

# JACKSON COUNTY PLANNING OFFICE

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## MEMO

To: Board of Commissioners  
Cc: Don Adams, County Manager and Michael Poston, Planning Director  
From: Caroline LaFrienier, Planner 1  
Date: March 7, 2019

RE: Fair Housing Plan, for compliance with 09-D-2945 CDBG-I Grant Requirements

Jackson County's Housing Committee and Planning Department staff have been working to develop the Fair Housing Plan for compliance with the 09-D-2945 CDBG-I Grant requirements. The Fair Housing Plan analyzes the existing housing market, segregation, integration, disparities in access to opportunity, disproportionate housing needs for individuals with disabilities and those in poverty and the steps or strategies that Jackson County may take to try to resolve these issues.

Jackson County's Planning Department hosted stakeholder meetings and invited thirty individuals from the community that deal with housing on a regular basis to identify and discuss the impediments to Fair Housing in Jackson County. After the impediments to Fair Housing were identified, Planning staff developed a survey to receive further input from Jackson County residents. The survey was distributed via email and social media and was translated into Spanish and given to the staff at Vecinos for distribution among their patients. We have received over 200 responses to the survey and the data will help reinforce the identified impediments and help the Housing Committee to identify goals to further Fair Housing in Jackson County.

The Fair Housing Plan discusses the impediments to Fair Housing identified by our Housing Stakeholders and steps that can be taken to diminish housing discrimination in Jackson County. An example of an impediment to Fair Housing identified and a goal to mitigate is:

Impediment: Tenant selection plans developed by landlords for potential residents can be prohibitive for individuals with disabilities that require service animals.

Goal: Jackson County's Housing Trust Fund made it a priority that new housing developments in Jackson County have HUD compliant tenant selection plans and do not discriminate against any of the protected classes.

Impediment: Lack of education of fair housing laws in the community, specifically landlords.

Goal: Develop an online platform that would provide fair housing laws and education for community members and landlords.

Jackson County Planning staff is working to draft the Fair Housing Plan that will have other impediments and goals that the Board of Commissioners can review and decide if feasible and in the best interest of the County. A draft of the Fair Housing Plan will be submitted to the Board of Commissioners by March 18<sup>th</sup> for review before the April 2<sup>nd</sup> meeting. A complete list of the identified Fair Housing impediments is below.

#### Stakeholder Identified Impediments

##### 12/4/18 Meeting

1. Construction, renovation, and acquisition cost.
2. Lack of education of fair housing laws in the community, specifically landlords.
3. Lack of safe and sanitary housing options for all ages and backgrounds.
4. Background check requirement for rentals- discourages fair housing for individuals recovering from addiction, domestic violence victims, diagnosed disability and mental health issues.

##### 12/13/18 Meeting

1. Lack of minimum housing code and standards.
2. Lack of education of fair housing laws in the community, specifically landlords.
3. Tenant selection plans for potential residents can be prohibitive. Examples- no pets- need for service animals, criminal background, etc.
4. Availability of living wage jobs.
5. Waitlist for housing vouchers and prioritization of waitlist for housing vouchers can be prohibitive for certain individuals.