

# ANALYSIS OF IMPEDIMENTS TO FAIR HOUSING IN CHATHAM COUNTY

January 22, 2019

# OVERVIEW

## Today's purpose:

Approval of this study as our guiding document for Fair Housing for the next 5 years.

August 2018, in order to comply with state and federal regulations for the CDBG Neighborhood Program Application, Chatham County selected WR-Martin to conduct an Analysis of Impediments to Fair Housing.

## September 2018 – December 2018

January 7 – Staff reviewed final analysis and WR-Martin submitted to the NC Department of Commerce

The purpose of the analysis is to identify impediments to fair housing and respective short-and long-term solutions that can be implemented over time in partnership with the County's existing affordable housing and community development goals.

# FINDINGS

- 1) High Housing costs are projected to continue to increase and are made more significant due to Chatham's high transportation costs and commuter rates. As a result, renters and first-time homebuyers are continually priced out of the market and face a shortage of available housing in appropriate cost brackets and unit sizes.
- 2) An absence of fair housing complaints and the results of the community survey indicate that residents may be unaware of fair housing principles and rights available to them under federal housing law
- 3) Elderly borrowers and renters and Black/African-American borrowers and renters face more difficulties in applying for limited affordable rental units and their White counterparts, primarily as a result of higher prices and rapidly changing demographics as more elderly people and people of color seek residency in Chatham County.
- 4) There is a significant disparity in the availability of low-to-moderate income housing available in proportion to the number of persons categorized as LMI in demographic data.

# ACTIONS TO ADDRESS IMPEDIMENTS

- 1) Host public fair housing workshops to which lenders, contractors, landlords, realtors, and area nonprofits are invited to attend, bringing information and awareness to potential issues and the process for reporting housing complaints.
- 2) Promote fair housing rights and responsibilities to both the public and to landlords and owners by publication in local newspapers and radio stations, email notifications, and information on the City's website, in both English and Spanish.
- 3) Continue to utilize the services of TJCOG and the existing Affordable Housing Advisory Committee to follow through on goals such as a Housing Trust Fund, incentives for affordable and workforce development, establishment of Location Policies that determine development reimbursements, and continued outreach to residents regarding fair housing rights and affordable housing access.
- 4) Continue to provide fair housing complaint procedures that are publicly posted and available to residents and assist residents in accessing the NC Human Relations Commission as needed.
- 5) Pursue additional development of subsidized units, private units which accept Section 8 and Project Based Rental Assistance (PRBA) funding, and public housing units to meet the needs of extremely low-income households.

Questions?