

Fair Housing Plan Tioga County



(County Seal)

Signed by:
Martha Sauerbrey
Tioga County Legislative Chair
Date: March 14, 2023
Adopted by Resolution: Resolution No. 140-23

Fair Housing Plan

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Tioga County Fair Housing Policy

Tioga County, including its employees, is committed to following the letter and spirit of the Federal Fair Housing law by respecting the diversity and differences within our customer base by providing equal professional service to all, without regard to race, color, religion, sex, handicap, familial status, national origin or other protected status.

Tioga County, including its employees, is also committed to following the letter and spirit of The Fair Housing Act of 1968 and Fair Housing Plan, by respecting the diversity and differences within our customer base by providing equal professional service to all, without regard to race, creed, color, national origin, sexual orientation, military status, sex, age, marital status, domestic violence victim status, disability, pregnancy-related condition, predisposing genetic characteristics, prior arrest or conviction record, familial status, and gender identity.

Tioga County is committed to keeping informed about fair housing laws and practices and will not tolerate non-compliance. This commitment will be demonstrated through the general practices of Tioga County and through advertising and the media that everyone is welcome, and no one is excluded. Tioga County will additionally inform our clients and customers about their rights and responsibilities under the fair housing laws.

Non-discrimination Statement

Tioga County complies with the letter and spirit of the Fair Housing Act, the Fair Housing Act of 1968 state that prohibits housing discrimination to certain persons under each law. No qualified person will be denied housing or otherwise discouraged from obtaining housing at Tioga County because of their status under these laws.

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:

County Attorney or their designee
56 Main Street
Owego, New York 13827
607-687-8553

The Fair Housing Officer is responsible for the intake and processing of all housing complaints as well as implementation of the Fair Housing Plan activities and

actions. 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 will show the date, time, nature of complaint and decisions made, and the complaint process will be fully documented. A separate file will maintain a record of all housing discrimination complaints and follow-up actions.

Complaint Process

Housing discrimination complaint forms such as Forms HUD-903 and HUD-903A (Spanish Version) from HUD, as well as 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 the Ronald E. Dougherty County Office Building located at 56 Main Street, Owego, New York 13827. Complaints need not be made on official forms to be valid.

Forms will also be distributed to lenders, realtors, and at other public places such as libraries periodically.

The Fair Housing Officer will reasonably assist the complainant in submitting the complaint to the appropriate body by providing assistance in explaining the form and/or contacting the appropriate office and allowing the use of county phones for communication.

The individual(s) filing the complaint will then be advised of the option of filing directly with the U.S. Department of Housing and Urban Development (HUD) within one year after the alleged violation, The Connecticut Commission on Human Rights and Opportunities (CHRO) by filing a notarized complaint within 180 days of the alleged violation, or the Equal Employment Opportunity Commission or with all agencies simultaneously. The individual should also be advised of the option of filing suit at their expense in Federal District Court or State Court within two years of the alleged violation. The individual should be further advised that if they cannot afford an attorney, the Court may appoint one and that a suit may be commenced even after filing a complaint, if the individual has not signed a conciliation agreement and an Administrative Law Judge has not started a hearing. A court may award actual punitive damages and attorney's fees and costs.

Implementation and Action Steps

Tioga County will take specific action steps and implantation activities over the next three-year period following the guidelines provided by the Department of Housing.

1. Tioga County will adopt annually a Fair Housing Policy Statement and a Fair Housing Resolution as an indication of its commitment to Fair Housing Month during the month of April.
2. Tioga County will display its fair housing policies/procedures and ADA policies and grievance procedure on its website.
3. Tioga County will display Fair Housing posters identifying the County's Fair Housing Office, title, address, email, and phone number in prominent locations. In addition, fair housing information will be distributed outside of traditional municipal locations including local realtors and banks.
4. All advertising of residential real estate owned by Tioga County for sale, rent or financing will contain the Fair Housing logo, equal opportunity slogan as a means of educating the home seeking public that the property is available to all persons without regard to race, creed, color, national origin, sexual orientation, military status, sex, age, marital status, domestic violence victim status, disability, pregnancy-related condition, predisposing genetic characteristics, prior arrest or conviction record, familial status, and gender identity, or lawful source of income. All bid advertisements by Tioga County sponsored programs must include the phrase "Equal Opportunity/Affirmative Action Employer." The type of logo, statement or slogan will depend on the type of media being used (visual or auditory). All logos/statements must appear at the end of the advertisement.

Analysis of Impediments

Tioga County will cooperate and assist the state with its periodic Analysis of Impediments and conduct a review of policies, practices and procedures that affect the availability and accessibility of housing.

Amendments

Tioga County shall amend and revise this Plan as required to keep current with state/federal affirmative action and equal opportunity policies and procedures and local actions and activities to further the purposes