Chester County
Department of Community Development

Chester County Assessment of Fair Housing, 2018-2022

EQUAL HOUSING OPPORTUNITY

IGUALDAD DE OPORTUNIDAD EN LA VIVIENDA

Agenda

- ✓ Welcome
- ✓ What is the Assessment of Fair Housing (AFH)?
- ✓ How was the plan developed?
- ✓ What are the AFH goals?
- ✓ What happens next?

Affirmatively Furthering Fair Housing

Requires federal agencies and grantees to:

- Take meaningful actions that address disparities in housing needs and access to opportunity

- Replace segregated living patterns with truly integrated and balanced living patterns

- Transform racially and ethnically concentrated areas of poverty into areas of opportunity

- Foster and maintain compliance with civil rights and fair housing laws

Fair Housing Act:
Protected Classes

Prohibits discrimination in the sale, rental, and financing of dwellings, and in other housing-related transactions

- Race
- Color
- National origin
- Religion
- Sex
- Disability

- Familial status (including children under the age of 18 living with parents or legal custodians, pregnant women, and people securing custody of children under the age of 18).

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AFH Development Process

- Held 13 AFH meetings during Fall 2016
- Engaged participants in discussions about housing issues throughout Chester County
- Analyzed a variety of quantitative and qualitative data sources
- Completed draft AFH in the HUD User Tool

Growth in Chester County

- Between 1990-2010:
  - Chester County's population increased from 375,835 to 491,320 (30.7% increase)
  - Asian/Pacific Islander residents are the fastest growing racial/ethnic group with a 489.2% increase
  - Hispanic residents increased 382.3%
  - The percentage of Black residents in Chester County decreased slightly from 6.2% to 5.9%

Notable Data

- Chester County Median rent: $1,192
- Median home value: $323,600
- 24.7% of all housing units are renter occupied
- 48.3% of all renters are cost burdened
  - More than 30% of income toward housing costs
- 12.1% speak a language other than English at home

Source: U.S. Census American Community Survey, 2010-2014 estimates

Community Findings

- Many people like where they live but there is a need for more affordable housing
- Desire for increased transit options throughout the county
- High demand for housing options for those with special needs
- Improve communication between the public and providers about available resources

Public Participation Activity

AFH Activity Goals
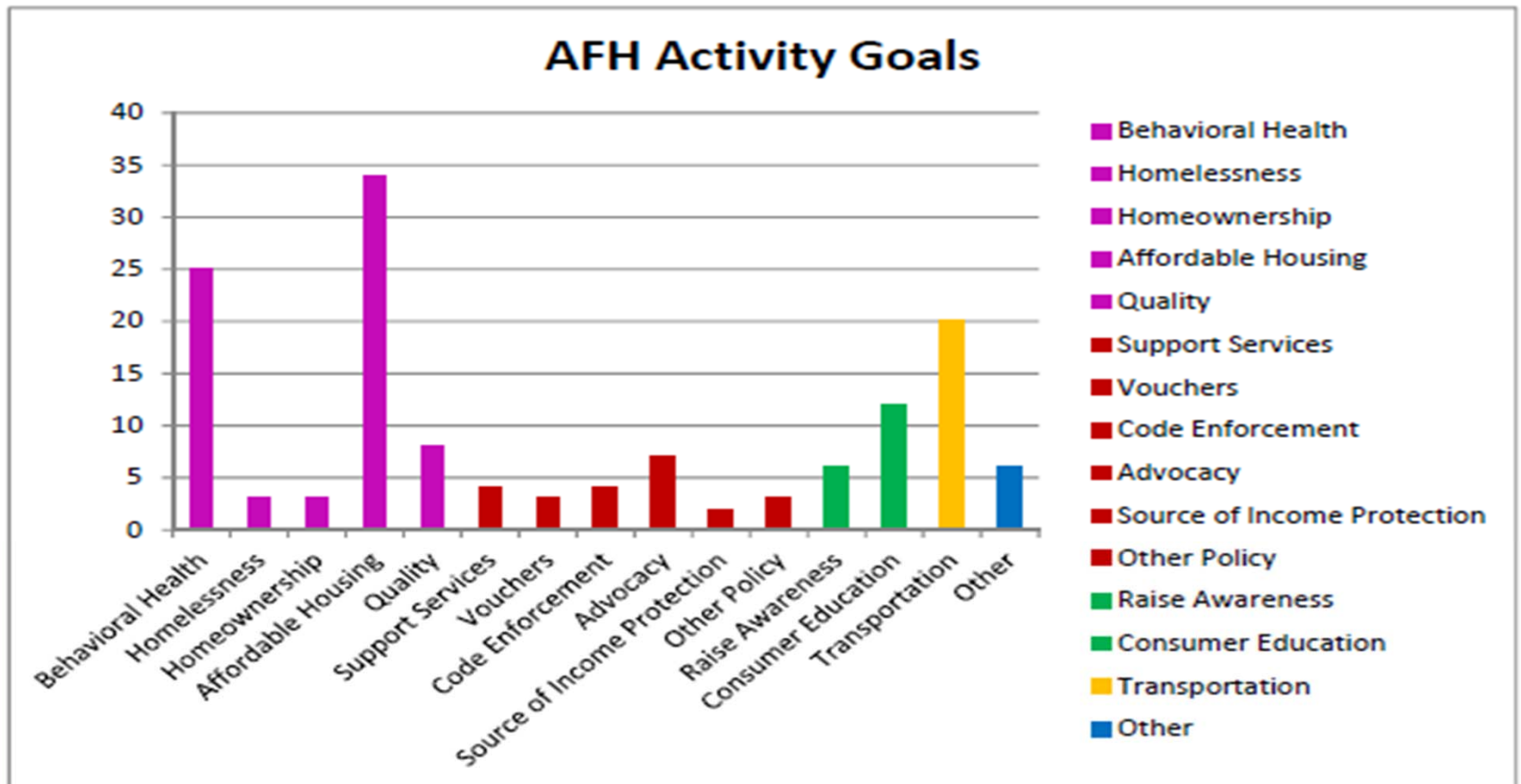
AFH Goals

1. Increase opportunities for and access to safe, decent, and affordable permanent housing.

2. Work in coordination with providers and consumers from the disabled, special needs, and homeless communities to remove physical and institutional barriers to obtain and maintain housing.

AFH Goals

3. Expand transportation opportunities for residents with limited options.

4. Provide more diverse housing opportunities and encourage mobility among low-income residents living in areas of poverty, particularly among those in Coatesville R/ECAP.

AFH Goals

5. Enhance and expand opportunities in underserved communities.

6. Create awareness about the availability of housing, workforce development, and community service resources in the county and how to obtain them.

AFH Goals

7. Expand efforts to increase understanding of fair housing rights, responsibilities, and affordable housing resources.

8. Integrate housing efforts among County of Chester Departments and the Housing Authority of the County of Chester.

Next Steps

- Approvals
  - Chester County Commissioners: March 21, 2017
  - HACC: March 29, 2017 (HACC Offices)
- Submit AFH to HUD by April 6, 2017
- Completion of the 2018-2022 Consolidated Plan by November 2017
- Strategic completion of AFH action items
  - Annual planning and reporting required by HUD

How to Stay Involved

- Subscribe to DCD e-newsletter
- Attend fair housing events
- Support affordable housing development in your community
- Share ideas, events and comments: ccdcd@chesco.org

Thank You for Coming!

Please direct questions to:

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