



AFFIRMATIVELY FURTHERING FAIR HOUSING PLAN

Grantee Name:	Town of Hobgood
Time Period for this Plan:	April 19, 2021 – April 19, 2024

This information is available in Spanish or any other language upon request. Please contact **Renee Ellis** at **252-826-4573** or at **207 W. Commerce St., Hobgood, NC 27843** for accommodations for this request.

Esta información está disponible en español o en cualquier otro idioma bajo petición. Por favor, póngase en contacto con **Renee Ellis** al **252-826-4573** o en **207 W. Commerce St., Hobgood, NC 27843** de alojamiento para esta solicitud.

A. POLICY STATEMENT

As a recipient of Housing and Urban Development (HUD) financial assistance, it shall be the policy and commitment of the **Town of Hobgood** to ensure that all persons have fair and equal housing opportunity to be considered for rental units, purchase of property, housing loans, and property insurance regardless of race, color, national origin, religion, sex, familial status, and disability.

This shall be done through identifying the unique local needs, conducting quarterly activities during the life of the CDBG project, designating a Fair Housing Officer and developing a procedure for complaints of discrimination. This plan will incorporate the directives of state and federal laws and executive orders, including, but not limited to:

- Title VI of the Civil Rights Act of 1964;
- The Fair Housing Act – Title VIII of the Civil Rights Action of 1968, as amended;
- Executive Order 11063, as amended by Executive Order 12259;
- Section 104(b) of Title I of the Housing and Community Development Act of 1974, as amended;
- Section 109 of Title I of the Housing and Community Development Act of 1974, as amended;
- Section 3 of the Housing and Urban Development Act of 1968, as amended;
- Sections 503 and 504 of the Rehabilitation Act of 1973, as amended;
- The Americans with Disabilities Act of 1990;
- The Age Discrimination Act of 1975, as amended;
- Executive Order 11246 (as amended by Executive Orders 12375 and 12086) Equal Opportunity under HUD contracts and HUD-assisted Construction Contracts;
- Preserving Community and Neighborhood Choice; and
- North Carolina State Fair Housing Act (NCGS Chapter 41A).

As stated in the Preserving Community Neighborhood Choice rule and stated at 24 CFR 5.150, the definition of “fair housing” cited in 42 U.S.C. 5304(b)(2), 5306(d)(7)(B), 12705(b)(15), and 1437c-1(d)(16) means housing that, among other attributes, is affordable, safe, decent, free of unlawful discrimination, and accessible as required under civil rights laws.



As stated in the Preserving Community Neighborhood Choice rule and stated at 24 CFR 5.150, the definition of “affirmatively further” cited in 42 U.S.C. 5304(b)(2), 5306(d)(7)(B), 12705(b)(15), and 1437c-1(d)(16) means to take any action rationally related to promoting any attribute or attributes of fair housing as defined in the preceding subsection.

The amended definition of affirmatively furthering fair housing (AFFH), as stated in the Preserving Community Neighborhood Choice and found at 24 CFR Part 5.150, is that all recipients of HUD financial assistance must take active steps, in the relevant period, to promote fair housing, such as helping eliminate housing discrimination. The amended definition, allows maximum flexibility to units of general local government (UGLG) in designing and implementing sound policies responsive unique local needs, needs, interests, and means of the local community, and respects the proper role and expertise of state and local authorities.

B. SELECTION OF FAIR HOUSING OFFICER

In accordance with Title VIII, Civil Rights Act of 1968, as amended, the Fair Housing Officer below has been designated to handle fair housing complaints and activities:

Contact Person and Title (Fair Housing Officer):	Renee Ellis
Grantee Mailing Address:	PO Box 217
Grantee Physical Address (if different than mailing):	207 W. Commerce Street, Hobgood, NC 27843
Contact Email:	townofhobgood@embarqmail.com
Contact Phone Number:	252-826-4573
TDD # and/or TYY #:	711 or 800-735-2962

The Fair Housing Officer is responsible for the intake and processing of all housing complaints (if UGLG has its own enforcement agency) as well as implementation of the Fair Housing Plan activities and actions. If the **Town of Hobgood** does not have their own enforcement body, there should be a clear procedure for referring fair housing complaints to enforcement agencies that serve that municipality.

While not expected to be an “expert” in Fair Housing Laws, at a minimum, the officer will be familiar with the complaint process and federal and state laws, which address Fair Housing. Records which show the date, time, nature of complaint and decisions made in the complaint process will be fully documented. A separate file will maintain a record of all housing discrimination complaints and follow-up actions. Referrals should be noted in the fair housing file.

C. HOUSING COMPLAINT PROCESS

A summary of actions which may constitute housing discrimination, and instructions for completing and filing housing discrimination complaints will be made available to citizens at **Town Hall**, at **207 W. Commerce Street, Hobgood, NC 27843**.

In addition, individuals can file a housing discrimination using the HUD 903 Form and HUD 903-A Form (Spanish version) at the following locations:

1. HUD at https://www.hud.gov/program_offices/fair_housing_equal_opp/online-complaint#_Information_About_Filing
2. NC Office of Administrative Hearings, Civil Rights Division at <https://www.oah.nc.gov/civil-rights-division/housing-discrimination>



3. US Department of Justice Civil Rights Division at <https://www.justice.gov/crt>

The Fair Housing Officer is in charge of receiving fair housing complaints, and tracking them in a fair housing log. They are also responsible for providing referral information in a timely manner. Thus, a specific procedure for receiving fair housing complaints must be developed.

The Fair Housing Officer will keep a record of the progress on the number of complaints filed, actions taken, and the status of each complaint.

D. UNIQUE LOCAL NEEDS AND INTERESTS

Per the Preserving Community and Neighborhood Choice, 24 CFR Part 5.150(a) and applicable civil rights and fair housing statutes and regulations, **the Town of Hobgood** must take active steps to promote one or more attributes of fair housing. Maximum flexibility is given to each unit of general local government (UGLG) in designing and implementing sound policies to responsive unique local needs, interests, and means of the local community.

Therefore, the **Town of Hobgood** has identified the following as local fair housing needs and interests based on local means:

1. More affordable housing options in Town (homes to own/rent and apartments)
2. More fair housing education to residents of the Town
3. Training of staff and town officials on resources associated with affordable housing

The above is based on analyzing American Community Survey data; public meetings were held that discussed fair housing needs and interests with citizens; fair housing surveys were conducted and summarized; and Choanoke Area Development Association (CADA), NC was contacted.

The **Town of Hobgood** shall maintain all fair housing and equal opportunity records consistent with 24 CFR 570.490.

E. ACTION STEPS / ACTIVITIES

The **Town of Hobgood** will take specific quarterly action steps and implementation activities over the duration of their CDBG grant to plan to actively promote fair housing that, among other attributes, is affordable, safe, decent, free of unlawful discrimination, and accessible as required under civil rights laws.

Informational Note: The size of the community obviously has an effect on the types of action steps/activities which can appropriately and effectively be employed to promote fair housing. Factors such as the community's current housing infrastructure, the size and expertise of the local professional staff, access to transportation, geographic location, demographic data, and the relative affordability of the community housing stock, all help determine what are realistic strategies for a community to pursue.

May delete this box for final plan.



Grantee Name Quarterly Fair Housing Actions Steps / Activities				
Quarterly Fair Housing Action Step / Activity	Months	Year	Estimated Cost	Actual Cost
Publish Fair Housing Complaint Procedure in local newspaper	April-June	2021	\$150	
Display Fair Housing posters and brochures in Town Hall	July-Sept	2021	\$25	
Update the Town Website to include Fair Housing Plan and Complaint Procedure	Oct-Dec	2021	\$0	
Distribute Fair Housing brochures to citizens via mailings.	Jan-Mar	2022	\$200	
In celebration of National Fair Housing month (April), the Town will support Regional Fair Housing events.	April-June	2022	N/A	
Develop list of potential affordable housing developers and other housing market professionals.	July-Sept	2022	\$0	
Fair Housing Training (virtual or in-person) for Town staff and elected officials.	Oct-Dec	2022	\$200	
Placing a Fair Housing Ad in the local newspaper to educate residents.	Jan-Mar	2023	\$150	
Attend Annual Fair Housing Conference.	April-June	2023	\$100	
Outreach to potential affordable housing developers and housing market professionals.	July-Sept	2023	\$150	
Fair Housing Training (virtual or in-person) for Town staff and elected officials.	Oct-Dec	2023	\$200	
Placing a Fair Housing Ad in the local newspaper to educate residents.	Jan-Mar	2024	\$150	



Additional Required Action Steps / Activities

1. The **Town of Hobgood** shall adopt and publicize in the local newspaper, with the TDD# and/or TYY#, the local jurisdiction's fair housing complaint procedures and Fair Housing Officer contact information for housing discrimination complaints.
2. The **Town of Hobgood** shall include the Equal Housing Opportunity logo and/or the phrase affirming Equal Opportunity in Housing on all the CDBG documents intended to be shared with the public.
3. The **Town of Hobgood** shall post/display Fair Housing and Equal Housing Opportunity posters, with local Fair Housing Officer name, title, and contact information, and other additional information in prominent locations.

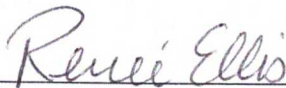
F. AMENDMENTS

The **Town of Hobgood** shall amend and revise this Plan as required to keep current with state and federal fair housing and equal fairing opportunity statutes and regulations, and local actions and activities to further the purposes of this Plan.


PASSED BY THE **TOWN BOARD OF COMMISSIONERS, HOBGOOD, NORTH CAROLINA.**

Adopted this 19th day of April, 2021

ATTEST:



Renee Ellis, Town Clerk



Dannie Flanary, Mayor





EQUAL HOUSING OPPORTUNITY RESOLUTION

WHEREAS, the **Town of Hobgood**, as the recipient of federal funding through the Community Development Block Grant (CDBG) Grant program;

WHEREAS, the Civil Rights Act of 1964 prohibits all racial discrimination in the sale or rental of property;

WHEREAS, the Fair Housing Act declares a national policy of fair housing throughout the United States, making illegal any discrimination in the sale, lease or rental of housing, or making housing otherwise unavailable, because of race, color, religion, sex, disability, familial status, or national origin;

WHEREAS, Executive Order 12892, Equal Opportunity in Housing, as amended (Leadership and Coordination of Fair Housing in Federal Programs: Affirmatively Furthering Fair Housing), provides that programs and activities relating to housing and urban development (including any Federal agency having regulatory or supervisory authority over financial institutions) shall be administered in a manner affirmatively to further the purposes of the Act and shall cooperate with the Secretary of Housing and Urban Development, who shall be responsible for exercising leadership in furthering the design and delivery of Federal programs and activities; and

WHEREAS, North Carolina State Fair Housing Act, prohibits unlawful discriminatory housing practices for any person in real estate transactions, because of race, color, religion, sex, national origin, handicapping condition, or familial status; unlawful discriminatory housing practice to discriminate in land-use decisions or in the permitting of development based on race, color, religion, sex, national origin, handicapping condition, familial status, or, except as otherwise provided by law, the fact that a development or proposed development contains affordable housing units for families or individuals with incomes below eighty percent (80%) of area median income.

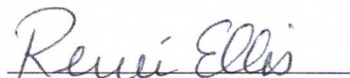
NOW THEREFORE, BE IT RESOLVED:

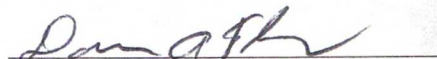
The **Town of Hobgood** hereby endorses a Affirmatively Furthering Fair Housing Plan to ensure equal opportunity and fair housing for all persons to rent, purchase, obtain financing and enjoy all other housing attributes, that is affordable, safe, decent, free of unlawful discrimination and accessible as required on a non-discriminatory basis as provided by state and federal statutes and regulations.

PASSED BY THE **CITY COUNCIL/COUNTY COMMISSIONERS/TOWN BOARD**,
CITY/TOWN/COUNTY, NORTH CAROLINA.

Adopted this 19th day of April, 2022

ATTEST:


Renee Ellis, Town Clerk


Dannie Flanary, Mayor





FAIR HOUSING COMPLAINT PROCEDURE

Housing discrimination is prohibited by Title VIII of the Civil Rights Act of 1968 (Fair Housing Act) and the North Carolina Fair Housing Act. In an effort to promote fair housing and that the rights of housing discrimination victims are protected, **Town of Hobgood** has adopted the following procedures for receiving housing discrimination complaints:

1. Any person or persons wishing to file a complaint of housing discrimination in the **town** may do so by informing the **Town Clerk** of the facts and circumstance of the alleged discriminatory acts or practice.
2. Upon receiving a housing discrimination complaint, the **Town Clerk** shall acknowledge the complaint within 15 days in writing and inform the Division of Water Infrastructure and the North Carolina Human Relations Commission about the complaint.
3. The **Town Clerk** shall offer assistance to the Commission in the investigation and reconciliation of all housing discrimination complaints which are based on events occurring in the **town**.
4. The **Town Clerk** shall publicize in the local newspaper, with the TDD#, who is the local agency to contact with housing discrimination complaints.

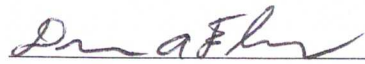
It is the policy of the **Town of Hobgood** to implement the CDBG program to ensure equal opportunity in housing for all persons regardless of religion, race, color, national origin, sex, familial status, or disability.

If you have any questions about the complaint procedure or would like to register a complaint of fair housing discrimination, please contact the **Town of Hobgood** by phone at 252-826-4573, email at townofhobgood@embarqmail.com or Town office located at 207 W. Commerce Street, Hobgood, NC 27843), or for the hearing impaired, TDD assistance is available at 711 or 800-735-2962 and providing the facts and circumstances of alleged discriminatory act or practice.

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Adopted this 19th day of April, 2021.



Danny Flanary, Mayor

ATTEST:  _____ Renee Ellis, Town Clerk

