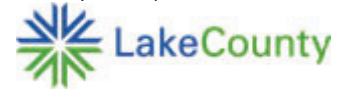


Dominic Strezo

Community Development Administrator



500 West Winchester Road, Unit 101  
Libertyville, IL 60048-1371  
Phone 847.377.2132  
dstrezo@lakecountyl.gov

# Annual State of Fair Housing Report 2025

## Introduction

Lake County is reaffirming its commitment to eliminating housing discrimination on the 57th anniversary of the Fair Housing Act of 1968. The Fair Housing Act remains a cornerstone of housing policy, crucial in promoting equal opportunities and preventing discrimination based on race, color, national origin, religion, sex, familial status, and disability.

The Lake County Strategic Plan prioritizes Healthy and Inclusive Communities. The County is actively working to accomplish this by removing barriers to housing, addressing racial and ethnic segregation, and ensuring accessibility for individuals with disabilities. Systemic inequalities persist and are contributing to an overall lack of affordable housing. This commitment is not only vital for the well-being of residents but also strengthens the foundation for a thriving economy, benefiting families and businesses across the County. As part of the broader movement toward eliminating impediments to fair housing choice, Lake County continues to work towards a society where all residents—regardless of background or ability—have the opportunity to live, work, and prosper without facing discrimination.

While celebrating milestones like the 57th anniversary of the Fair Housing Act, sustained commitment and action are necessary for lasting change. By extending this commitment to all programs and housing development activities funded or administered by Lake County, the County actively aligns its initiatives with the principles of non-discrimination and equity.

Lake County's commitment to providing an annual Fair Housing Report underscores its dedication to openness, accountability, and ongoing progress in the pursuit of fair and equitable housing opportunities for all residents.

## Lake County Demographics

The 2013-2023 Census data charted below represent the most recent available data related to Fair Housing protected classes.

#	Federal Protected Class	2013 Data	2023 Data
1.	Race	White Non-Hispanic 80.3% Black or African American Non-Hispanic 6.8% Asian 6.6% Hispanic or Latino (of any race) 20.7% Other 3.3% Two or more 2.8%	White Non-Hispanic 60.2% Black or African American Non-Hispanic 6.1% Asian 8.8% Hispanic or Latino (of any race) 25.1% Other 10.9% Two or more 12.9%
2.	Color	White Non-Hispanic 80.3% Black or African American Non-Hispanic 6.8% Asian 6.6% Hispanic or Latino (of any race) 20.7% Other 3.3% Two or more 2.8%	White Non-Hispanic 60.2% Black or African American Non-Hispanic 6.1% Asian 8.8% Hispanic or Latino (of any race) 25.1% Other 10.9% Two or more 12.9%
3.	Religion	No quantifiable change	No quantifiable change
4.	Nation Origin	No quantifiable change	No quantifiable change
5.	Sex (gender)	No quantifiable change	No quantifiable change
6.	Familial Status	Female householder, no spouse, with children under 18 6.4%	Female householder, no spouse, with children under 18 4.2%
7.	Disability	8.0%	10.5%

Source: American Community Survey

## Lake County Fair Housing Complaints

The chart below shows fair housing complaints files in Lake County from 2014 to 2024. The number of cases involving individuals with disabilities underscores the need for better accommodations and accessible housing. Additionally, the rise in cases related to source of income discrimination reveals a need for strategies to address this issue. These trends provide valuable insights to help policymakers, housing agencies, and community organizations develop targeted interventions, allocate resources effectively, and work together to create a more equitable and accessible housing environment in Lake County.

**State and Federal Fair Housing Complaints Filed in Lake County  
2014 through February 2024**

Year	HUD	IDHR
2014	26	11
2015	14	26
2016	2	9
2017	7	4
2018	9	8
2019	12	9
2020	*	5
2021	7	34
2022	*	24
2023	*	8
2024	*	28

\*Indicates that the data is not available

In January 2025, Disabilities Right Advocates (DRA), a national nonprofit disability rights legal center, filed the largest [housing discrimination case](#) in Illinois history against 165 real estate agents, brokerage firms, and landlords alleging they illegally discriminated against low-income families who sought to use Housing Choice Vouchers. The complaint followed an undercover investigation completed by housing watchdog group Housing Rights Initiative (HRI) who posed as prospective tenants with Section 8 vouchers. HRI found that voucher holders were explicitly discriminated against approximately 36% of the time. The investigation included [properties](#) located in Lake County. The final report and decision from the Illinois Department of Human Rights (IDHR) is not likely to be issued in the near future, Lake County will continue to monitor progress.

### **Current Strategies**

Lake County continues to partner with Prairie State Legal Services (PSLS) to promote fair housing and address discrimination. This collaboration takes a comprehensive approach to supporting vulnerable residents and tackling housing issues. During Program Year 2024 (PY24), PSLS received approximately 35 requests for representation related to fair housing complaints. The cases primarily focused on representation for protected classes such as disability, race, and source of income.

In PY24, Lake County allocated Community Development Block Grant (CDBG) funds to support PSLS fair housing testing and investigation. PSLS conducted 15 rental tests addressing allegations of discrimination based on race and source of income. Of the tests conducted, four supported allegations of discrimination, ten did not, and one was inconclusive. CDBG grant funded activities also included PSLS lead housing and outreach training to housing and human service providers. Education is essential for promoting awareness and understanding of fair housing laws among those involved in housing and support services. Recently, PSLS presented at the Waukegan Housing Authority's briefing sessions for housing voucher holders. Topics included starting a lease, tenant rights during the rental period (such as repairs and evictions), and an overview of fair housing laws. A total of 990 individuals attended these trainings.

Lake County is maintaining an ongoing commitment to achieving the action plan goals aimed at addressing impediments to affirmatively further fair housing. The dedication to combating discrimination, overcoming patterns of segregation, and fostering inclusive communities reflects a proactive approach to creating a more equitable and accessible housing environment for all residents.