

GENESEE COUNTY

FAIR HOUSING POLICY

Fair housing is the law. It involves legal protection when housing choice is restricted on the basis of race, color, national origin, sex, religion, handicap or other protected class. Both intentional discrimination and actions and conditions that have the effect of limiting choice are prohibited.

1. Genesee County's Fair Housing Policy represents the County's commitment to actions to affirmatively further fair housing in Genesee County by endorsing positive steps to ensure equal access to housing, employment, public facilities/services, contracting and business opportunities, CDBG benefits/services and displacement protection. The primary purpose of this Policy is the maintenance of a positive fair housing environment in Genesee County.
2. In order to promote equal access to housing opportunities the County will actively pursue Federal and State funding sources that primarily assist low and moderate income persons to achieve affordable housing opportunities. The County will carefully monitor the activities of agencies and contractors engaged in these programs to ensure that the funds are primarily benefiting low to moderate income persons and benefiting the target population of the program. The County will require agencies to report data and performance statistics to the County as part of any contract the County enters into with an agency performing housing services as a condition of receiving payment from the County.
3. The County shall have a representative at meetings of the Genesee Region Housing Initiatives Committee to advocate for affirmatively furthering fair housing practices in the community and require that the Housing Initiatives Committee take affirmative steps to promote fair and equal access to housing, regardless of the type of grant.
4. The County will require contractors and/or agencies who the County contracts with to administer CDBG funded housing programs to:
 - A) Demonstrate they afford equal employment opportunities to all persons.
 - B) Take affirmative steps to ensure that all segments of the community regardless of economic, racial or ethnic status are informed of grant opportunities.
 - C) Demonstrate that their program benefits are not awarded in ways that discriminate.
 - D) Take affirmative steps to promote fair and equal housing.
 - E) In addition to equal access, affirmatively further fair housing and accessibility for persons with disabilities.
5. All CDBG funded projects for which the County is the recipient whether it is for housing, infrastructure, or economic development, attention to the civil rights, fair housing and equal opportunity component for the CDBG project must be all-inclusive, from the project design phase to final progress report.

6. The County shall incorporate and promote fair housing opportunities in the County's Comprehensive Plan.
7. The County shall notify local banks of fair housing activities and enlist their support and active participation.
8. The County shall notify local realtors of fair housing activities and enlist their support and active participation.
9. The County shall designate a County Employee to be Fair Housing Officer to be appointed by the County Manager. The Fair Housing Officer will be responsible for the implementation of the County's Fair Housing Policy. The Fair Housing Officer will also receive complaints from Genesee County residents who believe they are an aggrieved person with regard to unfair housing practices by a local municipality or bank or a realtor. The Fair Housing Officer will assist the aggrieved person with filing a complaint with the proper Federal Office. The Fair Housing Officer shall file a copy of the complaint with the Regional or Field Office of the United States Department of Housing and Urban Development. The Fair Housing Officer is delegated to investigate the allegations of any complaint including requesting a response from the entity charged in the complaint. Following completion of the investigation the Fair Housing Officer will issue a final investigative report to the County.