

# 2019 Update: 2014 Analysis of Impediments to Fair Housing Choice

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JUNE 25, 2019

# The Federal Fair Housing Act

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Illegal for any housing provider to discriminate in  
SALE or RENTAL of housing on the basis of:

1. Race
2. Color
3. Religion
4. National Origin
5. Sex
6. Familial Status
7. Disability

# Analysis of Impediments

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## Required Five-Year Consolidated Plan Certifications *Affirmatively furthering fair housing.*

Each jurisdiction is required to submit a certification that it will affirmatively further fair housing, which means that it will take meaningful actions to further the goals identified in the AI/AFH conducted in accordance with the requirements of 24 CFR 5.150 through 5.180, and that it will take no action that is materially inconsistent with its obligation to affirmatively further fair housing.

# Analysis of Impediments to Fair Housing Choice – November 2014

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20 Impediments w/myriad of action steps

Implementation over several years

Few items are solely up to Lake County government

- Public sector (including municipalities) – 13
- Private sector – 3
- Both - 4

# 2019 Update

- Much of the 2014 work remains to be done.
- Evaluate:
  - Which 2014 impediments and strategies still make sense?
  - Do we have new insights today?
  - How can we improve?
- Update data.
- Update strategies.

# Evaluate:

## 2014 Public Sector Impediments Addressed

### PUBLIC SECTOR IMPEDIMENTS (LAKE COUNTY)

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, County lacks initiatives that affirmatively further fair housing.

# 2016-19 Progress – County Examples

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Offered Fair housing training for CDBG funding recipients (#1/#4/#10)

Increased funding for affordable housing development (#3, #14) near transit (#20)

Focused CDBG revitalization funds in areas w/affordable housing (#14)

Dedicated funding to assist people with disabilities (#18)

Signed Multi-year agreement with Prairie State (#6)

Passed 2017 Audit by HUD: Fair Housing & Equal Opportunity Civil Rights Review

# 2016-19 Progress –Community Examples

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Deerfield City Council approved 25 unit “Zion Woods” affordable housing

Partnership for a Safer Lake County

“Hate Has No Home Here” campaign

Metropolitan Housing Council released “Roadmap” response to its 2015 regional study, “The Cost of Segregation”

Chicago Metropolitan Agency for Planning made “Inclusive Growth” a major tenet of regional long-range planning efforts

Metropolitan Mayors Caucus hosted “Granny Flat” alternative housing demo



# Update Data:

Have any key factors changed since 2014?

Total Population of Lake County: Stable Since 2010

Year	Population	% Change
1980	440,372	NA
1990	516,418	17.27%
2000	644,356	24.77%
2010	704,596	9.35%
2015	703,910	-0.10%
2016	703,047	-0.12%
2017	703,520	0.07%

Source: U.S. Census Bureau, 1980, 1990, 2000, 2010, 2015, 2016 and 2017 American Community Survey 1-Year Estimates

## Age of Individuals

	0–17 years old		18–54 years old		55–61 years old		62–74 years old		75 years old and older	
Year	Number	%	Number	%	Number	%	Number	%	Number	%
1990	142,472	27.6%	292,026	56.5%	27,667	5.4%	37,074	7.2%	17,179	3.3%
2000	189,364	29.4%	350,648	54.4%	37,806	5.9%	42,174	6.5%	24,364	3.8%
2012	184,775	26.3%	352,363	50.2%	64,029	9.1%	67,184	9.6%	33,769	4.8%
2015	176,512	25%	345,762	49%	68,339	10%	76,867	11%	36,430	5%
2017	171,813	24%	340,202	48%	68,465	10%	84,799	12%	38,241	5%

Source: U.S. Census Bureau, 1990, 2000, 2012, 2015, and 2017 American Community Survey 1-Year Estimates

## Population of Persons with a Disability (1 of 3)

	Under 5						5 to 17 yrs old					
	2012		2015		2017		2012		2015		2017	
	Number	%	Number	%	Number	%	Number	%	Number	%	Number	%
Without a Disability	44,500	99%	40,873	99%	40,277	99%	140,095	97%	130,202	96%	126,142	96%
With a Disability	388	1%	192	0.5%	480	1%	5,032	3%	5,082	4%	4,803	4%
With a hearing difficulty	348	90%	192	100%	442	92%	1,142	23%	1,127	22%	1,109	23%
With a vision difficulty	275	71%	91	47%	38	8%	990	20%	800	16%	655	14%
With a cognitive difficulty							3,366	67%	3,744	74%	3,233	67%
With an ambulatory difficulty							472	9%	1,018	20%	466	10%
With a self-care difficulty							860	17%	1,305	26%	723	15%
With an independent living difficulty												

Source: U.S. Census Bureau, 2012, 2015 and 2017 American Community Survey 1-Year Estimates

## Population of Persons with a Disability (2 of 3)

	18-64 yrs old						65 yrs and older					
	2012		2015		2017		2012		2015		2017	
	Number	%	Number	%	Number	%	Number	%	Number	%	Number	%
Without a Disability	425,824	95%	396,834	87%	391,947	93%	76,624	75%	60,811	71%	68,366	73%
With a Disability	22,562	5%	29,536	13%	30,156	7%	25,757	25%	25,344	29%	25,665	27%
With a hearing difficulty	3,856	17%	5,602	19%	7,101	24%	9,052	35%	9,033	36%	11,464	45%
With a vision difficulty	3,679	16%	5,475	19%	6,729	22%	3,692	14%	3,593	14%	3,473	14%
With a cognitive difficulty	8,853	39%	11,378	39%	10,896	36%	6,498	25%	5,675	22%	4,765	19%
With an ambulatory difficulty	11,427	51%	13,211	45%	11,278	37%	16,865	65%	15,970	63%	14,432	56%
With a self-care difficulty	5,818	26%	6,015	20%	4,021	13%	6,884	27%	5,622	22%	4,457	17%
With an independent living difficulty	8,998	40%	10,216	35%	9,403	31%	12,098	47%	11,455	45%	10,500	41%

Source: U.S. Census Bureau, 2012, 2015 and 2017 American Community Survey 1-Year Estimates

## Population of Persons with a Disability (3 of 3)

	Total					
	2012		2015		2017	
	Number	%	Number	%	Number	%
Without a Disability	687,043	93%	628,720	91%	626,732	91%
With a Disability	53,739	7%	60,154	9%	61,104	9%
With a hearing difficulty	14,398	27%	15,954	2%	20,116	3%
With a vision difficulty	8,636	16%	9,959	1%	10,895	2%
With a cognitive difficulty	18,717	35%	20,797	3%	18,894	3%
With an ambulatory difficulty	28,764	54%	30,199	5%	26,176	4%
With a self-care difficulty	13,562	25%	12,942	2%	9,201	1%
With an independent living difficulty	21,096	39%	21,671	4%	19,903	4%

Source: U.S. Census Bureau, 2012, 2015 and 2017 American Community Survey 1-Year Estimates

# Income of Persons with a Disability

Year	2012	2015	2017
Total (all persons)	\$37,730	\$37,135	\$38,618
With a disability	\$23,319	\$26,491	\$27,552
No disability	\$38,506	\$37,592	\$39,555

Source: U.S. Census Bureau, 2012, 2015 and 2017 American Community Survey 1-Year Estimates

# Marital and Family Status

Household Type	All Households			White			African-American			Asian			Hispanic		
	2012	2015	2017	2012	2015	2017	2012	2015	2017	2012	2015	2017	2012	2015	2017
Married-Couple Family	59%	59%	59%	60%	60%	60%	30%	33%	29%	77%	76%	77%	59%	57%	58%
Male Householder, No Wife Present	4%	4%	4%	2%	4%	3%	4%	4%	4%	4%	4%	2%	10%	11%	10%
Female Householder, No Husband Present	11%	11%	11%	8%	9%	9%	33%	30%	29%	7%	9%	4%	17%	20%	17%
Householder Living Alone	22%	21%	22%	25%	22%	23%	28%	29%	33%	10%	10%	14%	10%	9%	10%
Householder Not Living Alone	4%	5%	4%	4%	5%	5%	5%	4%	4%	2%	2%	3%	5%	4%	4%

Source: U.S. Census Bureau, 2012, 2015 and 2017 American Community Survey 1-Year Estimates

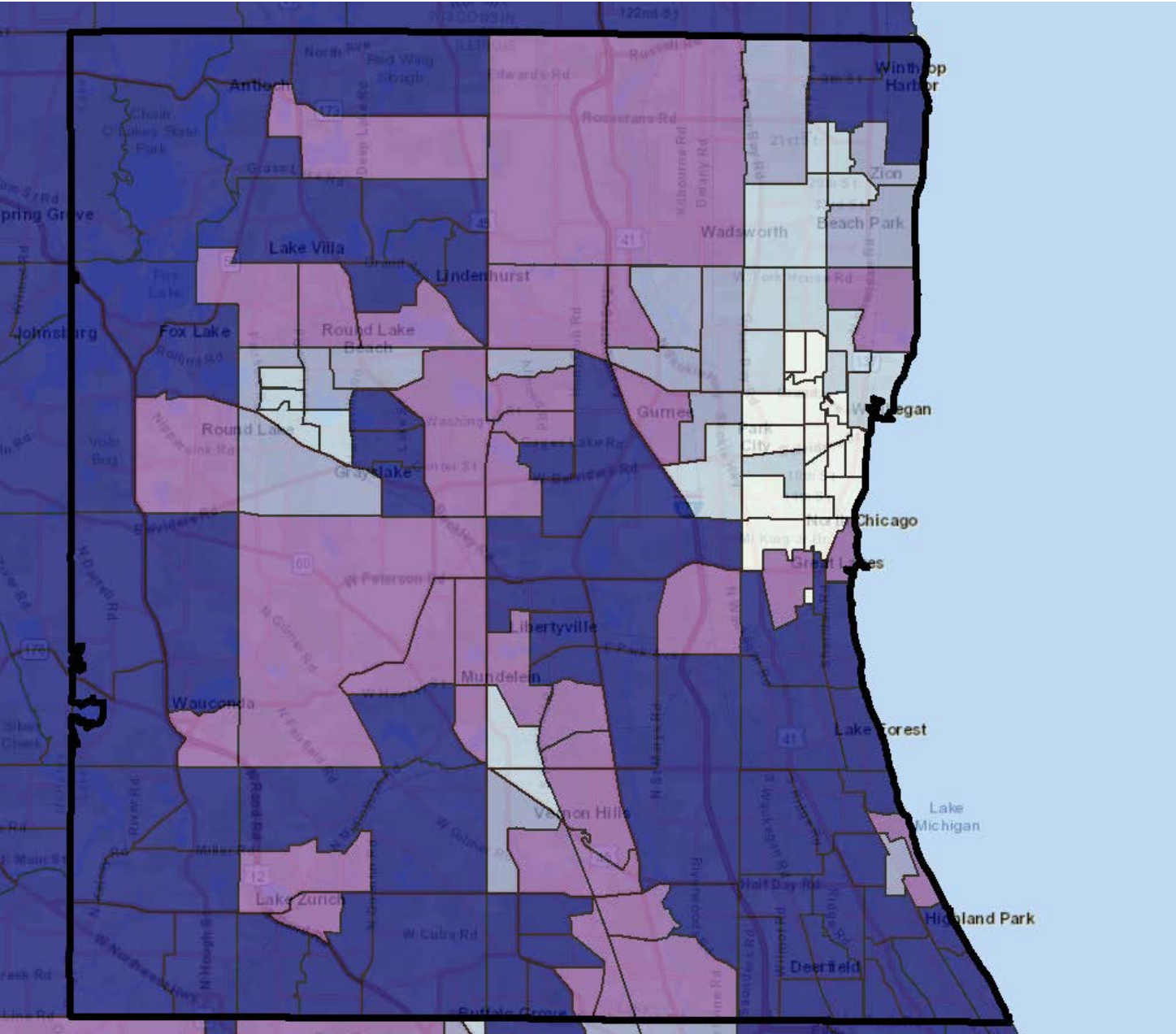
# Race and Ethnicity of Individuals

	1990		2000		2010		2015		2017	
	Number	%	Number	%	Number	%	Number	%	Number	%
White alone	430,566	83.4%	472,968	73.4%	458,731	65.1%	441,196	62.7%	431,852	61.4%
Black or African American alone	33,736	6.5%	43,580	6.8%	45,332	6.4%	48,479	6.9%	46,372	6.6%
American Indian, Alaska Native, Native Hawaiian and Other Pacific Islander alone	1,009	0.2%	1,272	0.2%	1,559	0.2%	454	0.1%	1,144	0.2%
Asian alone	12,135	2.3%	24,866	3.9%	42,735	6.1%	49,659	7.1%	53,834	7.7%
Some other race alone	402	0.1%	1,085	0.2%	1,228	0.2%	401	0.1%	2,405	0.3%
Two or more races:	---	---	7,869	1.2%	14,185	2.0%	14,050	2.0%	14,080	2.0%
Hispanic or Latino	38,570	7.5%	92,716	14.4%	140,826	20.0%	149,671	21.3%	153,833	21.9%

Source: U.S. Census Bureau, 1990, 2000, 2010, 2015 and 2017 American Community Survey 1-Year Estimates

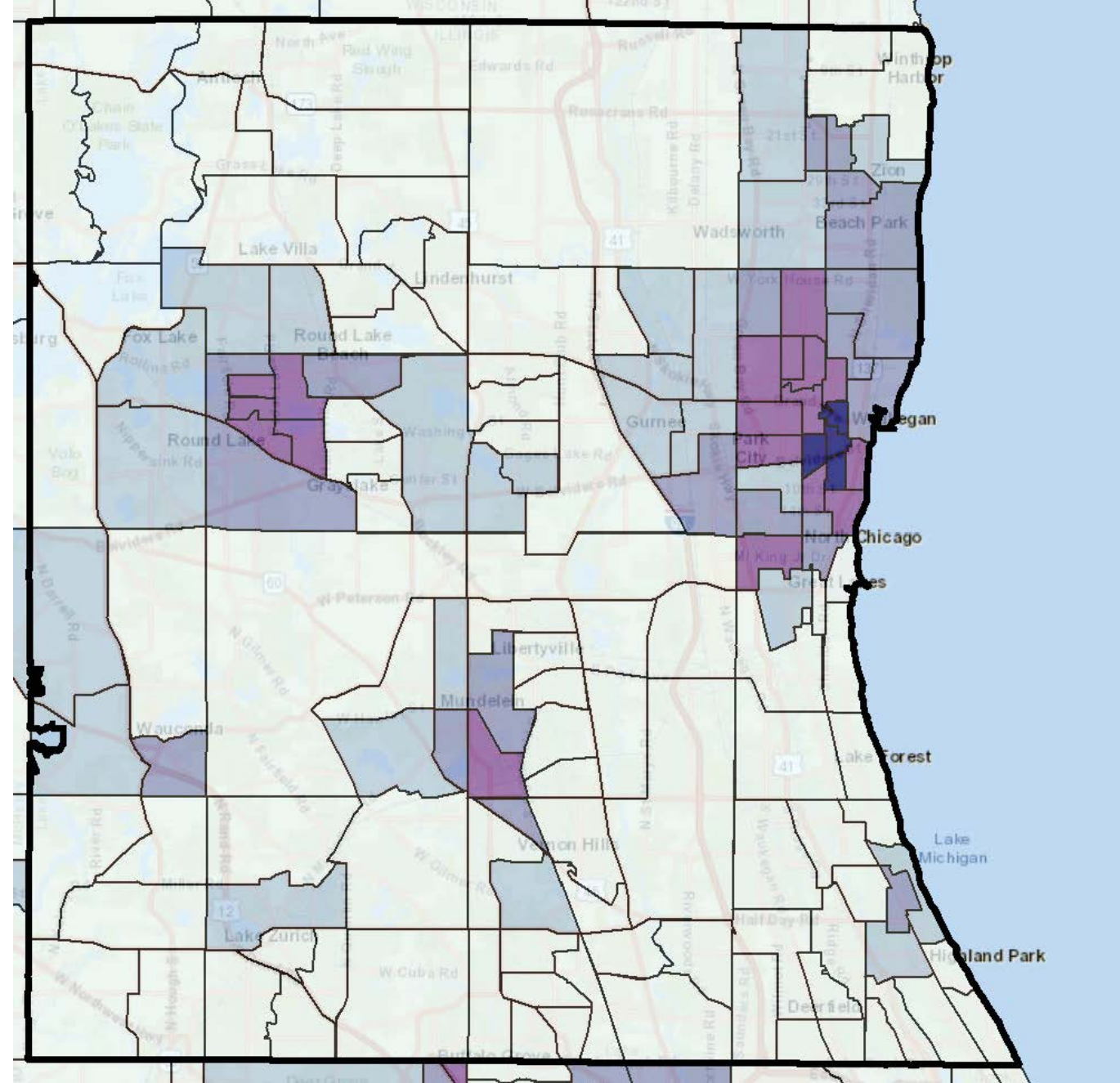


# Lake County White Population



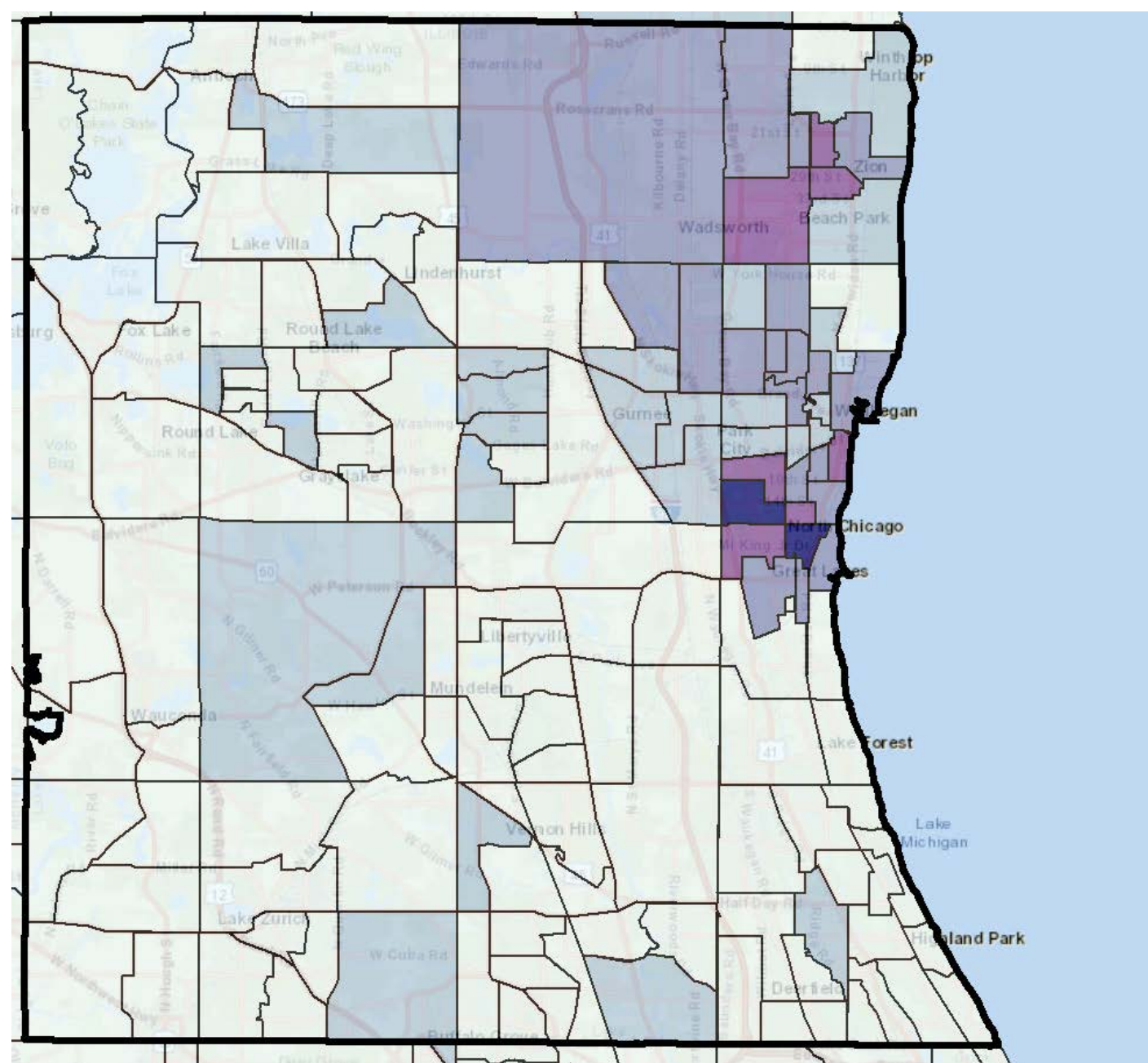
Source: HUD CPD Maps

# Lake County Hispanic Population



Source: HUD CPD Maps

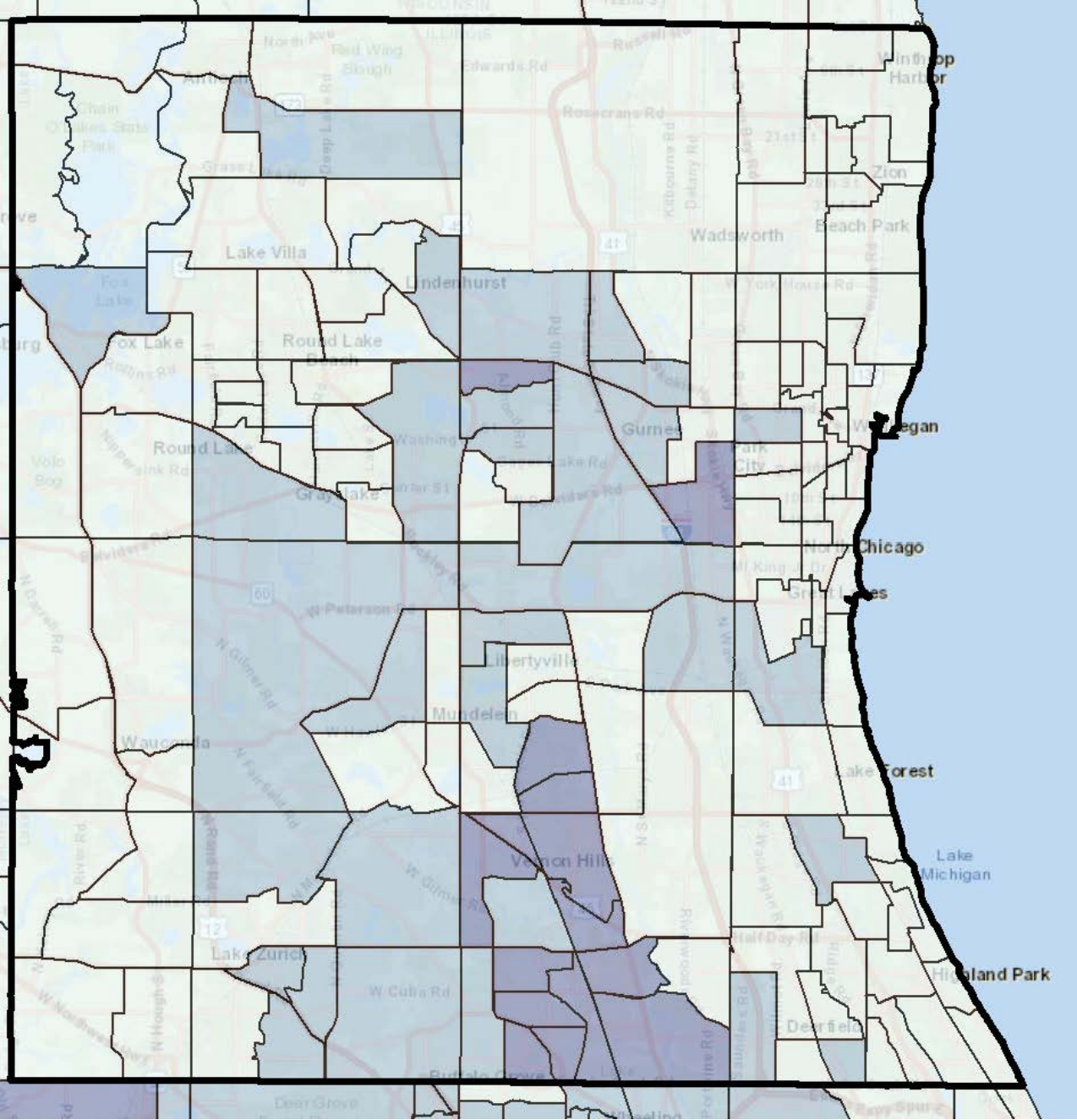
# Lake County African American Population



Source: HUD CPD Maps

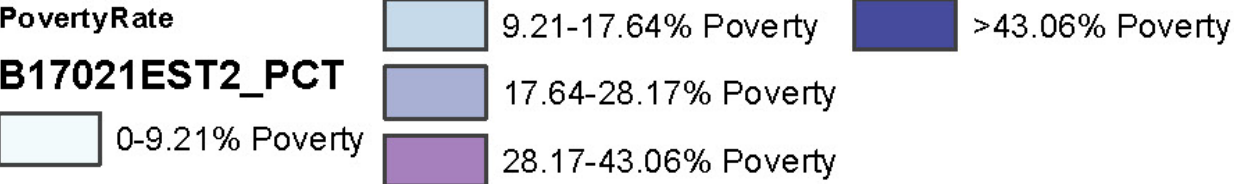
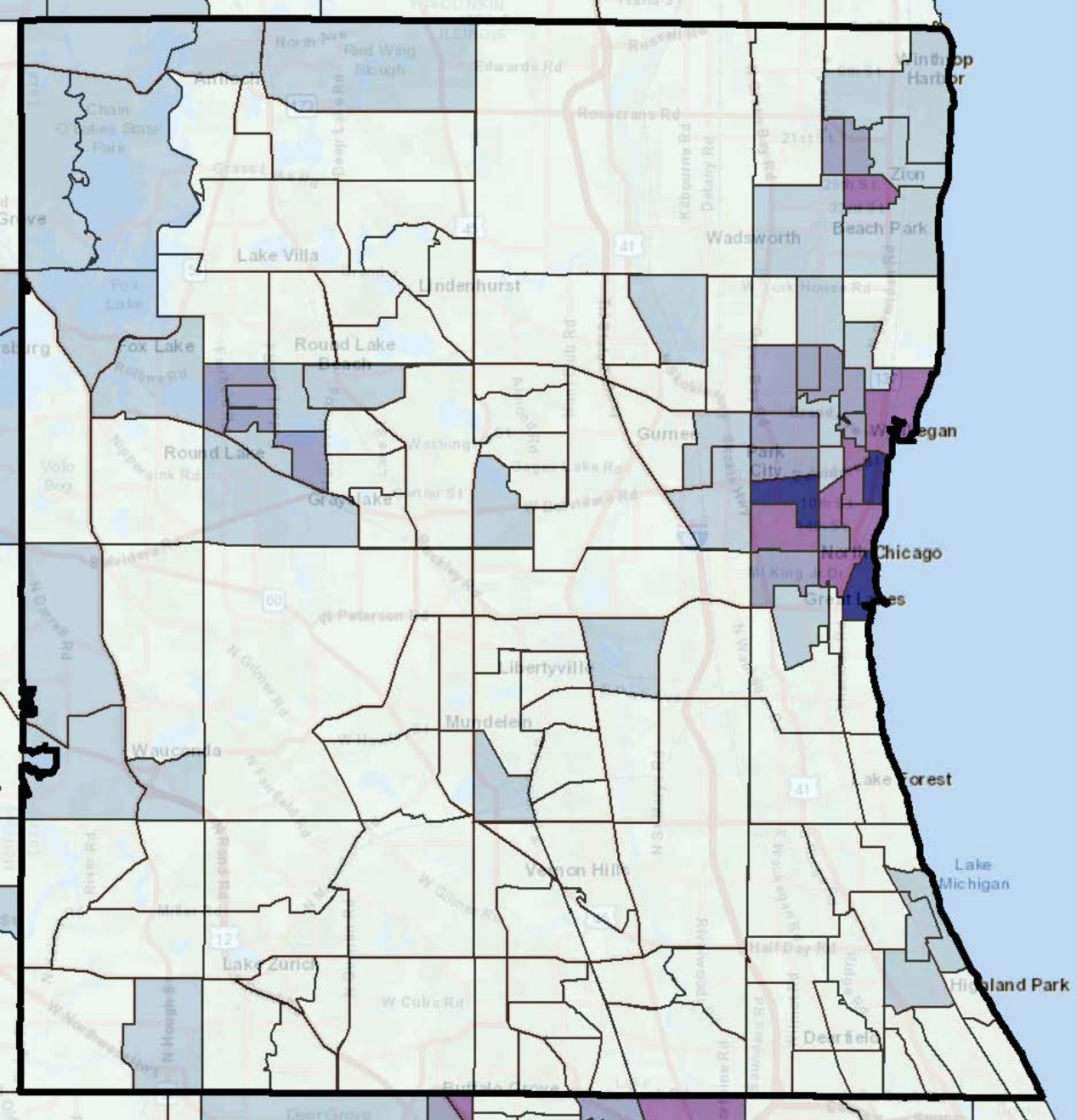


# Lake County Asian Population



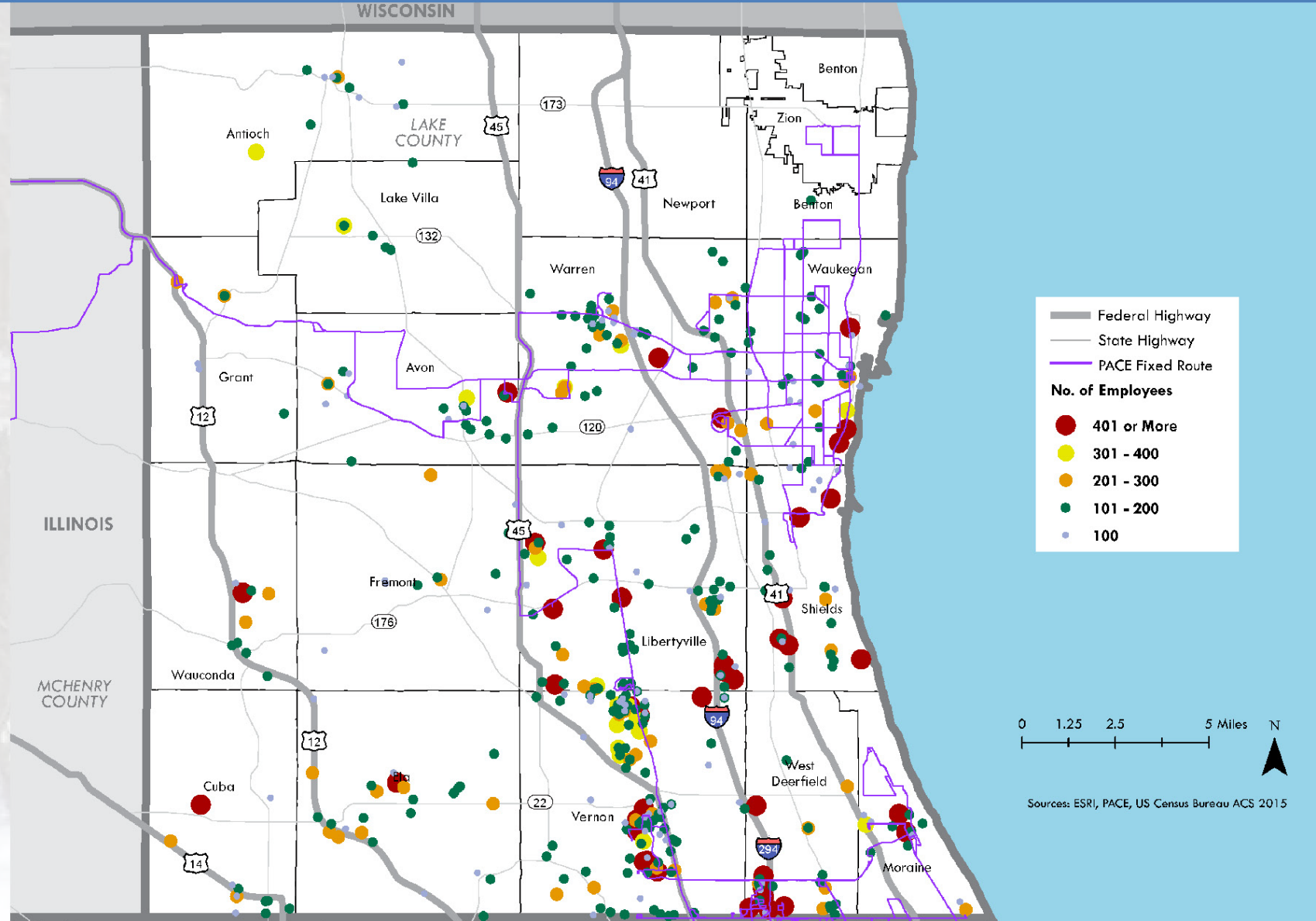
Source: HUD CPD Maps

# Poverty Concentration



Source: HUD CPD Maps

# Employment Overlay



# Poverty Status by Household

	White			African American			Asian			Hispanic			All		
	2012	2015	2017	2012	2015	2017	2012	2015	2017	2012	2015	2017	2012	2015	2017
At or above poverty level	94%	92%	95%	77%	78%	78%	96%	94%	95%	82%	82%	89%	91%	91%	93%
Below poverty level	6%	8%	5%	23%	22%	20%	4%	6%	5%	18%	18%	11%	9%	9%	7%

Source: U.S. Census Bureau, 2012, 2015 and 2017 American Community Survey 1-Year Estimates



# Update Strategy: In Progress

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## INCLUSIVE GROWTH

- Continue strategic investment in areas of greatest need
- Build new affordable housing in high outcome areas

## BORDERLESS TRANSIT

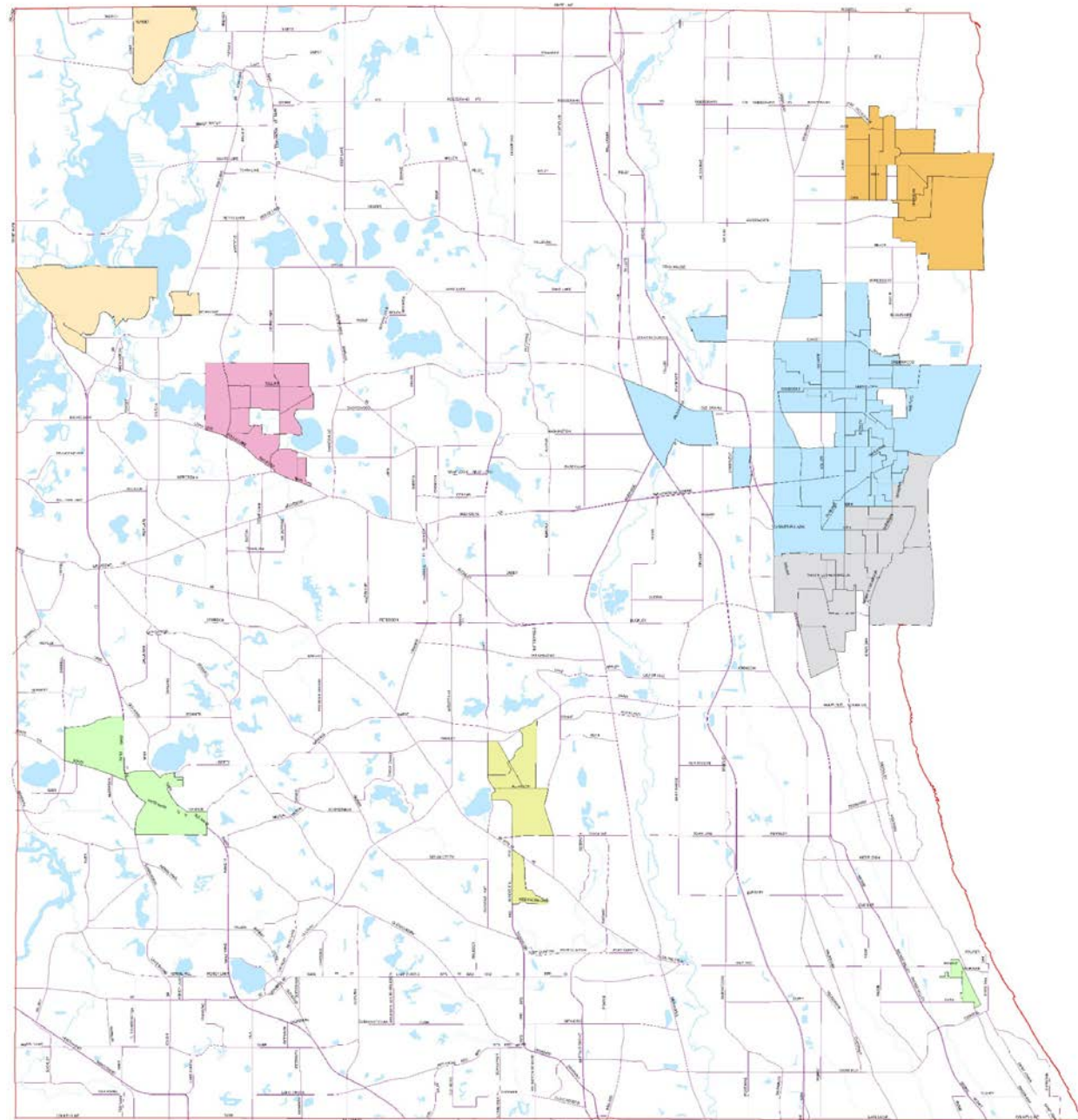
- Strategically consider new transit investments, including bus and rail stops.
- Pilot new transit services in the Chicago region to improve connectivity between job hubs and low-income communities with low employment.



# Today's LMA Geographic Priorities

U.S. Census Block Groups with Low/Mod Income (LMI) population > 55%

- |   |                  |   |                    |
|---|------------------|---|--------------------|
|  | Fox Lake Area    |  | North Chicago Area |
|  | Zion Area        |  | Wauconda Area      |
|  | Round Lakes Area |  | Mundelein Area     |
|  | Waukegan Area    |  | Highwood Area      |



# Today's High Outcome Geographic Priorities

U.S. Census Block Groups where the expected income for children growing up there is greater than 80% Average Median Income (AMI, \$42,600).

Source: U.S. Census Opportunity Atlas

[www.opportunityatlas.org](http://www.opportunityatlas.org)

