grantees, Project Administrators, and Interested Persons  
From: James Figueroa-Robnett Jr., CDBG Compliance Specialist  
RE: FY-2014 Analysis of Impediments to Fair Housing Choice Compliance

Impediments to Fair Housing Choice may be defined as:

“Any actions, omissions or decisions taken because of race, color, religion, sex, disability, familial status, or national origin which restrict choices or the availability of housing choices;”

or,

“Any action, omissions, or decisions which have the effect of restricting housing choices or the availability of housing choices on the basis of race, color, religion, sex, disability, familial status, or national origin.”

In 2002, we identified, through a statewide Analysis of Impediments (AI) study, several impediments to fair housing choice in rural Missouri. The study is available by request by contacting the CDBG office at 573/751-3600. We classified those impediments into the five categories below:

- 1) *The lack of knowledge or education regarding individual rights.*
- 2) *The “income factor”*
- 3) *Discrimination*
- 4) *The lack of affordable housing*
- 5) *Ordinances, regulation, and policies*

For the 2003-2007 Consolidated Plan, we chose the method of addressing one category per year to focus on from the list above.

For the years 2008-2012, DED chose to continue the practice of focusing on one impediment per year and to continue to use the list of identified impediments stated above. The state is in the process of updating its impediment study during 2014, but DED will continue to use the above list of impediments to fair housing choice until the update of the AI study is completed.

For 2014, the impediment category that DED has selected is impediment #3 Discrimination. Our focus on the discrimination impediment is aimed at increasing the awareness of your citizens about the impact of discriminatory housing practices on the groups and classes of persons and families that are protected under your adopted Fair Housing Ordinance or Resolution. The protected classes are: race, color, religion, sex, disability, familial status, and national origin.

For example, a disabled tenant should not be harassed or have their lease terminated because they requested that a reasonable accommodation be made to their rental unit, such as the installation of a grab bar in their bathroom. We will provide information on our website that both tenants and landlords can use to learn about their respective responsibilities under the Act.

The technical assistance materials that relate directly to the impediment classified as “discrimination” may be obtained from the websites listed below and on our DED-CDBG Forms website. These materials have been compiled so that your community may use them to educate your citizens by conducting an official action each year your CDBG grant is open.

The following is a list of suggested official actions for our grantees for 2014:

1. Review your local housing policies and ordinances. Revise as necessary so that they comply with federal and state fair housing laws.
2. Publicly display, “The Fair Housing Act and Related Legislation” poster.
3. On your local government’s website, provide a link to both the Missouri fair housing statutes: <http://www.moga.mo.gov/statutes/c200-299/2130000040.htm>  
And, the Federal fair housing laws: <http://www.hud.gov/offices/fheo/FHLaws/index.cfm>
4. Publicly display the HUD poster, “Reasonable Accommodations.”
5. Provide a link on your local government’s website to the Fair Housing First program: [www.fairhousingfirst.org](http://www.fairhousingfirst.org). Make some of their tools available to your public housing developers.
6. DED’s CDBG Forms – Civil Rights website at: [www.ded.mo.gov](http://www.ded.mo.gov)
  - Click on “Community”
  - Click on “State Programs” under the topic, Financial Assistance.
  - Click on “Community Development Block Grant,” under the topic, Community Development.
  - Click on CDBG Forms under the topic, Program Information.
  - Scroll down to the topic, “Civil Rights”
  - Click on the various brochures, flyers, posters and Fair Housing resources.

It is our sincere hopes that the above information and resources will be helpful in helping your community implement its annual action to address impediments to Fair Housing Choice.