

*How are protected classes impacted by zoning provisions?*

*What are the trouble spots in our zoning code?*

*Do our codes and ordinances expose us to unnecessary legal risk?*

*Could a few simple revisions head off potential Fair Housing litigation?*

## ***The Fair Housing Act and Disparate Impact: Implications for Zoning, Land Use and Building Codes***

Last year's new federal regulation regarding the Fair Housing Act's Discriminatory Effects Standard resulted in increased scrutiny and heightened implications for local governments regarding building codes and zoning ordinances. Under this regulation, local governments can find themselves challenged or faced with significant litigation, as a result of disparate impact standards.

### WFN Consulting's Zoning Risk Analysis Matrix

The WFN Matrix evaluates land use and zoning issues and their potential contribution to disparities in access to opportunity, segregation and racially-concentrated areas of poverty. Assessed against 18 separate and distinct fair housing criteria, applicable to land use and zoning practice and policy, a municipality's zoning code is assigned a risk score representative of its probability for imposing an impediment to fair housing choice. This allows a local government to objectively analyze the current status of its zoning code and provides a helpful guide that points out where legislative changes may be in order.

As communities are held to standards well beyond discriminatory *intent*, it is imperative that other policies that might impact protected classes are addressed. WFN consultants can provide tools and techniques to create robust Fair Housing compliance protocols.

**Let us show you how. Contact WFN Consulting to schedule your Fair Housing consultation today!**

### **ABOUT WFN CONSULTING**

WFN offers a variety of products and services including housing studies and assessments, Consolidated and Comprehensive Planning documents, expert stakeholder engagement and citizen participation activities, meeting all facets for successful program planning and implementation.



**INTERPRETING THE  
FAIR HOUSING ACT**



**DATA COLLECTION  
& ASSESSMENT**



**STAKEHOLDER  
ENGAGEMENT**



**PLAN INTEGRATION  
& IMPLEMENTATION**



**FAIR HOUSING  
CHECKLIST**