

Fair Housing Plan Warren County, Pennsylvania

The purpose of this Fair Housing Plan is to demonstrate Warren County's commitment to affirmatively further fair housing as part of the Community Development Block Grant (CDBG) program. This plan outlines the steps that Warren County will take to ensure equal housing opportunities for all residents, regardless of race, color, national origin, religion, sex, familial status or disability.

This plan will ensure compliance with the Fair Housing Act (Title VIII of the Civil Rights Act of 1968), and will guide Warren County's efforts in eliminating discriminatory housing practices.

Commitment to Fair Housing

This jurisdiction is committed to promoting equal housing opportunities and combatting discrimination in housing, rental, homeownership and lending. As a recipient of CDBG funding, we will affirmatively further fair housing by taking proactive steps to:

- Eliminate discriminatory housing practices.
- Provide equal access to affordable housing for all persons, especially those from protected classes.
- Ensure that housing policies, programs, and services are accessible and inclusive.

Fair Housing Goals and Objectives

To affirmatively further fair housing, the following goals and objectives will be pursued:

- 1. Enhance Public Awareness of Fair Housing Rights**
 - Educate the public on their rights under the Fair Housing Act.
 - Provide easily accessible information on how to file complaints regarding housing discrimination.
 - Offer training for local housing providers, landlords, and real estate professionals on fair housing laws and non-discriminatory practices.
- 2. Increase Access to Affordable Housing**
 - Increase affordable housing availability in the jurisdiction through the development of new housing, rehabilitation of existing homes and supportive services for residents.
 - Prioritize programs that serve low-income households, including those in protected classes, such as minorities, people with disabilities and families with children.
- 3. Strengthen Local Fair Housing Enforcement**
 - Collaborate with local, state, and federal agencies to investigate and address complaints of housing discrimination.
 - Support fair housing enforcement agencies like the U.S. Department of Housing and Urban Development (HUD).

4. Provide Accessible Housing for People with Disabilities

- Ensure housing developments comply with the accessibility standards set by the Fair Housing Act and the Americans with Disabilities Act (ADA).
- Provide reasonable accommodations in housing policies for individuals with disabilities.

Fair Housing Analysis

Warren County will conduct a Fair Housing analysis annually to evaluate housing patterns, conditions, and barriers in our community. This will involve:

1. Assessment of Housing Discrimination

- Review historical and current data on housing discrimination complaints in our jurisdiction.
- Identify patterns of discrimination, including redlining, racial steering, unequal access to credit and other illegal practices.

2. Assessment of Housing Availability

- Examine the availability of affordable housing units, including rental, ownership, and special needs housing.
- Evaluate any disparities in housing access based on race, ethnicity, disability, or other protected class characteristics.

3. Housing Market Conditions

- Analyze trends in the local housing market, including pricing, foreclosure rates, and availability of affordable housing options.
- Identify neighborhoods with a concentration of low-income residents or minority populations that may face barriers to housing choice.

4. Barriers to Fair Housing

- Identify and address any barriers to fair housing, such as restrictive zoning, housing discrimination, lack of accessible units, or transportation limitations that prevent individuals from accessing housing.

Public Engagement and Consultation

Warren County commits to publish a Fair Housing notice annually that details the process for filing a complaint.

The Warren County Commissioners further commit to approving a Fair Housing resolution annually. At that public meeting, Warren County's Fair Housing Officer will present a report regarding actions taken to affirmatively further fair housing. The Fair Housing analysis will also be presented at that time.

VIII. Evaluation of Fair Housing Plan

The Fair Housing Plan will be reviewed and updated annually to ensure that it remains relevant and effective. The evaluation will include:

- Reviewing the number and types of fair housing complaints.
- Assessing the success of outreach programs.
- Identifying any new barriers to fair housing and adjusting goals accordingly.