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Annual State of Fair Housing Report 2022

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Introduction

As the nation celebrates the 54th anniversary of the enactment of the Fair Housing Act, Lake County recommits its goals of eliminating housing discrimination and creating equal opportunity for all of its residents. In January 2021, the White House issued a Memorandum to the Secretary of Housing and Urban Development that declared that the affirmatively furthering fair housing provision in the Fair Housing Act, "... is not only a mandate to refrain from discrimination but a mandate to take actions that undo historic patterns of segregation and other types of discrimination and that afford access to long-term denied opportunities."

Lake County answered that call to action back in December 2019 when it established and adopted a Fair Housing Policy Statement that outlines the County's role in affirmatively furthering fair housing. It is the policy of Lake County to promote fair housing opportunities and encourage racial and economic integration in its development of housing projects and programs. To make progress on his shared goal, Lake County will continue to work to address the impediments to fair housing choice identified in the 2014 assessment. Lake County has a duty to certify annually its commitment to affirmatively further fair housing as a condition of continued receipt of federal funds.

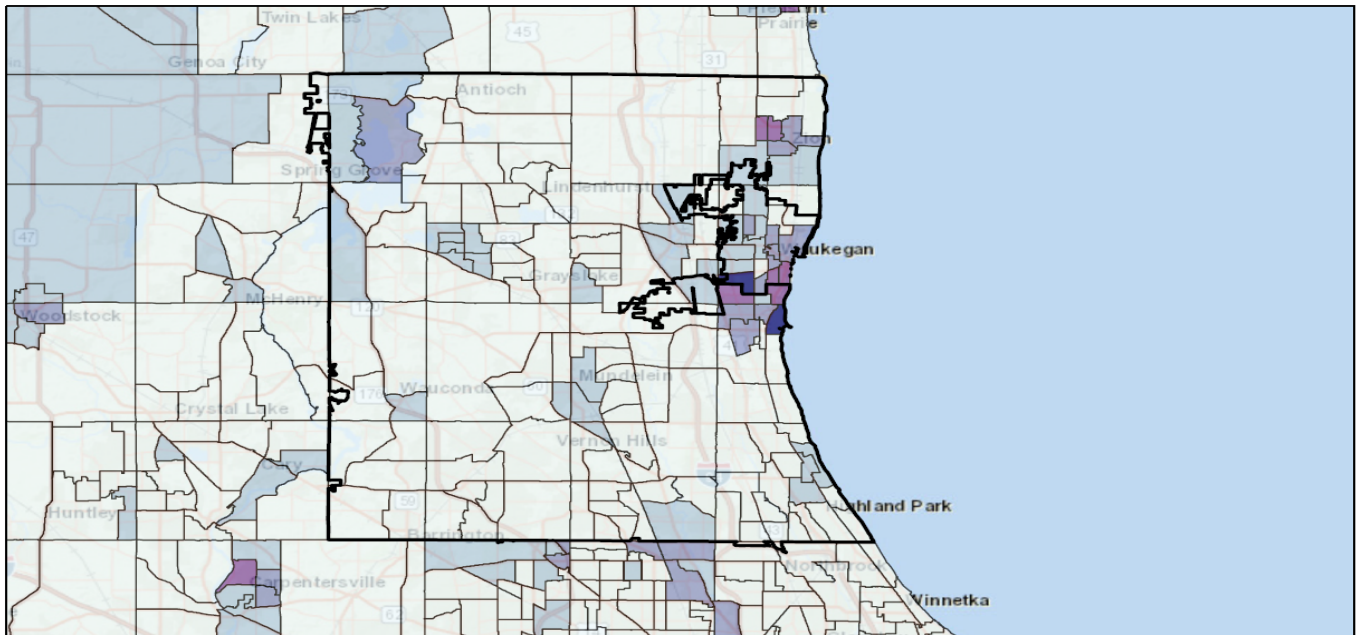
In accordance with Lake County's Fair Housing Policy Statement, the annual Fair Housing Report includes updated demographic information, a consolidated description of housing discrimination complaints and progress on reducing impediments to fair housing choice.

Lake County Demographics

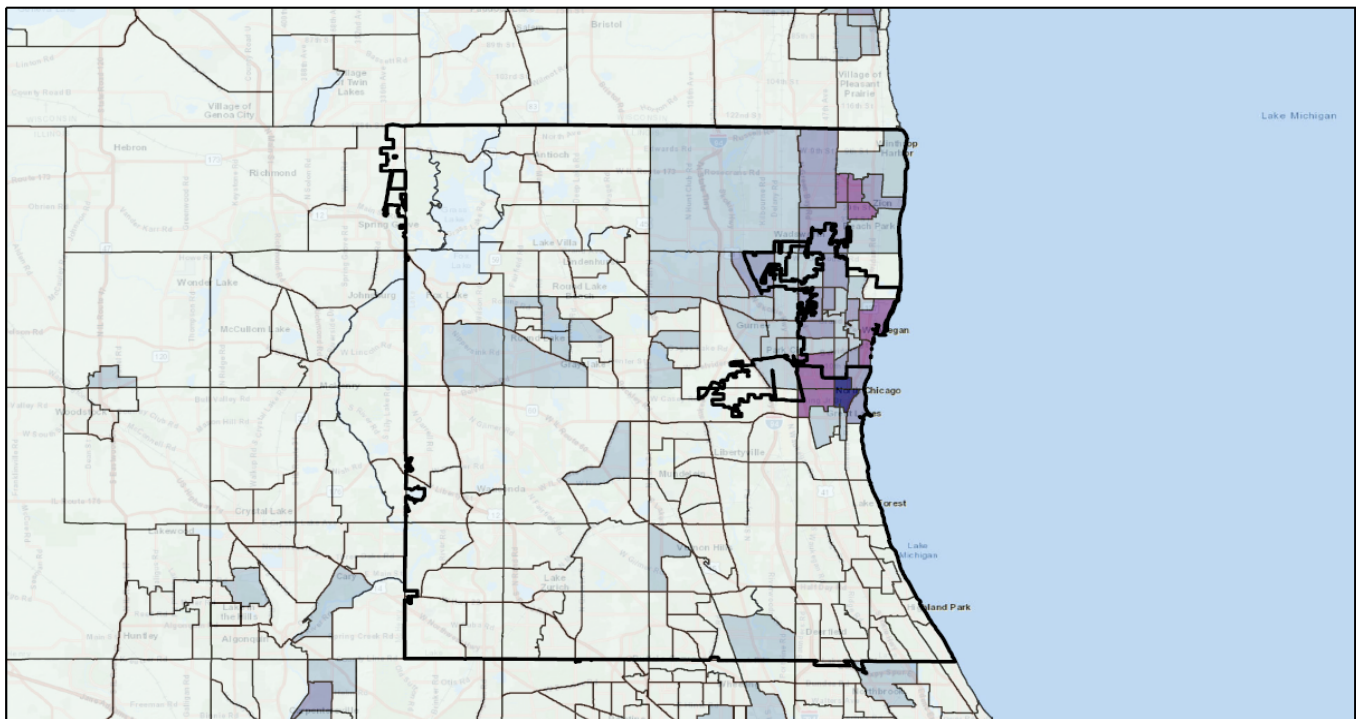
The 2020 American Communities Survey and 2020 Census data, charted and mapped below, represent the most recent available data related to Fair Housing.

#	Federal Protected Class	2014 Data	2020 Data
1.	Race	African-American 6.4% White Non-Hispanic 66.4%	African-American 6.9% White Non-Hispanic 60.9%, with increases in Asian (8.3%) & Hispanic (24%) ethnicity
2.	Color	Black Non-Hispanic 6.5%	Black Non-Hispanic 6.6%
3.	Religion	No quantifiable change	
4.	National Origin	No quantifiable change	
5.	Sex (Gender)	No quantifiable change	
6.	Familial Status	Small decrease in female-headed household for African Americans from 29% to 26.6% and for and small increase from in Asian-Americans households from 4% to 6.5%).	
7.	Disability	7% with a disability	9.32% with a disability

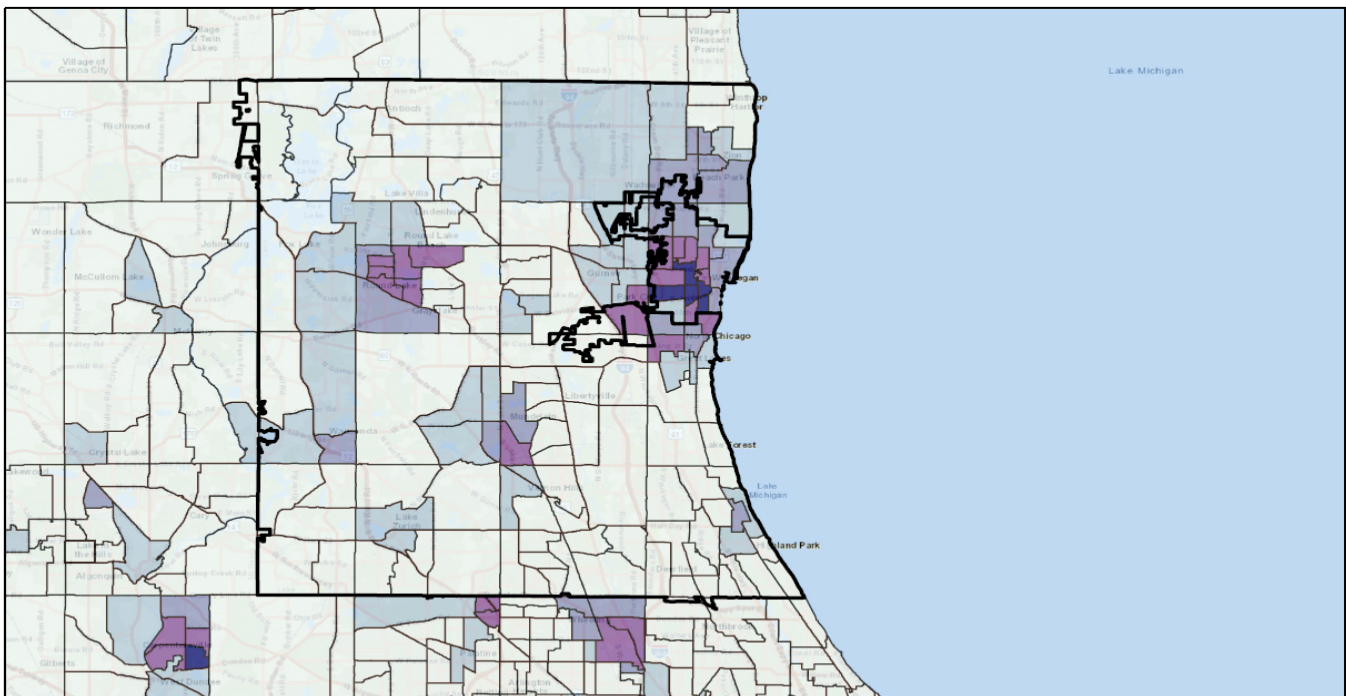
Poverty Rate by Census Tract



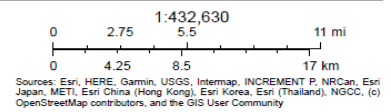
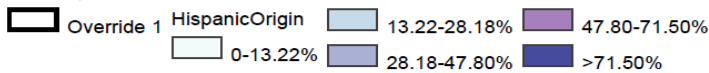
Lake County African American Population -



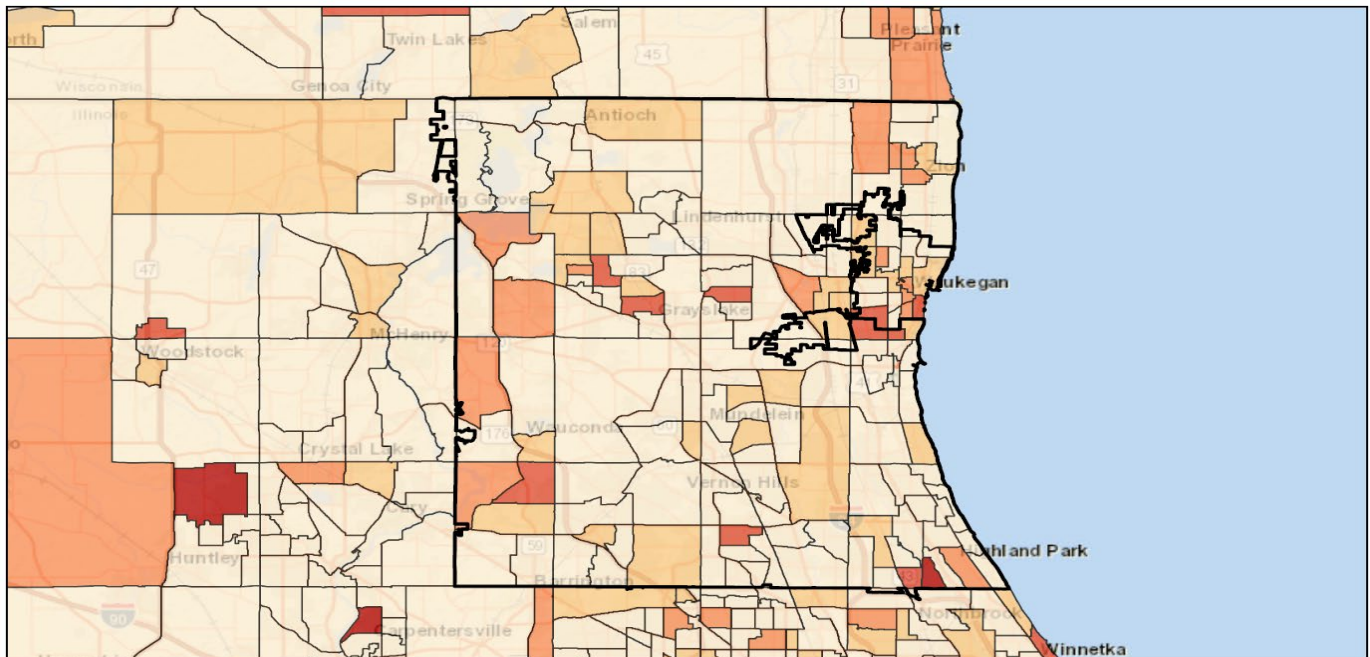
Lake County Hispanic Population -



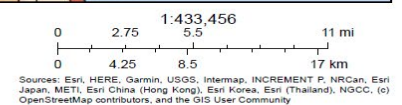
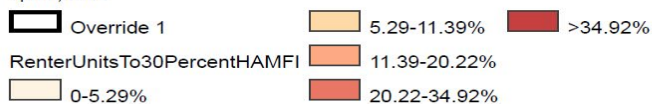
March 24, 2022



Percentage of Renter's Income Spent on Rent -



April 4, 2022



Lake County Fair Housing Complaints

For potential violations of Fair Housing rights, a complaint can be filed with a local fair housing agency, the State of Illinois

Department of Human Rights (IDHR), or the United States Department of Housing and Urban Development (HUD). Annual information on fair housing complaints was obtained by Prairie State Legal Services through a Freedom of Information Act request to the Illinois Department of Human Rights (IDHR) and the U.S Department of Housing and Urban Development (HUD). The chart below outlines the trends in complaints from 2014 to 2021. The significant increase in cases filed with IDHR in 2021 from 2020 is possibly linked to COVID-related delays in reporting and an increase in reasonable accommodation complaints from people with disabilities.

**State and Federal Fair Housing Complaints Filed in Lake County
2014 through March 2022**

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

Lake County supports the local fair housing agency, Prairie State Legal Services who served 62 clients with fair housing complaints. Of the 62 clients, the protected classes served are as follows: Disability (48), Race (8), Familial Status (6), Order of Protection Status (3), Source of Income (2), Color (2), Age (1), National Origin (1), Martial Status (1) and Sex (1). During the last year, in partnership with Prairie State Legal Services, the County has provided fair housing and outreach training to housing and human service providers throughout the region. Lake County also supports PSLS's in-house fair housing enforcement program which includes fair housing testing and investigation. Currently, there are 37 active testers in the volunteer pool.

Progress and Current Strategies

In 2020 Lake County updated its 2014 Analysis of Impediments to Fair Housing Choice, a multi-faceted study performed to provide stakeholders with a description of the resident population and identify both existing impediments to fair housing choice and potential actions to address the identified impediments. Throughout the past year County staff has worked on strategies to eliminate the 13 remaining impediments identified. The table below demonstrates the impediment and whether the resolution is to be implement by a public or private entity.

#	Remaining Impediments to Fair Housing Choice	Public or Private Implementation
1	Lack of long-term strategy for fair housing education for existing education for residents, potential residents, businesses, and officials of the County	Public
3	Developments that require approval from the County or other municipalities are not asked to demonstrate any actions to affirmatively further fair housing	Public
4	Zoning laws can limit the number of housing options for member of the protected classes.	Public
11	It is difficult to ascertain if households have equal access to public housing and Housing Choice Vouchers.	Public/Private
12	Public transportation is not accessible by all County residents, in particular senior and	Public

	persons with disabilities	
13	County information should expand its affirmative marketing materials.	Public
14	The cost of both purchasing and renting housing in the County is relatively unaffordable for racial and ethnic minorities.	Public
15	Racial and ethnic minorities are denied home purchase mortgages at a higher rate than white applicants.	Public
16	Housing designated for moderate -low-income families is concentrated in certain communities, not spread throughout the County.	Public
17	“Fair Housing” and “affordable housing” may often be used interchangeably by individuals in the private and public sectors	Public/Private
18	Protected classes may not have equal access to housing opportunities.	Public
19	There is limited understanding of federal and state protected classes, of persons with a disability.	Public
20	Throughout the County, there is a strong housing-jobs-transit mismatch.	Public

The Analysis of Impediments to Fair Housing Choice 2020 Update identified public transportation as an impediment, particularly for seniors and persons with disabilities (Impediment 12). In May 2022, Lake County will launch Ride Lake County, which will offer residents an innovative way to get around Lake County. This shared ride “on demand” service, will allow riders to schedule trips in advance for curb-to-curb service. This program will improve connectivity between employment, health care, education and recreational activities and people both with disabilities and in low-income areas.

In April 2021, Lake County launched its Federal Emergency Rental Assistance Program (FERA) which is funded by the U.S. Department of the Treasury. The development of FERA used best practices to ensure funds reached residents hardest hit by the pandemic. This program provided aid to Lake County households that faced rental and utility debt due to the devastating impact of the pandemic. The program has provided over \$23.9 million in relief funding to residents and landlords in predominantly low-income areas with minority populations (Impediment 14).

In March 2021, the Lake County Board approved \$4.9 million in local funding through the Federal American Rescue Plan Act (ARPA) to develop 91 affordable housing units in high opportunity areas such as Libertyville, Highland Park, Lake Zurich, and Mundelein (Impediment 16). These projects were selected based on several factors including their proximity to employment centers. These projects will address the housing -jobs-transit mismatch (Impediment 20).

While affordable and fair housing are not synonymous, proactive strategies around the location of housing affordability can address the fair housing disparities. To that end, inclusionary zoning policies are a tool to increase affordable housing supply. In October 2021, the Village of Deerfield amended its Zoning Ordinance to include affordable housing requirements. The ordinance requires that governed developments provide a specified number of affordable units on-site, depending on if the development is attached or detached up to a maximum of 10% affordable units. The Village of Libertyville is currently working to finalize its Attainable Housing Ordinance. The launch of the Planning, Building and Development Attainable Housing Task Force authorized by the Public Works, Planning and Transportation Committee will be an opportunity to address impediments and advance best practices throughout Lake County. These efforts will assist in the creation of affordable housing throughout the County (Impediment 14 & 16).

In the coming year, staff will continue to work to achieve action plan goals that address impediments to affirmatively further fair housing in Lake County while taking meaningful actions to combat discrimination to overcome patterns of segregation and foster inclusive communities.