

## Recipient's Plan to Further Fair Housing 2023-2026

**Grantee: Rowan County, NC**

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**Recipient's Address: 130 W. Innes Street**

**Salisbury, NC 28144**

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**Contact Person: Ed Muire**

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**Contact Email:**

**TDD #: 1-800-735-2962 [English]**

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**1-888-825-6570 [Spanish]**

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**I. Indicate if the Recipient will be affirmatively furthering fair housing for the first time or has implemented specific activities in the past.**

First Time \_\_\_\_\_

Past Activities \_\_\_X\_\_\_

**II. Identify and analyze obstacles to affirmatively furthering fair housing in recipient's community. (Use additional pages as necessary)**

Major obstacles identified in the Cabarrus/Iredell/Rowan HOME Consortium's 2020-2024 Analysis of Impediments to Fair Housing Choice include:

- Cost of New and Existing Housing – The cost of existing and new single-family residential homes continues to rise, which hinders the ability to purchase and construct affordable homes. According to 2022 HUD data, the unadjusted median purchase price for existing and new homes in Rowan County has risen by more than twenty-seven (27%) and ten percent (10%) respectively since 2019.
- High Rental Housing Rates and Supply of Affordable Rental Housing – Renters are the most cost-burdened group in the Charlotte metro region. The demand for rental housing is outpacing supply. According to 2021 North Carolina Housing Coalition data, twenty-three percent (23%) of Rowan County households are cost burdened; approximately 5,691 have difficulty paying their rent and 6,238 homeowners have difficulty affording their home.
- Insufficient supply of adequate and affordable housing - There remains a shortage of affordable housing related to cost of new home construction, restrictive zoning regulations, lack of / or cost of infrastructure, insufficient financial incentives and public attitudes resisting increasing residential densities.
- Shortage of Temporary Housing for Homeless Persons – A 2018 study commissioned by The Salvation Army revealed a tremendous need for emergency shelter beds in the region, especially for homeless families with children.
- Mortgage Lending Practices and Limited Financing for First-Time Homebuyers – There is a shortage of low-interest loans and down payment assistance for first-time homebuyers with low to moderate incomes. The Home Mortgage Disclosure Act analysis identified disproportionately high denial rates for African American

and Hispanic applicants relative to white applicants and higher denial rates in low-income areas.

- Lack of Awareness Regarding Discrimination and Fair Housing – There is a continued need to educate renters and homebuyers regarding their rights under the Fair Housing Act as well as advising landlords, realtors, sellers, and bakers about their responsibilities under the same.
- Lack of Access to Housing that Accommodates Special Populations – The current regional housing stock is not adequate to serve area residents with special needs, including disabled and elderly residents.

**III. Will the above activities apply to the total municipality or county?**

Yes  No

**If no, provide an explanation.**

(Use additional pages as necessary)

**IV. Briefly describe the quarterly activities that the recipient will undertake over the active period of the grant to affirmatively further fair housing in their community. A time schedule and estimated cost for implementation of these activities must be included. Activities must be scheduled for implementation at least on a quarterly basis.** (Use attached table)

**Grantee Name: Rowan County, NC**

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>
Rowan County will publish notice in the <i>Salisbury Post</i> regarding its Fair Housing complaint procedures in English and Spanish that includes the NC TDD#	Jan – Mar	2023	\$715.00	
The County will partner with Salisbury CDC, the Town of Spencer and City of Salisbury to host a Fair Housing Forum with a member of the NC Human Relations Commission presenting. This forum will be open to the public and local municipalities.	April- June	2023	\$150	
Rowan County will advise its Health and Social Services Department regarding the type and availability of assistance offered for citizens and methods of referral related to housing discriminations	July - Sept	2023	\$0	
Rowan County Planning Board will evaluate its Subdivision and Zoning Ordinances to determine if these policies are complimentary to its Fair Housing	Oct – Dec	2023	\$0	

strategy				
Rowan County will distribute Fair Housing pamphlets to local lending institutions	Jan – Mar	2024	\$0	
Subject to scheduling, administrative Staff will attend the NC Fair Housing Communities Conference in Raleigh, NC  Promotions and data recognizing the month of April as Fair Housing month will be prominently displayed on the County webpage and social media posts and blasts	April – June	2024	\$100	
Rowan County will post Fair Housing posters in both English and Spanish at appropriate locations in the County’s administration buildings to be visible to the public	July - Sept	2024	\$0	
Rowan County will publish notice in the <i>Salisbury Post</i> regarding its Fair Housing complaint procedures in English and Spanish that includes the NC TDD#	Oct – Dec	2024		
Rowan County will advertise and conduct a public hearing regarding its intent to adopt its updated <i>Analysis of Impediments to Fair Housing Choice</i>	Jan – Mar	2025	\$150	
The County will partner with Salisbury CDC, the Town of Spencer and City of Salisbury to host a Fair Housing Forum with a member of the NC Human Relations Commission presenting. This forum will be open to the public and local municipalities.	April – June	2025	\$150	
The County will partner with assistance agencies and other non-entitlement municipalities to ensure that fair housing complaints are directed to Rowan County directly or via United Way’s 2-1-1 phone resource	July – Sept	2025		
Rowan County will verify and update (as necessary) information on its website related to Title VIII compliance	Oct – Dec	2025		
The County will update its website resources to include those agencies or resources that cater or provide services to homeless persons, transitional and rental housing	Jan – Mar	2026		

Subject to scheduling, administrative Staff will attend the NC Fair Housing Communities Conference in Raleigh, NC  Promotions and data recognizing the month of April as Fair Housing month will be prominently displayed on the County webpage and social media posts and blasts	April – June	2026	\$100	
Administrative staff will solicit for interested parties via the Chamber of Commerce to be included as a resource for low to moderate income individuals needing financial or housing assistance / counseling	July – Sept	2026		
The County will obtain Fair Housing posters from the NC Human Relations Commission (NCHRC) and be made available to the public at the County’s administration buildings.	Oct – Dec	2026		

**V. Describe recipient’s method of receiving and resolving housing discrimination complaints. This may be either a procedure currently being implemented or one to be implemented under this CDBG grant. Include a description of how the recipient informs the public about the complaint procedures. (Use additional pages as necessary)**

Rowan County has adopted (and will update as necessary) a Fair Housing Resolution and Complaint Procedure designating the Planning Director as the official representative of the County to receive complaints regarding housing discrimination subject to this CDBG grant. Complaints will be referred to the NC Human Relations Commission for investigation, conciliation and resolution within ten (10) calendar days from the date of receipt. The County will also submit a response in writing within the same 10 day period to the individual which filed the complaint informing them of the action being taken.

The County’s method for receiving and resolving housing complaint procedures is supplemented by the process below:

- 1) Any person or persons wishing to file a complaint of housing discrimination in the Rowan County may do so by informing the Planning Director of the facts and circumstance of the alleged discriminatory acts or practice.
- 2) Upon receiving a housing discrimination complaint, the Planning Director shall acknowledge the complaint within 10 days in writing and inform the Division of

Community Assistance and the North Carolina Human Relations Commission about the complaint.

- 3) The Planning Director shall offer assistance to the Commission in the investigation and reconciliation of all housing discrimination complaints which are based on events occurring in Rowan County.
- 4) The Planning Director shall publicize in the local newspaper, with the TDD#, that the Planning and Development Department is the local agency to contact with housing discrimination complaints.

Adopted this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_.

\_\_\_\_\_  
Gregory C. Edds  
Chairman, Rowan County Board of Commissioners

ATTEST: \_\_\_\_\_ (Clerk)