

# Memorandum

**Date:** January 15, 2010

**To:** Citizens and Housing Development Community

**From:** Ken Weeden and Associates, Inc., Planning Consultants

**Re:** **SURVEY:** Impediments to Fair Housing Analysis in the City of Jacksonville

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Ken Weeden & Associates, Inc., is assisting the City of Jacksonville in conducting a Fair Housing Impediments Analysis. The purpose of the analysis is to help the City comply with U.S. Department of Housing and Urban Development requirements, and to help develop a plan to address identified problems in order to better promote Fair Housing in the City.

The Fair Housing Act prohibits discrimination in housing on the basis of race, color, religion, sex, national origin, familial status, or disability by housing providers, and lenders, including landlords and real estate companies.

We are contacting local organizations, agencies involved in various aspects of housing, to seek input for this analysis. We hope that you will help us identify factors which may constitute impediments to Fair Housing choice in the City of Jacksonville.

We would also like representative input from you or your agency to complete the attached questionnaire and return it to:

**Ken Weeden & Associates, Inc.**  
**Fair Housing Study – City of Jacksonville**  
**Fax: (910) 762-5963**  
**E-mail: isaiah-hunter@kwaplanning.com**

We have also attached sample information which defines what is considered discrimination or “impediments” to Fair Housing choice. If you have questions, or would like to provide additional input to this study, please contact Isaiah Hunter at (888) 762-6296. Thank you for your time and input.

## **EXAMPLES OF UNLAWFUL DISCRIMINATORY HOUSING PRACTICES**

*(when based on Race, Color, Religion, Sex, National Origin, Familial Status, or Handicap)*

- Steering - attempting to influence where someone lives based on the protected status of the person, or the neighborhood
- Redlining - refusing to lend money because house is in minority neighborhood
- Retaliation against someone who files a complaint, or against an investigation witness
- Blockbusting - inducing panic selling with references to change in neighborhood demographics
- Solicit, accept, use or retain real estate listing understanding that discrimination may occur in a real estate transaction
- Not providing maintenance and services, or providing unequal maintenance and services
- Discriminatory advertising
- Enforcing tenant rules unequally
- Segregation within complex or within buildings
- Falsely denying housing is available
- Not allowing use of facilities connected with housing, or allowing use under different terms
- Refusal to make a real estate loan
- Refusing to allow a person to apply for housing
- Screening applicants differently
- Refusing to sell
- Refusing to rent
- Charging different rent
- Charging different security deposit
- Charging different purchase price
- Different terms of purchase contract
- Different terms of lease
- Refusing to transmit an offer to buy or rent
- Foreclosure
- Harassment, coercion, or intimidation by neighbors
- Refusing membership in brokers association
- Different terms of a real estate loan
- Refusing membership in multiple listing service
- Harassment, coercion, or intimidation by landlord
- Discrimination in providing brokerage services

## CITIZEN'S SURVEY

### Impediments to Fair Housing Analysis: Survey

On behalf of the City of Jacksonville, Ken Weeden & Associates, Inc. is conducting an analysis of Impediments to Fair Housing choice. The purpose of the analysis is to assist the City in their efforts to comply with HUD requirements and to promote Fair Housing. We are specifically seeking information on elements, other than income, which obstruct fair housing opportunities in Jacksonville. Your input is appreciated!

#### Personal Experiences

1. Do you live or work in the City of Jacksonville?  Yes  No
2. Do you believe that discrimination in fair housing exists in the City of Jacksonville?  Yes  No  
(See attachment)
3. Have you ever experienced barriers to renting or buying a home (including lending) because of race, color, national origin, religion, family status, gender, disability, or sexual orientation?—Check *all* that apply.  
 Have not experienced any barriers  Race  Color  Religion  
 Gender  Disability  Familial status  
 National origin
4. If you answered **Yes** to Question 3, were you attempting to:  Rent  Purchase a home  
 Obtain financing
5. Have you ever experienced housing discrimination in the City of Jacksonville?  Yes  No
6. If you answered yes in question 5, have you reported the incident?  
 Yes  No, don't know where to report  
 No, afraid of retaliation  No, don't believe it makes any difference  
 No, too much trouble
7. Are you aware of *other* persons or situations wherein it *appeared* that Housing discrimination was a factor in the City of Jacksonville?  Yes  No (If "no", please skip to question #9)
8. If you answered **Yes** to Question 7, what basis do you believe was the cause? Select all that apply.  
 Race  color  religion  gender  
 Disability  familial status  national origin
9. If you answered **Yes** to Question 7, were they:  
 Attempting to Rent  Attempting to Purchase a home  Both (if multiple occasions)
10. If you answered **Yes** to Question 7, what relationship were the individuals to you?  
 Family  Friends  Client  Other (please specify)

## CITIZEN'S SURVEY

11. What, in your opinion, are the biggest obstacles to obtaining affordable housing in the City of Jacksonville? (Select a maximum of 3)

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|--|---|
| <input type="checkbox"/> Lack of Affordable Housing      | <input type="checkbox"/> Discrimination (describe type)                                   |
| <input type="checkbox"/> Language Barriers               | <input type="checkbox"/> Inadequate Enforcement of Existing Laws                          |
| <input type="checkbox"/> Unfair Lending Practices        | <input type="checkbox"/> Lack of Education about Fair Housing Rights and Responsibilities |
| <input type="checkbox"/> Other ( <i>please specify</i> ) |   |

For questions or additional information, please contact Isaiah Hunter at (888) 762-6296. Please return this survey via fax to (910) 762-5963, or e-mail: [isaiah-hunter@kwaplanning.com](mailto:isaiah-hunter@kwaplanning.com)