

## Regional Analysis of Impediments to Fair Housing Choice

### Region Wide

#### 2012-2013 Housing Stakeholder Survey Preliminary Findings Across 12 Counties

- Expand protected classes for fair housing
- Discrimination against disabled is frequent
- Discrimination due to race and familial status frequent
- Racial steering exists in real estate industry
- Minorities denied loans more often and face higher rates
- Zoning restrictions and NIMBYism are common
- Rental properties concentrated in selected areas
- Need more universal design, accessible design

### Lake County

*The following represents a preliminary list of identified impediments to fair housing choice and housing equity concerns. Based on the early data review and survey responses, these were presented and discussed as “preliminary” during each of the Fair Housing Forums. They may not be the final and complete list of all impediments. The final draft report will be presented in June during the 30-day public review period. This will be a more detailed analysis that will reference supporting data and research.*

#### 1. Preliminary List of Impediments

- Private Sector
  - Failure to make reasonable accommodation
  - Discriminatory terms and conditions - rental markets
  - Discrimination - disabled, race, familial status frequent
  - Steering in residential sales markets
  - Higher denial rates for Blacks and Hispanics
  - Blacks and Hispanics have higher share of HALs
  - Lack of understanding of fair housing laws
- Public Sector
  - Zoning and NIMBYism problems
  - Some lack of public policies/practices to AFFH
  - Mentor definition of “family” distinguishes between related and unrelated persons, but imposes numerical limitations
  - “Excessive concentration” of group homes not defined in Mentor code

#### 2. Preliminary List of Housing Equity Concerns

- Slight increasing incidence of poverty
- Evidence of moderate segregation
- Some concentrations of assisted housing