



# Analysis of Impediments to Fair Housing Choice – “AI”

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2020 UPDATE FOR THE U.S. DEPARTMENT OF HOUSING &  
URBAN DEVELOPMENT – “HUD”



# Analysis of Impediments to Fair Housing Choice – “AI”

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## §91.225 Plan Certifications

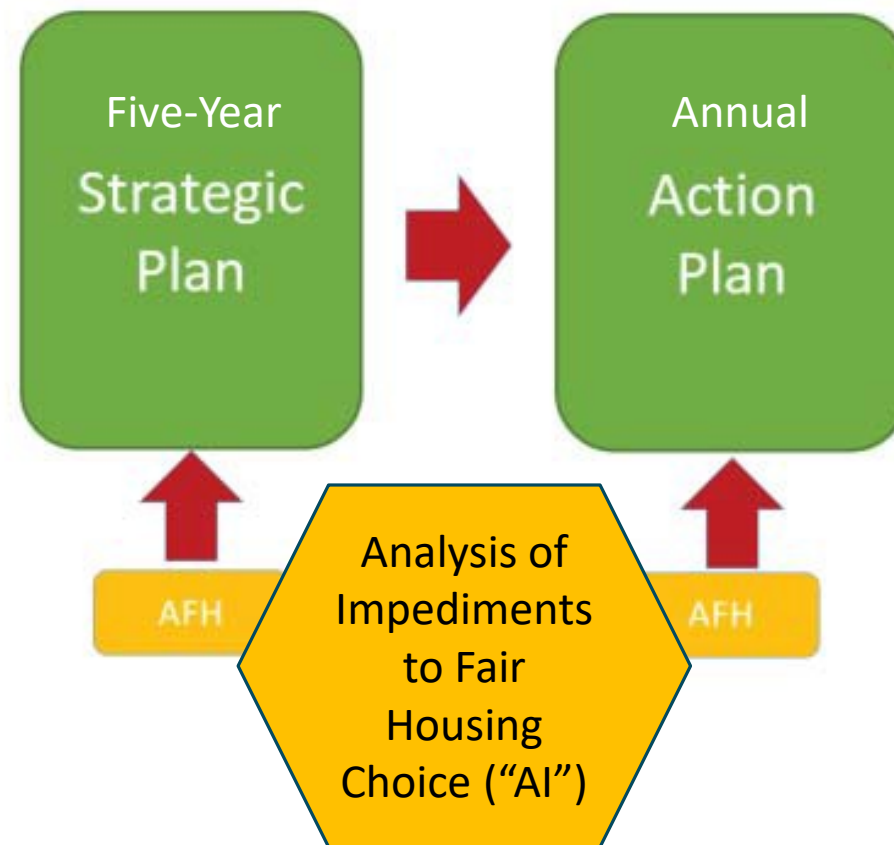
*Affirmatively furthering fair housing.*

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.

*Staff Note: This certification is signed annually by County Board Chair as a requirement prior to receiving that year's federal entitlement funds*

# U.S. Dept of Housing & Urban Development (HUD): Key 5-Yr Documents

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# Seven Protected Classes in Federal Fair Housing Act (FHA)

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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

# Timeline: Lake County Analysis of Impediments to Fair Housing Choice (AI)

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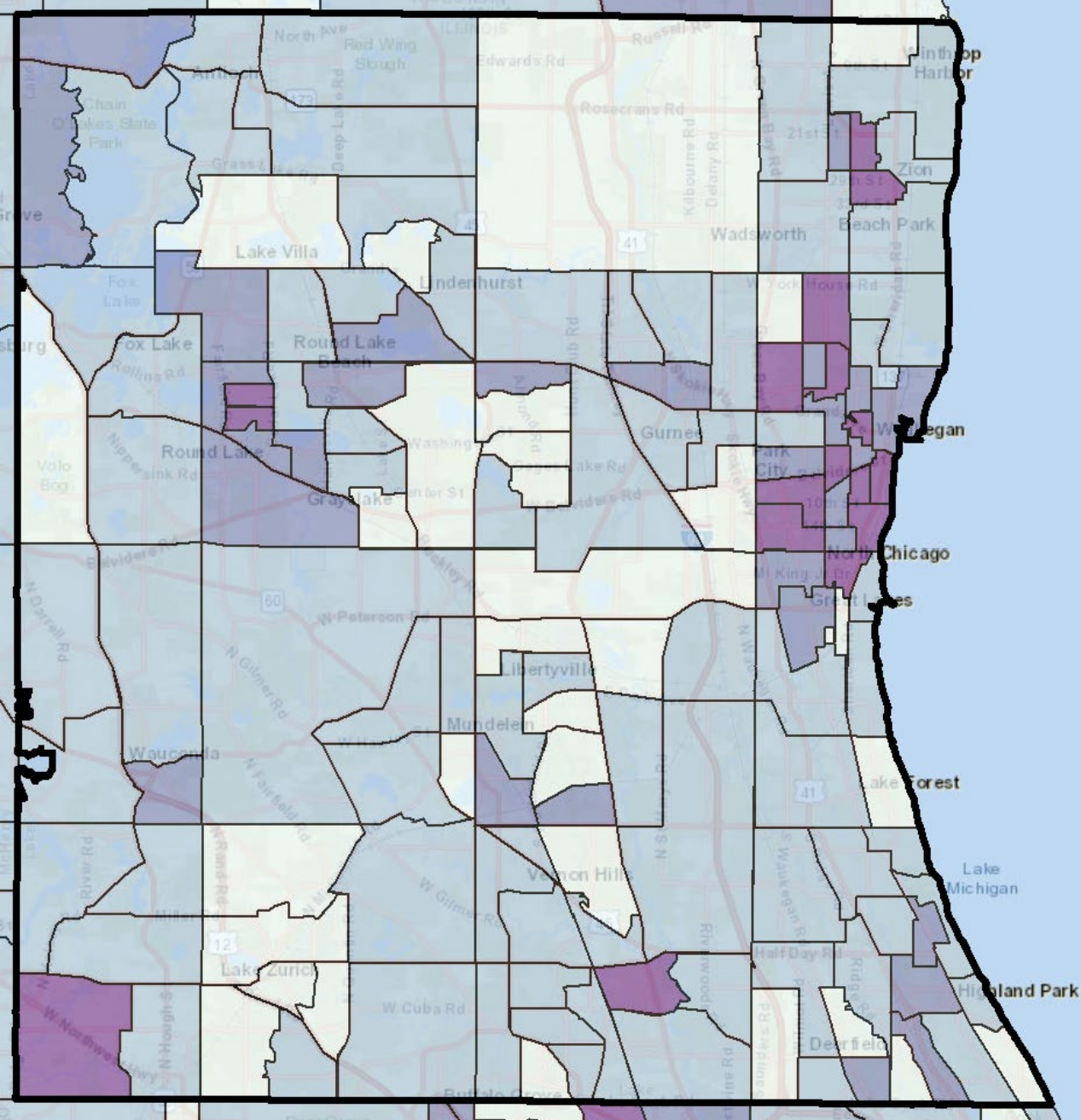
**2004:** Initial AI

**2014:** Board Accepted AI

**2016:** County passed HUD Audit re: civil rights & AI

**2020:** Time to Update AI

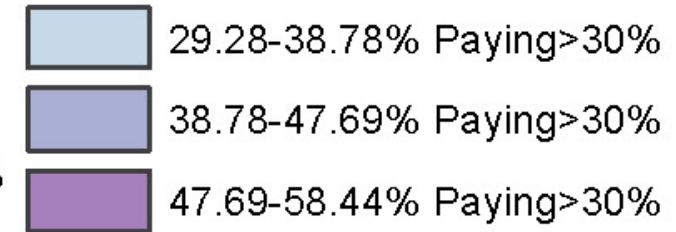
# Housing Affordability



HousingCostBurden

B25106\_CB\_PCT

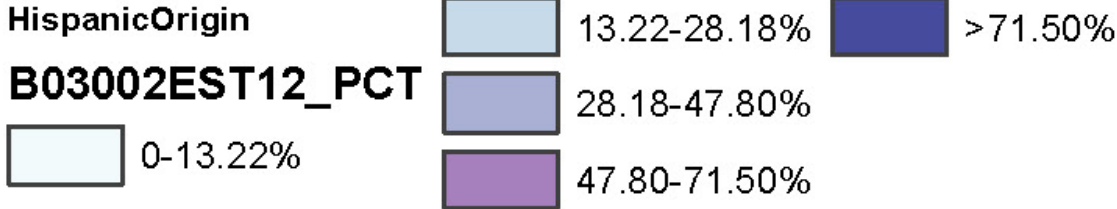
0-29.28% Paying>30%



Source: HUD CPD Maps

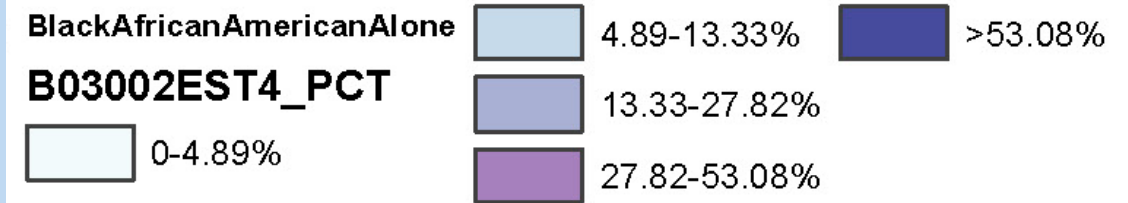


# Lake County Hispanic Population



Source: HUD CPD Maps

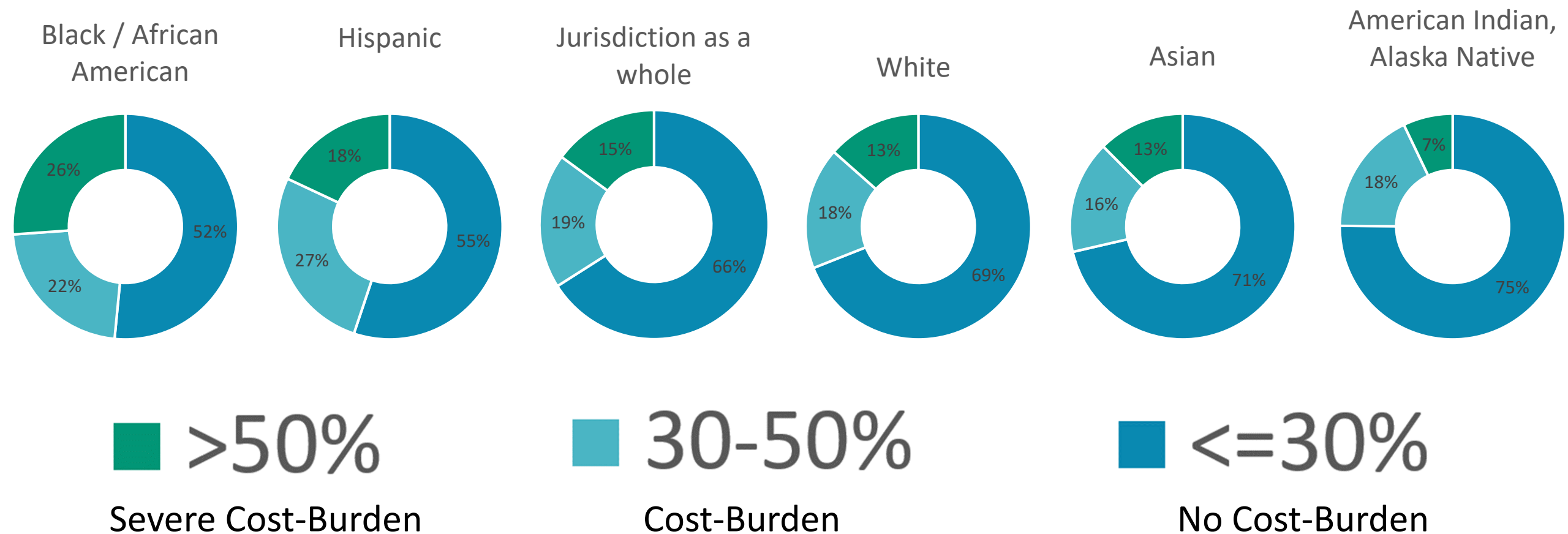
# Lake County African American Population



Source: HUD CPD Maps



# Percentage of Lake County Residents experiencing Cost-Burden and Severe Cost-Burden, By Race



# Today's High Outcome Geographic Priorities

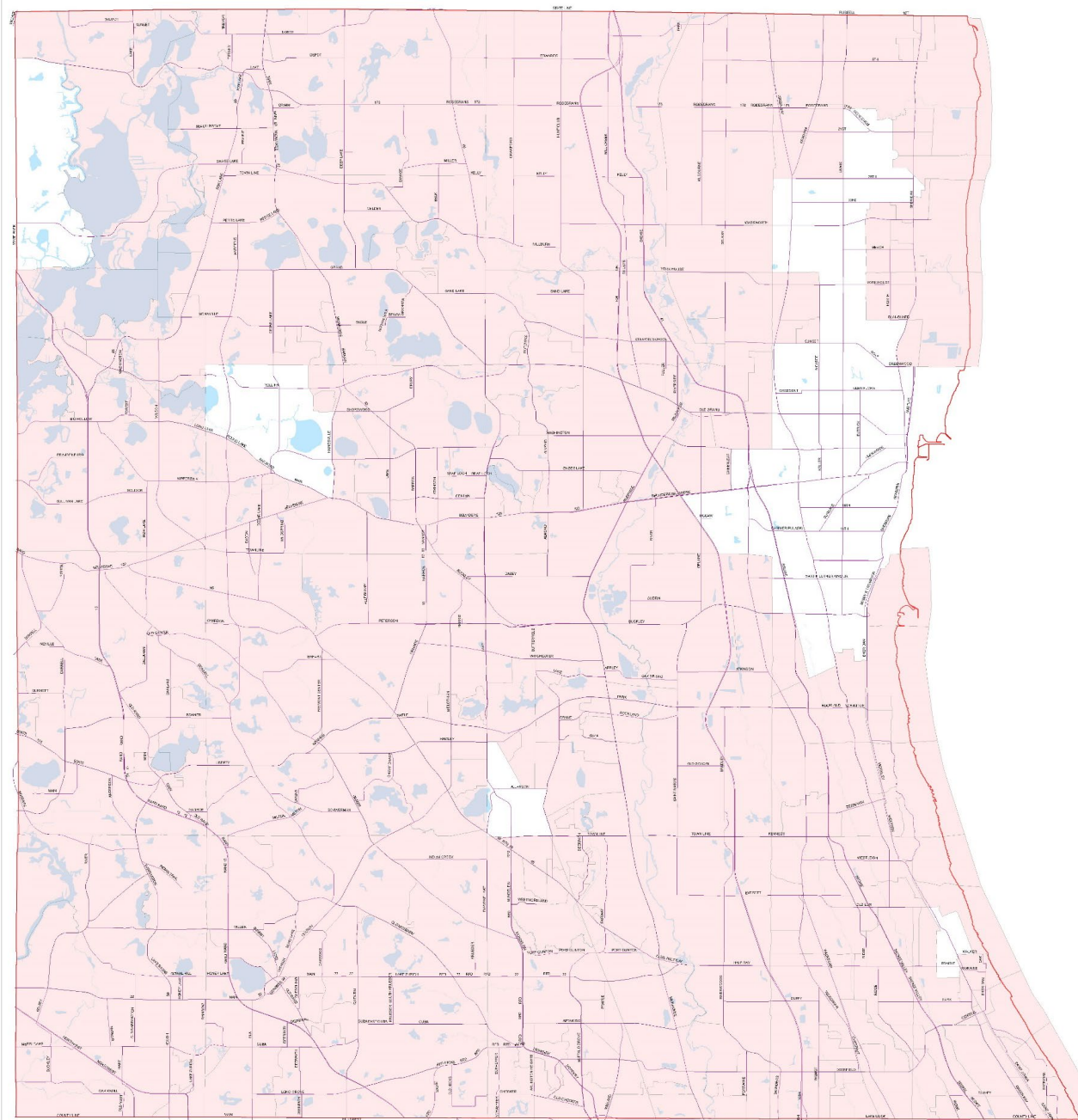
U.S. Census Block Groups where the expected income for children growing up there is greater than 80% Average Median Income (AMI, \$42,600).

Source: U.S. Census Opportunity Atlas

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

## Eligible National Objectives

- Low/Mod Housing Benefit (LMH)
- Low/Mod Clientele Benefit (LMC)
  - Public service agencies



# 2014 Public Sector Impediments Addressed

## PUBLIC SECTOR IMPEDIMENTS (LAKE COUNTY)

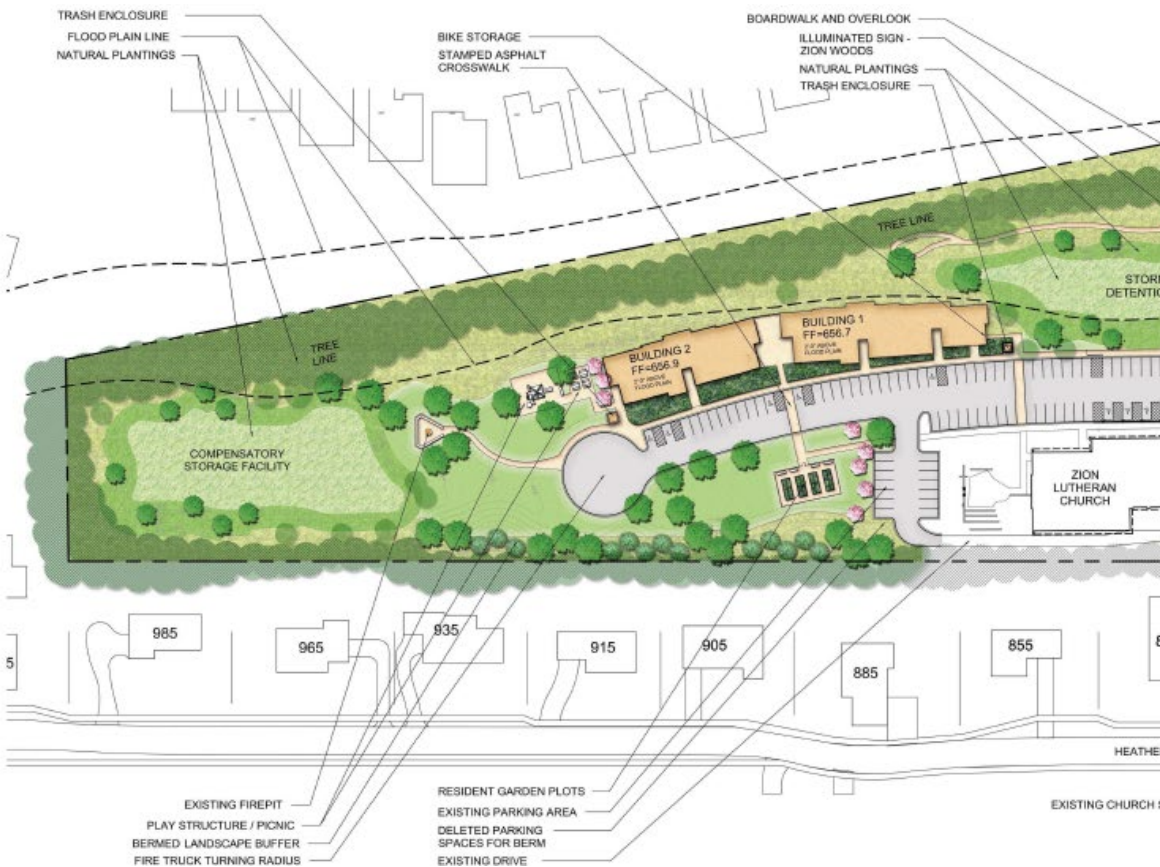
Impediment 2.	✓ Lack of fair housing policy statement and/or ordinance.
Impediment 5.	✓ There is not a dedicated County staff person responsible for fair housing.
Impediment 6.	✓ There is not a long-term process in place for receiving and addressing housing discrimination complaints.
Impediment 7.	✓ 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, County lacks initiatives that affirmatively further fair housing.



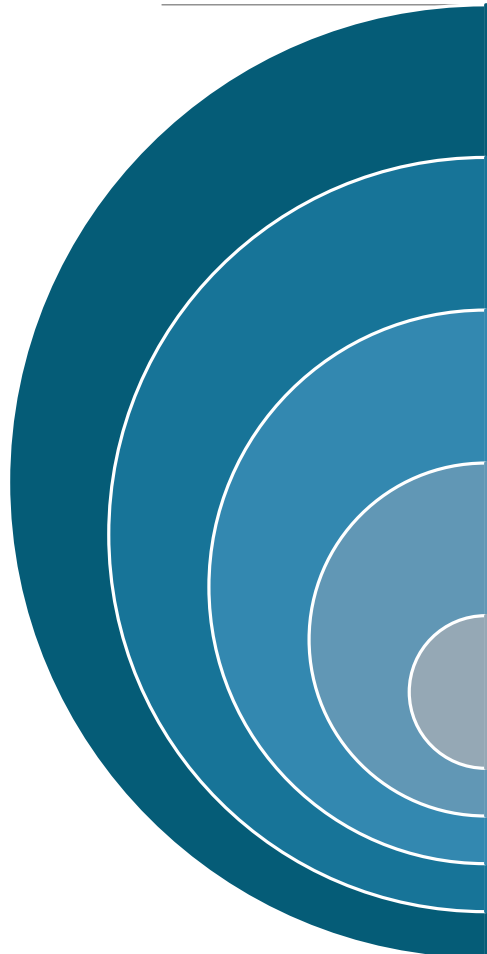
# Example AFFH Initiative – New affordable housing in Deerfield

Zion Woods, 10 Deerfield Rd., Deerfield, IL

- 2018/2019 Lake County federal investment of \$1.45 mm



# Remaining Impediments – Lack of Awareness & Actions to Address



Lack of Fair Housing Education (Impediment #1)	<ul style="list-style-type: none"> <li>• Host regional housing discussions</li> <li>• Use social media to educate</li> </ul>
Households may not have equal access to housing authority vouchers (Impediment #11)	<ul style="list-style-type: none"> <li>• Continue funding Prairie State Legal Services to provide frequent trainings for staff of 3 housing authorities</li> </ul>
County should expand its affirmative marketing materials (Impediment #13)	<ul style="list-style-type: none"> <li>• Expand availability of Spanish language materials</li> <li>• Explore new partnerships</li> </ul>
“Fair housing” and “affordable housing” used interchangeably (Impediment #17)	<ul style="list-style-type: none"> <li>• Educate public and private sectors</li> <li>• Continue addressing all protected classes, not just low-income ones</li> </ul>
There is limited understanding of federal and state protected classes (Impediment #19)	<ul style="list-style-type: none"> <li>• Broaden reach of Prairie State training programs</li> <li>• Expand training on reasonable accommodations</li> </ul>



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A decorative graphic on the right side of the page. It features a series of concentric circles in various shades of blue, creating a ripple effect. The circles are centered towards the right edge. At the bottom of the page, there is a solid green horizontal bar.

# 2020 Finalization of HUD Strategic Plan

