

RESOLUTION NO. 2231

C

WHEREAS, the City of Albany is in receipt of Community Development Block Grant Funds, and

WHEREAS, the City recognizes a continued commitment to promote Federal and State Civil Rights Laws, and

WHEREAS, the Albany Board of Realtors has endorsed a National Affirmative Marketing Agreement, and

WHEREAS, the Human Relations Commission has approved the attached Fair Housing Plan and recommends adoption and implementation of the Plan by the City of Albany,

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Members of the City Council of Albany, Oregon that attached Fair Housing Plan (Exhibit "A") is hereby adopted.

DATED this 28th day of January, 1981.

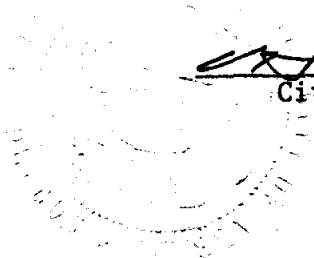


Mayor

ATTEST:



City Recorder



7

FAIR HOUSING PLAN

Background

In 1969, the City of Albany by City Ordinance (No. 3386, Section 1 and 2), established the Human Relations Commission and bestowed upon it certain powers and duties. These powers and duties focus on the City's attention to preserve and promote better human relations among the residents of Albany and to deter discrimination.

In the previous year, the Housing Act of 1968 was passed by Congress. In particular, Title VIII of this Act established a constitutional policy toward the provision of fair housing throughout the United States without regard to race, creed, color, religion, sex or national origin. The State of Oregon has now expanded the list of categories of discrimination to include marital status, physical and mental handicap. Refs: ORS 659.031, 659.033, 659.400, 659.405, 659.430.

Current

At this time, the City of Albany, through the Human Relations Commission, is coordinating activities to develop a community-based awareness of fair housing in a city of differing race, creed, color, religion, sex, national origin, marital status, and physical and mental handicap. To facilitate this awareness, the Human Relations Commission and the City of Albany have designed a Fair Housing Plan that is outlined below.

Fair Housing Plan

Purpose: The Fair Housing Plan is to promote equal access to housing for all individuals, according to their economic means, regardless of their race, creed, color, religion, sex, national origin, marital status or physical or mental handicap.

Goals: This Fair Housing Plan describes the appeal to identifiable persons, corporations, institutions, etc., to obtain their active support. This Plan also describes tools or activities chosen to implement the Plan.

I. Contact will be made with. . .

- A. Those persons* who presently sell, rent, and/or lease real estate.
- B. Those persons who provide necessary capital to finance the sale, rental, and/or lease of real estate.
- C. All persons currently seeking real estate to purchase, rent or lease.

*"Persons" is defined according to the Civil Rights Act of 1968.

8

- C
- D. Those persons who in the future may be described as one of A, B, or C above.
 - E. Those individuals who may wish to register a discrimination complaint.
- II. The Human Relations Commission, with support of the City of Albany Planning Department staff, intends to implement this Fair Housing Plan through the activities described below. These activities will not limit additional activities in the future, rather these activities represent the initial phase of this Fair Housing Plan.

A. Private Sector Awareness:

- 1. The staff person to the Human Relations Commission will contact all local Albany Board of Realtors members, landlords and lending institutions to present available literature on Title VIII and Oregon Revised Statutes, referenced above. This literature will also include a Fair Housing poster and Fair Housing Logo.
- 2. The Human Relations Commission will assist, as needed, the efforts of the Community Housing Resources Board in gaining the endorsements of the Affirmative Marketing Agreement by member firms of the Albany Board of Realtors. The Human Relations Commission will also encourage endorsement of this agreement by other real estate firms not currently members of the Albany Board of Realtors, local Landlord Association and other community groups. Their endorsements of the Affirmative Marketing agreement would indicate their commitment to Fair Housing.

B. Public or Community Awareness:

- 1. The Human Relations Commission will request that the Democrat-Herald continue to publish reference to Fair Housing Laws in the Real Estate Section of the classifieds. The Democrat-Herald will also be asked to expand these references to comply with State statute and duplicate them under the Rental and Leases headings.
- 2. The Human Relations Commission will continue to use both radio and newspaper to publicize the illegality of discrimination. The Human Relations Commission will likewise publish a description of both the Human Relations Commission and the process for filing an alleged discrimination complaint.
- 3. The Human Relations Commission will approach community groups and Social Service organizations to request they support the Commission by displaying a fair housing poster that will include the address and phone of the Human Relations Commission.

C. Review of Housing Discrimination Complaints:

1. It will be the responsibility of the Human Relations Commission to respond to alleged housing discrimination complaints. Housing discrimination complaints will be properly documented and forwarded to the Department of Housing and Urban Development for further action. Individuals filing complaints will also be directed to present their complaints to the Civil Rights Division of the State of Oregon and to explore remedies through private counsel.
2. It will be the responsibility of the Human Relations Commission to review proposals for new Fair Housing activities, to review them publicly, and to adopt as appropriate and implement them.

III. Timetable

A.

1. By spring, 1981, members of the Albany Board of Realtors and other local Real Estate firms in Albany, and those outside Albany which provide realty services to the community will have been contacted by mail requesting they display Fair Housing posters and use the Fair Housing logo. By October of 1981, all firms will be visited to further seek voluntary compliance.
2. Upon acceptance of the Affirmative Marketing Agreement by the Area Office of the Department of Housing and Urban Development, the Human Relations Commission will offer its assistance as needed to the Community Housing Resources Board in the contacting of local realty firms for their endorsement.

B.

1. Upon adoption of this Plan, the Human Relations Commission will contact the Democrat-Herald to request it cooperate and expand their voluntary advertising.
2. Fair Housing advertisements will continue on a bi-monthly basis. A news conference will be held upon adoption of the Plan. Advertisements will be in the paper, on radio, in local flyers, and by other means available and appropriate.
3. The Human Relations Commission will continue to advertise monthly meetings through the City's process of publicizing local meetings.
4. Upon adoption of this Plan, the staff to the Human Relations Commission will begin contacting local social service organizations both to explain the Fair Housing Plan

C

and the purpose of the Human Relations Commission and to request they display a Fair Housing Poster that references the telephone number of the Human Relations Commission and the Department of Housing and Urban Development's area office. Full cooperation is anticipated.

5. Upon adoption of this Plan, the Human Relations Commission will request a listing for the Human Relations Commission in the local telephone directory. It is planned that the listing will appear in the white pages under "H" and under separate heading under "City of Albany Office numbers."

C.

1. It is expected that by January, 1981, the Human Relations Commission will have completed both design and acceptance of a procedure for handling discrimination complaints. At that time, the Human Relations Commission will begin to receive all alleged discrimination complaints for clearinghouse review. At a minimum, the Human Relations Commission will assist individuals in completing a "Housing Complaint Form" (HUD-903) if complaint is housing related, and within ten (10) working days forward this to HUD for further action. The Human Relations Commission, however, assumes no legal powers of its own for enforcement purposes. The Human Relations Commission will also refer individuals to other legal, social service, State and or local government bodies, should the complaint not be housing related.

IV. Monitoring - It shall be the responsibility of the City of Albany Planning Department to report all monitoring activities to the Human Relations Commission. All monitoring shall be on a timetable that is appropriate for the particular activity. It should be obvious that as the number and type of activities change so shall monitoring. Concerning present activities . . .

- A. Local real estate firms and landlords may be contacted yearly to initiate support of the Fair Housing Plan by displaying a Fair Housing poster or to encourage continued support.
- B. Local agencies, public and private, and interest groups servicing minorities shall be contacted yearly to keep them appraised of Community Development and Human Relations activities and again to seek their input to better assess whether they are meeting the needs of the community.
- C. In addition to monitoring of defined illegal discrimination activities, monitoring should also include determination of the extent of discrimination against low-income households.

V. Funding and Sources - Staff support needed for administration of this Plan will be funded through Housing and Urban Development Community Development Block Grant monies. All other time, i.e.,

//

C

that of the Human Relations Commission members is on a volunteer basis. Community Development Block Grant monies will also be used to pay for printing, mailing, advertising, and other costs that are deemed appropriate by the City of Albany.

- VI. Future funding sources need not include Housing and Urban Development monies. Local funding may be pursued in the future. It is not evident at this time what the future funding needs will be.
- VII. For more information regarding Fair Housing or particulars of this Plan, please contact:

Jesse M. Smith
City of Albany Planning Department
127 Broadalbin SW
P.O. Box 490
Albany, OR 97321
967-4318

Al Beltram, Chairperson
Human Relations Commission
c/o City of Albany Planning Department
P. O. Box 490
Albany, OR 97321
967-4318

Approved by unanimous vote of the Human Relations Commission on November 19, 1980.