2021-2025 ANALYSIS OF IMPEDIMENTS TO FAIR HOUSING—LANCASTER COUNTY & CITY

Citizen Summary   **March 2021**

What is an Analysis of Impediments to Fair Housing?

The U. S. Department of Housing and Urban Development (HUD) requires that all cities and counties receiving HUD funds must complete an *Analysis of Impediments to Fair Housing (AI)* to analyze a series of fair housing issues, identify contributing factors and impediments and most importantly, identify meaningful actions to create a more integrated community with improved access to opportunity for all.

The purpose of the AI is for Lancaster County (County) and the City of Lancaster (City) to evaluate the housing characteristics, to identify blatant or defacto impediments to fair housing choice. It will also establish a strategy for the expansion of fair housing opportunities throughout the county and city.

How was the AI Developed?

An AI Planning Committee was created to guide the development of the AI in 2019 The Planning Committee, the Data Collection Committee and the Outreach Committee all began meeting in the summer of 2019 and worked through early 2020. Then the COVID-19 pandemic hit in March 2020. Pre-COVID, the Redevelopment Authority and the City of Lancaster completed a comprehensive review of demographics for the County and the City. Public policies were also reviewed to determine if a disparate impact was created for fair housing.

The AI Planning Committee analyzed the demographic information and public policies to finalize the list of impediments to fair housing.

What is Fair Housing Choice?

Fair housing choice is defined as the "ability of persons, regardless of race, color, religion, gender, national origin, familial status, or handicap, of similar income levels to have available to them the same housing choices." The AI encompasses the following five areas:

1. The sale or rental of dwellings (public or private),

2. The provision of housing brokerage services,

3. The provision of financing assistance for dwellings,

4. Public policies and actions affecting the approval of sites or other building requirements used in the approval process for the construction of publicly assisted housing, and,

5. The administrative policies concerning community development and housing activities, which affect opportunities for minority households to select housing inside or outside areas of minority concentration.

View and Comment on the Plan

- **Visit any of the following websites: www.lchra.com; cityoflancasterpa.com; lhop.org**
- **Attend a virtual Public Meeting: February 25, 2021 at 5:00 p.m. via Zoom. Contact atyson@lchra.com for detail to join the meeting.**

What is in the AI?

HUD requires that an AI include:

- An analysis of demographic, income, housing and employment data;
- An evaluation of the fair housing complaints filed in the jurisdiction;
- A discussion of impediments, if any, in:
  - The sale or rental of housing
  - Provision of brokerage services
  - Financing
  - Public policies
- Administrative policies for housing and community development activities that affect fair housing resources;
- Assessment of current fair housing resources; and
- Conclusions and recommendations.

The AI utilizes publicly available data from several sources, including:

- Census and other demographic data;
- Consolidated Plan and associated planning documents;
- Fair housing complaint data from HUD;
- Information from Lancaster Housing Opportunity Partnership's (LHOP) Housing Equity and Equality Institute (HEEI);
- Internet resources; and
- local resources.

AI Planning Committee

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Identified Impediments to Fair Housing Choice

1. With an increasing number of people in the county, there is more demand for programming to educate partners on the requirements of fair housing.

2. People with Limited English Proficiency may have barriers to fair housing

3. An increased need exists for ongoing education of municipal officials of the benefits and requirements of fair housing

4. Persons with disabilities are limited in where they go due to architectural barriers in the community and in private home construction.

5. Home financing data indicates a disparity between denial rates among racial and ethnic groups. However, because the sample size is statistically small, this indicates a need for further study.

6. Lancaster County and City of Lancaster are racially and ethnically segregated.

7. Homeownership rates for City residents lag behind other municipalities in Lancaster County.

8. Homeownership rates for people of color - are disproportionately low.

9. The lack of affordable housing in all areas of the county may limit fair housing choice.

10. The geographic distribution of Housing Choice Vouchers (section 8) in the City of Lancaster as well as the County of Lancaster is unevenly distributed.

11. Housing Codes, including lead-based paint ordinances could inadvertently encourage discrimination against families.

CITY OF LANCASTER
A City Authentic

County of Lancaster ~ Pennsylvania
Founded May 10, 1729

EQUAL HOUSING OPPORTUNITY

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT