

ANALYSIS OF IMPEDIMENTS TO FAIR HOUSING IN THE DU PAGE COUNTY AREA

Analysis of Impediments Action Grid – Updated December 31, 2012

Summary of Impediments	Planned Actions	Actions Taken
<p>A. Misunderstandings about the nature of fair housing problems</p>	<p>HOPE Fair Housing will identify and counteract instances of housing discrimination. HOPE will address willful fair housing violations.</p> <p>Complete updated survey of municipalities to:</p> <ul style="list-style-type: none"> • Learn more about their housing activities • Update status of their zoning ordinances re: group homes • Update status of their building codes re: ADA accessibility • Status of fair housing ordinances and Human Rights Commissions • Learn about the amount of fair housing complaints received and how they are handled <p>Outreach activities to highlight what constitutes fair housing and to ensure that residents know where to go for information and resolution of complaints. We believe we have many resources in place to obtain justice for our residents, but residents may not always be aware of these resources.</p> <p>We plan to begin a new Analysis of Impediments in 2013-2014 utilizing information learned from the Prairie State Legal Services training.</p>	<p>Contract is in place with HOPE Fair Housing. On August 23, 2012, DuPage County staff met with HOPE staff to discuss how to better capture the activities being undertaken by HOPE. As a result, HOPE's activities have been added to the "Planned Actions" column of this document.</p> <p>We are working to gather information from municipalities in DuPage County regarding their Fair Housing Ordinances. We require municipalities seeking CDBG funding to provide updated actions they have taken regarding fair housing.</p> <p>When staff attended "Affirmatively Furthering Fair Housing: Identifying the Barriers and Finding Solutions" at the University of Illinois at Chicago on April 28, 2010, they learned of availability of HUD's fair housing brochure and began distributing the brochure in the County building.</p> <p>On April 18, 2012, the County facilitated a Fair Housing Training Event, which was presented by Prairie State Legal Services and specifically addressed affirmatively furthering fair housing. The event was widely publicized to municipal and county elected officials, municipal and county staff, realtors, bankers, landlords, insurance agents and the general public. Staff from the following municipalities within DuPage County attended: Bolingbrook, Wood Dale, Carol Stream, York Township, Aurora, Lombard, Naperville, Addison Township, Downers Grove, Woodridge, and Westmont. It was also attended by agencies that provide housing in DuPage County, DuPage County Community Services staff, and DuPage Housing Authority staff.</p> <p>September, 2012 – HOPE Fair Housing assisted a victim of domestic violence who was improperly dropped from the DuPage Housing Authority waiting list.</p>
<p>B. Need for better information and communication on fair housing issues</p>	<p>HOPE Fair Housing will maintain an office where residents can go to obtain fair housing and equal opportunity materials and participate in fair housing educational activities.</p> <p>HOPE will continue to implement education and outreach programs and will disseminate fair housing literature throughout the County.</p> <p>Work with advocacy groups and municipalities to document how code enforcement activities are affecting fair housing.</p> <p>Research how the "crime free" housing movement is affecting fair housing.</p> <p>As part of our new Analysis of</p>	<p>As of March, 2012, the County has a Fair Housing webpage so that information on fair housing can be accumulated in a place easily accessible to the public. We will continue to work to update this page.</p> <p>In March, 2012, the County produced its own Fair Housing brochure which explains protections under Federal law, as well as the additional protections under Illinois law. The brochure is readily available in the County building.</p> <p>April – June, 2012 HOPE Fair Housing did outreach at twelve events and assisted additional callers with fair housing information. Outreach was provided in both English and Spanish. HOPE also obtained ASL assistance for a complainant and assisted two other County residents with reasonable accommodation requests. In this quarter, HOPE assisted 150 persons in 33 households (69% were low or extremely low income; 75% were minority; 89% were female headed households).</p> <p>July – September, 2012 HOPE Fair Housing provided a 90 minute webinar on a National Level entitled "Fair Housing Rights of Persons with Disabilities." HOPE did outreach at four events. In this quarter,</p>

	<p>Impediments, we will hold housing forums in all townships across the County.</p>	<p>HOPE assisted 180 persons in 45 households (79% were low or extremely low income; 68% were minority; 71% were female headed households).</p>
<p>C. High demand for housing and high cost of housing</p>	<p>Work toward being more directive about where our Federal dollars are spent. We believe we have excellent geographic distribution of affordable units throughout the county; however, the county is now built out and fewer multi-unit projects will be constructed in the future. We will survey the geographic placement of our current units and identify areas in need of more affordable units. Affordability of housing and fair housing are two separate issues, but related in the sense that often the same groups are disenfranchised by each issue.</p>	<p>In 2011, a conditional commitment of HOME 2011 funding was entered into with DuPage Habitat for Humanity for the acquisition of property and construction of 12 townhome units in Glen Ellyn, Illinois. The median value of homes in Glen Ellyn is \$375,000; the census tract for this project has been identified as an "opportunity area" (*please see explanation below) because the African American population of this census tract is 0% and the poverty rate is 1%. These units will be sold to families whose income does not exceed 60% MFI</p> <p>In 2011, a first time homebuyer program helped families purchase homes in Wheaton, Downers Grove and Elmhurst, all communities where the median value of homes is greater than the value limit of \$275,200 for DuPage County and are communities with low concentrations of poverty and minorities. Homebuyers are able to choose where they want to live and choose these communities with the aid of our HOME funding.</p> <p>In May of 2012, we mapped the placement of first time homebuyer assistance since 2003. This map, included in the 2011 CAPER, indicates that assistance has been scattered across the Consortium area and not concentrated in any area of high minority population or in places where such placement would increase concentration of poverty. 38% of homebuyers under this program were minorities, compared to an overall minority rate of 29.5% for the County.</p> <p>We have surveyed the placement of rental housing put into service through Community Housing Advocacy & Development (CHAD), a non-profit CHDO within DuPage County. DuPage County has no public housing and has utilized a scattered site model for rental through CHAD to allow maximum choice for those seeking affordable rental housing. CHAD has more than 350 rental units in 25 municipalities across every geographic area of DuPage County.</p> <p>On October 2, 2012, the HOME Advisory Group approved a revised Geographic Distribution policy for placement of new units of affordable housing. The revisions to this policy strengthen our ongoing efforts to promote greater locational choice for low and moderate-income persons and minorities by encouraging affordable housing development outside communities of low-income concentration and communities of minority concentration.</p>
<p>D. Resistance to affordable housing</p>	<p>Work with municipalities that are not in compliance with the Illinois Affordable Housing Planning and Appeals Act to bring them into compliance.</p> <p>HOPE Fair Housing will counsel complainants who have encountered illegal discrimination of options available to them and provide assistance to complainants in filing administrative complaints, as well as lawsuits, as appropriate.</p> <p>HOPE Fair Housing will maintain its testing program in DuPage County and will be organizational complainant and initiate administrative complaints and/or lawsuits as appropriate, based upon testing evidence.</p>	<p>September, 2012 – HOPE Fair Housing published a newsletter regarding fair housing information which was sent to 300 persons living and working in DuPage County, including all Mayors and Managers.</p>

*Staff recently met with the DuPage Housing Authority regarding a new initiative called “Project Opportunity.” The following Chicago area housing authorities are participating in this program: DuPage, Chicago, Cook County, Joliet & Will County, Lake County, McHenry County, Oak Park, and Waukegan. This program seeks to give support to Housing Choice Voucher holders who wish to move from “traditional areas” that have high concentrations of poverty and minorities (the project identifies specifically areas of high African-American concentration), few job opportunities, and marginal schools to “opportunity areas” that have low poverty and low concentrations of minorities, employment opportunities and excellent schools. Because areas of poverty and minority populations are not “concentrated” in most of DuPage County, DuPage County contains many identified “opportunity areas.” Outreach will be done to educate those in traditional areas about the many opportunities that exist in DuPage County. This program will assist DuPage County in “affirmatively furthering” fair housing.