

DRAFT

Assessment of Fair Housing

PUBLIC HEARING

AUGUST 9, 2016

CITY COUNCIL CHAMBERS



A Joint Project between the
City of Harrisonburg and
Harrisonburg Redevelopment
& Housing Authority

Fair Housing is the right to choose housing free from unlawful discrimination

- Federal, state, and local laws protect people from discrimination in housing transactions such as rentals, sales, mortgage lending, and insurance

An **Assessment of Fair Housing** is an analysis of fair housing data, an assessment of fair housing issues and contributing factors, and an identification of fair housing priorities and goals

The AFH is required because:

- The City receives Community Development Block Grant (CDBG) funds from HUD
- HRHA receives Housing Choice Voucher funds and McKinney-Vento funds from HUD
- The new AFH regulation requires both the City and HRHA to receive HUD acceptance of its Joint AFH before their five-year plans can be submitted

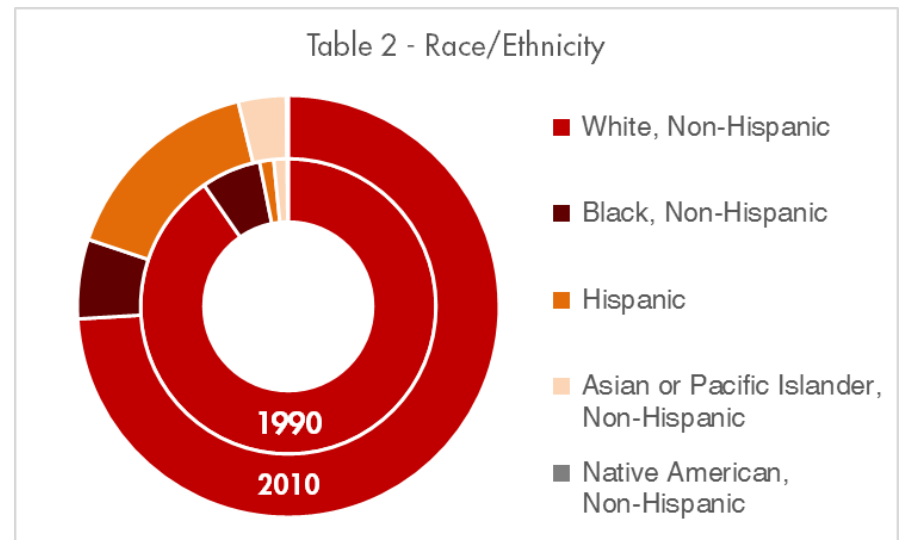
As recipients of HUD funds, the City and HRHA are legally obligated to **Affirmatively Further Fair Housing**:

- They must work to stop housing discrimination, and
- They must work to de-segregate and integrate racially concentrated areas of poverty in Harrisonburg

Summary of Demographic Trends

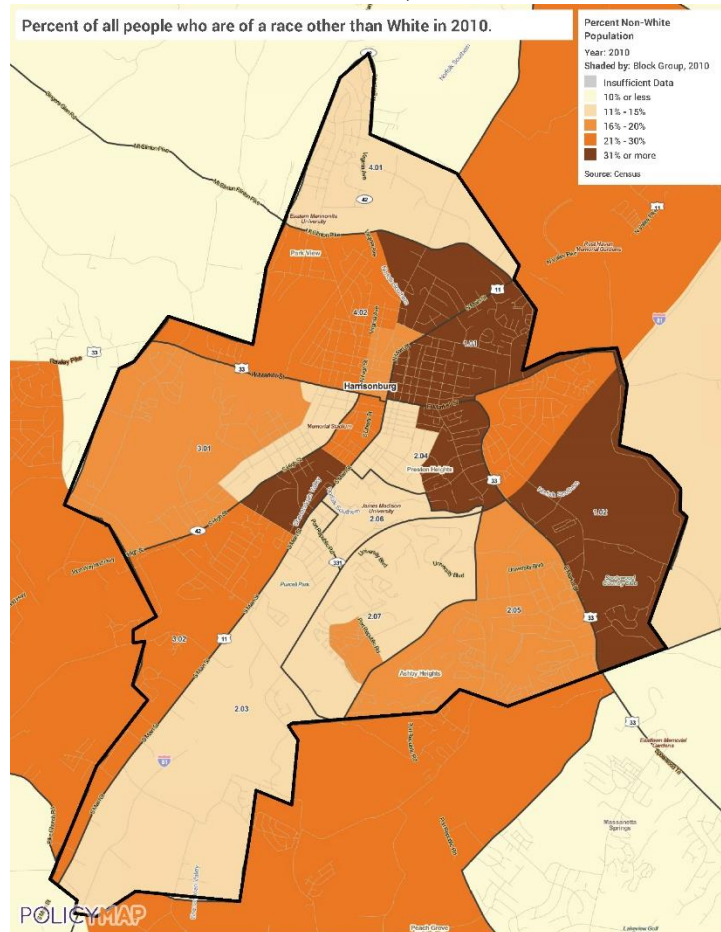
Harrisonburg is becoming more diverse

- Population increased 57% from 1990 to 2010
- Non-White population grew from 10% to 28%
 - Hispanics grew from 2% to 16%
- Foreign-born population grew from 2.4% to almost 15%
 - Residents with limited English proficiency have increased from 1.8% to 10.9%, most of whom speak Spanish

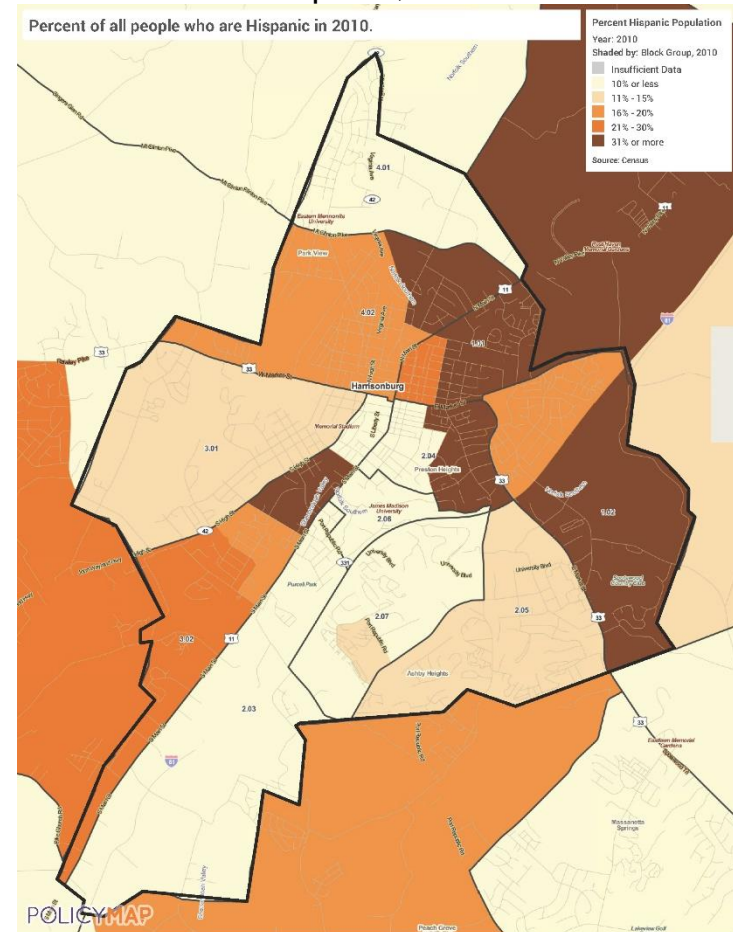


More racial and ethnic minorities live in eastern City neighborhoods

Non-White, 2010

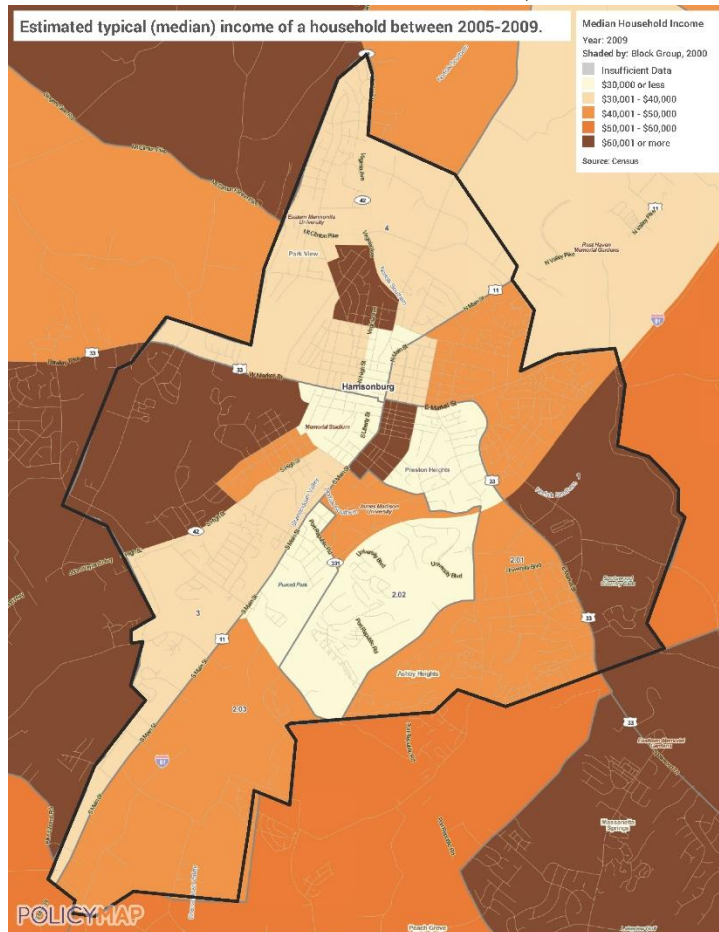


Hispanic, 2010

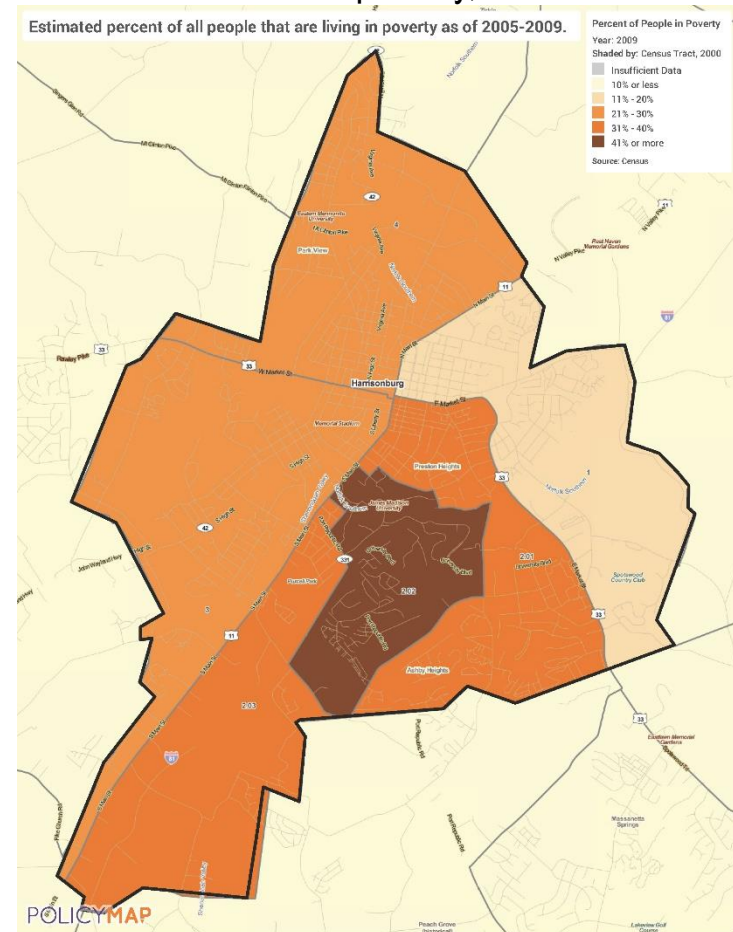


Median income is low surrounding downtown and JMU, but high in the cores of those areas

Median household income, 2009

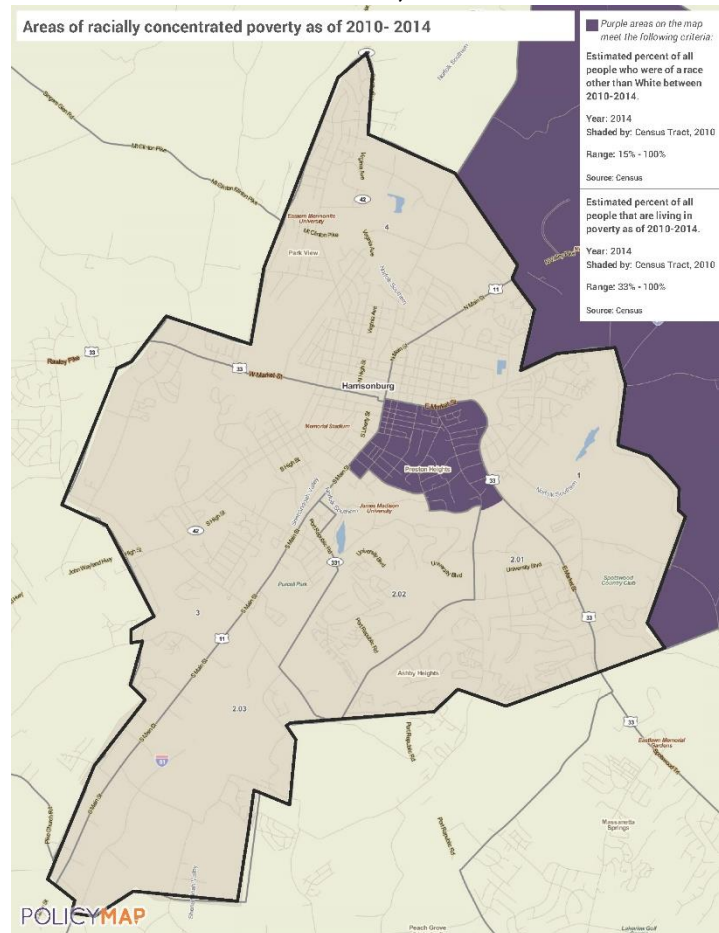


Percent in poverty, 2009



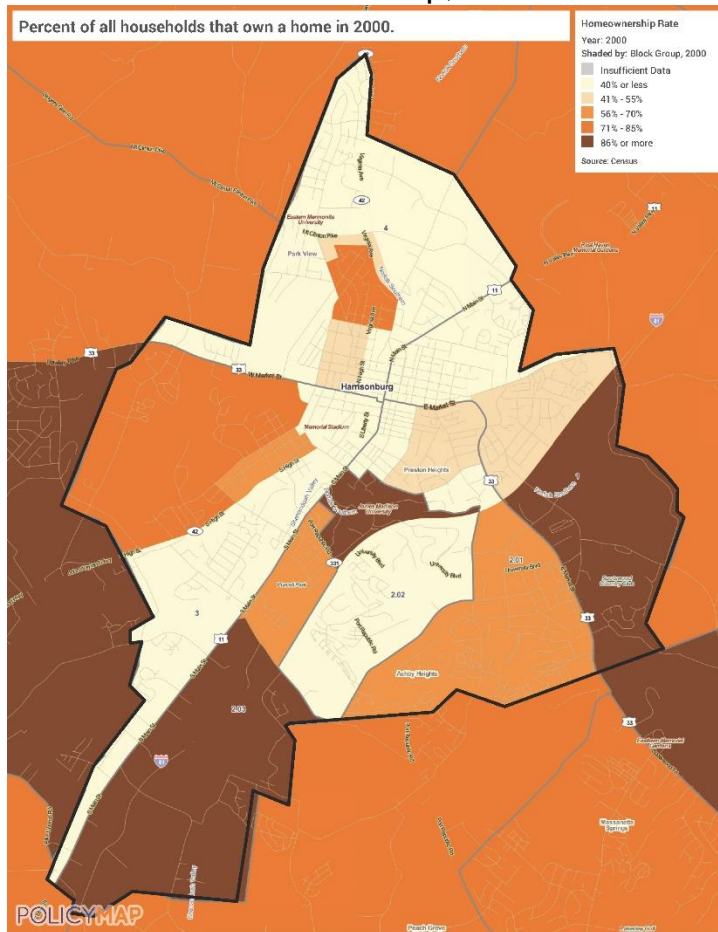
RCAPs (racially concentrated areas of poverty) found in eastern neighborhoods

R/ECAPs, 2014

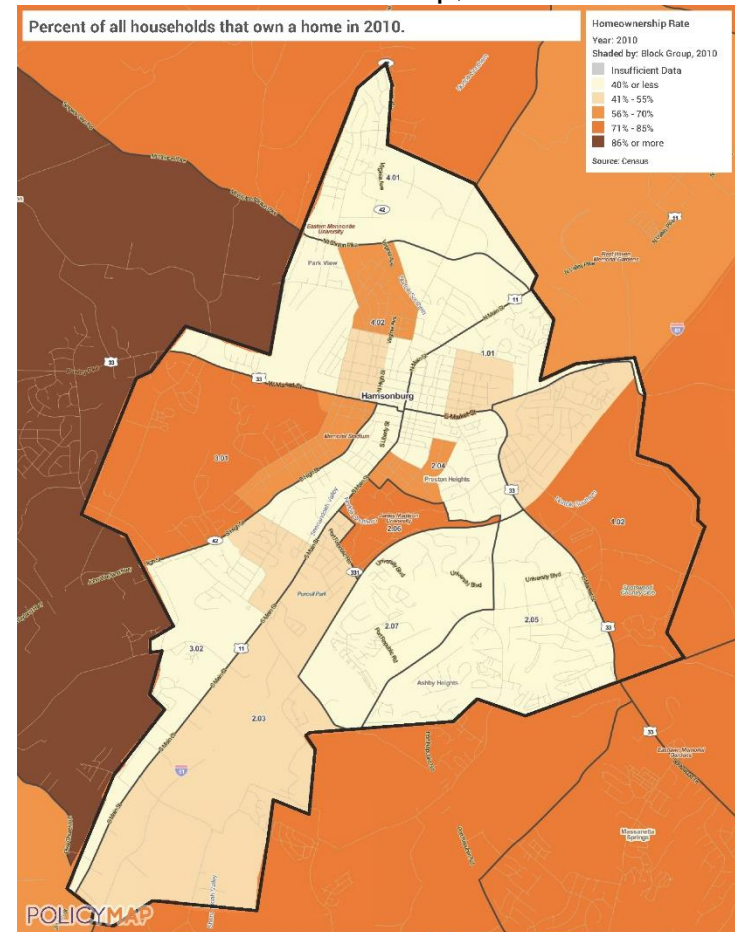


Homeownership is higher outside the City, and slightly declining Citywide at around 37% since 2000

Homeownership, 2000

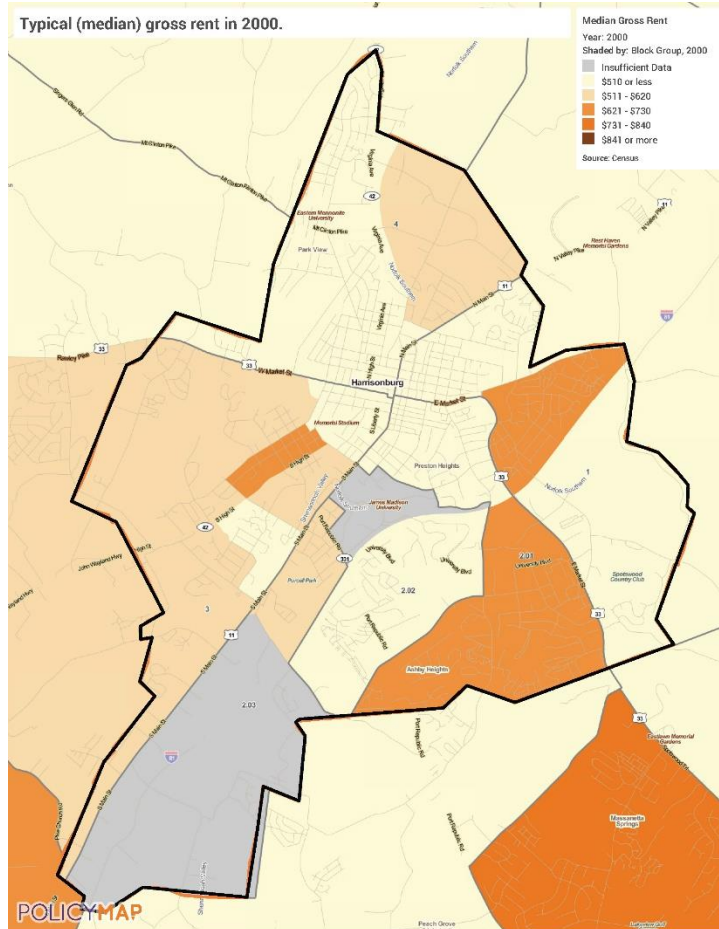


Homeownership, 2010

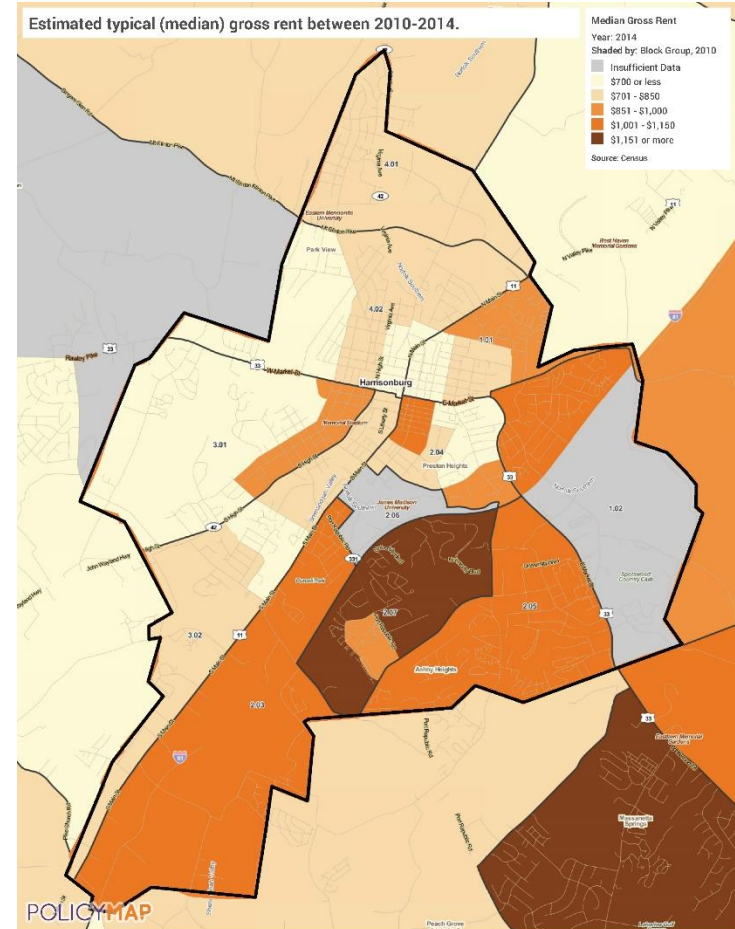


Median gross rent increased 27% since 2000 (inflation-adjusted)

Median Gross Rent, 2000



Median Gross Rent, 2014



Persons with Disabilities

- Approximately 5.5% of general public has a disability
 - Over 21% of HCV and HRHA tenants have a disability
- People with disabilities are more common in neighborhoods with high concentrations of racial minorities or poverty
- Persons with disabilities rely more heavily on public transit, and tend to have lower incomes

Contributing Factors to Fair Housing

Issue:	Segregation / Integration
Contributing Factor:	Location and type of affordable housing
Priority:	HIGH
Trends:	<ul style="list-style-type: none">▪ CT 2.04 and surrounding area are most segregated neighborhoods with most affordable housing▪ About half of HRHA's vouchers are used outside of City where housing costs are lower
Effect:	Restricted housing choice for protected classes

Issue:	Segregation / Integration
Contributing Factor:	Community opposition
Priority:	MEDIUM
Trends:	HRHA's proposed development in northeast area of City
Effect:	HRHA moved development site to Downtown (Commerce Village)

Issue:	Segregation / Integration
Contributing Factor:	Lack of private investment in specific neighborhoods
Priority:	LOW
Trends:	<ul style="list-style-type: none">▪ Most private investment in areas around JMU▪ Other neighborhoods with need
Effect:	Less private investment in LMI neighborhoods

Issue:	Disparities in Access to Opportunity
Contributing Factor:	Availability, type, frequency and reliability of public transportation
Priority:	HIGH
Trends:	<ul style="list-style-type: none">■ Public transportation service tied heavily to JMU■ Inadequate service to some major employers and critical community amenities (post office)
Effect:	<ul style="list-style-type: none">■ Mismatched transit service with needs of LMI residents / neighborhoods■ Limits employment and housing options to existing service area

Issue:	Disparities in Access to Opportunity
Contributing Factor:	Location of employers
Priority:	HIGH
Trends:	Numerous employers are located outside the City, or in the City but outside transit service area
Effect:	Limits employment to existing service area

Issue:	Disparities in Access to Opportunity
Contributing Factor:	Availability of affordable units in a range of sizes
Priority:	MEDIUM
Trends:	<ul style="list-style-type: none">■ Large families (5+) and non-families (single persons) have more housing problems■ HRHA's waiting list is 65% families with children■ Single-person households have highest severe cost burden (paying >50% of income for housing)
Effect:	Mismatched housing, overcrowding

Issue:	Disabilities and Access
Contributing Factor:	Inaccessible sidewalks, pedestrian crossings, other infrastructure
Priority:	LOW
Trends:	Many areas lacking accessible curb cuts, sidewalks, APS signals
Effect:	Limits accessibility and mobility for persons with disabilities

Issue:	Disparities in Access to Opportunity
Contributing Factor:	Availability of accessible, affordable units in a range of sizes
Priority:	MEDIUM
Trends:	Difficult to find a home (to rent or buy) that is accessible or easily modified
Effect:	Severely limited housing options for living independently

Issue:	Fair Housing Enforcement, Outreach Capacity and Resources
Contributing Factor:	Lack of resources for fair housing agencies and organizations
Priority:	HIGH
Trends:	Decreasing federal funding for activities
Effect:	<ul style="list-style-type: none">▪ Fewer opportunities for educating public on fair housing laws, rights and responsibilities▪ Fewer resources for enforcing fair housing laws, filing discrimination complaints

Goals, Metrics & Milestones

Goal:	Expand housing choice and access to opportunity
Contributing Factors:	<ul style="list-style-type: none">▪ Location and type of affordable housing▪ Availability of affordable units in range of sizes▪ Lack of affordable, accessible housing in range of unit sizes
Metrics & Milestone:	<ul style="list-style-type: none">▪ Monitor list of developments with expiring subsidies (2016)▪ Utilize incentives to increase affordable housing supply in higher opportunity areas (2017)▪ Recruit more landlords in higher opportunity areas to the Housing Choice Voucher program (2017)

Goal:	Increase homeownership among LMI households and protected classes
Contributing Factors:	<ul style="list-style-type: none">▪ Location and type of affordable housing▪ Availability of affordable units in range of sizes▪ Lack of affordable, accessible housing in range of unit sizes
Metrics & Milestone:	<ul style="list-style-type: none">▪ Provide homebuyer education and financial literacy workshops (by 2019)▪ Create a framework for providing downpayment assistance to first time homebuyers (by 2021)

Goal:	Improve public transit for LMI and persons with disabilities
Contributing Factors:	<ul style="list-style-type: none">▪ Availability, type, frequency, reliability of public transit▪ Location of employers▪ Access to transportation for persons with disabilities
Metrics & Milestone:	<ul style="list-style-type: none">▪ Identify key community assets and major employers not served by public transit (2017)▪ Adjust transit routes and schedules to provide improved access to these locations (2019-2021)

Goal:	Strengthen discrimination investigation, enforcement and operations
Contributing Factors:	<ul style="list-style-type: none">▪ Lack of resources for fair housing agencies and organizations
Metrics & Milestone:	<ul style="list-style-type: none">▪ Annually train staff to refer housing discrimination complaints▪ Conduct four-factor analysis and prepare Language Access Plan (by 2017)▪ Contract with HUD-certified organization to conduct paired real estate testing (by 2018)

Goal:	Increase level of fair housing knowledge and understanding among housing developers, real estate professionals, elected officials and the general public
Contributing Factors:	Community opposition
Metrics & Milestone:	<ul style="list-style-type: none">▪ Develop webpage for fair housing resources (2017)▪ Annually sponsor fair housing training for elected officials, appointed boards/commissions, department staff▪ Annually partner with local stakeholders to host a Fair Housing Forum

Accountability

Regional AFH

- Submitted to HUD by October 4, 2016 for a 60-day review period
- HUD must “accept” it before the City can submit its Consolidated Plan and HRHA submit its Five-Year Agency Plan
- Annual Plans must incorporate goals, metrics and milestones from AFH
- Annual performance reports will include progress achieved

Next Steps

Schedule for Completion & Submission

- Today begins 45-day public inspection and comment period for AFH
- Final Public Hearing on Sept 27 for City Council and HRHA Board of Directors to take up AFH for consideration and action
- Approved AFH scheduled to be submitted on Sept 30, including comments received and responses provided

Comments to:

City of Harrisonburg

Kristin McCombe

kristin.mccombe@harrisonburgva.gov

Harrisonburg Redevelopment & Housing Authority

Michael Wong

wongway@harrisonburgrha.com