

### ANALYSIS OF IMPEDIMENTS TO FAIR HOUSING CHOICE (AI)

Grantee Name:	<b>Town of Burnsville</b>
Time Period for this Plan:	<b>October 2021 – December 2024</b>
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<b>Check one:</b>	
Initial AI	<input checked="" type="checkbox"/>
Amended AI	<input type="checkbox"/>
Renewal AI	<input type="checkbox"/>



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

\_\_\_\_\_  
Mayor

ATTEST: \_\_\_\_\_  
Clerk

**GRANT RECIPIENT**  
**ANALYSIS OF IMPEDIMENTS TO FAIR HOUSING CHOICE (AI)**

**I. INTRODUCTION**

The Department of Housing and Urban Development (HUD) is committed to eliminating racial and ethnic segregation and other discriminatory practices in housing and will use all its programmatic and enforcement tools to achieve this goal. The fundamental goal of HUD's fair housing policy is to make housing choice a reality through fair housing planning. Fair housing planning involves three main steps:

1. Conducting an analysis of impediments to fair housing choice within the jurisdiction;
2. Taking meaningful actions to overcome the effects of any impediments identified through the analysis; and
3. Maintaining records reflecting the analysis and actions taken.

This report is the Analysis of Impediments to Fair Housing Choice (AI). This analysis has been completed for the Grant Recipient CDBG project/program to begin March 3, 2022. This AI and a AFFH Plan will be incorporated into the Grant Recipient's CDBG Policies and Procedures.

The AI is a review of impediments to fair housing choice in the public and private sector. It involves a comprehensive review of the jurisdiction's laws, regulations, policies, procedures, and practices; and an assessment of how those laws, etc. affect the location, availability, and accessibility of housing. In addition, it includes an assessment of conditions, both public and private, affecting fair housing choice for members of the protected groups.

Specifically, impediments to fair housing choice are any actions, omissions, or decisions, which have the effect of restricting housing choices or the availability of housing choices on the basis of race, color, religion, sex, disability, familial status, or national origin.

The AI includes an analysis of demographic data and a housing needs assessment. It then includes an analysis to determine the nature and extent of discrimination against the protected groups within the jurisdiction. The format used to conduct this analysis is a fair housing planning model developed for use by local government CDBG grantees by the North Carolina Department of Environmental Quality.

## II. SOCIO-ECONOMIC BACKGROUND DATA AND ANALYSIS

### A. Community Profile

The Burnsville is a small rural town located in the center of Yancey County, North Carolina. Founded in 1834 and named after Captain Otway Burns, a naval hero of the War of 1812; Burnsville is the County seat of Yancey County and its only municipality. Burnsville is home to the Burnsville Town Hall and Police Department and the Yancey County Courthouse which includes the County Sheriff's Department, Jail, Tax Department, and County EMS. In addition to the local government buildings the Town has a branch of the Avery-Mitchell-Yancey library; Ray-Cort Park, a popular recreation area with swimming pool; and is host to several churches, restaurants, and small businesses.

Burnsville boasts a large artist community ranging from several studios, galleries, and even a small recording studio. Burnsville is home to the Parkway Playhouse, one of the oldest companies in North Carolina in its 75<sup>th</sup> year of operation. The Town is also home to the Mt. Mitchell Crafts Fair, which in 2022 will celebrate its 65<sup>th</sup> anniversary.

### B. Demographic Profile

Population 2000 - 2020					
	2000	2010	% Change 2000-2010	2020	% Change 2000-2020
<b>Burnsville</b>	1,623	1,693	4.13%	1,614	-4.67%
<b>Yancey County</b>	17,774	17,818	0.25%	18,470	3.66%
<b>North Carolina</b>	8,049,313	9,535,483	18.46%	10,439,388	9.48%
Sources: 2000, 2010, & 2020 Decennial Census					

#### **Total Population**

According to the 2000 decennial census the Town of Burnsville had a population of 1,623, in 2010 it rose by 13% to 1,693. The 2020 census now shows a loss in population for the Town since 2010 of 4.67%. This is well below Yancey County and the State's increases during the same period of 3.66% and 9.48% respectively.

#### **Race and Ethnicity**

The racial makeup of Burnsville has not changed much between the 2010 and 2020 US Census. In 2020, of the 1614 people living in Burnsville 1421 (88.04%) were white, the other 193 residents were made up of a combination of African American, Asian, American Indian, "other", or two or more races. The white, African American, and Hispanic populations decreased in Burnsville between 2010 and 2020.

Race and Ethnicity				
	<b><u>Burnsville 2010</u></b>	<b><u>Burnsville 2020</u></b>	<b><u>Yancey County</u></b>	<b><u>North Carolina</u></b>
<b>Total Population</b>	1614	1,614	18,470	10,439,388
<b>Race (Percentage)</b>				
<b>White</b>	91.61%	88.04%	91.32%	62.15%
<b>Black/African American</b>	2.30%	1.61%	0.58%	20.50%
<b>American Indian/Alaska Native</b>	0.65%	0.93%	0.44%	1.25%
<b>Asian</b>	0.12%	0.68%	0.22%	3.29%
<b>Native Hawaiian/Pacific Islander</b>	0.00	0.12%	2.00%	8.00%
<b>Other</b>	4.19%	3.97%	2.72%	5.91%
<b>Two or More</b>	1.12%	4.65%	4.70%	6.82%
<b>Ethnicity (Percentage)</b>				
<b>Hispanic</b>	10.40%	8.74%	5.50%	10.72%
<b>Non-Hispanic</b>	89.60%	91.26%	94.50%	89.28%
Sources: 2010 & 2020 Decennial Census				

The racial makeup of Burnsville is very similar to Yancey County as a whole; however, it is not in line with the rest of North Carolina. The African American, Asian, and Hawaiian/Pacific Islander populations are significantly higher throughout the State than in Burnsville. As for the Hispanic population, Burnsville's rate is nearly 59% higher than that of the Yancey County, but just under the State 10.72%.

Age and Disability			
	<u>Burnsville</u>	<u>Yancey County</u>	<u>North Carolina</u>
<b>Total population</b>	1,903	17,760	10,264,876
<b>Population by Age (percentage)</b>			
<b>Under 5 years</b>	7.50%	4.30%	5.90%
<b>5 to 9 years</b>	4.70%	5.00%	6.10%
<b>10 to 14 years</b>	3.10%	5.70%	6.50%
<b>15 to 19 years</b>	5.20%	5.30%	6.70%
<b>20 to 24 years</b>	4.00%	5.30%	6.80%
<b>25 to 29 years</b>	9.90%	5.30%	6.90%
<b>30 to 34 years</b>	7.40%	4.60%	6.40%
<b>35 to 39 years</b>	4.70%	5.20%	6.30%
<b>40 to 44 years</b>	4.90%	5.70%	6.40%
<b>45 to 49 years</b>	5.60%	6.40%	6.70%
<b>50 to 54 years</b>	6.30%	7.20%	6.70%
<b>55 to 59 years</b>	5.60%	6.90%	6.70%
<b>60 to 64 years</b>	6.20%	7.90%	6.20%
<b>65 to 69 years</b>	6.70%	8.00%	5.40%
<b>70 to 74 years</b>	4.20%	6.50%	4.10%
<b>75 to 79 years</b>	4.60%	4.80%	2.80%
<b>80 to 84 years</b>	4.60%	3.50%	1.80%
<b>85 years and over</b>	4.80%	2.50%	1.70%
<b>Median age (years)</b>	42.9	47.6	38.7
<b>Disabled Population (percentage)</b>	22.81%	19.18%	13.45%
Source: 2019 ACS 5-year Survey			

### Age and Disability

The median age of the Town of Burnsville is 42.9 years per the 2019 ACS. Younger than Yancey County, but older than the State median of 38.7. Compared to the County and State Burnsville has a larger percentage of children under 5-years old and elderly adults over 80. The Town also has a higher percentage of disabled citizens than Yancey County or North Carolina

There is no obvious reason that Burnsville has a greater percentage of very young than that of the County or State. The elderly and disabled population may be explained by the fact that of several low-income, handicapped, and elderly housing complexes are located within the town limits.

## C. Education and Economic Profile

Economic Indicators			
	<u>Burnsville</u>	<u>Yancey County</u>	<u>North Carolina</u>
<b>Median Household Income</b>	\$34,659.00	\$42,222.00	\$54,602.00
<b>Population Below Poverty Level</b>	22.1%	16.4%	14.7%
<b>Population on SNAP/Food Stamps</b>	21.4%	15.2%	12.6%
Source; 2019 ACS 5-year estimates			

### Economy

Compared to Yancey County and North Carolina, Burnsville's economy seems to be more depressed with a lower median household income, higher poverty rates, and a greater percentage of the population receiving SNAP benefits to help purchase food.

However, if you examine recent unemployment Rates for Yancey County they have been much lower than the State average for the better part of a year and continue to have the lowest average of any of the surrounding Counties for the same time period.

In addition to the current low unemployment rates, Yancey County has gradually risen in rank among the NC Department of Commerce's Development Tier Designation. These designations, mandated by state law, use for factors Average Unemployment Rate, Median Household Income, Population Growth (percentage), and Adjusted Property Tax Base by Capita to determine the County's Economic Distress Rank. All 100 Counties are ranked from 1 to 3, with 1 being the most distressed. In 2016 Yancey County was ranked 44<sup>th</sup> in the State making it a Tier 1, most economically distressed. In 2017 the County moved up in rank to 58 and was designated a Tier 2. The County has retained a Tier 2 status moving up in rank and in 2022 received a rank of 75. Only 5 spots below a Tier 3 ranking. (see attached NC County Development Tier Rankings for 2022)

Unemployment Rates						
	Yancey County	Buncombe County	Madison County	McDowell County	Mitchell County	North Carolina
December, 2021	2.5%	2.6%	2.7%	2.8%	3.7%	3.2%
November, 2021	2.8%	2.8%	2.9%	3.0%	3.7%	3.9%
December, 2020	5.3%	5.6%	5.5%	5.7%	6.5%	6.0%
Source: NC Department of Commerce						

## Education

Burnsville has an unusually high percentage, compared with the County and State, of citizens with a less than 9<sup>th</sup> grade education. This may be due to the fact that the Town also has a higher percentage of elderly (80-years +) that may not have had the opportunity and/or encouragement to attain a higher level of education during their formative years (1940s – 1960s).

The Town is in line with the County and State in the other education attainment categories and has a higher percentage of people who have had some college, but no degree.

Educational Attainment			
	Burnsville	Yancey County	North Carolina
Less than 9th grade education	7.44%	5.29%	4.50%
Some high school, no diploma	7.16%	10.20%	7.72%
High school diploma only	26.29%	33.21%	25.65%
Some college, no degree	25.80%	22.17%	21.21%
Associate degree	6.82%	8.85%	9.66%
Bachelor's Degree	19.33%	12.22%	19.98%
Graduate Degree	7.16%	8.06%	11.28%
Source: 2019 ACS 5-year estimates			

### III. ANALYSIS TO DETERMINE DISPROPORTIONATE HOUSING NEED

#### A. Housing Profile

Housing				
		<u>Burnsville</u>	<u>Yancey County</u>	<u>North Carolina</u>
<b>Total Housing Units</b>		1,026	11,271	4,627,089
<b>Housing Characteristics</b>				
	built before 1970	43.6%	27.8%	24.4%
	built before 1940	10.4%	8.5%	5.2%
	Median home value	\$188,900.00	\$157,100.00	\$172,500.00
	Median gross rent	\$542.00	\$634.00	\$907.00
	Average Household Size	2.41	2.32	2.57
<b>Occupied homes</b>		80.1%	66.6%	85.7%
	Owner	48.9%	73.3%	65.2%
	Renter	51.1%	26.7%	34.8%
<b>Vacant Homes</b>		19.9%	33.4%	14.3%
	for rent	28.9%	4.5%	15.5%
	rented, not occupied	11.8%	1.2%	3.5%
	for sale only	16.2%	7.6%	7.1%
	sold, not occupied	0.0%	1.4%	0.31%
	seasonal, vacation	16.7%	57.3%	31.7%
	migrant	0.0%	0.0%	0.2%
	other	26.5%	28.1%	38.9%
Source: 2019 ACS 5-year estimates				

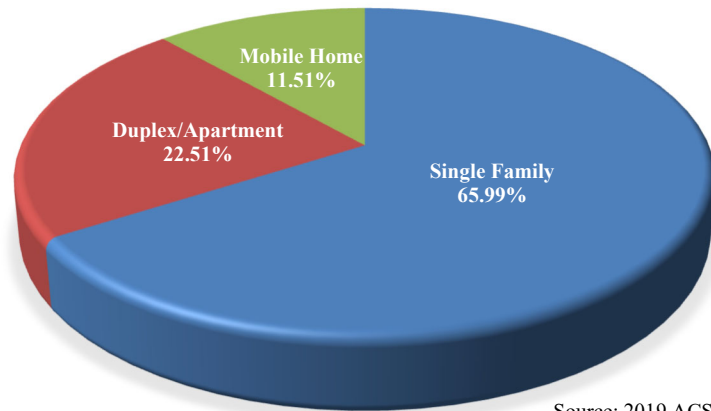
#### Housing

The housing stock in the Town of Burnsville is older than that in both Yancey County and the State. Over 10% of the houses in Burnsville were built before 1940, compared with 5.2% of the homes in the State. Renter occupied and owner occupied homes are nearly equal in Burnsville. Just under 20% of the homes in Burnsville are vacant. Unlike the County and State whose vacant homes are more than likely Seasonal or Vacation homes, Burnsville's vacant homes are rentals.

There are a pair of housing statistics when compared seem strange. The median home value (as of the 2019 ACS) in the Town of Burnsville is \$31,800 higher than the County median average and \$16,400 higher than the State. However, median gross rent in Burnsville is lower, more than 67% lower than the State median and almost 17% lower than Yancey County's median. So, it looks as if it is cheaper to rent a home in Town than pay a mortgage.

### Occupied Homes by Type Burnsville, NC

Of the occupied homes in Burnsville most are single family detached (66.99%). Duplexes, apartments, and mobile homes make up the other 34%.



Source: 2019 ACS 5-year estimates

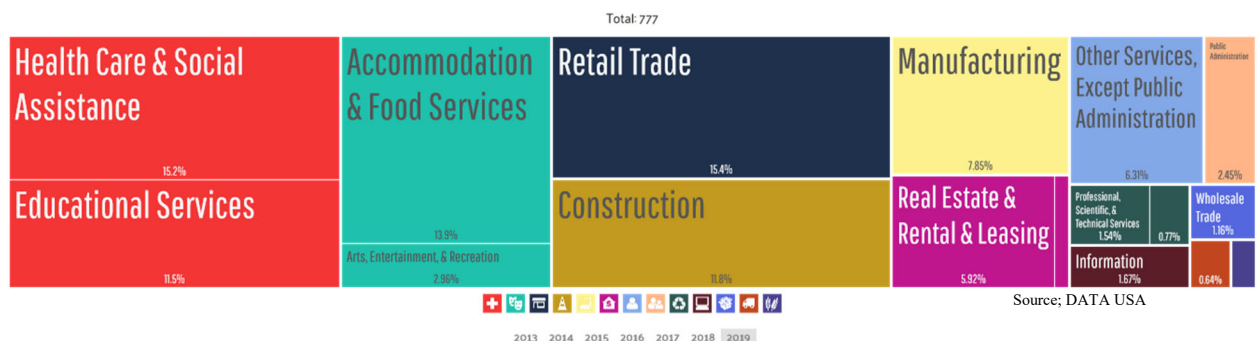
#### IV. ANALYSIS TO DETERMINE THE NATURE AND EXTENT OF DISCRIMINATION

##### A. Analysis of the Level of Segregation and Spatial Isolation

1. Are there areas of minority concentration within your jurisdiction?  
*There are no areas of minority concentration in Burnsville or Yancey County. (see attached map of Persons of Color concentrations in Burnsville. Source: EPA-EJScreen)*
2. What is the county tier your community is located in?  
*Yancey County has been designated at Tier 2 County in 2022 by the NC Department of Commerce. (see attached Tier Ranking Chart)*

##### B. Historical Incidences that Contribute to Current Housing Patterns

1. History of public policy decision on segregation within the community.  
*Like all North Carolina counties in the early 20<sup>th</sup> century Burnsville and Yancey County were segregated. There was even a time in the 1950s that minority children were assigned to schools located within the city limits of Asheville (some 50 miles away). In 1960, after a lawsuit, the Yancey County Board of Education desegregated the county schools. By 1970 all formerly segregated activities in the area were integrated. As of 2022 there are no segregation policies on the books in Burnsville or Yancey County and there are no signs segregation is being practiced in the area.*
2. Number of farms that utilizes migrant workers and its effects on housing patterns.  
*Per the 2017 USDA Census of Agricultural there are 396 farms/agricultural businesses in Yancey County, with the majority using migrant workers. There is a need for more affordable and short-term rental housing in the County (see attached excerpt of the 2017 USDA Census of Agriculture summary)*
3. Industry contributions to current housing patterns.  
*Industry has had some impact on housing patterns in Burnsville. The largest employers, with just over 15% of the available jobs is Retail Trade, Health Care and Accommodation/Food Services come in a close second and third. Jobs in these sectors tend to be minimum wage positions. This means less money for rent/mortgages and the need for more affordable housing.*





### **C. Discrimination in the Rental Market**

1. Are there any zoning requirements that have the effect of limiting the availability of rental units within the jurisdiction?

***Burnsville has recently adopted zoning ordinances. The current zoning should not limit the availability of rental units within Town. Multi-unit structures are permitted within all of the residential zoned areas in Town and can be allowed as a special use in the other zones. (see attached Burnsville Zoning Map)***

2. Where are the rental units located? Are they located in areas of minority concentration?

***There are no areas of minority concentration in Burnsville. The rental units are scattered throughout the Town.***

3. Where are the public housing units located?

***There are three public housing complexes located in Burnsville***

***1) Mountain Village Apartments – 200 West Main Street***

***2) Valley Place Apartments – 216 Reservoir Road***

***3) Indian Trail Apartments – 301 Indian Trail***

4. Determine what barriers exist for protected class members in the rental market.

***Protected class members in Burnsville may be unaware of services available to them and laws affecting them.***

5. Are vouchers and Section 8 certificate holders able to find housing throughout the community? If not, identify the barriers that face them.

***Rental housing exists in Burnsville for Section 8 participants; however, it is subject to availability.***

6. Is steering an issue for protected class members?

***There is no evidence (i.e., complaints filed, with the NC Human Relations Commission) of steering occurring in Burnsville. Realtors in Burnsville and Yancey rarely manage rental properties. Rentals are available through public housing agencies and privately.***

7. Is housing available for families with children and persons with disabilities?

***Housing for families with children and persons with disabilities exists in Burnsville but may be subject to availability. All public housing complexes were built to comply with ADA standards. Public housing, unless specified only for the elderly and/or disabled, cannot discriminate against families with children.***

### **D. Discrimination in the Sales Market**

1. Does the local association of realtors have an MLS service?

***The Yancey-Mitchell Board of Realtors, which serves Burnsville, has an MLS service.***

2. Is the local association of realtors a VAMA signatory?

***This information is not readily available, but it is unlikely the local association of realtor is a VAMA signatory.***

3. Is there any evidence of protected class members steering or blockbusting within the local market?

***There is no evidence of steering or blockbusting going on in Burnsville.***

4. What are the relative housing values for minority and non-minority communities of similar economic composition?

***There are no “minority communities” in Burnsville. Housing values seem to be consistent throughout Town.***

5. Identify any barriers to home ownership opportunities within your jurisdiction.

***The greatest barrier to home ownership currently is large gap between income and home sale prices. Citizens considered low-income are not able to afford to become homeowners due to the increasingly high sale prices of homes in the area. Per realtor.com the current (February 2022) median listing price for home in Burnsville is \$399,800, making mortgage payments on a 30-year loan about \$1,800/month.***

#### **E. Discrimination in Financing**

1. Are local lenders signatories of HUD’s best practices program?

***No know local lender is a signatory.***

2. Examine the Home Mortgage Disclosure Act information in your area. Is there evidence of higher denial rates for protected class members?

***There is no evidence of higher denial rates for minorities and/or low-income individuals in Burnsville.***

3. Is there evidence of illegal redlining?

***There is no evidence of redlining in Burnsville.***

4. Are banking services available on an equal opportunity basis?

***Yes, however, all of the banks in Yancey County are located in Burnsville which may require transportation for those rural residents without a car or access to online banking.***

5. Examine the community needs assessment and community reinvestment activities of local banks to determine the adequacy of these activities as compared to community needs as determined through the jurisdiction’s planning process.

***This information is currently unavailable.***

6. Do local financial institutions participate in housing projects or in the funding of housing related services sponsored by the jurisdiction?

***Burnsville does not have any housing projects or related services. All public housing complexes are managed either by Northwestern Regional Housing Authority or a housing agency out of Asheville.***

## **F. Discrimination in the Building and Construction Industry**

1. Do local building codes include the requirements of the Federal Fair Housing Act?  
*Burnsville has no local building codes and defers to Yancey County Building Inspections. Yancey County uses the North Carolina mandated Building Codes. By including the Federal Fair Housing Act of 1988, the building inspections department would be placed in the position of enforcing fair housing laws, which is not seen as a technical building code, but a civil rights function.*
2. If not, how are local builders and architects made aware of these requirements?  
*Those local builders and architects can find Fair Housing Act information on the HUD Website.*
3. How many single-family and multi-family dwellings funded by local (including non-for-profits), state, or federal funds have been built in the past 20 years?  
*There has been no local, state, or federally funded housing built in Burnsville in the past 20 years.*
4. Are they in compliance with FFHA requirements? ADA requirements? Section 504?  
*N/A*
5. Is the local homebuilders' association a VAMA signatory?  
*Neither Burnsville nor Yancey County have or are part of a local homebuilders association.*
6. Is there an identified community need for persons with disabilities?  
*There is not an identified community need for persons with disabilities in Burnsville.*
7. Is there an identified community need for the construction of more affordable housing?  
*There is a definite need for more affordable housing in Burnsville and Yancey County. Home prices have greatly increased in the past 2 years where as minimum wage and incomes have not. The need for affordable housing is also a supply and demand problem. There is a lack of habitable homes for sale or rent in the area.*

## **G. Environmental Justice Discrimination**

1. Identify the location of hazardous materials within the community. Are they located disproportionately in areas of minority and low-income concentration?  
*There are two sites in Burnsville that are reported by EPA to produce or dispose of hazardous waste. One site is the CVS Pharmacy located in the center of town and the other site is a concrete plant on the eastern edge of town. Neither are located in minority or LMI concentrations and neither pose a threat to the community. (see attached Hazardous Materials & EPA Reporting Sites Map)*

2. Identify any superfund sites within your jurisdiction. Are they located disproportionately in areas of minority or low-income concentration?  
***Per EPA there are no Superfund sites located in Burnsville or Yancey County. (see attached Superfund Sites Map)***
3. Identify any areas without public water and sewer services. If there are areas, why are they lacking public services? Are they located disproportionately in areas of minority or low-income concentration? Identify local efforts to provide public services.  
***The Town of Burnsville is the only municipality in Yancey County and the only public water service. The Town has no areas that are not served.***
4. Identify any local, state, or federal efforts to remove environmental hazards.  
***The Town of Burnsville operates water and wastewater services. The Town is in the process of trying to upgrade its system by applying for grants and taking out loans to repair broken and deteriorating lines and equipment that could be a threat to the environment if a leak occurred.***
5. What barriers exist to remove environmental hazards from the community?  
***The lack of adequate funding to address all of the water and sewer needs of the Town.***

## V. FAIR HOUSING ENFORCEMENT

1. Does the community have a fair housing ordinance?  
***Yes.***
2. What mechanism existing for citizens to file a complaint alleging illegal discrimination in programs or services funded by your jurisdiction?  
***Anyone wishing to file a Fair Housing Complaint can do so by contacting the Town Manager who will then forward the complaint on to HUD, or a resident can complain directly to HUD either online or by mail. Complaint forms are available at the Town Hall, Library, and online.***
3. Do you have Affirmative Marketing Plan?  
***No.***
4. The number of discrimination complaints files against your jurisdiction with in the past two years and the results on any investigations.  
***None.***
5. The number of discrimination complaints filed with the NC Human Relations Commission or HUD originating in your jurisdiction and the results of any investigations.  
***None.***
6. Number of findings related to Fair Housing or Equal Opportunity issued against your jurisdiction and the corrective action taken.  
***No complains have been filed; so, no findings have been issued.***

## **VI. FAIR HOUSING EDUCATION AND OUTREACH EFFORTS**

1. Identify all resources available for promotion of fair housing and equal opportunity.  
*Posters, brochures, and handouts from HUD.gov, the NC Human Relation Commission, and Legal Aid of NC – Fair Housing Project.*
2. How are citizens made aware of these activities?  
*Fair Housing information is available at the Burnsville Town Hall and the County Library. The Town's Fair Housing Complaint Procedure is posted in the Town Hall and County Library and is published in the local newspaper two or three times during the life of the project. There is also a (TBA) community event that will have Fair Housing information available to the public.*
3. List all such activities during the past two years. What were the results of these activities?  
*Due to COVID-19 there were limited public events in the last two years. Fair Housing activities, however, were accomplished each quarter during the Town's last CDBG project which ended in June of 2021. Since January 2020 the Town has replenished Fair Housing information in the Town Hall & Library; Sent HUD Homebuyer information to Cooperative Extension & Social Services; Published the FH Complaint Procedure in the local paper; Adopted a FH Resolution in support of FH Month; and Posted the Resolution & Complaint Procedure on the Town website.  
The result of these activities was the education of the local residents of their right to Fair Housing.*

## **VII. EXAMINATION OF PUBLIC POLICY AND PROGRAMS**

1. Do current site selection policies have a disproportionate impact based upon a protected basis? If so, is there a nondiscriminatory reason for this policy and is there an alternative that would have a less discriminatory impact?  
*Project site selection is based upon where the needs are. In this case the project is the replacement of an existing, deteriorating sewer line. The line is not along any protected area of population. There will be no impact on protected classes, nor is there another alternative for this project.*
2. Are municipal and/or county services equitably distributed throughout the community?  
*Municipal services are equitably distributed throughout Burnsville. The Town even offers some services to homes and businesses outside the town limits. The same is true for the County services. Most of the County services are located in Burnsville and residents here may even have an advantage over those who live in more rural areas.*
3. Are there any zoning requirements that have the effect of limiting housing opportunities to protected groups?  
*Burnsville recently adopted formal zoning ordinances. Currently most of the Town is either zoned residential or commercial (with a few industrial and governmental sites). Single-family and multi-unit development are both allowed in the residential zones and with a variance can be allowed in the commercial zones.*
4. Are there any community development or public housing authority activities or programs that have the effect of perpetuating segregation?  
*None that the Town is aware of.*

5. Is the Board or Commission representative of the community?

*The Burnsville Town Council is made up three men and two women, all Caucasian. Per the 2020 US Census the Town is 88% white with a 1.6% Black/African-American population and most of the other people of color identifying as "Other". In addition, nearly 9% of the population in Town is Hispanic. With these low percentages it is not a surprise that more people of color are not represented on the Town Council.*

## **VIII. BARRIERS TO EQUAL HOUSING OPPORTUNITIES**

Identify and discuss the barriers to equal housing opportunities in your community that and how they will be addressed through actions/activities.

1. **Affordability.** Due to a growth of second-home sites, lack of housing stock, and skyrocketing home prices; low-income individuals see a barrier to their choices of rental or owner-occupiable housing in town tend to be priced above their income levels.

*Fair Housing activities cannot affect the affordability of housing in the town.*

2. **Fair Housing Awareness.** Given that no complaints have been filed with the NC Human Relations Commission from this area, there is a need to educate minority and low-income persons about how to file complaints when discrimination happens. Realtors, builders, lenders, landlords and property owners also need to be better educated about fair housing issues.

*Activities planned to increase fair housing awareness include distributing fair housing brochures to banks, relators, churches, and county buildings; publishing the fair housing complaint procedure in the local paper and posting it in town buildings; and working with NC Cooperative extension with providing them HUD and Fair Housing information for their clients.*

3. **Education.** Persons wishing to buy a home often have difficulty with the process. This includes how to buy a home, choosing a Realtor, applying for a mortgage, home maintenance, etc. Also, low-income families need to be made more aware of federal programs that may assist them in buying a home.

*The Town plans to refer families to the HUD website for additional information and supply HUD homebuyer information to the local Cooperative extension and Social Services for distribution to their clients, as well as provide it in the Town Hall.*

*The Town will provide the web address for HUD along with Fair Housing materials upon request. The County will also furnish the HUD 1-800 number to those with no or inadequate internet connections.*

## **IX. APPENDICES**

- A. NC County Development Tier Rankings for 2022
- B. Persons of Color (Minority) Concentration Map
- C. 2017 USDA Census of Agriculture (Yancey County Data)
- D. Town of Burnsville Zoning Map
- E. Hazardous Waste and EPA Reporting Sites Map
- F. Superfund Sites Map
- G. Fair Housing Survey – January 2018

## 2022 COUNTY DEVELOPMENT TIER RANKINGS (§ 143B-437.08)

NEW TIER	COUNTY	Adjusted Property Tax Base Per Capita FY 2021-2022		Population Growth July 2017-July 2020		Median Household Income 2019		Unemployment 12 Mth Avg Oct 20-Sept 21		County Rank Sum	ECONOMIC DISTRESS RANK (#1 = most distressed)	2022 TIERS
		Value	Rank	% Change	Rank	Income	Rank	Rate	Rank			
	ALAMANCE	\$89,155	32	5.02%	91	\$57,963	80	5.11%	48	251	71	2
↑	ALEXANDER	\$82,505	16	-1.01%	36	\$54,960	72	4.46%	85	209	53	2
	ALLEGHANY	\$159,224	85	-0.44%	47	\$41,420	16	5.07%	49	197	50	2
	ANSON	\$98,392	46	-4.72%	11	\$40,826	15	6.44%	18	90	12	1
	ASHE	\$158,609	83	0.50%	52	\$41,542	17	4.26%	93	245	67	2
	AVERY	\$269,347	98	0.24%	51	\$45,823	30	4.26%	94	273	76	2
	BEAUFORT	\$132,115	67	-2.00%	25	\$49,410	48	4.98%	53	193	47	2
	BERTIE	\$82,563	17	-6.29%	4	\$37,899	4	5.79%	25	50	6	1
	BLADEN	\$106,405	52	-4.74%	10	\$42,260	18	5.78%	26	106	17	1
↑	BRUNSWICK	\$213,524	93	10.09%	99	\$63,712	87	6.25%	21	300	81	3
↑	BUNCOMBE	\$159,363	86	3.08%	78	\$55,448	73	4.73%	65	302	83	3
	BURKE	\$84,213	20	-1.15%	35	\$47,890	44	4.80%	62	161	32	1
	CABARRUS	\$117,600	57	7.55%	97	\$72,071	97	4.72%	66	317	89	3
	CALDWELL	\$100,814	48	-0.47%	46	\$48,512	46	5.29%	38	178	37	1
	CAMDEN	\$116,803	56	3.76%	81	\$69,610	93	4.14%	97	327	93	3
	CARTERET	\$240,508	96	-0.47%	45	\$60,058	82	4.29%	91	314	88	3
	CASWELL	\$78,924	12	-1.65%	27	\$51,240	55	5.65%	29	123	21	1
	CATAWBA	\$116,392	55	2.15%	70	\$53,688	67	4.95%	54	246	68	2
	CHATHAM	\$156,881	82	5.89%	93	\$70,258	94	3.85%	99	368	99	3
	CHEROKEE	\$127,054	61	1.46%	64	\$42,764	21	5.39%	35	181	40	1
↓	CHOWAN	\$110,888	53	-1.32%	31	\$47,126	40	5.14%	47	171	33	1
	CLAY	\$178,605	90	-0.73%	38	\$47,116	39	5.26%	42	209	53	2
	CLEVELAND	\$98,051	45	2.51%	76	\$46,012	32	5.68%	27	180	38	1
	COLUMBUS	\$83,009	18	-4.84%	9	\$39,531	8	6.65%	14	49	5	1
	CRAVEN	\$99,088	47	-1.35%	29	\$53,372	65	5.00%	52	193	47	2
	CUMBERLAND	\$72,055	8	1.56%	65	\$46,599	38	7.21%	8	119	20	1
	CURRITUCK	\$258,837	97	8.75%	98	\$70,699	96	4.37%	89	380	100	3
	DARE	\$421,174	99	2.96%	77	\$63,033	86	5.97%	23	285	77	2
	DAVIDSON	\$89,957	34	2.09%	69	\$53,924	68	4.89%	57	228	63	2
	DAVIE	\$114,746	54	2.00%	68	\$63,828	88	4.56%	75	285	77	2
	DUPLIN	\$97,858	44	-5.98%	6	\$44,929	26	4.53%	77	153	30	1
	DURHAM	\$139,839	78	4.90%	88	\$65,541	90	4.51%	80	336	94	3
	EDGECOMBE	\$66,062	3	-3.84%	16	\$40,784	14	8.52%	2	35	3	1
	FORSYTH	\$101,648	49	2.29%	72	\$53,054	63	5.23%	44	228	63	2
	FRANKLIN	\$91,335	36	6.65%	96	\$57,371	79	5.02%	51	262	74	2
	GASTON	\$88,709	29	3.53%	79	\$56,542	77	5.55%	34	219	57	2
	GATES	\$91,623	37	-5.49%	7	\$54,204	69	4.57%	73	186	44	2
	GRAHAM	\$146,420	80	-2.47%	20	\$45,813	29	7.15%	9	138	25	1
	GRANVILLE	\$87,612	26	0.80%	58	\$54,300	70	4.24%	95	249	69	2
	GREENE	\$63,555	2	-1.67%	26	\$44,648	24	4.27%	92	144	28	1
	GUILFORD	\$101,841	50	2.49%	75	\$55,820	76	6.02%	22	223	58	2
	HALIFAX	\$81,714	13	-3.78%	17	\$38,727	5	7.52%	6	41	4	1
	HARNETT	\$70,064	5	3.57%	80	\$55,619	74	5.57%	33	192	46	2
	HAYWOOD	\$136,708	74	0.91%	59	\$51,612	57	4.69%	67	257	73	2
	HENDERSON	\$139,206	77	2.16%	71	\$61,651	84	4.43%	86	318	91	3
	HERTFORD	\$82,232	15	-6.28%	5	\$42,374	19	6.33%	19	58	9	1
	HOKE	\$71,994	7	1.62%	66	\$48,420	45	6.77%	13	131	24	1
	HYDE	\$449,398	100	-8.55%	1	\$43,112	22	6.45%	17	140	26	1
	IREDELL	\$139,872	79	5.32%	92	\$68,308	91	4.92%	55	317	89	3
	JACKSON	\$224,746	95	0.52%	54	\$47,759	43	4.85%	60	252	72	2



	JOHNSTON	\$96,737	43	10.29%	100	\$62,835	85	4.49%	82	310	86	3
↓	JONES	\$95,886	41	-4.48%	14	\$46,275	34	4.48%	84	173	34	1
	LEE	\$96,556	42	4.70%	87	\$53,114	64	5.60%	32	225	62	2
	LENOIR	\$76,437	11	-1.22%	33	\$39,947	10	5.15%	46	100	16	1
	LINCOLN	\$129,273	66	6.43%	95	\$70,479	95	4.37%	87	343	95	3
↓	MACON	\$218,595	94	3.85%	82	\$46,279	35	4.48%	83	294	80	2
	MADISON	\$127,502	64	-0.69%	40	\$50,062	49	4.64%	70	223	58	2
	MARTIN	\$88,365	28	-3.76%	18	\$39,413	7	5.66%	28	81	11	1
	MCDOWELL	\$105,093	51	-0.69%	41	\$46,370	36	4.85%	61	189	45	2
	MECKLENBURG	\$168,435	87	3.89%	84	\$69,455	92	5.27%	40	303	84	3
	MITCHELL	\$126,339	60	-0.61%	43	\$47,675	42	5.64%	30	175	36	1
	MONTGOMERY	\$136,211	72	0.64%	57	\$46,497	37	4.87%	58	224	61	2
	MOORE	\$137,456	76	5.02%	90	\$63,942	89	4.79%	63	318	91	3
	NASH	\$87,917	27	1.14%	61	\$50,902	53	6.51%	16	157	31	1
↑	NEW HANOVER	\$174,756	89	1.24%	62	\$57,252	78	4.58%	72	301	82	3
	NORTHAMPTON	\$127,243	63	-7.83%	3	\$39,777	9	6.27%	20	95	14	1
	ONslow	\$72,764	9	4.50%	86	\$50,645	51	5.37%	36	182	41	2
	ORANGE	\$133,889	71	4.06%	85	\$74,314	98	3.75%	100	354	97	3
	PAMLICO	\$158,719	84	-2.13%	23	\$52,522	61	4.50%	81	249	69	2
	PASQUOTANK	\$88,728	30	1.33%	63	\$51,245	56	5.63%	31	180	38	1
	PENDER	\$132,809	69	3.87%	83	\$60,405	83	4.55%	76	311	87	3
	PERQUIMANS	\$127,989	65	-0.70%	39	\$50,804	52	5.26%	43	199	51	2
	PERSON	\$118,956	58	0.61%	55	\$54,553	71	5.28%	39	223	58	2
	PITT	\$85,937	24	0.50%	53	\$52,961	62	5.15%	45	184	43	2
↓	POLK	\$170,693	88	-2.04%	24	\$53,405	66	4.76%	64	242	65	2
↑	RANDOLPH	\$84,861	23	1.09%	60	\$50,129	50	5.04%	50	183	42	2
	RICHMOND	\$81,872	14	-2.24%	21	\$40,518	13	7.47%	7	55	8	1
	ROBESON	\$62,790	1	-4.72%	12	\$36,366	1	7.60%	5	19	1	1
	ROCKINGHAM	\$83,587	19	0.64%	56	\$44,686	25	5.92%	24	124	22	1
↑	ROWAN	\$94,468	40	2.48%	74	\$52,051	59	5.37%	37	210	55	2
	RUTHERFORD	\$124,497	59	-1.32%	30	\$44,547	23	6.77%	12	124	22	1
	SAMPSON	\$84,261	21	-2.18%	22	\$45,997	31	4.66%	68	142	27	1
	SCOTLAND	\$70,250	6	-5.21%	8	\$39,197	6	9.83%	1	21	2	1
	STANLY	\$87,301	25	1.83%	67	\$58,303	81	4.58%	71	244	66	2
	STOKES	\$94,349	39	-1.01%	37	\$52,356	60	4.56%	74	210	55	2
	SURRY	\$89,630	33	0.05%	50	\$48,637	47	4.65%	69	199	51	2
	SWAIN	\$127,214	62	-2.84%	19	\$46,075	33	4.85%	59	173	34	1
	TRANSYLVANIA	\$191,697	92	-0.14%	48	\$55,628	75	4.37%	88	303	84	3
	TYRRELL	\$137,071	75	-8.12%	2	\$37,680	3	6.63%	15	95	14	1
	UNION	\$132,130	68	5.00%	89	\$86,138	100	4.18%	96	353	96	3
	VANCE	\$68,202	4	-1.27%	32	\$40,450	12	8.30%	3	51	7	1
	WAKE	\$151,939	81	5.92%	94	\$84,377	99	4.30%	90	364	98	3
	WARREN	\$133,060	70	-3.92%	15	\$37,027	2	7.85%	4	91	13	1
	WASHINGTON	\$89,071	31	-4.69%	13	\$40,157	11	6.93%	10	65	10	1
↓	WATAUGA	\$181,496	91	-0.57%	44	\$51,630	58	3.98%	98	291	79	2
	WAYNE	\$75,284	10	-1.18%	34	\$45,634	28	5.27%	41	113	18	1
	WILKES	\$90,091	35	-1.56%	28	\$45,250	27	4.90%	56	146	29	1
	WILSON	\$92,105	38	-0.07%	49	\$42,414	20	6.87%	11	118	19	1
	YADKIN	\$84,847	22	-0.67%	42	\$50,929	54	4.52%	78	196	49	2
	YANCEY	\$136,616	73	2.42%	73	\$47,664	41	4.52%	79	266	75	2
	<b>NORTH CAROLINA</b>	<b>\$123,639</b>		<b>2.73%</b>		<b>\$57,388</b>		<b>5.13%</b>				

# Persons of Color (Minority) Concentrations



2/15/2022

EJSCREEN\_Indexes

Data not available

Less than 50 percentile

50 -60 percentile

60 -70 percentile

70 -80 percentile

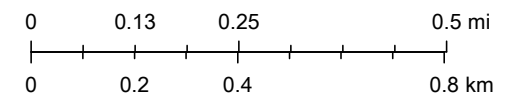
80 - 90 percentile

90 - 95 percentile

95 - 100 percentile

City Boundary

1:18,056



Esri Community Maps Contributors, State of North Carolina DOT, Esri,

Table 1. **County Summary Highlights: 2017** (continued)

[For meaning of abbreviations and symbols, see introductory text.]

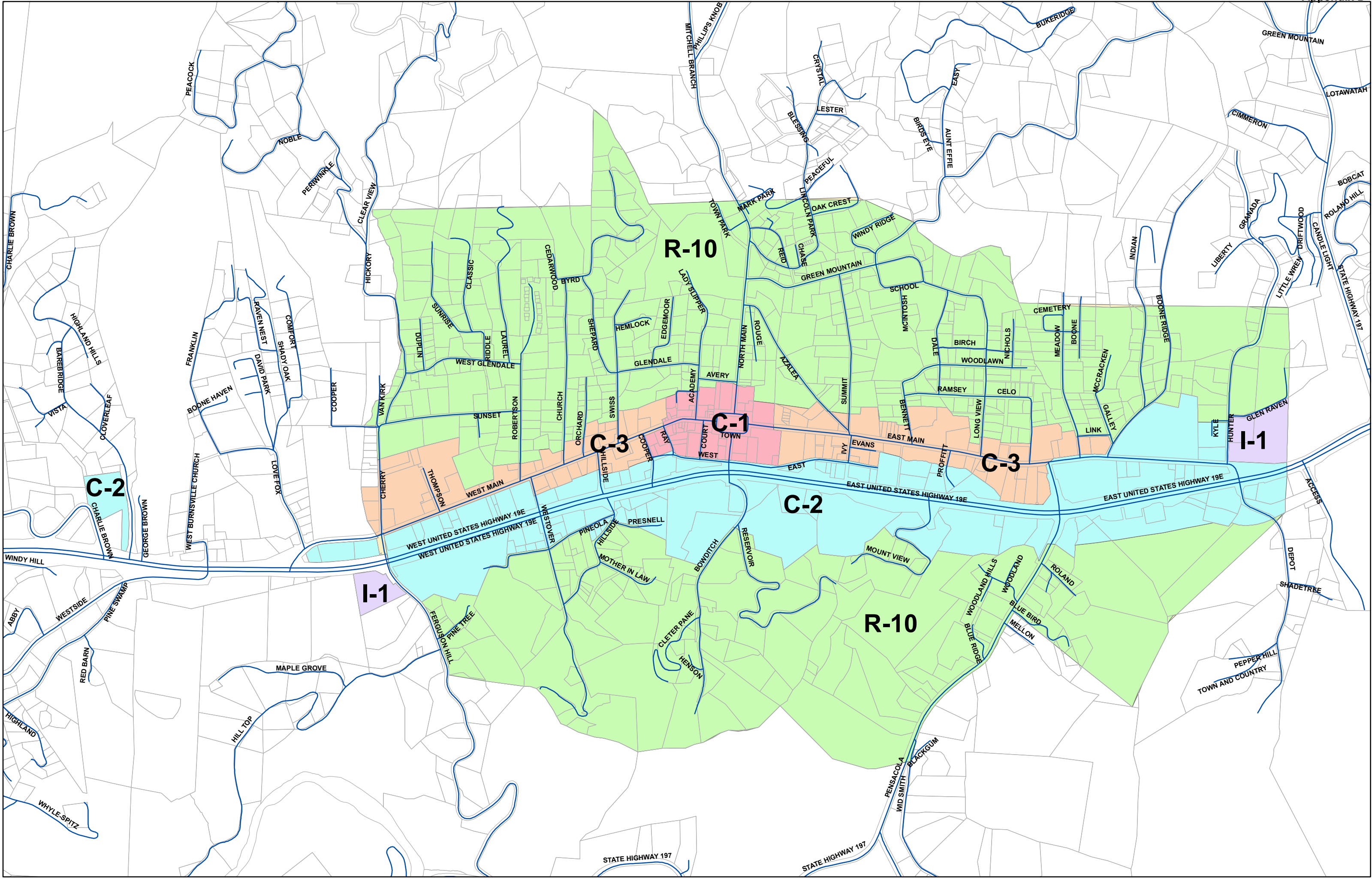
Item	Watauga	Wayne	Wilkes	Wilson	Yadkin	Yancey
Farms ..... number	520	551	932	276	818	369
Land in farms ..... acres	49,614	165,345	106,710	122,946	87,522	30,824
Average size of farm ..... acres	95	300	114	445	107	84
Median size of farm ..... acres	37	88	56	69	39	48
Estimated market value of land and buildings:						
Average per farm ..... dollars	614,311	1,497,288	586,674	1,685,619	585,403	454,909
Average per acre ..... dollars	6,439	4,990	5,124	3,784	5,471	5,446
Estimated market value of all machinery and equipment ..... \$1,000	30,273	122,433	99,358	84,013	61,299	15,030
Average per farm ..... dollars	58,217	222,201	106,608	304,394	74,938	40,731
Farms by size:						
1 to 9 acres .....	62	71	71	32	85	62
10 to 49 acres .....	240	148	348	89	368	128
50 to 179 acres .....	153	181	363	70	265	134
180 to 499 acres .....	47	65	119	37	70	43
500 to 999 acres .....	13	39	22	14	15	1
1,000 acres or more .....	5	47	9	34	15	1
Total cropland ..... farms	428	421	694	196	672	308
..... acres	14,352	130,530	41,397	100,339	48,318	10,204
Harvested cropland ..... farms	404	387	649	167	626	291
..... acres	11,971	123,617	34,798	95,746	44,370	5,354
Irrigated land ..... farms	33	61	32	19	43	54
..... acres	44	4,817	61	1,145	886	101
Market value of agricultural products sold (see text) ..... \$1,000	16,724	592,071	335,124	210,697	139,652	6,822
Average per farm ..... dollars	32,162	1,074,539	359,576	763,396	170,724	18,489
Crops, including nursery and greenhouse crops ..... \$1,000	8,932	106,981	14,838	162,671	27,245	5,667
Livestock, poultry, and their products ..... \$1,000	7,792	485,090	320,286	48,027	112,406	1,156
Farms by value of sales:						
Less than \$2,500 .....	193	141	322	97	315	167
\$2,500 to \$4,999 .....	69	27	122	24	106	43
\$5,000 to \$9,999 .....	73	31	135	10	122	54
\$10,000 to \$24,999 .....	86	75	122	37	95	47
\$25,000 to \$49,999 .....	46	37	43	6	53	27
\$50,000 to \$99,999 .....	14	27	38	28	24	12
\$100,000 or more .....	39	213	150	74	103	19
Government payments (see text) ..... farms	69	254	39	137	112	100
..... \$1,000	351	3,611	81	1,129	489	157
Total income from farm-related sources ..... farms	148	255	260	135	266	117
..... \$1,000	1,389	3,595	3,636	4,995	2,550	508
Total farm production expenses ..... \$1,000	14,745	393,077	216,422	176,935	96,142	5,993
Average per farm ..... dollars	28,355	713,388	232,213	641,070	117,534	16,241
Net cash farm income of the operations ..... farms	520	551	932	276	818	369
..... \$1,000	3,720	206,201	122,418	39,885	46,548	1,494
Average per farm ..... dollars	7,153	374,231	131,350	144,511	56,905	4,049
Livestock and poultry:						
Cattle and calves inventory ..... farms	261	147	578	47	372	194
..... number	12,863	8,440	30,335	1,794	16,813	4,386
Beef cows ..... farms	232	111	505	46	335	165
..... number	(D)	(D)	13,795	935	(D)	2,636
Milk cows ..... farms	2	1	13	-	10	7
..... number	(D)	(D)	1,432	-	(D)	47
Cattle and calves sold ..... farms	219	102	458	32	304	140
..... number	8,842	4,080	15,221	1,106	7,683	1,628
Hogs and pigs inventory ..... farms	14	82	13	6	24	9
..... number	66	548,561	55	(D)	(D)	277
Hogs and pigs sold ..... farms	6	83	7	5	28	7
..... number	54	2,041,069	68	(D)	(D)	103
Sheep and lambs inventory ..... farms	18	6	26	20	15	17
..... number	221	270	358	182	322	181
Layers inventory (see text) ..... farms	79	31	77	14	104	36
..... number	2,617	(D)	421,297	285	1,694,328	671
Broilers and other meat-type chickens sold ..... farms	-	29	100	4	18	10
..... number	-	9,874,135	58,113,138	(D)	6,941,400	2,388
Selected crops harvested:						
Corn for grain ..... farms	2	142	54	61	71	20
..... acres	(D)	24,767	6,557	14,237	7,907	194
..... bushels	(D)	3,285,078	837,181	1,893,080	945,308	25,544
Corn for silage or greenchop ..... farms	7	3	53	-	6	10
..... acres	22	292	3,573	-	489	166
..... tons	420	5,302	64,057	-	6,331	3,022
Wheat for grain, all ..... farms	-	86	11	49	27	-
..... acres	-	17,628	1,824	5,707	2,974	-
..... bushels	-	925,295	65,880	285,179	162,982	-
Other spring wheat for grain (see text) ..... farms	-	-	-	-	-	-
..... acres	-	-	-	-	-	-
..... bushels	-	-	-	-	-	-
Winter wheat for grain ..... farms	-	86	11	49	27	-
..... acres	-	17,628	1,824	5,707	2,974	-
..... bushels	-	925,295	65,880	285,179	162,982	-
Oats for grain ..... farms	-	4	1	1	4	-
..... acres	-	131	(D)	(D)	85	-
..... bushels	-	6,968	(D)	(D)	3,400	-
Barley for grain ..... farms	-	-	4	-	9	-
..... acres	-	-	196	-	998	-
..... bushels	-	-	13,900	-	56,594	-
Sorghum for grain ..... farms	-	6	1	6	3	-
..... acres	-	92	(D)	417	318	-
..... bushels	-	3,858	(D)	29,938	22,910	-

--continued

**Table 1. County Summary Highlights: 2017 (continued)**

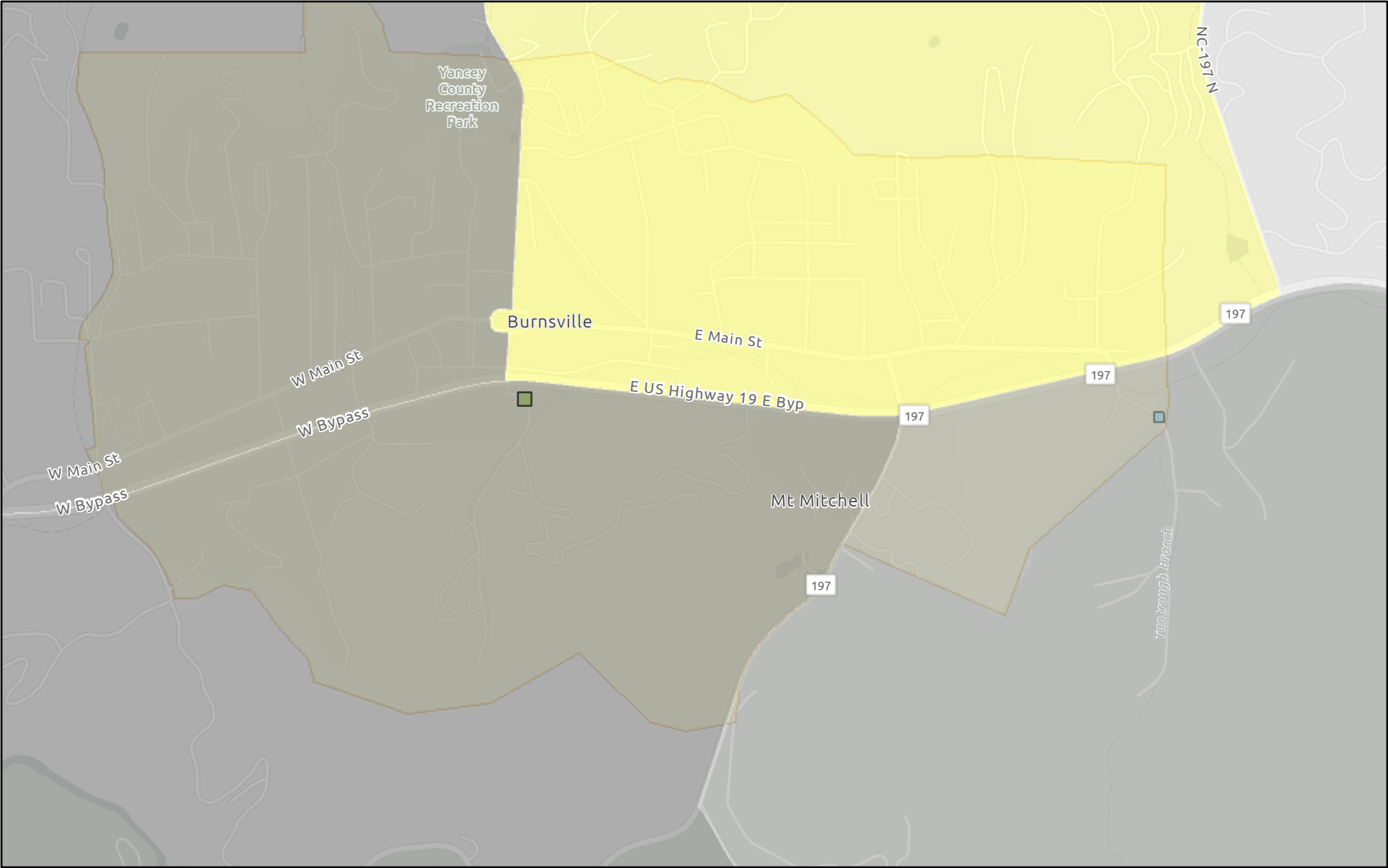
[For meaning of abbreviations and symbols, see introductory text.]

Item	Watauga	Wayne	Wilkes	Wilson	Yadkin	Yancey
Selected crops harvested: - Con.						
Sorghum for silage or greenchop ..... farms	-	-	5	-	-	-
acres	-	-	500	-	-	-
tons	-	-	9,000	-	-	-
Soybeans for beans ..... farms	-	207	12	113	106	-
acres	-	61,263	1,602	40,976	16,343	-
bushels	-	2,313,058	69,350	1,782,614	615,871	-
Dry edible beans, excluding chickpeas						
and limas (see text) ..... farms	-	-	-	-	-	-
acres	-	-	-	-	-	-
cwt	-	-	-	-	-	-
Cotton, all ..... farms	-	15	-	17	-	-
acres	-	4,434	-	8,525	-	-
bales	-	7,854	-	17,992	-	-
Upland cotton ..... farms	-	15	-	17	-	-
acres	-	4,434	-	8,525	-	-
bales	-	7,854	-	17,992	-	-
Tobacco ..... farms	-	50	4	51	16	10
acres	-	8,938	(D)	11,792	2,999	35
pounds	-	18,037,738	(D)	28,370,157	7,381,436	75,599
Forage - land used for all hay and haylage,						
grass silage, and greenchop (see text) ..... farms	253	154	551	39	494	177
acres	8,358	8,234	20,831	1,514	14,861	4,274
tons, dry equivalent	20,626	29,650	50,270	3,690	34,946	9,967
Sunflower seed, all ..... farms	-	-	-	-	-	-
acres	-	-	-	-	-	-
pounds	-	-	-	-	-	-
Peanuts for nuts ..... farms	-	7	-	12	-	-
acres	-	3,589	-	2,954	-	-
pounds	-	11,474,834	-	11,297,660	-	-
Vegetables harvested for sale (see text) ..... farms	37	60	25	45	24	54
acres	35	5,027	100	12,562	41	134
Potatoes ..... farms	17	14	7	6	5	33
acres	3	47	5	(D)	1	34
Sweet potatoes ..... farms	3	27	5	34	5	11
acres	(Z)	3,797	(D)	11,222	1	2
Land in orchards (see text) ..... farms	29	12	27	4	31	21
acres	85	50	481	5	239	35





# Hazardous Materials & EPA Reporting Sltes



2/7/2022

Areas of LMI

Data not available

Less than 50 percentile

50 -60 percentile

60 -70 percentile

70 -80 percentile

80 - 90 percentile

90 - 95 percentile

95 - 100 percentile

Toxic releases

Hazardous waste (TSDf)

Town Boundary

1:18,056

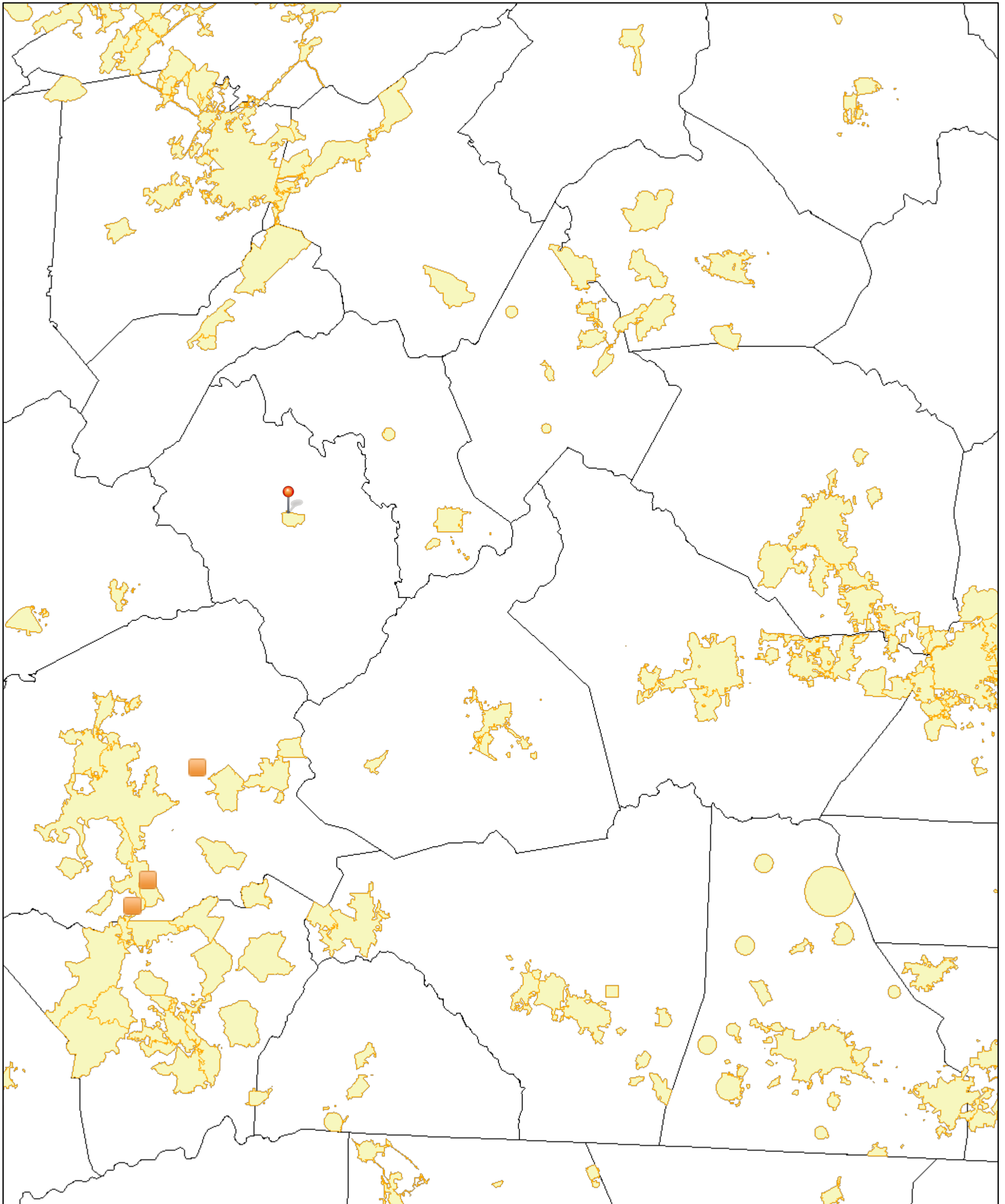
0 0.13 0.25 0.5 mi

0 0.2 0.4 0.8 km





Esri Community Maps Contributors, State of North Carolina DOT, Esri,

# Superfund Sites

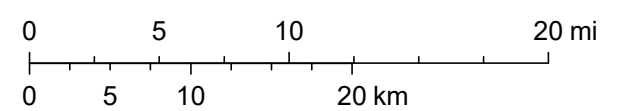
Appendix F



February 15, 2022

-  Town of Burnsville
-  Superfund (NPL)
-  City Boundary
-  Counties

1:577,791



EPA OEI

## Burnsville Fair Housing Assessment Survey

The Town of Burnsville is conducting a study to evaluate fair housing conditions in the area and is interested in gathering information, opinions, and recommendations from citizens regarding fair housing and the community. Please answer the following questions to the best of your ability. You should not give out any information that you are not comfortable disclosing; however, the information we are asking for is important to this study and will remain confidential.

## 1. Household Information

1. Do you live in the Burnsville Town Limits?

- ☐ Yes
- ☐ No, but in Yancey County
- ☐ No, outside Yancey County

2. Please select the type of home you live in:

- ☐ House
- ☐ Apartment
- ☐ Mobile Home
- ☐ Other: \_\_\_\_\_

3. Do you Own your home or rent?

- ☐ Own
- ☐ Rent
- ☐ Other: \_\_\_\_\_

4. For your household please indicate the number of:

Total People: \_\_\_\_\_

Children (under 18): \_\_\_\_\_

Handicapped/Disabled

Persons: \_\_\_\_\_

Elderly (over 62): \_\_\_\_\_

5. Please indicate your race, color, or origin:

- ☐ Black ☐ Asian
- ☐ Hispanic ☐ American Indian
- ☐ White
- ☐ Other: \_\_\_\_\_

6. Please indicate your household's yearly income range:

- ☐ Under \$10,000 ☐ \$25,001 - \$35,000
- ☐ \$10,000 - \$15,000 ☐ \$35,001 - \$50,000
- ☐ \$15,001 - \$25,000 ☐ Over \$50,000

## 2. Fair Housing Awareness

7. Are you aware of the basic Fair Housing Requirements which prohibit discrimination in buying, selling, renting, or lending based on race, color, religion, sex, disability, or nationality?

- ☐ Yes
- ☐ No

8. Do you believe housing discrimination is an issue in Burnsville?

- ☐ Yes
- ☐ No



9. If yes, why?

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10. Have you ever experienced housing discrimination?

☐ Yes

☐ No

11. If yes, was is in Burnsville, did you report it, And can you describe what happened?

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12. Do you believe housing discrimination is occurring in Burnsville? In your opinion, what kind of discrimination is going on?

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13. Do you find any of the following fair housing issues a problem in Burnsville? Check all that apply:

☐ Segregation

☐ Disability and Accessibility Issues

☐ Concentration of areas of poverty or minorities

☐ Housing Needs (lack of affordable housing units, displacement due to economic pressures, land use and zoning laws, etc.)

☐ Disparities in Access to Opportunities (lack of access to financial services, public transportation, location of proficient schools or affordable housing.)

Comments: \_\_\_\_\_

#### 4. Disability and Access

14. Please rate your level of agreement with the following statements:

	Strongly Disagree	Disagree	Agree	Strongly Agree	N/A
Either a household member or I have a disability and cannot get around the neighborhood because of broken sidewalks or poor street lighting.					
I can't afford a housing unit that has accessibility/handicapped features (grab bars, ramps, etc.)					
My landlord refused to accept a service animal					
My landlord refused to make accommodation for a household member's or my disability					

15. I feel the following services are needed to better assist my disability: \_\_\_\_\_

---

#### 4. Community Conditions and Needs

16. Please rank the level of need for the following types of Community Development in Burnsville:

	Low Need	Moderate Need	High Need	N/A
Economic Development				
Employment Opportunities and Job Creation				
Physical Condition of Public Spaces (streets, parks, sidewalks, etc.)				
Safe and Affordable Housing				
Community and Neighborhood Services				
Community and Neighborhood Facilities				

17. Please rank the level of need for the following type of Public Services in Burnsville:

	Low Need	Moderate Need	High Need	N/A
Youth Services and Child Care				
Senior Services				
Job Training and Readiness Programs				
Homebuyer Education				
Fair Housing				
Services for Persons with Disabilities				
Domestic Violence Services				

18. Please give us your opinion on the state of Fair Housing in Burnsville (good or bad). What can the Town do to make improvements?

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**Please fill out this survey and return it to the Town Hall with your utility bill, bring it in person, or mail it to the Burnsville Town Hall, PO Box 97, Burnsville, NC 28714.**

If you need more room for any response, please feel free to write on the back of the form or include a separate sheet of paper.

Please return all surveys by **January 31, 2018**.

Thank you for your participation.

Town of Burnsville - Fair Housing Survey Responses

Question	Household Information							Fair Housing									
	#1	#2	#3	Occupants				#5	#6	#7	#8	#9	#10	#11	#12	#13	
				#4	#4	#4	#4										
Survey #	Live in Burnsville	Type	Own/Rent	Total	<18	Disabled	>62	Race	Income	Aware of FH?	FH an issue?	Why?	Discrimination Experience?	Report Discrimination?	FH Discrimination Occuring in Burnsville?	Problems/Issues	Comments
1	Y	House	O	2				W	15,001 - 25,000	Y	N		N				
2	N	House	O	2				W	35,001-50,000	Y			N			Housing Needs, Opportunities Access	
3	Y	House	O	2			1	W		Y	N		N		No	Housing Needs (Zoning Laws)	Modular Homes/Double Wides should be permitted in the city limits on private property
4	Y	House	O	2				W	>50,000	N	N		N		"Not to my knowledge"	Concentration of areas of Poverty or minorities	"There is a large population of Hispanic people that live in trailers in Mark Par/Lincoln Park area"
5	Y	House	O	1				W	10,000-15,000	Y	N		N				
6	Y	House	Other	2				W	35,001-50,000	Y	N		N				
7	Y	MH	O	1				W	35,001-50,000	Y	N		N				
8	Y	Apt	R	1			1	W	10,000-15,000	Y	N/A		N		"No-None"		"None"
9	N	House	O	2				W	35,001-50,000	Y	N		N				
10	N	House	O	3			2	W	15,001-25,000	Y	N						
11	Y	House	O	2				W	25,001-35,000	Y	N		N				
12	Y	House	O	2				W	35,001-50,000	Y	N		N			Housing Needs	
13	N	House	R	4	2			W	25,001-35,000	N	N		N				
14	Y	Apt	R	1				W	10,000-15,000	Y	N		N				
15	Y	Apt	R	1				W	<10,000	Y	N		N		No		
16	Y	House	O	1			1	W	10,000-15,000	Y	N		N		No		
17	N	House	O	1				W	<10,000	Y	N		N				"Rent is too high for the low income families who work."
18	Y	House	O	3			1	W	>50,000	Y	N						
19	Y	House	O	2				W	>50,000	Y	N		N		No		
20	Y	House	O	1				W	25,001-35,000	Y	N		N		None		"None"
21	Y	House	O	2			2	W	15,001-25,000	Y	N		N				
22	Y	Other	O	2			2						N				
23	N	House	O	1			1	W	<10,000	N	N						
24	Y	House	O	1			1	W	25,001-35,000	Y	N		N				
25	Y	House	O	1			1	W	>50,000	Y	N		N			Concentration poverty/minorities	
26	Y	House	O	1				W	>50,000	Y	N		N		No	Access to Opportunities; Housing Needs	"
27	Y	House	O	2				W	>50,000	Y	Y	*	N		"There appears to be no codes for dwelling standards. The house at the end of Summit St. looks as though it will cave in, but there are renters in it."	Concentration poverty/minorities	*Q9 "Owners of properties who rent to low-income or ethnic minorities do no maintain their properties sately or in an estechtically pleasing manner."

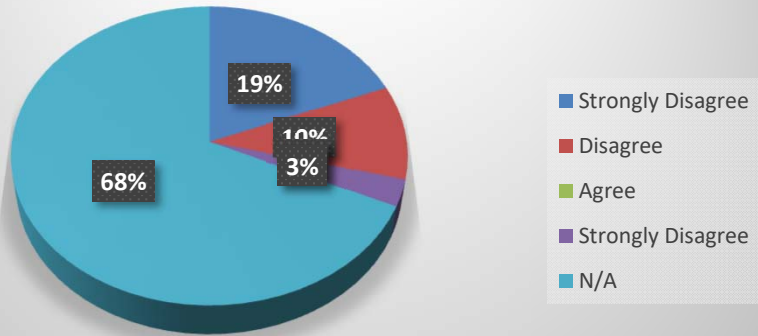
28	Y	House	O	1				W	35,001-50,000	N	N		N				
29	N	House	O	1				W	25,001-35,000	N	N		N		No	"None to my knowledge"	
30	N	House	O	1			1	W	10,000-15,000								
31	Y	House	O	4	1			W	>50,000	Y	N		N		No		
32	N	House	O	2			2	W	>50,000	Y	N		N			Concentration poverty/minorities; Access to Opportunities; Housing Needs	
33	N	House	O	1			1	W		Y	N						
34	N	House	O	1				W	<10,000	N	N						"My water bill for 1 person is too much."
35	Y	House	O	2			2	W	25,001-35,000	N	N		N		No	Access to opportunities	
36	N	MH	O	2		1		W	35,001-50,000	Y			N		Don't know.		
37	N	House	O	2	1			W	25,001-35,000	N	N		N				
38	N	Apt	R	1				W			N						
39	Y	House	O	6	4			W	>50,000	N	N		N				
40	N	House	O	2				W	>50,000	Y	Y	*	N		"Yes, People wont rent to disabled HUD people"		*Q9 "I have seen landlords discriminate and not rent to people because of race, sex, etc."
41	N	Apt	O	1			1	W	15,001-25,000	Y	N				No		
42	Y	House	R	3	1			W	35,001-50,000	Y	N		N				
43	N	House	O	1			1	W	>50,000	Y	Y	*	N		"Rents are too high"	Housing Needs	*Q9 "There is not enough affordable housing/rentals."
44	Y	House	O	2			2	W	25,001-35,000	Y	N		N				
45	Y	House	O	2			1	W	>50,000	Y	Y	*	N		"Targeting blacks/hispanics/asians."	Segregation; Concentrations poverty/minorities; Access to Opportunities	*Q9 "Opinion only - minorities are in enclaves and not spread throughout the Town (or County)."
46	N	House	O	2				W		Y			N				
47	Y	House	O	1			1	W	>50,000	N	N						
48	N	House	O	6					>50,000	Y	N		N				
49	Y	House	O	1				W		Y	N		N				
50	Y	House	R	1				W	10,000-15,000		N		N				
51	Y	House	O	2				W		N	N		N		No		
52	Y	House	O	2			2	W	35,001-50,000	Y	N		N				
53	Y	Other	O	2		1	2	W	35,001-50,000	N	N		N				
54	N		O	1			1	W	<10,000	N	N		N				"Public Transportation"
55	N	House	O	2			2	W	10,000-15,000	Y	N		N				
56	Y	House	O	3			3	W	>10,000	Y	Y						
57	N	House	O	5	3	1		W	>50,000	Y	N		N				
58	N	Apt	O	2		1	1	W	>50,000	Y	N		N				
59	Y	House	O	2			2	W		N			N				
60	Y	House	R	1				W	35,001-50,000	Y			N				
61	Y	House	O	1			1	W	15,001-25,000	Y	N		N				
62	Y	Apt	R	1		1		W	10,000-15,000	Y	N		N			Disability & Accessibility Issues; Housing Needs	
63	N	House	O	2			1	W		Y	N		N				"none"
64	Y	House	O	2			2	W	>50,000	Y	N		N			Concentrations poverty/minorities	
65	N	House	O	1			1	W		Y	N		N		No		
66	N	House	O	2			2	W	35,001-50,000	Y	N		N				
67	Y	House	O	1			1	W	>50,000	Y	N		N				

68	N	House	O	1			1	W		Y	N		N				
69	N	House	O	3	1			W	>50,000	Y	N		N				
70	Y	House	O	2				W	>50,000	Y	N		N				
71	Y	House	O	1				W	>50,000	Y	N						
72	Y	House	O	2				W	>50,000	N			N			Housing Needs (lack of affordable housing units)	
73	N	House	O	1			1	W	25,001-35,000	Y	N		N		No		
74	Y	Apt	R	1			1	W	10,000-15,000	Y			N				
75	N	House	O	1	1			W	>50,000	Y	N		N				
76	N	House	O	2				W	35,001-50,000	Y	N		N		No		
77	Y	House	O	10	8			W	35,001-50,000	Y	N		N		No		
78	Y	House	O	1			1	W	10,000-15,000	Y		*	N		"I hope not."		*Q9 "We need diversity."
79	N	Other	O	2			2	W	25,001-35,000	N	N		N				
80	Y	House	O	2			2	W		Y	N		N				
81	Y	MH	O	1				W	10,000-15,000	Y	N		N				
82	Y	House	R	1			1	W	35,001-50,000	Y			N		"Don't know"		
83	Y	House	O	2			2	W		Y	Y		N				
84	Y	House	O	1				W	15,001-25,000	Y	N		N				
85	Y	House	O	1			1	W	>50,000	Y	N						
86	N	MH	O	1				W		Y	N		N				
87	Y	Apt	R	1			1	W	<10,000	Y	Y		Y				
88	N	House	O	2				W	>50,000	N	N		N				"Very little affordable housing for people who actually work. There is <b>free</b> housing for people who don't work (Indian Trail Apts.) bur if you make even minimum wage you can't afford to live there."
89	Y	House	O	2				W	15,001-25,000	N	N		N				
90	N	House	O	2				W		Y	N		N				
91	Y	House	O	2		1	2	W	25,001-35,000	N							
92	N	House	O	2			2	W	>50,000	Y	N		N				
93	Y	House	O	1				W	>50,000	N	N		N				
94	Y	House	O	1		1		W	15,001-25,000	Y	N		N			Housing Needs; Access to Opportunities	"Not for myself. When I was working it was a problem for my clients finding affordable housing."
95	Y	House	O	2				W		Y	N		N				
96	N	House	O	2				W	>50,000	Y	N		N				
97	Y	House	O	1			1	W	25,001-35,000	Y	N		N				
98	N	House	O	1			1	W	>50,000	Y	N						
99	Y	House	O	1				W	<10,000	Y	N		N		No		
100	Y	Other	O	1			1	W		Y	N		N				
101	Y	House	O	3			2	W		Y	N						
102	Y	House	O	1			1	W	35,001-50,000	Y	Y	*	Y			Segregation; Concentraions of minorities/poverty; lack of affordable housing units	* Q9 "On the basis of (in order): Race, Religion, Color, Sex, Disabiltiy, & National Origin."
103	Y	House	O	2			2	W		Y	N		N				
104	Y	House	O	2		2	2	W	15,001-25,000	Y	N		N			Disability and Accessibility Issues	

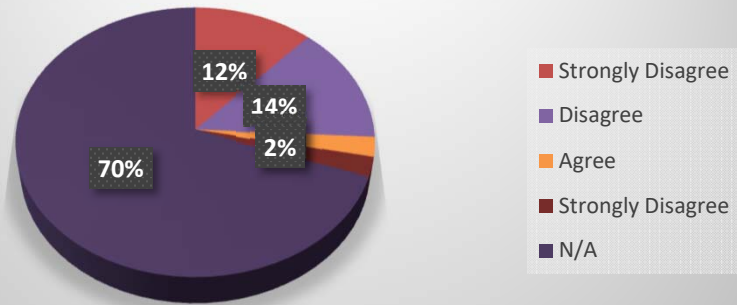
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# Disability Issues and Concerns

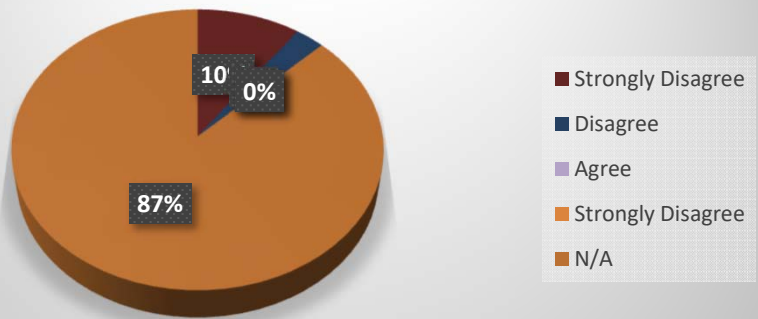
Problems getting around neighborhood because of broken sidewalks & poor lighting.



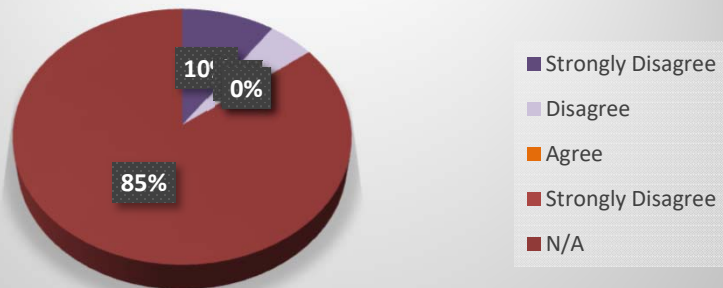
Lack of affordable handicapped accessible housing



Service Animal not accepted by landlord



Landlord Refused to make handicapped accommodations



# Community Conditions and Needs

