

FAIR HOUSING STRATEGY RESOLUTION

I. GOAL

It is hereby declared that the Nassau Board of County Commissioners will take all actions within its power to achieve equal opportunity for all persons to live in decent housing facilities regardless of race, color, religion, sex, or national origin, and to that result, to eliminate discrimination in housing in the community.

II. STRATEGY OBJECTIVES AND IMPLEMENTATION ACTIVITIES

1. SPECIFIC OBJECTIVE #1

To disseminate official policies on equal opportunity and nondiscrimination in housing; to enhance an atmosphere of acceptance and enthused confirmation among residents and the housing industry in the community.

IMPLEMENTATION ACTIVITY #1

The Nassau Board of County Commissioners will establish policies to deter discrimination and equalize freedom of choice in housing for all inhabitants. The County Planning and Zoning Board will act as enforcement officer for these policies.

2. SPECIFIC OBJECTIVE #2

To organize a Fair Housing Advisory Committee comprised of a blend of local, concerned residents. This Fair Housing Advisory Committee will survey any restrictive or discriminatory barriers i.e., land use, or development practices, or zoning codes of minorities and non-minorities where such obstacles appear to hinder the dispersal of assisted housing.

IMPLEMENTATION ACTIVITY #2

The Fair Housing Advisory Committee will make a survey of neighborhoods and analysis of existing housing development practices to evaluate and determine what factors contribute to the establishment of concentrated areas of lower income and minorities, including women. This survey should include interviews with persons who have lived in the community a long time so that a traditional over-view may be interpreted as to any trends present. This survey should also include interviews with new-comers who may wish to compare what they have experienced in other communities with what they are currently experiencing in Nassau. This survey should also include parent-teacher organizations and local school officials who may have helpful insights concerning any barriers. Any deficiencies found therein will be reconciled to the objectives of this Fair Housing Strategy; therefore attempts to remove constricting barriers to assisted housing or other housing will be initiated.

3. SPECIFIC OBJECTIVE #3

To provide consumer/rental information and assistance to all minorities and women (lower income stressed), as they seek housing, to include a focus on areas outside minority or low income concentrations.

### IMPLEMENTATION ACTIVITY #3

Information and counseling assistance, to include but not be limited to lower income and/or minority concentration areas, with regard to housing sought, can be obtained via the following:

- a. County Courthouse will provide a roster available to the public listing individuals who are available for counseling to those seeking housing. Such individuals will have information regarding rights of individuals, available rental/sale units, and possible alternative financing.
- b. Fair Housing and Civil Rights Organizations will have identical information on file in their institution.
- c. The Housing Industry to include financial institutions, developers and real estate agents, will have identical information on file within their respective institutions.
- d. The Chamber of Commerce, civic and social organizations and professional organizations with an interest in the elimination of discrimination will have access to associated materials through discussions and/or presentations.
- e. This housing opportunity data will be updated bi-annually.
- f. Provide National Fair Housing toll free number (1-800-424-8590) to public.

Note: This variety of supporting organizations having pertinent information on hand, should provide all interested persons the opportunity to use this information to obtain desired housing.

### 4. SPECIFIC OBJECTIVE #4

To provide an avenue of relief for any individual who has a complaint of discrimination.

### IMPLEMENTATION ACTIVITY #4

Any individual who suspects that a discriminatory practice exists may file a written statement with the Commission or its appointed board, such as an Adjustment Board within thirty (30) days after the alleged practice occurs. The Commission or Adjustment Board shall then attempt to resolve said complaint with the County Attorney present. Failure to achieve a solution acceptable to both parties through this process, shall cause the County Attorney to forward the complaint and all testimony to the appropriate court. Publish National Fair Housing toll free number (1-800-424-8590).

### 5. SPECIFIC OBJECTIVE #5

To motivate members of the housing industry to take action to overcome any existing patterns of discriminatory institutionalized practices of segregation or red-lining in the provision of housing and housing credit to minorities and women.

#### IMPLEMENTATION ACTIVITY #5

Voluntary Affirmative Marketing Agreements between, but not limited to, real estate brokers, lenders, builders, developers, and the U.S. Department of Housing and Urban Development. Meetings and coordinative activities will be scheduled as needed. Annual review of local building and land use regulatory practices to determine effects upon housing affordability for low and moderate income and minority persons and proposed action to reduce any discriminatory practices.

### III. THREE YEAR ACTIVITY SCHEDULE

#### IMPLEMENTATION ACTIVITY

#### TIME ALLOCATION\*

1. Local Plan and Policy Adoption	1-3 Months
2. Analysis of Barriers <u>Minority/Women Consumer Information County-Wide</u>	3-18 Months
3a. County Courthouse Roster	18 Months-on going
3b. Fair Housing, Civil Rights Organization Roster	18 Months-on going
3c. Housing Industry Roster	18 Months-on going
3d. Chamber of Commerce Roster	18 Months-on going
3e. Applicable to 3a, 3b, 3c, and 3d	Bi-Annually
4. Complaint Procedures	As Needed
5. Voluntary Agreements	18 Months-on going
6. Evaluation of local building and land use practices	12 Months-Annual

\*Due to the interconnected weave of Community elements, these implementation activities cannot logically be sequential. To further explain, the elimination of housing discrimination cannot be the absolute target of this Fair Housing Strategy. It is the deficiencies, imbalances, and shortcomings embedded in the community that produce housing discriminations and these must be addressed by each of the implementation activities, especially #2, #3 and #5, to alter deconcentration of lower income/minority functions better as one unit. Thus, the time allocations should be seen as a unit, rather than a sequential 1-2-3 operation and as on-going, not just for 3 years.

