



EQUAL HOUSING OPPORTUNITY RESOLUTION

WHEREAS, the **Town of Louisburg**, 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 Louisburg** hereby endorses an 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 **Louisburg Town Council**, **Louisburg**, NORTH CAROLINA.



Adopted this 15TH day of MARCH, 2021

ATTEST:

Carolyn D. Patterson
Carolyn D. Patterson, Town Clerk

Karl T. Pernell
Karl T. Pernell, Mayor



AFFIRMATIVELY FURTHERING FAIR HOUSING PLAN

Grantee Name:	Town of Louisburg
Time Period for this Plan:	

This information is available in Spanish or any other language upon request. Please contact **Carolyn Patterson** at (919) 497-1000 or at **110 W. Nash Street** for accommodations for this request.

Esta información está disponible en español o en cualquier otro idioma bajo petición. Por favor, póngase en contacto con **Carolyn Patterson** al (919) 497-1000 o en **110 W. Nash Street** 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 Louisburg** 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 Act 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):	Phillip Slayter, Planning & Zoning Administrator
Grantee Mailing Address:	110 W. Nash St. Louisburg, NC 27549
Grantee Physical Address (if different than mailing):	
Contact Email:	PSlayter@townoflouisburg.org
Contact Phone Number:	(919) 497-1003
TDD # and/or TYY #:	

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** 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 **Louisburg Town Hall, at 110 W. Nash Street.**

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** 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 Louisburg** has identified the following as local fair housing needs and interests based on local means:

- 1) Lack of understanding of fair housing laws in rural areas of the state, especially among consumers and housing providers; and
- 2) Lack of understanding of fair housing laws by units of local government in non-entitlement areas;

The above is based on survey respondents from the NC Department of Commerce’s 2015 Analysis of Impediments to Fair Housing Choice and 2019 State of Fair Housing in North Carolina by the Legal Aid of North Carolina. Meeting with local real estate and town planning board has reinforced this conclusion regarding the lack of information regarding the rights and responsibilities of consumers and providers regarding housing choice.

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

E. ACTION STEPS / ACTIVITIES

The **Town** 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.

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Additional Required Action Steps / Activities

1. The **Town** 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** 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** 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** 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 LOUISBURG TOWN COUNCIL, Louisburg, NORTH CAROLINA.

Adopted this 15TH day of MARCH, 2021

ATTEST:


Karl T. Pernell, Mayor


Carolyn D. Patterson, Town Clerk

