

# Fair Housing Trends in Virginia:

2000 through 2009

A Decade of Fair Housing Complaints in the Commonwealth



**HOME**  
*Housing Opportunities Made Equal*

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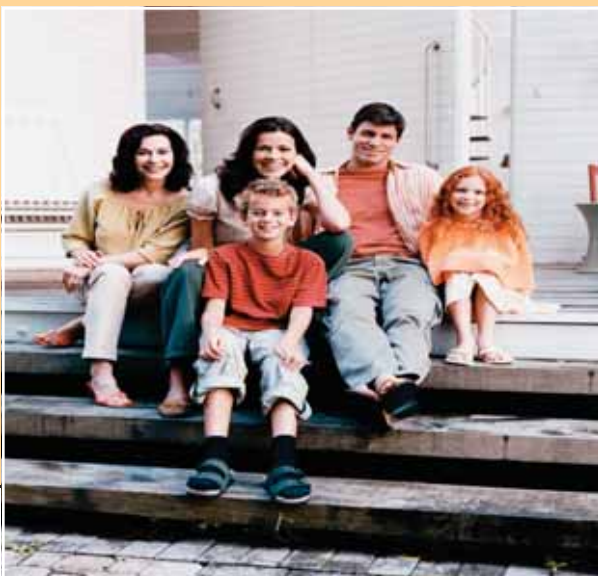
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## I. Introduction

## II. Overview of Federal and State Fair Housing Law

## III. Summary of Findings

## IV. HOME Audits: 2000 – 2009

Rates of Racial Discrimination Found through HOME Testing and Analysis

## V. Regional Analysis of Fair Housing Complaints

Summary of Complaints by Protected Classes  
Summary of Complaints by Outcomes

## VI. Examples of Fair Housing Issues Across Virginia

Manassas Zoning Discrimination Case  
Wythe County Board of Supervisors  
Nealie Pitts Racial Discrimination Case  
Dr. Henry Discrimination Case

## VII. The Future of Fair Housing in Virginia

What should we do now?

## VIII. Appendix: Analysis of Complaints by Locality



# Introduction

Forty-two years after passage of the federal Fair Housing Act, housing discrimination continues to occur in every region of the Commonwealth. Despite decades of efforts to educate our communities about the importance of fair housing laws and to advocate for those who have been the victim of housing discrimination, equal access to housing in Virginia is still not a reality.

Unfortunately, most instances of housing discrimination go unreported. According to a study by the National Fair Housing Alliance, “more than four million instances of housing discrimination occur annually in the United States and yet fewer than 30,000 complaints are filed every year. The 10 HUD offices processed 2,440 complaints, the 105 FHAP agencies [including the Virginia Fair Housing Office] processed 7,700 inquiries, and the 81 private fair housing agencies processed 18,000 complaints. Literally millions of acts of rental, sales, lending, and insurance discrimination, racial and sexual harassment discrimination, and zoning and land use discrimination go virtually unchecked.”

This report examines more than 1,300 fair housing complaints filed with the Virginia Fair Housing Office (VFHO) from 2000 through 2009 in order to better understand the landscape of housing-related discrimination in our communities so we can better address those areas of concern. We also turn to a decade of internal HOME research by synthesizing results of ten audits designed to measure racial discrimination in housing transactions around the Commonwealth.

This report was compiled in the spring of 2010 using data provided by the VFHO through a Freedom of Information Act request. The VFHO provided the data regarding fair housing complaints reported to them from January 1, 2000 through December 31, 2009. Each complaint was defined in terms of the following variables (although some complaints lacked specification in every single category); case number, date filed, respondent, complainant, sanction, locality, protected class(es) and type of allegation(s).

Prior to 2005, not all complaints that were reported to the VFHO were logged into the complaint database, thereby giving an incomplete representation of complaint trends. The increase in complaints from 2004 to 2005 is due to this change in data collection methodology.

We must find ways to become more effective and efficient at fair housing outreach, education and advocacy so that future generations of Virginians are not subjected to the same levels of discrimination occurring today. Our intent is to use this report to educate Virginians on a decade of fair housing trends in their state. Equipped with this basic understanding, advocates who work to create equal access to housing can work more efficiently to address the issues at hand.

# Overview of Federal and State Fair Housing Law

The Virginia and federal fair housing laws provide protection in housing to groups of persons based on certain characteristics. A group sharing a protected characteristic is described as a 'protected class'. Together, the Virginia and federal fair housing laws prohibit discrimination in housing-related transactions (rental, sales, lending, insurance, zoning etc.) based on the protected classes of:

**Race** (*any race*)

**Color** (*any color*)

**Religion** (*any religion or no religion*)

**National origin** (*any nationality*)

**Gender** (*sex*)

**Familial status** (presence of children under 18 in the family or pregnant women or adults attempting to secure custody of children)

**Disability** (handicap)

**Elderliness** (55 years or older, covered by Virginia state law only)

Any housing that is available for non-transient, residential use is covered:

- Apartments
- Condos
- Single-family homes
- Mobile homes or lots
- Manufactured housing
- Timeshares
- Dormitories
- Homeowner associations
- Vacant land for residential use
- Shelters
- Residential hotels

*Please note that some exemptions from Fair Housing laws exist for smaller housing providers and for housing for older persons.*

Unlawful discriminatory housing practices include:

1. **Refusing to sell or rent**, or otherwise make unavailable or deny, a dwelling to any person because of race, color, religion, national origin, sex, elderliness, or familial status; or because of a disability of (i) the buyer or renter, (ii) a person residing in or intending to reside in that dwelling, or (iii) any person associated with the buyer or renter;
2. **Discriminating against any person in the terms, conditions, or privileges** of sale or rental of a dwelling, or in the provision of services or facilities in the connection therewith to any person because of their membership in a protected class;
3. **Making a statement or printing / publishing any notice** with respect to the sale or rental of a dwelling that indicates any preference, limitation, or discrimination based on a protected class;
4. **Representing** to any person because of their membership in a protected class **that any dwelling is not available** for inspection, sale, or rental when such dwelling is in fact so available;
5. **Denying any person access to membership in or participation** in any multiple listing service, real estate brokers' organization, or other service, organization or facility relating to the business of selling or renting dwellings;
6. Including in any transfer, sale, rental, or lease of housing, any **restrictive covenant** that discriminates based on a protected class;
7. Attempting to induce to sell or rent any dwelling by representations regarding the entry or prospective entry into the neighborhood of people of a particular race, color, religion, national origin, sex, elderliness, familial status, or handicap (commonly known as "**blockbusting**");
8. **Refusing to make a reasonable accommodation** in policies or procedures **or a reasonable modification** of the dwelling or common areas based on a documented request from someone with a disability;
9. **Designing and / or constructing** particular multi-family dwellings out of compliance with accessibility requirements; and
10. **Coercing, intimidating, threatening, or interfering** with any person in the exercise or enjoyment of fair housing rights.

# Summary of Findings

## COMPLAINTS BY PROTECTED CLASSES (Ranked by Prevalence)

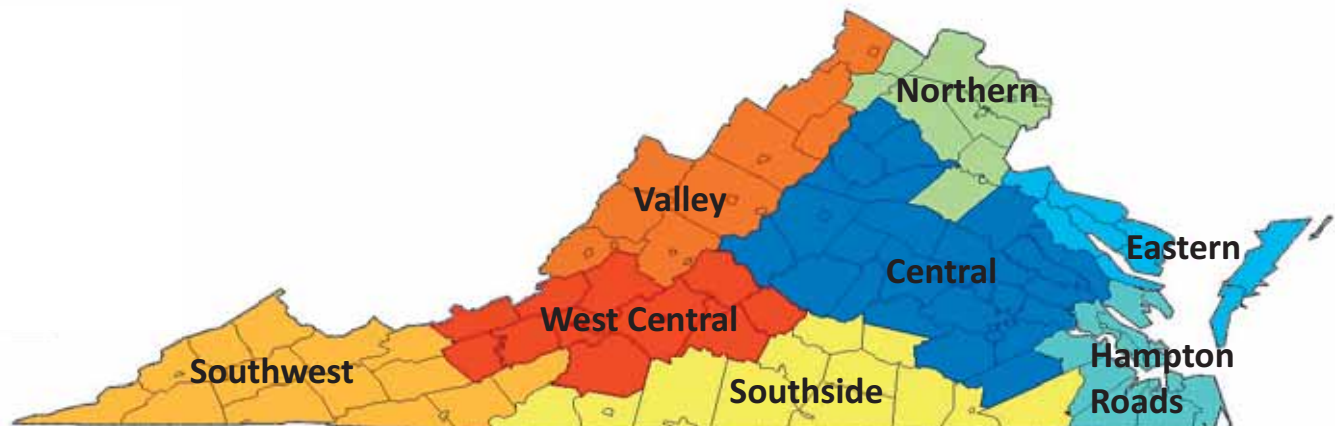
- Complaints involving **racial** discrimination were highest in the Central and Eastern regions. Overall, complaints involving racial discrimination comprised 35% of all complaints filed during that time - which was the most frequently cited type of discrimination.
- Complaints involving **disability** were the second most frequently cited protected class. With an average of 45 complaints involving disability filed with the VFHO per year, these types of complaints can be filed due to alleged failure to provide reasonable accommodation or due to a unit / complexes lack of accessibility required by the Fair Housing law. These types of complaints were most common in the Central and Eastern regions. Overall, 28% of complaints filed in Virginia involve disability.
- Complaints involving **familial status** were most common in the Southside and Central regions. In all, 13% of complaints involved familial status discrimination.
- Complaints involving **gender** were the fourth most cited protected class. Those complaints were most prevalent in the Hampton Roads and Southwest regions.
- The distribution of complaints involving **national origin** were most concentrated in the Northern region where there were more than twice as many of those complaints per capita than in any other region.
- **Elderliness** is the only protected class in Virginia's Fair Housing Law not covered by the federal law. These types of complaints were most prevalent in the Central, Eastern, and Hampton Roads regions.
- Complaints involving **religious** discrimination were most common in the Northern and West Central regions, however they comprised less than 2% of all complaints with an average of 4 complaints involving religion filed statewide annually.

## OUTCOMES OF COMPLAINTS

- Of 1,336 complaints filed with VFHO from 2000 through 2009 (and reported to HOME for this analysis), 44 were found to have cause (*evidence supports unlawful discrimination occurred*) and 157 were conciliated (*where the parties reached a settlement or agreement prior to the issuance of a ruling of whether discrimination did or did not occur*).
- Of those complaints filed in Southwest Virginia, 6% were found to have cause (nearly twice the level statewide) and 17% were conciliated (50% more than the statewide level). The Valley, Southside, and Eastern regions also had noticeably higher percentages of complaints that were conciliated.

## Regions Used for Analysis

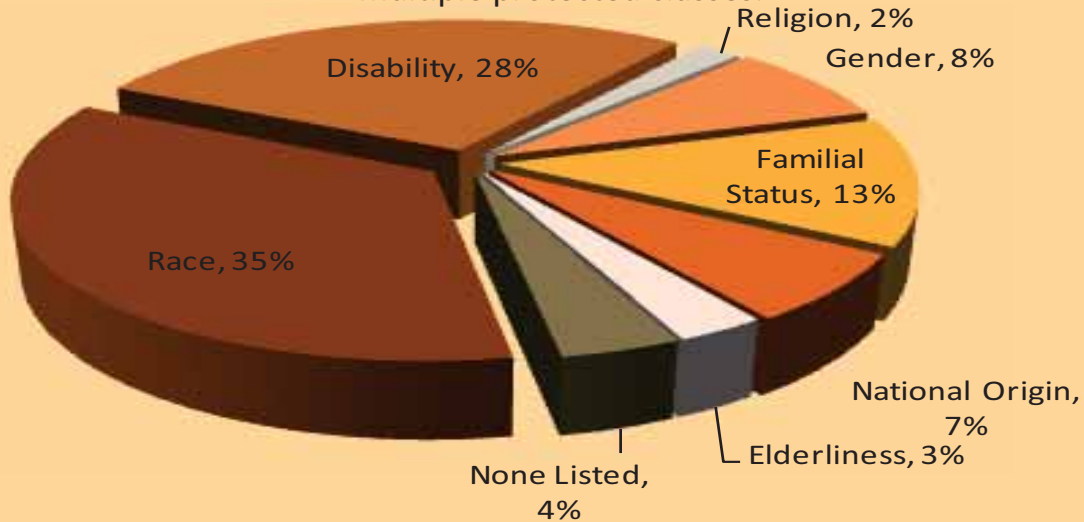
For this analysis, the Commonwealth of Virginia was divided into eight distinct regions in order to examine for any regional trends that may not be as apparent when viewing at the local level. The definition of each region was taken from the Virginia Performs website ([www.VaPerforms.Virginia.gov](http://www.VaPerforms.Virginia.gov)). The total complaints were evaluated by several factors, including protected class and complaint outcome. They were then divided by the total population of that region in order to control for population variation. Local level analysis is available in the appendix of this report.



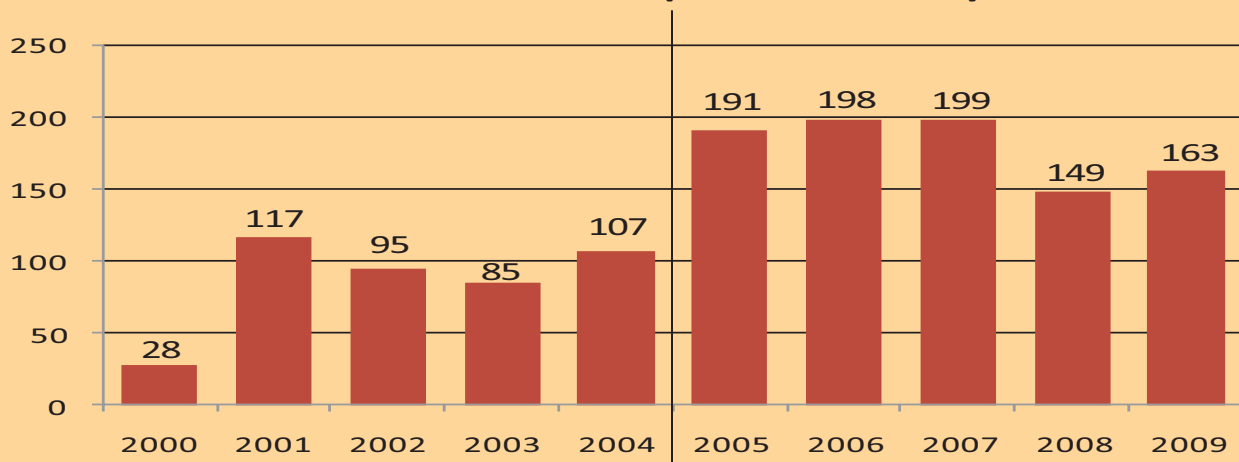
## Summary of Findings

### Breakdown of Complaints by Protected Class: 1,336 Complaints Filed and Reported

Note that one fair housing complaint can assert multiple alleged violations based on multiple protected classes.



### Total Number of Complaints Annually



#### Note on complaints filed and reported:

Prior to 2005, the Virginia Fair Housing Office (VFHO) only docketed those complaints which included sufficient information to proceed to an initial investigative review. For example, not reflected in the dataset from 2000 to 2004 are complaints for which a cursory review indicated lack of jurisdiction. However, because even a cursory review upon initial receipt of a complaint involves staff time, in 2005 the VFHO changed the way it collected data on fair housing complaints received so as to reflect overall workload more accurately.

Therefore, the increase in number of complaints from 2004 to 2005 shown above reflects the change in collection methodology as opposed to an increase in actual number of complaints filed. This caveat also holds for the annual protected class and outcomes analyses in this section. For more accurate information regarding this, please visit [http://www.dpor.virginia.gov/dporweb/fho\\_index.cfm](http://www.dpor.virginia.gov/dporweb/fho_index.cfm) or contact the VFHO at 804-367-8530.

In some instances, when a city and a county share the same name (i.e. Fairfax city and Fairfax County or Roanoke city or Roanoke County), the complaint numbers were associated with the larger of the localities if the 'city' or 'county' categorization was missing in the raw data.

Due to Richmond city being listed as the locality in complaints by default on some occasions, the total number of complaints for the city of Richmond may be higher than the number of those actually filed and likely skews the instances of discrimination upward for that locality.

# HOME Audits: 2000 – 2008

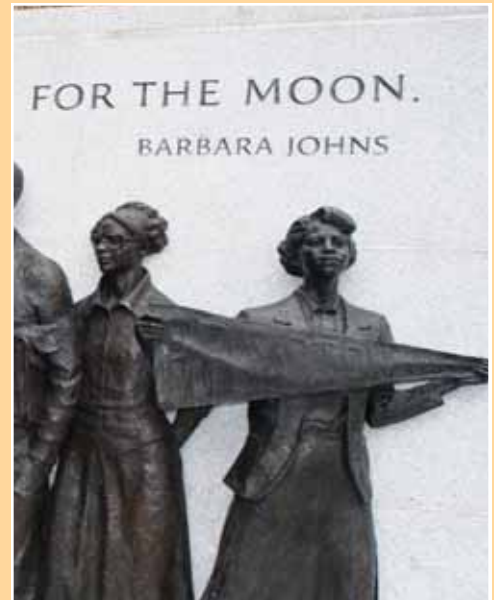
## Testing for Racial Discrimination in Virginia

HOME uses matched pair testing to assess the impact of membership in different protected classes in the search for housing. This section highlights some of the findings related to racial discrimination in Virginia.

Matched pair testing is a controlled investigative procedure in which two similarly qualified individuals are sent to inquire about a housing unit. Individuals are matched in every relevant respect except for the characteristic that is being tested, such as race or whether or not there are children in the household. The information received and the experience of each tester revealed in the tests can then be compared. Equally qualified individuals, looking for the same type of housing for the same time period, should receive similar treatment and information.

These are the results of several studies that HOME has performed to test for instances of racial discrimination across the Commonwealth.

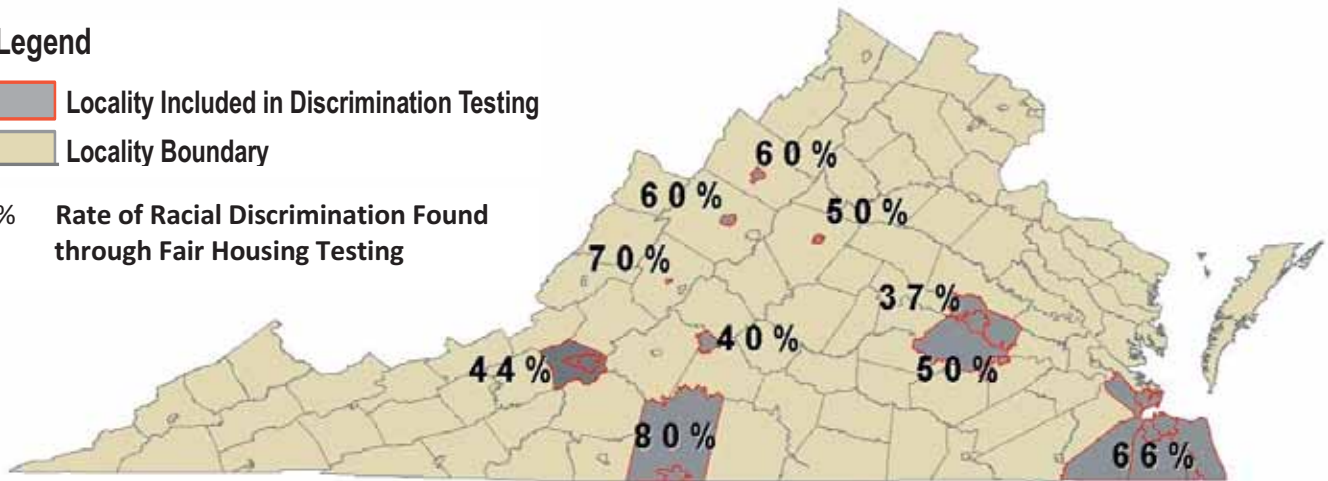
**The rate of racial discrimination indicates the percentage of tests in which the white tester received more favorable treatment than the African American tester.**



### Legend

- Locality Included in Discrimination Testing
- Locality Boundary

% Rate of Racial Discrimination Found through Fair Housing Testing



Title	Year	Localities Tested	Rate of Racial Discrimination Found
<i>Report on the Barriers to Fair Housing in Hampton Roads</i>	2008	Cities of Chesapeake, Hampton, Newport News, Norfolk, Portsmouth, Suffolk and Virginia Beach	66%
<i>Analysis of Impediments to Fair Housing in Richmond, Virginia</i>	2006	Richmond City, Chesterfield County and Henrico County	37%
<i>A Study of the Incidence of Housing Discrimination in Selected Cities in Virginia</i>	2004	Lynchburg City	40%
<i>A Study of the Incidence of Housing Discrimination in Selected Cities in Virginia</i>	2004	Lexington City	70%
<i>A Study of the Incidence of Housing Discrimination in Selected Cities in Virginia</i>	2004	Staunton City	60%
<i>A Study of the Incidence of Housing Discrimination in Selected Cities in Virginia</i>	2004	Charlottesville City	50%
<i>A Study of the Incidence of Housing Discrimination in Selected Cities in Virginia</i>	2004	Harrisonburg City	60%
<i>Analysis of Impediments to Fair Housing in the Petersburg Area</i>	2004	Petersburg City, Colonial Heights City, Hopewell City, and Chesterfield County	50%
<i>Analysis of Impediments in Danville, Virginia</i>	2002	Danville City & Pittsylvania County	80%
<i>Report of the Barriers Faced by African Americans in the Roanoke Area</i>	2002	Roanoke City, Roanoke County, Salem City & the Town of Vinton	44%

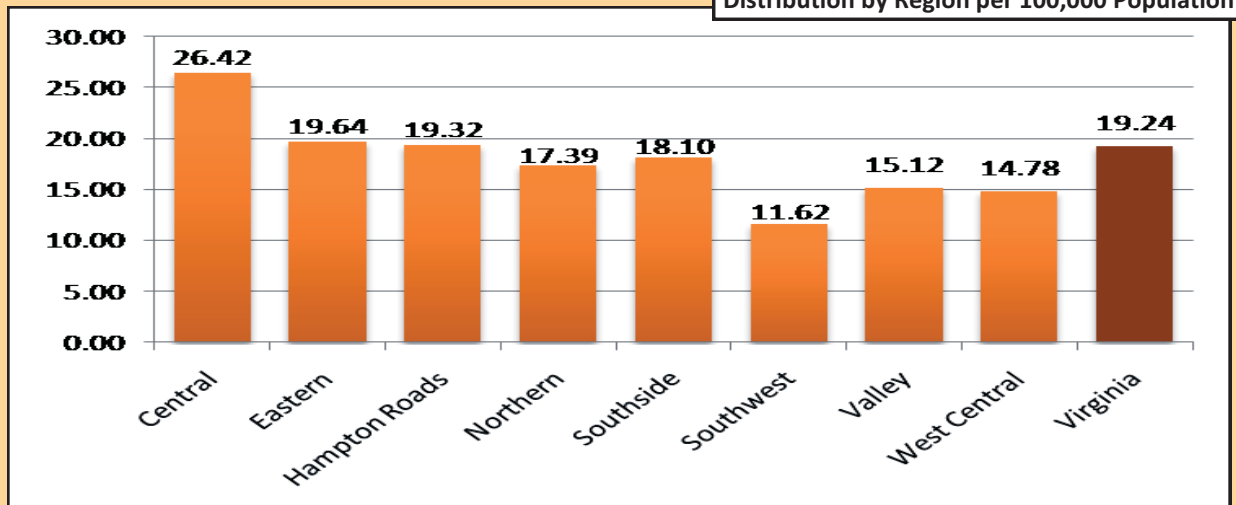
# Distribution of Virginia Fair Housing Complaints by Region: 2000 through 2009

## Examples of Illegal Housing Discrimination

- Charging higher rent or deposit than advertised for an African American home seeker;
- Refusing to rent to a person using a wheelchair for fear a unit may be damaged;
- Enforcing rules or performing repairs for some tenants or residents but not others;
- Publishing an ad that says “no children” or posting ads online saying “no minorities” or a sign in the yard saying “Hispanics need not apply”;
- Refusing to allow someone using a wheelchair to install a ramp at their expense;
- Limiting the number of children in a complex or confining them to a specific building or floor;
- Steering minority homeowners to sections of town where other minorities live or telling white homeowners they may not be welcome in some neighborhoods;
- Charging additional rent or deposits because someone with a mental disability needs a service animal;
- Charging different fees or rates on a loan just because someone is Native American;
- Building a brand new multi-family building which is not accessible to people with disabilities;
- Requiring Muslims to pay for criminal background checks but not requiring of other religions, races or nationalities; and
- Retaliating against someone for having filed a housing discrimination complaint or for having participated as a witness or in an investigation.

## Complaints by Region from 2000 to 2009

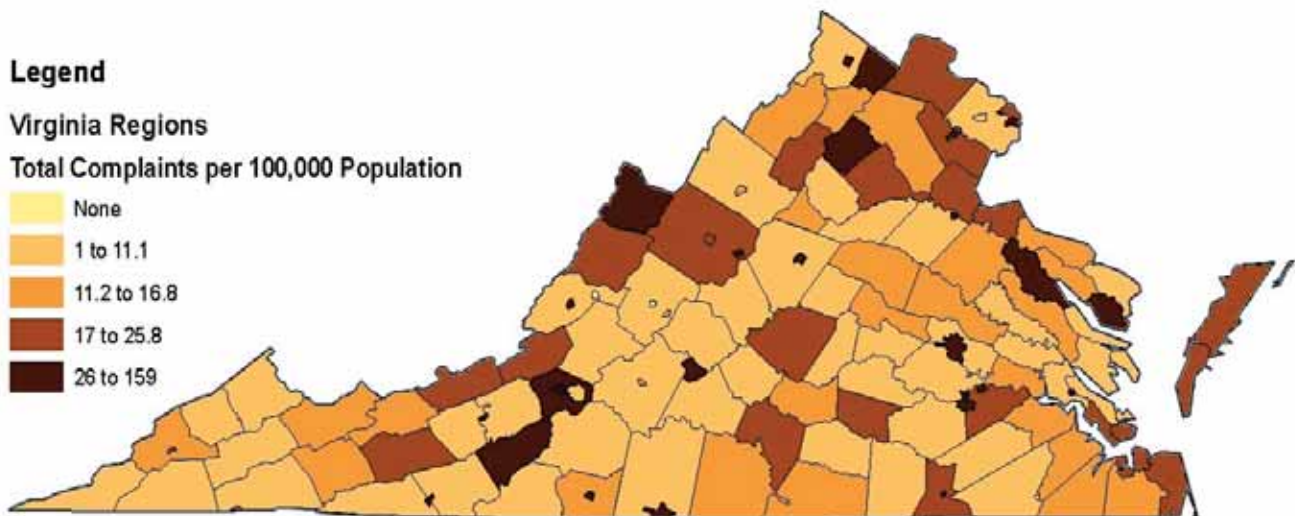
Distribution by Region per 100,000 Population



## Legend

### Virginia Regions

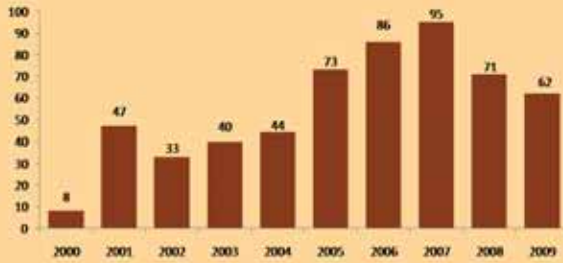
### Total Complaints per 100,000 Population



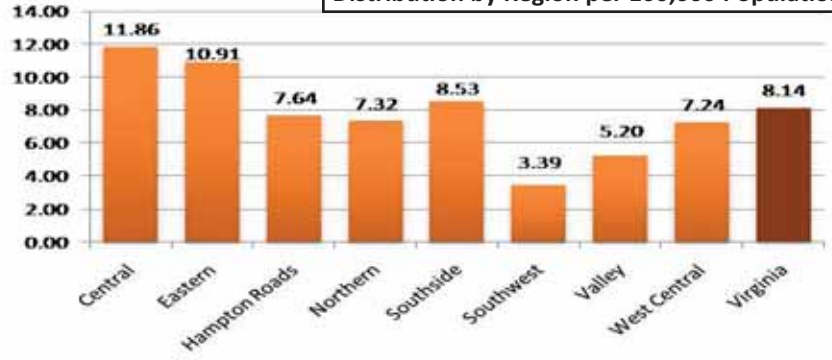


# Distribution of Virginia Fair Housing Complaints by Region: 2000 through 2009

## Complaints Involving Race



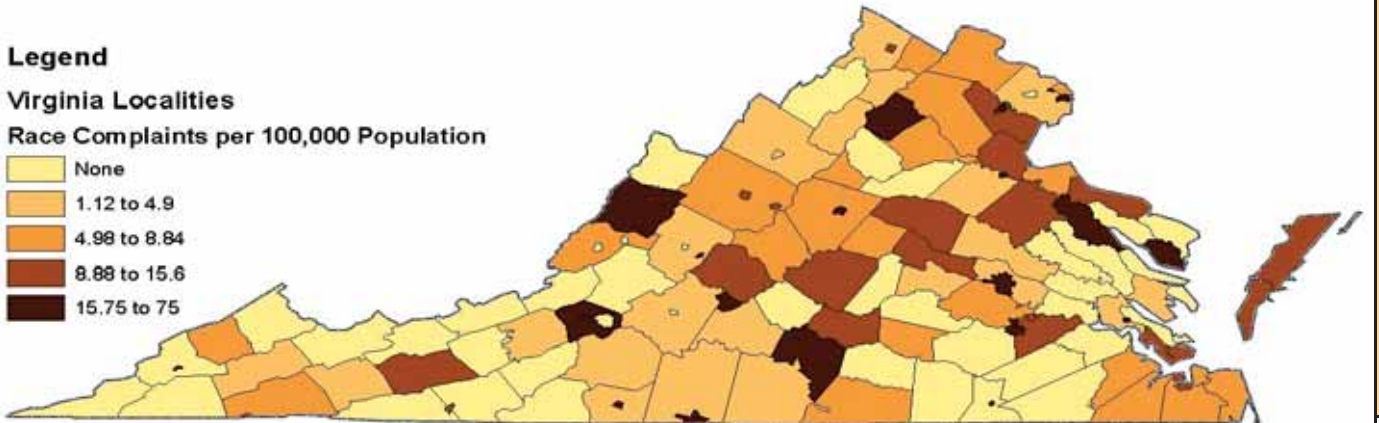
Distribution by Region per 100,000 Population



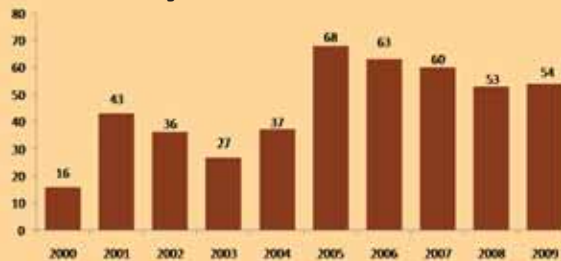
### Legend

#### Virginia Localities

#### Race Complaints per 100,000 Population



## Complaints Involving Disability



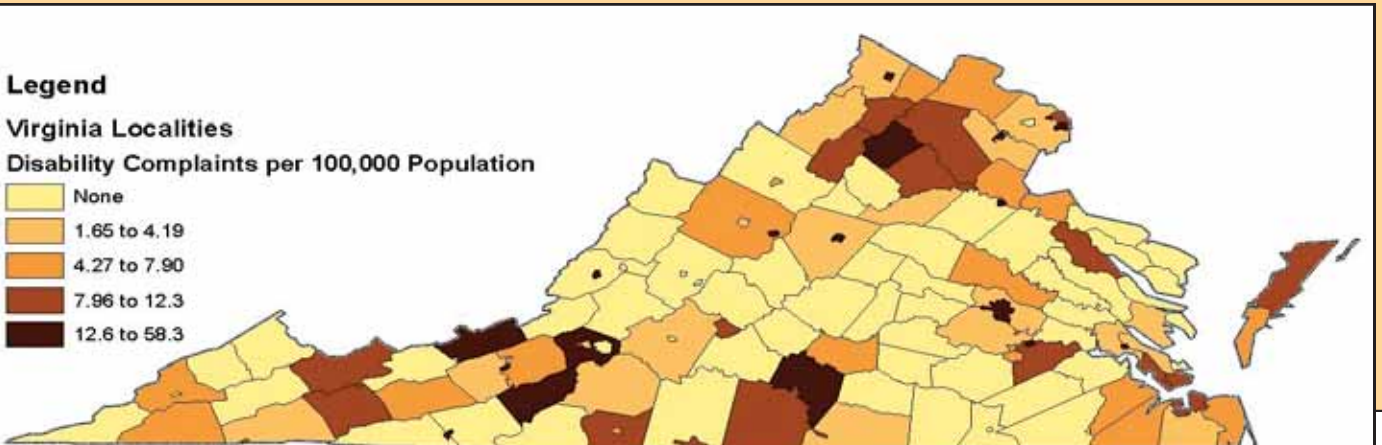
Distribution by Region per 100,000 Population



### Legend

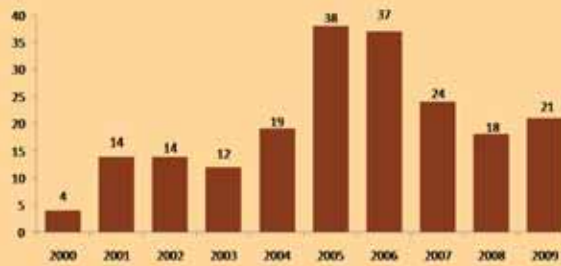
#### Virginia Localities

#### Disability Complaints per 100,000 Population

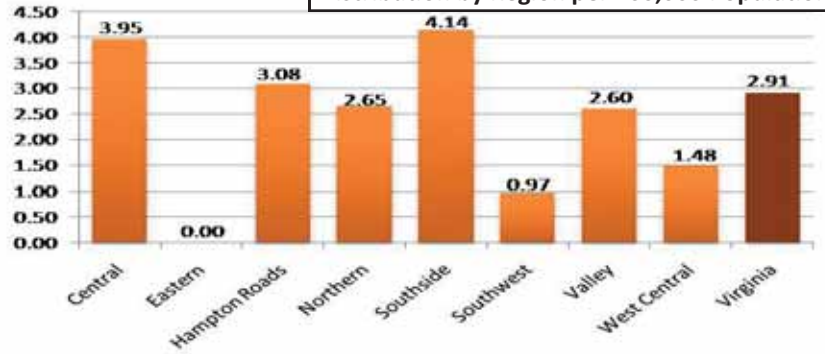


# Distribution of Virginia Fair Housing Complaints by Region: 2000 through 2009

## Complaints Involving Familial Status



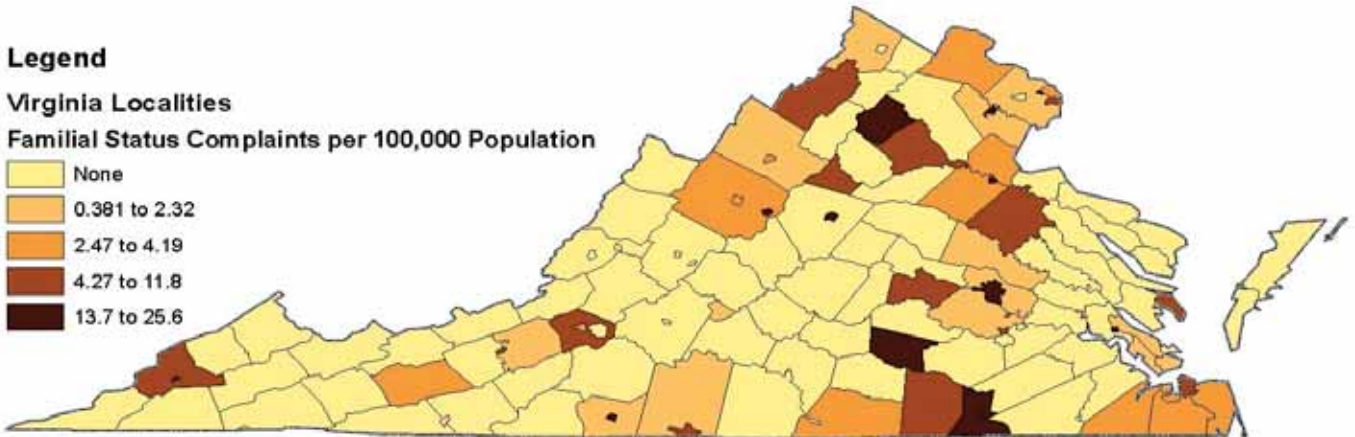
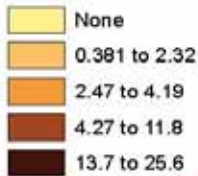
Distribution by Region per 100,000 Population



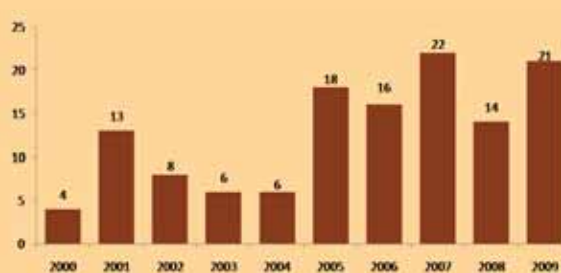
### Legend

#### Virginia Localities

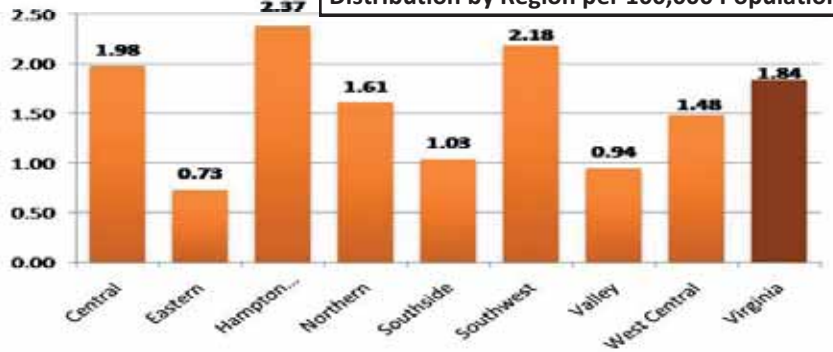
#### Familial Status Complaints per 100,000 Population



## Complaints Involving Gender



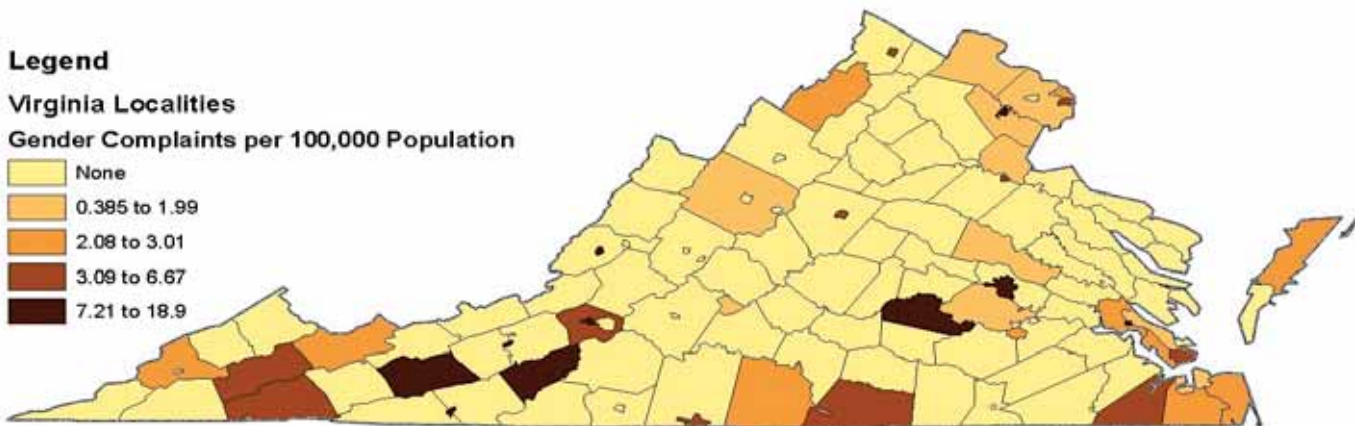
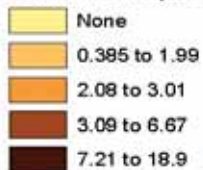
Distribution by Region per 100,000 Population



### Legend

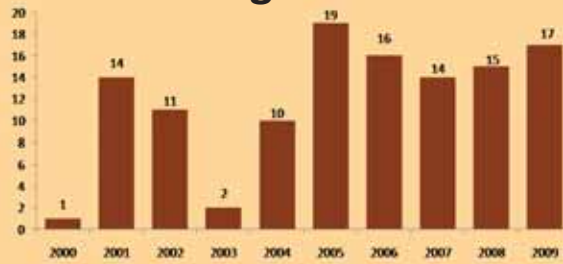
#### Virginia Localities

#### Gender Complaints per 100,000 Population

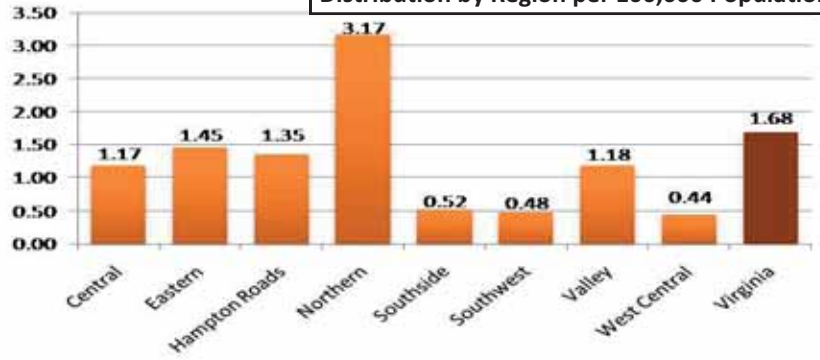


# Distribution of Virginia Fair Housing Complaints by Region: 2000 through 2009

## Complaints Involving National Origin



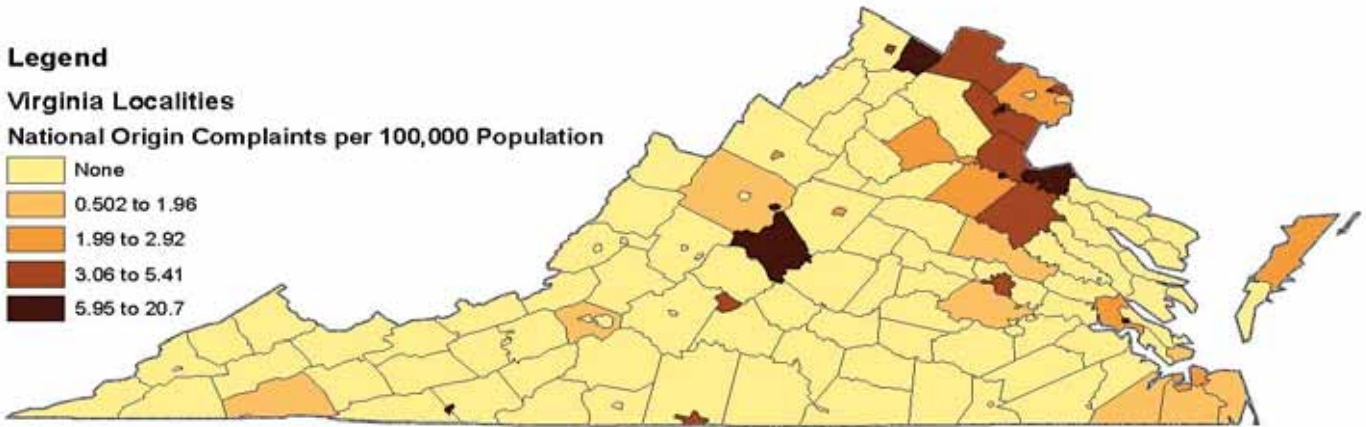
Distribution by Region per 100,000 Population



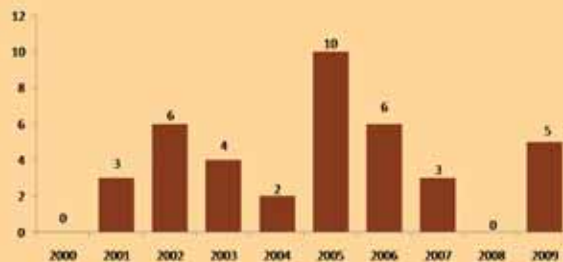
### Legend

#### Virginia Localities

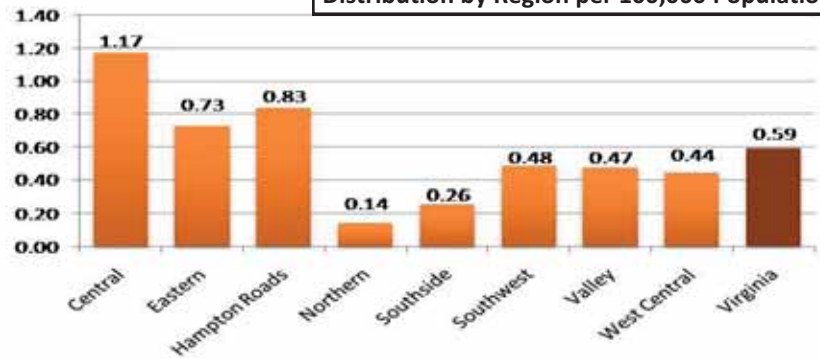
#### National Origin Complaints per 100,000 Population



## Complaints Involving Elderliness



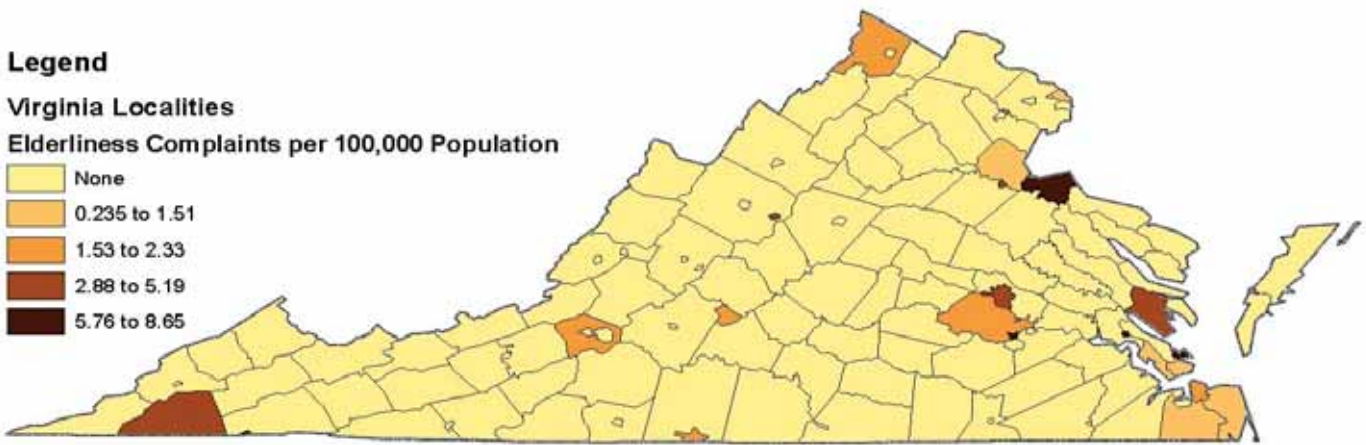
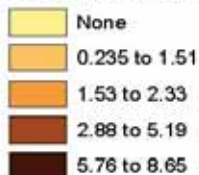
Distribution by Region per 100,000 Population



### Legend

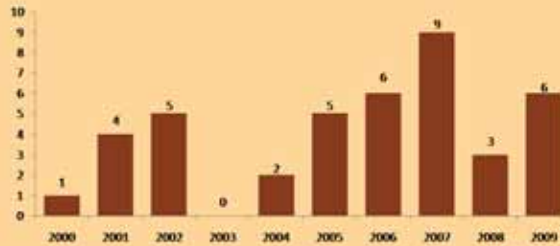
#### Virginia Localities

#### Elderliness Complaints per 100,000 Population

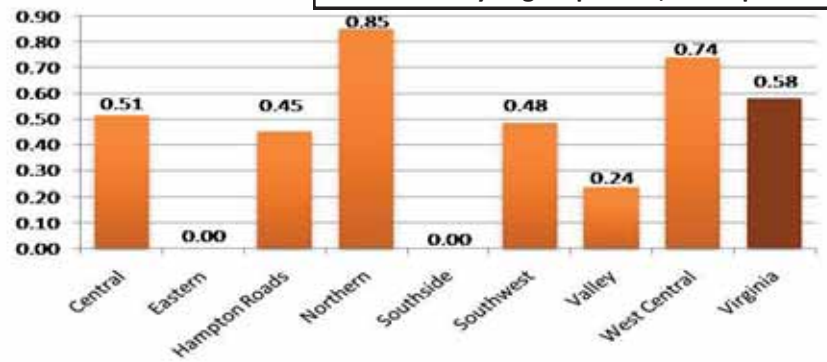


# Distribution of Virginia Fair Housing Complaints by Region: 2000 through 2009

## Complaints Involving Religion



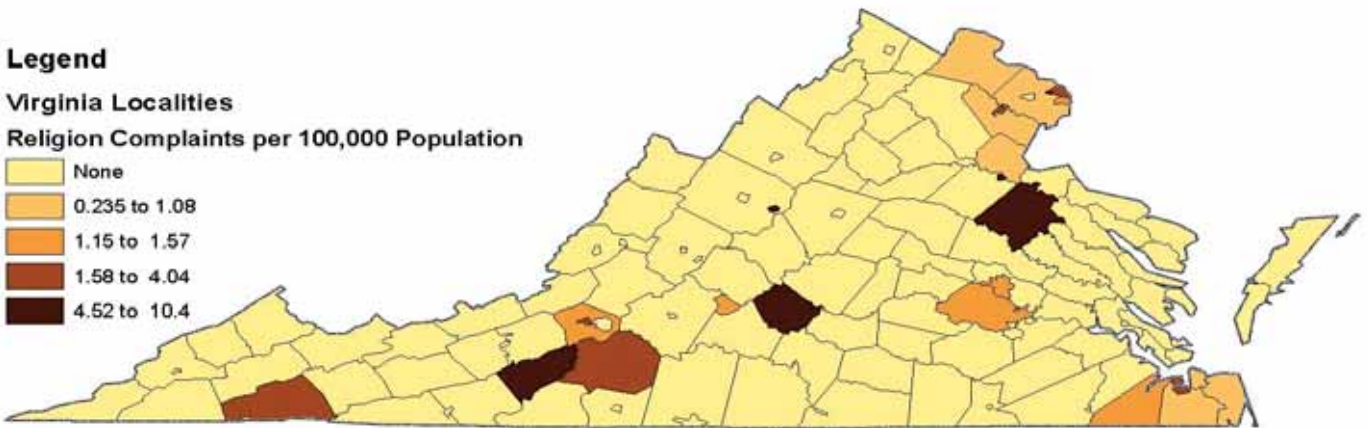
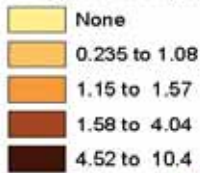
Distribution by Region per 100,000 Population



### Legend

#### Virginia Localities

#### Religion Complaints per 100,000 Population



## Fair Housing Complaints by Region per 100,000 Population

REGION	Race	Religion	Gender	Familial Status	National Origin	Elderliness	Disability	Total
Central	11.86	0.51	1.98	3.95	1.17	1.17	9.30	26.42
Eastern	10.91	0.00	0.73	0.00	1.45	0.73	5.09	19.64
Hampton Roads	7.64	0.45	2.37	3.08	1.35	0.83	7.32	19.32
Northern	7.32	0.85	1.61	2.65	3.17	0.14	5.39	17.39
Southside	8.53	0.00	1.03	4.14	0.52	0.26	4.91	18.10
Southwest	3.39	0.48	2.18	0.97	0.48	0.48	5.08	11.62
Valley	5.20	0.24	0.94	2.60	1.18	0.47	5.43	15.12
West Central	7.24	0.74	1.48	1.48	0.44	0.44	4.88	14.78
Virginia	8.14	0.58	1.84	2.91	1.68	0.59	6.61	19.24

Source: HOME analysis of data provided by the Virginia Fair Housing Office

# Fair Housing Complaint Outcomes

## Definitions of Outcomes

**Cause Found** – Evidence obtained demonstrates unlawful discrimination occurred.

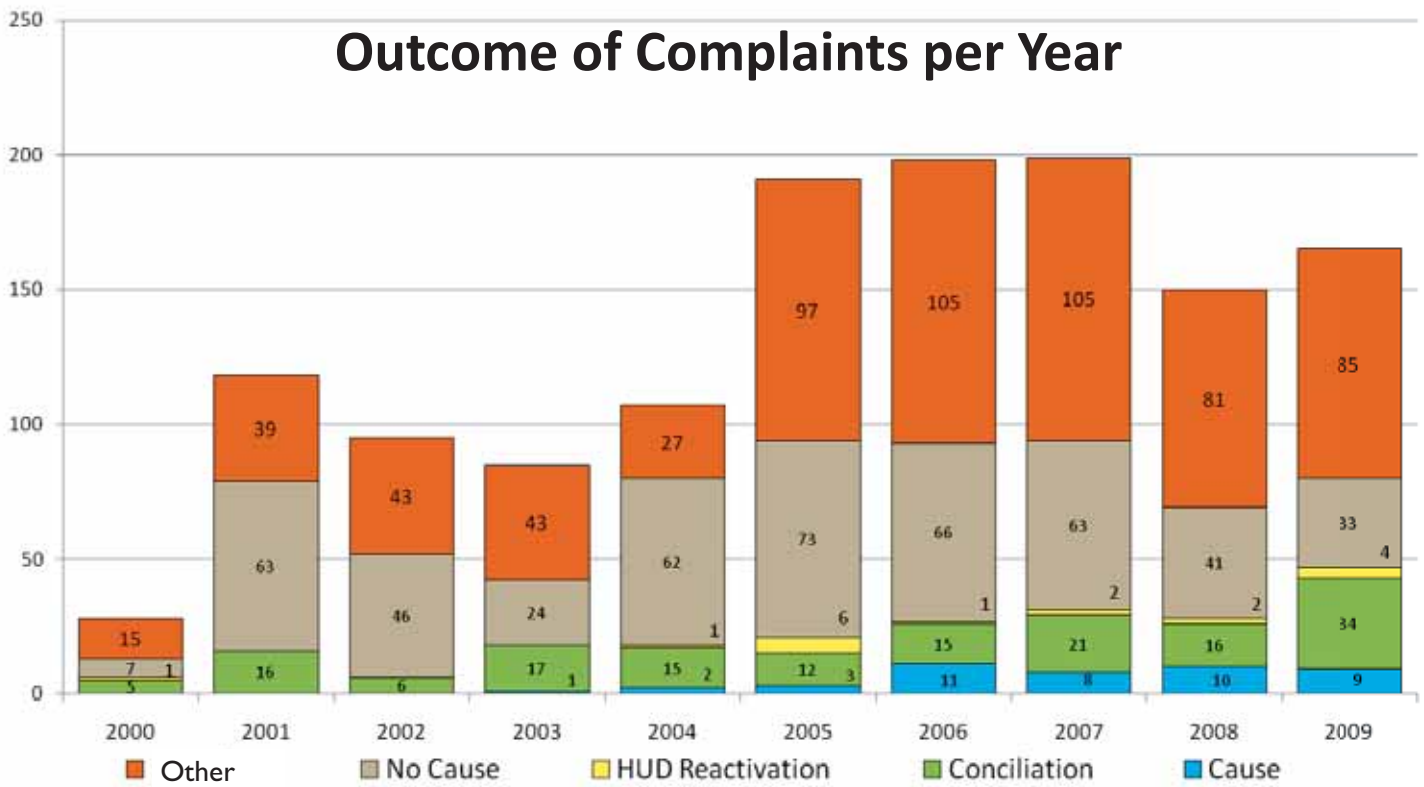
**Conciliation** – Parties reached a settlement before a determination of whether discrimination did or did not occur.

**HUD Reactivation** – Complaint referred to or reactivated by HUD for action.

**No Cause** – Evidence obtained does not demonstrate unlawful discrimination occurred.

**Other** – This category includes complaints that were not accepted for processing, withdrawn / incomplete or administratively closed.

## Outcome of Complaints per Year

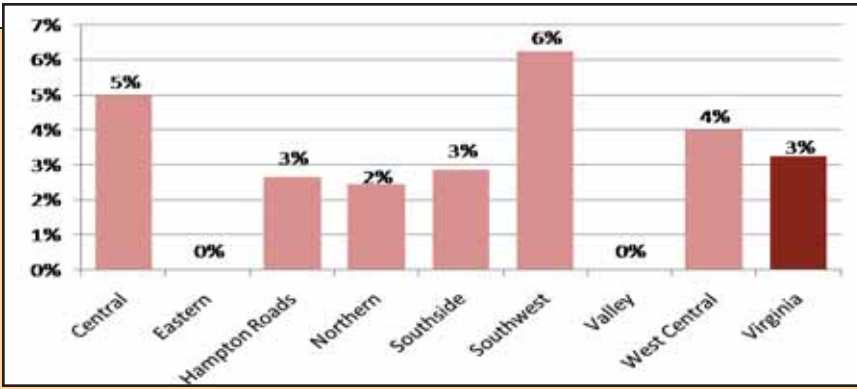


## Complaint Findings by Region

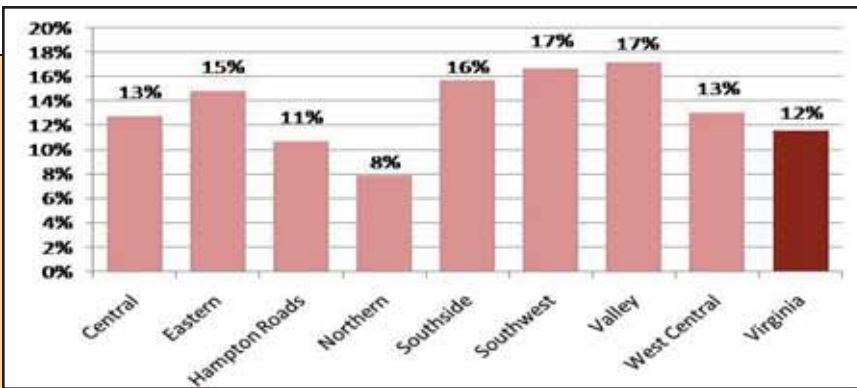
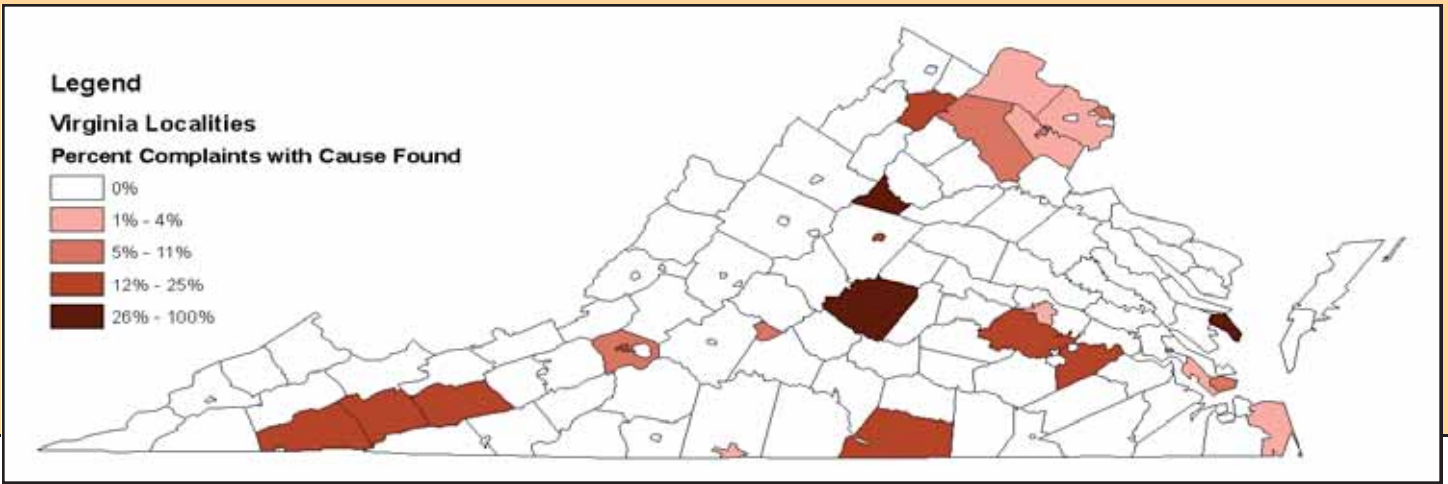
REGION	Cause Found	Conciliation	HUD Reactivation	No Cause	Other
Central	5%	13%	1%	33%	46%
Eastern	0%	15%	0%	37%	37%
Hampton Roads	3%	11%	1%	34%	51%
Northern	2%	8%	2%	42%	46%
Southside	3%	16%	0%	21%	56%
Southwest	6%	17%	4%	33%	29%
Valley	0%	17%	0%	28%	53%
West Central	4%	13%	1%	34%	44%
Virginia	3%	12%	1%	35%	47%

Source: HOME analysis of data provided by the Virginia Fair Housing Office

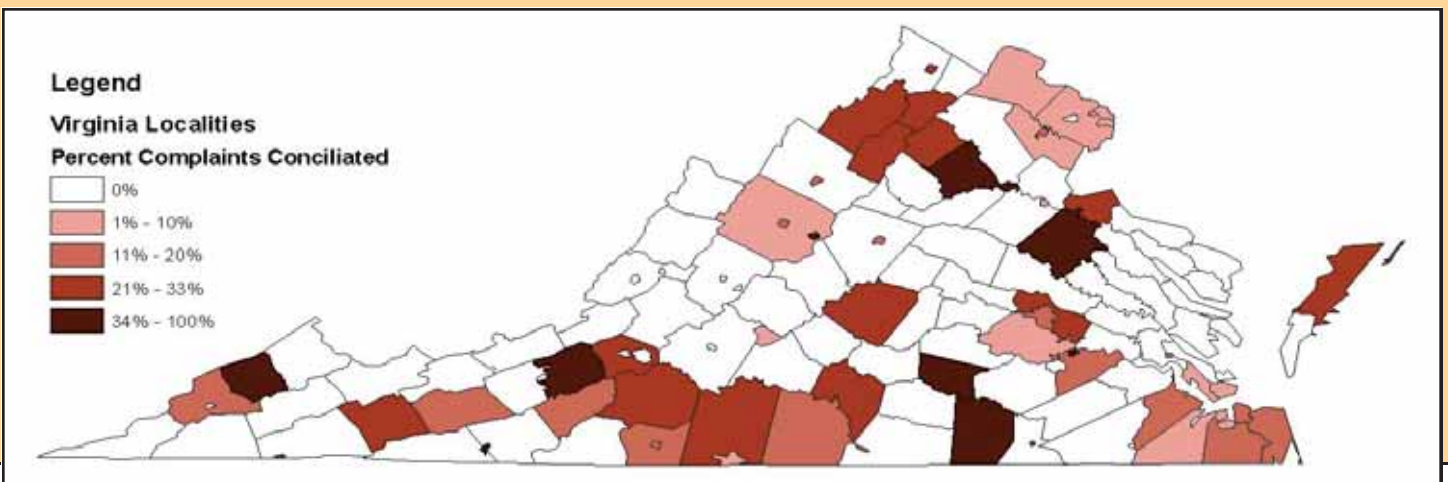
# Fair Housing Complaint Outcomes



Percent of Fair Housing Complaints Where Cause Found



Percent of Fair Housing Complaints Conciliated



# Examples of Fair Housing Issues in Virginia

## Fair Housing Complaint Filed Against the City of Manassas

January 10, 2006

FOR IMMEDIATE RELEASE:

Housing Opportunities Made Equal, Inc. announced today that it has filed a fair housing complaint against the City of Manassas for the adoption and enforcement of an ordinance defining “family” in a way that limits the ability of Latino households to live in Manassas.

“The City of Manassas has tried for several years to find ways to limit the number of Hispanic residents. This ordinance was not only designed to achieve that goal, but enforcement of the ordinance was overwhelmingly directed at Hispanic households” according to Constance Chamberlin, President of HOME.

“HOME has spent more than a decade educating the community about occupancy standards and the importance of making sure that they are not culturally biased. The Manassas ordinance is not designed to address health and safety issues. It is intended to limit the ability of a particular group of people to live in the city. That is not only a violation of the law, but completely contrary to the values upon which this country was founded.”

The complaint was filed today with the U.S. Department of Housing and Urban Development and the Virginia Fair Housing Office. It requests that the City of Manassas be directed to take all affirmative steps necessary to remedy the effect of the illegal, discriminatory conduct and to prevent similar occurrences in the future; that HOME be awarded damages for the frustration of its mission and diversion of its resources caused by the City’s actions; that Manassas be assessed a civil penalty; and that HOME’s attorneys fees in connection with this matter be paid.

**Region:** Northern

**Protected Classes:** Familial Status, National Origin

**Allegation:** Adoption of a discriminatory ordinance

**Background:** In 2005, the city of Manassas adopted an ordinance that defined “family” in a way that limited the housing options available to Hispanic families in the city.

**Outcome:** Referred to U.S. Department of Justice and settled

## Statement of Attorney General Mims



*~ On Wythe County settling with the Commonwealth regarding allegations of discrimination against the disabled, equal-housing violations ~*

**August 13, 2009**

**RICHMOND** - Attorney General Bill Mims released the following statement today regarding Wythe

County's agreement to comply with Virginia's Fair Housing Law as part of a consent order resolving a civil lawsuit filed by the Attorney General's Office against Wythe County for violations of that Law:

"I commend the Wythe County Board of Supervisors for reaching a settlement with our client, the Virginia Fair Housing Board, and agreeing to comply with Virginia's Fair Housing Law.

"This legal action was not taken lightly. The principles involved - ensuring fair housing for all Virginians and providing a continuum of community care for children who have mental disabilities - are fundamental."

The case involves an application by Camelot of Virginia LLC to establish a group home in Wythe County for up to eight children under the age of 18 who have mental disabilities. A "needs assessment" showed this area is underserved, with children having to travel hours for services provided by such a group home. The County discriminated against this proposed group home by passing an ordinance intended to block group homes in Wythe County. During meetings and public comment sessions, Wythe County Supervisors declared their opposition to the proposed group home and promised citizens that they would do whatever it took to stop "this type of facility."

Virginia's Fair Housing Law makes it unlawful for a government entity to discriminate or deny a dwelling to any person because of disability. Further, Virginia law generally provides that restrictive covenants and zoning ordinances must treat group homes intended for eight or fewer mentally disabled residents as a residential occupancy by a single family, and no conditions more restrictive than those imposed on residences occupied by persons related by blood, marriage or adoption shall be imposed on such group homes.

The settlement is in the form of a Consent Order presented for entry by the Wythe County Circuit Court. The Board of Supervisors agrees to remove discriminatory barriers aimed at group homes with eight or fewer disabled residents, issue public apologies, offer and attend training on fair housing policies, and display Fair Housing brochures prominently at its Board of Supervisor meetings.

"Virginia has made positive strides to reform children's mental health law and policies, particularly by emphasizing the importance of services in the community," Attorney General Mims added. "I recognize and respect a locality's ability to direct its own affairs within the bounds of the law. However, that public good must yield to a higher priority -- non-discrimination against children based upon mental disabilities."

**Region:** Southwest

**Protected Class:** Disability

**Allegation:** Refusing to permit a group home facility for children with mental disabilities

**Background:** The Wythe County Board of Supervisors actively declared their opposition to a proposed group home facility and stated it would do whatever it takes to stop "this type of facility."

**Outcome:** Cause found and consent order issued



# The New York Times

## Restrictive Covenants Stubbornly Stay on the Books

By MOTOKO RICH

April 21, 2005

RICHMOND, Va. - Nealie Pitts was shopping for a house for her son three years ago when she spotted a for-sale sign in front of a modest brick bungalow here. When she stopped to ask the owner about it, at first she thought she misheard his answer.

"This house is going to be sold to whites only," said the owner, Rufus Matthews, according to court papers filed by Ms. Pitts, who is African-American. "It's not for colored."

Mr. Matthews later testified before the Virginia Fair Housing Board that he believed a clause in his deed prohibited him from selling to a black buyer. A 1944 deed on his property restricts owners from selling to "any person not of the Caucasian race."

Sometimes even if the language is removed, its legacy endures. The racist clause in the original deed to Mr. Matthews's house did not appear in the deed that conveyed the property to him, but in his testimony before the Virginia Fair Housing Board he said his neighbors told him the area was zoned "for whites only."

Ms. Pitts said she had yet to recover from the pain of her encounter with Mr. Matthews in his front yard three years ago. She said she had seen a doctor because of stress-related ailments, agonizing over the slow progress of an investigation by the Fair Housing Board. "I really was not sure if anyone was going to listen to me," Ms. Pitts said.

Mr. Matthews, a 67-year-old retired construction worker who pulled his house off the market shortly after Ms. Pitts filed her complaint, refused to comment. In a brief conversation outside his home last week, he said, "I don't want nothing about what I say in the newspaper."

Although Ms. Pitts was able to move her son and his family into a rental property she and her husband, James, own, she said that perhaps the most fitting conclusion would be for Mr. Matthews to simply give his house to her. "I'd like to integrate the neighborhood," she said.

**Region:** Central

**Protected Class:** Race

**Allegation:** Refusing to rent; restrictive covenants; making a discriminatory statement

**Background:** Nealie Pitts, an African American woman, was shopping to purchase a home. When she knocked on Rufus Matthews' door, he told her that although his house was for sale, "it's not for colored." He later cited a restrictive covenant (voided by the Fair Housing Act) that prohibited him from "selling to any person not of the Caucasian race."

**Outcome:** Went to trial, decision for plaintiff

# Department of Justice

## Justice Department Sues Owner and Manager of Virginia Beach Apartment Complex for Race and Familial Status Discrimination

*July 26, 2007*

WASHINGTON - The Justice Department filed a lawsuit today against Dr. John Crockett Henry and Henry LLP of Virginia Beach, Va., alleging that Crockett and his company discriminated against black tenants and families with children at the 15½ Street Apartments in Virginia Beach.

The defendants rent apartments at the 30-unit complex to tenants who participate in the federally subsidized Section 8 Housing Choice Voucher Program.

The Department's complaint, filed in federal district court in Norfolk, alleges that the defendants discriminated against black tenants by imposing different terms and conditions on their tenancies because of their race, including restrictive rules and regulations prohibiting visits by guests of black residents. It is further alleged that Dr. Henry verbally harassed black tenants with racial slurs and epithets, entered their homes without cause or notice, made statements indicating discrimination against black tenants, improperly restricted their use of public areas of the complex, and retaliated against black tenants by threatening evictions.

In addition to discrimination against black tenants, the complaint alleges that the defendants refused to rent apartments to families with more than two children, in further violation of the Fair Housing Act.

"All Americans should be able to house their families free from discrimination," said Wan J. Kim, Assistant Attorney General for the Civil Rights Division. "This case exemplifies the Justice Department's commitment to ensure that landlords comply with the requirements of the Fair Housing Act."

This case arose from complaints filed with the Department of Housing and Urban Development by five black tenants of the complex who claim that Dr. Henry discriminated against them on the basis of race. The suit seeks monetary damages to compensate victims, civil penalties, mandatory Fair Housing Act training, and a court order barring future discrimination. Fighting illegal housing discrimination is a top priority of the Justice Department.

**Region:** Hampton Roads

**Protected Classes:** Race, Familial Status

**Allegation:** Imposing different terms and conditions

**Background:** Dr. Henry, a Virginia Beach landlord, was accused of discriminating against black tenants in a variety of ways including using racial slurs, restricting access to the complexes common areas, prohibiting visitors to black tenants and threatening eviction to black tenants.

**Outcome:** Settled

# The Future of Fair Housing in Virginia

We must seek not only to understand the big picture of fair housing trends. We must also communicate these trends of continued discrimination to the broadest audience possible. As this report has documented, levels of discrimination in Virginia (as elsewhere) are unacceptably high. We need to take the following steps to eliminate housing discrimination in the Commonwealth.

## **Require Fair Housing Training for Housing Providers**

- Require affordable fair housing training for all housing professionals, including rental property managers and landlords.

## **Educate Consumers About Fair Housing Rights**

- Educating consumers about their fair housing rights will help them to identify and address housing discrimination when it occurs.

## **Virginia Should Commit to a Measureable Decrease in Housing Discrimination**

- Virginia should commit to measurably decreasing housing discrimination in the Commonwealth over the next 10 years as measured by fair housing testing.

## **Expand Fair Housing Testing and Enforcement**

- Fair housing testing is often the only way to determine if housing discrimination is occurring. Virginia needs to make sure that the Fair Housing Office has the resources to conduct fair housing testing.

## **Increase Standards for Affirmatively Furthering Fair Housing**

- The Department of Housing and Community Development should develop standards for non-entitlement communities to demonstrate they are affirmatively furthering fair housing.

## Appendix: Fair Housing Complaints by Locality, 2000 through 2009

APPENDIX: Locality (City or County)	Region	Population (2000)	Fair Housing Complaints per 10,000 Population; 2000 through 2009										Complaint Outcomes; 2000 through 2009				Total Complaints	
			Race	Religion	Sex	Familial	National	Elderlines	Disability	Total Protected Classes Alleged in Complaints	Cause	Conciliated	HUD Reactivation	No Cause	No Ruling			
Accomack	Eastern	38,305	1.3	0.0	0.3	0.0	0.3	0.0	0.0	0.0	1.0	11	0%	33%	0%	44%	22%	9
Albemarle	Central	79,236	0.4	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.3	5	0%	0%	20%	40%	40%	5
Alexandria	Northern	128,283	1.8	0.2	0.3	0.5	0.2	0.0	0.0	1.9	61	0%	10%	0%	30%	61%	61	
Alleghany	Valley	12,926	0.8	0.0	0.0	0.0	0.0	0.0	0.0	0.0	1	0%	0%	0%	0%	100%	1	
Amelia	Central	11,400	0.0	0.0	0.9	0.0	0.0	0.0	0.0	0.0	1	0%	0%	0%	100%	0%	1	
Amherst	West Central	31,894	0.9	0.0	0.0	0.0	0.0	0.0	0.0	0.0	3	0%	0%	0%	33%	67%	3	
Appomattox	West Central	13,705	0.0	0.7	0.0	0.0	0.0	0.0	0.0	0.0	1	0%	0%	0%	100%	0%	1	
Arlington	Northern	189,453	0.6	0.2	0.3	0.4	0.4	0.1	1.1	54	0%	9%	4%	47%	36%	45		
Augusta	Valley	65,615	0.6	0.0	0.2	0.3	0.2	0.0	0.6	12	0%	8%	0%	33%	58%	12		
Bath	Valley	5,048	2.0	0.0	0.0	0.0	0.0	0.0	0.0	1	0%	0%	0%	100%	0%	1		
Bedford	West Central	60,371	0.3	0.0	0.0	0.0	0.0	0.0	0.3	4	0%	0%	0%	50%	50%	4		
Bedford City	West Central	6,299	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0	0%	0%	0%	0%	0%	0		
Bland	Southwest	6,871	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0	0%	0%	0%	0%	0%	0		
Botetourt	West Central	30,496	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0	0%	0%	0%	0%	0%	0		
Bristol	Southwest	17,367	1.2	0.0	0.0	0.0	0.0	0.6	1.2	5	0%	33%	0%	33%	33%	3		
Brunswick	Southside	18,419	0.0	0.0	0.0	0.5	0.0	0.0	0.0	1	0%	100%	0%	0%	0%	1		
Buchanan	Southwest	26,978	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0	0%	0%	0%	0%	0%	0		
Buckingham	Central	15,623	1.3	0.0	0.0	0.0	0.0	0.0	0.0	2	0%	33%	0%	33%	33%	3		
Buena Vista	Valley	6,349	1.6	0.0	0.0	0.0	0.0	0.0	0.0	1	0%	0%	0%	0%	100%	1		
Campbell	West Central	51,078	0.2	0.0	0.0	0.0	0.0	0.0	0.0	1	0%	0%	0%	100%	0%	1		
Caroline	Central	22,121	0.9	0.5	0.0	0.5	0.5	0.0	0.0	5	0%	67%	0%	0%	33%	3		
Carroll	Southwest	29,245	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0	0%	0%	0%	0%	0%	0		
Charles City	Central	6,926	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0	0%	0%	0%	0%	0%	0		
Charlotte	Southside	12,472	1.6	0.0	0.0	0.0	0.0	0.0	1.6	4	0%	33%	0%	33%	33%	3		
Charlottesville	Central	45,049	3.6	0.0	0.7	2.4	0.2	0.0	1.8	39	0%	16%	3%	16%	44%	32		
Chesapeake	Hampton Roads	199,184	0.8	0.1	0.3	0.3	0.1	0.2	0.3	38	0%	14%	0%	39%	46%	28		
Chesterfield	Central	259,903	0.5	0.1	0.0	0.2	0.1	0.2	0.3	36	0%	4%	0%	54%	31%	26		
Clarke	Northern	12,652	0.8	0.0	0.0	0.0	1.6	0.0	0.8	4	0%	0%	0%	100%	0%	4		
Clifton Forge	Valley	4,289	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0	0%	0%	0%	0%	0%	0		
Colonial Heights	Central	16,897	2.4	0.0	0.0	1.2	0.0	0.6	0.6	8	0%	20%	0%	20%	60%	5		
Covington	Valley	6,303	0.0	0.0	1.6	0.0	0.0	0.0	4.8	4	0%	0%	0%	0%	100%	3		
Craig	West Central	5,091	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0	0%	0%	0%	0%	0%	0		
Culpeper	Central	34,262	0.6	0.0	0.0	0.9	0.3	0.0	0.9	9	0%	50%	0%	13%	38%	8		
Cumberland	Central	9,017	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0	0%	0%	0%	0%	0%	0		
Danville	Southside	48,411	3.1	0.0	0.4	0.6	0.4	0.2	1.0	28	0%	9%	0%	9%	78%	23		
Dickenson	Southwest	16,395	0.6	0.0	0.0	0.0	0.0	0.0	0.0	1	0%	100%	0%	0%	0%	1		
Dinwiddie	Central	24,533	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0	0%	0%	0%	0%	0%	0		
Emporia	Southside	5,665	3.5	0.0	0.0	1.8	0.0	0.0	0.0	3	0%	33%	0%	33%	33%	3		
Essex	Eastern	9,989	3.0	0.0	0.0	0.0	0.0	0.0	1.0	4	0%	0%	0%	75%	25%	4		
Fairfax	Northern	969,749	0.4	0.1	0.1	0.1	0.2	0.0	0.2	108	1%	5%	4%	44%	46%	80		
Fairfax City	Northern	21,498	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0	0%	0%	0%	0%	0%	0		
Falls Church	Northern	10,377	1.9	1.0	0.0	1.9	1.0	0.0	4.8	11	0%	10%	0%	40%	50%	10		
Fauquier	Northern	55,139	0.5	0.0	0.0	0.0	0.0	0.0	1.1	9	0%	0%	0%	44%	44%	9		
Floyd	Southwest	13,874	0.0	0.7	0.7	0.0	0.0	0.0	2.9	6	0%	20%	0%	40%	40%	5		
Fluvanna	Central	20,047	0.5	0.0	0.0	0.0	0.0	0.0	0.0	1	0%	0%	0%	100%	0%	1		

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			Race	Religion	Sex	Familial	National	Elderlines	Disability	Cause	Conciliated	HUD Reactivation		No Cause	No Ruling			
Franklin	West Central	47,286	0.4	0.2	0.0	0.0	0.0	0.0	0.0	0.0	0.2	0.0	0.0	33%	0%	33%	33%	3
Franklin City	West Central	8,346	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0%	0%	0%	0%	0
Frederick	Valley	59,209	0.2	0.0	0.0	0.2	0.0	0.2	0.0	0.2	0.3	0.0	0.0	0%	0%	0%	100%	3
Fredericksburg	Northern	19,279	6.2	1.0	0.5	2.1	2.1	0.5	5.2	5.2	1.5	0.0	0.0	0%	8%	0%	58%	26
Galax	Southwest	6,837	1.5	0.0	1.5	0.0	1.5	0.0	1.5	1.5	0.0	0.0	0.0	0%	67%	0%	0%	3
Giles	West Central	16,657	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	1.8	0.0	0.0	0%	0%	33%	67%	3
Gloucester	Hampton Roads	34,780	0.3	0.0	0.0	0.0	0.0	0.3	0.3	0.3	0.0	0.0	0.0	0%	0%	50%	50%	2
Goochland	Central	16,863	1.2	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0%	0%	50%	50%	2
Grayson	Southwest	17,917	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0%	0%	0%	0%	0
Greene	Central	15,244	0.7	0.0	0.0	0.7	0.0	0.0	0.0	0.0	0.0	0.0	0.0	50%	0%	50%	0%	2
Greensville	Southside	11,560	0.0	0.0	0.0	1.7	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0%	0%	50%	50%	2
Halifax	Southside	37,355	0.3	0.0	0.3	0.0	0.0	0.0	0.0	0.0	1.1	0.0	0.0	0%	20%	40%	40%	5
Hampton	Hampton Roads	146,437	1.0	0.0	0.3	0.1	0.1	0.1	0.8	0.8	0.0	0.0	0.0	7%	10%	40%	43%	30
Hanover	Central	86,320	0.3	0.0	0.1	0.2	0.1	0.0	0.5	0.5	0.0	0.0	0.0	0%	0%	45%	55%	11
Harrisonburg	Valley	40,468	0.5	0.0	0.0	0.2	0.2	0.0	0.5	0.5	0.0	0.0	0.0	0%	17%	50%	33%	6
Henrico	Central	262,300	0.2	0.0	0.0	0.0	0.0	0.0	0.2	0.2	0.0	0.0	0.0	0%	33%	25%	42%	12
Henry	Southside	57,930	0.3	0.0	0.0	0.2	0.0	0.0	0.9	0.9	0.0	0.0	0.0	0%	13%	25%	63%	8
Highland	Valley	2,536	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0%	0%	0%	0%	0
Hopewell	Central	22,354	0.9	0.0	0.0	0.0	0.0	0.0	2.7	2.7	0.0	0.0	0.0	0%	38%	25%	38%	8
Isle of Wight	Hampton Roads	29,728	0.7	0.0	0.0	0.0	0.0	0.0	0.7	0.7	0.0	0.0	0.0	0%	20%	40%	40%	5
James City	Hampton Roads	48,102	0.2	0.0	0.2	0.0	0.0	0.2	0.0	0.0	0.2	0.0	0.0	0%	0%	50%	50%	2
King and Queen	Central	6,630	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0%	0%	0%	0%	0
King George	Eastern	16,803	0.6	0.0	0.0	0.0	0.6	0.6	0.6	0.6	0.0	0.0	0.0	0%	33%	0%	67%	3
King William	Central	13,146	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0%	0%	0%	0%	0
Lancaster	Eastern	11,567	1.7	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0%	0%	33%	67%	3
Lee	Southwest	23,589	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0%	0%	0%	0%	0
Lexington	Valley	6,867	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0%	0%	0%	0%	0
Loudoun	Northern	169,599	0.9	0.1	0.2	0.4	0.4	0.0	0.5	0.5	0.0	0.0	0.0	3%	9%	50%	34%	32
Louisa	Central	25,627	1.6	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0%	0%	50%	50%	4
Lunenburg	Southside	13,146	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0%	0%	0%	0%	0
Lynchburg	West Central	65,269	2.0	0.2	0.2	0.2	0.3	0.2	1.2	1.2	0.0	0.0	0.0	5%	5%	45%	45%	22
Madison	Central	12,520	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0%	0%	0%	0%	0
Manassas	Northern	35,135	2.3	0.3	1.4	2.3	1.4	0.0	2.0	2.0	0.0	0.0	0.0	8%	13%	25%	54%	24
Manassas Park	Northern	10,290	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0%	0%	0%	0%	0
Martinsville	Southside	15,416	2.6	0.0	0.0	1.9	0.0	0.0	0.6	0.6	0.0	0.0	0.0	0%	14%	29%	57%	7
Mathews	Hampton Roads	9,207	0.0	0.0	0.0	1.1	0.0	0.0	0.0	0.0	0.0	0.0	0.0	100%	0%	0%	0%	1
Mecklenburg	Southside	32,380	0.6	0.0	0.3	0.3	0.0	0.0	0.3	0.3	0.0	0.0	0.0	25%	0%	50%	25%	4
Middlesex	Eastern	9,932	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0%	0%	0%	0%	0
Montgomery	West Central	83,629	0.1	0.0	0.0	0.1	0.0	0.0	0.5	0.5	0.0	0.0	0.0	0%	50%	0%	50%	6
Nelson	Central	14,445	0.7	0.0	0.0	0.0	0.7	0.0	0.0	0.0	0.0	0.0	0.0	0%	0%	0%	100%	1
New Kent	Central	13,462	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0%	0%	0%	0%	0
Newport News	Hampton Roads	180,150	0.9	0.0	0.3	0.1	0.0	0.1	1.1	1.1	0.0	0.0	0.0	3%	8%	25%	65%	40
Norfolk	Hampton Roads	234,403	0.8	0.1	0.2	0.4	0.2	0.2	1.0	1.0	0.0	0.0	0.0	0%	10%	27%	61%	59
Northampton	Eastern	13,093	1.5	0.0	0.0	0.0	0.0	0.0	0.8	0.8	0.0	0.0	0.0	0%	0%	33%	67%	3
Northumberland	Eastern	12,259	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0%	0%	0%	0%	0

## Appendix: Fair Housing Complaints by Locality, 2000 through 2009

APPENDIX: Locality (City or County)	Region	Population (2000)	Fair Housing Complaints per 10,000 Population; 2000 through 2009										Total Protected Classes Alleged in Complaints	Complaint Outcomes; 2000 through 2009					Total Complaints
			Race	Religion	Sex	Familial	National	Elderlines	Disability	Cause	Conciliated	HUD Reactivation		No Cause	No Ruling				
Norton	Southwest	3,904	2.6	0.0	0.0	2.6	0.0	0.0	0.0	0.0	0.0	0.0	0%	0%	100%	0%	0%	0%	1
Nottoway	Southside	15,725	0.6	0.0	0.0	1.9	0.0	0.0	0.0	0.0	0.0	0.0	0%	50%	0%	0%	50%	4	
Orange	Central	25,881	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.4	0.4	0%	0%	0%	0%	100%	1	
Page	Valley	23,177	0.4	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.9	0.9	0%	25%	0%	25%	50%	4	
Patrick	Southside	19,407	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0%	0%	0%	0%	0%	0	
Petersburg	Central	33,740	3.0	0.0	0.3	0.0	0.0	0.0	0.0	0.0	0.6	0.6	0%	0%	0%	38%	62%	13	
Pittsylvania	Southside	61,745	0.2	0.0	0.0	0.2	0.0	0.0	0.0	0.9	0.0	0.0	0%	25%	0%	0%	75%	4	
Poquoson	Hampton Roads	11,566	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.9	0.0	0.0	0%	0%	0%	0%	100%	1	
Portsmouth	Hampton Roads	100,565	1.4	0.2	0.2	0.4	0.2	0.0	0.8	0.0	0.8	0.8	0%	8%	0%	46%	46%	26	
Powhatan	Central	22,377	0.4	0.0	0.0	0.4	0.0	0.0	0.0	0.0	0.0	0.0	0%	0%	0%	50%	50%	2	
Prince Edward	Southside	19,720	1.5	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.5	0.5	0%	0%	0%	67%	33%	3	
Prince George	Central	33,047	1.2	0.0	0.0	0.0	0.0	0.0	0.0	0.0	1.2	1.2	0%	13%	0%	25%	38%	8	
Prince William	Northern	280,813	1.0	0.0	0.2	0.1	0.3	0.0	0.4	0.5	0.4	0.4	2%	10%	2%	50%	36%	50	
Pulaski	West Central	35,127	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.3	0.3	0%	0%	0%	0%	100%	1	
Radford	West Central	15,859	0.0	0.0	1.9	0.6	0.0	0.0	0.0	0.0	1.3	1.3	0%	0%	0%	33%	67%	6	
Rappahannock	Central	6,983	2.9	0.0	0.0	1.4	0.0	0.0	0.0	0.0	1.4	1.4	0%	25%	0%	75%	0%	4	
Richmond	Eastern	8,809	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0%	0%	0%	0%	0%	0	
Richmond City	Central	197,790	4.2	0.2	1.0	1.4	0.4	0.5	0.5	0.5	4.1	4.1	2%	12%	1%	35%	51%	200	
Roanoke	West Central	85,778	2.6	0.1	0.5	0.7	0.1	0.2	0.2	0.2	1.3	1.3	5%	21%	3%	29%	42%	38	
Roanoke City	West Central	94,911	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0%	0%	0%	0%	0%	0	
Rockbridge	Valley	20,808	0.5	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0%	0%	0%	0%	100%	1	
Rockingham	Valley	67,725	0.3	0.0	0.0	0.1	0.0	0.0	0.0	0.0	0.0	0.0	0%	0%	0%	67%	33%	3	
Russell	Southwest	30,308	0.3	0.0	0.3	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0%	0%	0%	100%	0%	2	
Salem	West Central	24,747	2.0	0.4	0.8	0.4	0.0	0.4	0.0	0.4	0.4	0.4	13%	0%	0%	50%	38%	8	
Scott	Southwest	23,403	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.4	0.4	0.4	0%	0%	0%	0%	100%	2	
Shenandoah	Valley	35,075	0.0	0.0	0.3	0.6	0.0	0.0	0.0	0.0	0.3	0.3	0%	25%	0%	50%	25%	4	
Smyth	Southwest	33,081	0.3	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.9	0.9	0%	25%	0%	50%	0%	4	
Southampton	Southside	17,482	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0%	0%	0%	0%	0%	0	
Spotsylvania	Northern	90,395	0.3	0.0	0.0	0.3	0.2	0.0	0.0	0.0	0.0	0.0	0%	0%	0%	40%	60%	5	
Stafford	Northern	92,446	1.1	0.1	0.1	0.3	0.5	0.1	0.4	0.1	0.4	0.4	0%	0%	0%	50%	50%	18	
Staunton	Valley	23,853	1.3	0.0	0.0	0.4	0.0	0.0	0.0	0.0	0.4	0.4	0%	20%	0%	20%	60%	5	
Suffolk	Hampton Roads	63,677	0.6	0.2	0.3	0.3	0.2	0.0	0.0	0.0	0.6	0.6	0%	10%	0%	40%	50%	10	
Surry	Hampton Roads	6,829	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0%	0%	0%	0%	0%	0	
Sussex	Central	12,504	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0%	0%	0%	0%	0%	0	
Tazewell	Southwest	44,598	0.0	0.0	0.2	0.0	0.0	0.0	0.0	0.0	1.1	1.1	0%	0%	0%	40%	60%	5	
Virginia Beach	Hampton Roads	425,257	0.6	0.0	0.2	0.4	0.2	0.0	0.0	0.0	0.7	0.7	3%	12%	1%	36%	48%	73	
Warren	Northern	31,584	0.3	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.9	0.9	25%	25%	25%	0%	25%	4	
Washington	Southwest	51,103	0.6	0.2	0.4	0.0	0.0	0.2	0.0	0.0	0.2	0.2	0%	0%	0%	40%	40%	5	
Waynesboro	Valley	19,520	1.0	0.5	0.0	1.5	1.0	0.5	2.6	0.5	2.6	2.6	0%	36%	0%	27%	36%	11	
Westmoreland	Eastern	16,718	1.2	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0%	0%	0%	50%	50%	2	
Williamsburg	Hampton Roads	11,998	7.5	0.0	0.8	2.5	1.7	0.8	5.8	0.8	1.3	1.3	11%	16%	5%	32%	37%	19	
Winchester	Valley	23,585	1.3	0.0	0.4	0.0	0.4	0.0	0.0	0.0	1.3	1.3	0%	25%	0%	13%	63%	8	
Wise	Southwest	40,123	0.0	0.0	0.2	0.5	0.0	0.0	0.0	0.0	0.5	0.5	0%	20%	0%	40%	40%	5	
Wythe	Southwest	27,599	1.4	0.0	0.7	0.4	0.0	0.0	0.0	0.0	0.7	0.7	14%	14%	0%	43%	29%	7	
York	Hampton Roads	56,297	0.0	0.0	0.2	0.2	0.0	0.0	0.0	0.0	0.4	0.4	0%	0%	0%	50%	50%	4	
Locality Not Given	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	0%	13%	0%	39%	48%	23	
Virginia	Statewide	7,078,515	0.8	0.1	0.2	0.3	0.2	0.1	0.7	0.1	0.7	0.7	3%	12%	1%	36%	48%	1,336	

# Housing Opportunities Made Equal

Housing Opportunities Made Equal (HOME) works to make equal access to housing a reality. HOME does not build houses. HOME builds equal access to housing choices, and HOME builds the skills and knowledge of people. These activities are carried out by HOME's three Centers. All of the Centers work to help achieve HOME's seven stepping stones to housing equality:

- Eliminate racial and ethnic disparities in homeownership
- Eliminate housing discrimination and unfair practices
- Decrease concentrations of poverty
- Lower the rate of mortgage default
- Work to desegregate housing patterns
- Help more people become homeowners
- Increase the availability of affordable housing
- Protection of consumer housing rights

HOME has been fighting for change and making a difference on every level since its founding. HOME's victory in the U.S. Supreme Court made it possible for discrimination victims throughout the country to effectively challenge illegal practices; HOME is a leader in Virginia in developing policy solutions that support equal access to housing; and perhaps most important of all, thousands of families have seen their lives improved as a result of the help HOME has been able to give them.

Who do we want to be? Why does HOME's work matter? It matters because all of us believe in justice, and in ensuring everyone an equal chance. The barriers to equal opportunity are complex, and they are not going away unless we continue to act.





Report prepared by:  
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2010

HOME Research Initiatives  
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