**Background Information:**
The Civil Rights Act of 1968, Title VIII, commonly known as the Fair Housing Act of 1968 (42 U.S.C. 3601) states that it is the policy of the United States to provide fair housing throughout the country. This Act prohibits discrimination in the sale or renting of housing, the financing of housing, or in the provision of brokerage services, including or otherwise making unavailable or denying a dwelling to any person because of race, color, religion, sex, national origin, disability or familial status.

Nationally, fair housing and impediments to fair housing are monitored by the US Department of Housing & Urban Development (HUD). HUD’s fundamental fair housing goal is to make fair housing choice a reality through proactive planning and intervention. HUD mandates fair housing planning through the Community Development Block Grant (CDBG) and Home Investment Partnership Program (HOME) requirements.

Each grantee that receives CDBG and HOME funding under Title I of the Housing & Community Development Act is required to further fair housing and fair housing planning by conducting an Analysis of Impediments to Fair Housing Choice (AI) in areas within its jurisdiction.

The purpose of the AI is to:

- Serve as the substantive, logical basis of fair housing planning
- Provide essential and detailed information to policy makers, administrative staff, housing providers, lenders, and fair housing advocates
- Assist in building public support for fair housing efforts

The AI is a review of impediments to fair housing choice in the public and private sector.

Impediments to fair housing choice are:

- Any actions, omissions, or decisions taken because of race, color, religion, sex, disability, familial status, or national origin which restrict housing choices or the availability of housing choices
- Any actions, omissions, or decisions which have the effect of restricting housing choices or the availability of housing choices on the basis of race, color, religion, sex, disability, familial status, or national origin."