

RESOLUTION 2013-07

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CLEAR LAKE SHORES, TEXAS,  
APPROVING ITS FAIR HOUSING POLICIES WITH REGARD TO THE FAIR HOUSING ACTIVITY  
STATEMENT-TEXAS(FHAST)**

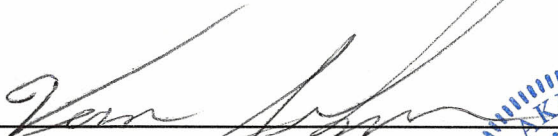
**WHEREAS**, the City Council of the City of Clear Lake Shores desires to develop a viable urban community, including decent housing and a suitable living environment and expanding economic opportunities, principally for persons of low/moderate income; and

**WHEREAS**, the City Council supports and affirmatively furthers fair housing; and

**NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF CLEAR LAKE SHORES, TEXAS:**

1. That the City's Fair Housing Policies with regard to its Fair Housing Activity Statement-Texas(FHAST) is hereby approved by the City Council.
2. That the City Council directs and designates the Mayor as the City's Chief Executive Officer and Authorized Representative to act in all matters in connection with these policies.

Passed and Approved this 16th day of April 2013.

  
\_\_\_\_\_  
Vern Johnson, Mayor  
City of Clear Lake Shores



Attest:

  
\_\_\_\_\_  
Asst. City Secretary

## City of Clear Lake Shores Fair Housing Policies

The following fair housing policies are intended to complement the City's Fair Housing Activity Statement-Texas (FHAST) and to provide its citizens with fair and equal treatment under the fair housing laws.

### **Affirmatively Furthering Fair Housing through an Anti-NIMBYism Action Plan**

NIMBY (Not In My Back Yard) attitudes are many times fostered by fear that property values and neighborhoods may deteriorate by the construction of affordable housing. The City recognizes that property owner's should be able to protect their values and neighborhood social fabric but also recognizes the need for quality affordable housing. In the interest of fair and equal treatment for all of its citizens, the following plan will be used to assist developers and residents coming to reasonable agreement about quality affordable housing development. The City will:

- Work with local officials, editorial boards, religious and civic organizations and other community leaders to initiate education programs about affordable housing.
- Seek opportunities to present information to community organizations by requesting to be placed on their meeting agendas.
- Include visits to affordable housing units as part of an education program.
- Answer all questions about affordable housing.
- Talk with local neighborhood leaders, including elected representatives, and set up neighborhood meetings.
- Set up a liaison committee consisting of advocates, residents of affordable housing units, and neighborhood residents to discuss issues.
- Identify affordable housing target areas where the community supports development and where the City has worked with community groups. The City with consensus from the community and through future City Council action, may potentially use its resources to assist the development of multi-family affordable housing.

### **Affirmatively Furthering Fair Housing through Infrastructure Planning and Development**

- The City will consider limiting the concentration of infrastructure improvements like waste water treatment, solid waste disposal, or similar necessary but not desirable infrastructure projects in residential areas where there are concentrations of protected classes of the fair housing laws.
- The City, when working in low to moderate income areas to replace roads or other infrastructure, will consider making application for additional sources of funding to provide assistance to repair substandard housing associated with the project (i.e., TDHCA or HUD).

- Most infrastructure projects take into account items like curb cuts, sidewalks, hearing and visually impaired indicators at intersections. When approving federally and non-federally funded projects, similar special accessibility needs construction and will be required for all infrastructure improvements.

### **Affirmatively Furthering Fair Housing through Development Regulations**

- The City, when using CDBG Disaster Recovery funds, will offering expedited permitting and review processes for affordable housing projects within high opportunity target zones
- For affordable housing in the flood plain, the City will provide clear standards that allow for proper elevation, or relocation and that also allows for visit-ability/special needs considerations consistent with state and federal law
- In accordance with Texas Government Code 2306.514 for federally funded housing construction, the City will consider 1) establishing point incentives for affordable housing developers to create an increased set-aside of housing units for persons with disabilities or persons who are elderly without violating the existing TDHCA Integrated Housing Rule; 2) providing point incentives for units in proximity to medical facilities for competitive programs using federal funds; and 3) requiring new housing built with federal funds to be built with structures that allow for accessible features, regardless of whether the original occupant needs the features, as called for by state law.

### **Affirmatively Furthering Fair Housing through Public Information**

- The City will publish on its website its support for affirmatively furthering fair housing.
- The City will also publish on its website its contact person and a method for reporting noncompliance of fair housing laws to the Texas Department of Housing and Community Affairs (TDHCA) and to the U. S. Department of Housing and Urban Development (HUD).