

The federal Department of Housing and Urban Development (“HUD”) has site and neighborhood standards for the development of housing using federal funds to facilitate and further compliance with Title VI of the Civil Rights Act of 1964, the Fair Housing Act, Section 504 of the Rehabilitation Act of 1973, various Executive Orders and implementing regulations.

In compliance with HUD site and neighborhood standards, sites must meet the following requirements:

- The site must not be located in an area of minority concentration unless sufficient, comparable opportunities exist for housing for minority elderly households or minority disabled households in the income range to be served by the proposed project outside areas of minority concentration or the project is necessary to meet overriding housing needs that cannot be met in that housing market area.
- The neighborhood must not be one that is seriously detrimental to family life or in which substandard dwellings or other undesirable conditions predominate, unless there is actively in progress a concerted program to remedy the undesirable conditions.
- The housing must be accessible to social, recreational, educational, commercial, and health facilities and services, and other municipal facilities and services that are at least equivalent to those typically found in neighborhoods consisting largely of unassisted, standard housing of similar market rents.

Compliance with HUD site and neighborhood standards includes a quantitative and qualitative review of the site. Demographics for the Census tract in which the site is located are reviewed, including most importantly the percentage of people in poverty and the percentage of people of color. Maps for these two demographic measures are attached, evaluating the percentages for each Census tract against the City-wide average. Additionally, a site is evaluated for access to social, recreational, educational, commercial, and health facilities and services, and other municipal facilities. However, a site may be found to meet HUD site and neighborhood standards if there is a comprehensive plan for a transformational redevelopment of the area that will substantially alter the demographics and accessible facilities and services in the area.

The full HUD site and neighborhood standards can be reviewed at 24 CFR § 891.125



