

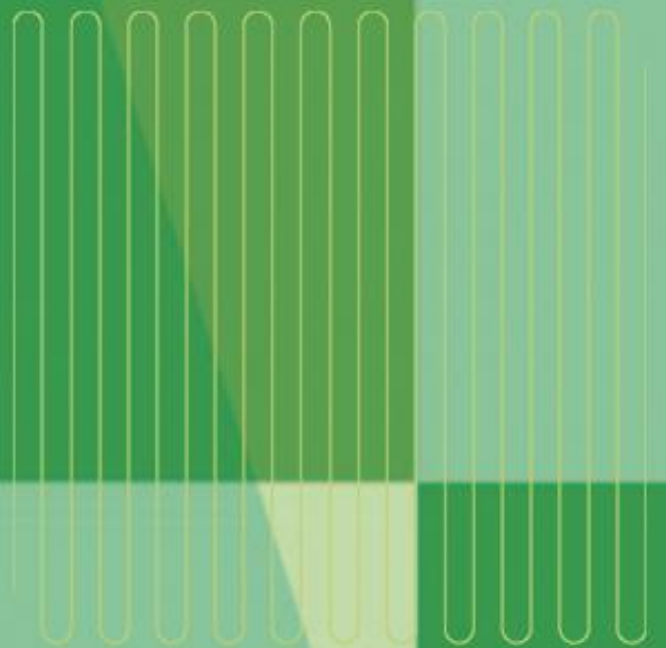


Fair Housing Testing

Potential Village Actions

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Overview



- Summary of Hope Fair Housing recommendations
- Outline recommended Village actions
- Discussion

Hope Fair Housing Recommendations



- Transparency of tenant qualification criteria
- Fair housing education and outreach for housing providers
- Fair housing education and outreach for current and prospective residents
- Fair housing enforcement

Housing Provider Training – Code Current



- Amend Sect. 12-2-12: Annual Management Seminar
- Currently
 - Who
 - Owner or designated agent
 - When
 - Every year for current licensees
 - Within 1 year of issuance for new licensees

Housing Provider Training – Code Proposed



- Who
 - Anyone working with potential tenants (property owner, designated agent, marketing agents, etc.).
 - Local agents required for out of town property owners
- When
 - At least annually for current licensees.
 - Within 3 months of issuance for new licensees.

Other Code Revisions



Required information

- Provide tenants fair housing handouts
- Post application criteria on website, linked in listings, and in leasing offices
- Post Source of Income and Just Housing Amendment information on their website

Housing Provider Training – Approach



- Format and frequency
 - From remote to in-person
 - From three times a year to at least once a quarter
- Improve noticing and monitoring
- Engagement - role playing exercises

Housing Provider Training – Content



- Review and revise content annually
- Renting and Fair Housing in Oak Park
 - i. Fair Housing
 - ii. Just Housing Amendment: Protections & Process
- Rental Licensing and Inspections Ordinance
- RTLO: Rights, Remedies & Obligations
- Source of income
- Support from partners (OPHA, etc).

Tenant Resources



- Currently provide
 - Listening sessions
 - Lists of legal and housing resources
 - Mediation
- To add
 - Housing Provider/tenant handbook
 - Tenant resource fair
 - Fair housing handouts

Community education



- Handouts to provided to tenants during property inspections
- Work with Communications to produce Public Service Announcements (PSA) about Fair Housing
- Work with Neighborhood Partnerships to develop new resources

Fair Housing Coalition



- Start quarterly meetings of a Fair Housing Coalition by end of 2024
- Facilitated by Neighborhood Services with support from DEI
- Content initially will focus on:
 - Future testing/ training/ education needs
 - Feedback on Village program and policy changes
- Long term – a space for identification and collaboration on actions by many parties

Fair Housing Coalition



- Civic
 - Oak Park Housing Authority (1)
 - Oak Park Residents Corporation (1)
- Housing Providers
 - Small Housing Providers (1)
 - Large Housing Providers (1)
- Residents
 - Tenants (2)
 - Housing choice voucher holder (1)
 - Recently unhoused individual (1)
- Oak Park Area Association of Relators (1)
- Citizen commission representatives
 - HPAC (1)
 - Aging (1)
- Non-profit
 - Hope Fair Housing (1)
 - Housing Forward (1)

Future Fair Housing Testing / Training



- Work with Hope for balance of 2024 outreach/ engagement
 - November training on Source of Income
 - December training on Arrest and Conviction
- Continue annual fair housing testing
- Focus on mix of relevant topics, guided by partner and coalition feedback
 - Source of income
 - Just Housing Amendment
 - ADA
 - Utility allowances
 - Race/ ethnicity
 - Familial status
 - Lending practices

OPHA coordination



- Collaborate on tenant resource fair
- Participate in Fair Housing Coalition
- Collaborate on Housing Provider and tenant training
- Collaborate on website content
- Ramp up OPHA training/education efforts





Discussion

