



Analysis of Impediments to Fair Housing



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Introduction:

Fair Housing is an issue important to every citizen of Pike County. Where we live is so closely entwined with our identities and with how we live that it can literally affect every aspect of our lives. Unfortunately, Americans every day face limited fair housing choice because of discrimination or because of a lack of resources including affordable housing options. Housing is much more than shelter; it is a platform for many aspects of living so if someone is denied housing access to the benefits that might obtain as a result of living in a particular dwelling or location.

The federal Fair Housing Act makes it unlawful to discriminate in any aspect related to the sale, rental or financing of dwellings because of race, color, religion, national origin, sex, families with children and persons with handicaps.

What is an Analysis of Impediments (AI)?

An Analysis of Impediments is an assessment of state or a unit of local government's laws, ordinances, statutes, and administrative policies as well as local conditions that affect the location, availability, and accessibility of housing.

The development of this Analysis of Impediments is part of the consolidated planning process required for all communities that receive housing and community development funds from the US Department of Housing and Urban Development. This Analysis of Impediments includes an analysis of barriers and impediments to fair housing choice, defined as the following:

"Impediments" are any actions, omissions, or decisions taken which have the effect of restricting a person's housing choice or the availability of housing choice because of race, color, religion, gender, disability, familial status, or national origin. Such a limitation to fair housing choice constitutes housing discrimination.

"Barriers" to housing choice are factors that limit a person's ability to choose from a variety of housing types and may not constitute "housing discrimination." Factors may include housing supply and location, physical accessibility of housing, zoning for group homes, source of income, accessibility of financing, and limited English proficiency.

Methodology:

Data analysis. Demographic information and housing trends in Pike County, and fair housing complaint and testing information provide a context for discussion. Data sources included the following.

- Demographic information was obtained through US Census and local demographic reports.
- A resident survey was conducted to assess barriers to fair housing.

Identification of barriers and impediments. This section identifies the barriers that may limit a household's ability to take advantage of the full range of housing available in the County and includes existing strategies that seek to address each barrier.

Fair Housing Plan. This section identifies implementation strategies to eliminate or mitigate the negative impacts of specific barriers.