

Analysis of Impediments to Fair Housing Choice

*The Law and its effect on New Castle
County*



Entitlement Jurisdictions

- Jurisdictions that receive CDBG & HOME funds **are required** to complete an analysis of impediments to Fair Housing Choice
- Four jurisdictions in Delaware receive these funds (DSHA, Wilmington, Dover & NCC)
- HUD & DOJ are ramping up their efforts to rigorously enforce compliance



Collaborative Effort

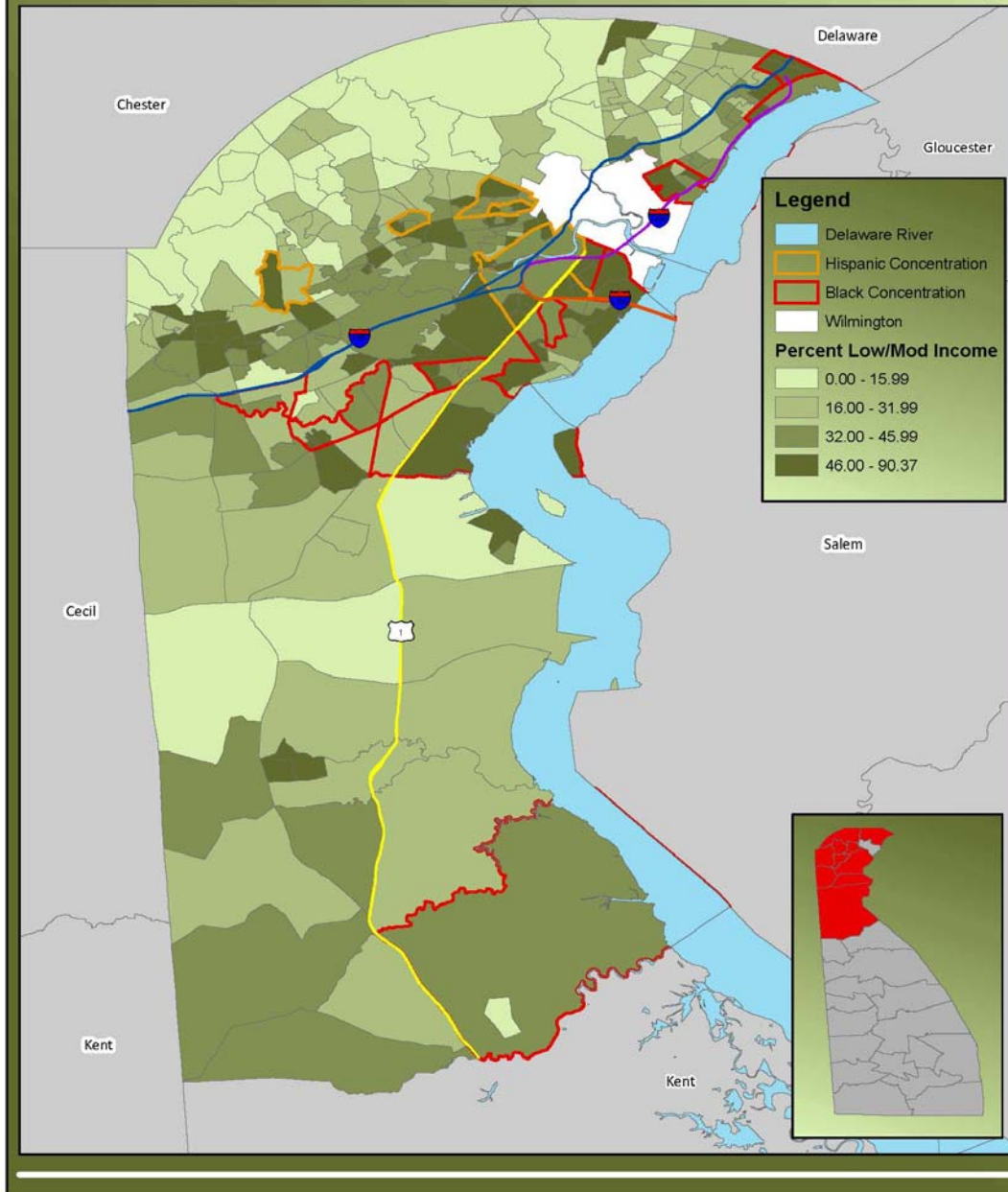
- DSHA, Wilmington, Dover and NCC worked together to obtain a **comprehensive analysis statewide with specific observations and recommendations for each jurisdiction**
- 18-24 month process/consultant – Mullin and Lonergan



What is in AI?

- Current Data from various sources including but not limited to 2010 census
- Mapping of various data statistics
- Analysis of trends population, households, incomes, sales prices, and rents
- Stakeholder meetings, interviews
- Identify the relative presence, location, and geographic concentration of members of the protected classes

Map 4-3: Low Moderate Income Areas and Areas of Minority Concentration in New Castle County, 2010
Delaware Statewide Analysis of Impediments to Fair Housing Choice





AI outcomes

- Contextual observations – issues that affect fair housing choice
- Impediments – barriers that must be overcome in order to expand fair housing choice
- Fair Housing Action Plan:
 - measures to expand FH choice – what?
 - Performance benchmarks – when?
 - Responsible entities - who does what?
- Improved tracking and reporting of accomplishments



Impediments to FH common to all four entitlement jurisdictions

- Expand access to community programs for persons with Limited English Proficiency
- Expand the supply of accessible housing for persons with mobility impairments
- Expand mobility of Section 8 Housing Choice Voucher holders



Impediments to FH common to all four entitlement jurisdictions

- Expand fair housing choice by supporting the development/preservation of affordable housing in non-concentrated areas; map locations in Annual HUD Performance Report (CAPER)
- Clearly state Affirmatively Furthering Fair Housing as a priority in community plans



New Castle County FH DRAFT Action Plan

- Request that landlords registered through the County's landlord program attend fair housing training
- Define specific geographical areas suitable for multi-family housing and continue to overcome regulatory barriers to affordable housing in these areas



New Castle County FH DRAFT Action Plan

- Insure that local units of government that receive CDBG and HOME funds understand their obligation to AFFH
- Increase home buyer education, counseling and other services to mitigate the impact of foreclosure and increase homeownership in minority populations



New Castle County FH Action Plan

- Draft AI released on May 6th. Comment period runs until June 3, 2011. Public meeting was held on May 12th.
- Plan will be finalized and sent to HUD for review
- New Castle County will need to report on all recommendations and show progress in Annual Performance Report and Action Plan
- DCS will work with Department of Land Use, Law and other relevant departments to incorporate recommendations into relevant plans, contracts