

CHAPTER THREE - HOUSING



3.0 Introduction

Housing is not only an essential human need, but a source of physical, psychological, social, and economic health and stability. Various types of housing including traditional single family housing, multi-family units, mobile or modular homes fulfill that need. The City of Payette contained about 3,200 housing units in 2015. Nearly two-thirds of those units were owner-occupied, with the remainder occupied by renters. The vacancy rate was five percent, an indication of stability in the market.

Survey data for 2015 indicated that: the city’s housing stock is an older one; the traditional single family house is the predominant housing type in the city; the “average” unit contained about five rooms; the median housing value was slightly above \$100,000; and renters paid a higher percentage of their income for housing than owners.

Housing unit forecasts showed that the number of housing units will increase from about 3,200 units in 2015 to an estimated 4,700 units by 2045, an overall increase of almost 50 percent. A steady increase without serious downturns or spikes in the economy was forecast.

The housing component of the Plan addresses the provisions in Idaho’s Planning Act. Additionally, this housing component includes an estimate and provides characteristics of the city’s 2015 housing stock. It also discusses housing topics including age of housing units, housing type, housing size, value, and the amount of income spent for housing. Housing unit forecasts have been prepared for the 2015 to 2045 time-frame at five-year intervals. Goals, objectives, and strategies form the conclusion of the housing component.

3.1 Housing Characteristics - 2010

Methodology

Data contained in Exhibits 2 through 8 are estimates, not actual counts for housing characteristics. Those estimates have been based on the 2015 housing unit estimate prepared for this analysis and on information contained the Census Bureau’s American Community Survey. Because the information in the Exhibits is based on survey information it is subject to some variance.

Payette’s housing inventory consisted of almost 3,100 units in 2010, up from slightly more than 2,800 units in 2000 (Exhibit 1). Over 90 percent of those units, or more than 2,800, were occupied. Most of the occupied units, almost two-thirds of the total, were occupied by their owners. Rental occupancies accounted for slightly more than 1,000 households or about 40 percent of all occupied units. (The Census Bureau definition of a household is those persons who occupy a housing unit.) Almost 300 units of the 2010 housing stock were vacant, representing a vacancy rate of nine percent. About 95 people resided in group quarters, such as nursing homes and dormitories, in 2010.

Exhibit 1: City of Payette Housing Units - 2010

<i>Housing Characteristic</i>	<i>Number Units</i>	<i>Percent Total</i>
Total Housing Units	3,095	100%
Occupied Units (Households)	2,816	91%
Vacant Units	279	9%
Total Occupied Housing Units	2,816	100%
Owner Occupied Units	1,757	62%
Renter Occupied Units	1,059	38%

Sources: Intermountain Demographics, U.S. Census Bureau, American Community Survey - 2015

3.2 2015 General Housing Characteristics

By 2015 Payette’s housing stock reached 3,169 units, an increase of more than two percent since 2010. Occupied units accounted for 95 percent of the housing inventory. The breakdown of owner and renter occupied units remained the same as in 2010. The vacancy rate has been assumed at five percent.

Exhibit 2: City of Payette General Housing Characteristics - 2015

<i>Housing Characteristic</i>	<i>Number Units</i>	<i>Percent Total</i>
Total Housing Units	3,169	100%
Occupied Units	3,010	95%
Vacant Units	159	5%
Total Occupied Housing Units	3,010	100%
Owner Occupied Units	1,872	62%
Renter Occupied Units	1,138	38%

Sources: Intermountain Demographics, U. S. Census Bureau, American Community Survey - 2015

The 2015 housing stock and housing characteristics are an estimate, not a count, of the 2015 inventory. That estimate has been based on the 2010 inventory, the number of residential permits issued by the city in the 2010 to 2015 time-frame, and information contained in the Census Bureau's 2015 American Community Survey. That level of vacancy has been based on a desired vacancy rate for an area. A vacancy rate of five percent allows for choices and mobility in a local housing market.

3.3 Detailed Housing Characteristics - 2015

Exhibits 3 through 8 contain more detailed information about Payette's housing stock. Those Exhibits are based on the 2015 inventory and on results from the American Community Survey.

3.3.1 Year Structure Built - The largest segment of Payette's housing units, about one-fourth of total housing, was built between 1970 and 1979 (Exhibit 3). Nearly 800 units were built in that decade. More than 500 units, about 20 percent of all housing were built before 1940 and are more than 75 years old. More than 10 percent of all housing has been constructed since 2000.

Razing existing housing units to make way for new housing construction is a waste of time, money and materials when rehabilitation may be more efficient. It would be important to preserve as much of the existing housing stock as possible.

Exhibit 3: City of Payette - Year Structure Built - 2015

<i>Year Structure Built</i>	<i>Number Units</i>	<i>Percent Total</i>
2010 to 2015	74	2%
2000 to 2009	299	9%
1990 to 1999	325	10%
1980 to 1989	296	9%
1970 to 1979	783	25%
1960 to 1969	319	10%
1950 to 1959	218	7%
1949 to 1949	305	10%
Pre 1940	550	17%
Total	3,169	100%

Sources: Intermountain Demographics, City of Payette, U. S. Census Bureau, American Community Survey - 2015

3.3.2 Units in Structure - More than two-thirds of all housing took the traditional form of single family detached dwelling units (Exhibit 4). More than 2,100 units were this type. Nearly 400 mobile homes accounted for an additional 12 percent of the city’s housing units. Two or more units in a single structure made up about 15 percent of the city’s total housing stock.

Exhibit 4: City of Payette Units in Structure - 2015

<i>Housing Type</i>	<i>Number Units</i>	<i>Percent Total</i>
1 Unit Detached	2,148	68%
1 Unit Attached	136	4%
2 Units	106	3%
3 or 4 Units	225	7%
5 to 9 Units	25	1%
10 to 19 Units	84	3%
20 or More Units	72	2%
Mobile Home	373	12%
Total	3,169	100%

Sources: Intermountain Demographics, City of Payette, U. S. Census Bureau, American Community Survey - 2015

3.3.3 Number of Rooms in Structure - More than 1,500 housing units, nearly one-half of the city’s total dwellings, contained four or five rooms (Exhibit 5). Those houses having six or seven rooms were the next largest segment of all housing units and accounted for about one-fourth of all the city’s housing. The median number of rooms per unit was 5.1 rooms.

Exhibit 5: City of Payette Number Rooms in Structure - 2015

<i>Number Rooms</i>	<i>Number Units</i>	<i>Percent Total</i>
1	52	2%
2 or 3	313	10%
4 or 5	1,502	47%
6 or 7	823	26%
8 or More	479	15%
Total	3,169	100%

Sources: Intermountain Demographics, City of Payette, U. S. Census Bureau, American Community Survey - 2015

3.3.4 Value - About one-third of the owner-occupied housing units were valued at between \$50,000 and \$99,000 in 2015 (Exhibit 6). An additional 25 percent of Payette’s housing was valued at between \$100,000 and \$149,000. Median housing value in 2015 was \$102,500.

Exhibit 6: City of Payette Housing Value for Owner Units - 2015

<i>Housing Value</i>	<i>Number Units</i>	<i>Percent Total</i>
Under \$50,000	310	17%
\$50,000 to \$99,999	591	32%
\$100,000 to \$149,000	473	25%
\$150,000 to \$199,000	255	14%
\$200,000 to \$299,999	187	10%
\$300,000 and More	56	3%
Total	1,872	100%

Sources: Intermountain Demographics, City of Payette, U. S. Census Bureau, American Community Survey - 2015

3.3.5 Housing Cost as a Percentage of Income - Housing costs for owner households was within market guidelines of not paying more than 25 percent of total income for housing. According to the American Community Survey, more than 90 percent of Payette’s homeowners paid less than 20 percent of their housing (Exhibit 7). Sixty percent of homeowners paid less than 10 percent of their income for housing. Less than 10 percent of homeowners paid more than 30 percent of their monthly income for housing costs.

Exhibit 7: City of Payette Housing Cost As A Percent of Income For Owner Units - 2015

<i>Range</i>	<i>Number Households</i>	<i>Percent Total</i>
Under 10 Percent	1,122	60%
10 to 14 Percent	389	21%
15 to 19 Percent	182	10%
20 to 29 Percent	0	0%
30 to 34 Percent	134	7%
35 Percent and More	45	2%
Total	1,872	100%

Sources: Intermountain Demographics, City of Payette, U. S. Census Bureau, American Community Survey - 2015

Renters generally paid a higher percentage of the income for housing than owners did. Nearly one-half of all renters paid 30 percent or more of their monthly income for a rental unit (Exhibit 8). The largest category of renters, over 400 households, paid in excess of 35 percent of their income for rental units. About 40 percent of renters paid less than 20 percent of their monthly income for housing.

Exhibit 8: City of Payette Rent As A Percent of Income for Rental Units - 2015

<i>Range</i>	<i>Number Households</i>	<i>Percent Total</i>
Under 15 Percent	208	18%
15 to 19 Percent	215	19%
20 to 24 Percent	63	6%
25 to 29 Percent	95	8%
30 to 34 Percent	139	12%
35 Percent and More	418	37%
Total	1138	100%

Sources: Intermountain Demographics, City of Payette, U. S. Census Bureau, American Community Survey - 2015

3.4 Affordable Housing

As a general rule the total annual sum for rent and other housing payments (including utilities) should not exceed 30 percent of gross household income. Lending institutions use a slightly different definition to determine whether housing is affordable for a prospective homeowner: that is, the total annual payment (principal, interest, taxes, and insurance) should not exceed 26-28 percent of the homeowner's gross annual income. Lending institutions also consider the homeowner's total indebtedness, determining that housing costs plus all other indebtedness should not exceed 33-36 percent of the homeowner's income. There are many people who pay more than the 36 percent monthly as rent, but they cannot meet the minimum requirements for home ownership. Nine percent

of the city of Payette’s owner-occupied households (Exhibit 7) and 49 percent of renters (Exhibit 8) pay 30 percent or more of their income for housing units.

In order to serve the local population, it is important to look at housing needs, especially those of low- and moderate-income residents on a broad scale to ensure that a wide array of housing options is available throughout a municipality. Planning is a way to address the potential costs to localities of providing affordable housing and to work toward equitable distribution of the costs of providing necessary services to the residents of a community.

In recent years, new design techniques and tools have been developed to address the issue of adding density to neighborhoods composed of single-family homes. These techniques strive to maintain the character of a neighborhood while using land efficiently and keeping housing affordable. Communities can enact laws that promote these new housing forms. For instance, owners of existing houses can be encouraged to add a second living space, but only permit a single front entrance to help maintain the appearance of a single family dwelling.

Another strategy for increasing density is to allow accessory apartments, or "granny flats," which can be either attached or detached from the primary residential unit on a single-family lot. Not only does this technique increase housing options, but also potentially makes it more affordable for homeowners to live there, as rental income can serve as a source of supplementary income. Some of these type of housing units are described in Section 3.11. Exhibits 9 and 10 describe Payette household incomes from 1979 to 2014, and household income distribution in Payette for 2014.

Exhibit 9: Household Income

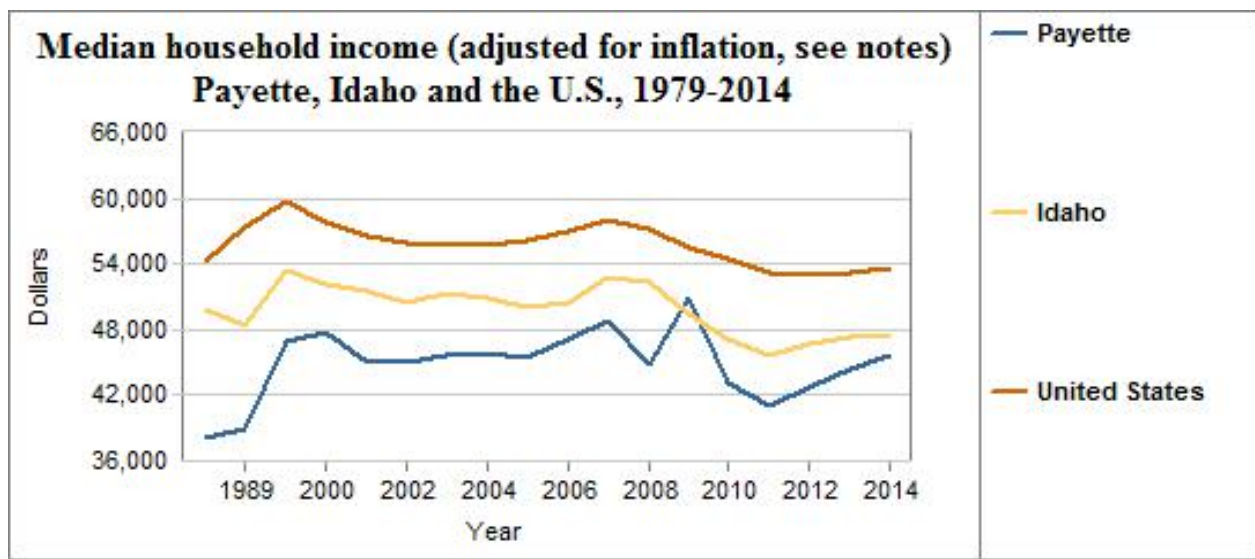


Exhibit 10: Median Household Income Distribution

**Household Income Distribution, Payette city, ID,
2014***

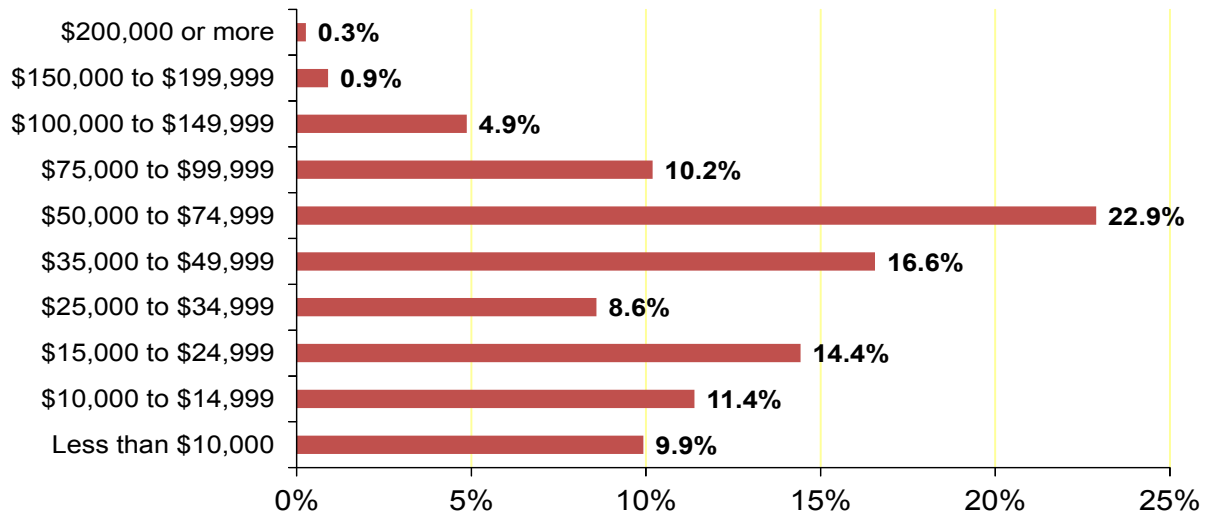


Exhibit 11: Housing Cost Lower than Idaho, but Affordability Issues Remain

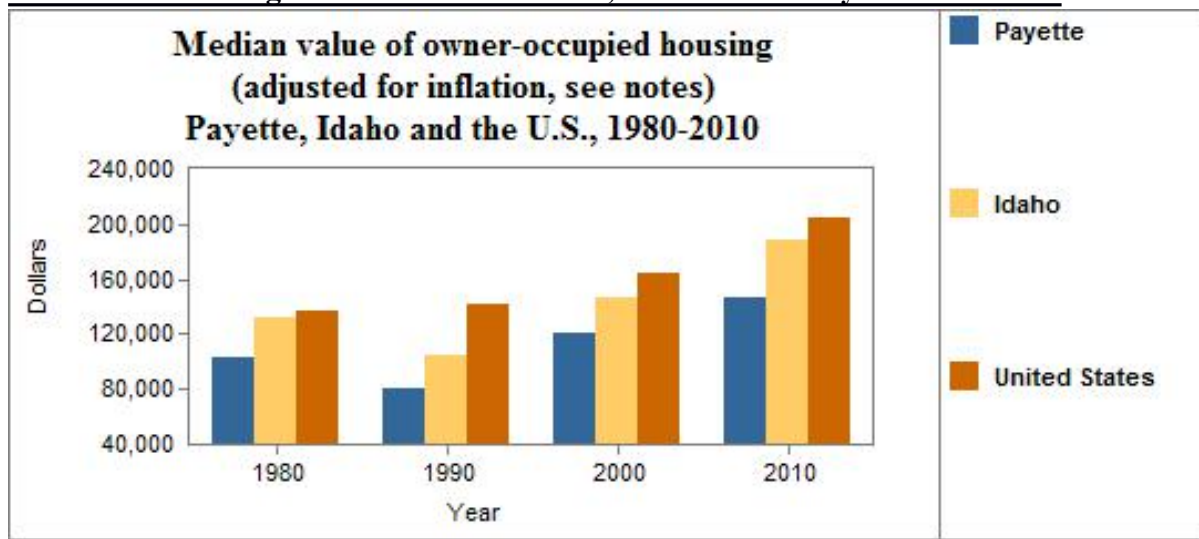
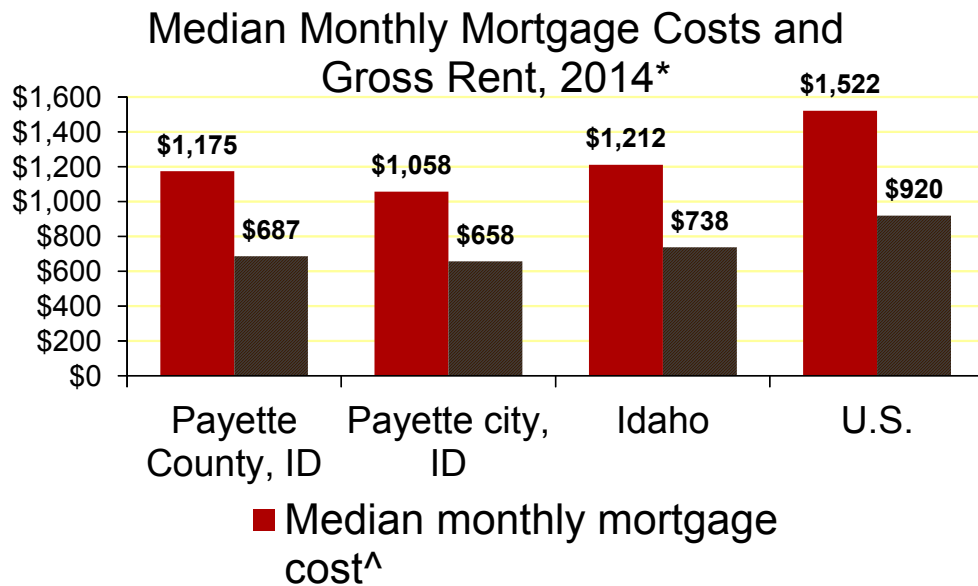


Exhibit 11 describes housing cost comparisons between the City of Payette, state of Idaho and the United States. Exhibit 12 compares monthly mortgages and gross rents between the City of Payette, Payette County, State of Idaho, and the United States. One indicator of the need for affordable housing is that mortgage or rent costs should represent no more than 30 percent of an individual’s gross income. Identifying total living expenses means adding costs such as transportation, food, clothing, medical expenses, all of which can contribute to increased financial burden.

Exhibit 12: Median Monthly Mortgage Costs and Gross Rent, 2014



3.5 Housing Unit Forecast - 2015 to 2045

Payette’s housing stock has been forecast to reach a total of about 4,650 units by 2015 (Exhibit 11). That represents a gain of almost 1,500 housing units or an increase of almost 50 percent. In the short term from 2015 to 2020, nearly 200 units will be added to the city’s housing inventory for a six percent gain. Based on the forecast, the city would need to build an average of 49 units per year.

Exhibit 13: City of Payette Housing Unit Forecast - 2015 to 2045

Year	Housing Units	Difference of Units	Percent Change
2015	3,169	--	
2020	3,367	198	6.3%
2025	3,614	247	7.3%
2030	3,871	257	7.1%
2035	4,127	256	6.6%
2040	4,391	264	6.4%
2045	4,653	262	6.0%

Source: Intermountain Demographics

3.6 Manufactured Homes and Manufactured Homes Communities

During a development public hearing, people may testify that they would not have any concerns regarding the proposed development as long as the development would only have “stick built” housing, i.e.: no manufactured housing units.

Idaho Code 67- 6502 states the purpose of the Local Planning Act. It states the purpose of this “Act shall be to promote the health, safety, and general welfare of the people of the State of Idaho as follows:

- (a) To protect property rights while making accommodations for other necessary types of development such as low-cost housing and mobile home parks.”

In regards to a “Manufactured Housing Community,” Idaho Code 67-6509B states a City or a County “shall not adopt or enforce zoning, community development, or subdivision ordinance provisions, which disallow the plans and specifications of a manufactured housing community solely because the housing within the community will be manufactured housing. Applications for development of manufactured home communities shall be treated the same as those for site-built homes. “Manufactured housing community” means any site, lot or tract of land upon which ten (10) or more manufactured homes may be sited. The manufactured housing community may feature either fee simple land sales or land leased or rented by the homeowner. Manufactured home communities should meet the same requirements as a typical housing development or subdivision.

Manufactured homes should meet certain construction and siting criteria as allowed by the State of Idaho. Manufactured homes design features should be no different from those of a single-family stick built home. According to state law, manufactured homes should be allowed in the city in the same locations as stick built homes. Design features should be considered, including placing the manufactured homes on permanent foundations, having pitched roofs rather than flat roofs, siding and other housing standards similar to those for traditional single-family dwelling units.

Exhibit 14 identifies mobile home park availability in the city of Payette.

Exhibit 14: Established Manufactured Home and Mobile Home Parks - 2017

Name	Number of Units	Address
Payette Mobile Complex	31	N. 6th Street
Northgate Complex	65	1300 N. 9th Street
Whitney Arms Mobile	48	1007 7th Ave. North
Northgate Trailer Park	15	1424 3rd Ave. South
Northgate Park	13	515 S. 11 th Street

Source: City of Payette

3.7 Group Homes

According to the U.S. Census, two percent of the population lives in group quarters. The group quarters data are collected for two categories of facilities: institutional, which includes residences such as correctional facilities, nursing homes, and psychiatric hospitals; and non-institutional, which includes residences such as college dormitories, military barracks, and adult group homes.

These are non-traditional housing units, which the Census identifies as group housing. The city of Payette doesn't have any group homes with the City limits at this time. Genesis, Beverly Hills, and the Cottages provide nursing home facilities that range from beds to assisted living services in Payette.

3.8 Assisted/Affordable Housing

The city has 12 assisted/affordable rental units containing 359 subsidized apartment units (Exhibit 15). Nearly 100 of those units are for senior residents. Programs funding those subsidized units include rural housing rental, Section 8 housing for the elderly, and low income tax credits.

Exhibit 15: City of Payette Assisted/Affordable Housing - 2017

Apartment Name	Type of Housing	Number of Units
Brandon Bay	Family	28
Brent Arms	Family	60
Cole Manor	Family	42
Freedom Village	Family	8
Housing Southwest #2	Senior	12
Kenmare Trace	Family	36
Leisure Village II	Senior	22
Leisure Village IV	Senior	36
Louise Gardens	Family	32
Payette Manor	Family	32
Payette Plaza	Senior	24
Payette Townhouses	Family	27
Total Units		359

Sources: Intermountain Demographics, Affordable Housing Online

3.9 Homelessness

Homelessness is an issue many cities in Idaho face. Traditionally, people identify a homeless person as a single male with a substance abuse problem, but this is not true today. A person is homeless when he or she does not have a regular dwelling unit to live in. Male or female heads of households with children, children, veterans, the elderly, victims of domestic violence, adults with mental or substance abuse issues, adult single females and males and other citizens have been identified as the unsheltered.

In 2011, the US Department of Housing and Urban Development provided two definitions for homelessness:

- a) A Chronically Homeless Person - An unaccompanied homeless individual with a disabling condition, or a family with at least one adult member who has a disabling condition, who has either been continuously homeless for a year or more OR has had at least four episodes of homelessness in the past three years.

- b) The homeless person must have been sleeping in a place not meant for human habitation (e.g. living on the streets) and/or in emergency shelter.

There are a few individuals who are homeless in Payette and this may present issues for the City.

3.10 Fair Housing Act

The Federal Fair Housing Act, passed in 1968 prohibits discrimination in housing on the basis of race, color, national origin, religion, gender, sex, familial status and disability. The Fair Housing Act covers most types of housing including rental housing, home sales, mortgages, and home improvement lending and land use and zoning. There have been various amendments such as the Americans with Disability Act 1988 and the Housing for Older Persons Act of 1995 (HOPA):

www.portal.hud.gov/hudportal/HUD?src=/program_offices/fair_housing_equal_opp/FHLaws

The City of Payette embraces the Fair Housing Act of 1968 and its amendments, and is committed to the policy of affirmatively furthering fair housing within its jurisdiction.

3.11 Housing Types

In 2015 single-family detached housing units accounted for nearly 70 percent of all Payette's housing. Providing housing types other than the traditional single-family house is an option which may be available to the city to reduce the land cost of housing. Those housing options may include:

3.11.1 Patio Homes - This type of housing generally consists of one or two story units sharing a common wall. Some, but not all, of these units may have a small back yard or patio for privacy. Patio homes may be developed in clusters.

3.11.2 Townhouses - Typically, a townhouse consists of a single-family housing unit which is attached to another unit or units. Townhouses are generally built in a linear series of units and have open areas in the front and back. These are owner-occupied units with common walls.

3.11.3 Condominiums - A condominium is a housing unit built in a structure containing multiple housing units. Individual units are owner-occupied while the entire property, including common areas and facilities, is jointly owned by all of the owners. Most condominiums have a homeowners' association to provide maintenance for common areas.

3.11.4 Manufactured Homes - A manufactured home is a single-section or multi-section house that is transported to a homesite and installed. Manufactured homes are constructed entirely in a factory, built to the Federal Manufactured Home Construction and Safety Standards (commonly known as the HUD Code) which took effect in 1976.

3.11.5 Senior Housing/ Independent Care Facilities - Each of us is unique, so no single type of living arrangement will fit everyone's needs. There are a variety of senior housing options available to fit different individuals' needs and desires.

3.11.5.1 Independent Senior Living Communities - Also known as retirement communities, senior living communities or independent retirement communities, these communities have housing designed for seniors 55 and older. Independent senior living residents are permitted to use third-party home health care services to meet additional needs.

3.11.5.2 Independent Living - Independent living communities provide no assistance. In other cities, these communities, also known as retirement homes, do not provide supportive services or help with activities of daily living.

3.11.5.3 Assisted Living - Assisted living refers to a special combination of housing, personalized supportive services, and health-related care designed to respond to the individual needs of those who require help with the activities of daily life.

3.11.5.4 Continuing Care Retirement Communities (CCRCs) - CCRCs offer transition between several levels of care, including independent living, assisted living, and skilled nursing care.

3.11.5.5 Nursing Homes - Nursing homes provide 24-hour skilled care for residents with chronic or short-term conditions that require medical and nursing care. Patients generally rely on assistance for most or all activities of daily life.

3.11.6 Downtown Housing - Housing located in the downtown core, either within an existing commercial structure or independently.

3.11.7 Granny Flats

3.11.7.1 - An apartment that is adjacent to the main living quarters of a house.

3.11.7.2 - A self-contained living area within a single-family home, as for an aging parent.

3.11.7.3 - Because a granny flat is fully self-contained, this type of unit will usually contain the following rooms: a bedroom and bathroom (usually just one); a kitchen or kitchenette; a living area; and a laundry area, either separate or contained with the bathroom or kitchen.

3.12 Other Housing Developments Tools

3.12.1 Infill Development - Infill development may be defined as the development of vacant land or the re-development of under-utilized parcels of land within city boundaries. The advantage of infill development is that current infrastructure may be used instead of extending those services.

3.12.2 Zero Lot Lines - Zero lot line housing units are constructed without a side yard setback on one side of a lot. Zero lot line development allows for higher densities and may result in a savings to the home buyer.

3.12.3 Mixed Use Development - Mixed use development allows for properties to be developed with a variety of uses (such as residential, commercial, and office) on an individual lot or within a single building. The advantages of mixed use are to provide higher densities, provide more walkability within a city, and reduce traffic.

3.13 Subdivisions

A subdivision may be defined as the division of land into lots for further development. Subdivision regulations control how land is divided into smaller parcels. Generally, subdivisions are for residential development, but land also may be subdivided into commercial, office, or industrial parcels. A business park is land subdivided for commercial or office purposes. Subdivision regulations are enacted to ensure that individual lots and their accompanying infrastructure are designed to professional standards.

3.14 Future Conditions

Forecasted housing needs for the city of Payette indicate that 1,500 additional dwelling units will be required in the next 30 years to accommodate the addition of nearly 5,600 new residents. At an average urban housing density of three units per acre, approximately 700 additional acres will be converted to residential land use. Current market indications suggest that many of the future new city residents will favor smaller homes and/or require special needs housing.

3.15 Conclusion

The city of Payette's housing stock increased by about 260 units from 2000 to 2010. The number of units added to the city's housing inventory slowed to about 75 units from 2010 to 2015 due in part to the effects of the national recession. Housing tenure, either owner or renter occupied, remained nearly constant. The number of vacant units has been forecast to decline from about nine percent to a more normal market rate of five percent.

The 2015 housing stock is an older one with most units constructed between 1970 and 1979. Most (nearly 70 percent) of those units were the traditional single family house on an individual lot. The "average" unit contained about five rooms, with a median value of slightly more than \$100,000.

Renters paid a higher portion of income for their unit than owners. Nearly one-half of all renters paid 30 percent or more of their income for housing while 10 percent of all owners paid that amount. Paying 30 percent or more of a household's income for housing is considered excessive.

Forecasts prepared for this analysis indicate that Payette's housing inventory will increase from 3,200 housing units in 2015 to more 4,600 units by 2045. That change represents a gain of about 1,500 units for an increase of 50 percent, but with a five percent vacancy rate there is a current need for more renter and owner occupied dwelling units.

Creating an adequate supply and variety of housing options can free household wealth to meet other needs and enable individuals and families to build savings to ensure their financial stability. This in

turn helps reduce resident turnover, helps recruit and retain employees for local businesses, improves the physical and mental health of families, enhances the educational attainment of their children, and frees funds for use in other sectors of the local economy.

3.15 HOUSING GOALS, OBJECTIVES AND POLICIES

GOAL 1: Support the development, construction, preservation, and availability of safe, decent, sanitary, and distinctive housing for all Payette residents, and contribute to the development of strong neighborhoods and thriving, viable, healthy city.

OBJECTIVES AND STRATEGIES FOR DEVELOPMENT PATTERNS

OBJECTIVE 1: Maintain an adequate supply of housing types.

STRATEGY 1: Encourage a variety of housing options.

a. Increase the number of residential rental units.

b. Provide housing options for the aging population.

STRATEGY 2: Support mixed-use development.

OBJECTIVES AND STRATEGIES FOR HOUSING DEVELOPMENT

OBJECTIVE 2: Encourage the development of a diverse housing stock.

STRATEGY 1: Develop policies to incorporate a mix of residential housing types in residential areas.

STRATEGY 2: Consider accessory residential structures as a means to increase the number of affordable dwelling units.

STRATEGY 3: Encourage developers to integrate a wide variety of housing types, sizes, and price points into their developments.

OBJECTIVES AND STRATEGIES FOR INFILL DEVELOPMENT

- OBJECTIVE 3:** Encourage infill development.
- STRATEGY 1: Develop policies for infill housing development.
- STRATEGY 2: Determine the housing capacity within the infill areas.

OBJECTIVES AND STRATEGIES FOR EXISTING HOUSING STOCK

- OBJECTIVE 4:** Improve the existing housing stock.
- STRATEGY 1: Support programs that assist with repair and maintenance of existing dwelling units.
- STRATEGY 2: Encourage the use of housing programs to assist in home improvements.

OBJECTIVES AND STRATEGIES FOR EXISTING HOME OWNERSHIP

- OBJECTIVE 5:** Encourage the citizens of Payette to take part in housing programs that encourage home ownership, housing rehabilitation, and home maintenance.
- STRATEGY 1: Partner with area agencies that conduct workshops on home ownership, housing rehabilitation, and home maintenance.

OBJECTIVES AND STRATEGIES FOR FAIR HOUSING

- OBJECTIVE 6:** Support the Fair Housing Act.
- STRATEGY 1: Work with the Fair Housing Forum and other appropriate agencies to better understand the Fair Housing Act.
- STRATEGY 2: Encourage citizens to attend Fair Housing training as part of Fair Housing Month in April.
- STRATEGY 3: Elected and appointed City officials and City staff should attend Fair Housing training opportunities.