

**CITY OF EL PASO, TEXAS
FAIR HOUSING TASK FORCE COMMITTEE MEETING**

**Wednesday, December 7, 2005 – 3:30 PM
Two Civic Center Plaza
Eighth Floor Conference Room**

A G E N D A

1. Roll Call and Confirmation of a Quorum.
2. Review and Approval of minutes from the last Fair Housing Task Force Meeting held September 28, 2005.
3. Review and Discussion on the process to research the Impediments to Fair Housing Choice.
7. Discussion and approval of the Next Meeting Date.
8. Adjournment of the Regular Meeting followed by Sub-Committee Meetings to review, discuss and research the following Impediments to Fair Housing Choice:

Sub-Committee “A” – Impediments One, Seven & Eleven:

Impediment One -- There is a lack of education within the community concerning Fair Housing rights.

Impediment Seven -- There is a perception on the part of complainants that resolution of Fair Housing Complaints is a very lengthy process.

Impediment Eleven -- The City should review/identify additional protected classes to include in its Fair Housing Ordinance.

Sub-Committee “B” – Impediments Three, Nine & Twelve:

Impediment Three -- The lack of availability of affordable homeowners insurance precludes some minority applicants and persons with disabilities from home ownership opportunities.

Impediment Nine -- There is evidence to suggest that the mortgage denial rates for conventional lending are often disproportionately higher among minority applicants and people with disabilities in El Paso. (Comment from the Open Forum – Predatory Lending is projected to be a major issue in the future).

Impediment Twelve -- Financial Literacy – the need to educate potential homebuyers on the Loan Process.

Sub-Committee “C” – Impediments Two, Four, Five & Six:

Impediment Two -- “NIMBYism” – the attitude of “Not in My Backyard”.

Impediment Four -- There is a high percentage of households at or below poverty level, which limits the choices of affordable housing.

Impediment Five -- There is a reluctance on the part of landlords to rent to persons receiving government housing assistance.

Impediment Six -- The lack of affordable accessible apartment units and single-family rental housing for persons with disabilities.

Impediments Eight and Ten will be reviewed by the entire Task Force:

Impediment Eight -- The City's policy regarding funding for accessibility modifications for renters.

Impediment Ten -- Advocates for persons with disabilities recommend that the Community Development Department's policies, procedures and practices should be reviewed for possible effectual discrimination against persons with disabilities, as follows:

- A. To review and evaluate the current mechanism to assure that no housing proposal will be funded without an adequate review for addressing fair housing issues of protected classes.
- B. The City should designate a portion of its CDBG and HOME funds, in the form of a grant, as stated in Impediment 8, for projects designed to meet the rental, housing rehabilitation and home ownership needs for people with disabilities. The Task Force further recommends that individuals and representatives for persons with disabilities be consulted prior to development of the designated set aside.
- C. The City should cite in its Request for Housing Proposals that it acknowledges that the unit cost per square foot of either new construction or rehabilitation may exceed standard builder's costs for spec homes built on contiguous lots, or when demolition and relocation are included in a project.

If you have any questions, please contact Patricia White at 541-4341.

"Sign Language Interpreters will be provided for this meeting upon request. Request must be made to the Department of Community and Human Development at a minimum of 24 Hours prior to the date and time of the meeting."

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BY: _____