

## Attachment B

New Horizons Fair Housing Work Program FY 86-87

## Strategy 1: Fair Housing Education

- A. Develop and distribute a Fair Housing brochure to increase public awareness of fair housing rights and responsibilities. Include information on how to file a fair housing complaint with the Civil Rights Division.
- B. Conduct one workshop per quarter regarding fair housing issues directed at the following groups: 1) general public, protected classes; 2) rental housing industry; and, 3) community based organizations.

## Strategy 2: Local Compliance Activities

- A. Establish regular telephone hours to provide counseling services regarding fair housing to the public.
- B. Provide assistance to the Neighborhood Mediation Center, Legal Aid and other interested groups in their efforts to provide Fair Housing mediation services.

## Strategy 3: Assistance to Minority Families

- A. Work with the Portland Development Commission Marketing Group to ensure affirmative marketing of housing rehabilitation and homeownership programs.
- B. Utilize minority-oriented media in the distribution of promotional releases.

## Strategy 4: Special Programs

- A. Assist with the Brooklyn neighborhood marketing project and other similar programs which work to promote fair housing.

## Strategy 5: Corporate Activities

- A. Assist the Community Housing Resource Board (CHRB) with their efforts to further the Voluntary Affirmative Marketing Agreement. The CHRB is lead agency in this activity.

## NEW HORIZONS HOUSING OPPORTUNITY PROGRAM MEMORANDUM OF UNDERSTANDING

This Memorandum of Understanding (Memorandum) is entered into between

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(PROJECT/COMMUNITY)

and the Assistant Secretary for Fair Housing and Equal Opportunity,  
U.S. Department of Housing and Urban Development (HUD).

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I. RECITALS:

A. In furtherance of the HUD policy of entering into partnerships to achieve fair housing through voluntary action, HUD has established the New Horizons Housing Opportunity Program, a national program to assist State and local governments in implementing comprehensive, community-wide approaches to fair housing. This Memorandum identifies activities that HUD considers desirable to pursue in order to achieve the goals of the Program.

B. If the PROJECT/COMMUNITY is a recipient of funds under the Community Development Block Grant (CDBG) Program administered by HUD, the PROJECT/COMMUNITY is subject to the statutes and regulations applicable to the CDBG Program, including the requirement that "grantees administer all programs and activities related to housing and community development in a manner to affirmatively further fair housing."

C. If the PROJECT/COMMUNITY receives Federal financial assistance from HUD the PROJECT/COMMUNITY is subject to the provisions of Section 504 of the Rehabilitation Act of 1973.

D. HUD believes that accomplishment by the PROJECT/COMMUNITY of the activities identified in this Memorandum would constitute successful implementation of the New Horizons Program.

E. The PROJECT/COMMUNITY wishes to satisfy the statutory and regulatory requirements, where applicable, but also believes that it is desirable for it to take affirmative steps to further fair housing and fair lending in its community, above and beyond those action required under the Federal Fair Housing Law (Title VIII of the Civil Rights Act of 1968) and Section 109 of the Housing and Community Development Act of 1974, and to take affirmative steps to accommodate and provide access for qualified handicapped persons, above and beyond those actions required of it under Section 504 of the Rehabilitation Act of 1973, and that voluntary participation in the New Horizons Housing Opportunity Program will assist it in meeting those objectives.

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II. Substantive Provisions:

Accordingly, the PROJECT/COMMUNITY and HUD, in consideration of the mutual commitments made by each of them in this memorandum, agree as follows:

New Horizons Memorandum of Understanding  
Page 2

**A. Representation of PROJECT/COMMUNITY**

The PROJECT/COMMUNITY represents that it has established a fair housing task force which has assessed the housing patterns and practices in the PROJECT/COMMUNITY and developed a community-wide fair housing strategy and action plan, in accordance with the following:

1. The Task Force is comprised of community and neighborhood leaders and representatives of housing interest groups. Members of the task force have been appointed by the Chief Elected Official, subject to HUD approval. The membership of the task force reflects a broad range of race and ethnicity. Members of the task force represent as many of the following areas as practical, with at least one representative from each of the first six areas:
  - (a) Municipal, county/regional or State government;
  - (b) Banking, insurance or mortgage lending;
  - (c) Real estate sales;
  - (d) Apartment rental;
  - (e) Housing construction or appraisal;
  - (f) Fair Housing or civil rights organizations;
  - (g) Organizations representing the disabled;
  - (h) State or local human rights agencies;
  - (i) Religious organizations;
  - (j) Local businesses; and
  - (k) Federal agencies (other than HUD) having an interest in housing.
  
2. In assessing the housing patterns and practices in the PROJECT/COMMUNITY, the task force has conducted a review to determine the existance of impediments to fair housing choice (the ability of persons with similiar income levels in the same housing market area to having available to them a like range of housing choices regardless of race, color, religion, sex or national origin) in the following areas of activity:
  - (a) The sale or rental of dwellings;
  - (b) The provision of housing brokerage services;
  - (c) The provision of financial assistance for dwellings;
  - (d) Public policies and actions affecting the approval of sites and other building requirements used in the approval process for the construction of publicly assisted housing;
  - (e) The administrative policies concerning community development and housing activities, such as urban homesteading, multi-family housing rehabilitation, and activities causing displacement, which affect opportunities of minority households to select housing inside or outside areas of minority concentration; and
  - (f) Where there is a determination of segregation or other housing discrimination by a court or a finding or preliminary finding of noncompliance by HUD regarding assisted housing within the PROJECT/COMMUNITY, an analysis of the actions which could be taken by the PROJECT/COMMUNITY to help remedy the discriminatory condition.

New Horizons Memorandum of Understanding  
Page 3

3. The fair housing strategy and action plan includes activities which will foster and promote equal housing opportunity through each of the following five areas:

- (a) Educational activities;
- (b) Assistance to minority families;
- (c) Local compliance activities;
- (d) Corporate activities; and
- (f) Special Programs.

4. The fair housing assessment, strategy and action plan developed by the fair housing task force have been approved by the HUD Field Office.

**B. Commitments of PROJECT/COMMUNITY**

The PROJECT/COMMUNITY agrees that it will:

1. Accept the fair housing strategy plan. In doing so the PROJECT/COMMUNITY agrees to take those recommendations under advisement and to implement one or more of those recommendations within each of the five strategy categories. The implementation of these recommendations will be made within the context of established priorities and available resources.

2. The PROJECT/COMMUNITY obligations under this agreement are limited to those recommendations within the PROJECT/COMMUNITY authority and responsibility. To the extent possible the PROJECT/COMMUNITY will encourage, and cooperate in, the implementation of those recommendations which are not a direct function of the PROJECT/COMMUNITY.

3. The PROJECT/COMMUNITY reaffirms its commitment to administer its housing and community development (CDBG) programs in a manner to affirmatively further fair housing. The PROJECT/COMMUNITY dedication of CDBG, or other funds, needed to implement the strategy plan recommendations shall be made in accordance with this commitment and in consideration of funding availability.

4. The PROJECT/COMMUNITY agrees to participate with HUD in an annual review and evaluation of the progress made to implement the strategy and action plan. This review shall be performed by the appropriate CDBG, or other HUD funded fair housing agencies as part of their existing fair housing reporting and monitoring responsibilities.

**C. Commitments of HUD**

HUD agrees that it will:

1. Consider the PROJECT/COMMUNITY to be successfully implementing the New Horizons Program as long as the designated agency continues to make satisfactory progress in the implementation of the fair housing strategy and action plan, as determined by HUD after the joint annual review and evaluation.

New Horizons Memorandum of Understanding  
Page 4

2. Provide technical assistance, as needed, through HUD Headquarters and/or the HUD Field Office, to the PROJECT/COMMUNITY, the designated agency and/or the fair housing task force.
3. Review and approve the following, through the HUD Field Office and/or Headquarters:
  - (a) Appointment by the Chief Elected Official of members of the fair housing task force; and
  - (b) Changes in the fair housing assessment, strategy and action plan developed by the fair housing task force.
4. Participate with the PROJECT/COMMUNITY, through the HUD Field Office and/or Headquarters, in an annual review and evaluation of the implementation of the strategy and action plan. The strategy and action plan may be modified, if necessary, to further progress in achieving its objectives, as agreed by the PROJECT/COMMUNITY and the HUD Field Office.

**D. Modification of Memorandum**

This Memorandum may be modified at any time with the written consent of both the PROJECT/COMMUNITY and HUD.

**F. Termination of Memorandum**

1. HUD may give the PROJECT/COMMUNITY notice of its intention to terminate this Memorandum whenever HUD has reasonable cause to believe that the PROJECT/COMMUNITY is not carrying out its commitments under this Memorandum. In giving such notice, HUD must provide an opportunity for the PROJECT/COMMUNITY to present reasons and supporting materials as to why this Memorandum should not be terminated. If, after considering such reasons and supporting materials, HUD decides that termination is warranted, HUD may terminate this Memorandum by giving the PROJECT/COMMUNITY at least 90 days' written notice of such termination.
2. The PROJECT/COMMUNITY may terminate its commitments under this Memorandum by giving HUD at least 90 days' written notice of its intention to terminate.

**F. Effective Date and Term of Memorandum**

This memorandum will become effective on the date that it is signed by the Regional Administrator. The continuation of the Memorandum shall be reviewed annually for a maximum term of five years.

**III. Signatures:**

This Memorandum is signed on behalf of the PROJECT/COMMUNITY and HUD by their respective duly authorized officials on the dates set opposite their signatures.

CITY OF PORTLAND

By \_\_\_\_\_ Date \_\_\_\_\_  
Mayor

DEPARTMENT OF HOUSING  
AND URBAN DEVELOPMENT

By \_\_\_\_\_ Date \_\_\_\_\_  
Office Manager

\_\_\_\_\_  
(HUD Office)

\_\_\_\_\_ Date \_\_\_\_\_  
Regional Administrator

\_\_\_\_\_  
(Region)

**ORDINANCE No. 158724**

An Ordinance accepting the New Horizons Fair Housing Strategy Plan for the City of Portland, Oregon; authorizing Mayor J.E. Bud Clark to sign the Memorandum of Understanding (MOU) between the City of Portland and the U.S. Department of Housing and Urban Development; and declaring an emergency.

The City of Portland ordains:

Section 1. The Council finds that:

1. The Portland Community Housing Resource Board, Inc. received a \$55,000 "New Horizons Housing Opportunity" Cooperative Agreement award from the U.S. Department of Housing and Urban Development (HUD) to study fair housing issues and develop a strategy.
2. A New Horizons Fair Housing Task Force was established to study fair housing issues.
3. The New Horizons Fair Housing Task Force has prepared a strategy plan which addresses fair housing issues.
4. The City's Housing Advisory Committee has endorsed the New Horizons Fair Housing Strategy Plan.
5. The City is obligated to affirmatively promote fair housing by virtue of its acceptance of Community Development Block Grant Funds.
6. The City is committed to carrying out several aspects of the strategy plan as part of its fair housing work program. (Attachment B)
7. The City is required to enter into a Memorandum of Understanding with the U.S. Department of Housing and Urban Development (Attachment C) as a requirement of New Horizons Program funding.
8. No appropriations need to be transferred.

NOW, THEREFORE, the Council directs that:

Section 1. The Portland City Council agrees to accept the New Horizons Fair Housing Strategy Plan.

Section 2. The City Council authorized Mayor J.E. Bud Clark to enter into a Memorandum of Understanding with the U.S. Department of Housing and Urban Development. (Attachment C)

Section 3. So that there will be no delay in implementing the provisions of this Ordinance, the Council declares that an emergency exists and this Ordinance shall be in force and effect from and after its passage by Council.

Passed by the Council **JUL 10 1986**

Commissioner Margaret Strachan  
Scot Felderman:s  
June 25, 1986

**Jewel Lansing**

Auditor of the City of Portland

By

*Joris E. Chassy*  
Deputy

Calendar No. **1367**

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THE COMMISSIONERS VOTED AS FOLLOWS:		
	Yeas	Nays
BOGLE	<del>_____</del>	<del>_____</del>
LINDBERG	✓	
SCHWAB	✓	
STRACHAN	✓	
CLARK	✓	

FOUR-FIFTHS CALENDAR	
BOGLE	
LINDBERG	
SCHWAB	
STRACHAN	
CLARK	

Filed JUL 2 1986

JEWEL LANSING  
Auditor of the CITY OF PORTLAND

By *Elena Cervena*  
Deputy

Commissioner Margaret Strachan

NOTED BY THE COMMISSIONER
Affairs
Finance and Administration
Safety
Utilities <i>MDS/eA</i>
Works

BUREAU APPROVAL	
Bureau: Commissioner of Public Utilities	
Prepared By:	Date
Scot Felderman	06-25-86
Budget Impact Review:	
<input type="checkbox"/> Completed	<input checked="" type="checkbox"/> Not required
Bureau Head	

CALENDAR	
Consent <i>XX</i>	Regular

NOTED BY
City Attorney
City Auditor
City Engineer