



GASTON COUNTY FAIR HOUSING REPORT

June 5, 2020

Affirmatively Furthering Fair Housing (AFFH)

Affirmatively furthering fair housing (24 C.F.R. § 5.152) means taking meaningful actions, in addition to combating discrimination, that overcome patterns of segregation and foster inclusive communities free from barriers that restrict access to opportunity based on protected characteristics. Specifically, affirmatively furthering fair housing means taking meaningful actions that, taken together, address significant disparities in housing needs and in access to opportunity, replacing segregated living patterns with truly integrated and balanced living patterns, transforming racially and ethnically concentrated areas of poverty into areas of opportunity, and fostering and maintaining compliance with civil rights and fair housing laws. The duty to affirmatively further fair housing extends to all of a program participant's activities and programs relating to housing and urban development.



Fair housing choice is not only about combating discrimination

Fair housing choice involves individuals and families having the information, opportunity, and options to live where they choose without unlawful discrimination and other barriers related to race, color, religion, sex, familial status, national origin, or disability, and that their choices realistically include housing options in integrated areas and areas with access to opportunity. Fair housing choice encompasses (1) actual choice, which means the existence of realistic housing options; (2) protected choice, which means housing that can be accessed without discrimination; and (3) enabled choice, which means realistic access to sufficient information regarding options so that any choice is informed. For persons with disabilities, fair housing choice and access to opportunity include access to accessible housing and housing in the most integrated setting appropriate to an individual's needs.



Analysis of Impediments to Fair Housing Choice Components

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E. Fair Housing Enforcement, Outreach Capacity, and Resources Analysis



1. Describe compliance with fair housing and civil right laws
 2. Describe the extent to which the jurisdiction /region has provided resources to fair housing and civil rights agencies/organizations that may “*assist in fair housing analysis and investigation.*”
 3. Describe any state or local fair housing law
 4. Identify agencies that provide fair housing information
 5. Fair Housing Enforcement, Outreach Capacity, and Resources Contributing Factors: Impediments
6. Fair Housing Goals and Priorities

Analysis of Impediments to Fair Housing Choice

1. Cover sheet and Certification

Grantee: Gaston County

Recipient's Address: 128 W. Main Avenue, Gastonia NC 28053 (PO Box 1578)

Contact Person: Pat laws

Contact Email: pat.laws@gastongov.com

Contact Phone #: 704-866-3771

Submission date: June 5, 2020

Type of submission (e.g., single program participant, joint submission):

Single Unit of Government – Gaston County

Period covered by this analysis:

June 2020-June 2023

Check one:	
Initial	<input checked="" type="checkbox"/>
Amended	<input type="checkbox"/>
Renewal AFH	<input type="checkbox"/>

1. To the best of its knowledge and belief, the statements and information contained herein are true, accurate, and complete and the program participant has developed this analysis in compliance with

the requirements of 24 C.F.R. § 5.152 or comparable replacement regulations of the Department of Housing and Urban Development;

2. The program participant will take meaningful actions to further the goals identified in its analysis conducted in accordance with the requirements in 24 C.F.R. § 5.152 and 24 C.F.R. §§ 91.225(a)(1), 91.325(a)(1), 91.425(a)(1), 570.487(b)(1), 570.601, 903.7(o), and 903.15(d), as applicable.

*All Joint and Regional Participants are bound by the certification, except that some of the analysis, goals or priorities included in the **Analysis of Impediments to Fair Housing Choice** may only apply to an individual program participant as expressly stated in the document.*

Approved and adopted,

Tracy L. Philbeck, Chairman

Date

This Analysis of Fair Housing shall be approved by the board and signed by the authorized representative by resolution. It will be monitored on the field and the County shall provide all records supporting information of this assessment

2. Executive Summary

Gaston County is located in the Southwestern part of North Carolina near Charlotte and Mecklenburg County. The County includes 15 incorporated towns and cities along with several unincorporated communities. Interstate 85 runs through the center of the county providing connectivity to the populated areas to the west and east of the County.

Contract Model & Study Organization

The County selected Withers Ravenel, an experienced consulting firm, to prepare this report under the contract model for conducting Analysis of Impediments reports, recognizing that County staff did not have the capacity to conduct a comprehensive analysis. Withers Ravenel is currently the administrator for the County's Community Development Block Grant Neighborhood Revitalization Project and is familiar with barriers to fair and affordable housing that the County is actively working to address.

The County Grant Administrator is involved in the CDBG program administration and provided leadership and guidance throughout the study process.

Participants

This Analysis of Impediments was conducted only for Gaston County in accordance with HUD guidelines. Participants included Gaston County staff, including the County Grant Administrator, as well as Withers Ravenel.

Methodology

The report follows recommended guidelines from the U.S. Department of Housing and Urban Development (HUD) for the preparation of an Analysis of Impediments to Fair Housing Choice. Federal, state, and local data sources were utilized to create a report of the factors impacting fair housing in the jurisdiction, including demographic, economic, educational, housing supply, transportation and GIS data. The analysis was adjusted after a public outreach campaign was completed, allowing local feedback to fully inform the recommendations created from the data.

The analysis relies on the 2017 and 2018 American Community Survey 5-year Estimates and the 2010 US Census Data for the City. ACS estimates describe average characteristics of population and housing over the five-year period for which they are calculated to preserve confidentiality in smaller population groups.

The fair housing goals and the recommendations in the action plan were crafted to identify short- and long-term solutions that can be implemented over time in partnership with the County's community development goals. The final analysis was reviewed by County staff prior to completion. The report was sent to the Gaston County Board of Commissioners for approval on June 8, 2020.

Conclusions

After performing this analysis, several impediments to fair housing were identified. Specific impediments were found primarily in the following areas:

1. Lack of knowledge of fair housing laws and regulations among the general population;
2. Lack of affordable housing options and quality affordable housing stock; and
3. Disparities in access to opportunities for certain neighborhoods, in particular with exposure to poverty, and employment.

Goals that will be implemented to address these impediments include:

1. Conduct fair housing outreach activities quarterly for the life of the grant to improve knowledge of fair housing laws and regulations among the general population.
2. Increase housing information and financial resources available within the County.
3. Review housing stock and develop strategies for investment into current and new housing to ensure quality affordable housing options.

This analysis did not find any evidence of widespread housing discrimination practices based on race, sex, religion, national origin, disability, or family status in Gaston County.

Gaston County has developed a strong housing and neighborhood program that supports and implements housing rehabilitation for low-moderate income households throughout the County. This Analysis and Fair Housing Action plan will help guide the County's community development efforts in furthering fair housing throughout the community.

3. Community Participation Process

During the preparation of its Assessment of Fair Housing, the County and its administrators, Withers Ravenel, solicited input from the community through a survey that requested information about barriers to access, education and neighborhoods, in addition to factors that impacted citizens' access to fair and affordable housing. To reach the broadest possible audience, the survey was available in both English and Spanish and was available in the County Building, as well as on the County's website.

The survey was posted for approximately one week, with collection being completed on June 5. One Hundred Thirteen survey responses were received. Results from this outreach inform the analysis and recommendations provided later in the report. A copy of the full survey, as well as the survey responses, can be found in the Appendices.

In addition, a public meeting was held on June 23, 2020. Minutes from the public meeting will be available in late July from the County Clerk's Office.



Summary of Survey Contents

Of the One hundred thirteen responses the majority of the respondents knew little about fair housing and fair housing rights.

65% of the respondents claimed they do not know their rights under the fair housing act, 60% knew the definition of discrimination, while 78% are unaware of the seven protected classes.

Additionally, the majority of the respondents did not know who to contact regarding fair housing issues. 65% do not know who to contact locally if they felt they were being discriminated against, 71% didn't know a state contact for housing discrimination. Respondents were not provided brochures or information at the time of surveys because of COVID-19 no handouts were provided.

Lack of understanding of the laws related to housing discrimination is a concern as roughly the majority of respondents indicated that they did not understand the legal protections available against housing discrimination.

4. Assessment of Past Goals and Actions

The County has previously conducted an Analysis of Impediments to Fair Housing; however, it was years ago and the information was no longer relevant. However, affordable, and fair housing options have remained a priority of the County. The County currently has a successful housing rehabilitation program that provides needed home improvements for qualifying low-moderate income residents scattered across the County. The County has also actively participated and provided input to aid the City of Gastonia in their 5-year Action Plan for the City's CDBG/HOME programs.

Currently, the County is working on a county-wide strategic plan which will likely include housing and housing needs for the future.

5. Fair Housing Analysis

A. Demographic Summary

The total population of Gaston County is 224,529 according to the 2019 American Community Survey. This is an increase from the 2010 Census count of 206,098. Gaston County's population was projected at 48% male and 52% female.

Those aged 45 to 54 years make up the largest individual age group at 14.6% of the population, closely followed by those aged 35-44 at 13%, and 25-34 at 12.6%. Those aged 16 years and older



account for 79.9% of the total population, while those aged 65 and older make up 15.6%. The median age is 40.1 years. These averages closely mimic the averages for the State of North Carolina.

Race & Ethnicity

The largest category by race/ethnicity in Gaston County is White, accounting for 78% of the total population. The next largest group is Black or African American, making up 17.6% of the population, followed next by Hispanic or Latino at 7.3%.

Income

The majority of households in Gaston County make between \$50,000 and \$74,999 annually. The median household income is \$49,384, which is lower than North Carolina's median of \$52,413.

Nearly 11% of the civilian noninstitutionalized population is without health insurance coverage, which is on trend and even slightly lower than the state percentage.

The poverty level in Gaston County is 14.2%, which is directly in line with the State of North Carolina Poverty level of 14%

B. General Issues

1. Integration and segregation patterns

Gaston County has more integration in and around Gastonia and the other cities incorporated and towns. The rural areas as expected are less populated and show to be less integrated according to HUD mapping data. However, the integration seen in Gastonia, which is the largest City in the County, is more diverse and represents most of the other race categories residing in the County. The majority of integration outside the incorporated areas is Hispanic and White. HUD mapping data shows a trend of more widespread integration southeast of the County closer to Charlotte, and there appears to be a slight trend in integration of multiple races along the central eastern portion of the county line.

Residents with limited English proficiency reside throughout the County. Specifically, the majority of those residents speak Spanish. There is a slight increase in LEP persons near Gastonia. There are also a few areas that have pockets of LEP persons speaking Chinese and Vietnamese.

After analysis, factors that may be impacting segregation/integration in Gaston County include lack of private investment in areas outside incorporated areas and the location and type of affordable housing outside incorporated areas.

2. Racially or ethnically concentrated areas of poverty

There is one racially or ethnically concentrated area of poverty (R/ECAPs) in Gaston County. HUD's Affirmative Furthering Fair Housing maps indicate this area is located in the center of the

County inside Gastonia. This area has a high poverty rate with the majority of the area being black and the lower portion being white. The R/ECAPs area is located in census tract 31900.

3. Disparities in Access to Opportunity

Educational Opportunities

The high school graduation rate in Gaston County is 84.7%, and 20.6% of the population has earned a bachelor's degree or higher.

A large percentage of Gaston County's population aged 18-24 years had some college experience or an associate degree (34.9%), and high school diploma or equivalent is a little higher (39.9%). Among the same age group, 18.7% were surveyed as having less than a high school education, and 6.5% had earned a bachelor's degree or higher.

For those aged 25 years and older, 31% were surveyed as having a high school degree. Another 22.8% were categorized as having attended college with no degree completed, 26% had either a bachelor's or associate degree, and 5.8% had achieved a graduate or professional degree. Around 10% did not complete a high school degree and another 4.7% had less than a 9th grade education.

Among Gaston County's white population (not Hispanic or Latino), 86.6% were surveyed as having a high school degree or higher, and 21% had a bachelor's degree or higher. 84.3% of African Americans had a high school degree or higher, and 18.2% had a bachelor's degree or higher. Race or ethnic categories with disproportionate rates of high school graduation were those identifying as some other race (54%) and those of Hispanic or Latino origin (73.5%). Rates of higher education among those same populations were also disproportionately low, with 3% and 12.1% having bachelor's degrees, respectively.

When looking at HUD's school proficiency index maps, the schools in Gaston County that have the higher number are in the southeast portion of the County, which also correlates with wealth and income, received a 74 (0-100 scale) with the higher the index, the higher the proficiency in a school system in a neighborhood. There are a few pockets on in the central western portion of the County that are the lowest in proficiency which coincide with areas that show to have higher poverty rates.

Employment Opportunities

According to the HUD mapping tool labor market engagement is at it's highest in the southeastern quadrant of the County (70-90%), and continues to higher in general on the eastern side. Areas in the western portion of the County (20% or less) and those areas bordering Gastonia (10% or less) have the lowest labor engagement.

Transportation Opportunities



Gaston County has its own Transportation called Gaston County Access Central Transportation. This department is responsible for locating needed transportation services at an affordable rate for Gaston County Residents. Access has its own transportation resources, but also utilizes local private providers when necessary. Gastonia Mass Transit is also available and utilized when needed.

Low Poverty Exposure Opportunities

When looking at the entire jurisdiction, Gaston County has a relatively high exposure to poverty, as there are pockets of poverty throughout the County with the majority being central and west. However, some areas and neighborhoods are more likely to experience poverty than others. Census tract 31500 has a Low Poverty Index of 3 (0-100 scale, with 0 indicating the most exposure to poverty), as compared to census tract 31600 with a Low Poverty Index of 25 and census tract 31704 with a Low Poverty Index of 14. The R/ECAP, which includes one of the highest percentages of racial/ethnic diversity one of the highest percentages of limited English proficiency residents, also has high exposure to poverty at a Low Poverty Index of 3.

Environmentally Healthy Neighborhood Opportunities

Gaston County has several rural areas that specific data is not available, however, the majority of the County has relatively low exposure to environmental toxins. There are a few pockets around Gastonia that have a score of 20 or lower and one area on the eastern side of the County that has a score of 23. The scores are base on a 100 point scale with lower numbers indicating more exposure and higher numbers representing less exposure. The area in the center of the County near Gastonia is in a more developed metro area, but also is in an area with higher poverty rates.

Patterns in Disparities in Access to Opportunity

When looking at HUD's affirmatively furthering fair housing data, it becomes apparent that the neighborhoods with the largest concentrations of minority, low-income, and LEP populations also have the most exposure to environmental health toxins and the highest exposure to poverty. In addition, the R/ECAP area and areas surrounding has a very low labor market index, indicating low labor force participation.

When looking at contributing factors to disparity in access to opportunity, it does not appear that land use and zoning laws are a contributing factor. The County maintains an online code of ordinances in accordance with North Carolina law. This includes ordinances for residential districts (Section 6.2).¹

The County authorizes Planning Board, Board of Adjustment, Technical Review Board, and Administrators under the authority of State Statute. A review of existing practices and authorities did not indicate that boards are disproportionately managed or appointed. The County recognizes

¹https://library.municode.com/NC/Gaston_County/codes/unified_development_ordinance?nodeId=CH6ZODI_S6.2_GEZODI



that committees and boards should reflect a variety of viewpoints from its citizens, including both male and female appointments, persons from all geographic areas of the County, and persons representing diverse racial, ethnic, and age groups.

Chapter 4 Section 4.2 of the Code of Ordinances authorizes the Board of Commissioners representatives of the County: *to appoint members to the planning board and board of adjustment, initiate, adopt, and amend a comprehensive plan, initiate amendments to the text of this ordinance, review recommendations of the planning board and make final decisions on applications for amendments to the text of this ordinance, adopt and amend a schedule of fees for a variety of procedures addressed in the ordinance, hear, review, and approve, conditionally approve, or deny amendments to the official zoning map after a recommendation of the planning board has been submitted, hear appeals of decisions made by the planning board regarding subdivision plats as provided for in section 13.6 of the Code of Ordinances.*

¹The Board meets regularly on the second and fourth Tuesday of each month at 6:00p.m. in the Courthouse, 325 Dr. Martin Luther King Jr. Way, Gastonia NC.¹

Chapter 4 Section 4.3 of the County's Code of Ordinances authorizes a Unified Development Ordinance Administrator (UDO) to administer the Ordinance.¹

Chapter 4 Section 4.4 of the County's Code of Ordinances authorizes a Planning Board that is appointed by the Board of Commissioners. The Planning Board is responsibilities include: *prepare or hear, review and make recommendations on the content of a comprehensive plan, land use plan, and other plans that address land use and planning related issues and to submit such plan to the governing board; prepare or hear, review and make recommendations on amendments to any such plans for submittal to the board of commission; initiate or hear, review, and make recommendations to the board of commissioners applications for amendments to the text of this ordinance or to the official zoning map; adopt rules of procedure for the conduct of its meetings and for any other purposes deemed necessary and consistent with this ordinance and all other applicable local and state regulations; render decisions on preliminary plats of major subdivisions, when acting as watershed review board; to make recommendations on sketch plans on major subdivisions, rezonings, text changes, map changes; and grant variances to the subdivision chapter and watershed water supply chapter.*¹

Additionally Chapter 4 Section 4.5 lays out the responsibilities of the Board of Adjustment appointed by the Board of County Commissioners. The Board of Adjustment Responsibilities include: *to hear and decide appeals from the decisions of the administrator in which it is alleged there is an error in an order, requirement, decision, or determination made by the administrator in the enforcement of this ordinance pursuant to [section 5.13](#); to hear and decide on applications for variances from the terms of this ordinance pursuant to [section 5.14](#); to hear and decide on applications for special exceptions as provided in [section 5.12](#) of this ordinance; to interpret the official zoning map and shall pass upon disputed questions of lot lines or district boundary lines and similar questions that may arise in the administration of this ordinance; to adopt rules of procedures for the conduct of its meetings, so long as such policies and procedures are consistent*



*with this ordinance and all other applicable local and state regulations; to hear and decide applications for conditional use permits per [section 5.11](#).*¹ The board uses quasi-judicial procedures when hearing cases.

The County also has a Technical Review Committee to review plans and plats.

The County has a standard Code of Ordinances and that includes a good system of review with appropriate checks and balances and equal representation.

Contributing factors that could impact disparity in access to opportunity include the location of environmental health hazards, the location and type of affordable housing and lack of private investment in specific neighborhoods.

4. Disproportionate Housing Needs

Households that have more than 30% of their income going towards housing needs are considered to be burdened. Those households in Gaston County that are experiencing the most burden are located in the central region near Gastonia at a percentage of 50% and higher. This is also the same area as the County's R/ECAP. The areas immediately surrounding the R/ECAP also have high percentage of housing burden. Some areas in the northern most portions of the County are at 30% and higher showing to have financial burdens related to housing.

Gaston County doesn't lack affordable housing, as the data shows the majority of the County has 50% or more of the units being affordable. However, the areas as one would expect that lack affordability are the same as those areas that are experiencing housing burdens. The areas near Gastonia and the R/ECAP area have the lowest percentage of affordable units.

Not surprisingly, the LEP (R/ECAP) and minority census tracts experience the lowest rates of home ownership. Lack of private investment in these neighborhoods may be a contributing factor to the disproportionate housing needs experienced by these populations, as well as the availability of affordable units in a range of sizes.

C. Publicly Supported Housing Analysis

There are publicly supported housing units throughout the County, with most being located in the Central and Eastern portions of the County. However, housing voucher unit data is only available for portions of the County, mainly the central more developed area of the County. Of those areas with data available only one is above 15% being vouchers. Vouchers usually allow for privately owned dwellings to be rented and typically allow more housing opportunities, this is an area that could use some increase to better meet the housing need of the county.



The County has public supported housing that is primarily concentrated in the central part of the County. However, it appears that the areas that are more rural have affordable housing and the publicly supported housing is placed in the areas that most need it.

D. Disability and Access Analysis

Persons with disability are spread throughout Gaston County with no real concentrations in one area. According to the American Community Survey a total of 15.1% of Gaston County's non-institutionalized population has reported a disability. Additionally, 16.1 % are white, 16.8% are reported to be two or more races, and 15.2% are black.

Older age correlated with increased disability, affecting 31.8% of those aged 65 to 74 years and 47.7% of those aged 75 years and over. The most commonly reported disability is ambulatory difficulty (8.3%), followed by independent living difficulty (7.4%) and cognitive difficulty (4.9%).

E. Fair Housing Enforcement, Outreach Capacity, and Resources

The County is aware that if few or zero complaints are received it is not necessarily an indication that housing violations do not exist. Underreporting is a significant obstacle for many jurisdictions in North Carolina and the County is aware that better outreach and engagement may be needed to identify populations at risk and provide them clear and simple access to the fair housing violation reporting process.

Gaston County is governed by state and federal Fair Housing laws, which provide protections against housing discrimination based on race, color, religion, sex, national origin, familial status, and disability. The Real Estate Licensing Act, NCGS 9A, also addresses discrimination in the brokerage of real estate.

Legal Aid of North Carolina has an office in Gastonia that serves Gaston County. Legal Aid provides free legal services to low-income individuals, and it is a strong advocate for Fair Housing.

Outreach capacity at the County is insufficient to fully address the lack of Fair Housing knowledge; however, goals and quarterly activities will be identified as a part of this report to help increase fair housing knowledge.

Fair Housing Goals and Priorities

The collected data for Gaston County shows the following impediments for fair housing in Gaston County; 1) Lack of knowledge of fair housing laws and regulations among the general population, 2) of affordable housing options and quality affordable housing stock; and 3)Disparities in access to opportunities for certain neighborhoods, in particular with exposure to poverty, and employment.

Contributing Factor Identified: Lack of private investment in specific neighborhoods



Justification: The County is working on a strategic plan that will include housing and housing investment, this plan is in the beginning stages, but the County has recognized that there are areas of concern and plans need to be put into place to address specific areas of need.

Contributing Factor Identified: Need for ongoing public Fair Housing Outreach

Justification: As Gaston County has not completed a Fair Housing Analysis before (or if so County staff is not aware of the analysis), the County has not been performing quarterly fair housing activities which could help explain the lack of knowledge related to fair housing. In addition, outreach capacity is limited by staff time and financial resources. However, fair housing is critical to vital communities and staff will devote resources to improve outreach in the future.

Goal	Contributing Factor	Fair Housing Issue(s)	Metrics, Milestones, and Timeframe for Achievement	Responsible Program Participant
Conduct Fair Housing outreach activities on a quarterly basis for the life of the CDBG grant	Need for additional fair housing outreach	Outreach Capacity	The Gaston Board of Commissioners will approve the Fair Housing Plan in June of 2020 and will begin conducting quarterly outreach activities for Fair Housing. A list of proposed quarterly activities for the life of the grant is included.	Gaston County and Withers Ravenel Staff
Increase housing information and financial resources available to the County, its citizens and others involved in addressing housing needs	Lack of local private and public fair housing outreach and enforcement; lack of affordable housing information programs	Outreach Capacity; Disparate Access to Opportunity	1 st qtr 2021- hold virtual fair housing training on lending. 3 rd qtr 2021- make fair housing educational materials accessible to the public Report quarterly activities to Gaston County Board of Commissioners to increase awareness and education related to Fair Housing for the life of the grant.	Gaston County and Withers Ravenel Staff

Advocate for construction of new rental and home ownership units for all and for investment into current housing to ensure quality housing options.	Lack of affordable housing and quality housing	Lack of quality affordable housing	Incorporation of fair and affordable housing strategies into long-term strategic planning, land use planning and financial and grant planning. Consideration of infrastructure needs to support housing projects, such as public transportation options, broadband, water, and sewer.	Gaston County and Withers Ravenel Staff
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Quarterly Fair Housing Activity	Months	Year	Estimated Cost	Actual Cost
<i>Example: Establish FH policy, Complaint Procedure</i>	<i>Jan-Mar.</i>	<i>20xx</i>	<i>\$xxx</i>	<i>\$xxx</i>
County to hire consultant and work with consultant to develop fair housing plan.	Jan-Mar	2020	\$200	
Adopt Fair Housing Plan and Complaint Procedure, create and post fair housing survey online.	April-June	2020	\$0	
Place fair housing compliant procedure in the local newspaper.	July-Sept	2020	\$200	
Mail fair housing information to local lenders.	Oct-Dec	2020	\$25	
Hold virtual training on fair housing lending.	Jan-Mar	2021	\$0	
Mail fair housing information to local realtors.	April-June	2021	\$25	
Post fair housing information in town hall, public library, and online.	July-Sept	2021	\$0	
Hold housing selection committee meeting to discuss fair housing obstacles and opportunities.	Oct-Dec	2021	\$0	
Place the fair housing complaint procedure on County website.	Jan-Mar	2022	\$0	
Update fair housing brochures and posters in County Administration Building and library branches.	April-June	2022	\$0	
Mail fair housing information to local lenders.	July-Sept	2022	\$25	
Place link on County website to HUD fair housing information page. Report to County Commissioners fair housing activities for the year.	Oct-Dec	2022	\$0	



Appendices

Maps and Data Tables

Citizen and Community Survey

Citizen and Community Survey Results



Citizen and Community Survey



Gaston County
SURVEY FOR FAIR HOUSING
Encuesta de Informacion para el Estudio de Vivienda Justa

1. Do you know your rights under the Fair Housing Act? Yes ____ No ____
Usted sabe cuales son sus derechos bajo la de Vivienda Justa? Si ____ No ____
2. Do you know the Definition of Discrimination as it pertains to housing?
Yes ____ No ____
Usted sabe la definicion de Discriminacion con respect a la vivienda? Si ____ No ____
3. Do you know the Seven Protected Classes protected under State and Federal Laws?
Yes ____ No ____
Usted sabe cuales son las siete clases protegidas bajo las leyes Estatales y Federales?
Si ____ No ____
4. Would you know who to contact at the local level if you were felt you were being discriminated against? Yes ____ No ____
Usted sabria a quien contactar a nivel local si usted siente que ha sido sujeto a discriminacion?
Si ____ No ____
5. Would you know how to contact someone at the State level if you felt you were being discriminated against? Yes ____ No ____
Usted sabria a quien contactar a nivel Estatal si usted siente que ha sido sujeto a discriminacion?
Si ____ No ____
6. Were you given brochures/literature about the Fair Housing Act at the time of this survey?
Yes ____ No ____
Usted recibio panfletos o informacion sobre la ley de Vivienda Justa al momento de contestar esta encuesta? Si ____ No ____
7. Are you a resident of the Gaston County? Yes ____ No ____
Es usted residente del Gaston County? Si ____ No ____
8. Please identify any other issues related to fair housing.
Por favor identifique ortro problemas relacianados con el Acceso a Vivienda Justa en el área que reside.

An Equal Opportunity / Affirmative Action Employer

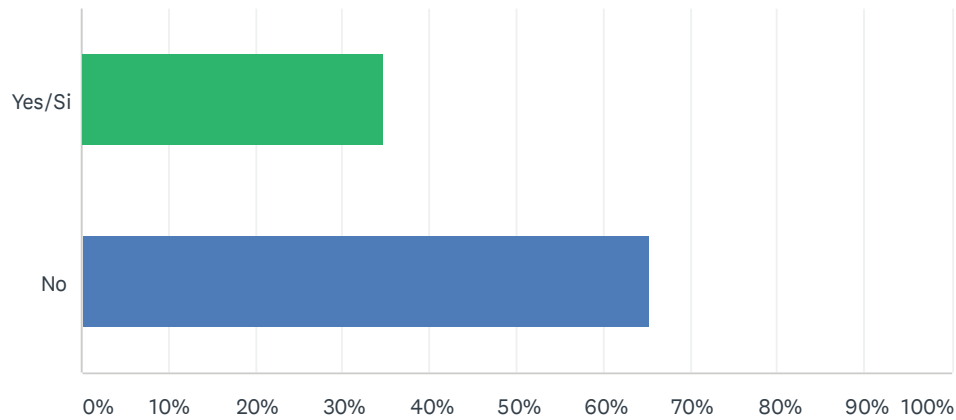


Citizen and Community Survey & Results



Q1 Do you know your rights under the Fair Housing Act? (Usted sabe cuales son sus derechos bajo la de Vivienda Justa?)

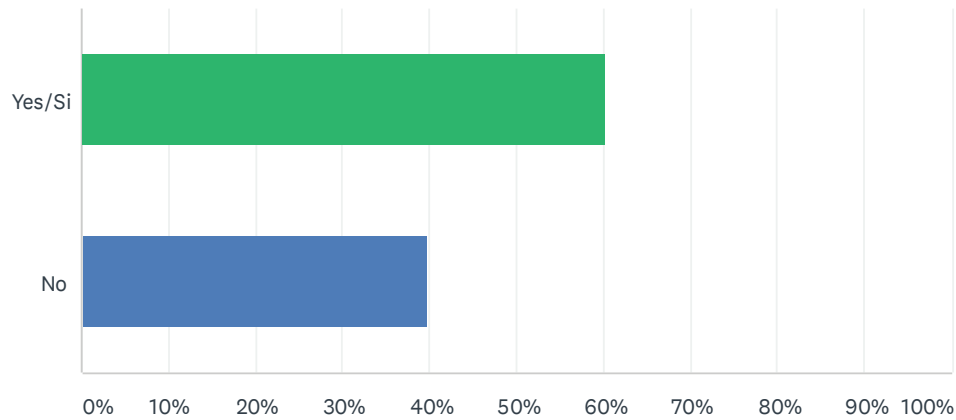
Answered: 112 Skipped: 1



ANSWER CHOICES	RESPONSES	
Yes/Si	34.82%	39
No	65.18%	73
TOTAL		112

Q2 Do you know the Definition of Discrimination as it pertains to housing? (Usted sabe la definicion de Discriminacion con respect a la vivienda?)

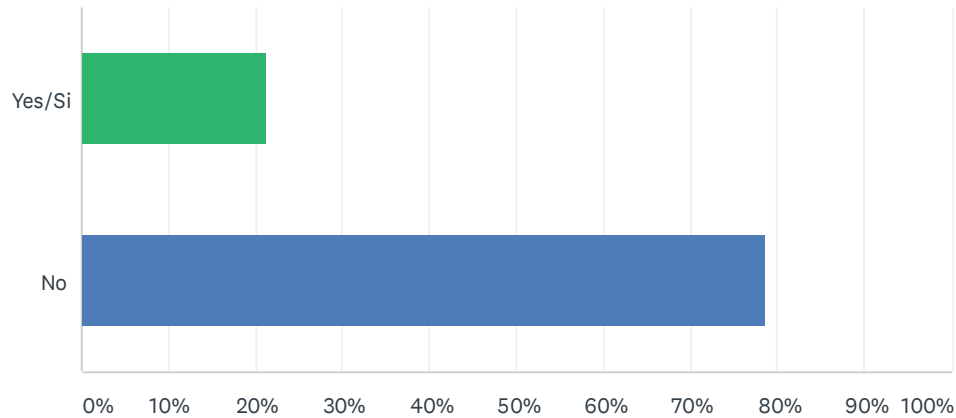
Answered: 113 Skipped: 0



ANSWER CHOICES	RESPONSES	
Yes/Si	60.18%	68
No	39.82%	45
TOTAL		113

Q3 Do you know the Seven Protected Classes protected under State and Federal Laws? (Usted sabe cuales son las siete clases protegidas bajo las leyes Estatales y Federales?)

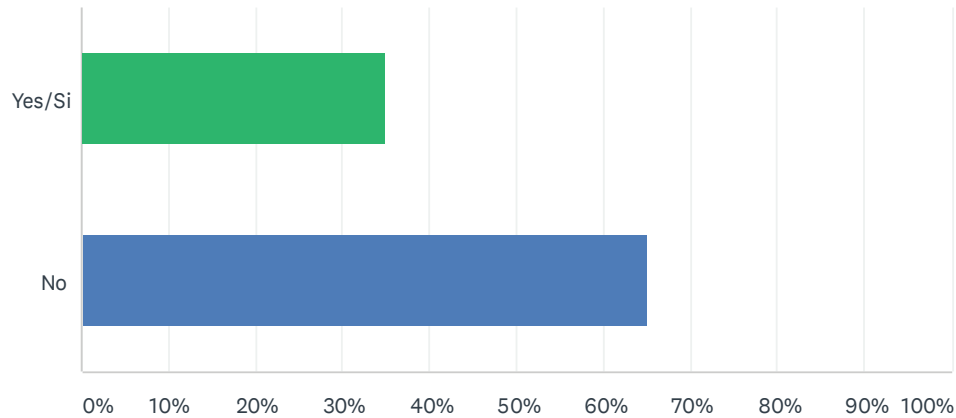
Answered: 113 Skipped: 0



ANSWER CHOICES	RESPONSES	
Yes/Si	21.24%	24
No	78.76%	89
TOTAL		113

Q4 Would you know who to contact at the local level if you were felt you were being discriminated against? (Usted sabria a quien contactar a nivel local si usted siente que ha sido sujeto a discriminacion?)

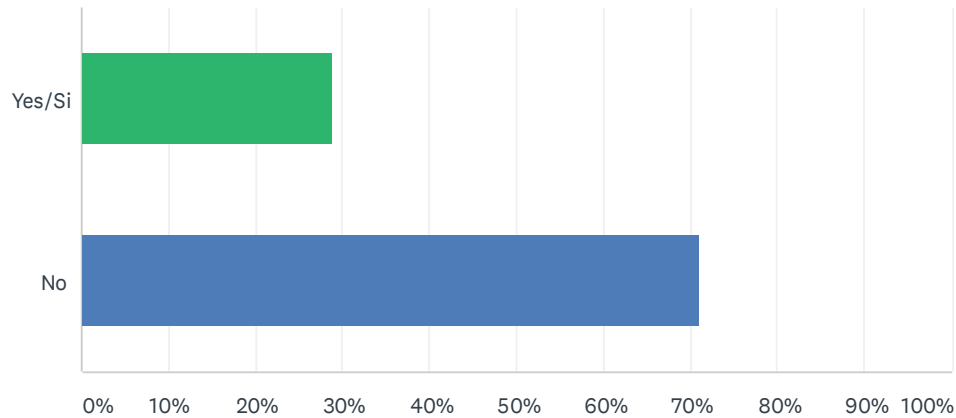
Answered: 109 Skipped: 4



ANSWER CHOICES	RESPONSES	
Yes/Si	34.86%	38
No	65.14%	71
TOTAL		109

Q5 Would you know how to contact someone at the State level if you felt you were being discriminated against? (Usted sabria a quien contactar a nivel Estatal si usted siente que ha sido sujeto a discriminacion?)

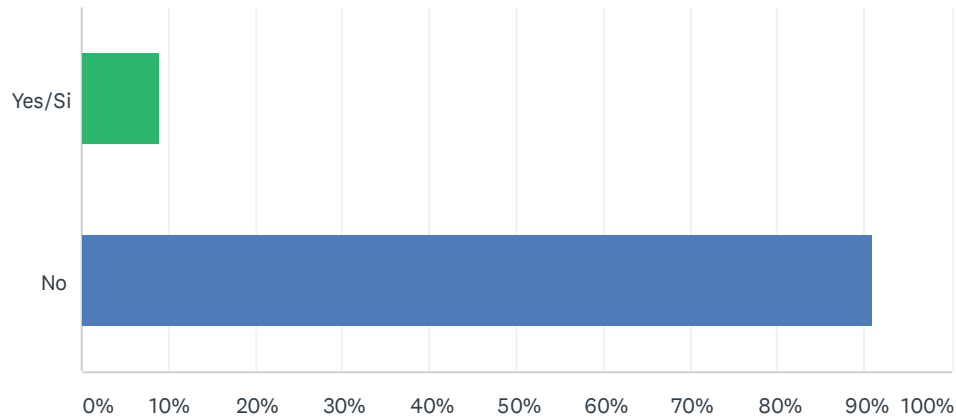
Answered: 111 Skipped: 2



ANSWER CHOICES	RESPONSES	
Yes/Si	28.83%	32
No	71.17%	79
TOTAL		111

Q6 Were you given brochures/literature about the Fair Housing Act at the time of this survey? (Usted recibio panfletos o informacion sobre la ley de Vivienda Justa al momento de contestar esta encuesta?)

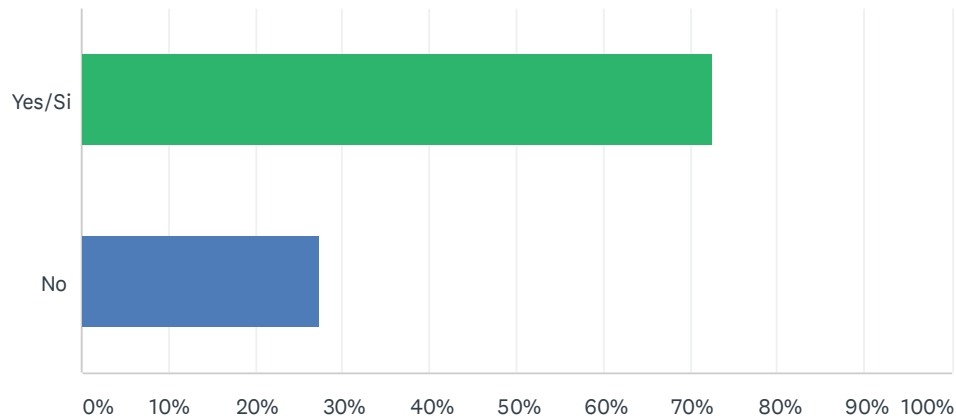
Answered: 112 Skipped: 1



ANSWER CHOICES	RESPONSES	
Yes/Si	8.93%	10
No	91.07%	102
TOTAL		112

Q7 Are you a resident of the Gaston County? (Es usted residente del Gaston County?)

Answered: 113 Skipped: 0



ANSWER CHOICES	RESPONSES	
Yes/Si	72.57%	82
No	27.43%	31
TOTAL		113

Q8 Please identify any other issues related to fair housing. (Por favor identifique ortro problemas relacionados con el Acceso a Vivienda Justa en el área que reside.)

Answered: 17 Skipped: 96