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Affirmatively Furthering Fair Housing

What is Affirmatively Furthering Fair Housing?

Affirmatively furthering fair housing (AFFH) means actively working to ensure that everyone has a fair opportunity to find a safe, stable, and affordable home in the community they choose. It goes beyond preventing discrimination. It requires communities to look honestly at where housing opportunities exist, who has access to them, and what barriers may be preventing people—particularly people who have historically faced discrimination or exclusion—from living in neighborhoods with good schools, jobs, transportation, services, and other resources.

Affirmatively furthering fair housing also means taking meaningful steps to address those barriers and expand housing choices and opportunity. This can include creating more affordable homes in high-opportunity areas, investing in communities that have experienced disinvestment, protecting residents from displacement, and ensuring that housing policies and public investments expand opportunity rather than reinforce patterns of segregation and exclusion. At its core, it is about using public policy intentionally to make our communities more equitable, inclusive, and accessible to everyone.

Watch this 3 minute video, [What Is Affirmatively Furthering Fair Housing?](#)

This resource library is designed to help you understand some of the key issues around affirmatively furthering fair housing: why it's necessary, the laws that enforce it, and how that's playing out over time. Whether you have just a few minutes or want to take a deep dive, this library is for you!

What's Inside

The library is divided into three sections. Each section holds videos, podcasts, articles, and book recommendations, so you can choose how you want to engage with the material. The sections are:

Segregation, Exclusion, & Discrimination in Housing



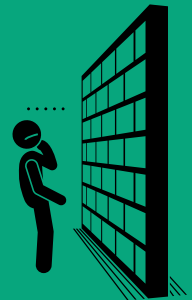
State & Federal Fair Housing Policies



AFFH in Action: Where Do We Go from Here?

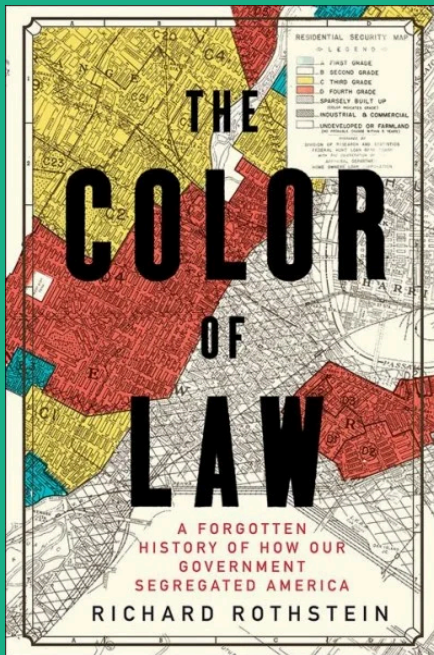


Segregation, Exclusion, & Discrimination in Housing



Who gets to call the Bay Area home? Generations of decisions about where homes could be built, who could buy them, and which neighborhoods received investment helped shape the region we know today. Those decisions continue to influence who can find a home here and the opportunities available to them.

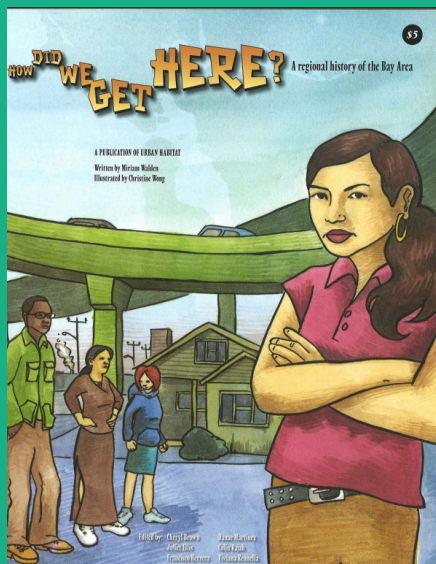
This collection of interviews, readings, interactive maps, and local histories explores how policies at every level of government, alongside private discrimination, created and reinforced today's housing inequities. Together, these resources help explain the roots of segregation and exclusion in the Bay Area and the work needed to address their lasting effects.



Book cover, The Color of Law by Richard Rothstein

The Color of Law by Richard Rothstein documents how government policies and practices deliberately created and reinforced racial segregation in housing, particularly by restricting where Black families could live and limiting their access to homeownership and wealth-building opportunities.

- [Segregated By Design Video](#) (18 minutes)
- [A 'Forgotten History' Of How The U.S. Government Segregated America](#) Podcast (35 minutes) & transcript
- [In Conversation with Richard Rothstein, Author of The Color of Law](#) Video (1 hour)
- [Menlo Park Color of Law Presentation](#), Stanford Housing Equity Project slides (Menlo Park/Peninsula specific)
- **Purchase the book** [The Color of Law: A Forgotten History of How Our Government Segregated America](#)



Comic book cover, How Did We Get Here? A Regional History of the Bay Area

Written by Miriam Walden
Illustrated by Christine Wong

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Additional Resources:

- [How Did We Get Here? A Regional History of the Bay Area](#), Urban Habitat (comic book)
- [Housing Herstory Graphics Timeline](#), from EBHO's Leadership Academy (East Bay Specific)
- [Bay Area Equity Atlas](#) San Francisco Foundation, PolicyLink, and the University of Southern California Equity Research Institute (interactive tool)
- [Census Dot Map](#) (interactive tool)
- [Single-Family Zoning Maps](#), Othering and Belonging Institute (interactive tool)

Books:

- [White Space, Black Hood: Opportunity Hoarding and Segregation in the Age of Inequality](#), by Sheryll Cashin
- [The Failures of Integration: How Race and Class Are Undermining the American Dream](#), by Sheryll D. Cashin
- [Stuck: How the Privileged and the Propertied Broke the Engine of American Opportunity](#), by Yoni Appelbaum
- [The Sociology of Housing: How Homes Shape Our Social Lives](#), Edited by Brian J. McCabe and Eva Rosen

State & Federal Fair Housing Policies



What current governments policies are meant to address inequity in housing? Affirmatively Furthering Fair Housing (AFFH), which was first established through the Fair Housing Act of 1968, is the name for a series of related state and federal policies which require different levels of government to address segregation and expand access to opportunity. California's AFFH laws place specific requirements on every city and county in the Bay Area to proactively address issues of housing inequity.

This collection of videos, explainers, and state guidance introduces AFFH and the policies that define it at the local, state, and federal levels. These resources trace changes in federal policy, explain California's state-wide mandates, and describe how fair housing responsibilities shape local housing decisions. Together, they help clarify what public agencies are expected to do and give residents a foundation for understanding the commitments their communities must make.



California Department of Housing
and Community Development

Affirmatively Furthering Fair Housing

Guidance for All Public Entities and for Housing Elements
(April 2021 Update)



California's Department of Housing & Community Development provides guidance to towns, cities, and counties on how to implement the AFFH law.

Federal AFFH Law

- [What is Affirmatively Furthering Fair Housing?](#) Video (3 minutes)
- [Affirmatively Furthering Fair Housing.\(AFFH\) SV@Home](#) webpage
- [Making Our Communities Stronger Through Fair Housing](#) Weekly Address, Obama White House Video (3 minutes)
- [Why the Affirmatively Furthering Fair Housing Rule Matters](#) National Alliance to End Homelessness blog
- [Secretary Turner Repeals Biden AFFH "Zoning Tax"](#) Fox News Video (4 minutes)
- [AFFH Interim Final Rule and Proposed Revision to Equal Access Rule](#) National Low Income Housing Coalition blog

California AFFH Law

- [Fact Sheet on AB 686, California's 2018 AFFH Law](#) (2 pages)
- [California Housing & Community Development's AFFH Guidance](#) (96 pages)
- [Deep Dive on Affordable Housing: Fair Housing](#), SV@Home Video (1 hour, 20 minutes)
- [Housing Elements](#) Housing Leadership Council of San Mateo County webpage

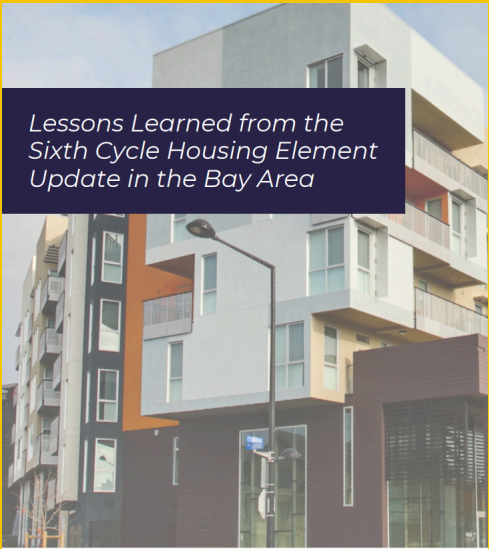
Turning fair housing commitments into local change



How far has AFFH policy gotten us, and what more can neighbors do to realize the promise of fair housing in our communities? Across the Bay Area, residents,

advocates, and local leaders are working to translate housing plans into policies and decisions that shape who can live here. Their experiences reveal both opportunities for progress and work still to be done.

This collection of interactive tools, reports, and local examples explores those efforts. The Housing Readiness Report helps residents examine local housing policies, while the PBF Playbook and examples from EBHO highlight approaches to making change. Together with resources on housing and land justice, they offer starting points for evaluating local progress and advocating for next steps.



Lessons Learned from the Sixth Cycle Housing Element Update in the Bay Area

February 27, 2024
East Bay Housing Organizations



EBHO's report captures insights from the implementation of new housing laws, including AFFH, in San Mateo County.

Primary Curriculum

- [Who Gets to Live Here? Fair Housing and the Bay's Future](#) Video (1 hour, 30 minutes)
- [Affirmatively Furthering Fair Housing in Action](#) (slides)
- [A Model for Equitable Housing Solutions and Innovation](#) Partnership for the Bay's Future (report)

Additional Resources

- [Sixth Cycle Housing Element Report](#) East Bay Housing Organizations (blog post)
- [Affirmatively Furthering Fair Housing in Concord](#) EBHO (blog post)
- [Housing Futures and Land Justice](#) PolicyLink (blog post)
- [Housing Readiness Report](#) Partnership for the Bay's Future (interactive tool)

Questions? Contact Us

**In Santa Clara County, contact
SV@Home**

Email: info@siliconvalleyathome.org

Website: siliconvalleyathome.org

**In San Mateo County, contact
Housing Leadership Council (HLC)
San Mateo County**

Email: info@hlcsmc.org

Website: hlcsmc.org

**In Alameda and Contra Costa
Counties, contact East Bay Housing
Organizations (EBHO)**

Email: staff@ebho.org

Website: ebho.org

**In Sonoma and Napa Counties,
contact Generation Housing (Gen H)**

Email: info@generationhousing.org

Website: generationhousing.org