

2019 – Champaign County, Ohio

ANALYSIS OF IMPEDIMENTS

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LOGAN-UNION-CHAMPAIGN REGIONAL PLANNING COMMISSION

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Acknowledgements

Many people contributed to the completion of the Champaign County Analysis of Impediments (AI) to Fair Housing. A comprehensive survey was completed for the analysis in 2015/2016 utilizing SurveyMonkey. The Survey Monkey link was shared out of the Logan-Union-Champaign Regional Planning Commission.

We would like to thank the following individuals, businesses, organizations for completing the survey: Stephen Henderson; Village of Woodstock; CDC of Ohio Inc.; Village of St. Paris; City of Urbana Engineering; City of Urbana; Todd Freyhof, Realtor; Caring Kitchen; Champaign Transit System.

Additional thanks are given to the Champaign County Continuum of Care (CoC), who meet monthly and serve as the task force for fair housing.

Survey Results

In reviewing the results of the survey, these items were noted:

- There have been recent incidents of negativity in the community to recovery housing.
- There was a comment in the survey from a village within Champaign County borders stating that “ads shouldn’t be in anything other than English as this is the USA.” – A fair housing training was provided to the Village Council from where this comment originated from.
- It was noted in the survey by one respondent that training should be done for the local real estate community regarding fair housing laws. It was noted by another respondent that brokers and agents must comply with State Fair Housing Education requirements.
- Regarding planning boards in the local communities, the following comments were received:
 - Currently, planning boards serve at the pleasure of an elected official. Possibly amend charter to establish rules for different groups being appointed.
 - Our local zoning board is comprised of Caucasian males. We don't have many minorities on LUC Board. We do need to look at equal hiring.
- Regarding the question asking if there were specific groups within the jurisdiction that have more severe problems obtaining housing, two individuals responded that this was an issue, with one person specifying drug addicted individuals.
- About the definition of family in zoning, one respondent noted that many zoning codes define it as related individuals.
- A respondent noted that many zoning codes do not allow for manufactured housing.

- Regarding the question, what specific changes should be made in the jurisdiction's zoning or building ordinances to foster the inclusion of housing for lower income households in housing developments for households with higher incomes, a respondent suggested reduced lot size minimums and reduced dwelling size limits.

Trainings for the duration of this plan will be focused on the various decision-making boards throughout Champaign County to educate its members on discrimination regarding fair housing. The Fair Housing Coordinator believes many of the issues identified in the survey will be addressed.

The History of Fair Housing

In 1968, the Fair Housing Act was passed providing the right to own, rent, and finance dwellings, private and public, without regard to race, color, sex, religion and national origin. In 1988, the Act was amended to add familial status and handicap; and in 2008 the Act was modified to include military status as a protected class. Housing discrimination does not only apply to owners renting their property, but also to banks and realtors.

Discrimination can occur in many forms, and very rarely is it blatant. Examples of this may be an owner advertising, or only willing to rent to a mature person, a single person, or a couple.

Why is Fair Housing Important?

Housing discrimination affects every individual in the United States. In today's shifting economic times, housing discrimination can be subtle, compounded by a lack of low-income affordable housing, and homelessness. Many people may not realize the damage that is done in their area, by the lack of fair housing. By not treating this as an important issue, areas don't realize the damage inflicted on their communities, as well as, the people living through this difficult issue.

Introduction/General Summary of Analysis

Who Conducted the Analysis of Impediments?

Champaign County has conducted the Analysis of Impediments to Fair Housing (AI) to identify impediments to fair housing and to develop strategies to eliminate these impediments. The goal of this analysis is to serve as a basis for plans and actions that a community undertakes to meet the requirements to affirmatively further fair housing.

This analysis was conducted for the County by the Logan-Union-Champaign Regional Planning Commission and contains graphs and tables to help offer a visual of

information provided. All documents used in the creation of this document have been listed in the Acknowledgments. In addition, a glossary of terms is included in this document to clarify any possible miscommunication of terms used.

Summary

Champaign County is a small, rural county. Unemployment for this area had decreased since its peak in 2009.

Many of the townships and villages within Champaign County have limited zoning options for group homes, or affordable housing districts due to the rural nature of these areas. Very few townships or villages within Champaign County have the infrastructure needed to support a multi-family development. Additionally, these areas are not always ideal when creating a group home as they are not located near services and there is very limited public transport option available. Areas with zoning language regarding group homes need to ensure they are not discriminating against protected classes by having discriminatory language in the zoning codes such as group home spacing requirements.

Jurisdictional Background Data

On February 20, 1805, the Ohio government authorized the creation of Champaign County. The County's name came from the French word for "level land". The County was originally parts of Greene and Franklin counties. Champaign County is in West Central Ohio. It is predominantly rural, with less than one percent of the county's 429 square miles consisting of urban areas. The county seat is Urbana.¹

The town's founder, William Ward, named Urbana after the word urbanity. Urbana grew slowly. In 1840, the town had just 1,070 residents. Twenty retail stores, four churches, two newspapers, two machine shops, an iron foundry, and a woolen mill existed in the community. With the completion of three railroads, which connected Urbana to the rest of the State more easily, the City's population soared to 6,252 people in 1880. Five newspapers, eleven churches, four banks, and numerous manufacturing establishments existed in the town in 1886. The town contained three broom manufacturers, while other businesses produced stoves, carriages, leather, machinery, iron castings, and numerous other items. Urbana was also home to Urbana University, established in 1850 by the Swedenborgians. During the nineteenth century, frontiersman Simon Kenton and Ohio Governor Joseph Vance both resided in Urbana. They are also both buried in a local

¹ Ohio History Central, an Online Encyclopedia of Ohio History.
<http://www.ohiohistorycentral.org/entry.php?rec=2021>

cemetery in the town. John Quincy Adams Ward, a famous sculptor, was born in Urbana, as was Brand Whitlock, a novelist, Progressive, and eventual mayor of Toledo, Ohio.²

Champaign County and the City of Urbana population has reached a plateau since 2009.

Table 1 - Population

Year	Population	%Increase	Source
1950	26,793	6.1%	U.S. Census Bureau
1960	29,714	10.9%	U.S. Census Bureau
1970	30,491	2.6%	U.S. Census Bureau
1980	33,649	10.4%	U.S. Census Bureau
1990	36,019	7.0%	U.S. Census Bureau
2000	38,925	8.1%	U.S. Census Bureau
2002	39,134	0.54%	U.S. Census Bureau Estimate
2004	39,237	0.26%	U.S. Census Bureau Estimate
2006	39,531	0.75%	U.S. Census Bureau Estimate
2007	39,589	0.15%	U.S. Census Bureau Estimate
2008	39,718	0.33%	U.S. Census Bureau Estimate
2009	39,713	-0.01%	U.S. Census Bureau Estimate
2010	40,077	0.97%	U.S. Census Bureau
2011	39,819	-0.55%	U.S. Census Bureau Estimate
2012	39,586	-0.74%	U.S. Census Bureau Estimate
2013	39,460	-0.28%	U.S. Census Bureau Estimate
2014	39,074	-0.89%	U.S. Census Bureau Estimate
2015	38,951	-0.45%	U.S. Census Bureau Estimate
2016	38,719	-0.60%	U.S. Census Bureau Estimate
2017	38,824	0.27%	U.S. Census Bureau Estimate
2018	38,754	-0.18%	U.S. Census Bureau Estimate

(U.S. Census Bureau, n.d.)

The poverty rate in Champaign County is lower than the State of Ohio in all but one category, lower than adjoining Logan County in all categories and higher in most categories than adjoining Union County as shown in the following table, Poverty Rates by Category. A high level of poverty among any group creates a need for affordable housing and in Champaign County Female-headed households category is high, a common issue throughout Ohio.

² Ohio History Central, an Online Encyclopedia of Ohio History.
<http://www.ohiohistorycentral.org/entry.php?rec=2021>

Table 2 - Poverty Rates by Category

Category	Champaign County % in Poverty	Logan County % in Poverty	Union County % in Poverty	State of Ohio % in Poverty
All People	11.1%	13.7%	7.4%	14.9%
Age 65 and Over	5.2%	6.8%	8.4%	8%
All families	8.3%	10.3%	4.7%	10.8%
Married Couples families	4%	4.6%	3.4%	4.3%
Female-headed households	27.5%	34.9%	17.1%	32.3%

(U.S. Census Bureau, n.d.)

The living wage is an hourly rate that an individual must earn to support their family, if they are the sole provider and work full-time (2080 hours per year). The state minimum wage is the same for all individuals regardless of how many dependents they may have. The poverty rate is typically quoted as gross annual income but has been converted to an hourly wage for comparison. Wages that are less than the living wage will be shown in red in the following tables.³

Table 3 - Hourly Wages

Hourly Wages	One Adult	One Adult, One Child	Two Adults (One Working)	Two Adults (One Working), One Child	Two Adults (One Working), Two Children
Living Wage	\$10.54	\$22.09	\$17.23	\$20.42	\$23.01
Poverty Wage	\$5.84	\$7.91	\$7.91	\$9.99	\$12.07
Minimum Wage	\$8.30	\$8.30	\$8.30	\$8.30	\$8.30

(Glasmeier, n.d.)

The table above shows that for a household with one adult and one child, the head of household would need to earn an hourly wage of \$22.09 to support the household. An hourly wage of \$7.91 is considered a poverty wage for this household. The table below shows the typical expenses that went into the living wage estimate. Values vary by family size, composition, and the current location.⁴

³ Glasmeier, Dr. Amy K., The Living Wage Calculator

⁴ Glasmeier, Dr. Amy K., The Living Wage Calculator

Map 1 - Median Annual Income for Persons Over 16

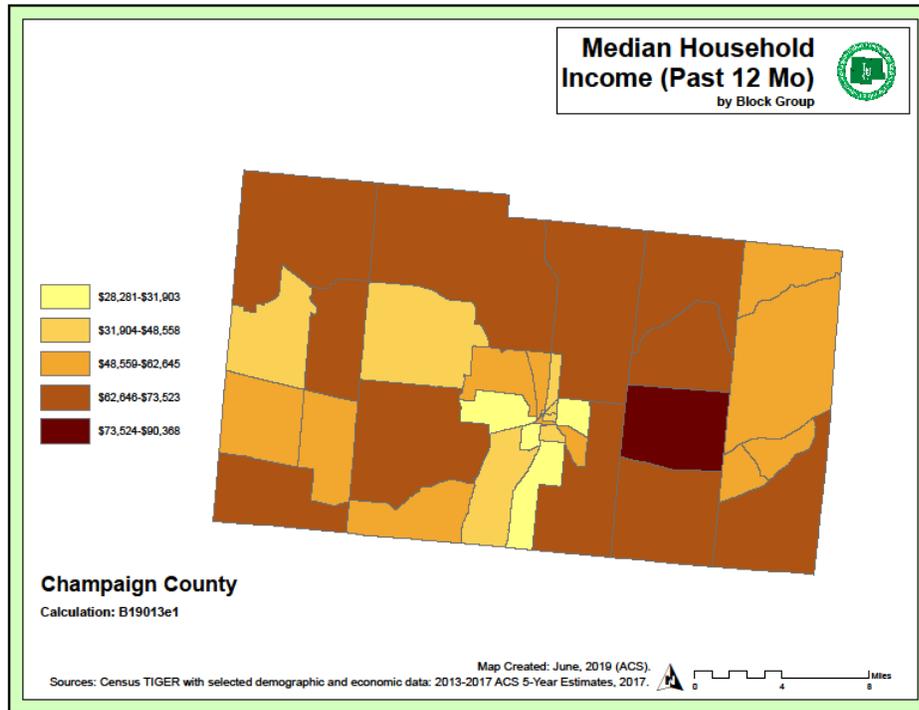


Table 4 - Estimated Yearly Expenses

Annual Expenses	One Adult	One Adult, One Child	Two Adults (One Working)	Two Adults (One Working), One Child	Two Adults (One Working), Two Children
Food	\$3,058	\$4,508	\$5,607	\$6,979	\$9,012
Child Care	\$0	\$7,037	\$0	\$0	\$0
Medical	\$2,332	\$6,081	\$5,182	\$5,737	\$5,819
Housing	\$5,940	\$8,340	\$6,552	\$8,340	\$8,340
Transportation	\$4,866	\$8,867	\$8,867	\$10,426	\$12,063
Other	\$2,785	\$4,633	\$4,633	\$5,030	\$5,855
Required Annual Income After Taxes	\$18,982	\$39,465	\$30,840	\$36,512	\$41,088
Annual Taxes	\$2,950	\$6,478	\$4,989	\$5,969	\$6,764
Required Annual Income Before Taxes	\$21,931	\$45,943	\$35,829	\$42,481	\$47,852

(Glasmeier, n.d.)

The table below shows the typical annual salary for various professions in Champaign County. Wages that are below the living wage for one adult supporting one child are marked in red.

Table 5 – Annual Salaries for Professions

Occupational Area	Typical Annual Salary
Management	\$97,903
Business and Financial Operations	\$64,624
Computer and Mathematical	\$78,933
Architecture and Engineering	\$76,187
Life, Physical and Social Science	\$61,867
Community and Social Services	\$43,906
Legal	\$67,515
Education, Training and Library	\$52,392
Arts, Design, Entertainment, Sports and Media	\$40,593
Healthcare Practitioner and Technical	\$61,579
Healthcare Support	\$26,366
Protective Service	\$41,046
Food Preparation and Serving Related	\$20,225
Building and Grounds Cleaning and Maintenance	\$25,029
Personal Care and Services	\$22,807
Sales and Related	\$26,654
Office and Administrative Support	\$34,709
Farming, Fishing and Forestry	\$28,897
Construction and Extraction	\$47,835
Installation, Maintenance and Repair	\$44,986
Production	\$36,550
Transportation and Material Moving	\$31,314

(Glasmeier, n.d.)

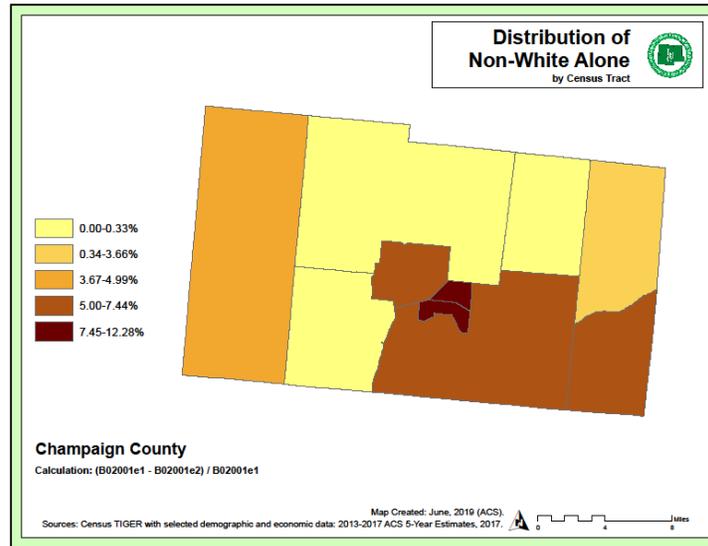
Champaign County is slowly becoming more diverse. As can be seen by the table below, Racial Composition, the population has increased in most categories.

Table 6 - Racial Composition

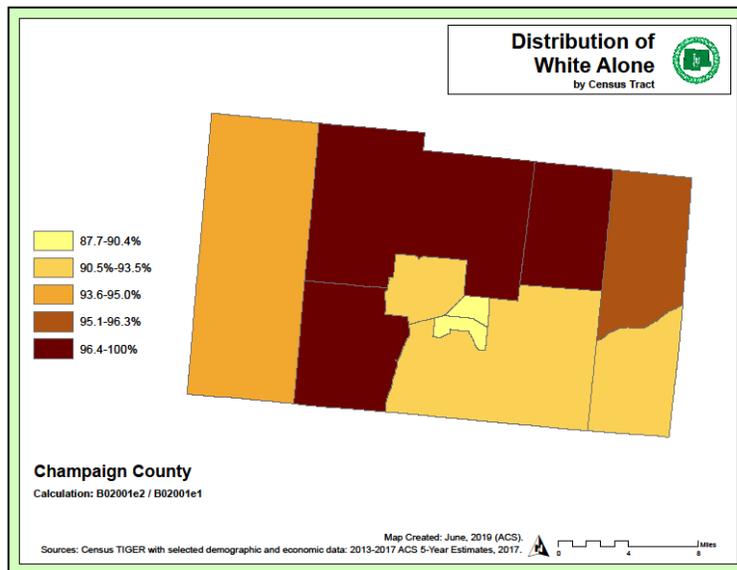
Year	White	African American	Asian	Some Other Race	Two or More Races	Hispanic of Any Race
1980	32,508	955	65	38	--	212
1990	34,698	992	113	148	--	246
2000	37,230	894	99	120	419	269
2010	37,986	892	153	142	762	451
% Increase from 1980 to 2010	16.9%	-6.6%	135.4%	289.5%	--	112.7%

(U.S. Census Bureau, n.d.)

Map 2 - Race by Census Tract: Non-White



Map 3 - Race by Census Tract: White/Caucasian



Employment

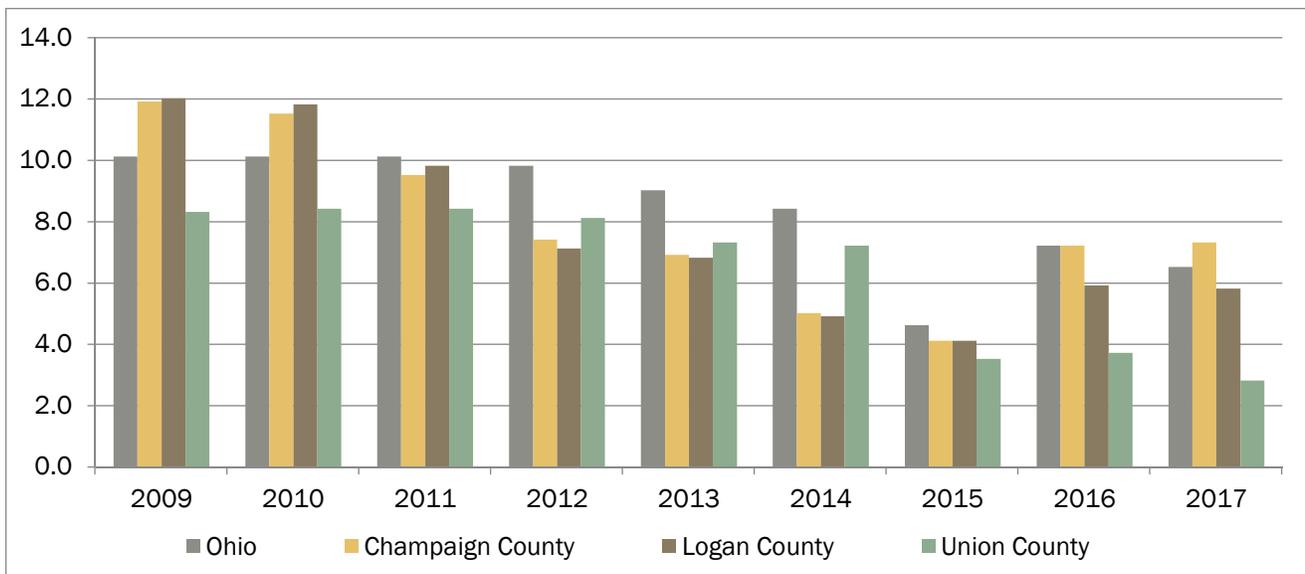
The top trades are Service-Providing; Government; Manufacturing; and Trade as classified by the State of Ohio Office of Research:

- Community Mercy Health Partners
- Graham Local Schools
- Honeywell International Inc
- Johnson Welded Products
- KTH Parts Industries Inc

- ORBIS/Menasha Corp
- Rittal Corp
- Urbana City Schools
- Urbana University
- Wal-Mart Stores Inc
- Weidmann Electrical Technology

The County’s population over the age of 16 is 31,287 with an estimate of 62.5% of these persons in the labor force. As can be seen in Figure 1, Champaign County’s unemployment rate has significantly increased in 2016 and 2017.

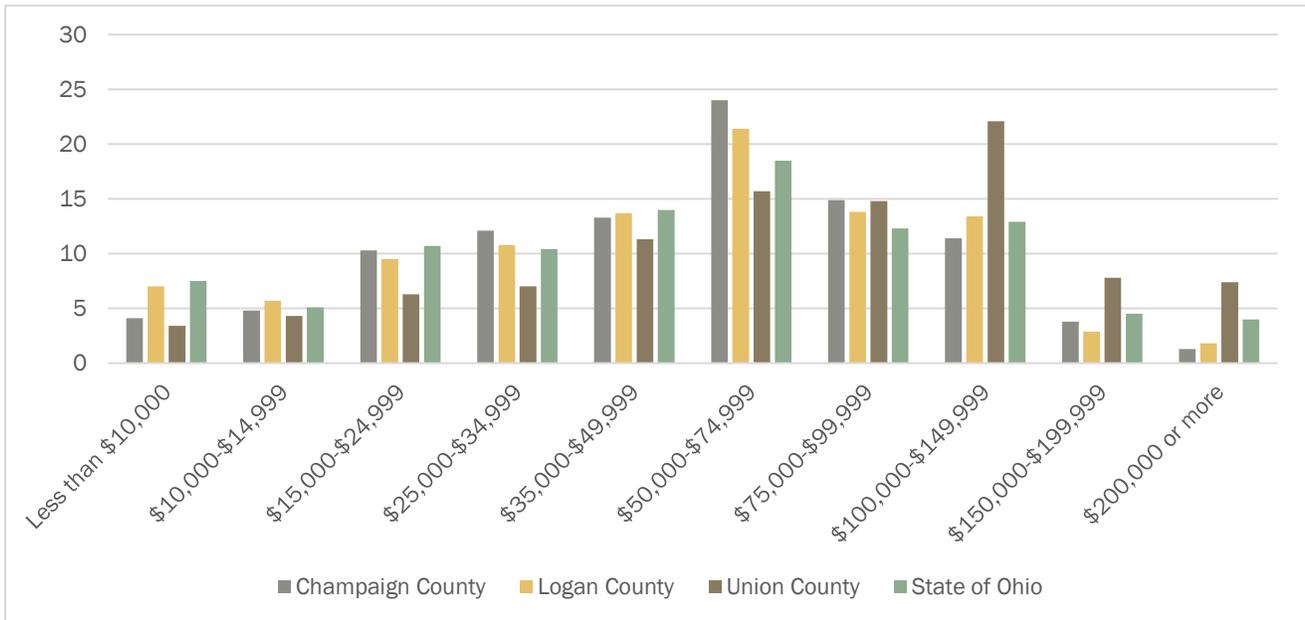
Figure 1 - Unemployment Rate



(American Fact Finder, 2019)

The median income for the County in 2017 was \$54,495 a little higher than the State of Ohio’s \$52,407.

Figure 2 – Income and Benefits - Total Households



(U.S. Census Bureau, n.d.)

Transportation

The County’s only form of public transportation, excluding taxi’s, is Champaign Transit System (CTS) which provides transportation within Champaign County or up to 50 miles outside of the county for medical purposes only. Transportation is provided Monday through Friday, between the hours of 8:00 am – 5:00 pm. The cost of this service varies depending on the destination. Transportation needs scheduled 48 hours in advance for in county and a minimum of two weeks’ notice for out of county. This transportation system is very helpful for seniors and others without any means of travel to get to appointments but may not be as useful for people who need transportation to work, especially when outside of the county limits.

According to the American Community Survey for 2017, 85.0% of the County’s population drove alone to work, 9.3% carpooled, 0% used public transportation; 2.3% walked; 0.8% used other means; and 2.6% worked at home.. The County should be cognitive of this issue in the future, as it could become more of a need for those living in poverty. The cost of owning and maintaining an automobile, as well as, the cost of insurance is taxing on those families that are living in poverty, or even at times, the middle class. Public transportation can open doors to better employment opportunities to those who do not own a vehicle or cannot afford to maintain a vehicle.

Land Use

Champaign County is a rural county with 65.91% of its land use being agriculture. Champaign County has 1 city, 6 villages, and 12 townships. There is no county-wide

zoning so each of these jurisdictions has their own zoning and land-use plan. All zoning and land use for the City is decided by their City Council. The villages and their respective councils make the decisions regarding all zoning and land use. Zoning for the Champaign County Townships is required by the Ohio Revised Code to be reviewed by the local regional planning commission. Townships can seek help from the local regional planning commission to create zoning text. Because of using the local regional planning commission, there may be some commonality in zoning text among the townships.

The townships and local regional planning commission should ensure that they do not create zoning text that will discriminate against protected classes. This would include creating zoning that prevents group homes for the disabled, recovery housing for drug rehabilitation, or zoning square footage that is so large that it prevents affordable housing being built for protected classes for townships that have the infrastructure to support these multi-family units.

All zoning and land use for the City of Urbana is decided by their City Council. The minimum square footage for a multi-family dwelling is 500 square foot and 1,050 square foot for a single-family residence in the High-Density Residential District. The City does have a variance process to allow someone to apply for lower square footage, but there is no guarantee that their application would be granted.

All three residential zoning districts within the City allow for group home type use as a conditional use which requires approval of the Building and Zoning Appeals Board. The City and County have numerous group home type buildings ran by local agencies.

The City of Urbana should ensure that it does not create Zoning Ordinances that will discriminate against protected classes. This would include having zoning that prevents group homes for the disabled, recovery housing for drug rehabilitation, or minimum zoning square footage that is so large that it prevents affordable housing being built for protected classes.

Housing Profile

According to the American Community Survey for 2017, 91.1% of the County's housing is occupied.

Table 7 - Year Housing Structure Built

Year Structure Built	Champaign County	Logan County	Union County	State of Ohio
2014 or later	0.0%	0.2%	2.2%	0.5%
2010 - 2013	0.6%	1.1%	2.2%	1.4%
2000 - 2009	8.6%	10.6%	22.6%	9.8%
1990 - 1999	15.1%	14.1%	22.5%	11.9%
1980 - 1989	10.2%	8.6%	7.9%	9.0%
1970 - 1979	14.4%	14.1%	11.3%	14.3%
1960 - 1969	8.3%	8.6%	7.3%	12.2%
1950 - 1959	9.6%	8.8%	5.2%	14.2%
1940 - 1949	3.4%	7.0%	3.2%	6.3%
1939 or earlier	29.8%	27.0%	15.6%	20.5%

(ODSA, n.d.)

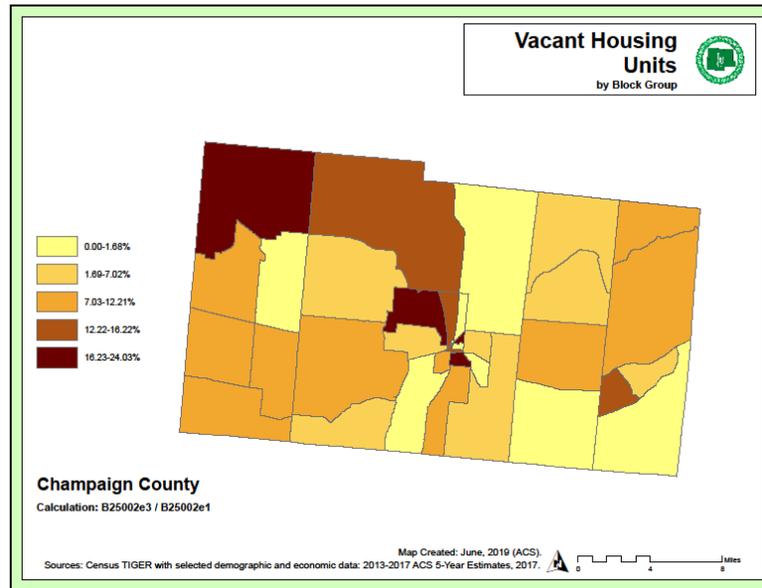
Almost three-quarters of the housing in Champaign County is owner-occupied with only 27.3% being renter-occupied. The table below shows the gross rent being paid in occupied rental homes.

Table 8 - Gross Rent

Gross Rent	Champaign County	Logan County	Union County	State of Ohio
Less than \$500	15.9%	18.3%	9.8%	15.8%
\$500 - \$999	68.4%	68.2%	59.1%	60.9%
\$1,000 - \$1,499	15.3%	13.0%	27.3%	18.7%
\$1,500 - \$1,999	0.4%	0.5%	2.5%	3.1%
\$2,000 - \$2,499	0.0%	0.0%	0.0%	0.9%
\$2,500 - \$2,999	0.0%	0.0%	0.2%	0.3%
\$3,000 or more	0.0%	0.0%	1.0%	0.4%

(American Fact Finder, 2019)

Map 4 - Prevalence of Vacant Houses



In Ohio, the Fair Market Rent (FMR) for a two-bedroom apartment is \$793 and in Champaign County, it's \$682. In order to afford this level of rent and utilities, without paying more than 30% of income on housing, a household must earn \$27,800 annually in Champaign County. Assuming a 40-hour work week, 52 weeks per year, and this level of income translates into a Housing Wage of \$13.37.⁵

In Ohio, a minimum wage worker earns an hourly wage of \$8.30. In order to afford the FMR for a two-bedroom apartment, a minimum wage earner must work 64 hours per week, 52 weeks per year. In Champaign County, the estimated mean (average) wage for a renter is \$11.35 an hour. In order to afford the FMR for a two-bedroom apartment at this wage, a renter must work 47 hours per week, 52 weeks per year.

Supplemental Security income (SSI) payments for an individual are \$9,000 a year. If SSI represents an individual's sole source of income, 74% of their income would need to be used to pay for a one-bedroom apartment (Technical Assistance Collaborative, n.d.). For a one-bedroom apartment to be affordable, the minimum yearly income would need to be \$21,840. The 2018 Fair Market Rent as reported by the National Low-Income Housing Coalition is shown in the following table:

Table 9 - 2018 Fair Market Rent

Unit	Champaign County	Logan County	Union County	State of Ohio
Zero-Bedroom	\$540	\$542	\$624	\$554
One-Bedroom	\$543	\$561	\$703	\$642

⁵ National Low-Income Housing Coalition

Two-Bedroom	\$682	\$742	\$930	\$818
Three-Bedroom	\$982	\$944	\$1,223	\$1,077
Four-Bedroom	\$1,190	\$1,003	\$1,261	\$1,201

(National Low Income Housing Coalition, n.d.)

When talking about the need for affordable housing, the difficulty is that there is not one set cost to define what is affordable. Affordable housing is when a person is not paying more than 30% for their housing expenses, meaning not just rent, but expenses to maintain their home. As reported in the 2017 American Community Survey, 39.8% of Champaign County renters are paying 30.0% or more of their income to rent.

Table 10 - Gross Rent as a Percentage of Household Income

% of Household Income	Champaign County	Logan County	Union County	State of Ohio
Less than 15.0%	21.1%	16.1%	21.4%	15.2%
15.0 - 19.9%	18.6%	15.9%	14.6%	13.8%
20.0 - 24.9%	11.5%	15.6%	15.6%	12.7%
25.0 - 29.9%	9.0%	11.9%	12.5%	11.6%
30.0 - 34.9%	8.1%	6.5%	7.1%	8.5%
35.0% or more	31.7%	33.9%	28.8%	38.1%

(U.S. Census Bureau, n.d.)

When a household pays more than 30% of their income towards rent, it allows less disposable income for the renter, putting them at a higher risk. When a renter pays a higher cost for their rent, it could affect not only the renter, but the owner, and indirectly the county. A renter, who is living on a tight budget due to paying a higher rent, has less disposable money to spend. Additionally, if this renter has an emergency, such as a car repair or medical expense, to meet the needs of that emergency, they will have to use money meant for other bills, such as the rent. If the renter is late, or unable to pay their rent, this causes issues for the landlord who still may have a mortgage on the rental property, as well as taxes. The landlord then must pay the cost for eviction, if necessary, leaving more of his funds tied up in the rental property and less disposable income available to the landlord.

Additionally, the County needs to decide if they have enough affordable housing to meet the needs of the aging population. There may be very few options for independent living in the County due to the higher fair market price. The townships need to be cognitive of this need when changing, or redistricting zoning, to not exclude affordable housing.

2019 Point-In-Time Count

On January 22, 2019, a Point-In-Time (PIT) Count was conducted across the United States. The purpose of the count is that on one day, every person who has a housing issue is counted to give an idea of what the homeless population looks like. This count

is not 100% effective, but it does give a picture of the homeless within each county. The PIT counts the homeless and the precariously housed. The Housing and Urban Development (HUD) definition of Homeless is a person residing in something not meant for human habitation. On this day in January, there were 25 sheltered homeless in Champaign County.

Champaign County currently has a shelter, Caring Kitchen and a Project Woman shelter.

Education

Champaign County has five public schools. One school within the City of Urbana, and four schools that serve the rural children, Graham Local, Mechanicsburg Exempted Village, Triad Local, Urbana City, and West Liberty-Salem Local.

Table 11 - Enrollment by Race

School District	Am. Indian/ Alaskan Native	Asian or Pacific Islander	Black, Non- Hispanic	Hispanic	Multiracial	White, Non- Hispanic
Graham	NC	0.7%	0.7%	1.6%	2.3%	94.5%
Mechanicsburg	NC	NC	NC	1.6%	4.0%	93.5%
Triad	NC	NC	NC	2.3%	2.8%	93.9%
Urbana City	NC	0.9%	3.2%	2.9%	8.5%	84.4%
West Liberty	NC	NC	NC	NC	4.1%	94.2%

NC = Not Calculated because there are fewer than 10 in the group
(Education, n.d.)

Table 12 – Attendance Rate and Graduation Rate

School District	Attendance Rate:	Graduation Rate
Graham	95.2%	91.0%
Mechanicsburg	95.3%	98.5%
Triad	93.7%	93.8%
Urbana City	93.7%	81.7%
West Liberty-Salem	95.8%	98.9%

(Education, n.d.)

Table 13 - Spending per Pupil Data

	Graham	Mechanicsburg	Triad	Urbana	West Liberty	State
Operating Spending per Pupil	\$8,324	\$7,866	\$9,148	\$9,424	\$9,532	\$9,353
Classroom Instruction	\$5,498	\$4,912	\$4,877	\$6,972	\$6,688	\$6,326
Non-Classroom Spending	\$2,826	\$2,953	\$4,271	\$2,452	\$2,844	\$3,027

(Education, n.d.)

Table 14 - Source of Revenue

Source of Funds:	Local	State	Federal	Other Non-Tax	Total
Graham	\$5,361,068	\$11,351,878	\$1,063,648	\$2,264,393	\$20,040,987
Mechanicsburg	\$3,842,527	\$5,544,392	\$457,204	\$1,409,699	\$11,253,822
Triad	\$4,469,464	\$6,071,179	\$661,316	\$1,886,610	\$12,088,568
Urbana City	\$9,106,549	\$13,630,365	\$1,954,323	\$2,416,675	\$27,107,911
West Liberty	\$5,300,583	\$6,541,222	\$533,989	\$3,024,746	\$15,400,540

(Education, n.d.)

Career training programs are offered to students in grades 11 and 12 through Ohio Hi-Point Career Center in Bellefontaine. Champaign County is also home of Urbana University. Urbana University was founded in 1850. The founding of the University was laid in part by John Chapman, better known as "Johnny Appleseed". Urbana University was the second institution in Ohio to admit women. The campus is 128 acres.

Park/Recreation

There are currently several parks within the County, a public swimming pool, public skate park, basketball court, soccer fields and baseball fields. Additionally, there are hiking trails, biking trails, and two state parks that allow for camping and fishing. The Champaign County YMCA is in Urbana and provides a full-service fitness center including an indoor swimming pool and basketball courts.

Evaluation of Jurisdiction’s Current Fair Housing Profile

Fair Housing Complaints, Compliance Reviews

There have been seven calls from individuals regarding Landlord Tenant issues and no reports of discrimination.

Existences of Fair Housing discrimination filed by the Department of Justice

At this time, there are no reports of Fair Housing discrimination filed by the Department of Justice within Champaign County.

Assessment of Current Public and Private Fair Housing Programs/Activities in the Jurisdiction

Fair Housing trainings were provided to the public at City of Urbana; Champaign County Landlords; Johnson Township BZA & Zoning Inspector; public at Village of Christiansburg; Champaign County BZA & Zoning Inspector Training; Champaign County Prosecutor’s Office; Champaign County Continuum of Care.

Fair Housing Outreach was done for the City of Urbana; Champaign County Commissioners; Woodstock Post Office; Christiansburg Post Office; Village of Woodstock; Village of Christiansburg; City of Urbana Public Library; North Lewisburg Public Library; Caring Kitchen; Job & Family Services.

Identification of Impediments to Fair Housing Choice

Training of Decision Makers – City of Urbana

Impediment:

Zoning permits are issued by the City Planning and Zoning Department. Staff reviews plans for compliance to the applicable zoning regulations in the Planning and Zoning Code. If plans don't meet the required regulations, the applicant has the option to request a variance or appeal the decision of the Zoning Inspector. The appeal and variance request is then heard by the Board of Zoning Appeals. Also, depending on the type of work the applicant is requesting, they may also need to get a Building Permit from Champaign County Building Department.

Conditional uses are listed in the Planning & Zoning Code as such per zoning district. If an applicant requests a conditional use, the request goes before the Board of Zoning Appeals (BZA). At the BZA meeting the Board may either approve or deny the request based on if the findings for a conditional use can be met or not. The Board also has the authority to place conditions on an approval to make sure the use does not negatively impact the public's health, safety and welfare.

Changes to the City's Zoning Ordinances can be started by the City Council, Planning Commission or a citizen. The Planning Commission typically is the party that begins any zoning changes

Recommendation:

The members of the Planning Commission, Board of Zoning Appeals, and City Council make the decisions regarding zoning and how it affects housing for the City. It would be strongly recommended that the City provide Fair Housing training, including how fair housing laws apply to zoning, to these members. Though most members would not make an obvious decision discriminating against fair housing, there could come a time that inadvertently a decision is made that could result in discrimination. For these key members of the City, knowledge is power.

Time Frame:

The Fair Housing Coordinator has created a training regarding Zoning and Fair Housing Laws. Training of the key members is an important goal for the City, for their protection and to be proactive on future development. The Fair Housing Coordinator should complete these trainings within the five years of this plan.

Action:

Create a List of Fair Housing Barriers in Zoning

Impediment:

Zoning Codes may have Fair Housing barriers such as floor plan size, definitions, etc.

Recommendation:

The Fair Housing Coordinator will create a document of typical fair housing barriers in relation to zoning codes. The document will then be shared through the LUC website.

Time Frame:

The document will be created within the five years of the program and will be updated as necessary.

Action:

Signature Page

Champaign County Commissioner

Chief Elected Official

Logan-Union-Champaign Regional Planning Commission

Operations Manager

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