

ANALYSIS OF IMPEDIMENTS TO FAIR HOUSING CHOICE

**City of Eau Claire Housing Division
Eau Claire, Wisconsin**



April 2010

Prepared by:



In coordination with the

City of Eau Claire Housing Division

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INTRODUCTION

Fair Housing

Fair Housing is the right for all people to obtain housing, of their choice, without discrimination. The Federal Civil Rights Act and Fair Housing Amendments established protected classes - - group identity categories of race, color, national origin, religion, sex, family status, and disability. It is the goal of the Eau Claire Housing Division and this study to help the City of Eau Claire address any issues that affect all people from obtaining safe, sanitary, and affordable housing.

Historical Overview of Federal Fair Housing Activities

Provisions to Affirmatively Further Fair Housing (AFFH) are main components of the U.S. Department of Housing and Urban Development's (HUD) housing and community development programs. These provisions flow from the mandate of Section 808(e)(5) of the Fair Housing Act which requires the Secretary of HUD to administer the Department's housing and urban development programs in a manner to affirmatively further fair housing.

Through its Community Planning and Development (CPD) programs, HUD's goal is to expand mobility and widen a person's freedom of choice.

HUD's housing and community development program regulations, handbooks, and notices require all State and Entitlement jurisdictions and HUD-assisted/insured housing providers administer all awards according to the Fair Housing Act.

The Community Development Block Grant (CDBG) program contains a regulatory requirement of affirmatively furthering fair housing upon HUD's obligation under Section 808 of the Fair Housing Act. The CDBG regulation also reflects the CDBG statutory requirement that the grantees certify that they will affirmatively further fair housing. The HOME program regulation states the statutory requirements from the Comprehensive Housing Affordability Strategy (CHAS) that the jurisdictions must affirmatively further fair housing.

HUD has required Community Development (CD) grantees (those State and Entitlement jurisdictions that administer the above identified CPD Programs) to document AFFH actions in the CDBG and CHAS annual performance reports that are submitted to HUD.

Legislative changes in HUD programs and subsequent HUD program regulations require CD grantees to certify that they will affirmatively further fair housing as part of the obligations assumed when they accept HUD program funds.

State of Wisconsin Fair Housing Activities

The State of Wisconsin has incorporated its own equal housing laws, which surpass many other states in providing the protection of all citizens. The State law includes protection for all special classes as listed in the Federal fair housing laws and adds additional classes. Wisconsin's fair

housing laws are enforced locally and at the state level by the Wisconsin Department of Workforce Development (DWD) Equal Rights Division. Knowledge and utilization of both state and federal fair housing regulations provide the City of Eau Claire numerous resources and references from which to promote fair housing throughout the area.

Summary of Analysis of Impediments

This Analysis of Impediments to Fair Housing and Action Plan is being completed by the City of Eau Claire to fulfill the U.S. Department of Housing and Urban Development's requirement that all entitlement grantees undertake fair housing planning as part of the Consolidated Plan, Comprehensive Plan, and Annual Grantee Performance report.

The federal fair housing planning process includes the following requirements:

- Analysis of impediments to fair housing choice
- Actions taken to address identified impediments
- Recordkeeping

Definition of Impediments to Fair Housing Choice

Impediments to fair housing choice are defined as:

- Any actions, omissions, or decisions taken because of race, color, religion, sex, disability, familial status or national origin that restrict housing choices or the availability of housing choice, or
- Any actions, omissions, or decisions that have this effect.

Policies, practices, or procedures that appear neutral on their face, but which operate to deny or adversely affect the availability of housing to a person may be considered an impediment.

BACKGROUND INFORMATION – CITY OF EAU CLAIRE

Eau Claire is a community of approximately 65,950 persons and 26,046 households (Source: Wisconsin Department of Administration and 2006/2008 American Community Survey 3-Year Estimate) in west-central Wisconsin. Founded at the confluence of the Eau Claire and Chippewa Rivers in the mid-1800's, the community has advanced from dependence on timber industries and farming to a variety of manufacturing industries (high technology products, steel, plastic and paper goods), education (the University of Wisconsin-Eau Claire and Chippewa Valley Technical College), regional health care, retail sales and other service industries.

Eau Claire has seen steady and consistent growth over the past forty years. This growth can be largely attributed to continued strong enrollments at the campuses of the University of Wisconsin Eau Claire and Chippewa Valley Technical College, the expansion of local hospitals and clinics, the growth of businesses serving an expanding regional market, and the attraction of new companies to the area.

A similar rate of growth is forecasted to continue for the next two decades, as the City is expected to add about 3,000 households every ten years.

Eau Claire has placed emphasis on balanced, orderly growth, historic preservation, downtown revitalization, neighborhood reinvestment, and comprehensive planning. New development has proceeded outward consistent with the City's Comprehensive Plan. Varieties of housing types are planned for each sector of the community and arranged into identifiable, well-serviced neighborhoods. New commercial and industrial development is generally separate and buffered from residential areas.

The local economy is generally stable because of the educational components, the growth of two major hospitals and their associated clinics, and Eau Claire being a regional service center for retail trade and professional services.

However, as with older cities, there are several neighborhoods that are experiencing housing deterioration, disinvestment, aging public infrastructure, crime, and a concentration of households with low-incomes. In addition, changes in the local economy have resulted in changes in the job market.

POPULATION

General Growth

The growth of population in Eau Claire has increased steadily over the past several decades and it is forecasted to continue at a similar rate, as indicated by Table 1.

Between 1980 and 1990, the City of Eau Claire's population increased by 10.4%, between 1990 and 2000 it increased again by 8.5%, and the population is estimated to have increased an additional 6.9% between 2000 and 2009 (see Tables 1 & 2).

Table 1. Change in Population

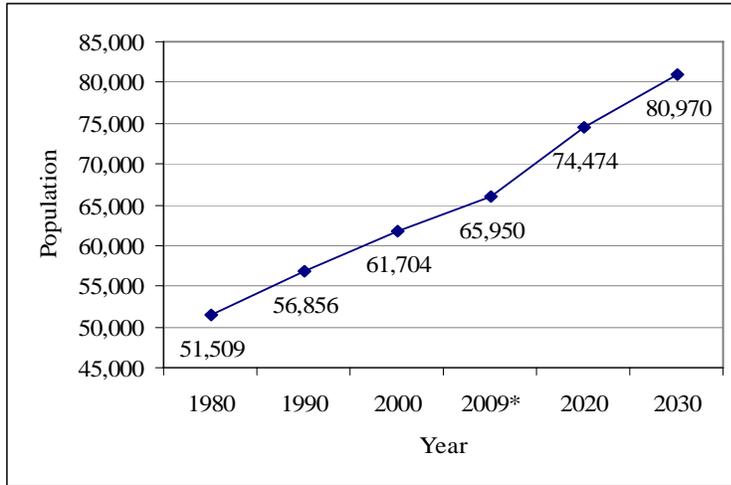


Table 2. Change in Population Data

Year	Population
1960	37,967
1970	44,619
1980	51,509
1990	56,856
2000	61,704
2009*	65,950
2020	74,474
2030	80,970

Source: U.S. Census of Population and Wisconsin Dept. of Administration *2009 DOA Estimated Population

Families made up 54.8% of the Eau Claire population compared to 65.2% for the State. In Eau Claire, there was a 3% decrease in families since 2000. Single-person households were 32.8% of the local population compared to 28.3% for Wisconsin.

The average number of persons per household in Eau Claire is 2.29 and the average number of persons per family is 2.94. Statewide, the average number of persons per household in 2006/2008 was 2.43; this figure is down from 2000, where the average number of persons per household was 3.05 (see Table 3).

Table 3. 2006/2008 Demographic Comparison with State

	Eau Claire	Wisconsin
Median Age	30.5	37.9
% of Population 19 Years and Under	26.0%	26.4%
Total Household	26,046	2,236,518
Average Persons Per Household	2.29	2.43
Total Families	14,262	1,458,972
Average Persons Per Family	2.94	2.99
% Male	48.4%	49.7%
% Female	51.6%	50.3%

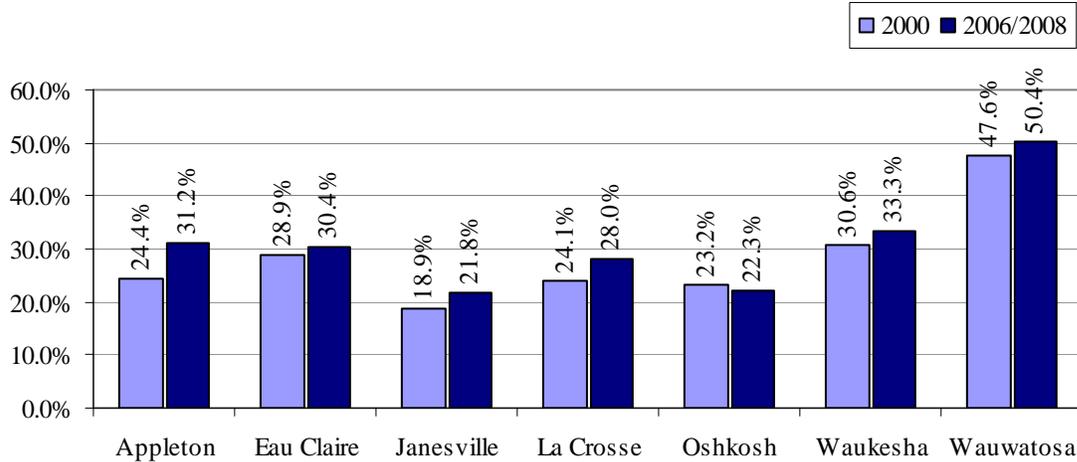
Race (Percent Distribution)		
White	92.7%	87.6%
African America/Black	1.1%	5.9%
American Indian	0.8%	1.0%
Asian	4.2%	2.0%
Other	0.2%	2.1%
Two or More Races	1.0%	1.4%
TOTAL	100.0%	100.0%

Source: 2006/2008 American Community Survey 3-Year Estimate

EDUCATION

The percentage of the Eau Claire population who attained a Bachelor's Degree or higher education increased from 28.9% in 2000 to 30.4% in 2006/2008. Table 4 compares the percentage of education attainment for Eau Claire and Wisconsin cities of similar size to Eau Claire. Typically, there is a correlation between higher income and higher education.

Table 4. Education Attainment, Bachelor's Degree or Higher (%)



Source: 2000 U.S. Census and 2006/2008 American Community Survey 3-Year Estimate

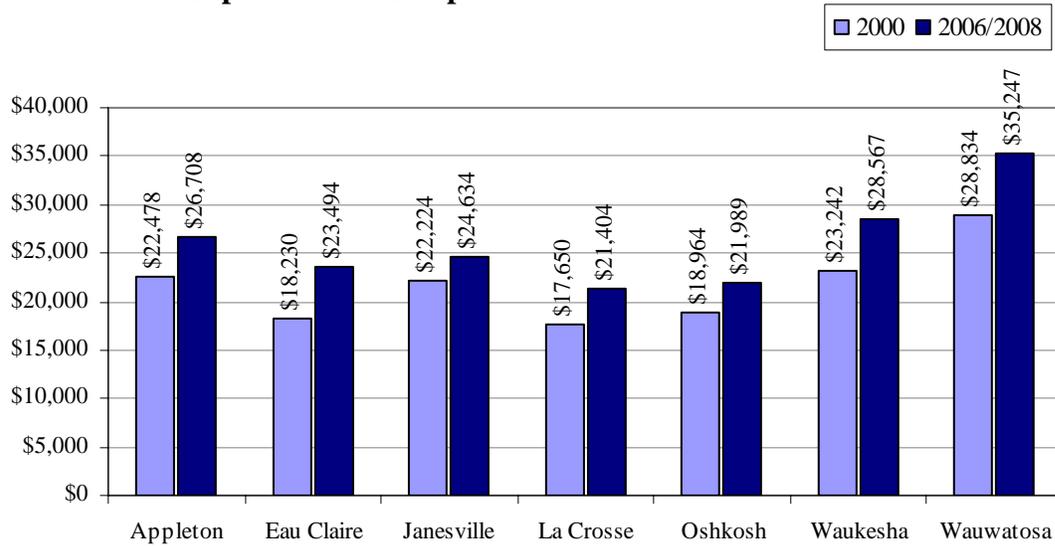
SPECIAL GROUPS

According to the 2006/2008 American Community Survey, Eau Claire has a large population of people of Asian descent with many of these from the Hmong tribes of Laos. The Survey estimates 2,736 persons of Asian descent, which is up slightly from 2000.

The percentage of households with children headed by a single female continues to increase consistent with national trends. In 2006/2008, 5.7% of all Eau Claire households had a female head and children present, a slight increase from 2000 at 5.3%. These households are often of low and moderate income and face other sources of stress related to family responsibilities.

The incidence of poverty is much higher among the racial minority households, particularly the Asian and Pacific Islanders within Eau Claire. According to the 2006/2008 American Community Survey 3-Year Estimate, the median family income for Eau Claire is \$61,492 which is lower than the national median family income. The per capita income for Eau Claire is compared with other Wisconsin cities in the year 2000 and 2006/2008 (see Table 5).

Table 5. Per Capita Income Comparisons



Source: 2000 U.S. Census and 2006/2008 American Community Survey 3-Year Estimate

RACE

Concentration of Racial or Ethnic Minorities

The number and concentration of racial or ethnic households has increased dramatically from 1980 to 2008. In 1980, no Census Tract had more than 2.01% of its population as members of Black, Hispanic, Native American, Asian or Pacific Islander or other non-White, non-Hispanic group.

By 2000, these Census Tracts had more than 8.9% racial or ethnic minorities. In 2006/2008, this rate has remained the same.

Racial Discrimination

Few discrimination complaints have been filed in recent years through the City of Eau Claire Housing Division; various issues have been identified with regard to Eau Claire’s Hmong population. These issues can be summarized in three main areas; 1) language barriers, 2) some degree of racial discrimination, and 3) lack of affordable rental units. In response, the City of Eau Claire will continue to actively fund the Housing Liaison position at the Hmong Association. The Housing Liaison works on behalf of the Hmong Community to find housing to rent or purchase. The City is also reviewing the possibility of sponsoring additional fair housing education for the community’s housing-related organizations to deal with all fair housing issues, including racial discrimination.

Discrimination Against Protected Classes

The disabled population, victims of domestic abuse, single-parent households, and families on public assistance are all protected classes which have experienced various impediments to fair housing choice in the city. In response, the City of Eau Claire sponsored fair housing seminars to educate advocates of these special groups to help define the issues and further their fair housing choices.

Through the Eau Claire Area Continuum of Care, many issues regarding these protected classes have been discussed. Continuum of Care members have also set aside various percentages of their federal Continuum of Care grant dollars to assist these special populations with homeless case management and housing assistance.

The Housing Authority of the City of Eau Claire has also placed a large number of these protected classes into subsidized housing programs such as public housing, vouchers and HOME tenant based rental assistance.

HOUSING DEMAND

The demand for housing in Eau Claire had leveled off, as evidenced by the higher vacancy rates since 2000 (see Table 6) and the economy of the area. Approximately 2,307 housing units were built between 2000 and 2004 while only 389 housing units were built in 2005 or later.

Table 6. Eau Claire Occupancy/Vacancy Comparison

	2000	% Total	2006/2008	% Total
Occupied Housing Units	24,016	96.5%	26,046	94.5%
Vacant Housing Units	879	3.5%	1,511	5.5%
Total Housing Units	24,895	100.0%	27,557	100.0%

Source: 2000 U.S. Census and 2006/2008 American Community Survey 3-Year Estimate

Housing for Low- and Moderate Income Households

Even with the new units, the choices available to low-and moderate-income households continue to be limited. In 2005, the average sale price of a house in Eau Claire was almost \$132,200. Lower-cost houses are available, but they are often in need of major repair. Rents have increased significantly, with surveys indicating that more affordable, decent rental may be needed (see Table 7).

Table 7. Change in Housing Costs, 1980-2005

Year	Average Price for a New Single Family House	Average Price for All Single Family Houses	Median Contract Rent
1980	\$ 53,422	\$41,000	\$174
1990	\$100,595	\$55,800	\$284
2000	\$123,608	\$92,800	\$485
2005	\$156,217	\$132,200	

Source: City of Eau Claire – Department of Community Development

Attached and Rental Housing Stats

It is notable that from 1990 to 2005, 56% of all new housing constructed in Eau Claire since 1990 has been duplex or other multiple-family buildings. The addition of these types of units helps relieve some of the cost pressure on rental housing. However, since the overall vacancy rate is low, the effect may have mitigated what would have been an even greater increase in housing costs.

In addition, the range of choice in style, quality, and cost in the rental and multi-family housing in and around Eau Claire is very limited, leaving this as an undesirable choice for many households.

Still, the most significant housing problem in Eau Claire is the need for HUD subsidized housing units, especially with two bedrooms that are decent, safe, and sanitary. The housing construction industry has been creating units for those who can pay high rents, but not enough older units have been made available to keep pace with the demand. The public and the not-for-profit private sectors have not been able to make up the difference.

HOUSING CONDITIONS

Age of Housing

The owner-occupied housing stock of Eau Claire has been constructed proportionate to household growth over the years. According to the 2006/2008 Census data, there were a total of 27,557 housing units in Eau Claire, 26,046 of those units are occupied, and 15,369 of those units were owner-occupied units.

Approximately 40% of all owner-occupied units and 34% of all renter-occupied were built in 1959 or earlier, 39% of all owner-occupied units and 42% of all renter-occupied units were built between 1960 and 1989, and 21% of all owner-occupied and 24% of all renter-occupied units were built in 1990 or later. This data shows that the majority of housing in Eau Claire is older, may require increased maintenance and/or upgrades, and any home built before 1950 can be assumed to contain lead based paint with those built between 1950 and 1960 at high risk for containing lead based paint.

Housing Cost

The cost of housing in Eau Claire, while still significantly lower than in major metropolitan areas such as the Twin Cities or Milwaukee, has risen dramatically since 1980, as indicated by Table 7. The average price of a new house in Eau Claire in 2005 was \$156,200. Unfortunately, this problem affects certain households in disproportionate numbers:

- Single-parent families
- The elderly
- The handicapped
- The disabled
- Members of minority groups, especially Southeast Asians

A promising trend, likely due to the economy, shows housing prices dropping slightly. A search of homes for sale in Eau Claire in the spring of 2010 indicates a number of lower price homes for sale.

Census data support the well-known fact that households in the lower income brackets tend to pay a higher percentage of their incomes for housing than do households in the higher brackets. It is not uncommon for households in the lowest quarter of the income scale to pay 35 to 50 percent of their gross income for rent.

Rental rates have risen in similar fashion, in part because the local housing construction industry has not kept up with the population and economic growth.

HUD defines affordable housing as housing (for rent or purchase) for which the occupant is paying no more than 30% of their household income for gross housing costs. The 2006/2008 American Community Survey 3-Year Estimate data supports the fact that in 2006/2008, 28.9% of Eau Claire owner-occupied households have a monthly housing cost of more than 30% of their household income, which has risen from 15.1% in 2000. The number of renter-occupied households with a monthly housing cost of more than 30% of their household income also grew from 27.6% in 2000 to 50.7% in 2006/2008 (see Table 8).

Table 8. Monthly Housing Cost as a Percentage of Household Income by Housing Units

Number of Housing Units based on Cost as a % of Household Income						
Year	Less than 20.0 %	20.0 – 24.9%	25.0 – 29.9%	30.0 – 34.9%	35% or More	Total Housing Units
2000						
Owner Costs	7,643	1,747	1,140	568	1,300	12,398
Renter Costs	3,761	1,415	1,164	814	2,730	9,884
2006/2008						
Owner Costs	3,881	1,916	1,570	742	2,259	10,368
Renter Costs	2,646	1,229	1,218	852	4,389	10,334

Source: 2000 U.S. Census and 2006/2008 American Community Survey 3-Year Estimate

Structural Conditions

Stabilizing and improving the housing stock is a constant issue in Eau Claire because of the large number of older units. Fortunately, a 2004 exterior conditions survey revealed some improvement in the situation since the prior survey in 1998, and programs to assist with rehabilitation have helped.

This affects households of low and moderate incomes who cannot afford sound housing and are forced to rent rather than own. Housing deterioration tends to be concentrated in the older, central neighborhoods although there are scattered instances of physical problems throughout the City.

Overcrowding

The extent of overcrowding in rental housing has increased. The problem is most severe among the lower-cost rental units, which tend to be occupied by households of very-low (under 50 percent of the median) and low income (under 80 % of the median). The 2000 U.S. Census shows that 12.4% of housing units occupied by households below poverty have more than one occupant per room.

The supply of very large (three or more bedrooms) housing units that are affordable to low-or moderate-income households is shrinking because of demolitions. Newer houses with four or five bedrooms are too expensive for those in low-income households. Thus, large low-income households are forced into overcrowded situations.

UPPER-COST HOUSING

The City of Eau Claire has been capturing a progressively smaller share of the most expensive housing in the metropolitan area. Much of that portion of the housing market has been going to locations outside the City, such as northern Washington Township, western Seymour Township, or Pleasant Valley Township. Those areas have attractive wooded lots desirable by households that wish to build a house in the \$250,000 to \$750,000 range.

It is in the interest of the City of Eau Claire to capture such housing not just for the tax base it provides but also, and perhaps more importantly, for the potential civic support of the household members. It is important to avoid creating an “us versus them” mentality in which the most affluent members reside outside the City and the moderate and low income live in the City. The highly educated professionals, executives, and business owners who can afford the best housing are needed to help guide the City toward its best possible future.

Thus, the City needs to diversify and expand its housing stock on both the ends of the spectrum.

HOUSING ASSISTANCE PROGRAMS

Housing Assistance Programs and Inventory Owned and Operated by Housing Authority

The assisted housing inventory in Eau Claire is summarized in Table 9.

Table 9. Assisted Housing Inventory

Category	Number of Housing Units
Public Housing	109
Section 8 Vouchers and Portable Vouchers	405
HOME Tenant Based Rental Assistance	50-55
Affordable Housing	9
Home Ownership	13
Park Tower Apartments & Townhouses	152
Owen Rust Apartments	23
Substantial Rehabilitation	6

Source: City of Eau Claire – Housing Authority

Rental Assistance Programs

The Eau Claire Housing Authority administers federal rent assistance programs as listed below.

Table 10. Eau Claire Housing Authority Programs

Project / Location	Property Ownership	Number Of Units	Elderly	Family	Handicap Accessible Units
Park Tower Apts & Townhouses (Sec. 8)	Housing Authority	152	122	30	15
Owen Rust Apartments	Housing Authority	23	23	0	2
Public Housing (Scattered Sites)	Housing Authority	68	0	68	3
Duplexes Single-Family	Housing Authority	41	0	41	1
Affordable Housing	Housing Authority	9	0	0	2
Substantial Rehabilitation	Housing Authority	6	0	8	2

Source: City of Eau Claire – Housing Authority

HOUSING NEEDS

The Eau Claire housing stock is suitable for many groups of people because it is highly varied, having been created over the decades by many builders. The stock is most amenable to households, including those with children, who can afford to buy a single-family house at market process. However, there is also a good supply of apartments and converted houses that are rented to young singles and couples, college students and lower-income families or households.

However, there are several population groups that struggle to find suitable housing that they can afford in Eau Claire. The portions of the Eau Claire population that have special needs are listed below.

The Homeless

The homeless and those threatened with homelessness, after receiving emergency housing assistance; have difficulty making the transition to permanent housing. There is an insufficient number of temporary shelter beds, particularly for homeless families, in Eau Claire. There is also not enough decent low-cost housing units for these people. Consequently, there is overcrowding, frequent change, and great insecurity.

Large Families

The housing stock is least suited to large, low-income families who need four or more bedrooms. Very large units are most often found in the more expensive single-family houses, which are out of the financial reach of such families.

The Chronically Mentally Ill

This portion of the population needs several kinds of assistance, housing being one of them. There are not enough low-cost housing units for this population, particularly housing units with supervision or help.

People with Physical Disabilities

A portion of the assisted housing in Eau Claire is designed and reserved for this population but it is estimated that the need is greater than the supply.

The Frail or Low-Income Elderly

With the trend toward longer lives, it can be expected that an increasing percentage of the population will encounter the types of physical, social, psychological or economic conditions that make continued independence more difficult but for which institutional care is expensive and not appropriate. It would be helpful if the housing needs of these people could be met through programs that keep them safely in their homes as long as possible.

The elderly who can no longer maintain a single-family house and may need daily assistance and companionship have seen an increase in choices in the community because of the surge in new construction of a number of housing complexes between 2000 and 2009. Keeping this growing segment of the population in their homes and providing in-home assistance may be an effective approach to containing housing cost for this group.

People with AIDS

The difficulty of obtaining safe, affordable housing is compounded when someone has AIDS or HIV disease. It is assumed that there is discrimination against this population when it comes to obtaining and keeping rental housing, and the lack of adequate housing often prevents their timely discharge from acute care facilities. It may also force them into shelters for the homeless or to move into unstable or unsafe environments.

TOP-PRIORITY HOUSING NEEDS

The greatest housing needs in Eau Claire are listed below, as identified by the Consolidated Plan for Community Development Block Grant, HOME and Housing Programs 2005-2009.

1. Rental subsidies
2. Housing rehabilitation
3. Assist low/moderate income homeowners
4. Reduce Lead Paint Hazards
5. Enforce codes to improve housing conditions and community appearance.

BARRIERS TO AFFORDABLE HOUSING

This section summarizes barriers to affordable housing, impediments to fair housing choice and the opportunities created by the local market for producing rental housing, promoting new homeownership, alleviating overcrowding, and meeting the needs of underserved populations.

Impediments to Decent, Affordable Housing

- Rent levels affordable by the low-income population are not sufficient to support this population.
- The cost of building new housing (whether for-sale or for-rent) exceed what some segments of the population can afford.
- Some affordable housing is being lost because of business expansion, road building, redevelopment projects, and/or simply age and neglect.
- The conversion of large single-family houses to apartments reduces the supply of large units and increases overcrowding.

Opportunities for Decent, Affordable Housing

- Eau Claire has a well-maintained supply of large, older single-family houses that are amenable to rehabilitation.

- New single-family development on the fringes of the community is continuing to create opportunities for resale of older houses to moderate-income households.
- Eau Claire is a community concerned about its members.
- Eau Claire has a good system of city and county government along with a small network of private social service and non-profit housing providers. Together, these organizations address many of the community's housing problems, which are not as unmanageable as those in other large communities are.
- Although temporary, the recent downturn in the housing market has resulted in lower home prices and higher vacancy rates due to foreclosure. This may make more housing affordable to residents.

FAIR HOUSING

The City of Eau Claire has a solid reputation for promoting fair housing choice. Unfortunately, even though City government has a strong commitment to further fair housing, there are some negative influences in the community. It is the City's intention that by using this fair housing plan and through education these adverse influences may be reduced. In addition, education, provides a greater understanding of fair housing issues throughout the community.

ACTIONS TO OVERCOME IMPEDIMENTS

Since the City's original Analysis of Impediments to Fair Housing Choice in 1996, the City has:

- Enrolled two Housing Division employees in Fair Housing Training. The training is a one-year certification course regarding all areas of federal fair housing regulations.
- Presented fair housing training to the local apartment owners association (see attached invites).
- Fair Housing information is found on the City's updated website at www.ci.eau-claire.wi.us/housing-authority/filing-discrimination-complaints
- Provided affirmative action training to the Hmong Mutual Assistance and all agencies requesting Community Development Block Grant Public Service funds.
- Been awarded funding through HUD's Continuum of Care to assist homeless families. The primary focus of the funding provides security deposits and first months rent.
- Sponsored annual fair housing poster contest during the national fair housing week.
- Fair Housing ads are run in the newspaper at least annually.

- Held a Fair Housing meeting with the Hmong Association regarding Affordable Housing.
- Participated in on-going Continuum of Care meetings with other homeless and non-profit agencies. These meetings are held at least six to eight times a year.

The City has also seen:

- A well-maintained supply of large, older single-family houses that are able to be rehabilitated.
- New single-family development on the fringes of the community that continues to create opportunities for resale of older houses to moderate-income households.
- Housing costs that are somewhat lower compared to many other communities.
- A community concerned about its members.
- A good system of city and county government along with a small network of private social service and non-profit housing providers. Together, these organizations strive to address many of the community's housing problems.
- An increase in the homeownership rate among the area's low income and minority populations.
- The addition of 13 houses under the Housing Authority's Homeownership program available to low-income households.
- The addition of 8 low-income apartments constructed in 1998 using Housing Authority revenue bonds.
- The continuing of down payment / closing cost assistance under the City of Eau Claire's HOME Program for first time, low income home buyers.
- The placement of over 460 low-income households through the Housing Authority's Voucher and HOME Program.
- Fair Housing information provided to all landlords participating in the Voucher Program.
- The construction or acquisition of 15 units of transitional housing for homeless families with children under the City's HOME Program.
 - Housing Authority – Three units
 - Bolton Refuge House – Eight units
 - Hmong Association – Two units
 - Western Dairyland – Two units

- The Housing Authority of the City of Eau Claire has a strong tradition of deconcentrating Vouchers and placing them in nearly all areas of the City.
- The Housing Authority of the City of Eau Claire also has a strong tradition of deconcentrating Public Housing. All Public Housing units are either single-family homes or duplexes. The housing is also scattered throughout the City.
- The annual “Juneteenth” event with both minorities and others participating in activities.
- The participation in a Diversity Study in 2002 and 2003.
- While there is more education and work to be done within the Community on Fair Housing issues, many steps have already been taken.
- Deconcentrating of Homeownership Program units by purchasing units and placing families in nearly all areas of the City.

THE FUTURE

The City of Eau Claire will:

- Continue to educate the public, City officials, owners, landlords, real estate agents, lenders and others about fair housing by holding training sessions with these groups.
- Encourage financial counseling for protected classes prior to receiving a mortgage loan.
- Continue to assist in financing affordable housing.
- Increase the supply of affordable rental units, particularly large size units, by encouraging developers.
- Continue the fair housing poster contest.
- Continue work with groups and organizations that are dedicated to fair housing assistance.
- Track fair housing complaints and identify patterns.
- Continue to use CDBG funds for residential rehabilitation.
- Continue to proactively target code enforcement in areas of older housing stock.
- Continue to test for lead-based paint and asbestos hazards and enforce lead-based paint and asbestos abatement.
- Use Federal, State, and local funding programs to help increase housing stock for senior citizens, large families, and disabled persons.

ATTACHMENTS

Apartment Association Invitations

**Chippewa Valley Apartment Association
and
City of Eau Claire Housing Authority
Join Together to Announce
2007 Fair Housing Seminar
By Kathy Gile**

Monday April 23, 2007

10:00 -12:00 am

**Applicant Screening Procedures and the Law
and**

1:00 - 3:00 pm

Creating or Revising Your Screening Program

Bring any current screening procedures for revision.

**at Banbury Place, Eau Claire Room
800 Wisconsin St
Eau Claire WI 54703**

\$10.00 fee to paid at the door

Lunch is on your own

RSVP not required



**FAIR HOUSING SEMINAR
&
ILLEGAL DRUGS IN RENTALS**

**Monday, February 13, 2006
1:00 pm – 5:00 pm
Eau Claire Room, Banbury Place, Bldg 2, 3rd Floor**

Sponsored By:

**Chippewa Valley Apartment Association
Eau Claire Housing Authority
Eau Claire Police Department**

Cost will be \$10 per person

This will be a four- hour program starting at 1:00 pm on Fair Housing with Kathy Gile. Ms. Gile is the past president of the Wisconsin Apartment Association as well as a main speaker throughout Wisconsin on federal and state laws that apply to the landlords. Anyone that has attended her presentations knows the value of this information. This time she is explaining Fair Housing in detail with some screening practices that will help you save time and money.

We will have a half hour break around 3:00 pm to 3:30 pm.

Brian Schneider from the Eau Claire Police Department will start his program at 3:30 p.m. He has a very good film presentation that helps you through the process on how to identify drugs in rentals and what to do about them once you find one. With meth labs growing in the Chippewa Valley, we as landlords can help in the crack down on this problem as well as others. We need to know what we as landlords can and cannot do in these circumstances.

Registration is limited to the first 100 people with payment. So please rush your registration and make the \$10.00 check out to **Chippewa Valley Apartment Association**.

Mail to: **Dale Goshaw (President of the Chippewa Valley Apt. Assoc.)**
907 Piedmont Rd
Eau Claire, WI 54703
(715) 836-7507

Fair Housing and Illegal Drugs in Rentals Seminar

Name: _____

Address: _____

City/State/Zip Code: _____