

REQUEST FOR BOARD ACTION

HENDERSON COUNTY BOARD OF COMMISSIONERS

MEETING DATE: Wednesday, May 15, 2013

SUBJECT: Adoption of Fair Housing Plan for the CDBG Scattered Site Housing Grant

PRESENTER: Autumn Radcliff, Interim Planning Director

ATTACHMENTS: 1. Fair Housing Plan

SUMMARY OF REQUEST:

The Community Development Block Grant (CDBG) program requires a fair housing plan for grant funding. Historically, Henderson County has adopted individual fair housing plans for each grant the County is the recipient of. The fair housing plan covering the 2011 Scattered Site Housing program that is currently in progress expires in June. The County has the option to adopt a fair housing plan that will cover the current Scattered Site Housing grant and any future CDBG grants the County has been awarded or will be awarded for the next five years. Adopting a five-year fair housing plan will prevent the County from reviewing and approving a new fair housing plan for each individual grant.

The fair housing activities within the plan are simply meant to inform citizens concerning fair housing laws and affordable housing related programs that the County and local non-profits are conducting. The identified activities are goals that the County makes an effort to achieve. In the past 10 years, Henderson County has accomplished several activities to further fair housing choice for its citizens.

BOARD ACTION REQUESTED:

Staff recommends that the Board of Commissioners adopt a five-year fair housing plan for current and future CDBG programs.

Suggested Motion:

I move that the Board adopt the attached five-year fair housing plan.

Henderson County - Five Year Fair Housing Activities

Grantee: Henderson County

**Recipient's Address: 1 Historic Courthouse
Square, Suite 1**

Hendersonville, NC 28792

Contact Person: Autumn Radcliff

Contact Phone #: (828) 697-4819

Contact Email:

autumnr@hendersoncountync.org

I. Indicate if the Recipient will be affirmatively furthering fair housing for the first time or has implemented specific activities in the past.

First Time _____

Past Activities X

II. Identify and analyze obstacles to affirmatively furthering fair housing in recipient's community. (Use additional pages as necessary)

1) The lack of affordable housing is the greatest single impediment to fair housing in Henderson County and western North Carolina as a whole. High land costs and high per unit costs of making rental housing affordable for low and very low income individuals largely contribute to this problem.

2) There is a lack of accessible housing for individuals with disabilities in Henderson County.

3) Individuals often don't understand their rights in regards to fair housing, and/or are reluctant to complain.

Henderson County - Five Year Fair Housing Activities

Quarterly Fair Housing Activity	Months	Year	Estimated Cost	Actual Cost
<i>Public Advertisement of County-wide Fair Housing Policy and Complaint Procedure</i>	<i>July – Sept.</i>	2012	\$200	\$
<i>Develop and publish Fair Housing, Renter Rights information on the County website.</i>	<i>Oct. – Dec.</i>	2012	\$150	
<i>Create a county-wide Housing Services and Housing Directory – link directory with area-wide housing services websites</i>	<i>Jan. - March</i>	2013	\$400	
<i>Review County codes and ordinances to promote fair housing choices within the County</i>	<i>April - June</i>	2013	\$600	
<i>Publish Fair Housing, Renter Rights information on the County website.</i>	<i>July – Sept.</i>	2013	\$250	
<i>Public Advertisement of County-wide Fair Housing Policy and Complaint Procedure</i>	<i>Oct. – Dec.</i>	2013	\$200	
<i>Continue to improve Apple Country Transit, including the fixed route transit and paratransit systems that provide freedom, access, opportunity and choice for people in all walks of life, including people with low incomes.</i>	<i>Jan. - March</i>	2014	\$400	
<i>Review County codes and ordinances to promote fair housing choices within the County</i>	<i>April - June</i>	2014	\$600	
<i>Review and update county-wide Housing Services Directory – link directory to all available housing websites</i>	<i>July – Sept.</i>	2014	\$400	
<i>Develop and publish Fair Housing, Renter Rights information on the County website.</i>	<i>Oct. – Dec.</i>	2014	\$150	
<i>Public Advertisement of County-wide Fair Housing Policy and Complaint Procedure</i>	<i>Jan. - March</i>	2015	\$200	
<i>Review County codes and ordinances to promote fair housing choices within the County</i>	<i>April - June</i>	2015	\$600	
<i>Review and update county-wide Housing Services Directory – link directory to all available housing websites</i>	<i>July – Sept.</i>	2015	\$400	
<i>Review County codes and ordinances to promote fair housing choices within the County</i>	<i>Oct. – Dec.</i>	2015	\$150	
<i>Public Advertisement of County-wide Fair Housing Policy and Complaint Procedure</i>	<i>Jan. - March</i>	2016	\$200	
<i>Review County codes and ordinances to promote fair housing choices within the County</i>	<i>April - June</i>	2016	\$600	
<i>Continue to improve Apple Country Transit, including the fixed route transit and paratransit systems that provide freedom, access, opportunity and choice for people in all walks of life, including people with low incomes.</i>	<i>July – Sept.</i>	2016	\$400	
<i>Develop and publish Fair Housing, Renter Rights information on the County website.</i>	<i>Oct. – Dec.</i>	2016	\$150	

Quarterly Fair Housing Activity	Months	Year	Estimated Cost	Actual Cost
<i>Public Advertisement of County-wide Fair Housing Policy and Complaint Procedure</i>	<i>Jan. - March</i>	<i>2017</i>	<i>\$350</i>	
<i>Attend NCCDA Conference and other Fair Housing workshops</i>	<i>April - June</i>	<i>2017</i>	<i>\$1500</i>	
<i>Review County codes and ordinances to promote fair housing choices within the County</i>	<i>July – Sept.</i>	<i>2017</i>	<i>\$750</i>	
<i>Continue to improve Apple Country Transit, including the fixed route transit and paratransit systems that provide freedom, access, opportunity and choice for people in all walks of life, including people with low incomes.</i>	<i>Oct. – Dec.</i>	<i>2017</i>	<i>\$400</i>	
<i>Public Advertisement of County-wide Fair Housing Policy and Complaint Procedure</i>	<i>Jan. - March</i>	<i>2017</i>	<i>\$350</i>	
<i>Distribute Fair Housing Brochures throughout Henderson County (libraries, DSS office, Pisgah Legal Services etc.)</i>	<i>April - June</i>	<i>2018</i>	<i>\$250</i>	
<i>Review County codes and ordinances to promote fair housing choices within the County</i>	<i>July – Sept.</i>	<i>2018</i>	<i>\$750</i>	
<i>Continue to improve Apple Country Transit, including the fixed route transit and paratransit systems that provide freedom, access, opportunity and choice for people in all walks of life, including people with low incomes.</i>	<i>Oct. – Dec.</i>	<i>2018</i>	<i>\$400</i>	

Approved By: Henderson County Board of Commissioners

CHARLES MESSER, Chairman

Date