
**Policy Number 13.1
Fair Housing**

Purpose of Policy: This policy strives to advance its commitment to inclusion and equity of fair housing and to further the goal of creating a vibrant, safe, and healthy community where all residents will thrive.

Introduction

Title VIII of the Civil Rights Act of 1968, with the Fair Housing Amendments Act of 1988, is called the Fair Housing Act. The Fair Housing Act prohibits discrimination based on protected class and deals with the sale, rental, or financing of housing, as well as any advertisements or statements with respect to housing. The City of Minnetonka, as a recipient of federal community development funds under Title I of the Housing and Community Development Act of 1974 is obligated to certify that it will affirmatively further fair housing. This policy applies to all forms of housing as defined within the federal Fair Housing Act and Minnesota Human Rights Act.

Policy Statement

It is the policy and commitment of the City of Minnetonka to ensure that fair and equal housing opportunities are available to all persons in all housing opportunities and development activities funded by the city regardless of race, color, religion, sex, sexual orientation, marital status, status with regard to public assistance, creed, familial status, national origin, or disability. This is done through external policies to provide meaningful access to all constituents as well as fair housing information and referral services; and through internal practices and procedures that promote fair housing and support the city's equity and inclusion goals.

External Practices

Intake and Referral. The city council designates the community development director as the responsible authority for the intake and referral of all fair housing complaints. At a minimum, the community development director will be trained, or will designate community development staff to be trained, in state and federal fair housing laws, the complaint process for filing discrimination complaints, and the state and federal agencies that handle complaints. The date, time, and nature of the fair housing complaint and the referrals and information given will be fully documented. The community development director will advise the city council on city programs and policies affecting fair housing and raise issues and concerns where appropriate.

Meaningful Access.

- **Online Information:** The city will display information about fair housing prominently on its website. The website will include links to various fair housing resources, including the Department of Housing and Urban Development, Minnesota Department of Human Rights, Mid-Minnesota Legal Aid, and others as well as links to state and federal fair housing complaint forms. In addition, the city will link the State of Minnesota's Olmstead Plan and provide the City of Minnetonka's Reasonable Accommodation ordinance on its website.

- In-Person Information: Upon request, the city will provide in-person fair housing information including:
 - A list of fair housing enforcement agencies;
 - Frequently asked questions regarding fair housing law; and
 - Fair housing complaint forms for enforcement agencies.

Languages.

The city is committed to providing information in the native languages of its residents. Upon request, the city will make reasonable efforts to provide translation services.

Internal Practices

The city commits to the following steps to promote awareness and competency regarding fair housing issues in all of its government functions:

- Staff and Officials Training: The city will continue to train its staff and officials on fair housing considerations as training opportunities become available.
- Housing Analysis: The city will review its housing periodically to examine the affordability of both rental and owner-occupied housing to inform future city actions.
- Code Analysis: The city will review its municipal code periodically, with specific focus on ordinances related to zoning, building, and occupancy standards, to identify any potential for disparate impact or treatment.
- Project Planning and Analysis: City planning functions and development review will consider housing issues, including whether potential projects may perpetuate segregation or lead to displacement of protected classes.
- Affirmatively Furthering Fair Housing: As a member of the Urban Hennepin County CDBG Consortium the city agrees, through the consortium, to participate in the Regional Analysis of Impediments. Through the consortium, the city will continue to support and participate in the Fair Housing Implementation Council (FHIC), an ad hoc coalition of jurisdictions and others working together to affirmatively further fair housing. The city will review the recommendations from the analysis for potential integration into city planning documents, including the comprehensive plan and other related documents.

Adopted by Resolution No. 2018-149
Council Meeting of Nov. 26, 2018