

2014 Analysis of Impediments to Fair Housing Choice

PUBLIC SECTOR IMPEDIMENTS	
Impediment 1.	The County does not have a comprehensive, long-term strategy for fair housing education for existing residents, potential residents, businesses, and officials in County. Consequently, there is a lack of awareness of fair housing laws.
Impediment 2.	The County has not developed a fair housing policy statement or fair housing ordinance that applies to incorporated and unincorporated areas.
Impediment 3.	Developments that require approval from the County or municipalities are not asked to demonstrate any actions taken to affirmatively further fair housing.
Impediment 4.	Zoning laws can limit the number of housing options for members of the protected classes.
Impediment 5.	There is not a dedicated County staff person responsible for fair housing.
Impediment 6.	There is not a long-term process in place for receiving and addressing housing discrimination complaints.
Impediment 7.	There is limited information on fair housing on the County website.
Impediment 8.	The County government does not maintain a comprehensive log of incidents of discrimination that occur within the County.
Impediment 9.	CDBG, HOME, and ESG funding applicants are not required to provide information on the applicants' efforts to affirmatively further fair housing.
Impediment 10.	In general, the County lacks initiatives that affirmatively further fair housing.
Impediment 11.	It is difficult to ascertain whether households have equal access to public housing and Housing Choice Vouchers.
Impediment 12.	Public transportation is not accessible by all County residents, in particular seniors and persons with disabilities.
Impediment 13.	County information should expand its affirmative marketing materials.
PRIVATE SECTOR IMPEDIMENTS	
Impediment 14.	The cost of both purchasing and renting housing in the County is relatively unaffordable for racial and ethnic minorities.
Impediment 15.	Racial and ethnic minorities are denied home purchase mortgages at a higher rate than white applicants.
Impediment 16.	Housing designated for moderate- and low-income families is concentrated in certain communities, not spread throughout the County.
PUBLIC-PRIVATE SECTOR IMPEDIMENTS	
Impediment 17.	"Fair housing" and "affordable housing" may often be used interchangeably by individuals in the private and public sectors.
Impediment 18.	Protected classes may not have equal access to housing opportunities.
Impediment 19.	There is a limited understanding of federal and state protected classes, in particular persons with a disability.
Impediment 20.	Throughout the County, there is a strong housing-jobs-transit mismatch.