

Analysis of Impediments to Fair Housing Choice

FINDINGS SNAPSHOT

What is an Analysis of Impediments?

A requirement by HUD as a condition of receiving federal housing funds, block grants, and CDA housing assistance.

Identifies practices and circumstances that impede housing opportunities for residents under any protected class status.

Requires the city to affirmatively further fair housing by ensuring meaningful actions are proactively taken to overcome patterns of segregation, promote fair housing choice, eliminate disparities in opportunities, and foster inclusive communities that are free from discrimination.

Population

258,366

population of Madison

+12,332 from prior 2019 AI

1.7%

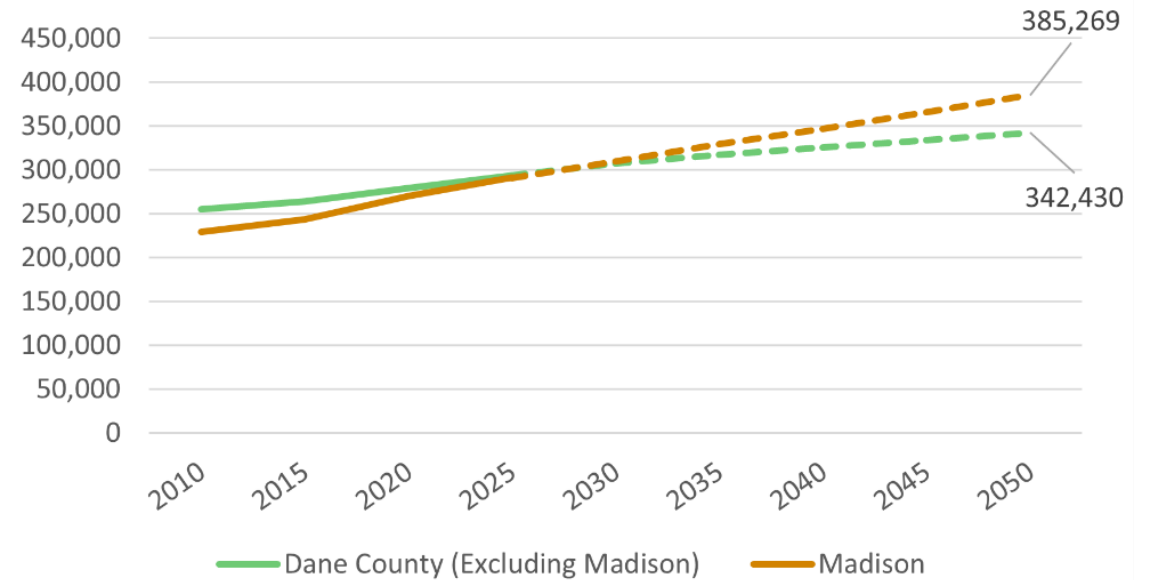
projected annual
average growth rate

2020 to 2050

48%

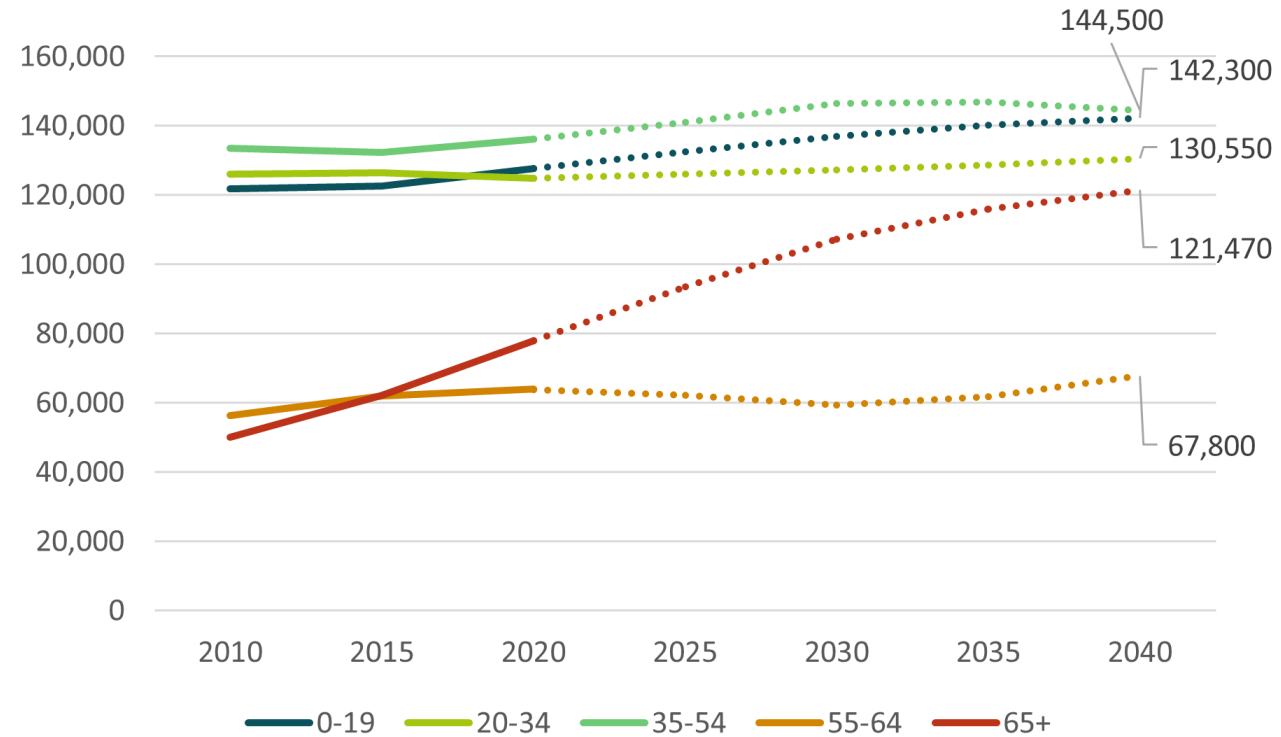
of Dane County's total
population

Population Projections – Dane County & Madison



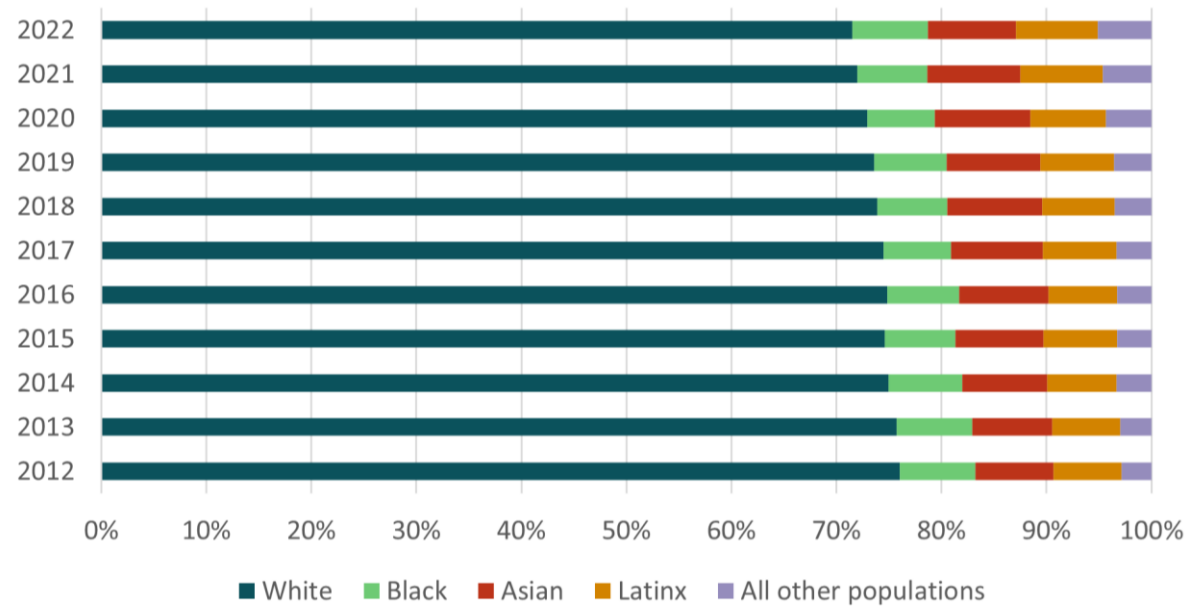
Age Projections

Population Projections by Age Group – Dane County



Race & Ethnicity Changes

Race & Ethnicity Distribution, 2012-2022

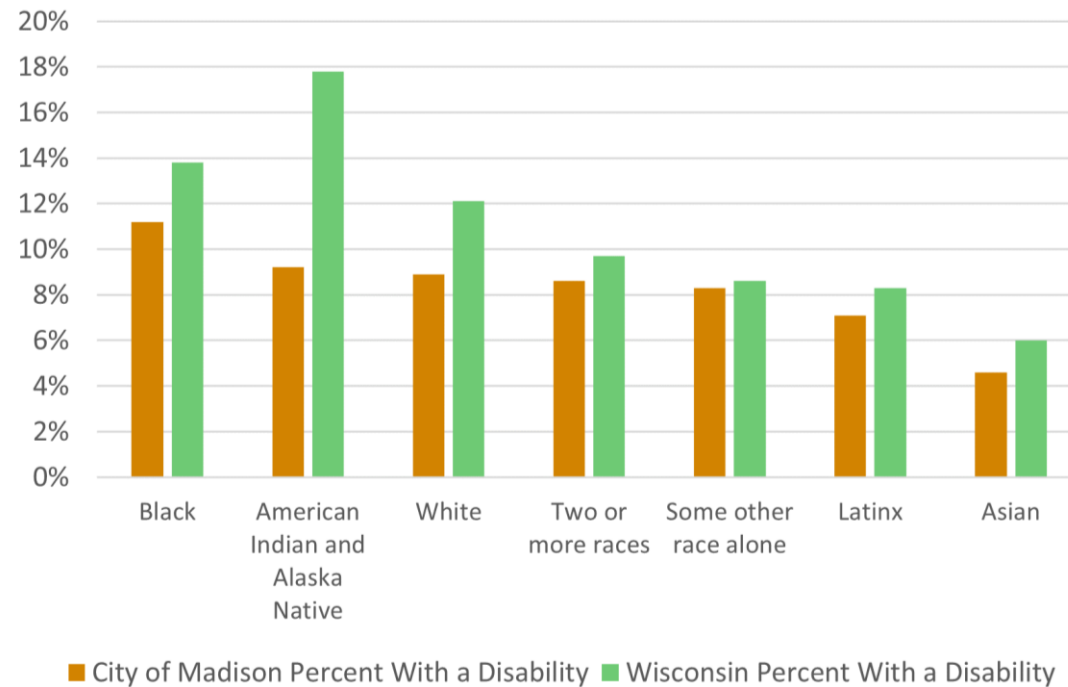


"All other populations" includes American Indian and Alaska Native, Native Hawaiian and Other Pacific Islander, Some other race alone, and Two or more races

From 2012 to 2022, White, non-Hispanic/Latinx residents decreased by **12.8 percentage points.**

Disability

Disability by Race & Ethnicity

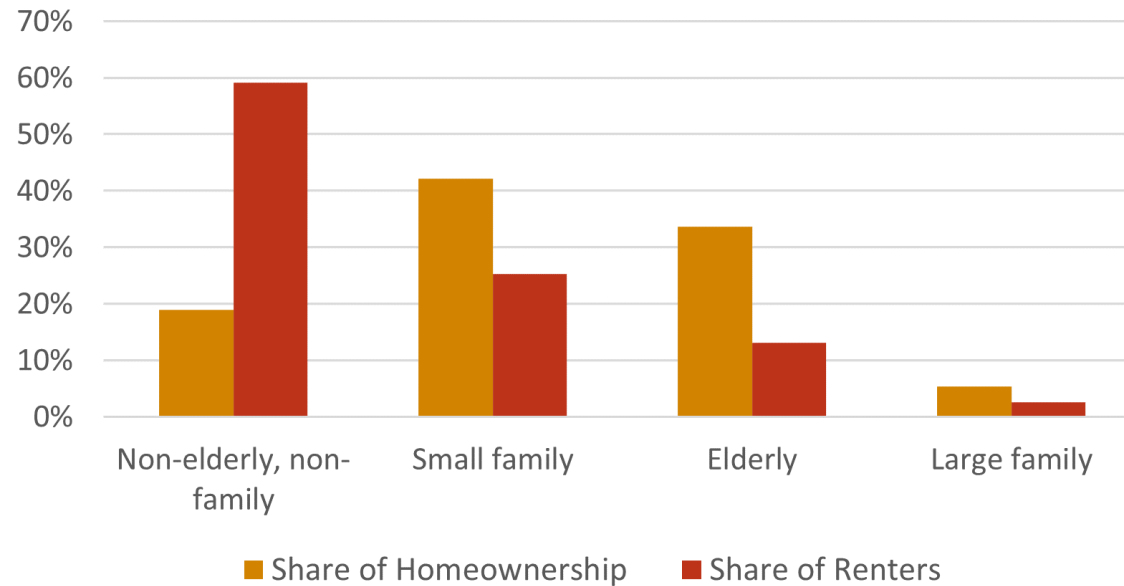


Madison has lower rates of disability by race/ethnicity than the State of Wisconsin averages.

Black residents have the highest rate of disability, while Asian residents have the lowest.

Family Size & Type

Share of Citywide Tenure by Household Family Type

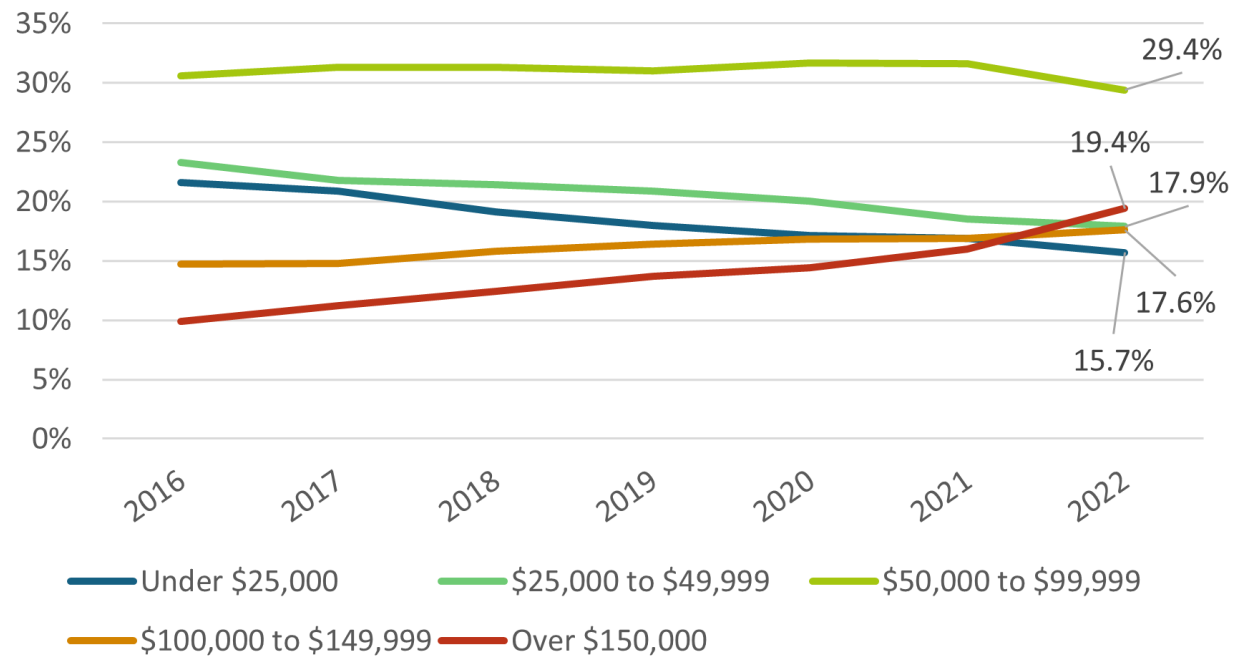


Small family and older adult households represent most homeowners.

Non-elderly, non-family households represent **nearly 60%** of renters in the city.

Household Income

Households by Income Level, 2016-2022



Households earning under \$25,000 dropped from third most common to the least from 2016-2022.

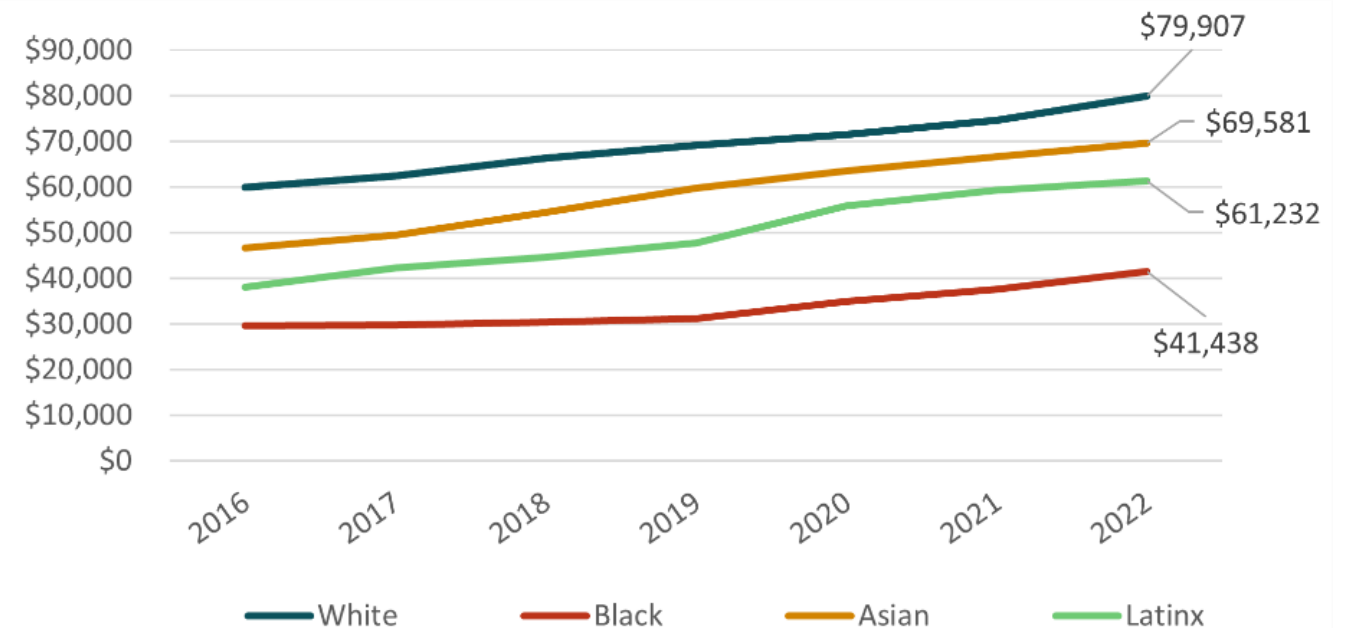
The highest income category had the most growth from 2016-2022 – increasing by **10 percentage points over this period.**

Income by Race & Ethnicity

The median Black household earns \$20,000 less annually than Latinx households, and nearly half that of White households annually.

From 2016 to 2022, White households had the lowest annual increase of median income of 4.8 pp annually. Latinx households grew the greatest at 8.7 pp.

Median Household Income by Race/Ethnicity, 2016-2022

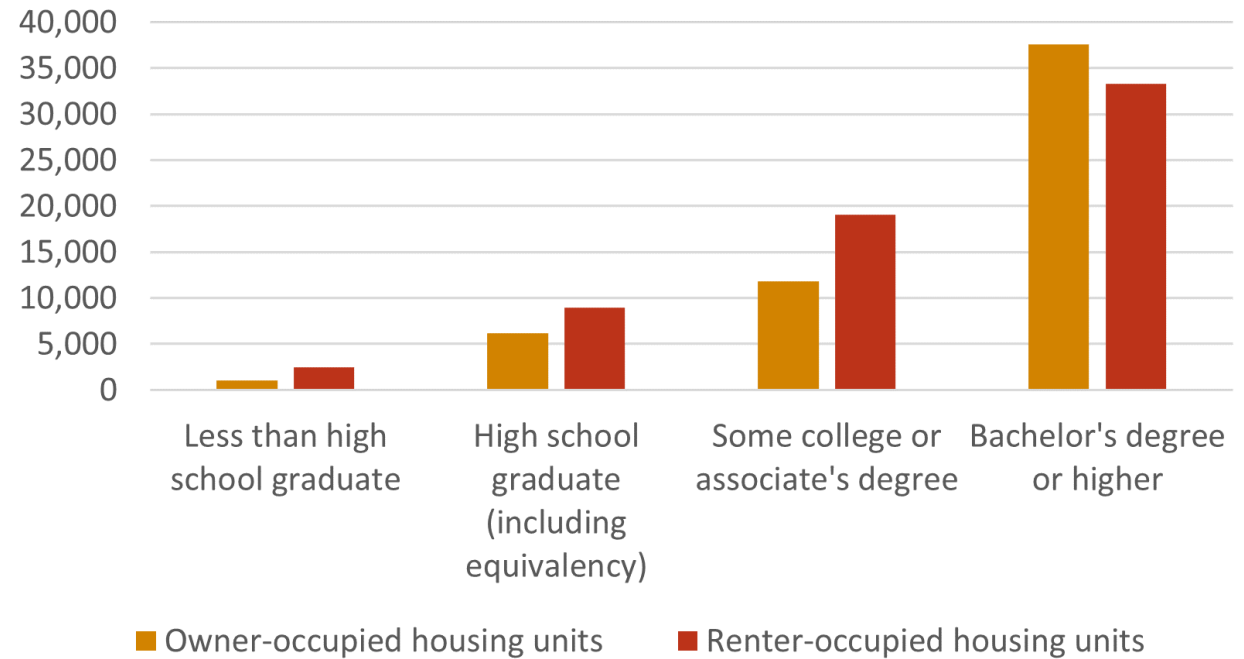


Tenure by Educational Attainment

Higher education = higher income & greater likelihood of homeownership

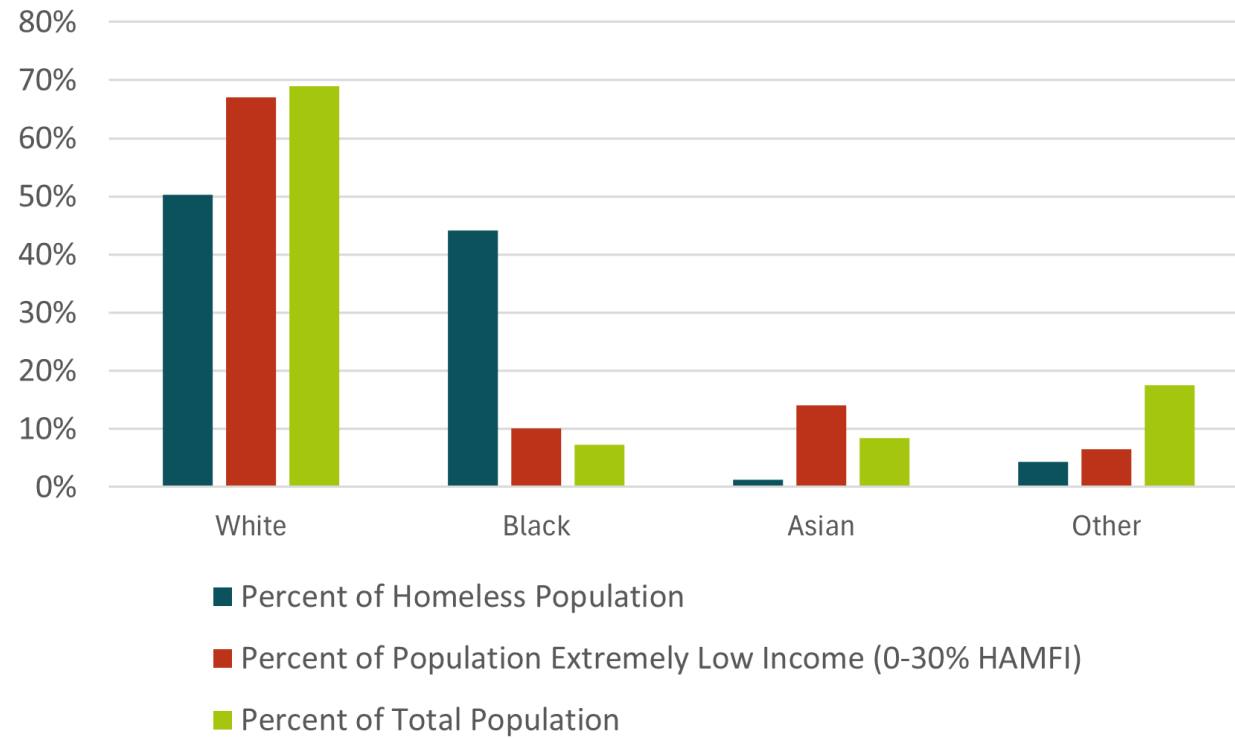
There is still a significant number of renter households at higher educational attainment levels.

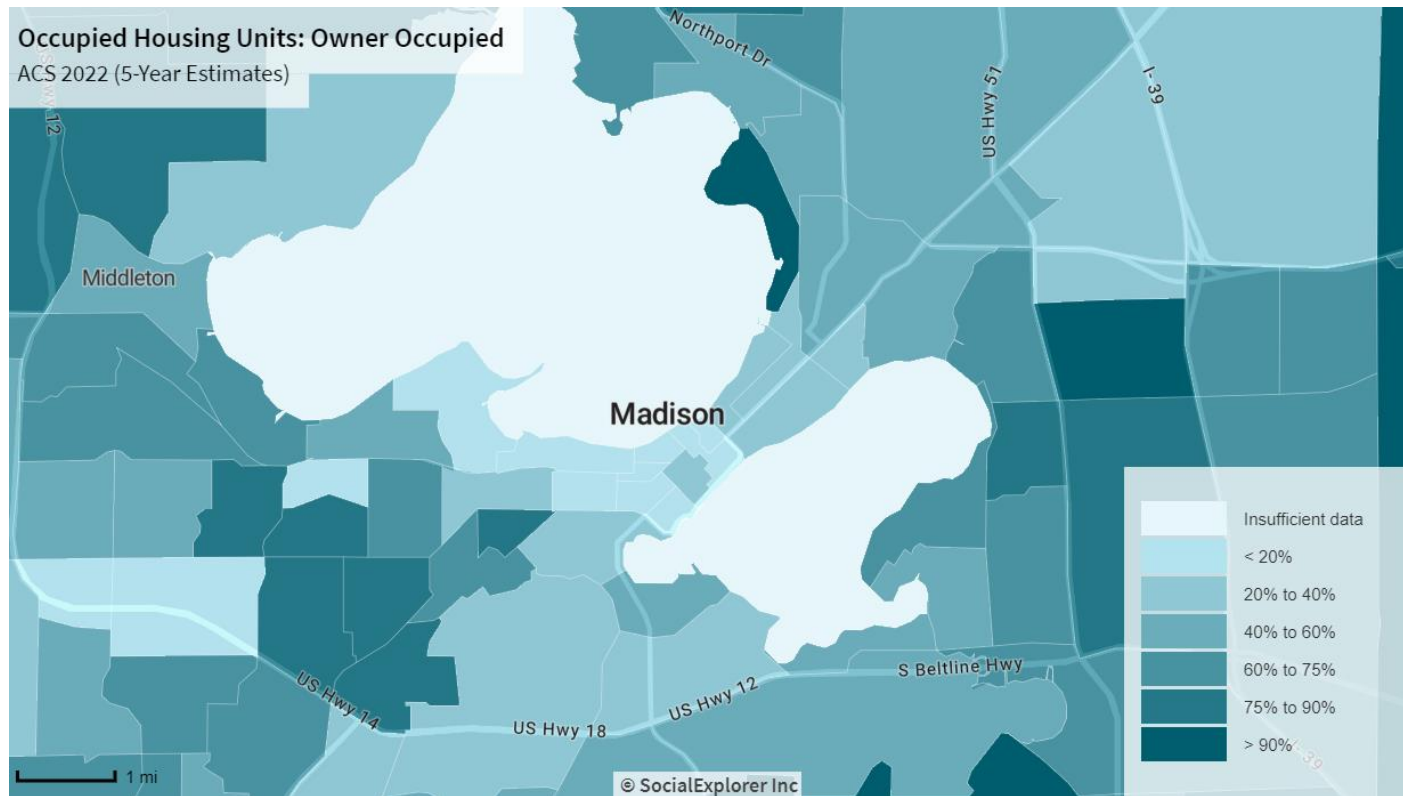
Tenure by Educational Attainment of Householder



Homelessness

Homeless Population by Race & Ethnicity



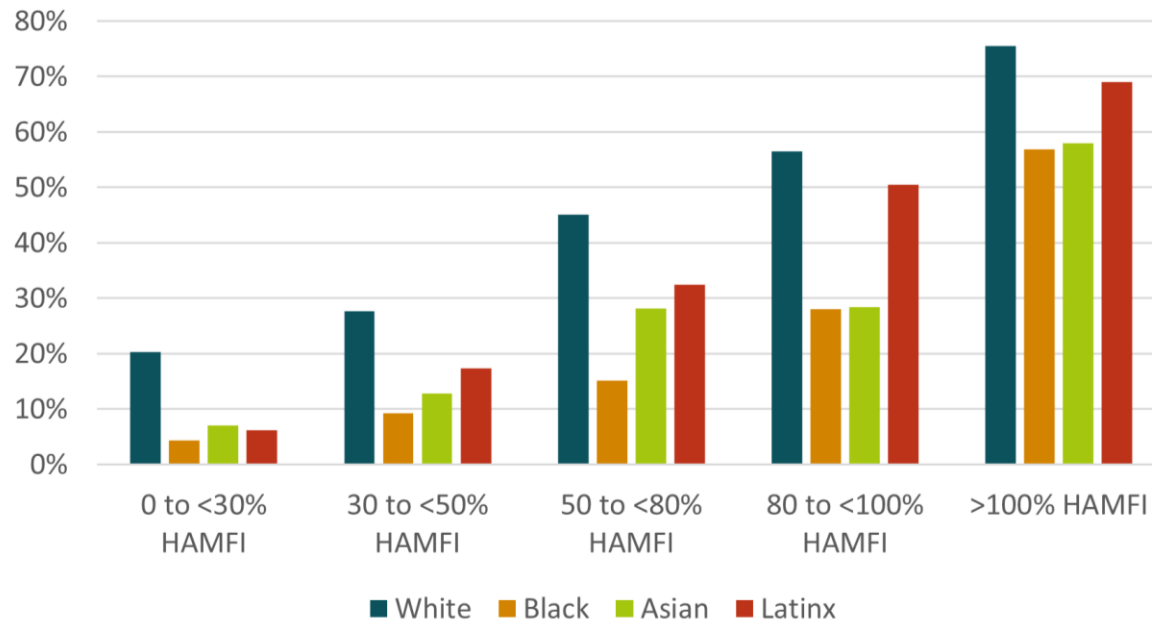


Homeowners

47% of all households are owner occupied

Race & Income

Homeownership Rate by Race and Income

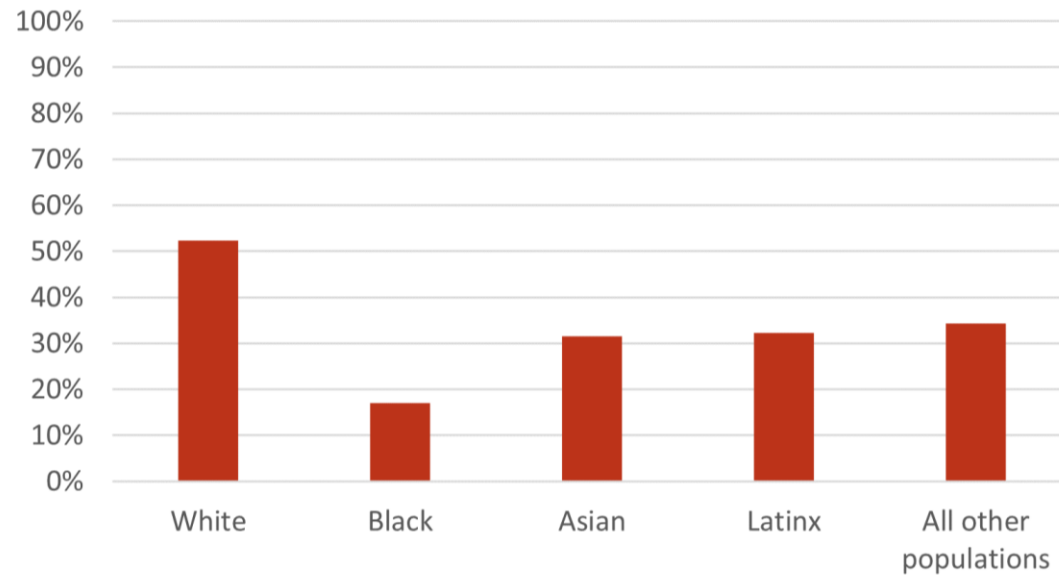


As income increases, so does the likelihood of homeownership.

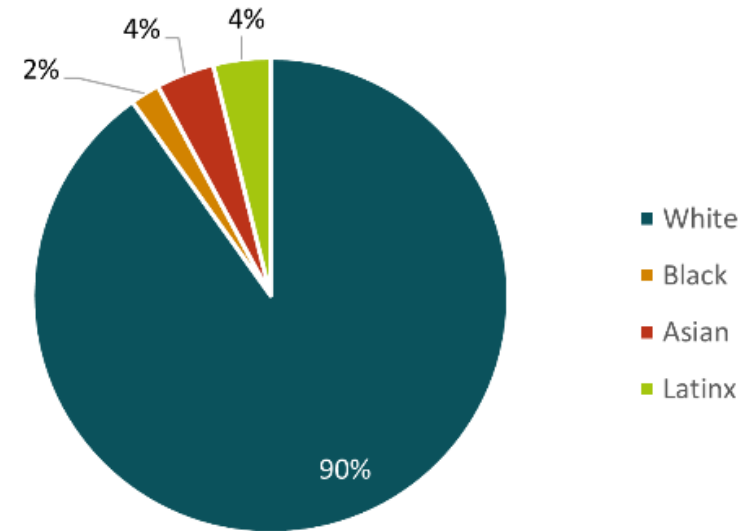
A 35 point disparity in homeownership exists between White and Black households.

Homeownership by Race/Ethnicity

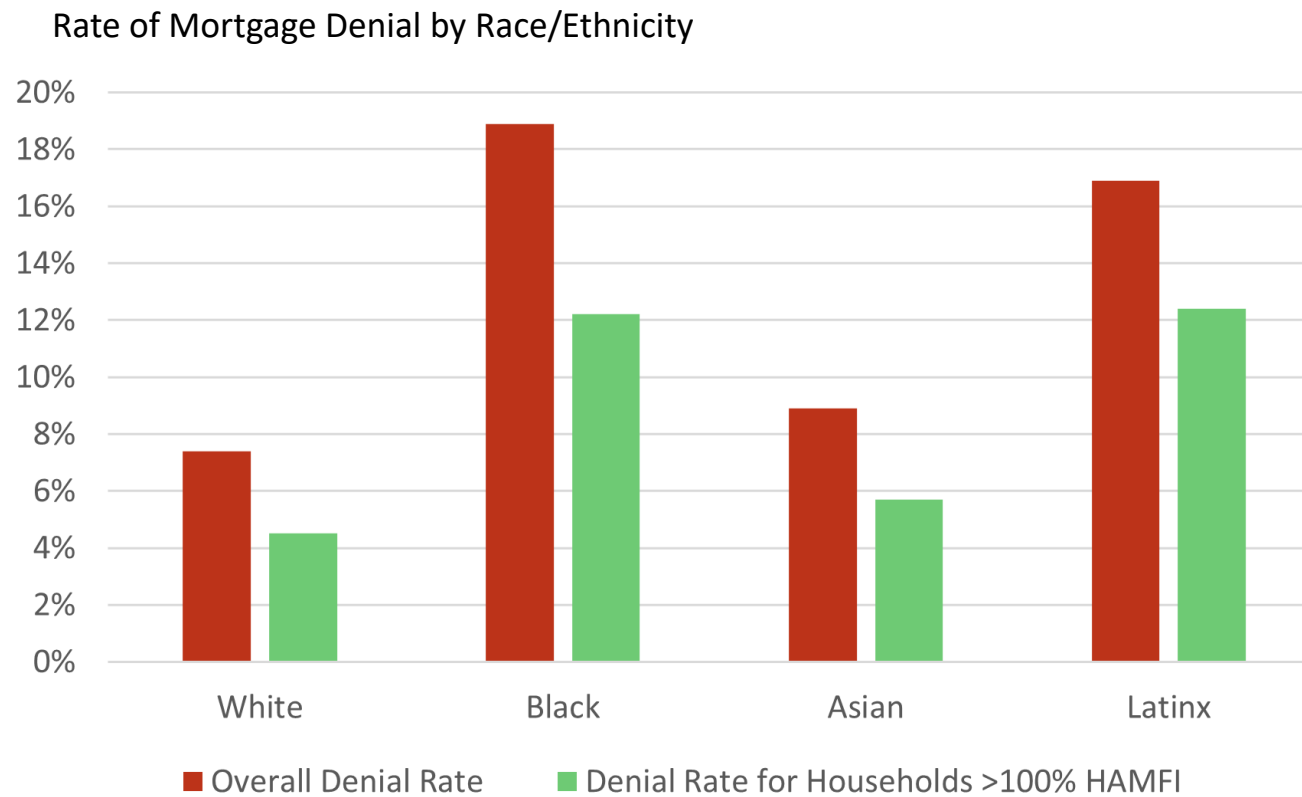
Rate of Homeownership, 2022



Loan Originations, 2023

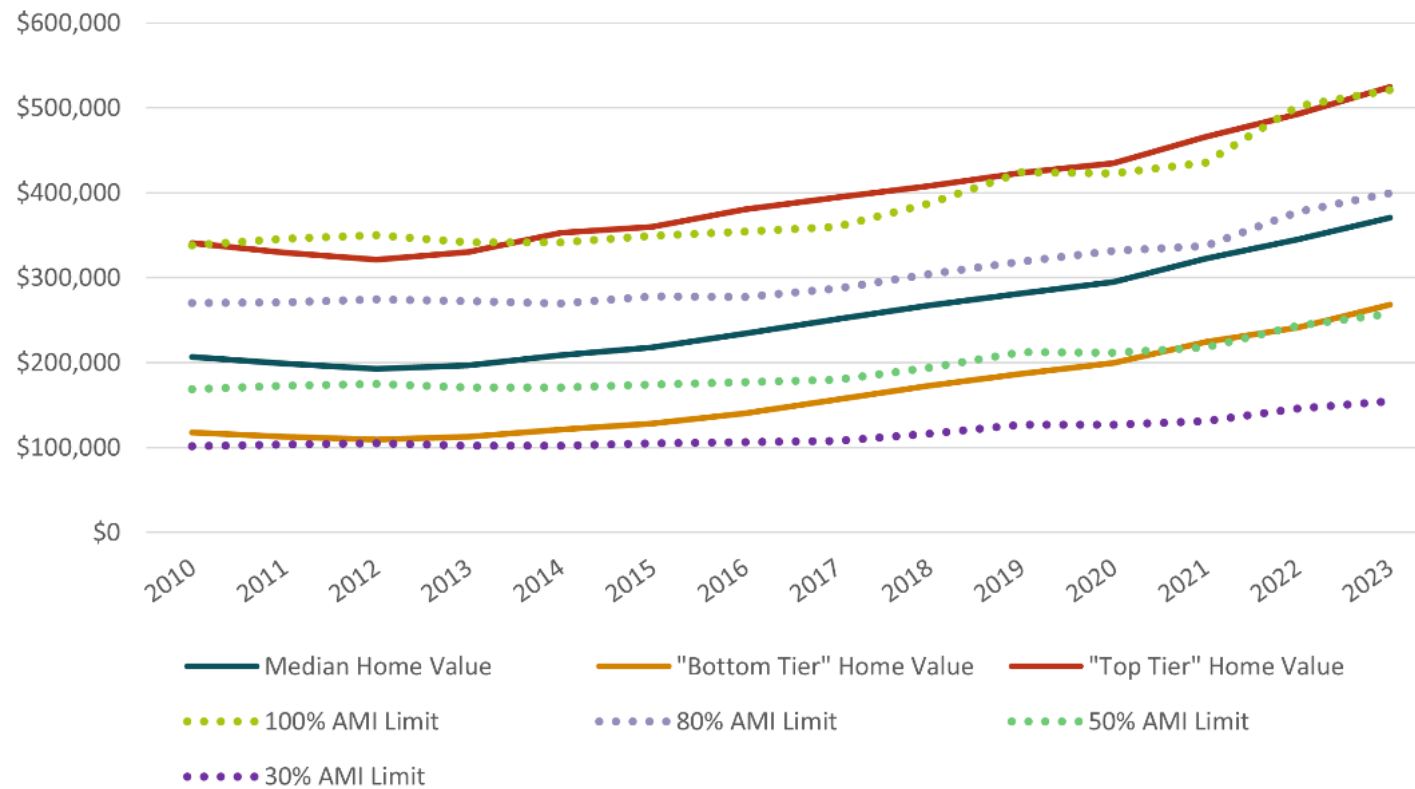


Mortgage Denial Rates



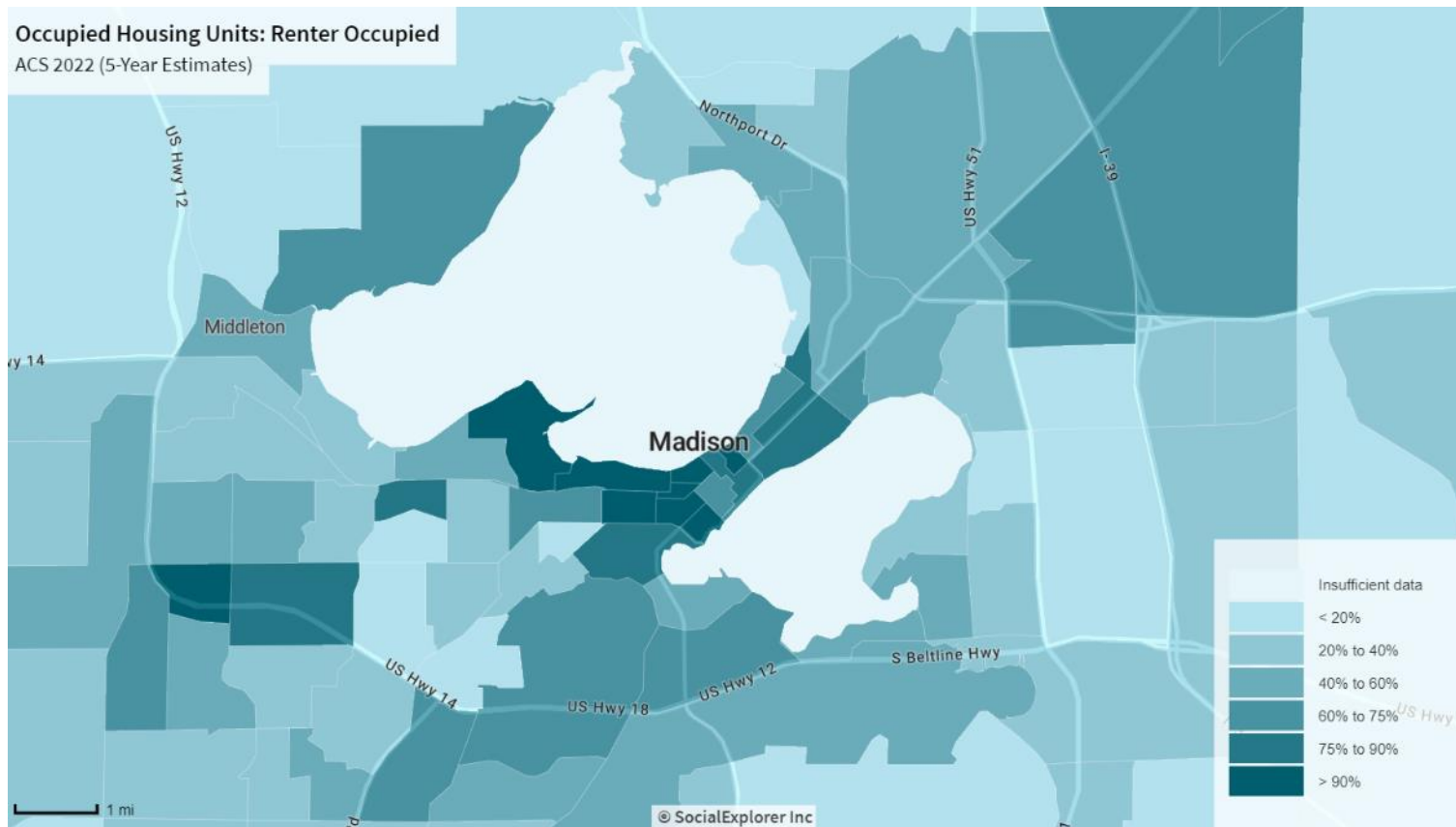
Owner Affordability

Ownership Attainability at Market Tiers by Area Median Income



Since 2010, median home value has increased by **nearly 80%**.

The bottom tier home value is only affordable to 80% AMI households or greater.

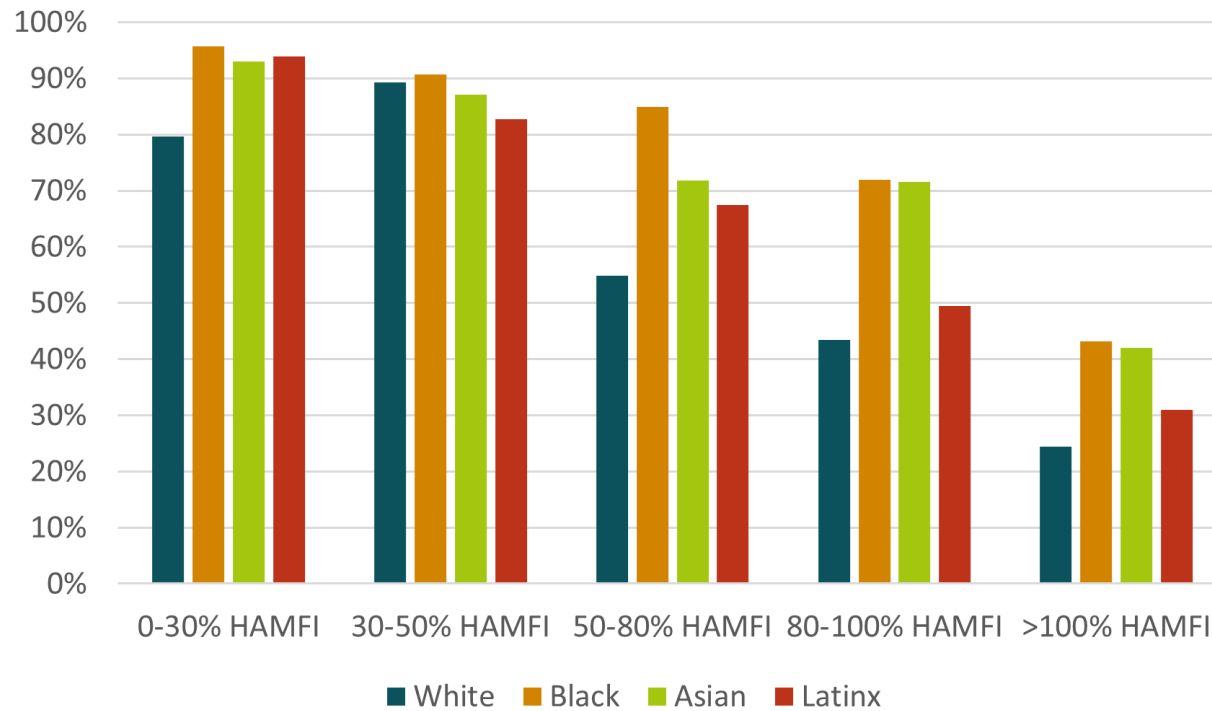


Renters

53% of all households are renter occupied

Race & Income

Renter Rate by Race and Income

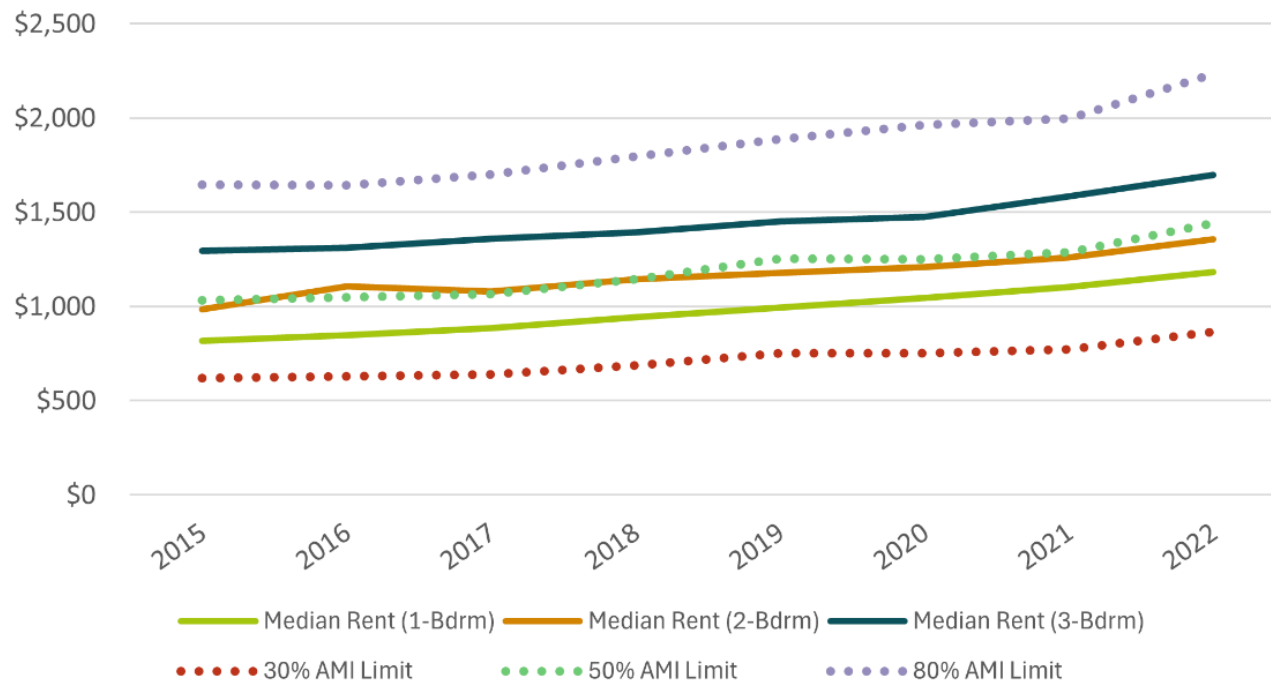


BIPOC households are more likely than White households to rent at all income levels.

83% of all Black households are renters.

Renter Affordability

Rental Affordability by Area Median Income



Since 2015, median rent has increased by:

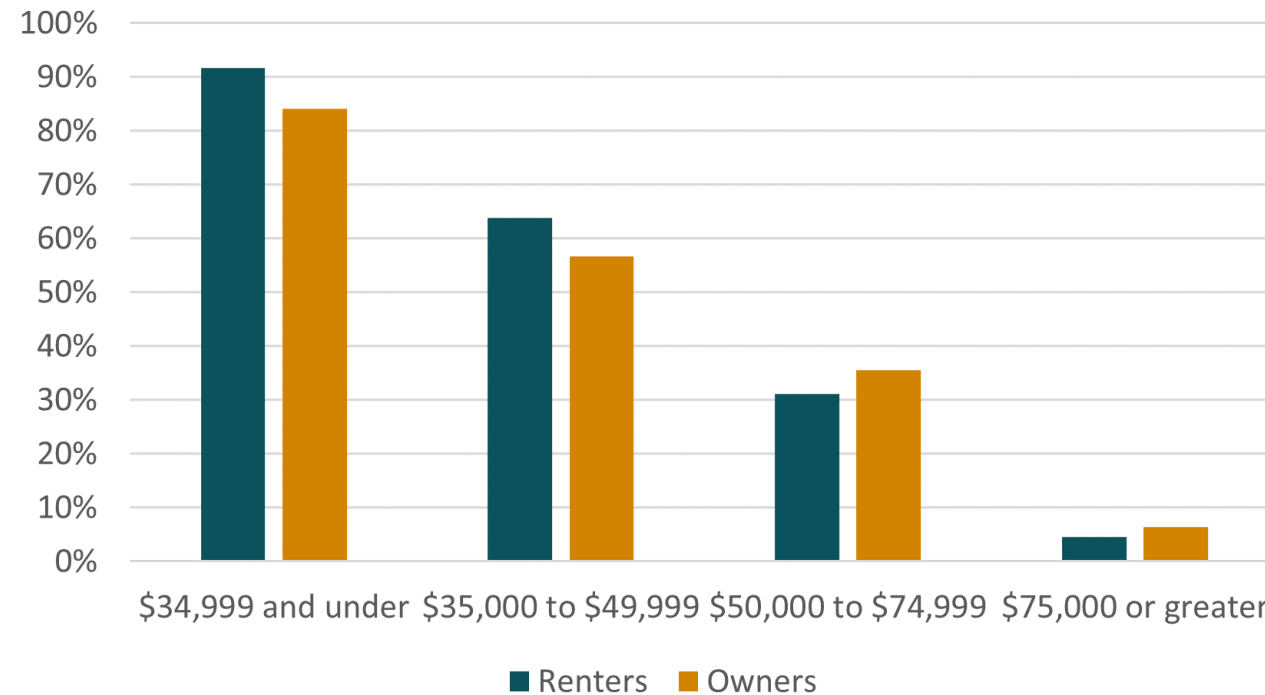
- **31%** - 1 bedroom
- **27%** - 2 bedroom
- **24%** - 3 bedroom

The most common unit types all exceed the affordability limits of 30% AMI.

3-bedroom units are only affordable to the 80% AMI limit or greater.

Cost Burden by Income & Tenure

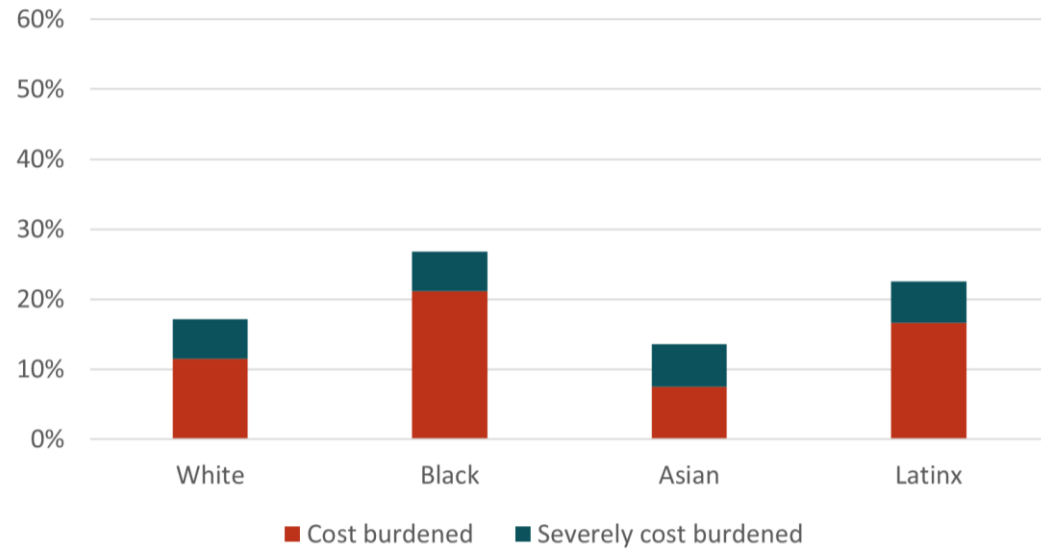
Rate of Cost Burden by Income Tier



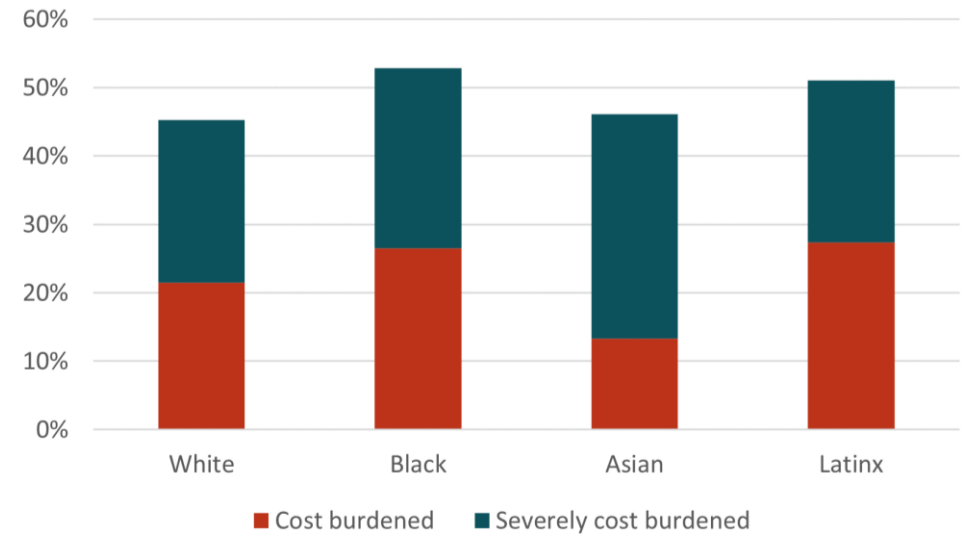
Nearly 1 in 4 households experience cost burden.

Cost Burden by Race & Ethnicity

Owner-Occupied Households



Renter-Occupied Households



Identified Challenges

- Homeownership affordability and accessibility
- Increasing rental rates
- Racial/ethnic disparities in homeownership, cost burden, income, and education
- Housing affordability for low to moderate income households



Questions
