

Analysis of Impediments to Fair Housing Choice

Context and Introduction into Summary Findings

Prepared for City-County Homeless Issues Committee | June 3, 2019

Analysis of Impediments to Fair Housing Choice

- Requirement of Participating/Entitlement Jurisdictions through the Consolidated Plan process
 - As a condition of receiving Federal CDBG/HOME funds, the City must certify that it will *affirmatively further fair housing*
 - Affirmatively Furthering Fair Housing is certified by
 - Conducting an Analysis of Impediments to Fair Housing Choice
 - Taking appropriate actions to overcome the effects of impediments identified in the Analysis of Impediments
 - Maintaining records reflecting the analysis and actions
- Affirmatively Furthering Fair Housing is a legal obligation
- AI is meant to be a practical document that identifies impediments to fair housing choice and creates systemic plan to remove them

Other Fair Housing & Equity Documents



Analysis of
Impediments to
Fair Housing
(2013 & 2019)



Race to Equity
Report
(2013)



1st Biennial Housing
Needs Assessment
& Strategies
(2014 & 2016)



Imagine Madison
(2017)



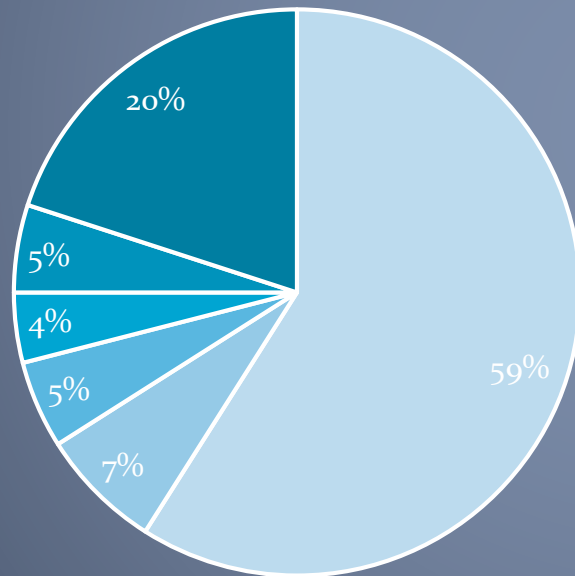
Community Engagement

- Imagine Madison
- Stakeholder/Partner Survey
- Resident/Community Survey
- Focus Groups
- Bean Poll Events

What is the most significant barrier to people finding and maintaining housing?

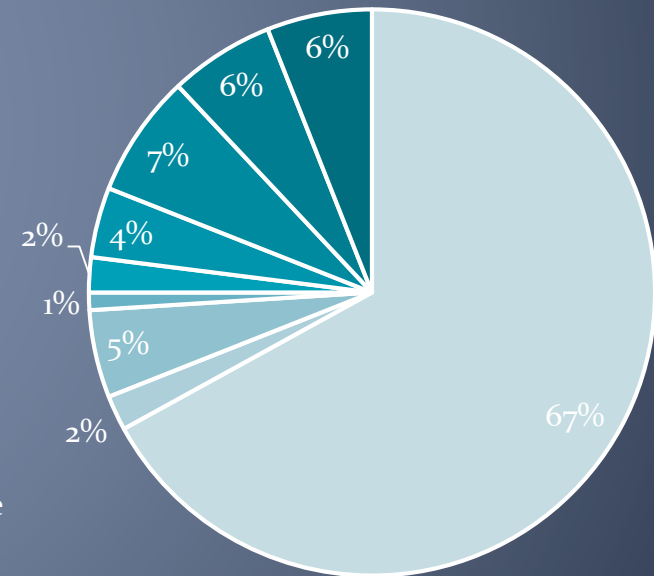
Community Survey Results

- Housing costs
- Home purchase price
- Housing discrimination
- Finding vacant units
- Lack of steady income
- Other



Partner Survey Results

- Housing cost
- Home purchase price
- Credit scores
- Money for utilities & rent deposits
- Housing discrimination
- Finding vacant units
- Lack of steady income
- Lack of supportive services



Sample of other questions:

- What is the most significant barrier to finding housing in your area of choice in Madison and Dane County?
- What housing programs and activities for renters, homeowners/prospective homebuyers are most needed in your community?
- What are the most urgent priorities for people experiencing or at risk of becoming homeless in our community?

Additional Input/Approval Process

Date	Time	Committee
April 25 th	4pm	Housing Strategy Committee (Discussion Item)
May 6 th		Racial Equity and Social Justice Initiative Analysis Begins
May 9 th	5pm	Equal Opportunities Commission (Discussion Item)
May 15 th	Noon	Resolution Due to Legistar
May 21 st	6pm	Common Council (Introduction/Referral)
May 23 rd	4pm	Housing Strategy Committee
June 3 rd	6:30pm	City/County Homeless Issues Committee (Discussion Item)
June 6 th	5pm	CDBG Committee (Discussion Item)
June 10 th	5:30pm	Plan Commission
June 13 th	5pm	Equal Opportunities Commission
June 13 th	5pm	CDA Board
June 27 th	4pm	Housing Strategy Committee
July 8 th	4:30pm	Finance Committee
July 11 th	5pm	CDBG Committee (Final Approval)
July 16 th	6pm	Common Council (Final Approval)

Strategies & Actions to Overcome Impediments to Fair Housing

- 41 Impediments Identified
- 9 Impediment Areas
 - Race & Ethnicity
 - Age
 - Disability
 - Income & Affordability
 - Housing Stock
 - Lending
 - Education
 - Public Sector
 - Legislative
- Many Strategies & Actions Shared with 2013 AI, Biennial Housing Report, White House Housing Development Toolkit, and/or Imagine Madison

Strategies & Actions to Overcome Impediments to Fair Housing

- 4 Areas of Implementation
 - Development and Planning
 - Programmatic
 - Strategy
 - Lobbying
- 8 Agencies Identified for Implementation
 - Community Development
 - Planning
 - Zoning
 - Civil Rights
 - Economic Development
 - CDA
 - Metro
 - Building Inspection
- Common Council Identified for Strategies Recommending Ordinance Review

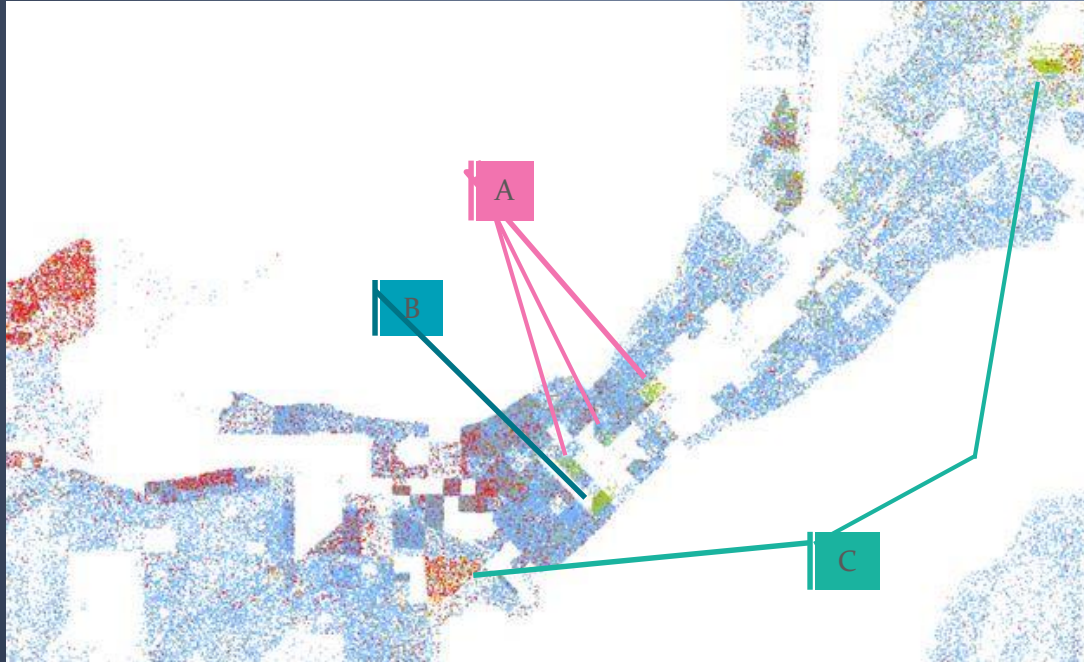
Fair Housing

Effect in the Present

Racial Dot Map



Racial Dot Map – A Closer Look

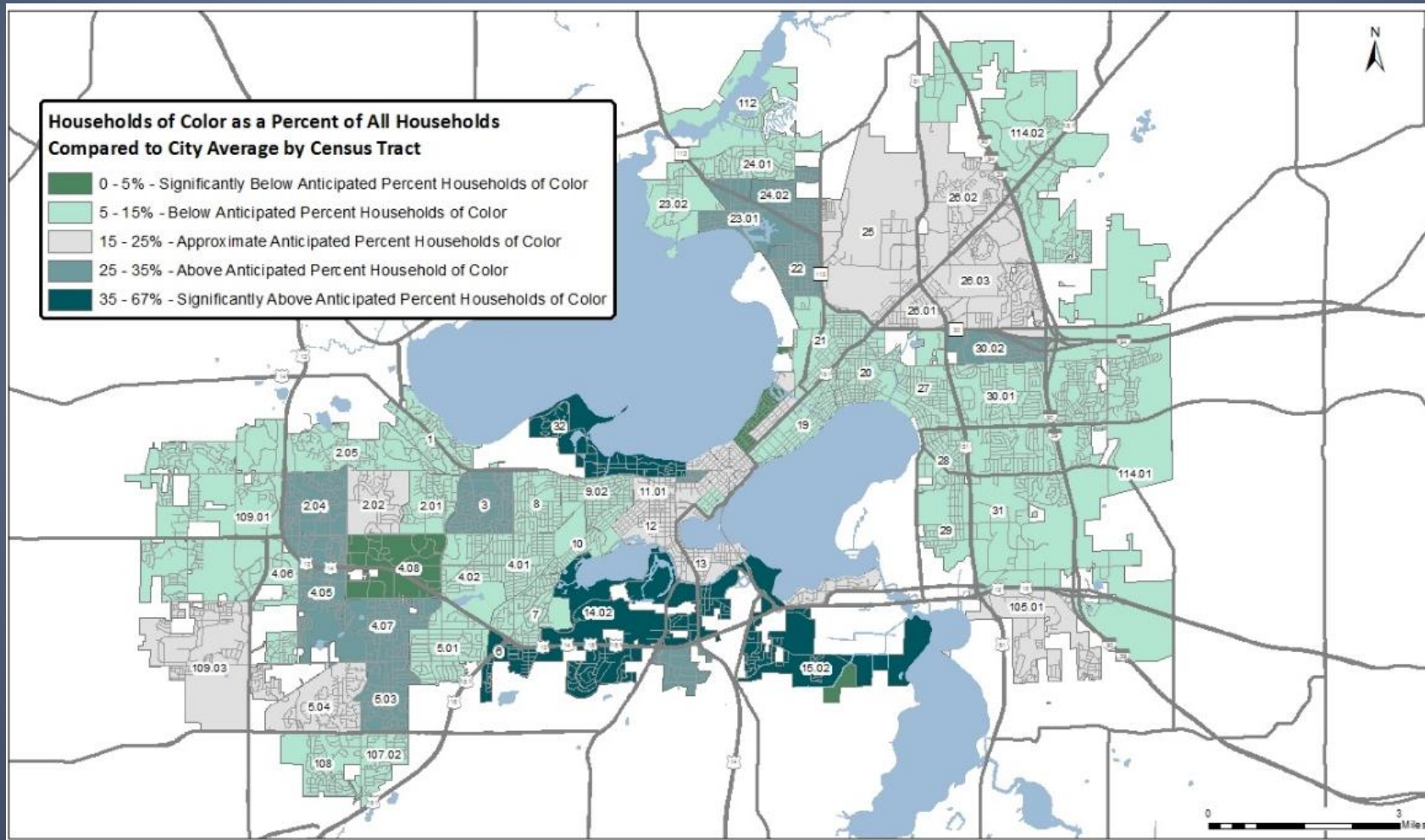


A. Homeless Services & Shelter

B. Dane County Jail

C. Bayview Foundation / City of Madison Public Housing

Integration in Contrast

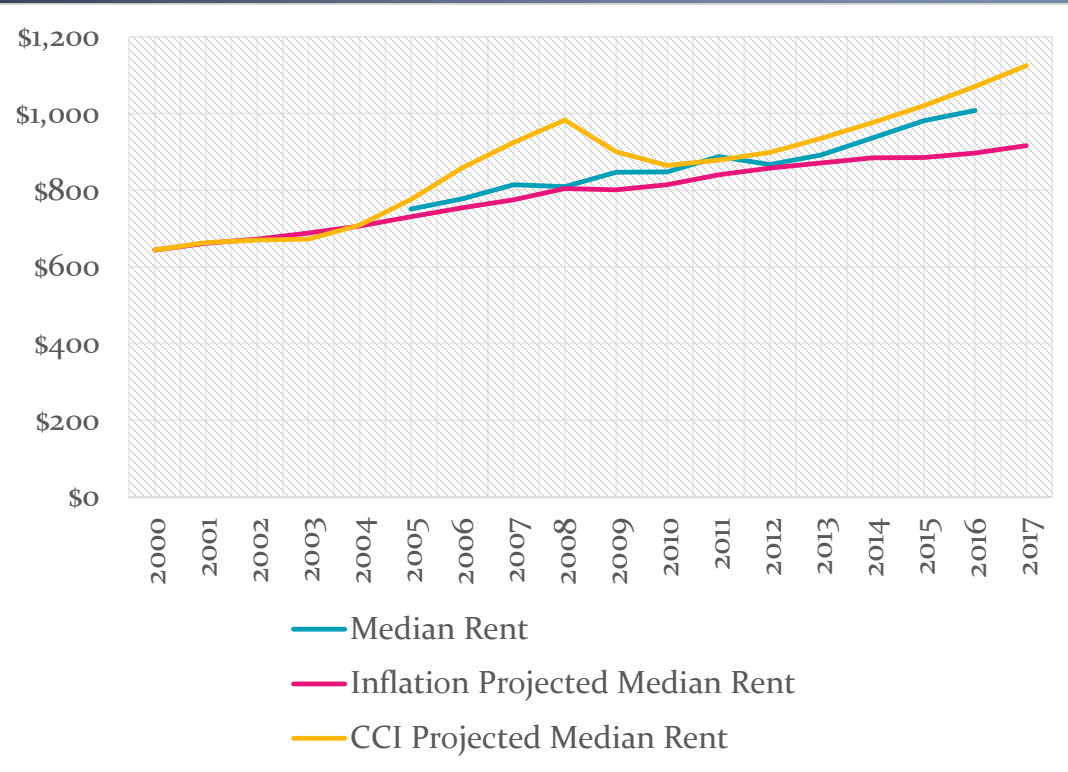


Rental

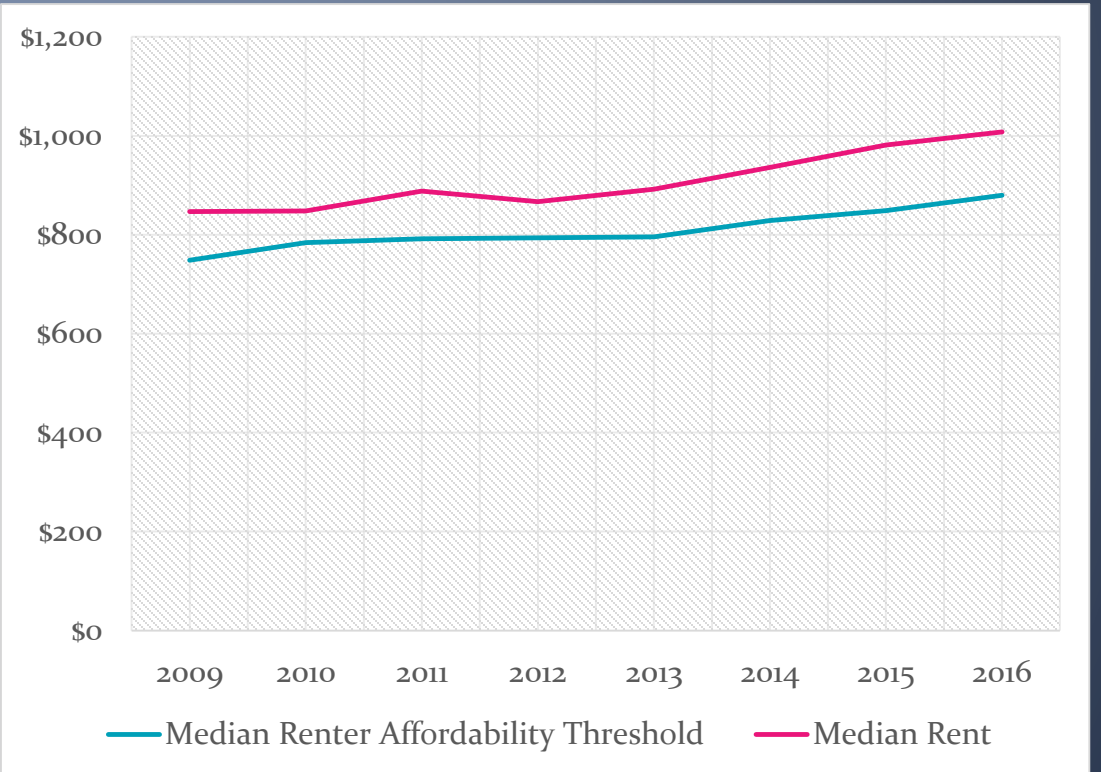
Obstacles and Opportunities

Obstacles in the Rental Market

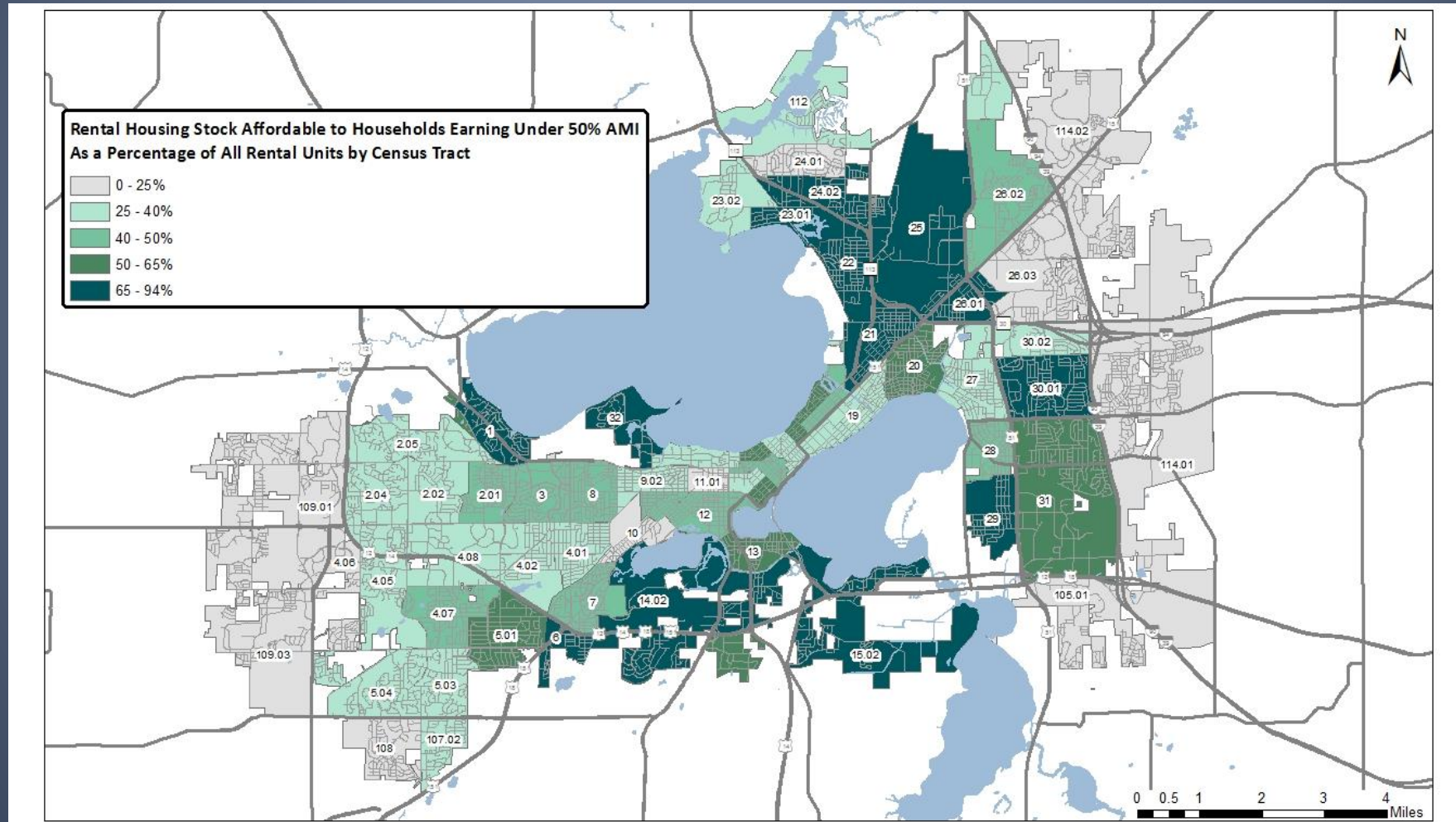
Median Rent Projections



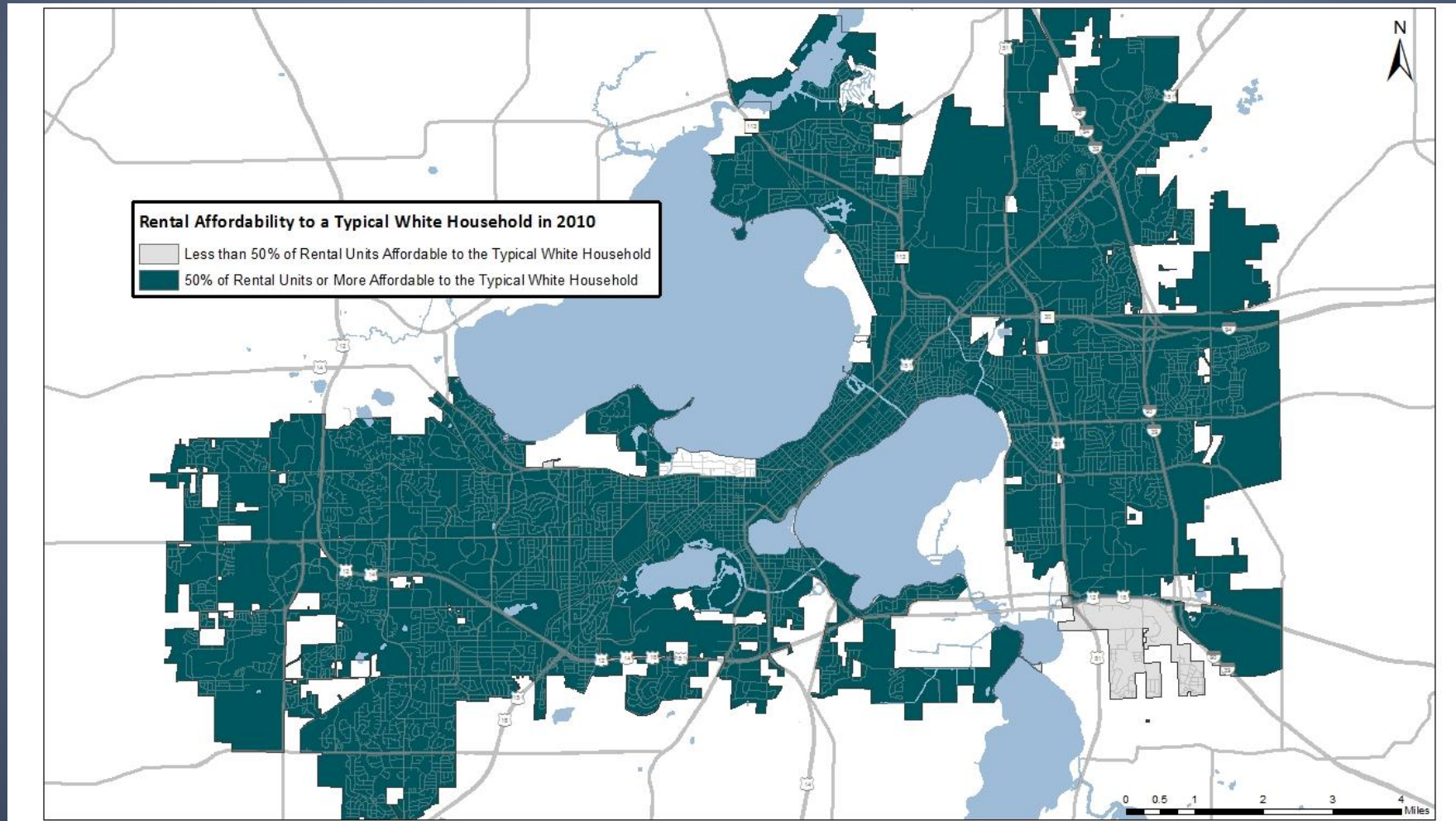
Median Renter Affordability



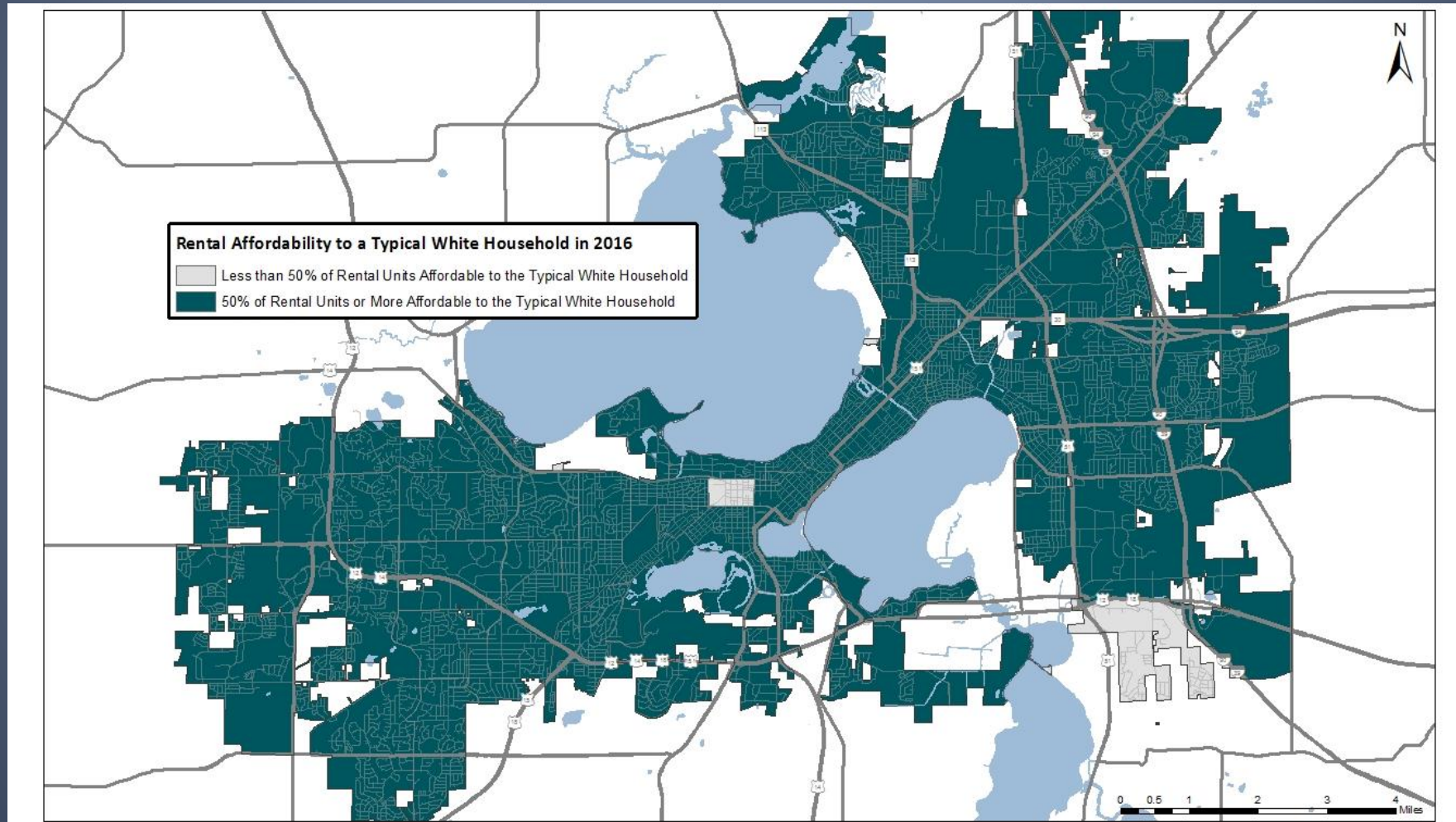
Segregation of Opportunity



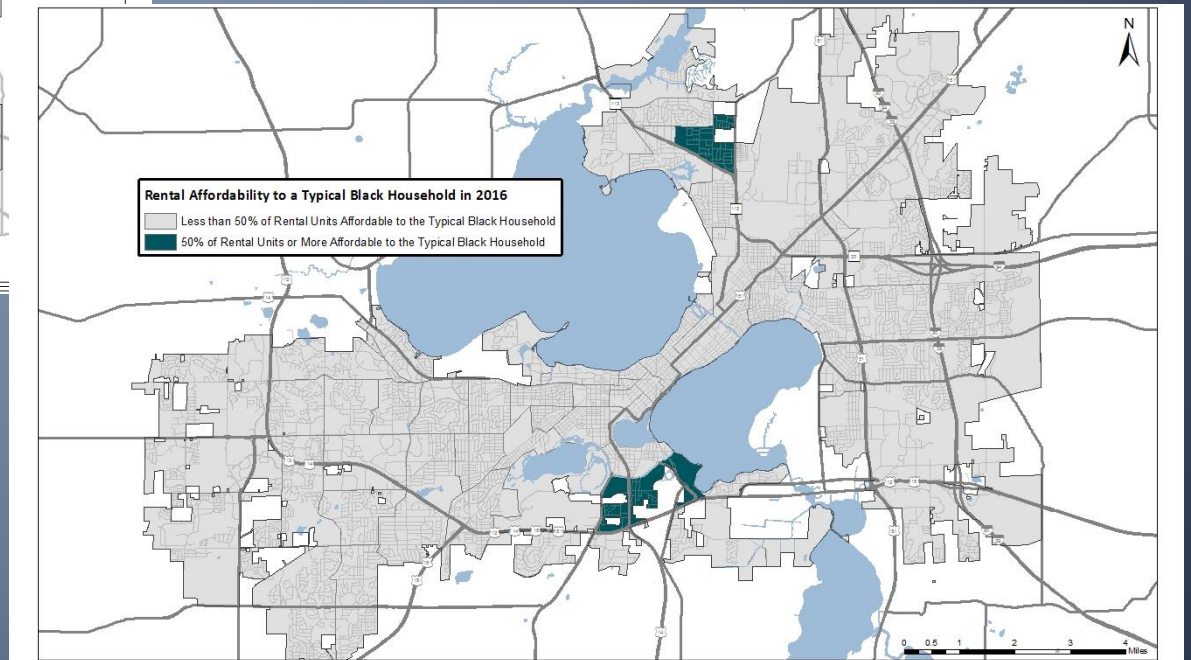
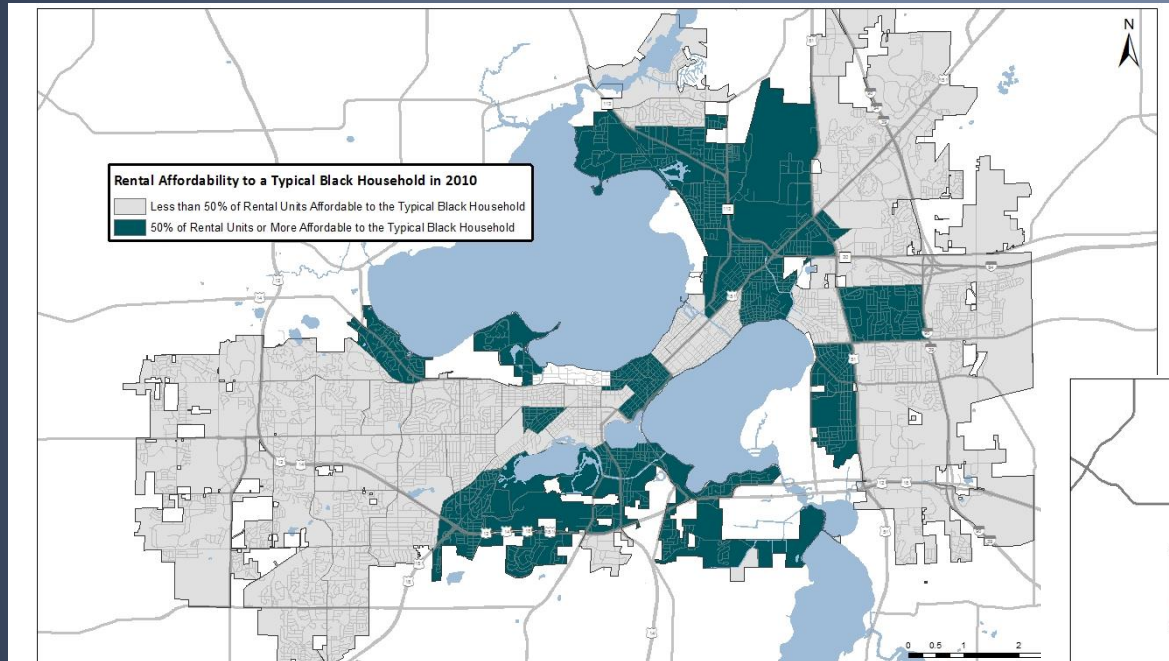
Racial Segregation of Opportunity



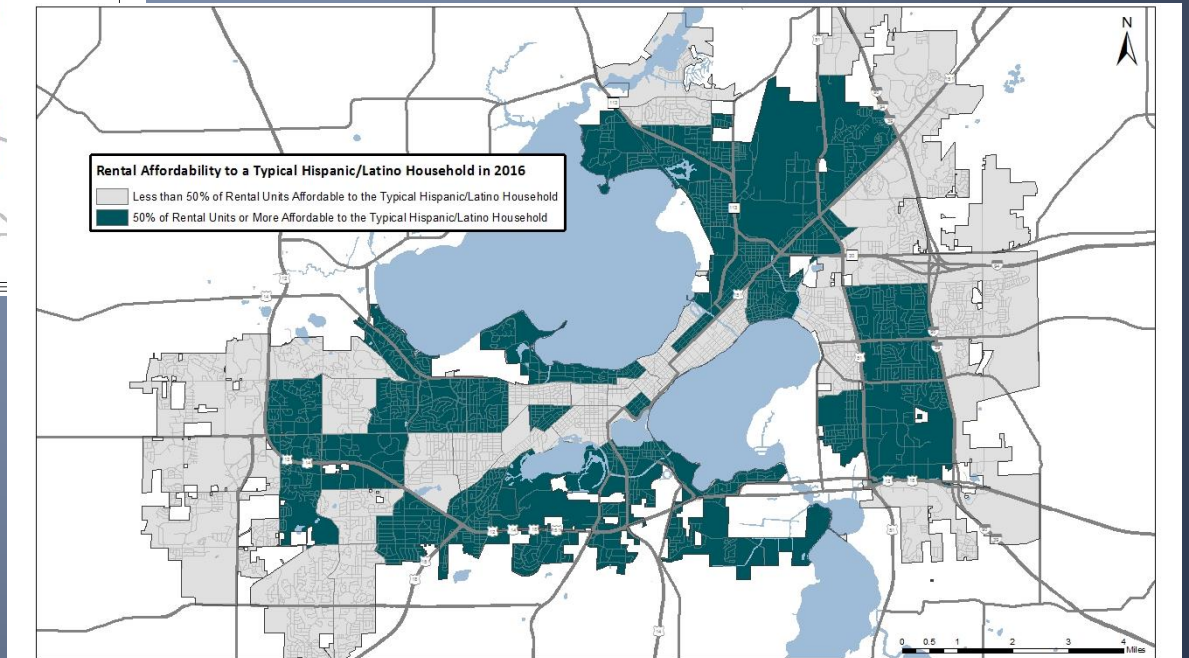
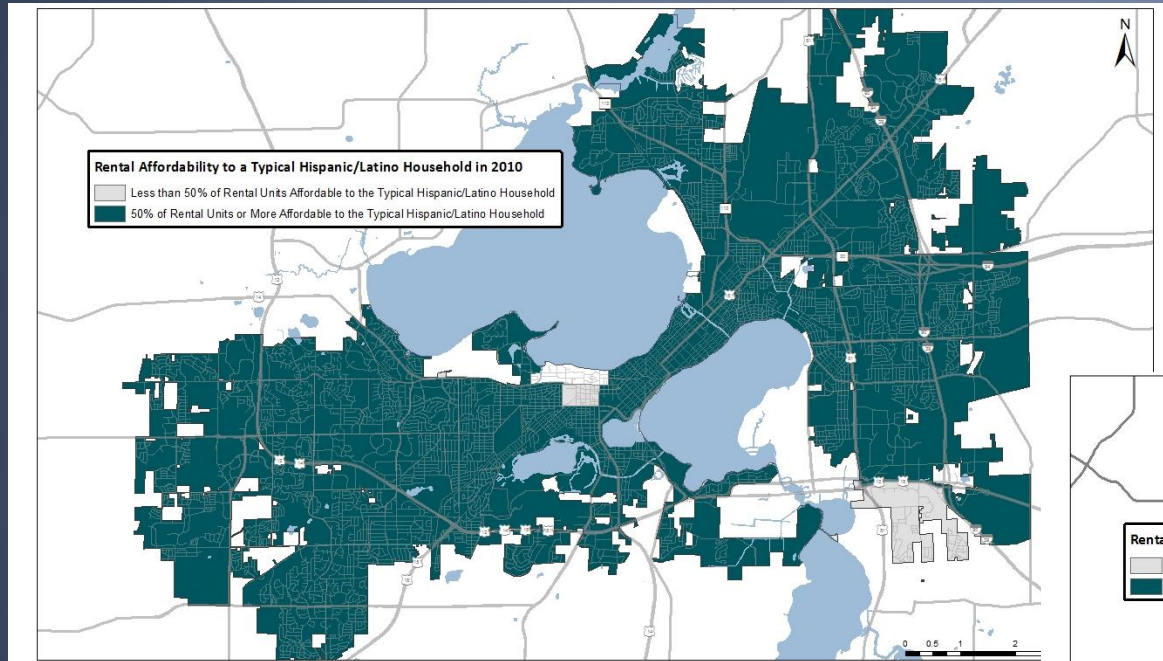
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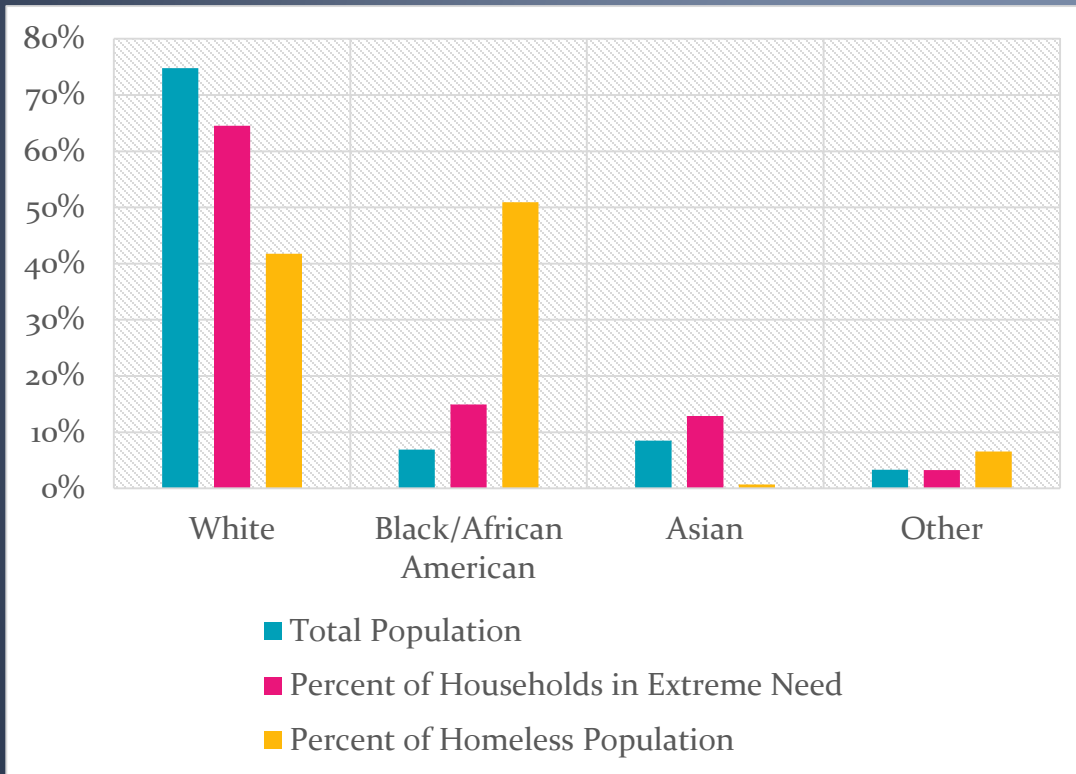


Alternate Forms of Shelter

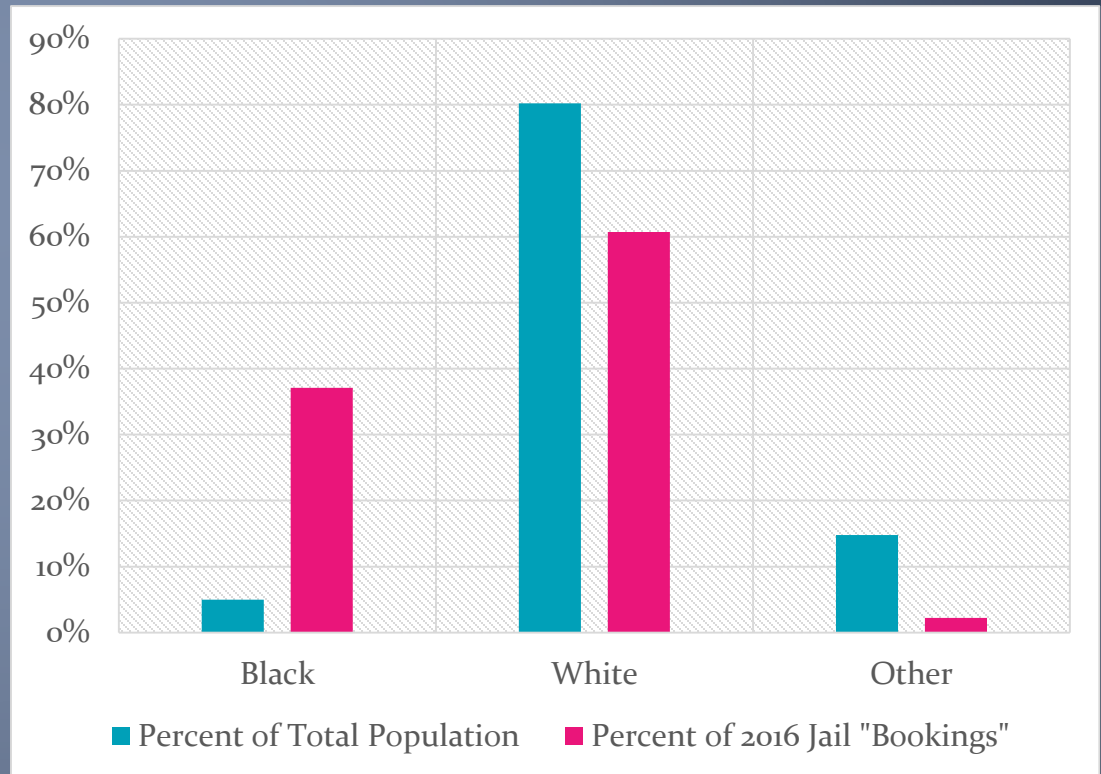
Obstacles and Opportunities

Homelessness and the Carceral System

Percentage of Homeless Population



Dane County Jail Bookings by Race/Ethnicity



Strategies & Actions to Overcome Impediments to Fair Housing

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Program Action Items

- Explore opportunities for expansion of tenant protections and support.
- Review ordinances that disproportionately criminalize homeless individuals.
- Remove barriers to filing of housing discrimination complaints on City websites.

Lobbying Actions

- Advocate for 30-day required Notices to Cure or Quit, as well as general tenant-protections in landlord-tenant law.
- Advocate for increased statewide minimum-wage and local control for localized minimum wages.
- Advocate for “ban the box” legislation to further employment and housing protections to formerly-incarcerated individuals.
- Advocate for increased authorization to conduct regular housing inspections, landlord certifications.

Questions:

- Linette Rhodes, Interim Community Development Supervisor
lrhodes@cityofmadison.com
- Matt Wachter, Real Estate Manager,
mwachter@cityofmadison.com

Drafts of the [summary](#) document and [complete report](#) of the Analysis of Impediments have been uploaded to CDD's website at www.cityofmadison.com/cdbg under *What's New on the Site?*