

Dane County

Fair Housing Equity Assessment:

a work in progress

Presentation to

Madison CDBG Commission

January 9, 2014

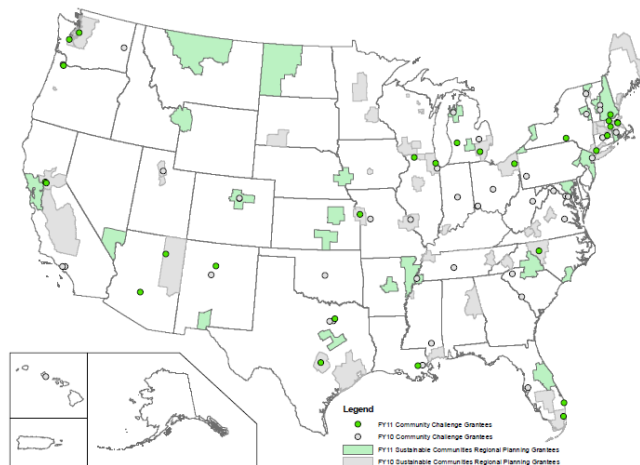
Steve Steinhoff
Senior Community Planner
CARPC



The Catalyst: Sustainable Community Regional Planning Grant

- \$2 million, 3-year grant from HUD
- Equal amount of local match
- Federal Partnership for Sustainable Communities
- CARPC grant applicant and lead agency

HUD Sustainable Communities Grantees, FY2010 - FY2011



Capital Region Sustainable Communities



A healthy and flourishing place for all, now and forever

Priority Challenges

- Increase vibrant, walkable places
- Establish high-capacity transit – as part of multi-modal transportation system
- Ensure equitable access to opportunity
- Develop built environments that support ecosystem functions
- Preserve land for food and fiber production and processing



CRSC Partners

Capital Area Regional Planning Com.

City of Madison

City of Fitchburg

City of Middleton

City of Monona

Dane County

Dane County Housing Authority

Madison Area Transportation Planning Board
(Metropolitan Planning Organization)

Madison Metropolitan Sewerage District

Madison Metro

Village of DeForest

Village of Waunakee

Town of Westport

Town of Windsor

Town of Springfield

Town of Dunn

Town of Sun Prairie

WI Department of Natural Resources

Home Savings Bank

Madison Area Builders Association

Realtors Assn. SC Wisconsin

Smart Growth Greater Madison

Centro Hispano

Capital Region Advocacy Network for Environmental
Sustainability

Dane County TimeBank

Earth/Art Resources

Freedom Inc.

Latino Support Network

Madison Area Bus Advocates

Mentoring Positives

Project Home

Sustain Dane

United Way of Dane County

Urban League of Greater Madison

Wisconsin Environmental Initiative

Wisconsin Partnership for Housing Dev.

YWCA Madison

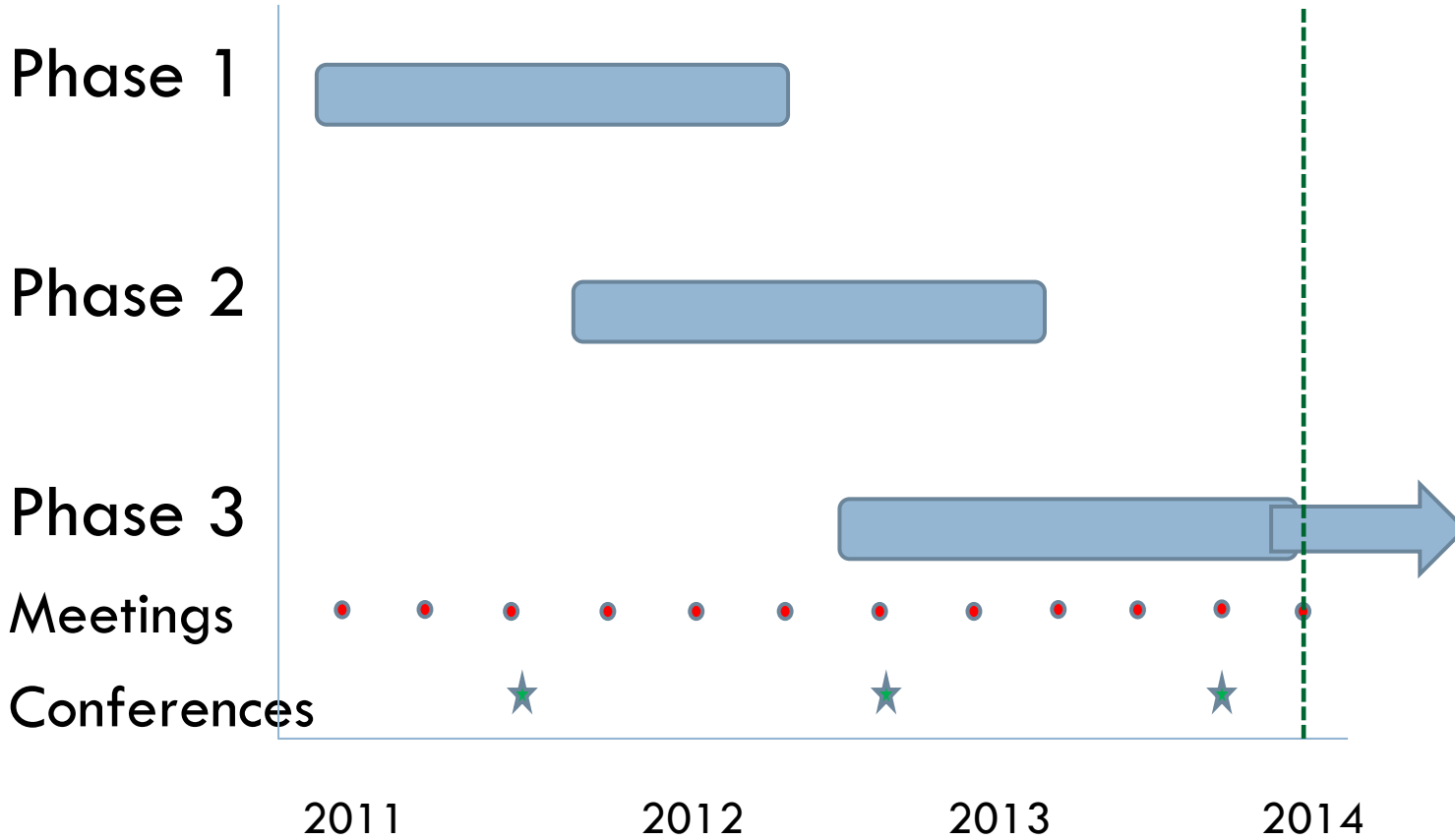
Edgewood College

University of Wisconsin-Madison, Department of
Urban & Regional Planning

Capital Region Sustainable
Communities



Timeline



Fair Housing Equity Assessment (FHEA) - Basics

- Compliance with Fair Housing Act
- Required components:
 - Segregation and integration
 - Racial/Ethnic concentrations of poverty
 - Access to opportunity areas
- Major public investments
- Fair housing issues



FHEA - Basics

□ Three Ds

□ Data

□ Deliberation

□ Decision-making

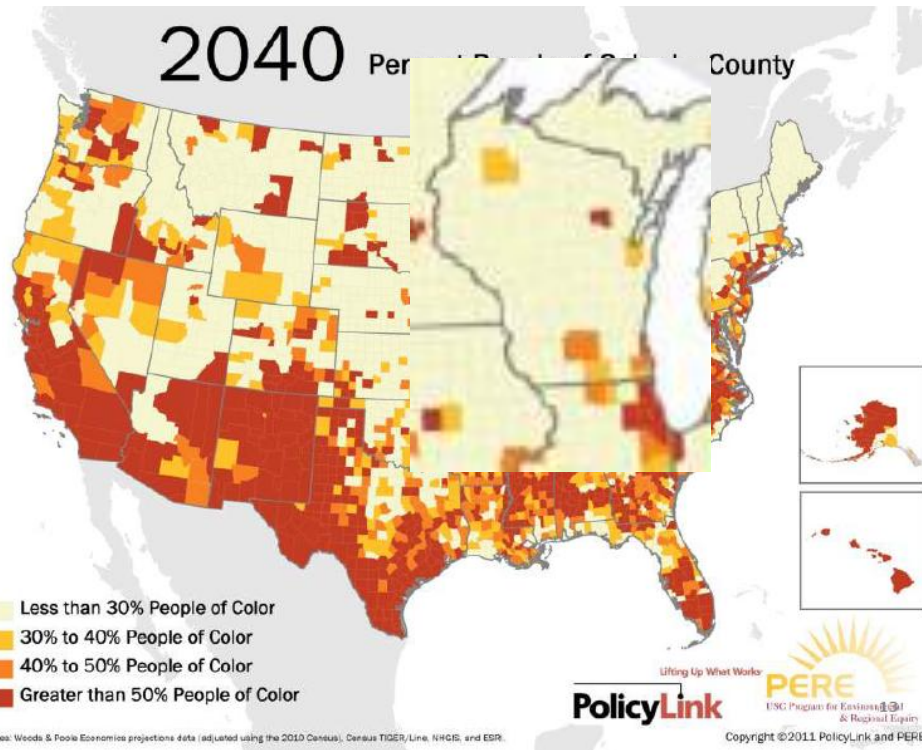
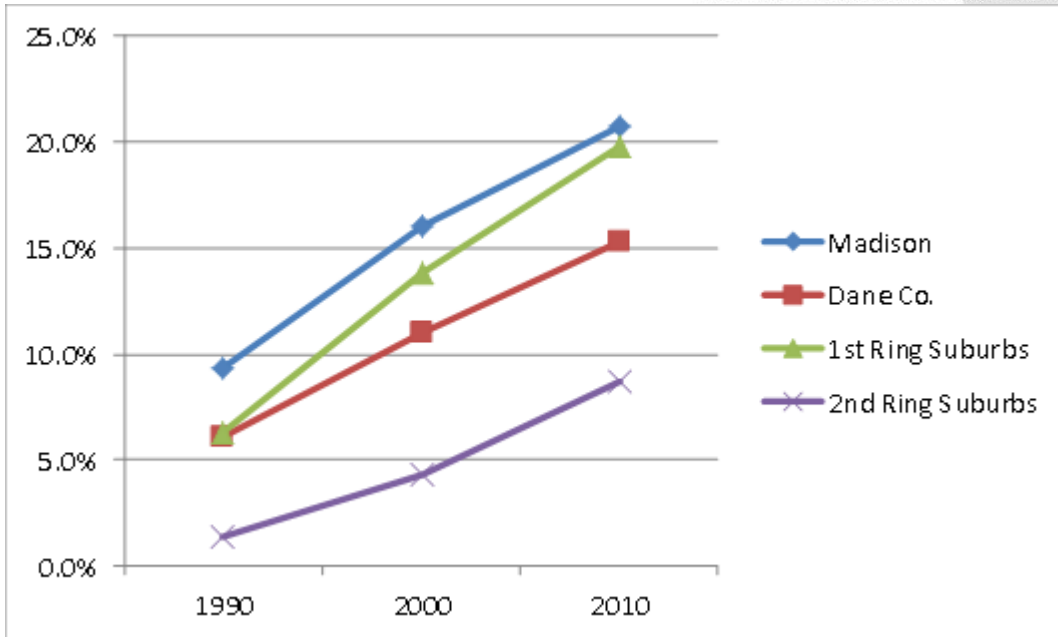
And, as Ken Golden said,
“add two more D’s:
Designate and Do.”

...to which we can add:
Don’t Dawdle.”

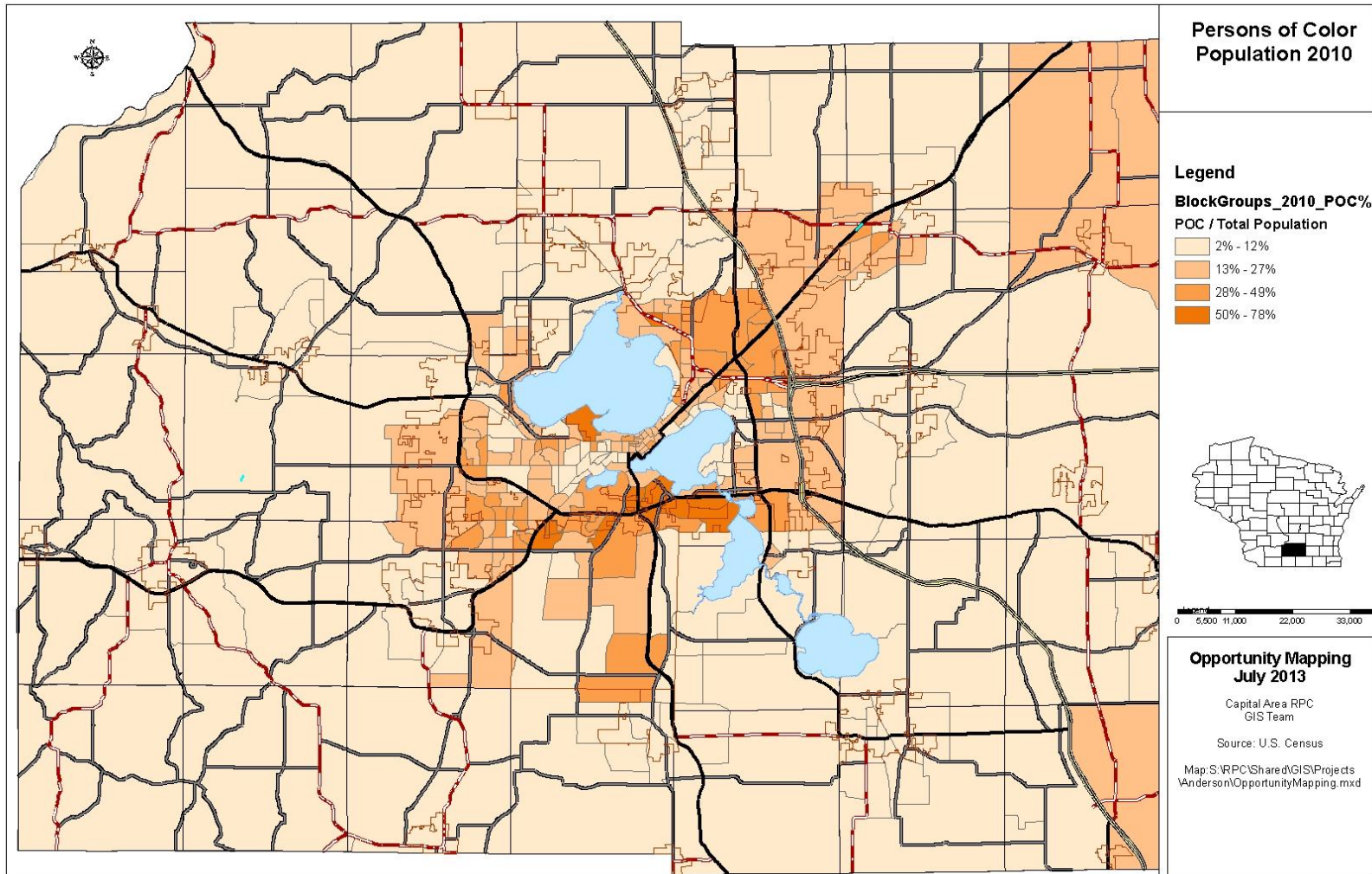


Like the rest of the US, the Madison area is growing more diverse

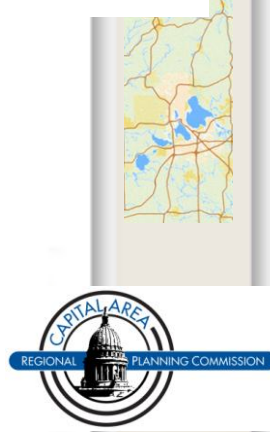
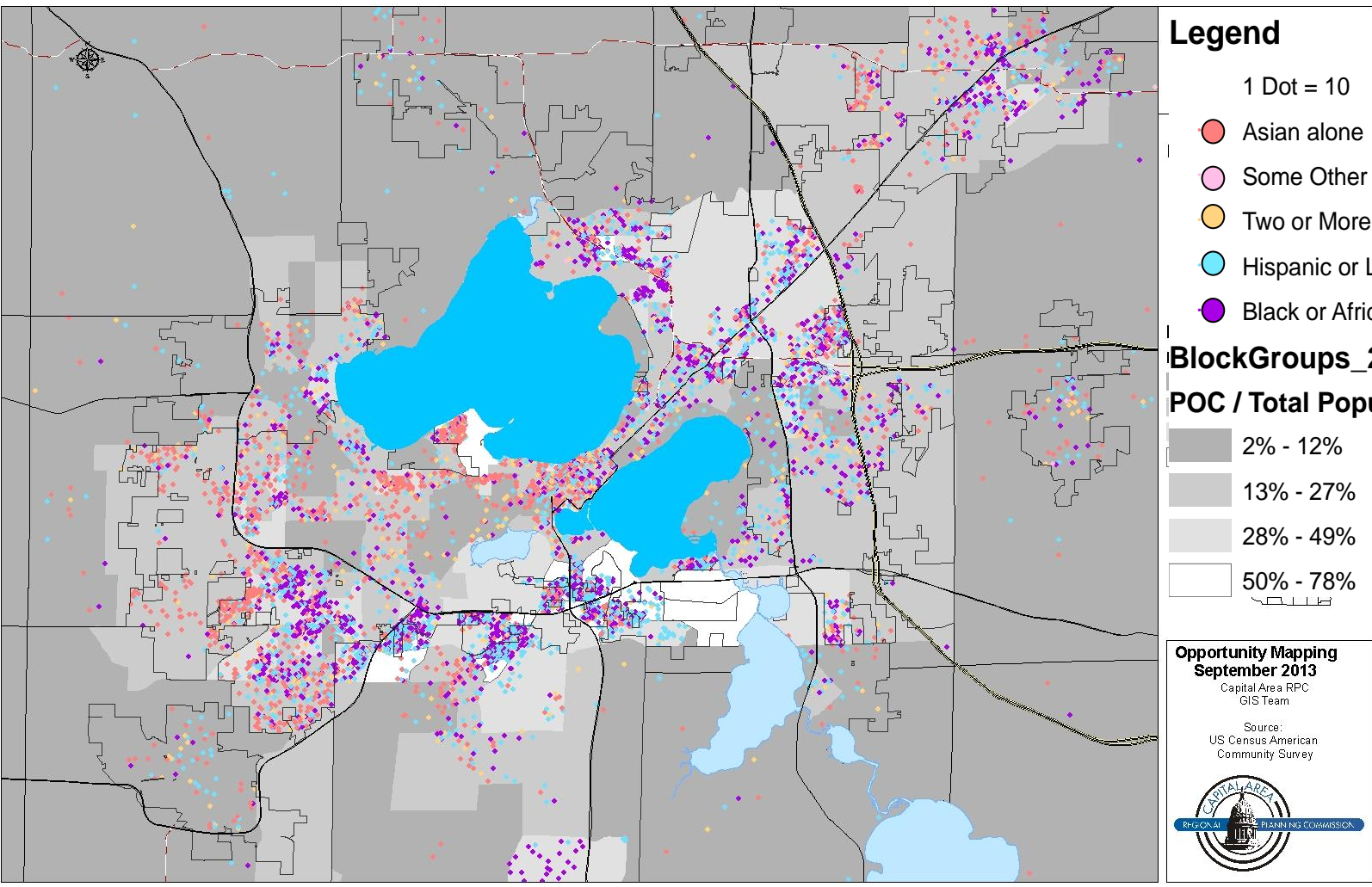
Population of Persons of Color as Percentage of Total Population, 1990-2010



Geography of Race: Persons of color concentrated along perimeter of Madison

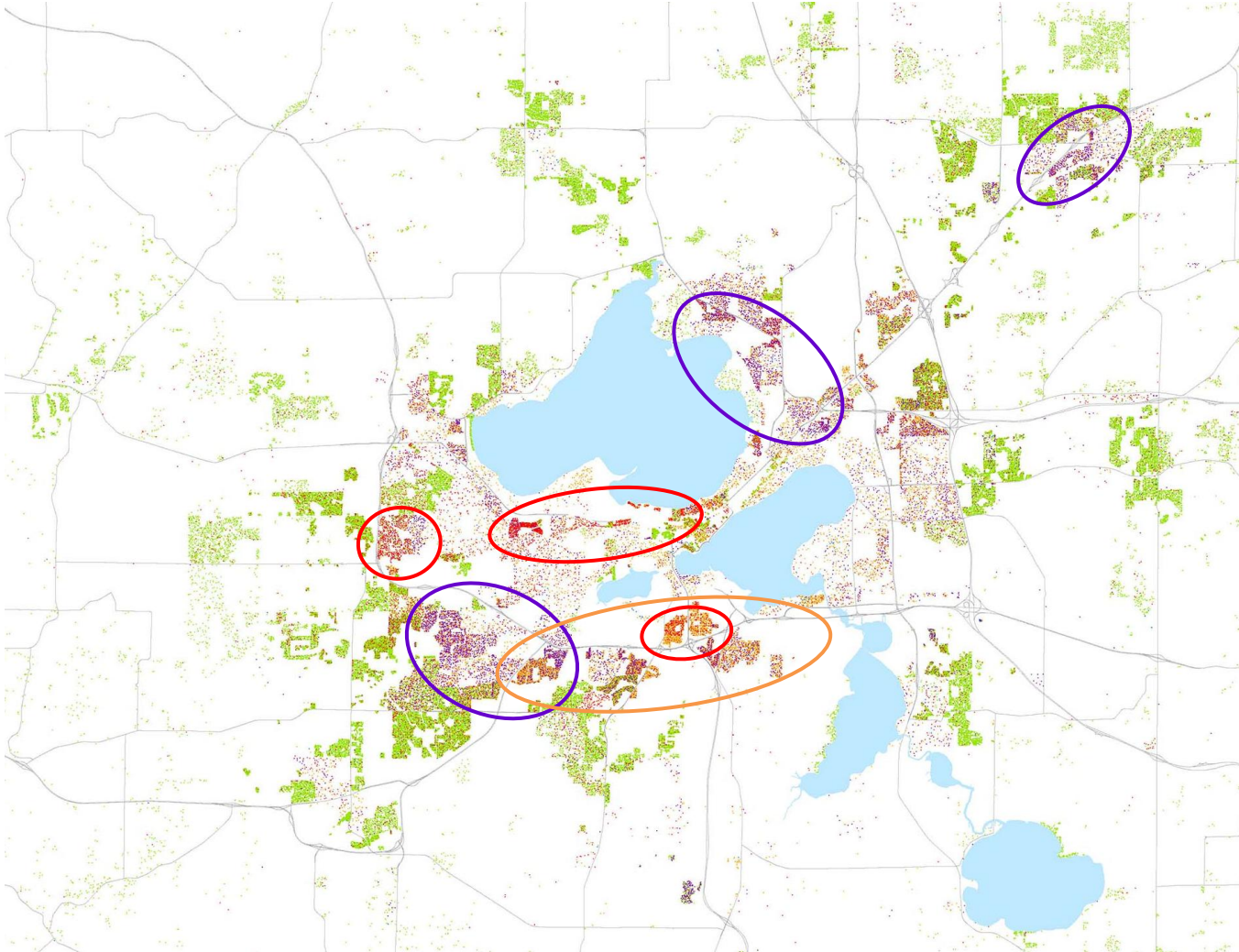


Black & Hispanic along beltline, east and north.
 Asians west side and more dispersed. Diversity is
 growing in suburbs as well.



White population growth happened in suburbs; minority along periphery and some suburbs

Dot Map Distribution of Black, Hispanic, and Asian, Dane County: Population Change 2000-2010

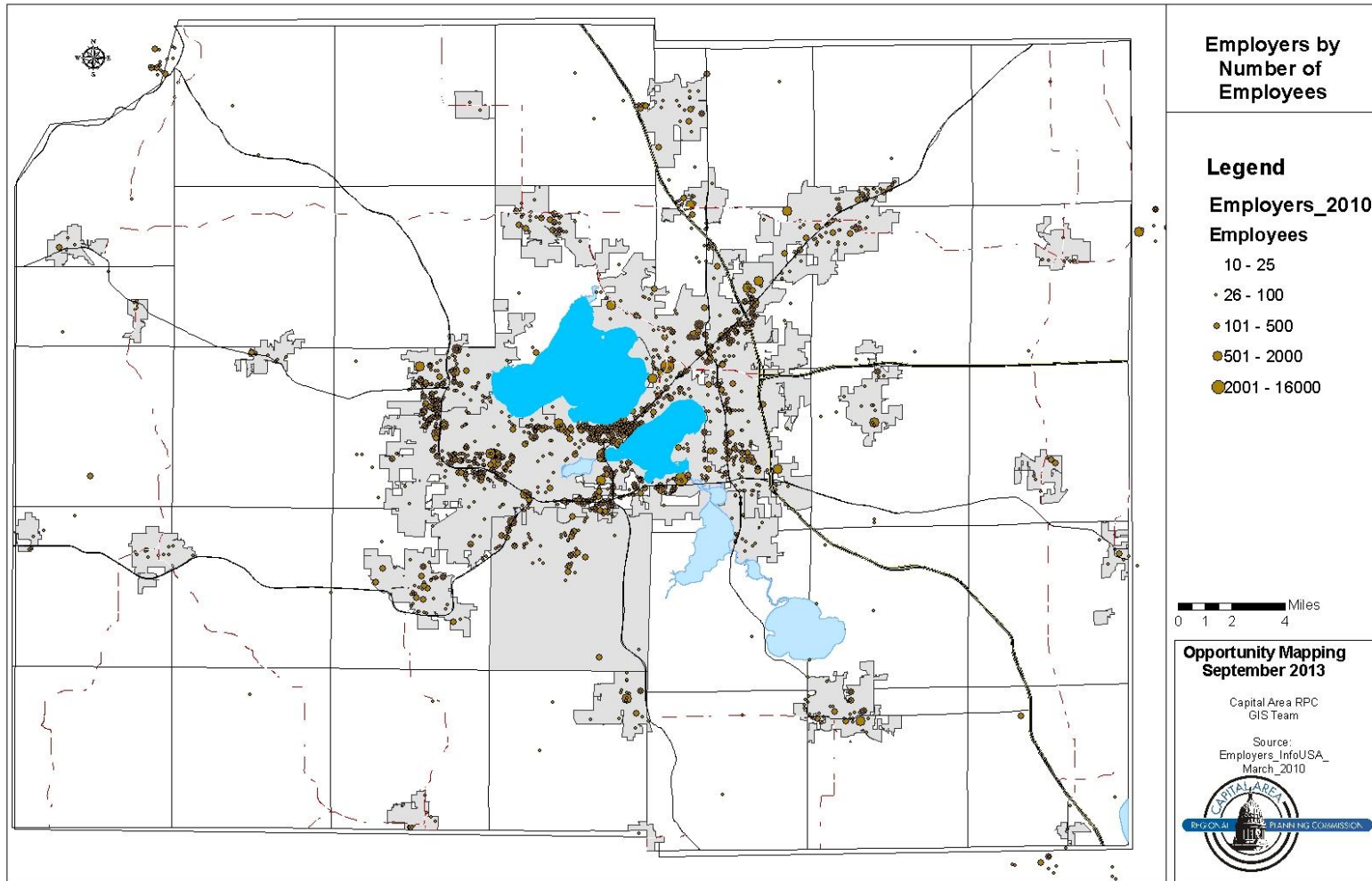


Geography of Opportunities

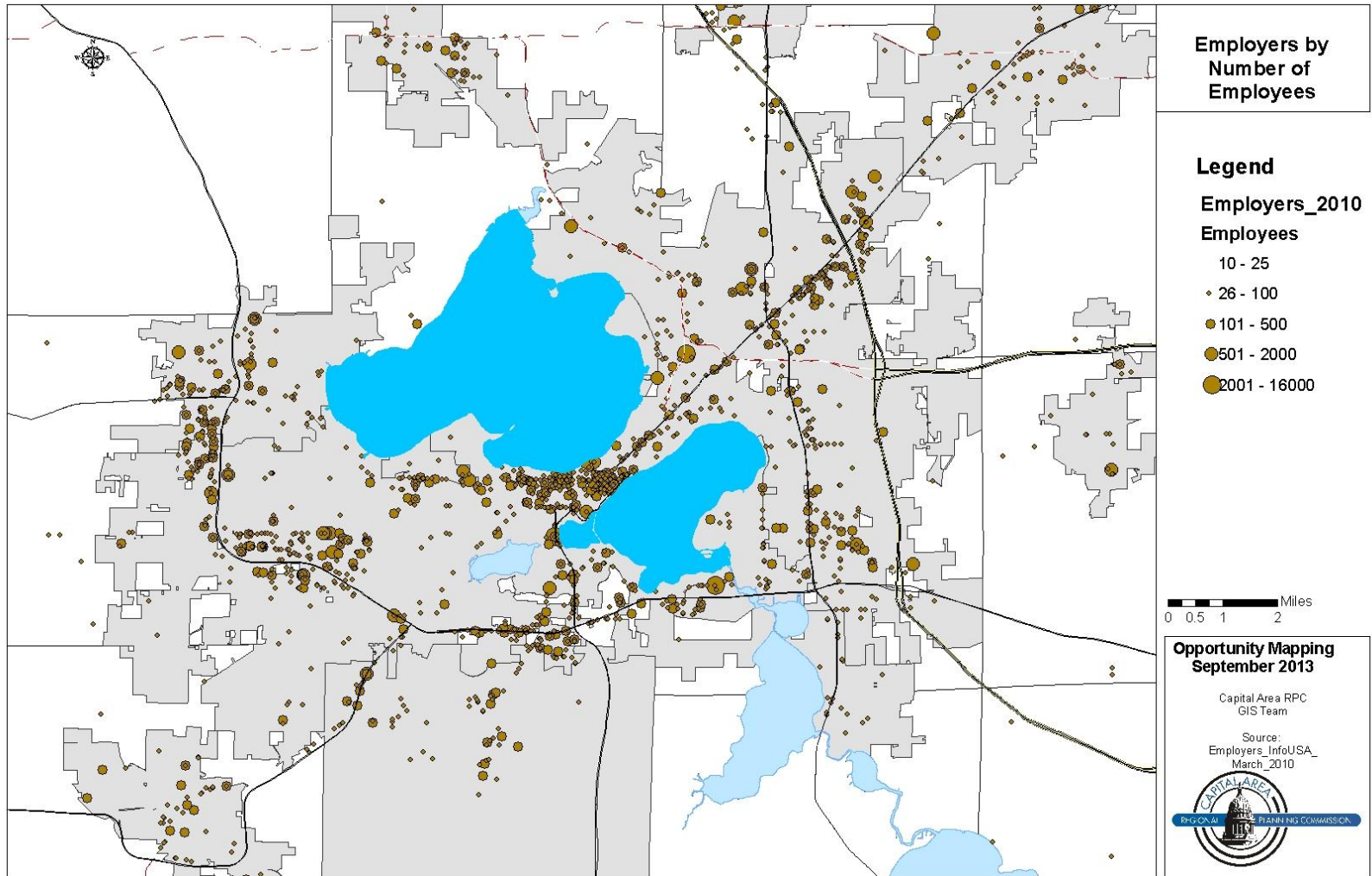
- Jobs
- Schools
- Healthy food
- Income
- Housing
- Mobility
- Parks
- Community



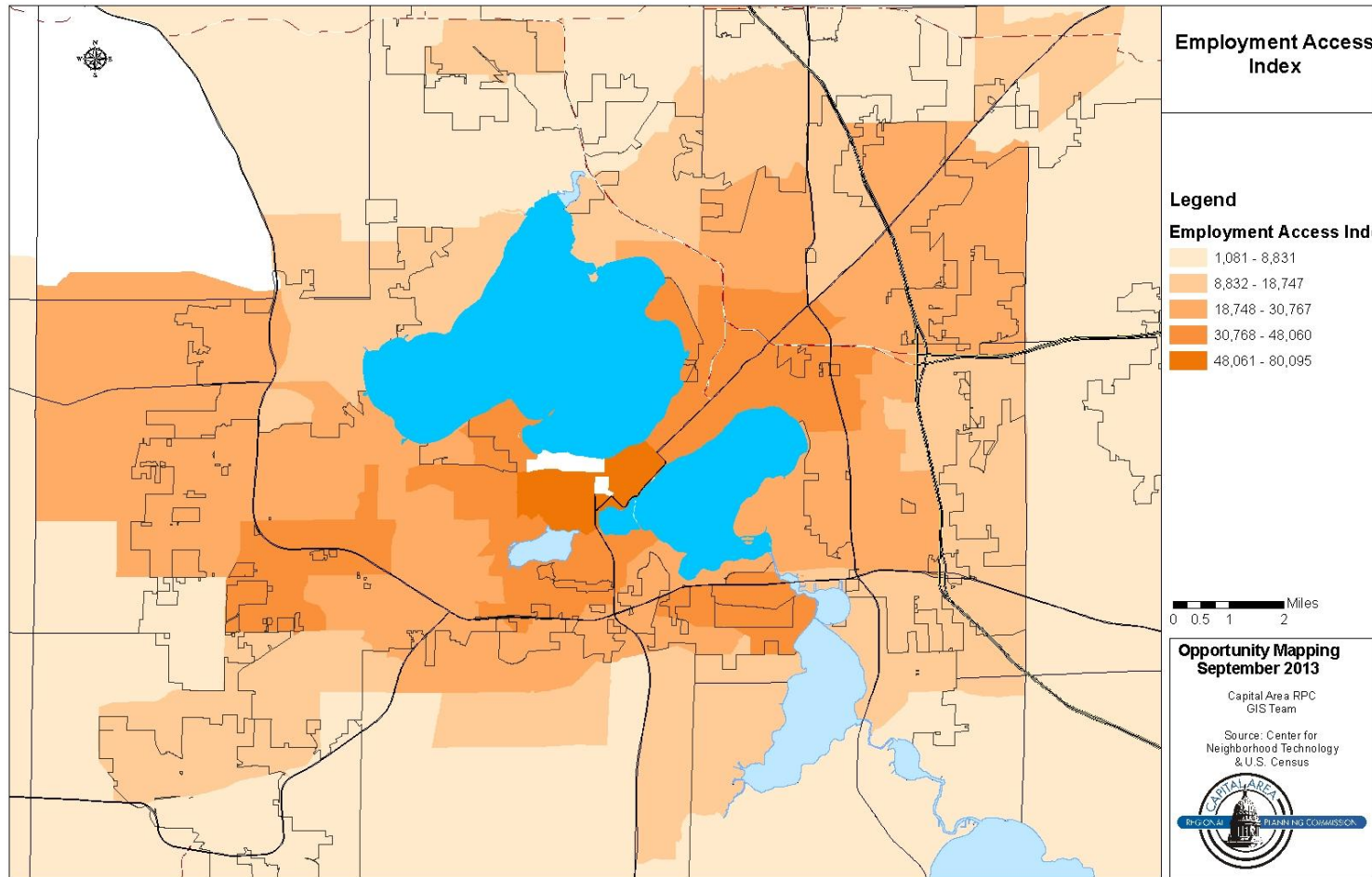
Jobs concentrated downtown, along beltline and other arterial roadways



Jobs concentrated downtown, along beltline and other arterial roadways

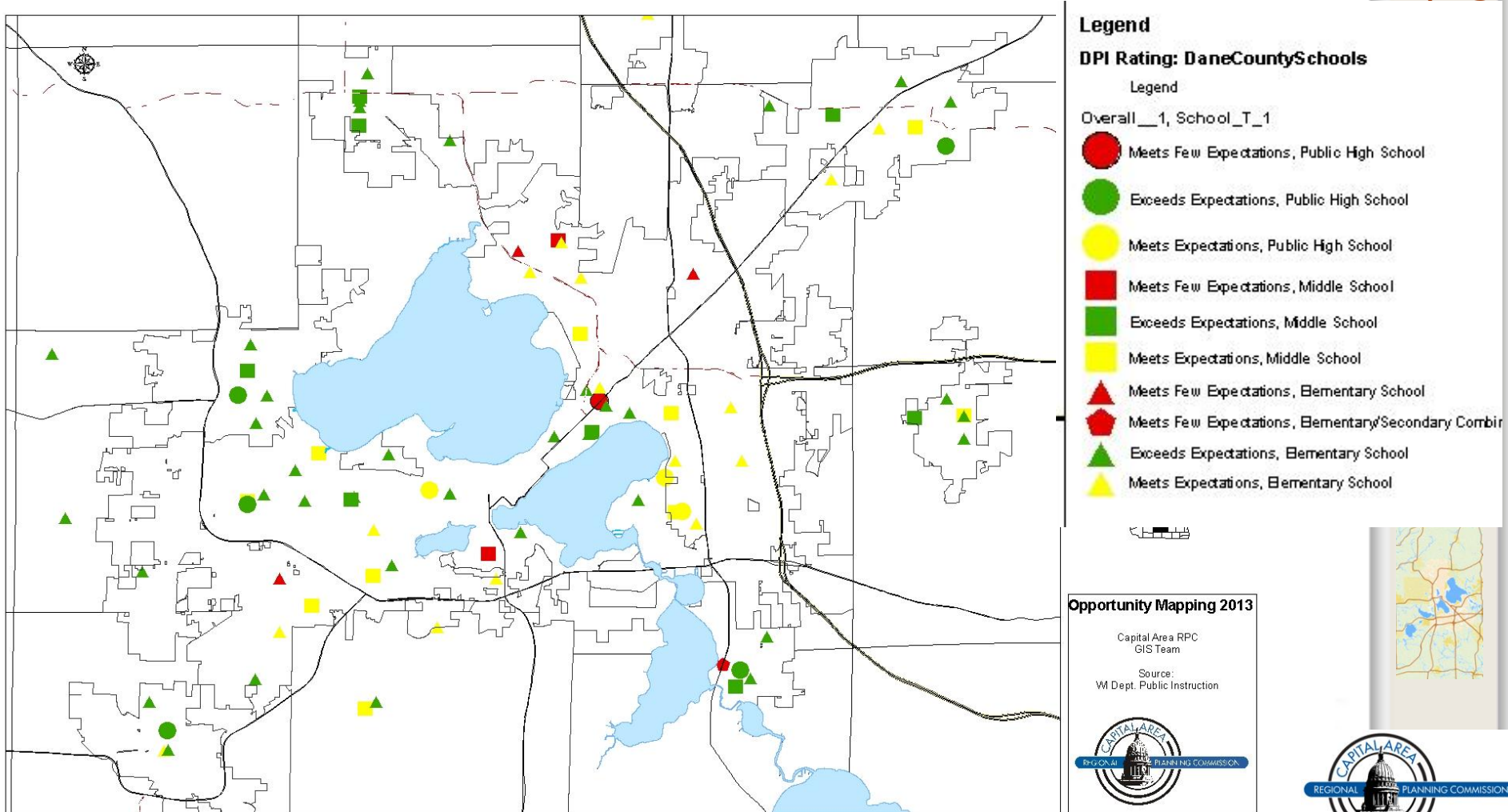


Jobs concentrated downtown, along beltline and other arterial roadways

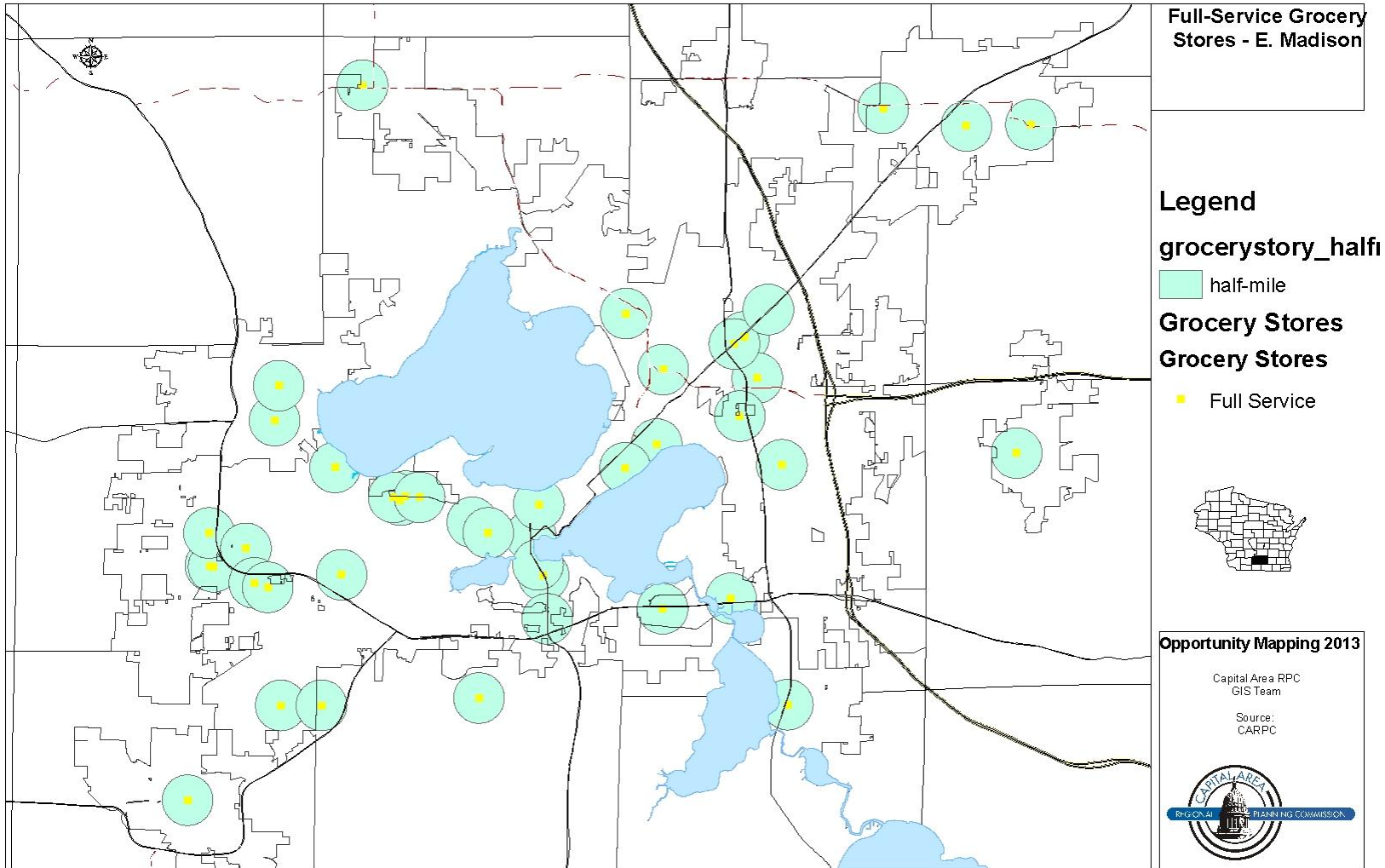


Access to jobs is highest in central area

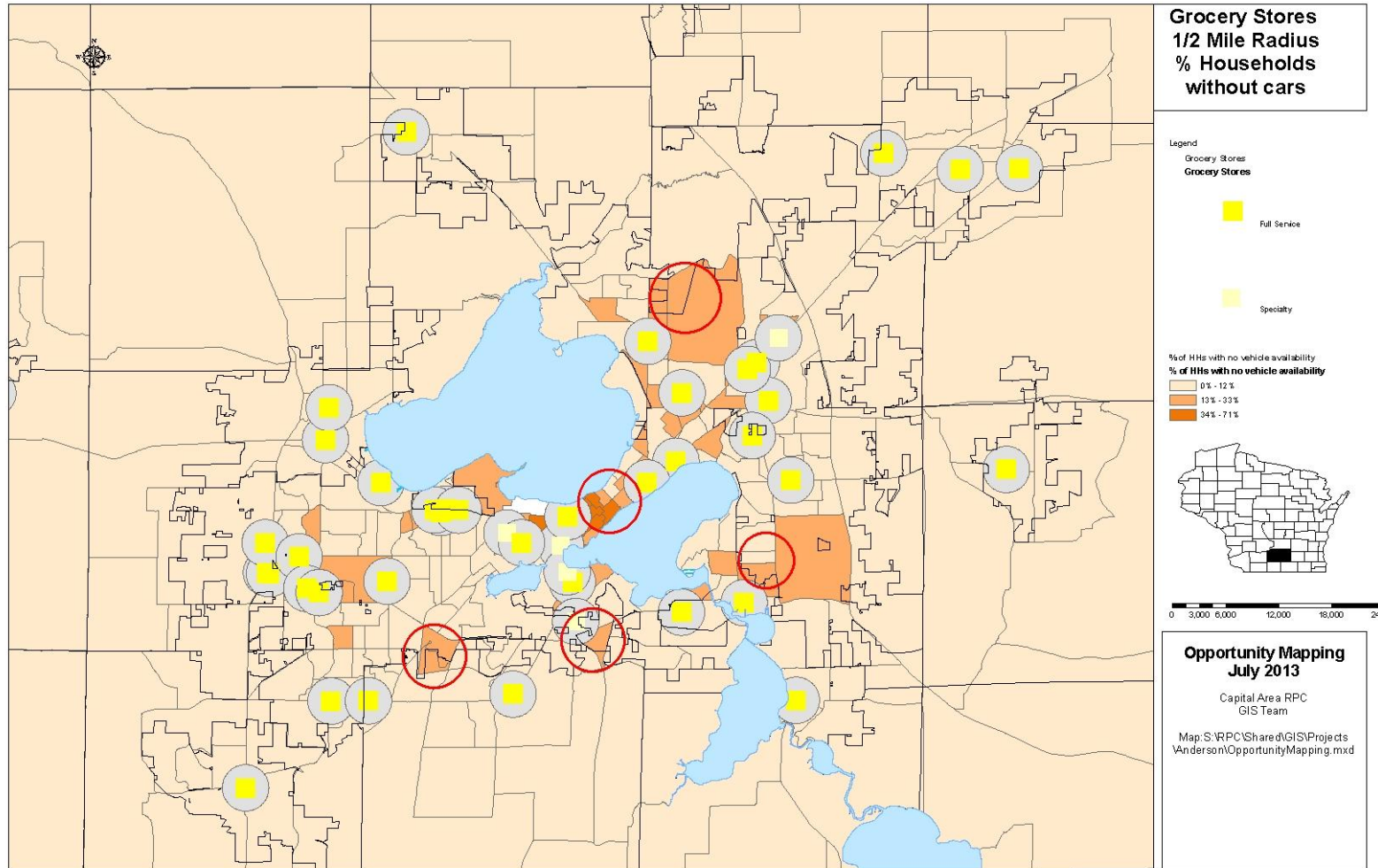
Schools rated “exceeding expectations” mostly on Madison west side and in suburbs



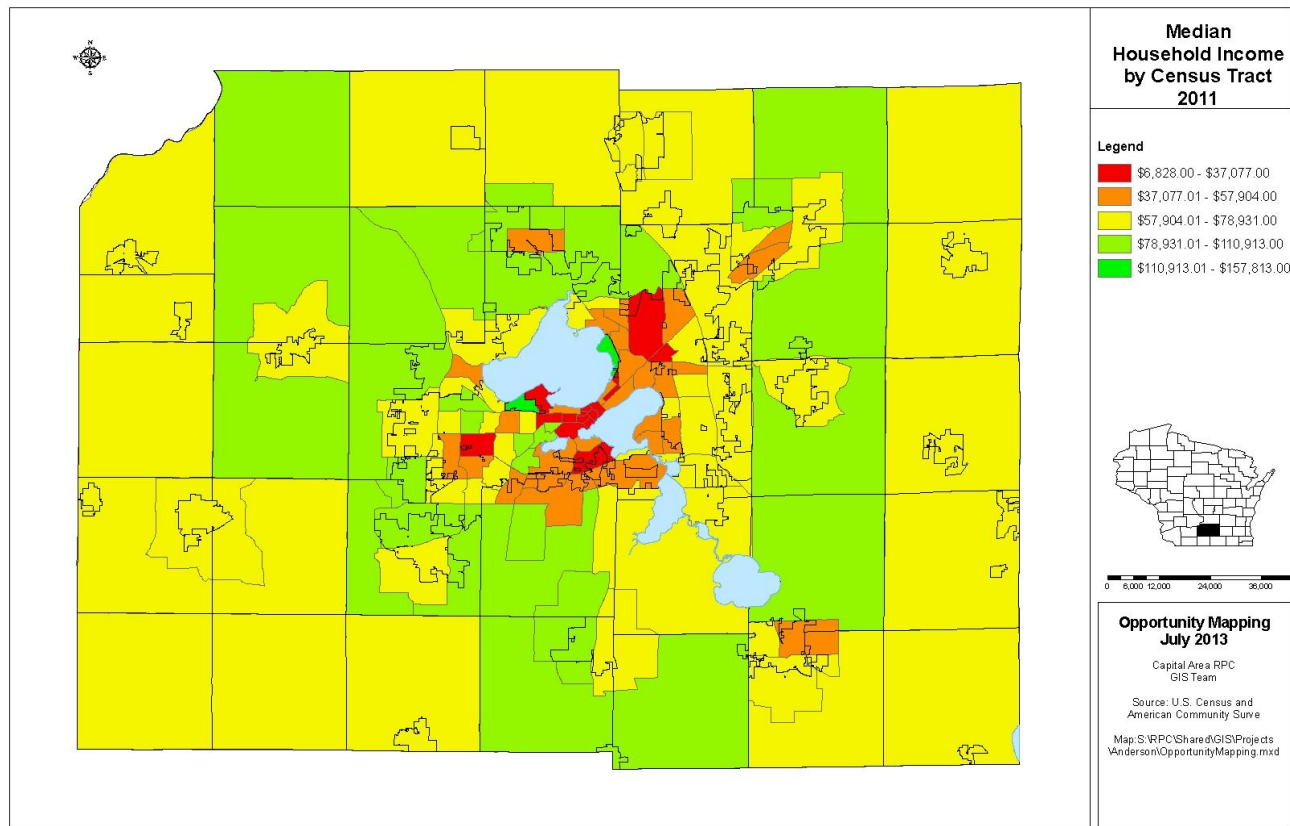
Full-service grocery stores primarily located along main arterials



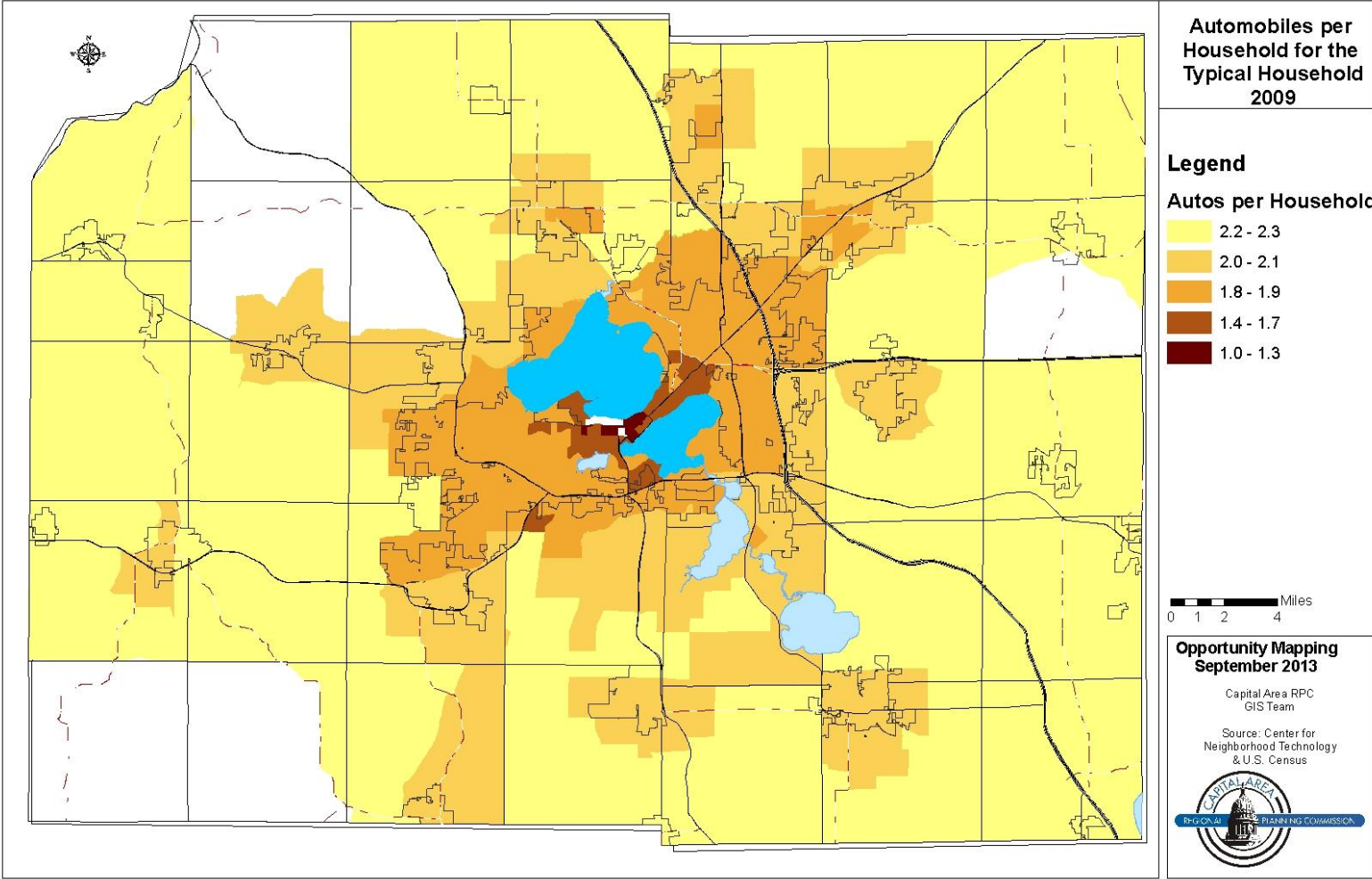
Some areas without grocery stores nearby also have lots of households without cars



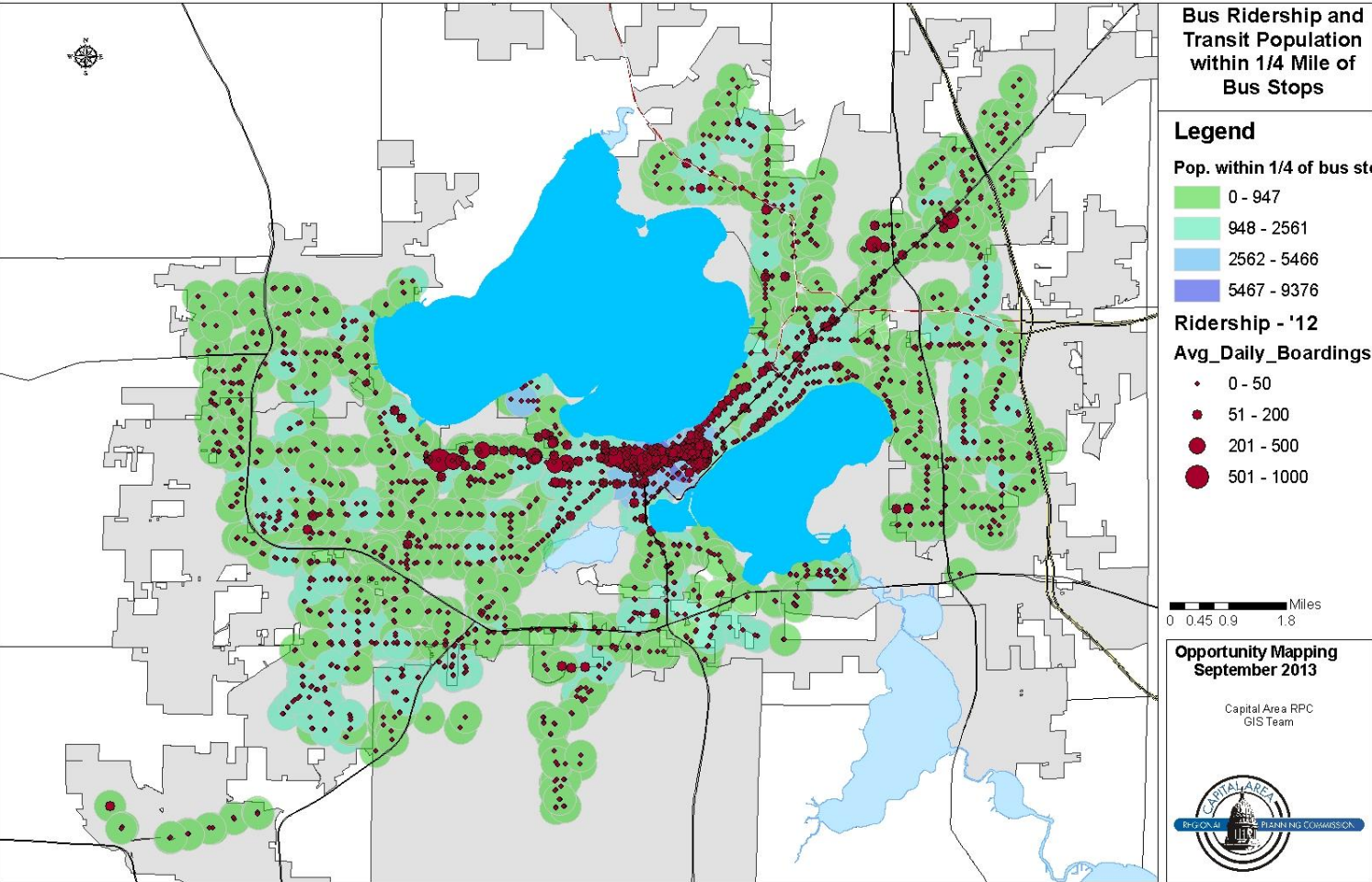
Income levels roughly form concentric rings. High median income areas found in suburban ring and Madison west side. Low income areas in center.



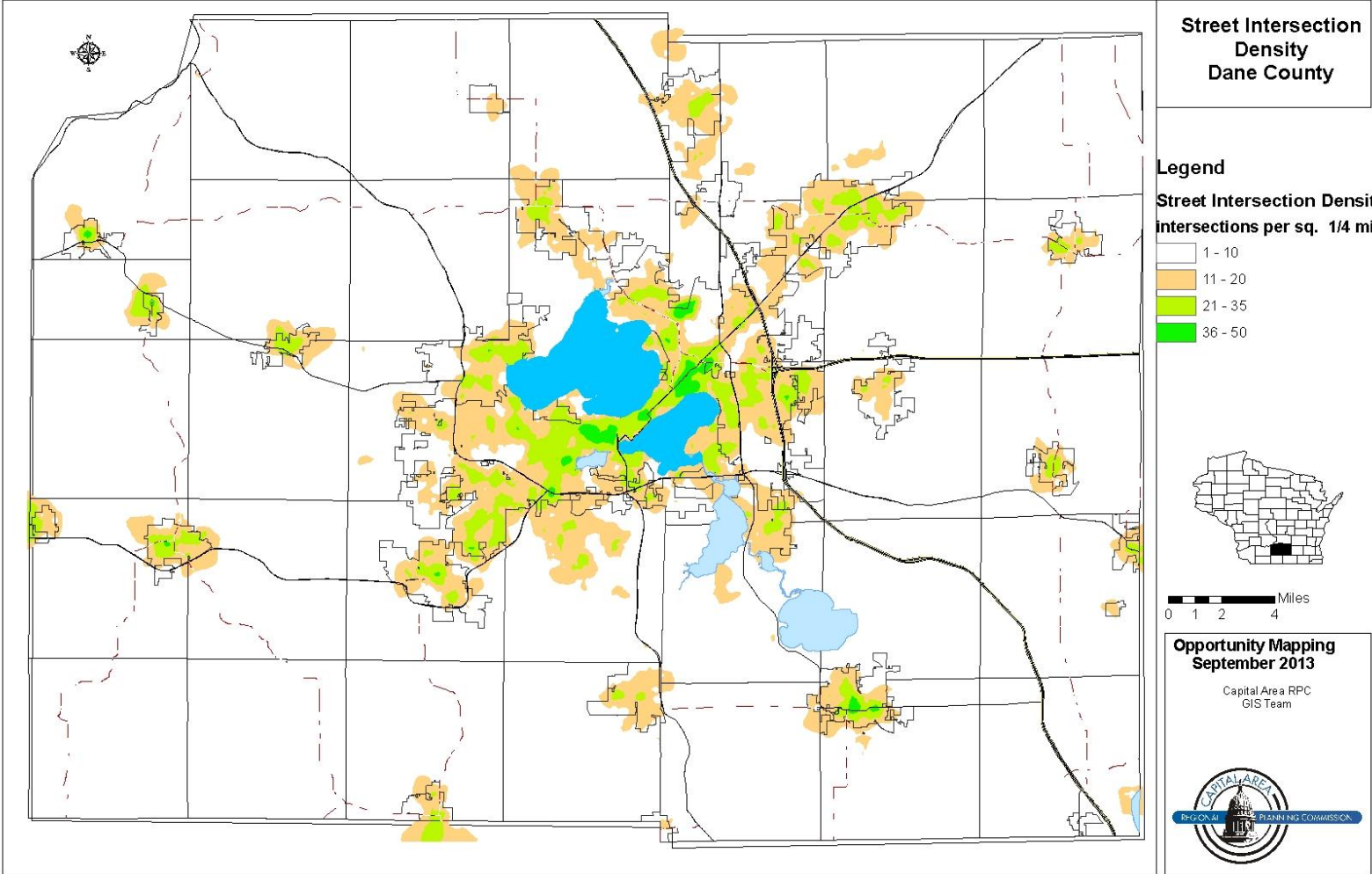
Transportation Choices – number of cars per household increases with distance from the center



Transportation Choices – high capacity transit and ridership concentrated downtown, University Ave., and the isthmus



Transportation Choices – walkable street patterns found mostly in older areas: downtowns and surrounding residential areas

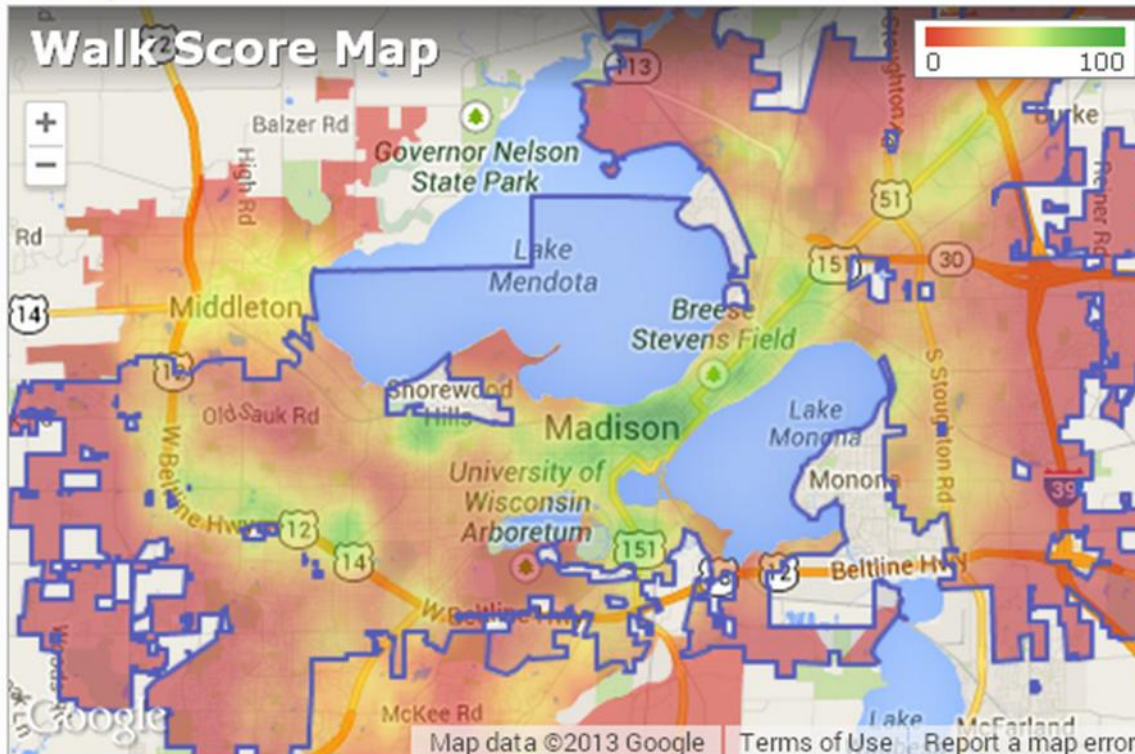


Transportation Choices – Madison does not score well on Walk Score

Walk Score
47

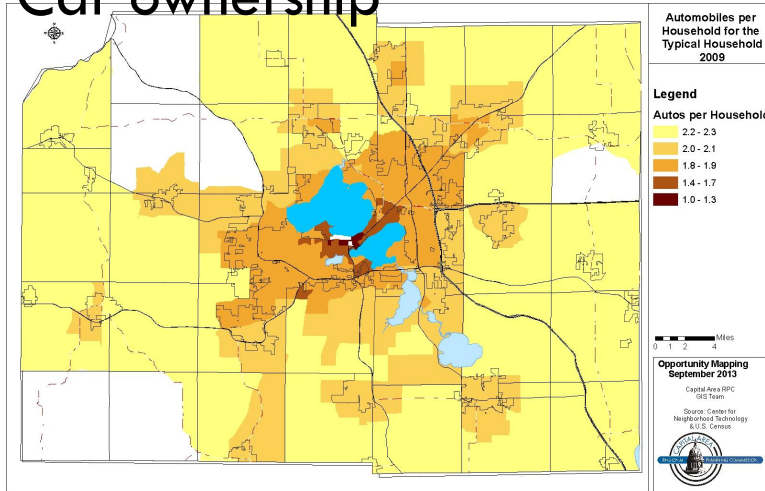
Car-Dependent

Most errands require a car.

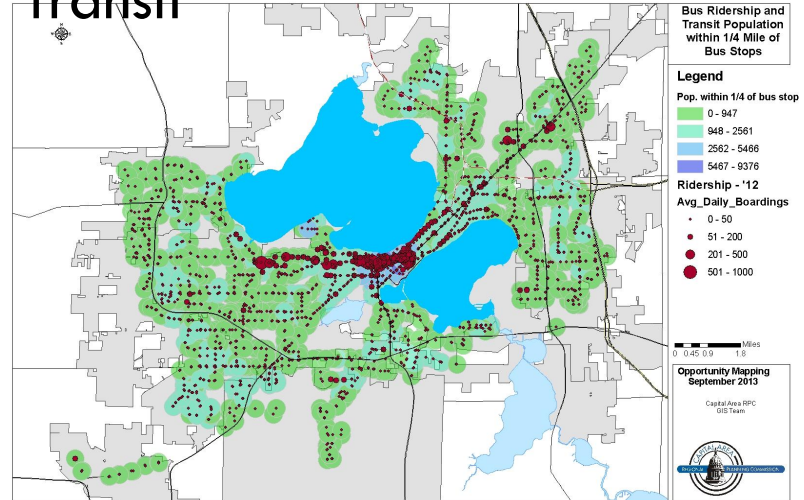


Transportation Choices – Overall, central area has highest level of transportation choices

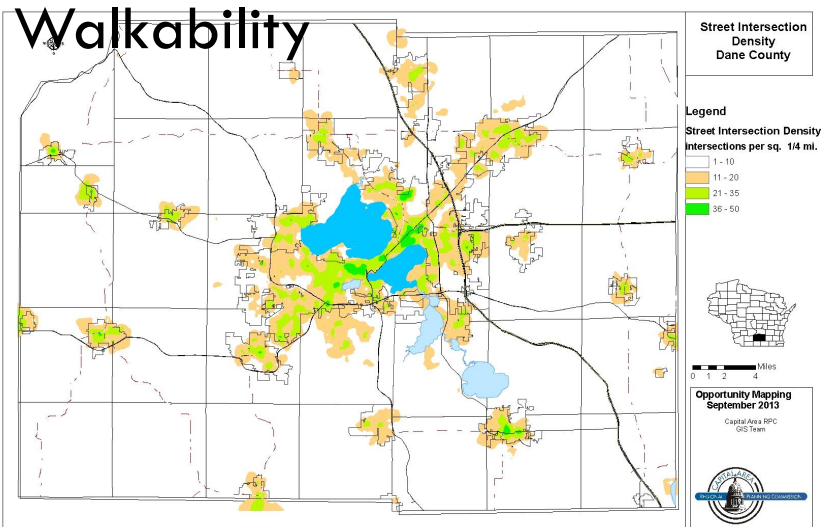
Car ownership



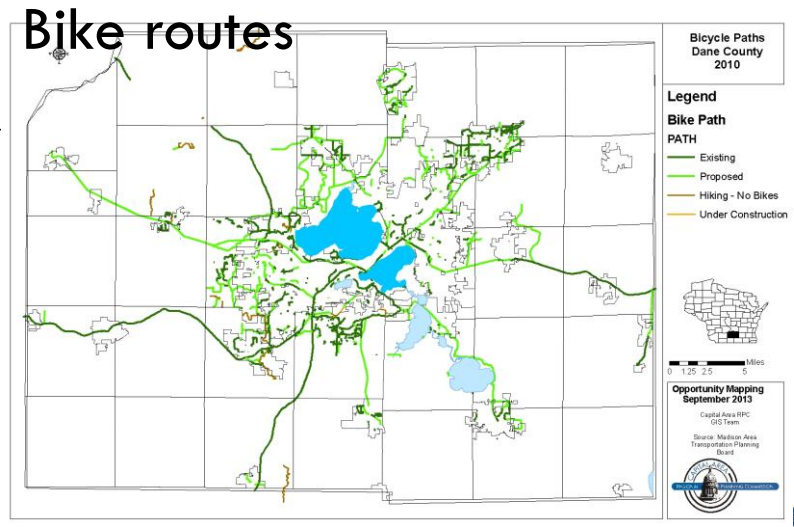
Transit



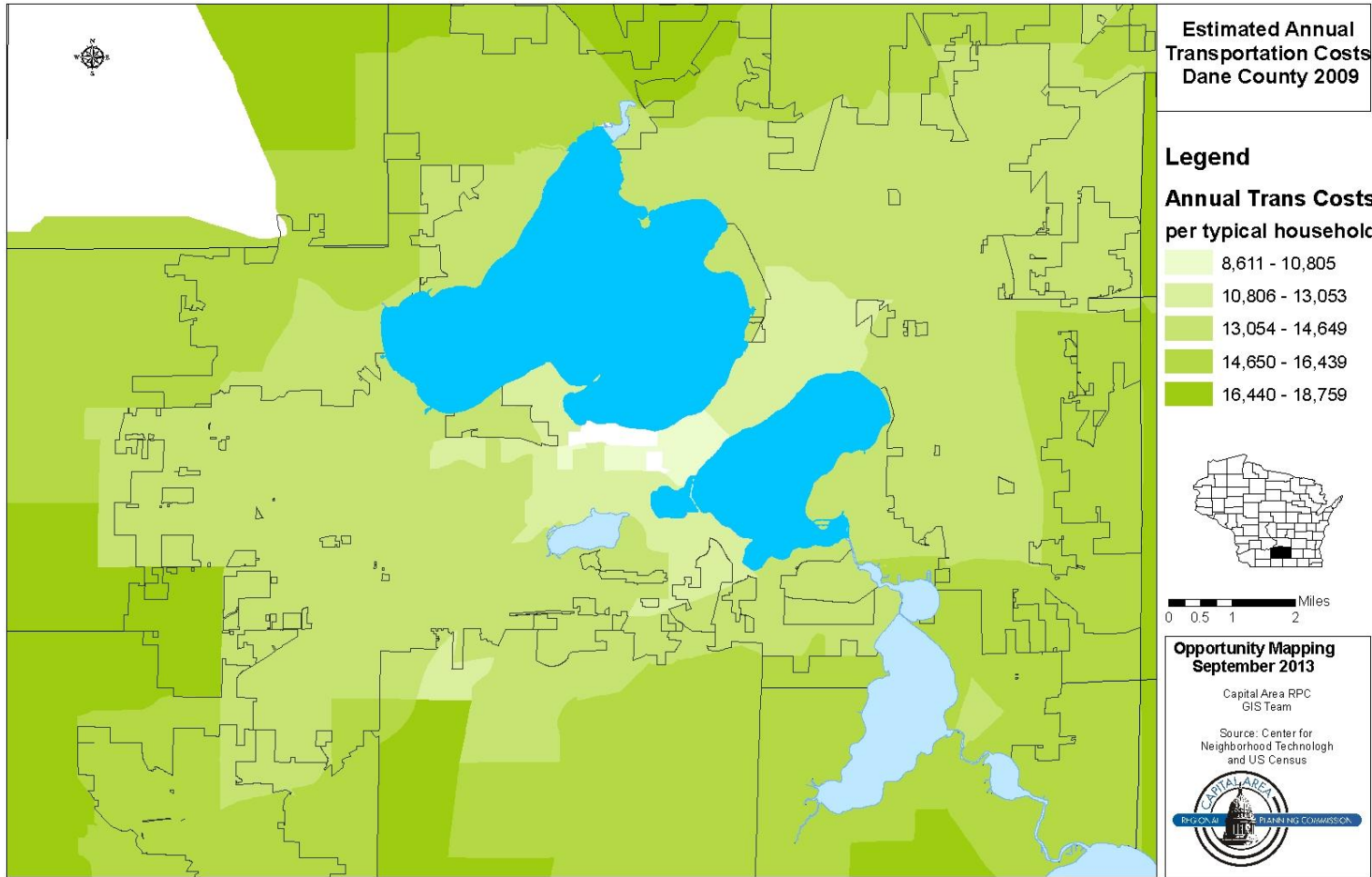
Walkability



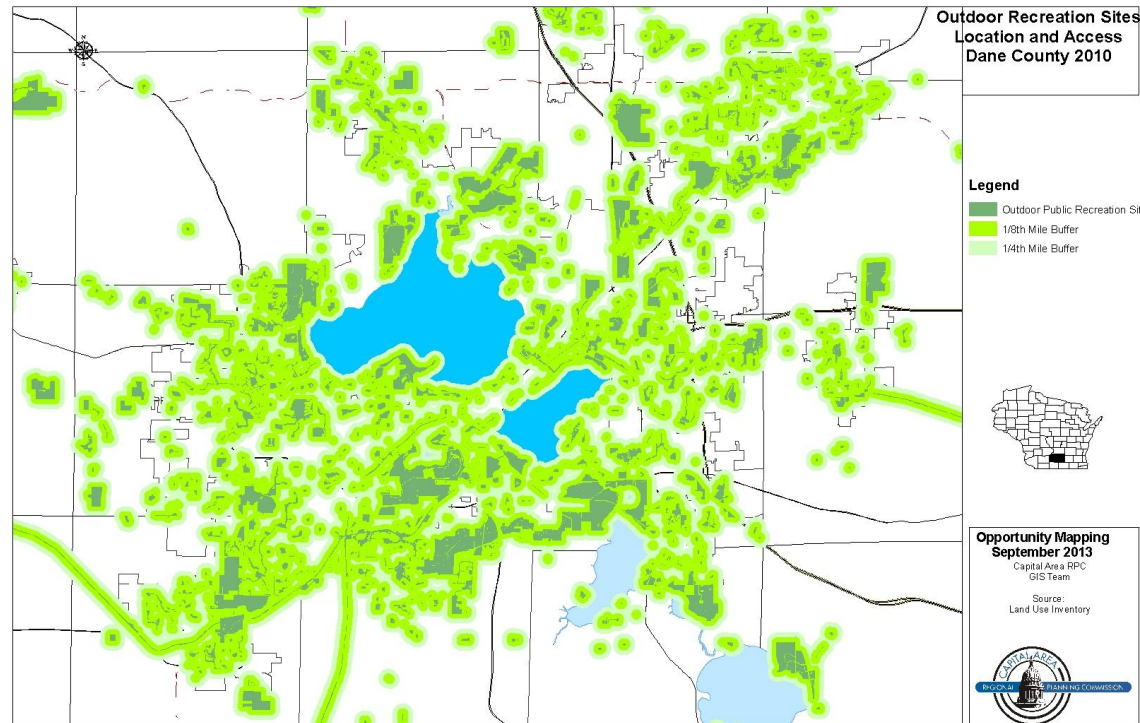
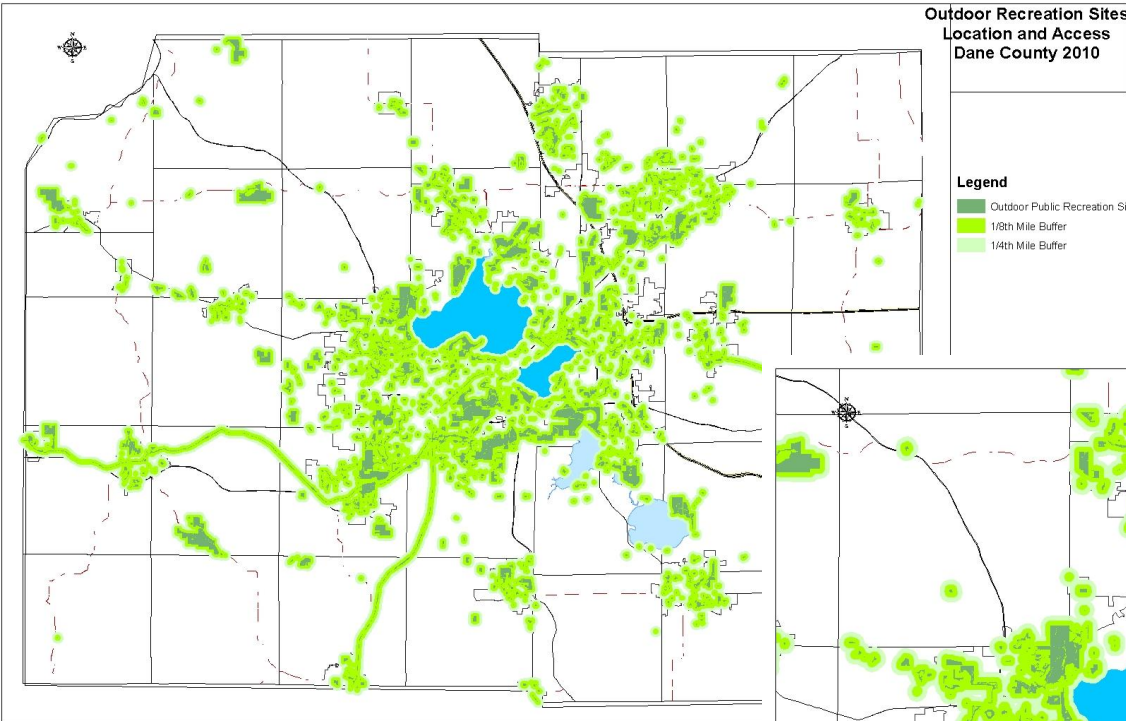
Bike routes



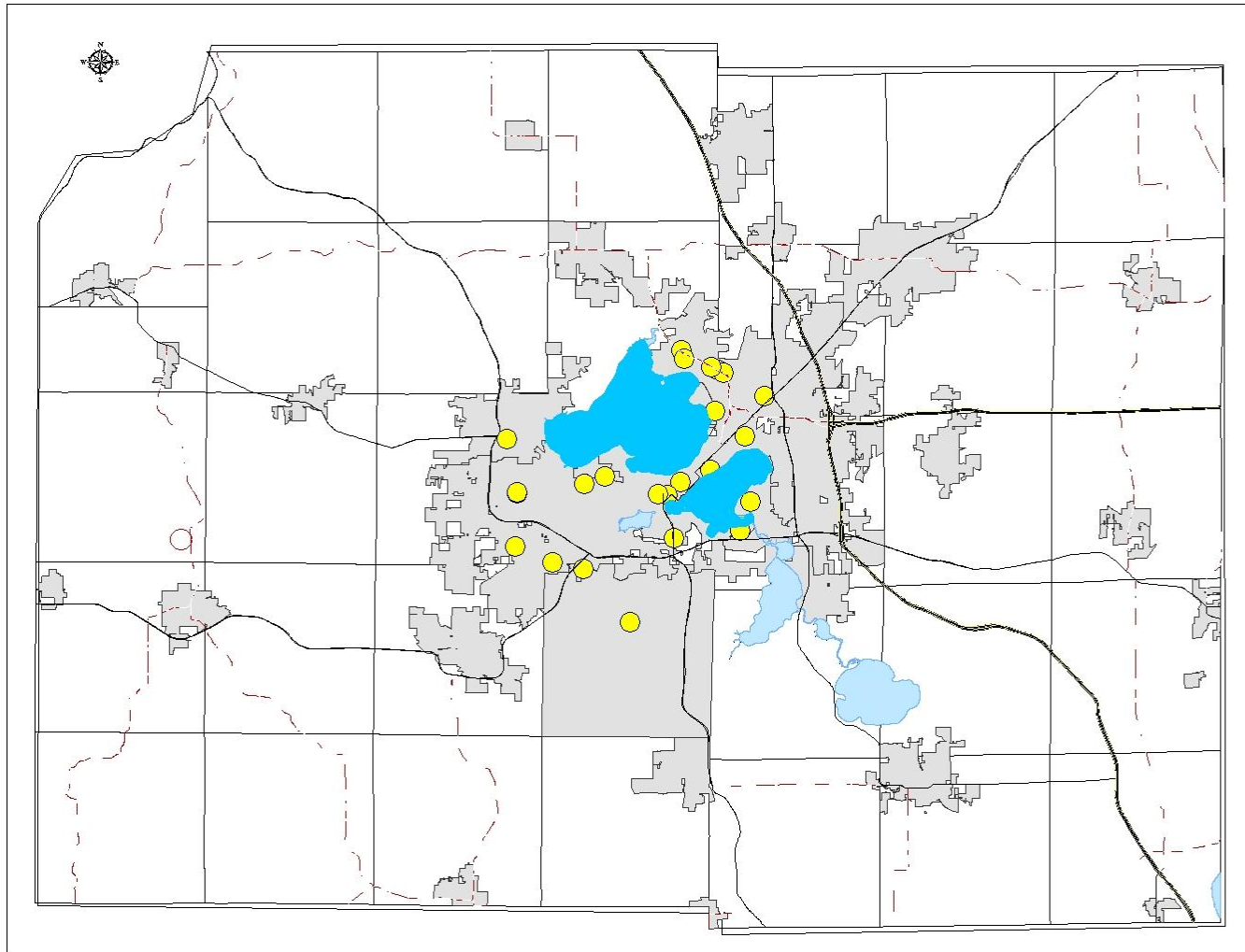
Higher transportation choices reduce transportation expenses



Nearly All Residents Live Within a Quarter Mile of Outdoor Recreation



Community centers are mostly located in Madison



Community Centers
Dane County 2010

Legend

● Community Centers



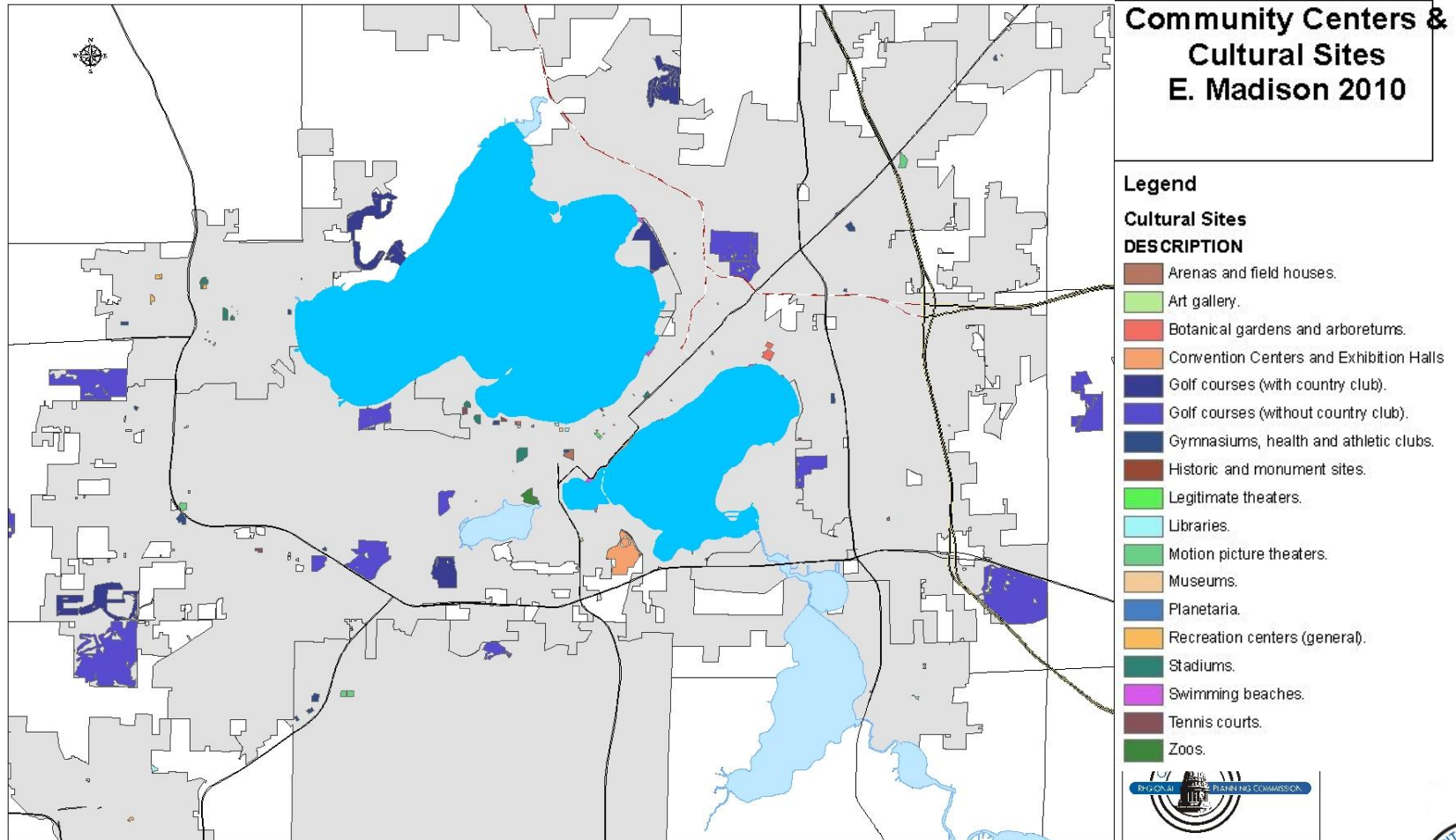
0 0.5 1 2 Miles

Opportunity Mapping
September 2013

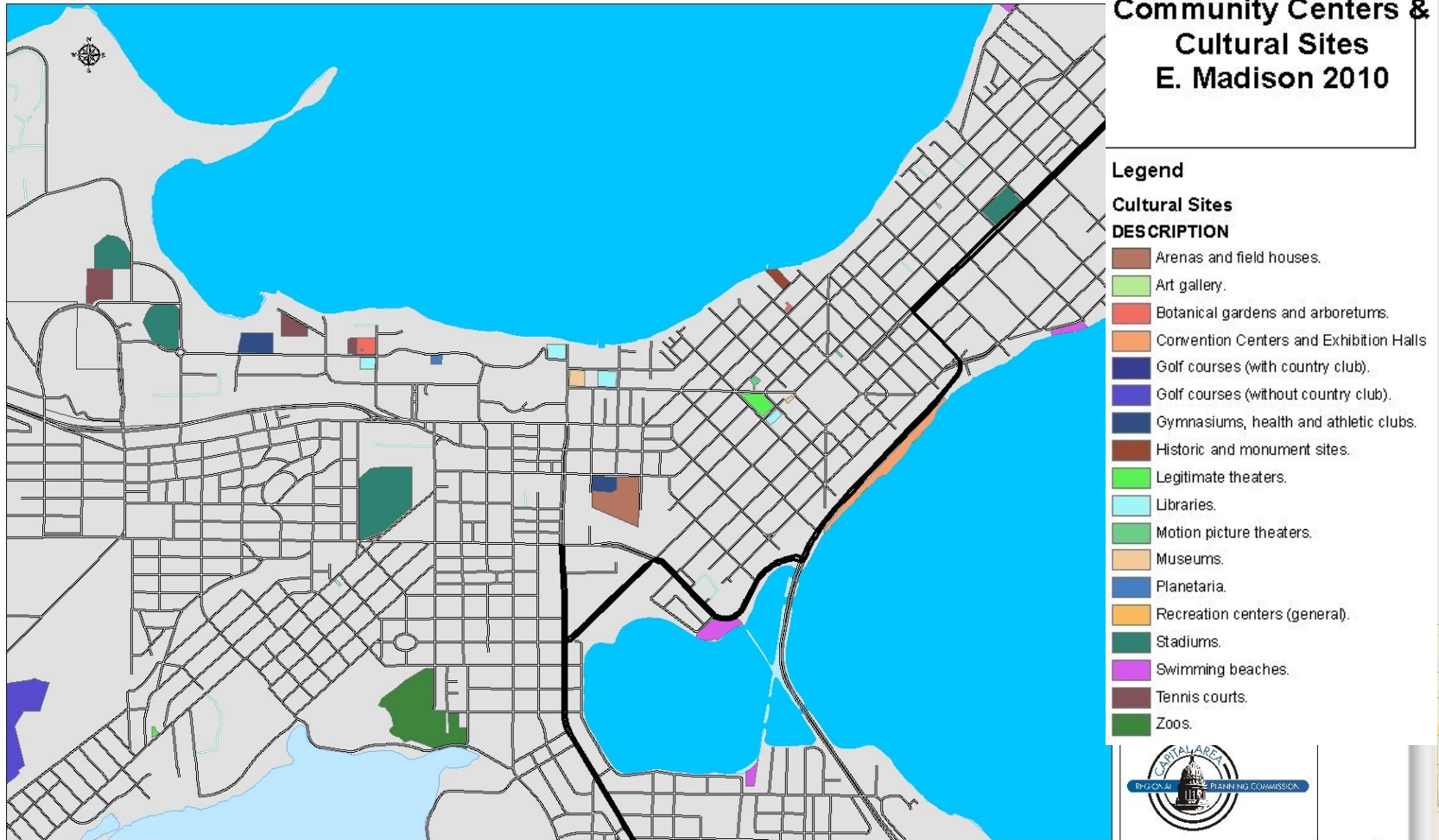
Capital Area RPC
GIS Team



Cultural amenities are concentrated downtown Madison although all communities have some amenities



Cultural sites - downtown Madison



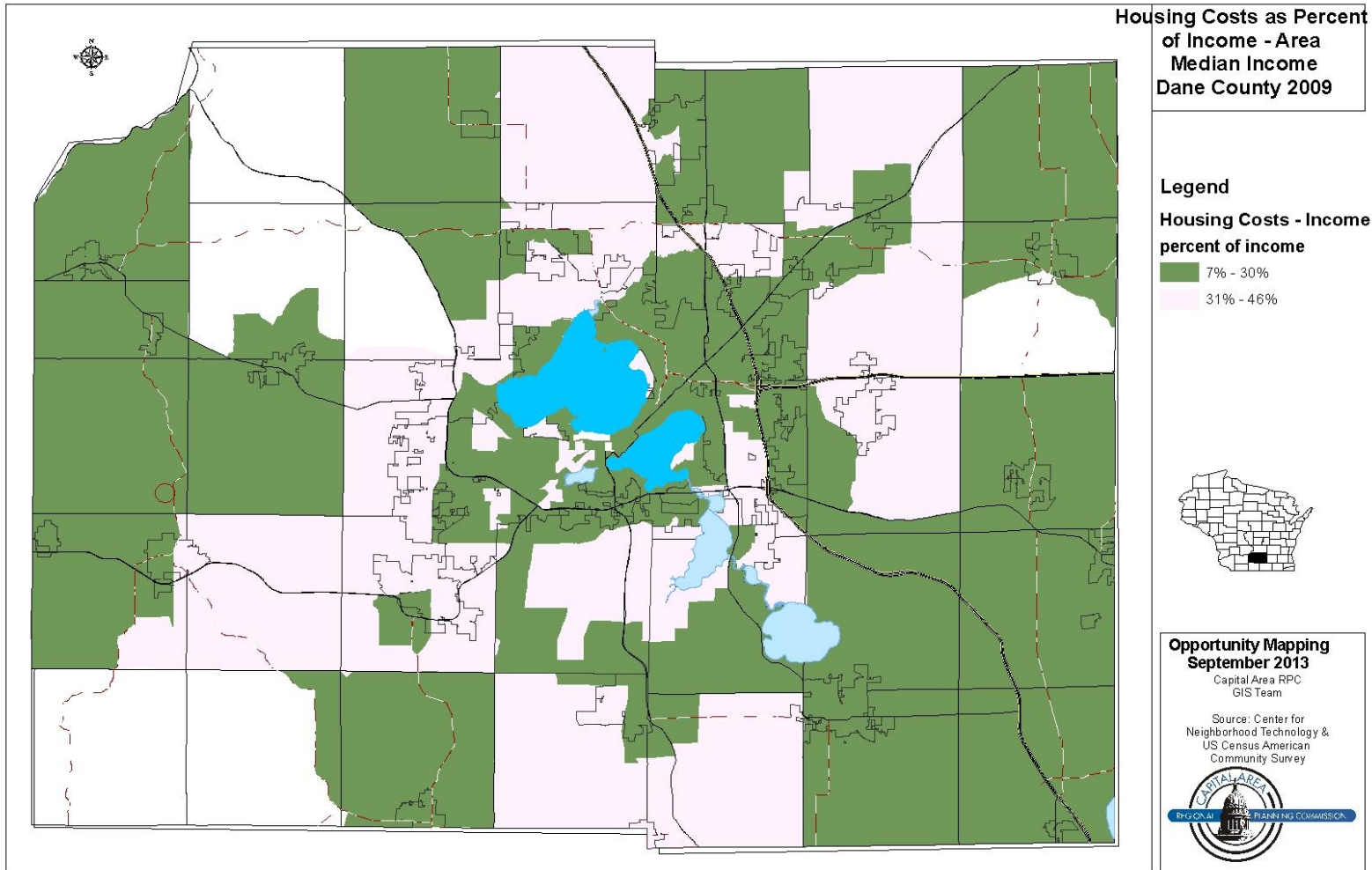
The most important opportunities may come from the skills, abilities, connections, culture and spirit of community members



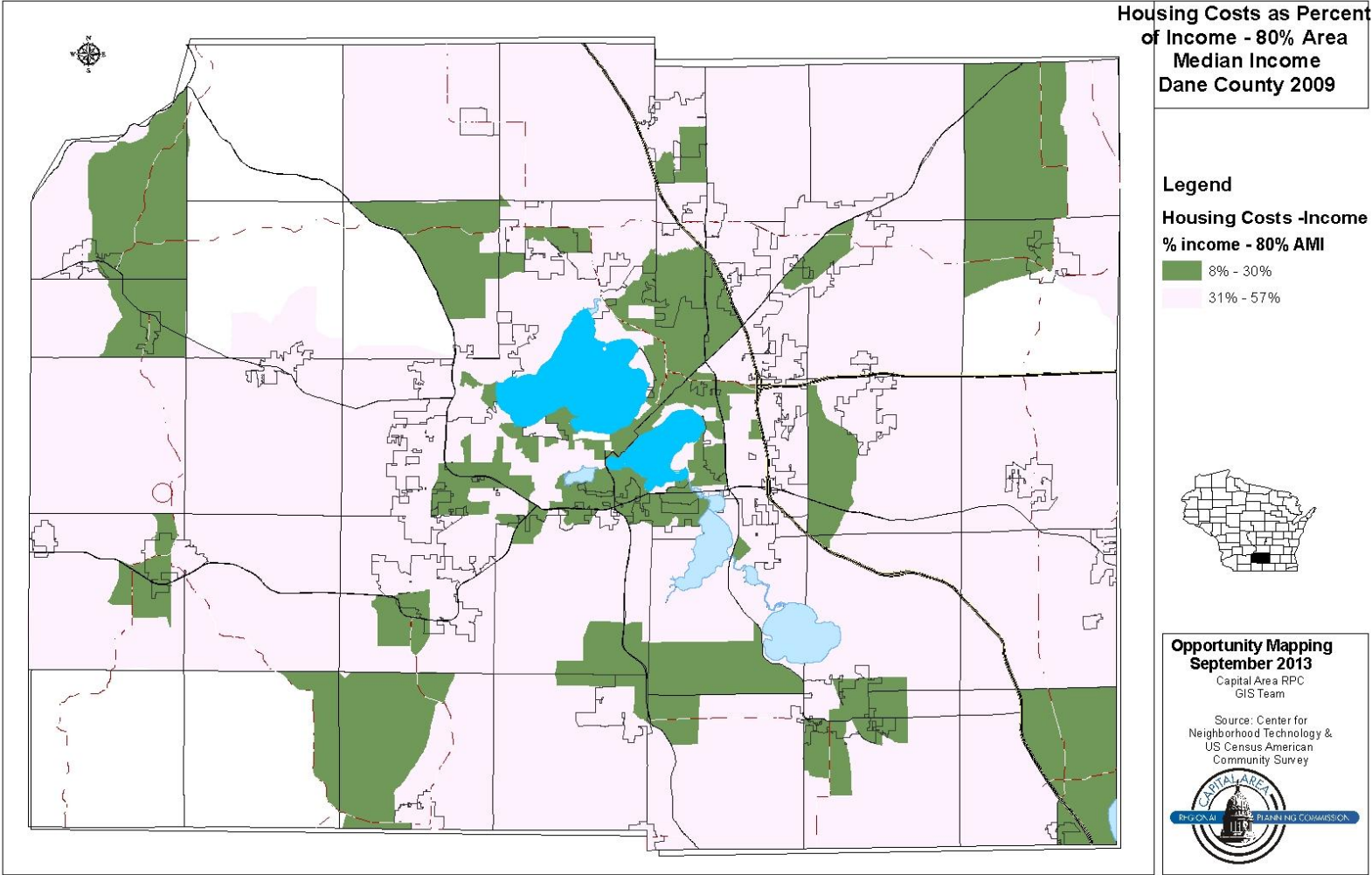
Barriers to Accessing Opportunities: Housing and Transportation Cost Burdens



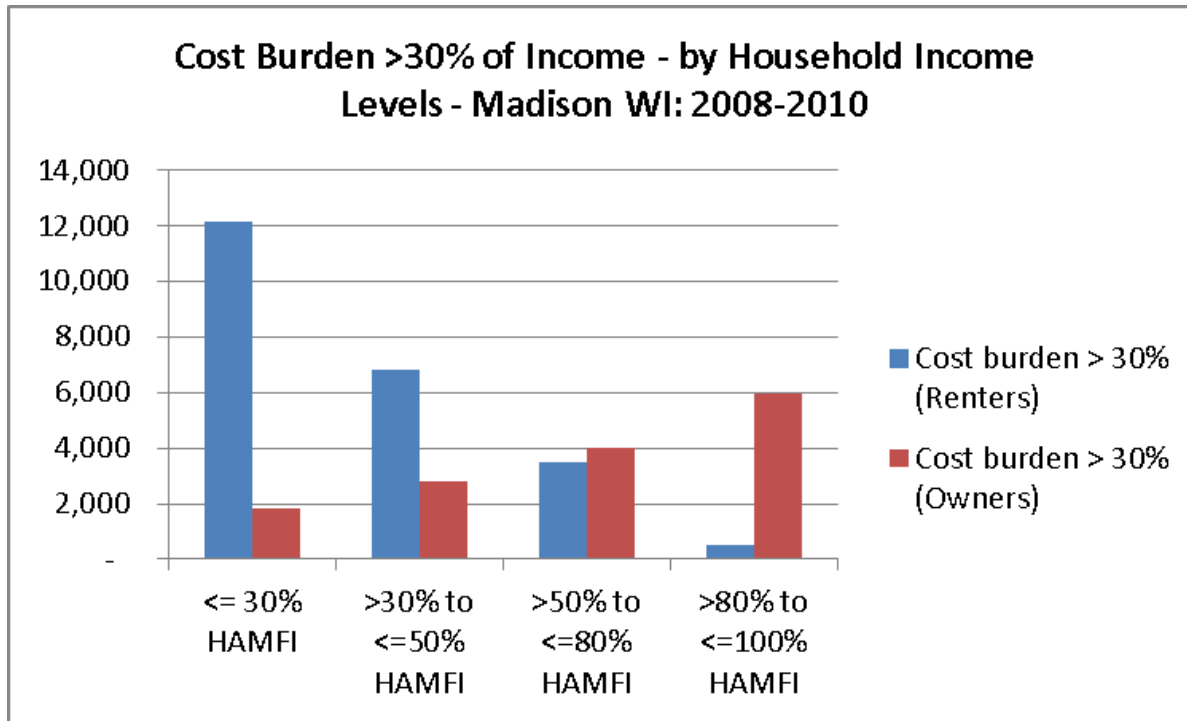
Many areas offer housing affordable for households at area median income



For moderate income households (80% or less of area median income), fewer areas are affordable



Housing cost burden falls most heavily on low-income renters



Source: US Census, Special CHAS tabulation of 3-Year American Community Survey Data

Madison Households paying more than 30 percent of income for housing:

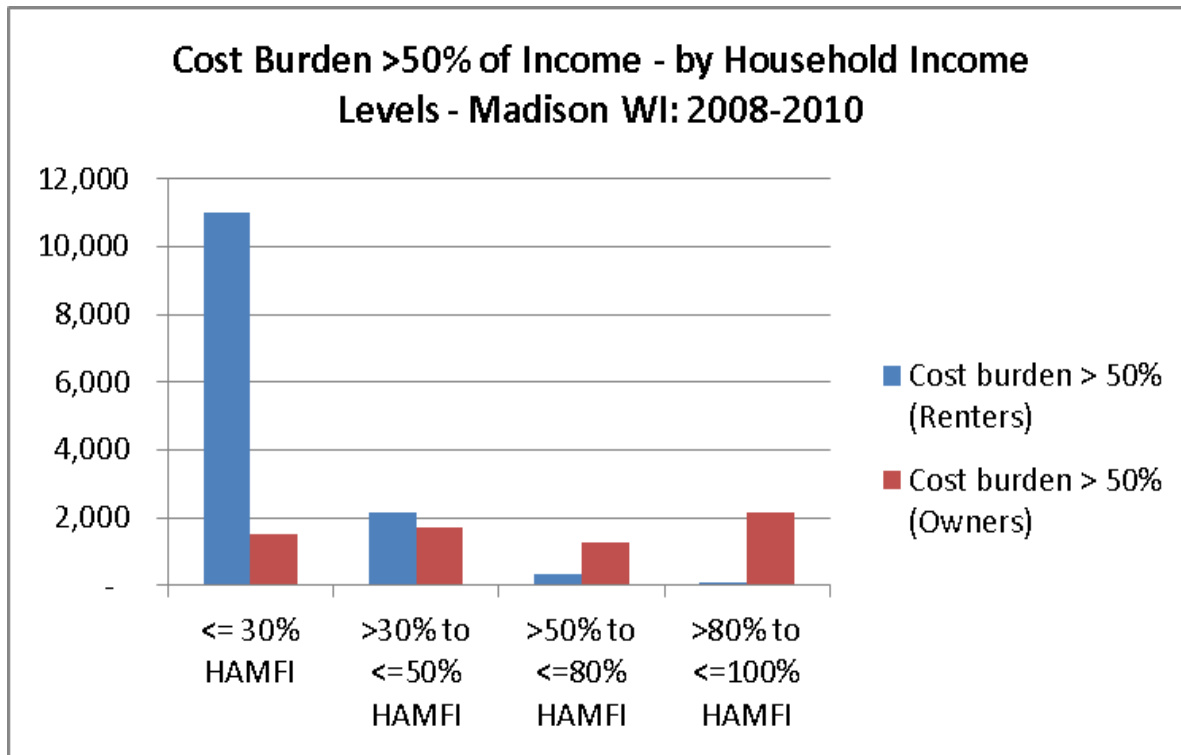
Renters – 23,150

Owners – 14,660

Total – 37,810



Severe housing cost burdens are even more concentrated among low-income renters



Source: US Census, Special CHAS tabulation, by US HUD, of 3-Year American Community Survey Data

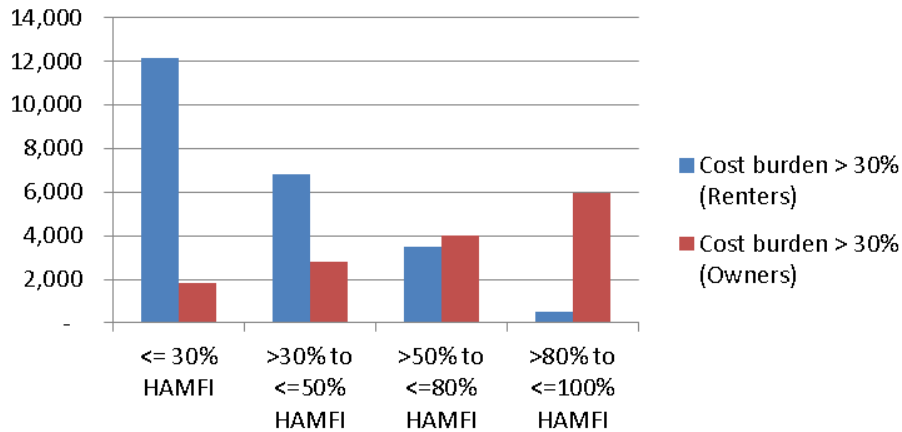
Madison Households paying more than 50 percent of income for housing:

Renters – 13,600
 Owners – 4,920
 Total – 18,515

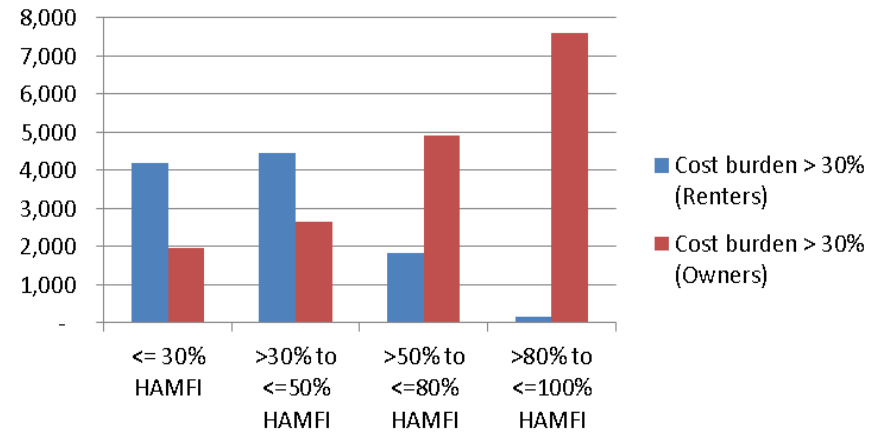


Outside of Madison the cost burden is smaller and more evenly divided between renters and owners

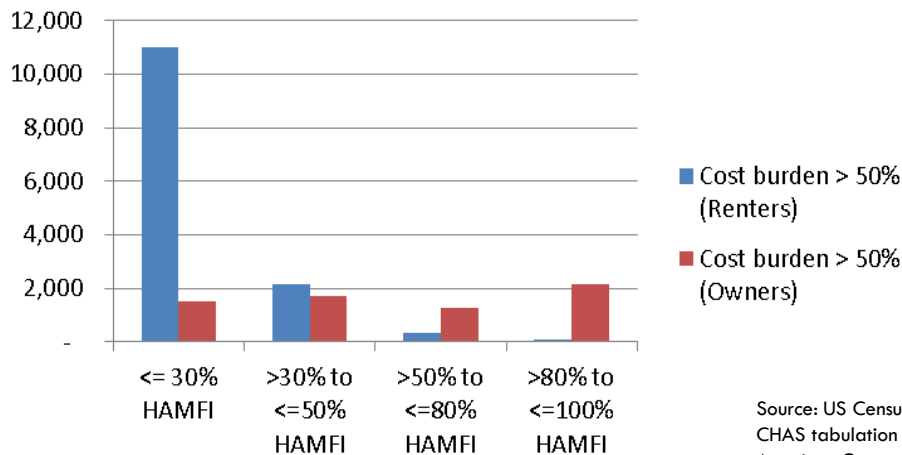
Cost Burden >30% of Income - by Household Income Levels - Madison WI: 2008-2010



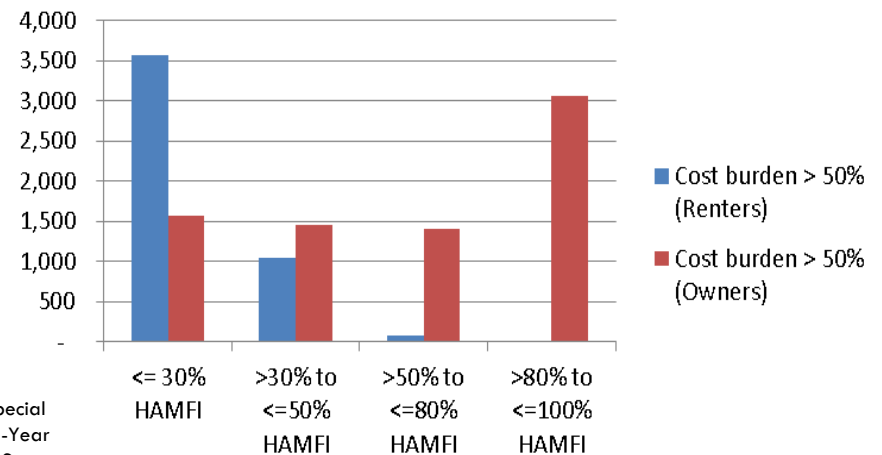
Cost Burden >30% of Income - by Household Income Level: Dane County (non-Madison): 2008-2010



Cost Burden >50% of Income - by Household Income Levels - Madison WI: 2008-2010



Cost Burden >50% of Income - by Household Income Level - Dane County (non-Madison): 2008-2010

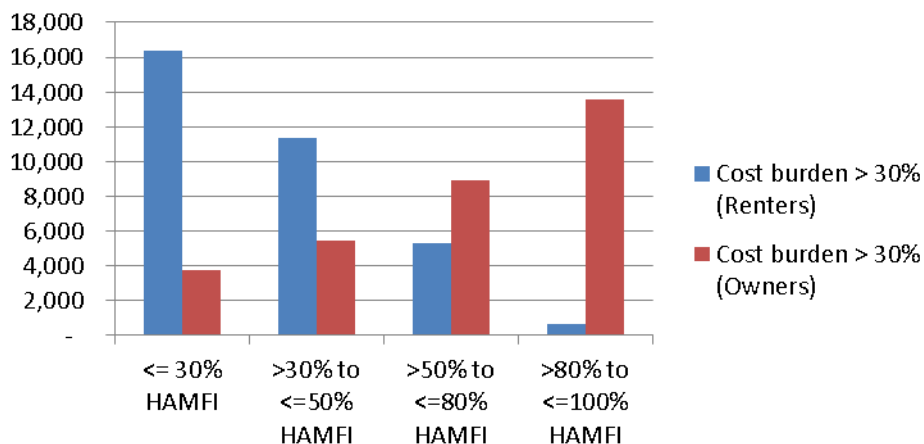


Source: US Census, Special CHAS tabulation of 3-Year American Community Survey Data

In Dane County as a whole, tens of thousands of households experience housing cost burdens



Cost Burden >30% Income by Household Income: Dane County 2008-2010

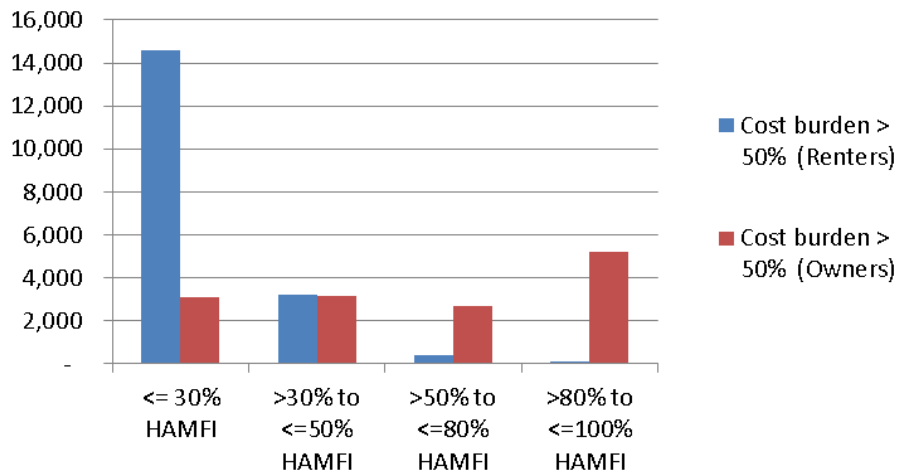


All Dane County Households paying more than 30 percent of income for housing:

Renters – 33,830
 Owners – 33,555
 Total – 67,400

34% of total

Cost Burden >50% Income by Household Income: Dane County 2008-2010



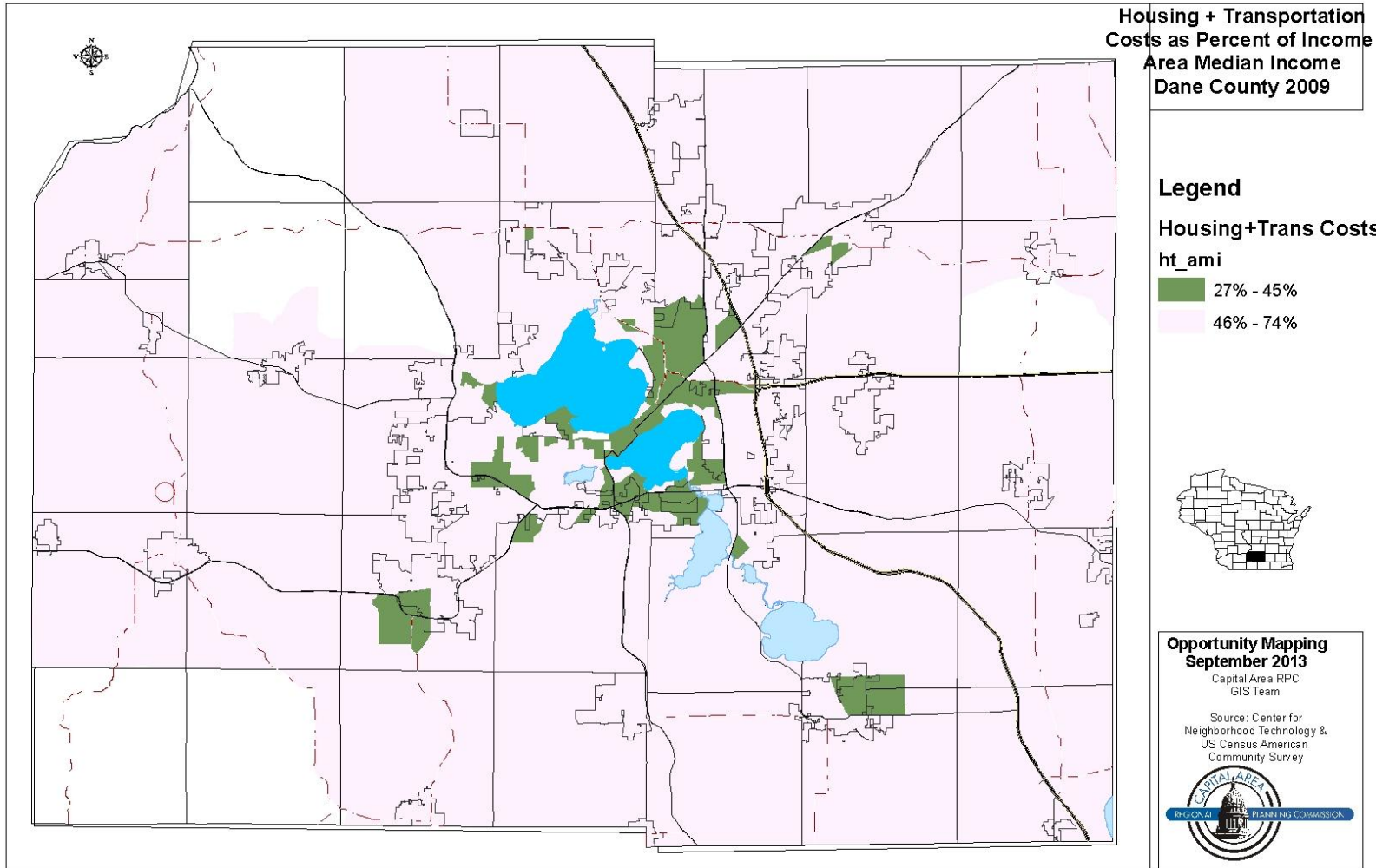
All Dane County Households paying more than 50 percent of income for housing:

Renters – 18,315
 Owners – 10,460
 Total – 28,790

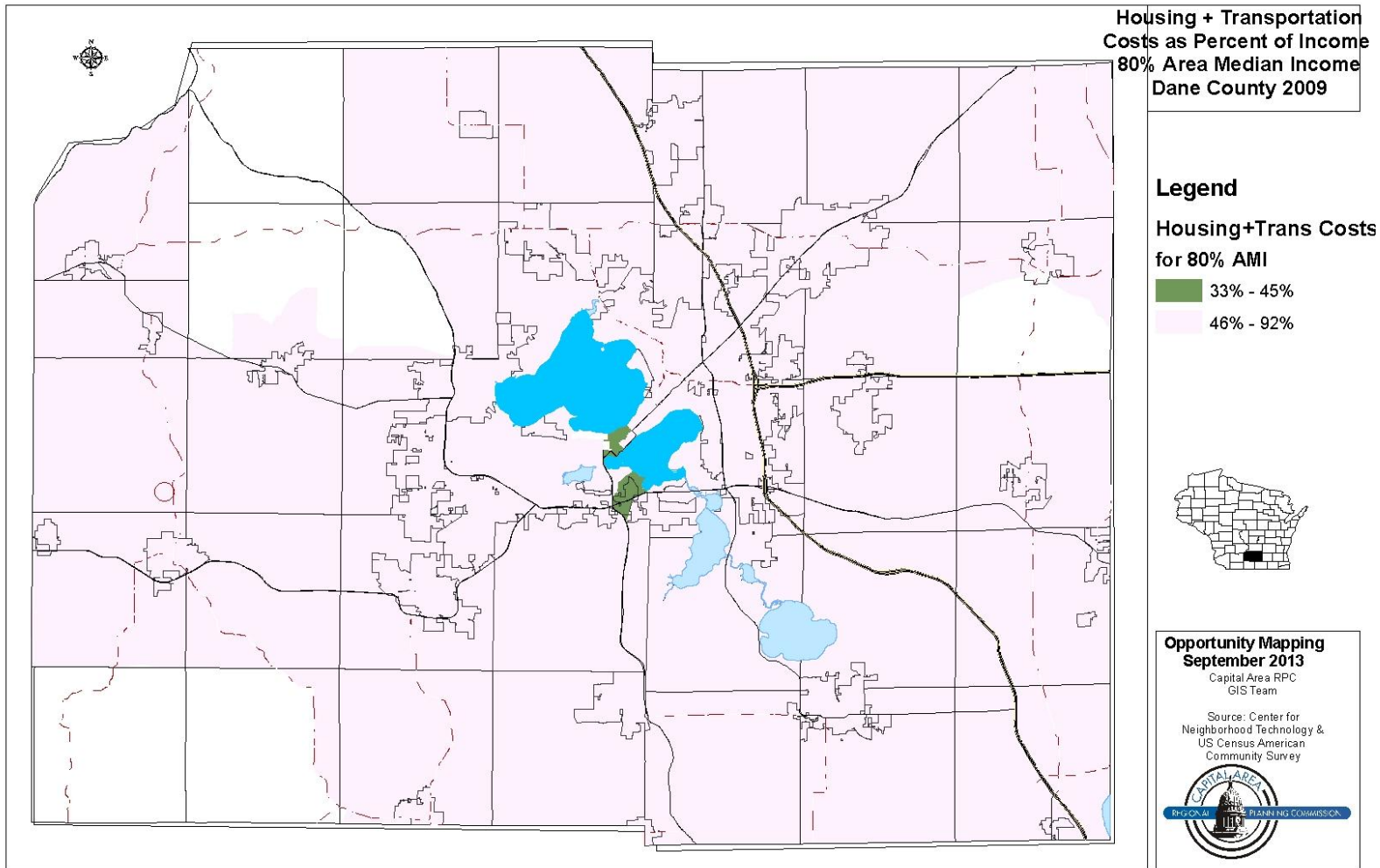
15% of total

Source: US Census, Special CHAS tabulation, by US HUD, of 3-Year American Community Survey Data

Areas with combined housing and transportation costs affordable to AMI households mostly limited to Madison



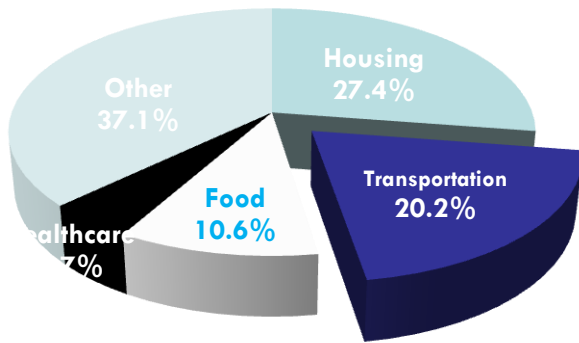
Areas with combined housing and transportation costs affordable to households at 80% AMI



High Cost of Transportation – Major Financial Burden for Working Families and Barrier to Sustainable Employment

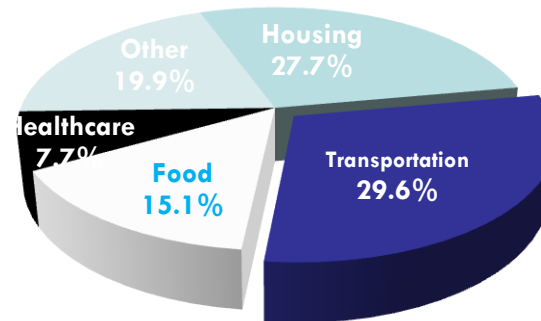
TYPICAL HOUSEHOLD BUDGET (Expenses as a share of income)

All Households



TYPICAL HOUSEHOLD BUDGET (Expenses as a share of income)

Working Families Incomes \$20,000 - \$50,000

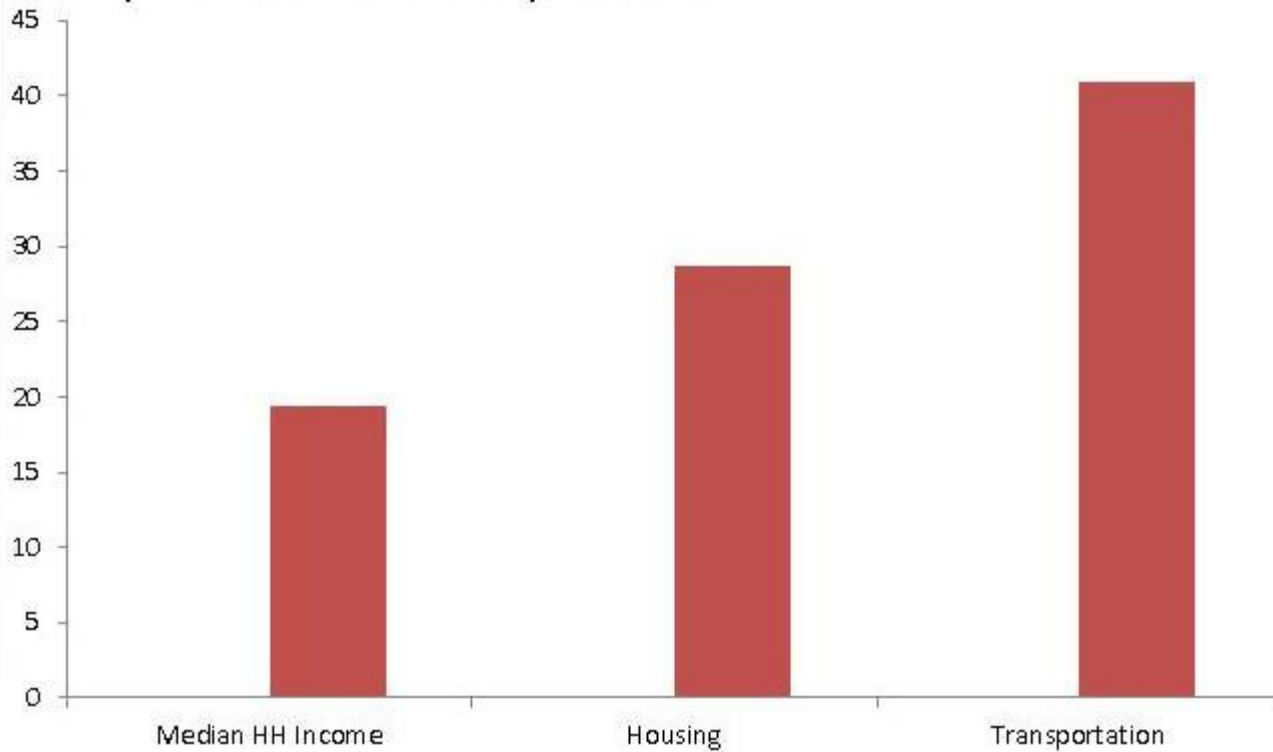


Source: US Census, American Community Survey – national level data



In Dane County, transportation costs are increasing faster than housing and income

From 2000-2009, Regional Area Median Income Rose 19 percent, Housing Costs 29 percent and Transportation Costs 41 percent



Source: US Census, Special American Community Survey
Data, compiled by the Center for Neighborhood Technology



Barriers to Accessing Opportunities: Demographic Indicators

Characteristic	Variable	Block Group Average	Risk Threshold
1. Segregation	% Non-White Persons	15%	28%
2. Poverty	% Persons below Poverty	13%	30%
3. Language barriers	% Limited English Proficiency	2%	5%
4. Mobility limitations	% Household with no Vehicle	8%	20%
5. Single-parent	% Single-Parent Households	11%	19%
6. Housing cost burden	% Households Paying More than 50% of Income for Rent	21%	41%
7. Education barriers	% Adults with less than High School Degree	6%	12%
8. Youth concentrations	% Children under 18 Years	21%	29%
9. Unemployment	% Unemployed	5%	10%
10. Public Assistance	% Households Receiving No Public Assistance	99%	97%

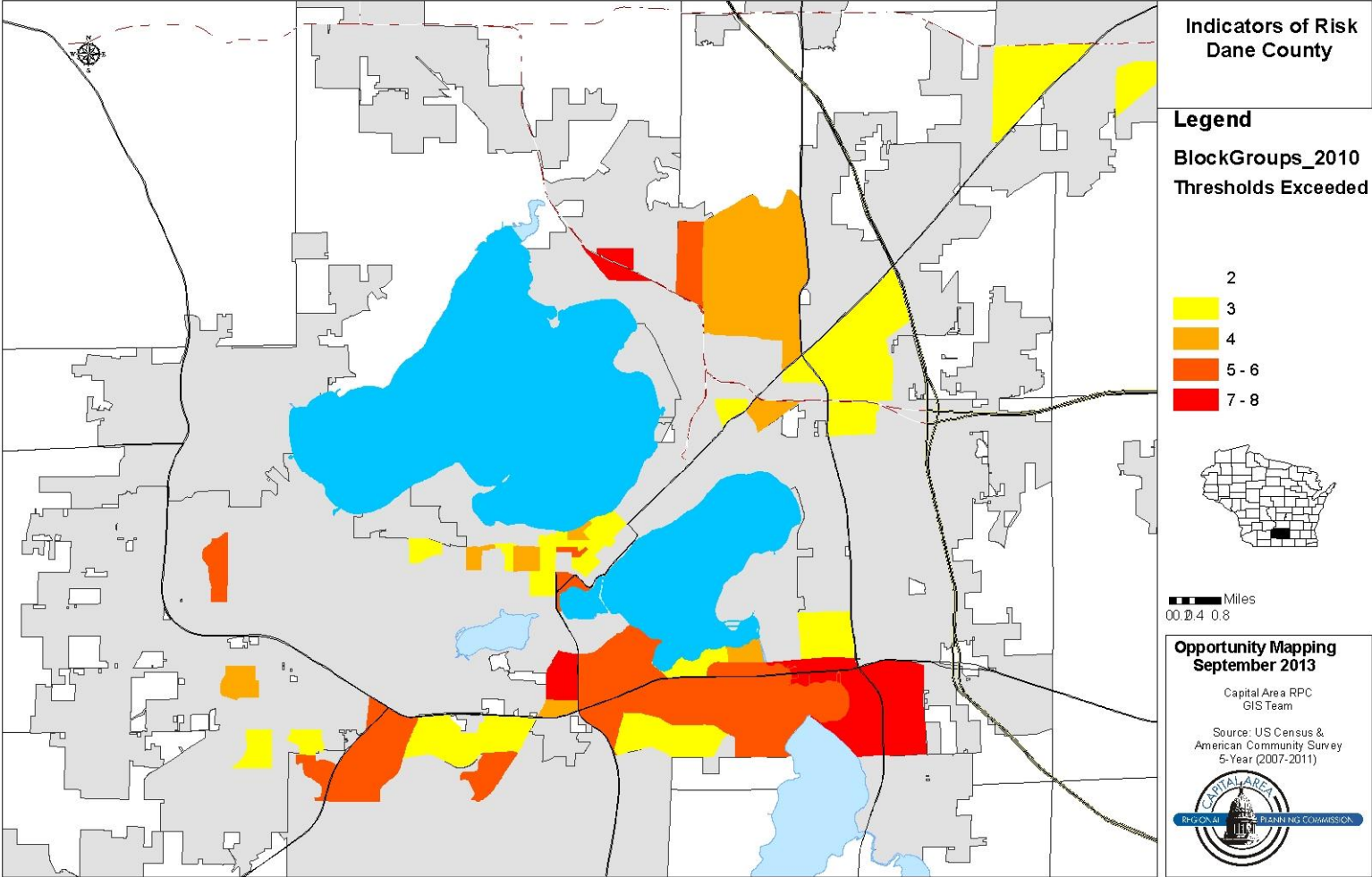


Block groups that exceed six or more “opportunity barriers”

Geo Name	Total Population 2010	% of Population non-white alone	% Below Poverty Level	% Limited English proficiency	% of HHs with no vehicle available	% of Single Parent HHs	% of HHs Rent 50.0 percent or more	% Education less than High School	Percent- Under 18 years	Percent Unemployed	Percent No Public Assistance Income	Threshold Count
Block Group 2, Census Tract 105.01, Dane County, Wisconsin	1637	30.7%	35.3%	5.7%	8.5%	20.9%	46.5%	5.2%	33.4%	18.0%	91.3%	8
Block Group 3, Census Tract 14.01, Dane County, Wisconsin	1648	65.0%	39.5%	28.8%	15.7%	46.4%	26.9%	0.3%	31.6%	11.1%	93.5%	7
Block Group 1, Census Tract 23.01, Dane County, Wisconsin	1959	54.5%	46.9%	2.1%	16.1%	51.0%	46.3%	7.0%	35.7%	16.0%	87.6%	7
Block Group 1, Census Tract 2.04, Dane County, Wisconsin	1525	14.4%	41.7%	4.3%	13.4%	33.0%	52.1%	5.3%	29.4%	11.6%	92.2%	6
Block Group 1, Census Tract 6, Dane County, Wisconsin	1557	44.2%	26.3%	1.6%	20.6%	29.2%	48.8%	1.4%	28.8%	19.7%	97.4%	6
Block Group 2, Census Tract 6, Dane County, Wisconsin	2578	60.2%	36.7%	13.7%	15.9%	38.0%	40.4%	0.0%	35.3%	10.1%	96.8%	6
Block Group 3, Census Tract 6, Dane County, Wisconsin	1512	43.9%	31.3%	6.6%	4.2%	11.0%	41.2%	14.3%	31.2%	8.7%	100.0%	6
Block Group 1, Census Tract 14.01, Dane County, Wisconsin	2147	55.3%	32.9%	5.4%	9.9%	20.0%	32.7%	0.0%	23.5%	20.8%	95.1%	6
Mean value for all block groups		14.8%	12.7%	1.8%	8.0%	11.4%	20.7%	5.8%	20.7%	5.4%	98.7%	
Standard Deviation		12.9%	17.6%	3.3%	12.0%	7.9%	20.3%	6.1%	8.3%	4.1%	2.0%	
Standard Deviation + Mean Value		27.7%	30.3%	5.1%	20.0%	19.3%	41.0%	12.0%	29.0%	9.6%	96.7%	



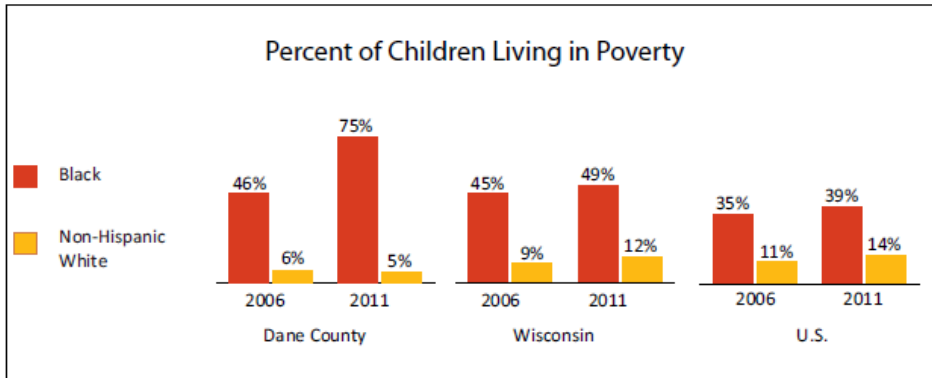
Areas with high number of “opportunity barriers” are found along south beltline and north Madison.



Dane County has Some of the Worst Racial Disparities in the Country

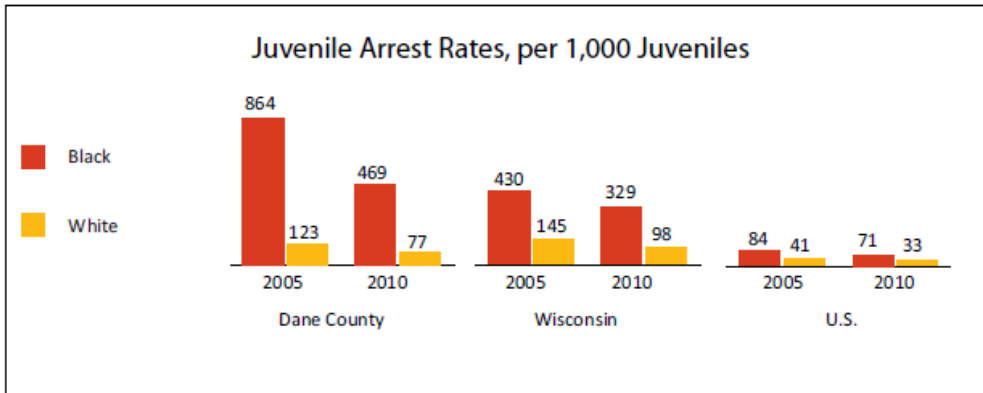


Capital Region Sustainable Communities

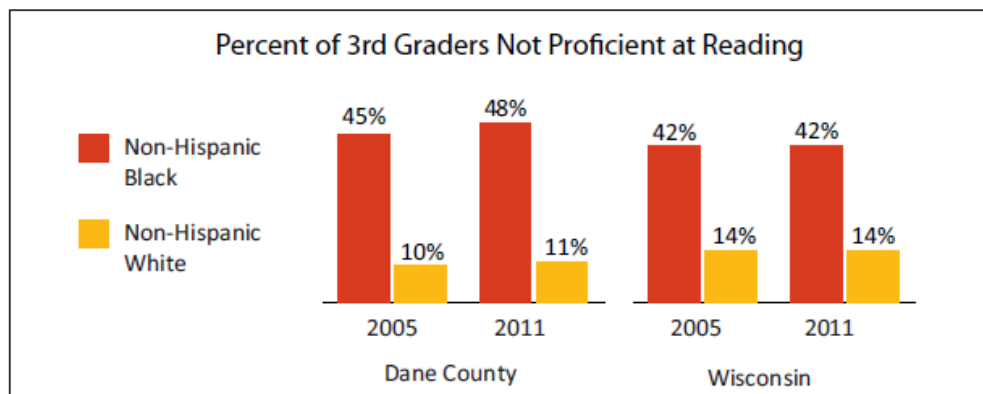


African-American children are...

15 times more likely to live in poverty...



6 times more likely to be arrested ...



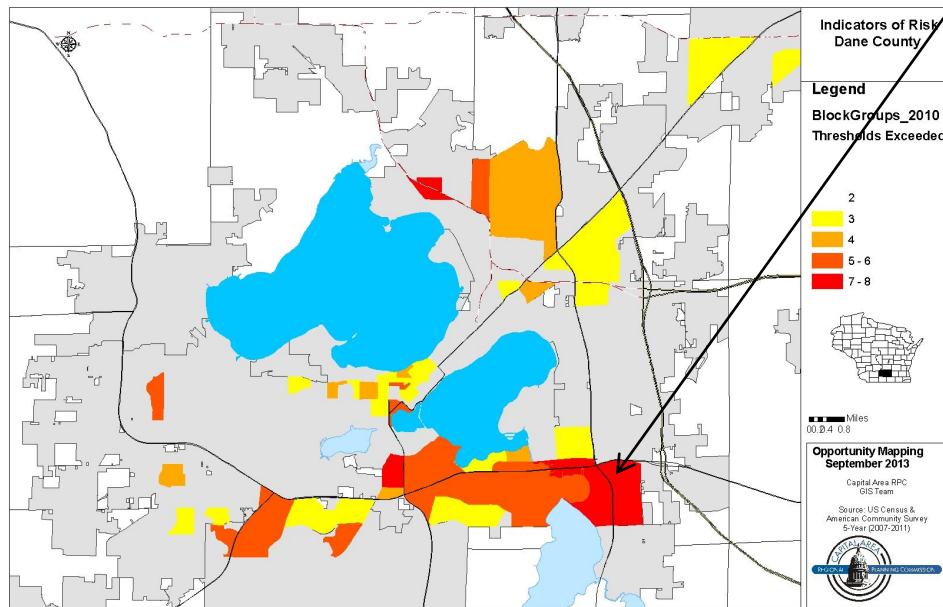
3 times more likely not to be proficient in reading by 3rd grade

Than White children



Highest number of risk factors exceeded (8) in SE Madison

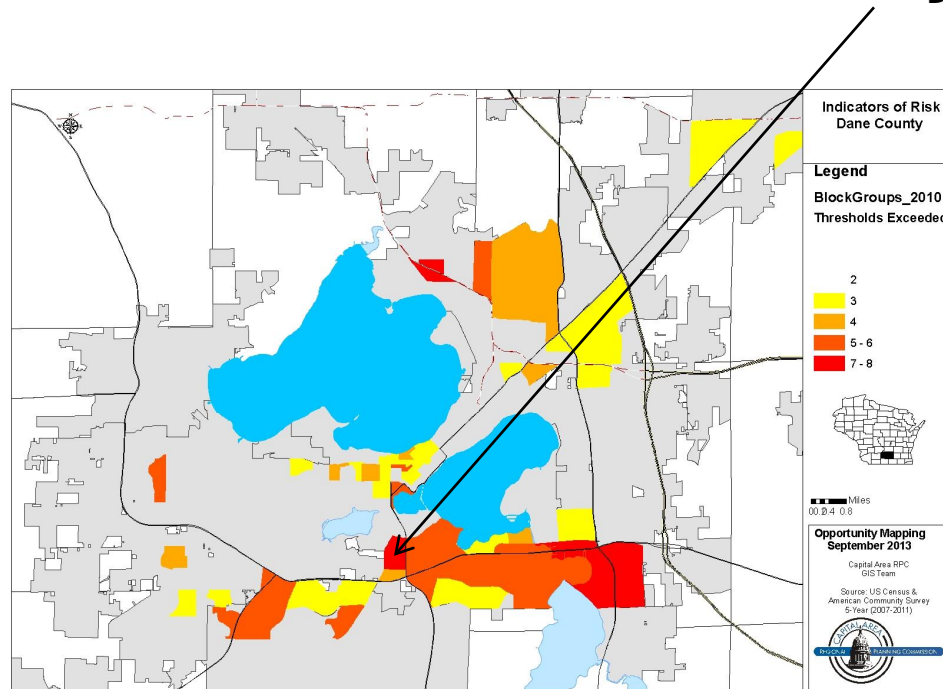
Block Group 2, Census Tract 105.01



Indicator	Block Group Value	All Block Groups
% Non-White	30.7%	14.8%
% Below Poverty	35.3%	12.7%
% Limited English	5.7%	1.8%
% No Vehicle	8.5%	8.0%
% Single-Parent	20.9%	11.4%
% Rent > 50% of income	46.5%	20.7%
% Education < HS	5.2%	5.8%
% Under 18 years	33.4%	20.7%
% Unemployed	18.0%	5.4%
% No Public Assistance	91.3%	98.7%

South Madison has particularly high percent of population with limited English proficiency

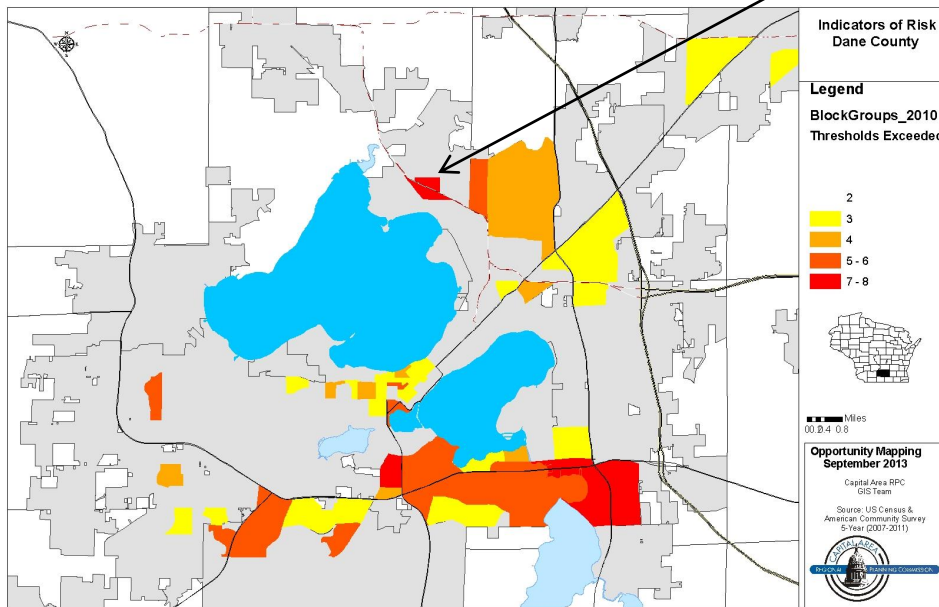
Block Group 3, Census Tract 14.01



Indicator	Block Group Value	All Block Groups
% Non-White	65.0%	14.8%
% Below Poverty	39.5%	12.7%
% Limited English	28.8%	1.8%
% No Vehicle	15.7%	8.0%
% Single-Parent	46.4%	11.4%
% Rent > 50% of income	26.9%	20.7%
% Education < HS	0.3%	5.8%
% Under 18 years	31.6%	20.7%
% Unemployed	11.1%	5.4%
% No Public Assistance	93.5%	98.7%

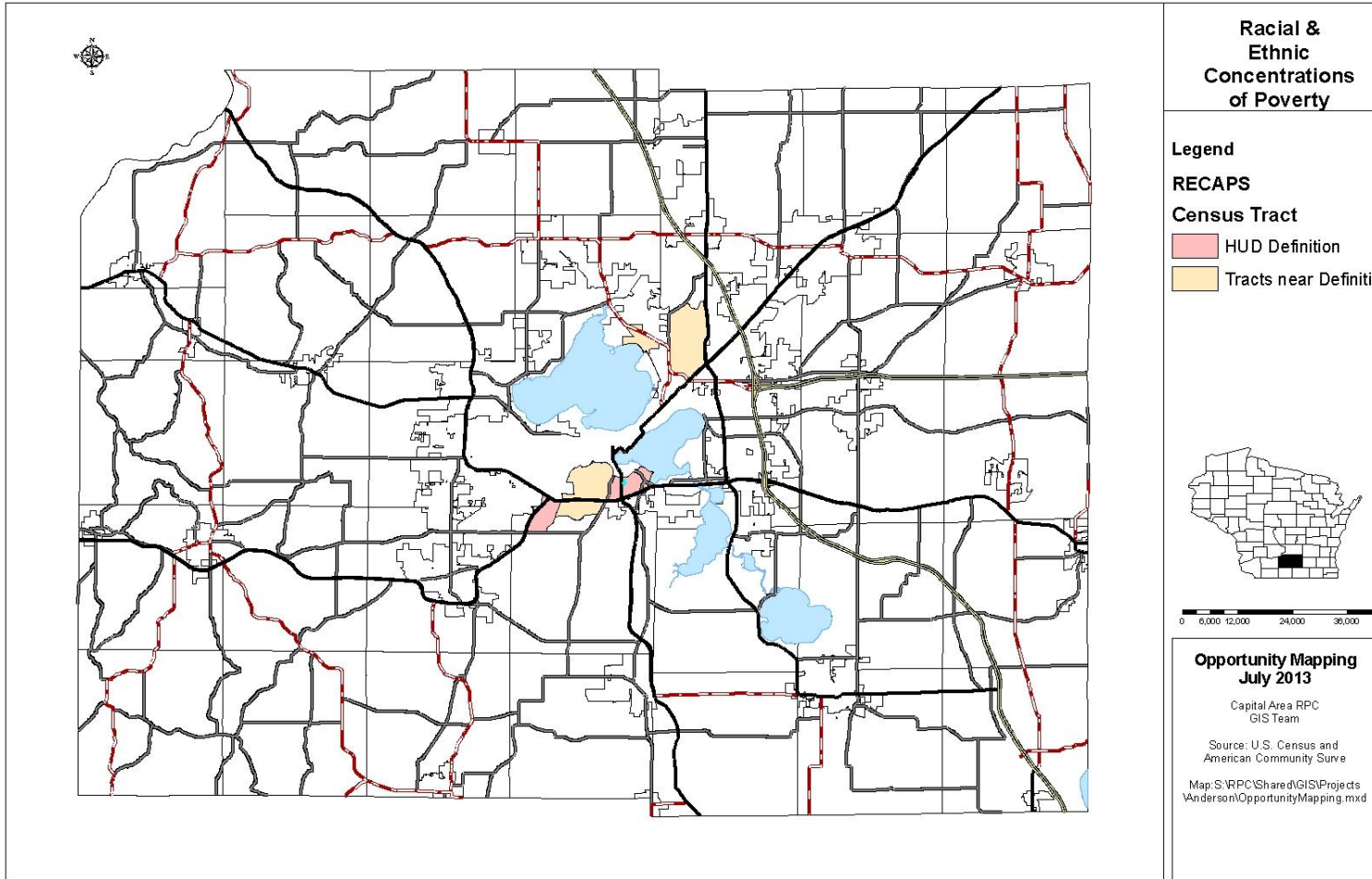
North Madison area has particularly high poverty rate

Block Group 1, Census Tract 23.01



Indicator	Block Group Value	All Block Groups
% Non-White	54.5%	14.8%
% Below Poverty	46.9%	12.7%
% Limited English	2.1%	1.8%
% No Vehicle	16.1%	8.0%
% Single-Parent	51.0%	11.4%
% Rent > 50% of income	46.3%	20.7%
% Education < HS	7.0%	5.8%
% Under 18 years	35.7%	20.7%
% Unemployed	16.0%	5.4%
% No Public Assistance	87.6%	98.7%

Racial and ethnic concentrations of poverty correspond to analysis of barriers to opportunity



HUD definition of Racial/Ethnic Concentrations of Poverty (RECAPs): census tracts with the family poverty rate above 40% or three times the metro average and a non-white population greater than 50%. Two Dane County tracts meet this definition (pink). Three are close (tan): tract 14.02 to the south (poverty 24%, non-white 46%); tract 23.01 (poverty 33%, non-white 44%); and tract 25 (poverty 40%, non-white 39%) – both in north Madison.

Measure of Segregation: Dissimilarity Index

Indices of Dissimilarity	
Dane County	2010
White-Non-White	0.36
White-Black	0.52
White-Hispanic	0.42
White-Asian	0.45
White-Pacific Islander	N/A
White-Native American	N/A

Source: HUD

US Dissimilarity Index Averages	2010	2000
Black-White	62.7%	65.2%
Hispanic-white	50.0%	51.6%
Asian-white	45.9%	42.1%

Indices of Dissimilarity	
City of Madison	2010
White-Non-White	
White-Black	0.37
White-Hispanic	0.31
White-Asian	0.29
White-Pacific Islander	N/A
White-Native American	N/A

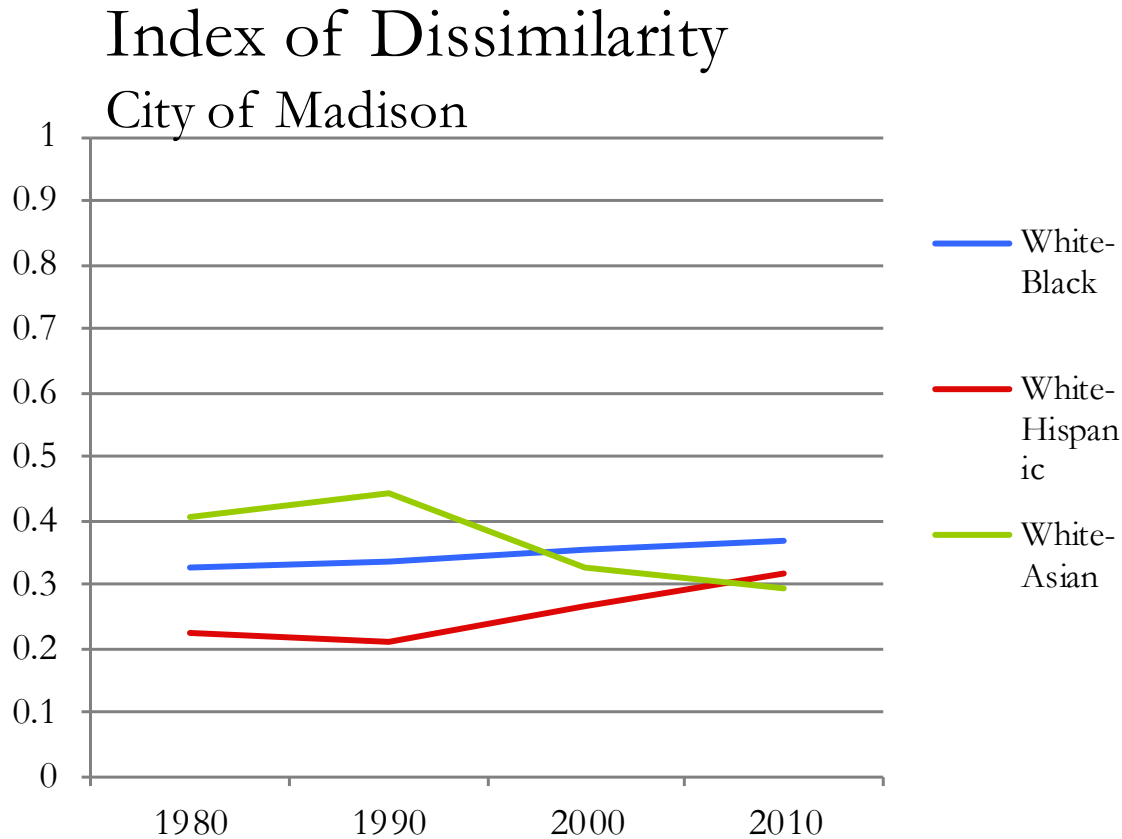
Source: Spatial Structures in the Social Sciences, Brown University

- Commonly used measure of segregation between 2 groups
- Reflects relative distributions across neighborhoods within a city or metropolitan area
- Index values range from zero (complete integration) to one, (complete segregation)
- Can be roughly interpreted as the percent of residents that would need to move to achieve complete integration

Source: US Dept. Housing & Urban Development



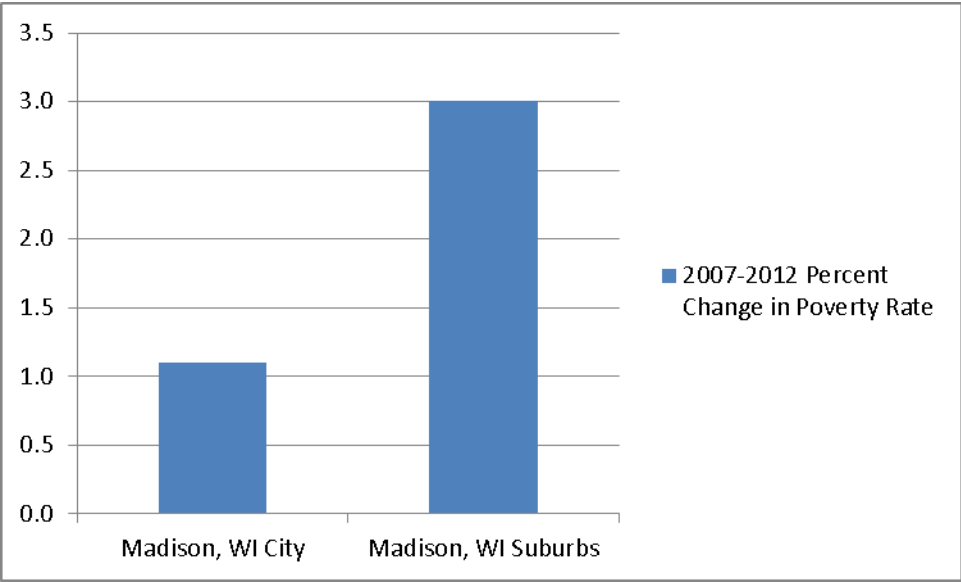
Segregation index increasing for black-white and Hispanic-white



Source: Spatial Structures in the Social Sciences, Brown University



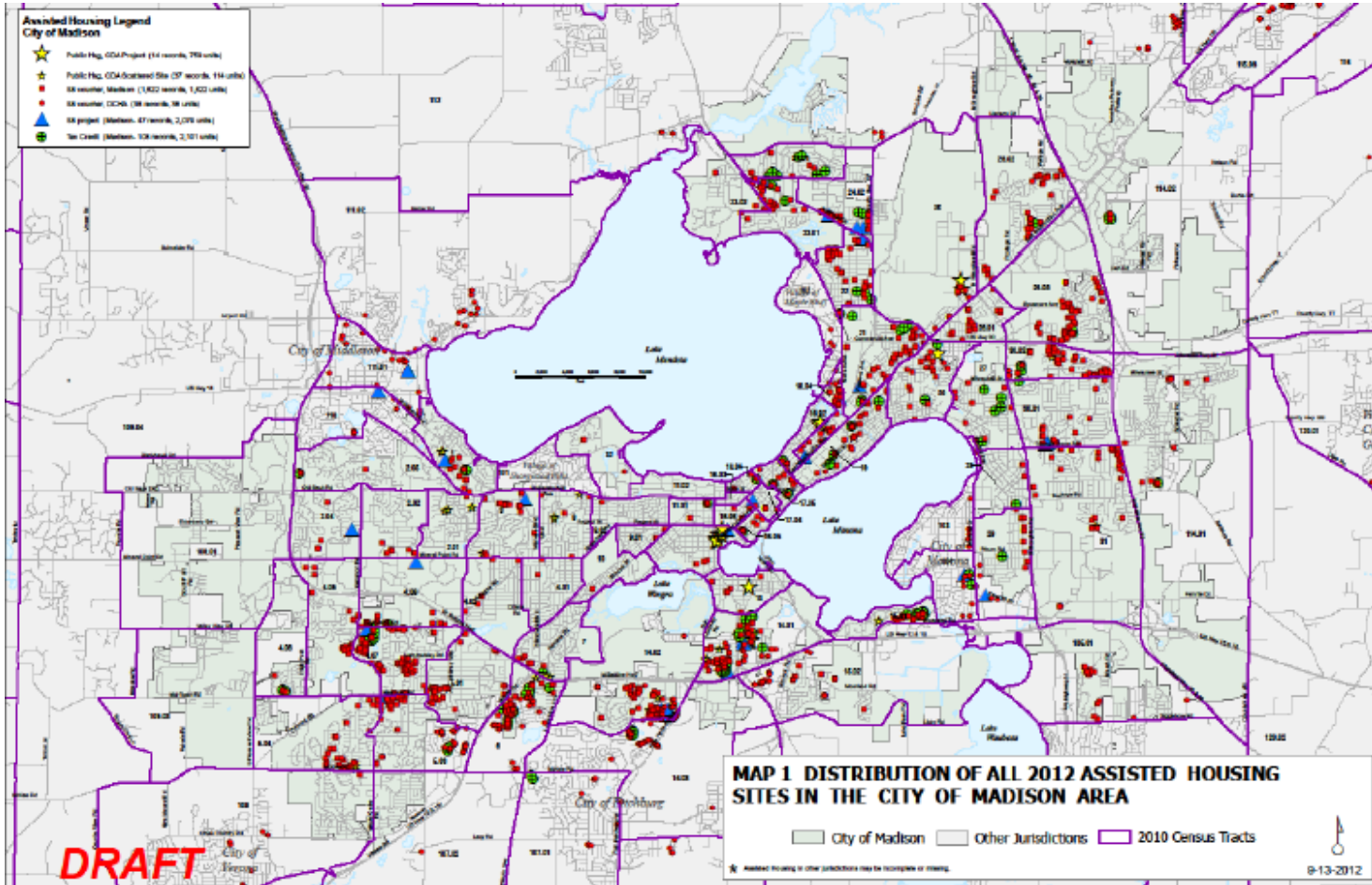
Poverty is lower, but increasing faster in suburbs than in Madison



Source: Brookings Institution report from 2012 American Community Survey (Census) data for 3-county Metropolitan Statistical Area (Dane, Columbia and Iowa)



Contributing Factors to Geographic Concentration of Barriers to Opportunity – Subsidized Housing Concentrations



Contributing Factors — Multi-family zoning in large, sometimes isolated blocks



Multi-Family Land Use Madison Area 2005

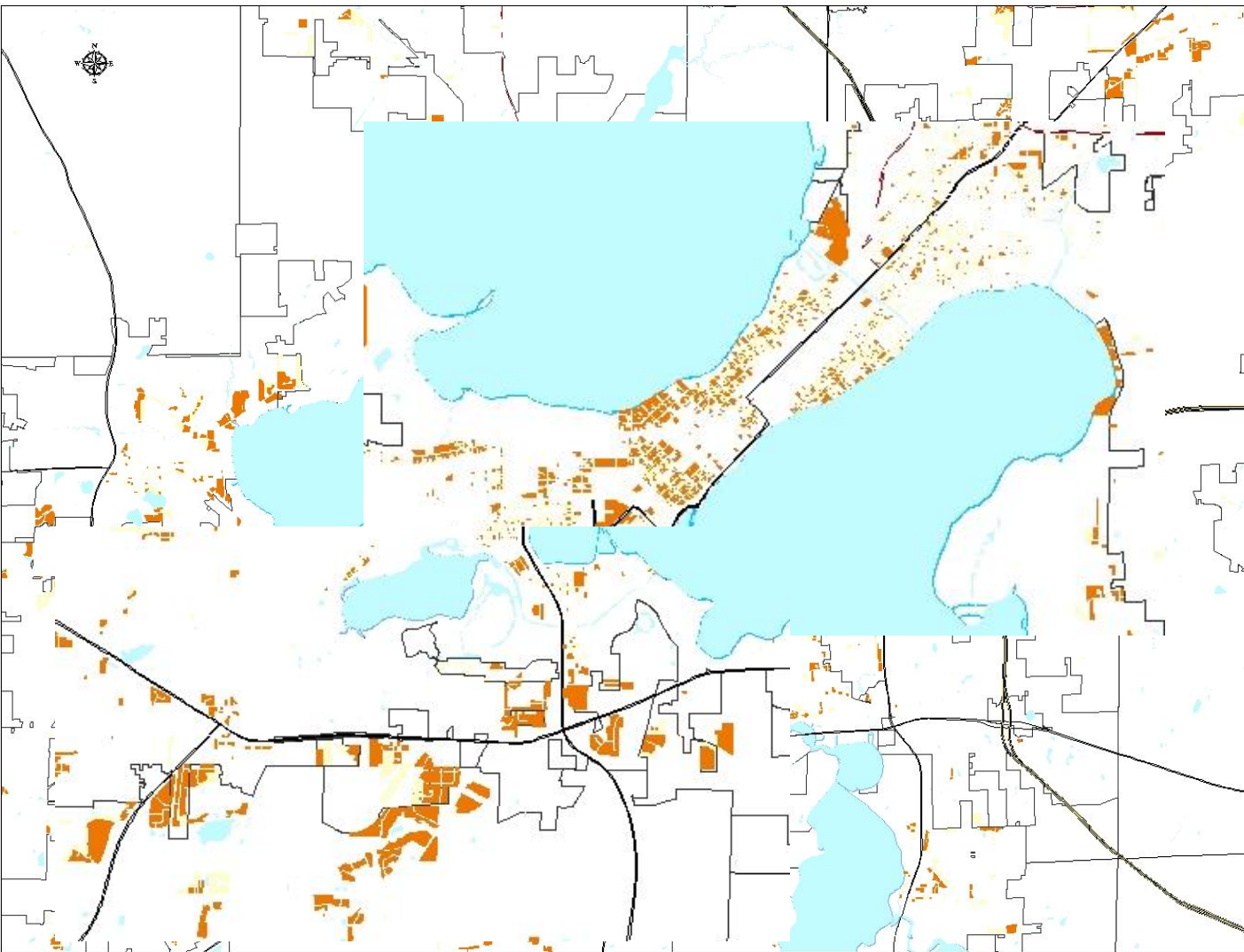
Legend

- Agriculture
- Cemetery
- Commercial Forest
- Commercial Sales or Services
- Communications or Utilities
- Extractive
- Industrial
- Institutional or Governmental
- Multi-Family
- Open Land
- Outdoor Recreation
- Right of Way
- Single Family
- Transportation
- Two Family
- Under Construction
- Vacant
- Water
- Woodland

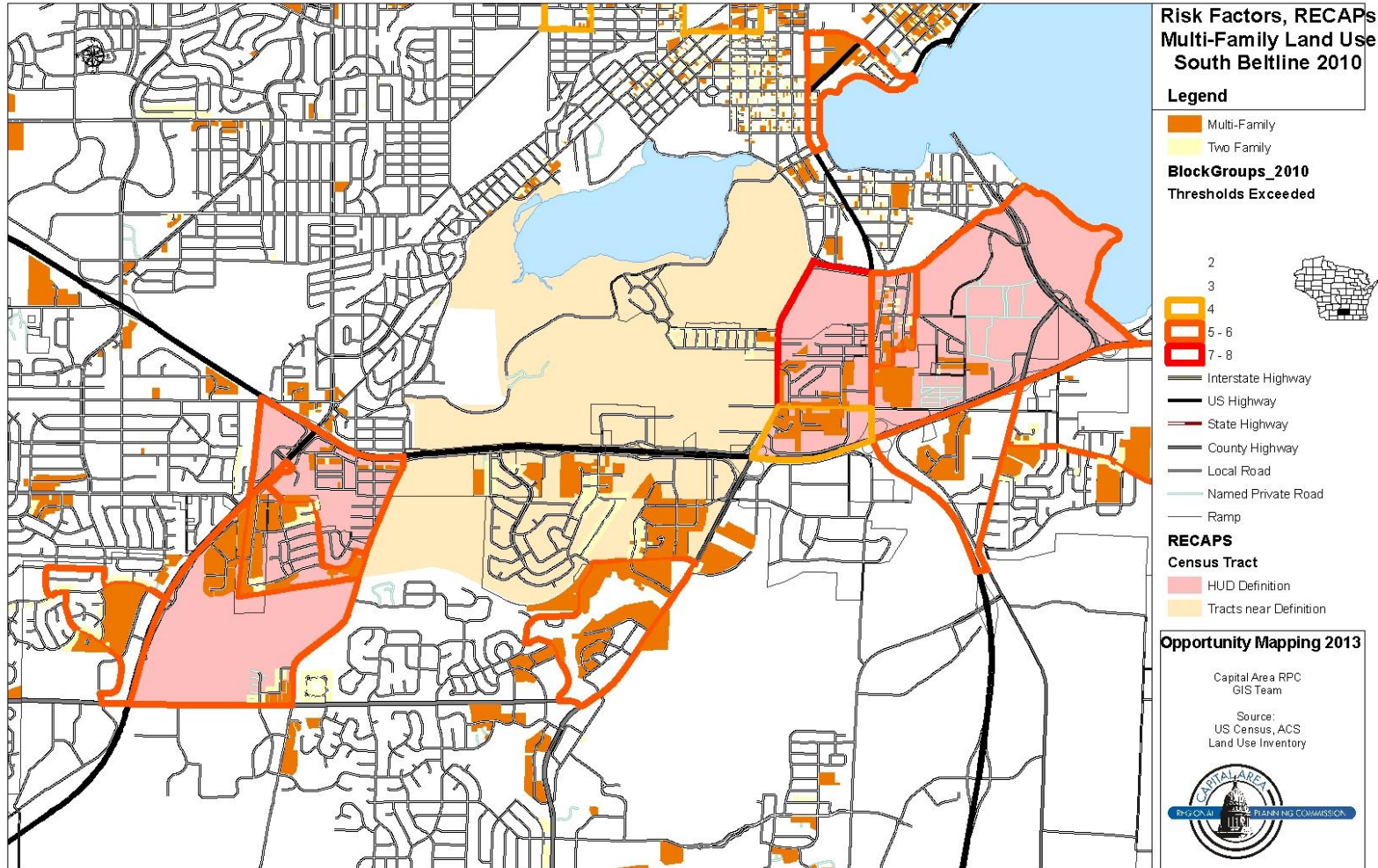
Opportunity Mapping September 2013

Capital Area RPC
GIS Team

Source:
CARPC Land Use
Inventory



Contributing Factors — Multi-family zoning in large, sometimes isolated blocks



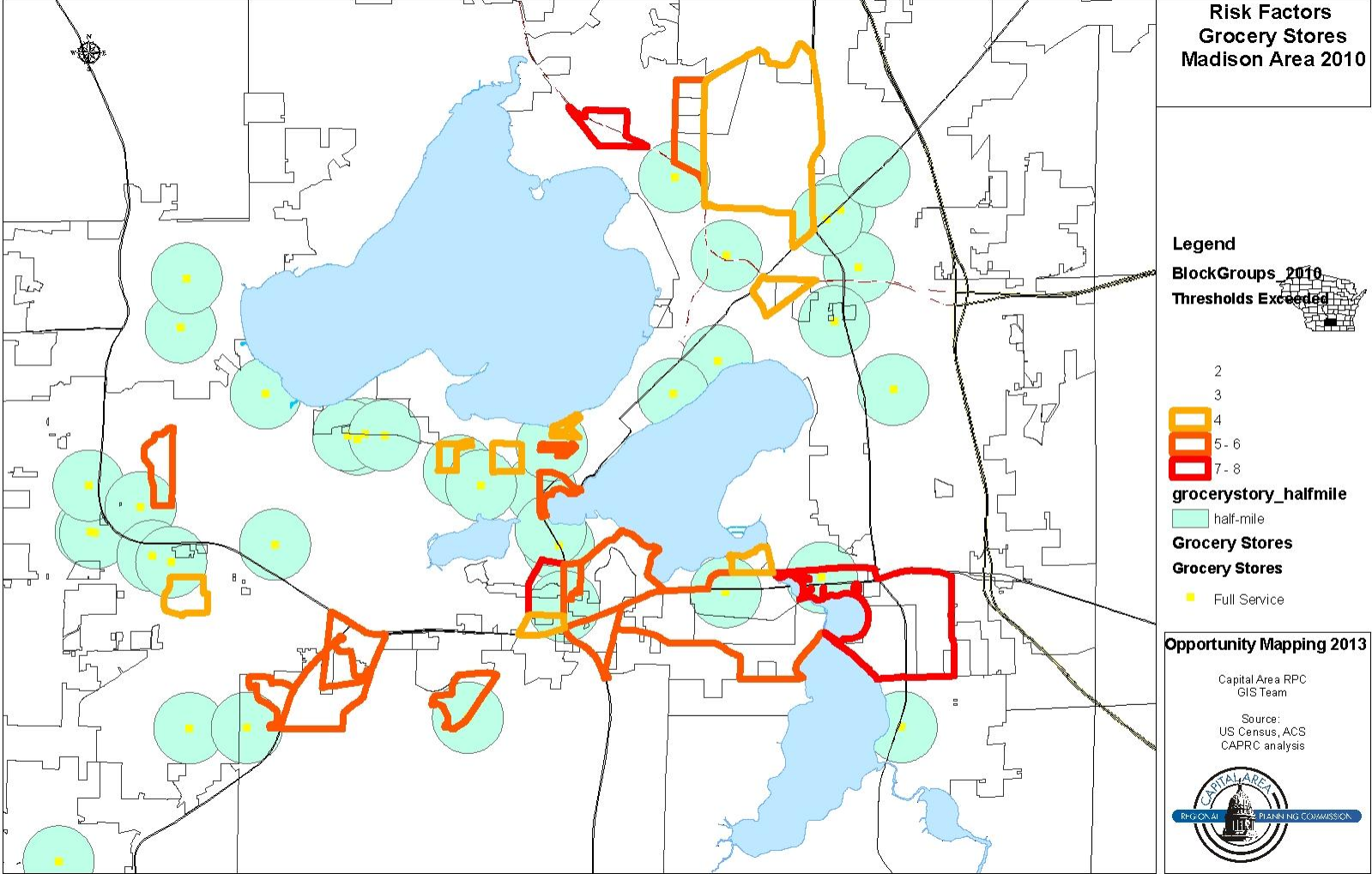
Other Contributing Factors?



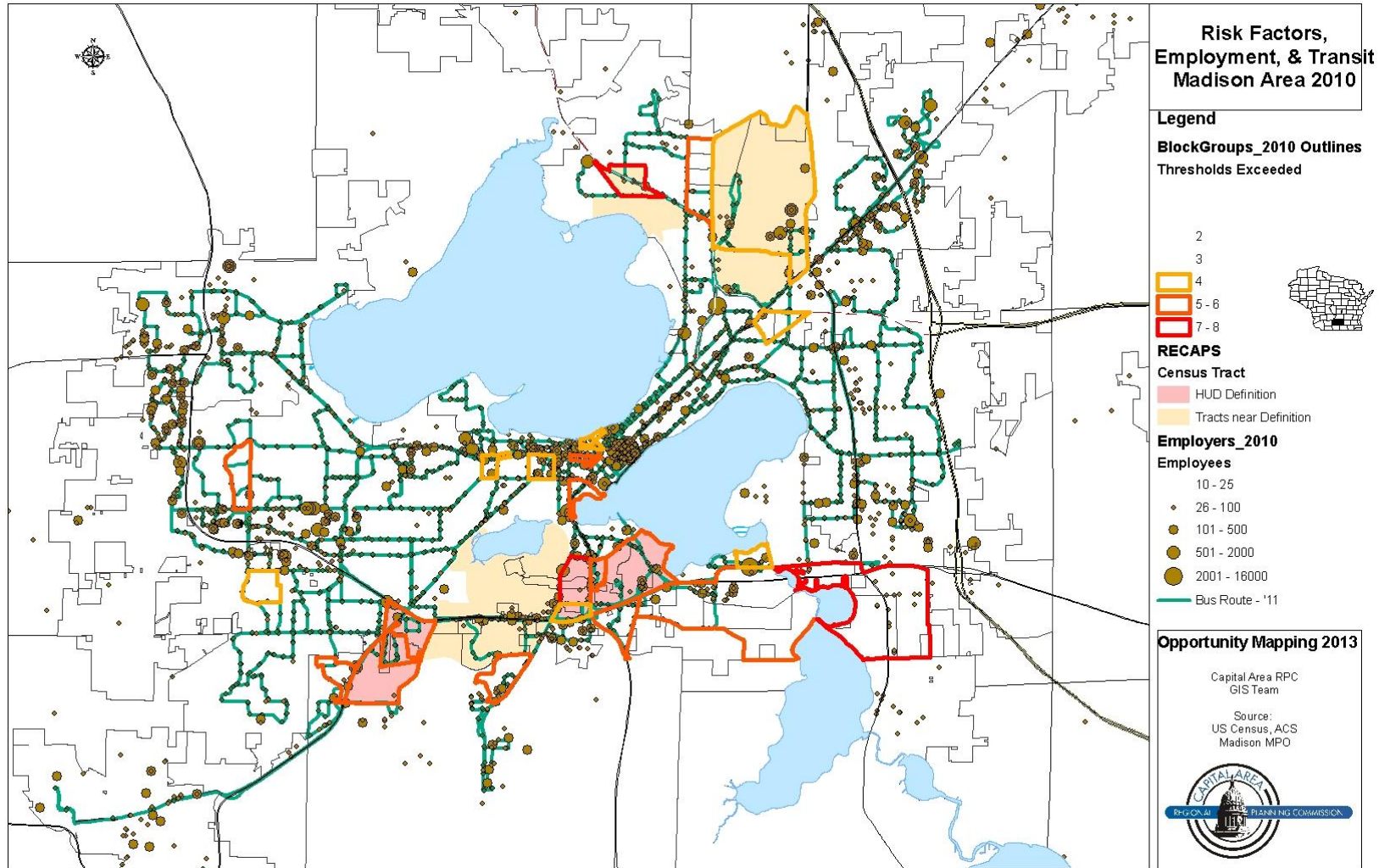
Comparing Areas with Multiple Barriers to Opportunity to Geography of Opportunity



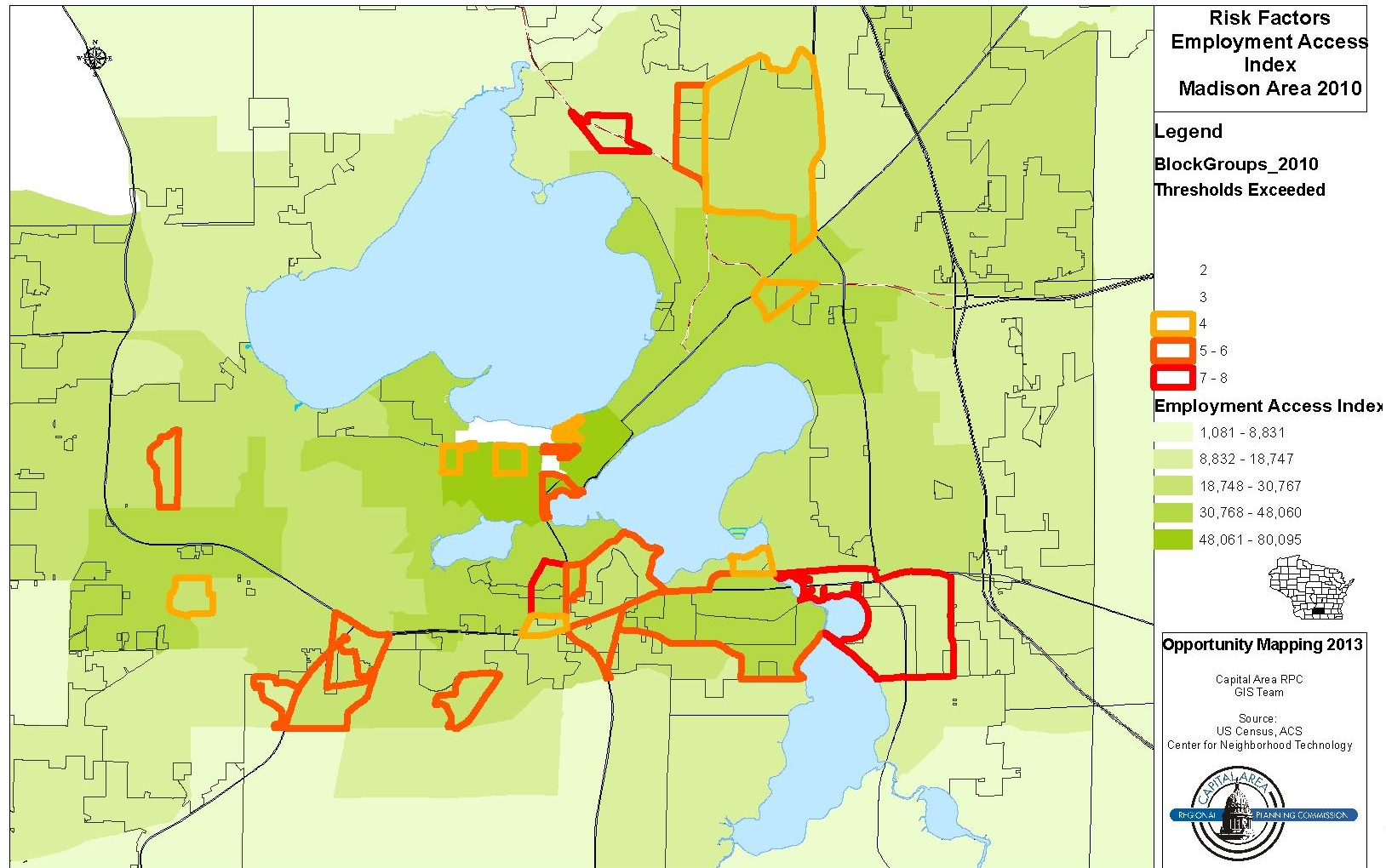
Many areas with multiple barriers to opportunity lack nearby access to a grocery store



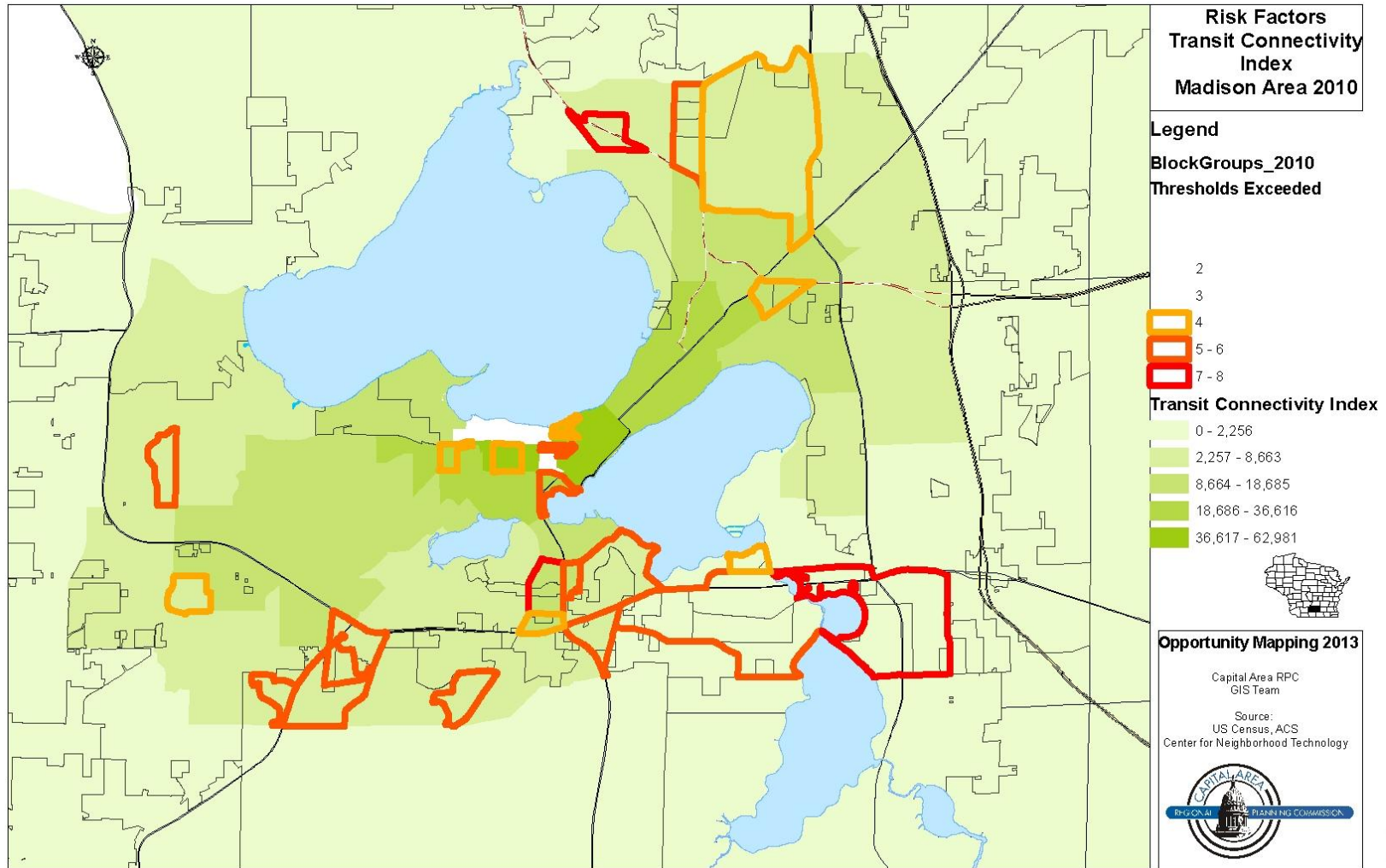
Some areas with multiple barriers to opportunity lack access to employment centers



Some areas with multiple barriers to opportunity lack access to employment centers



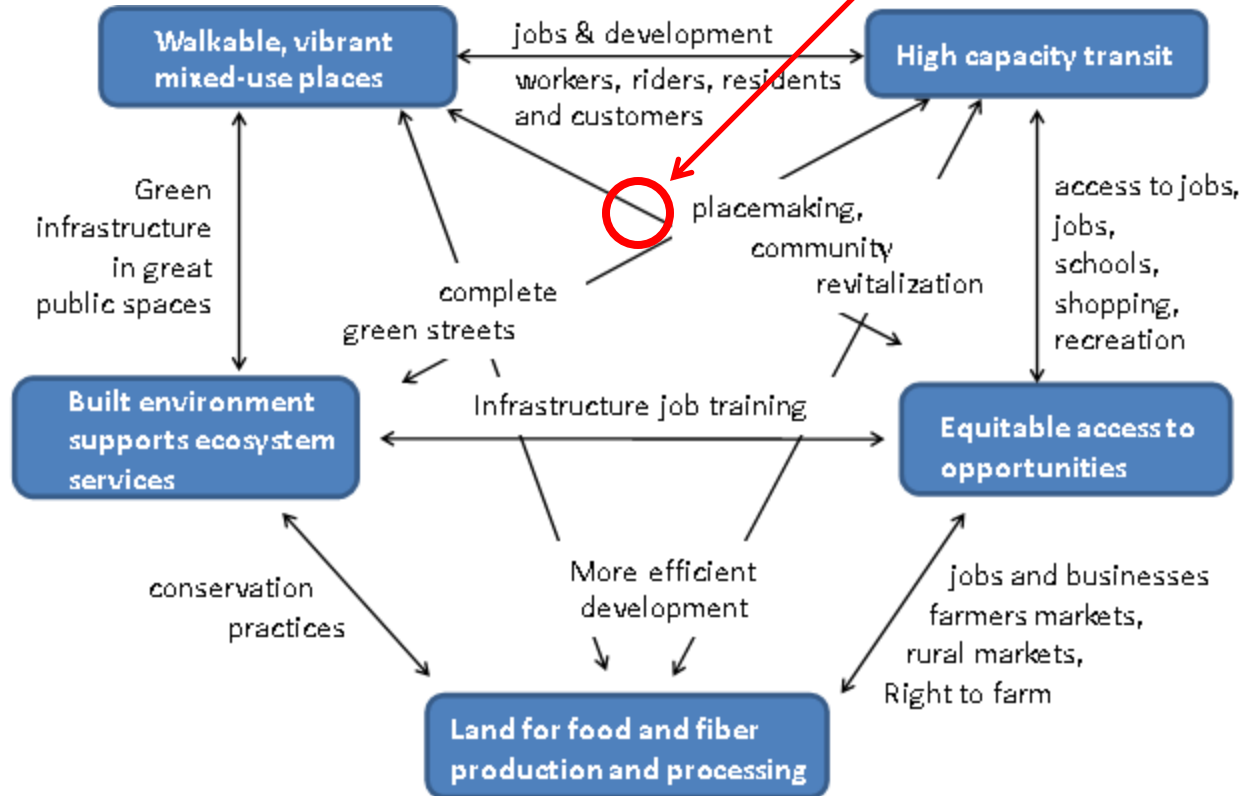
Some areas with multiple barriers to opportunity lack good transit access



Framework for a Regional Housing Strategy: CRSC Priority Goals

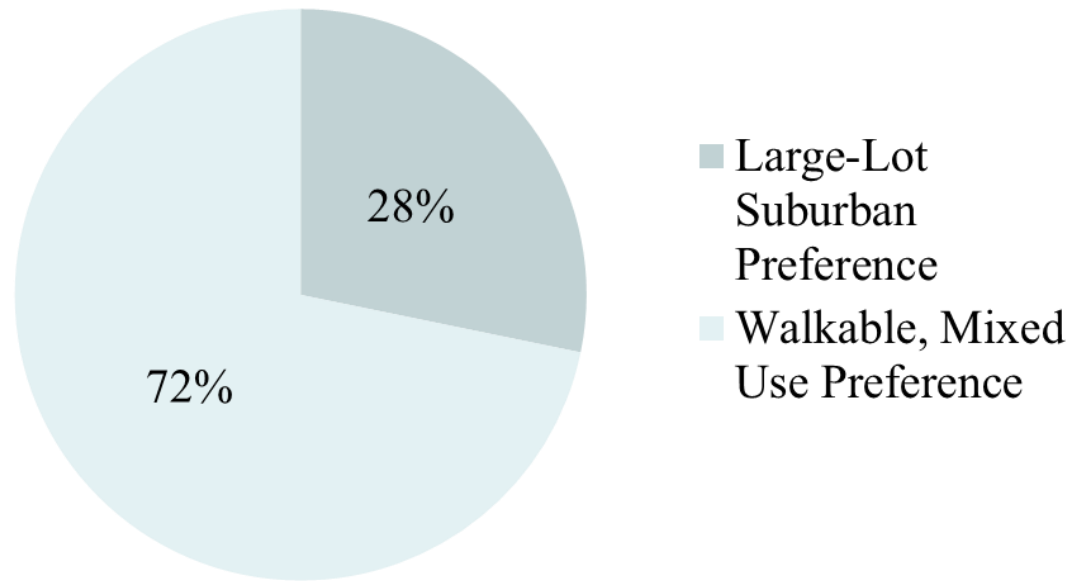
A healthy and flourishing place for all,
now and forever

Location-efficient,
affordable housing

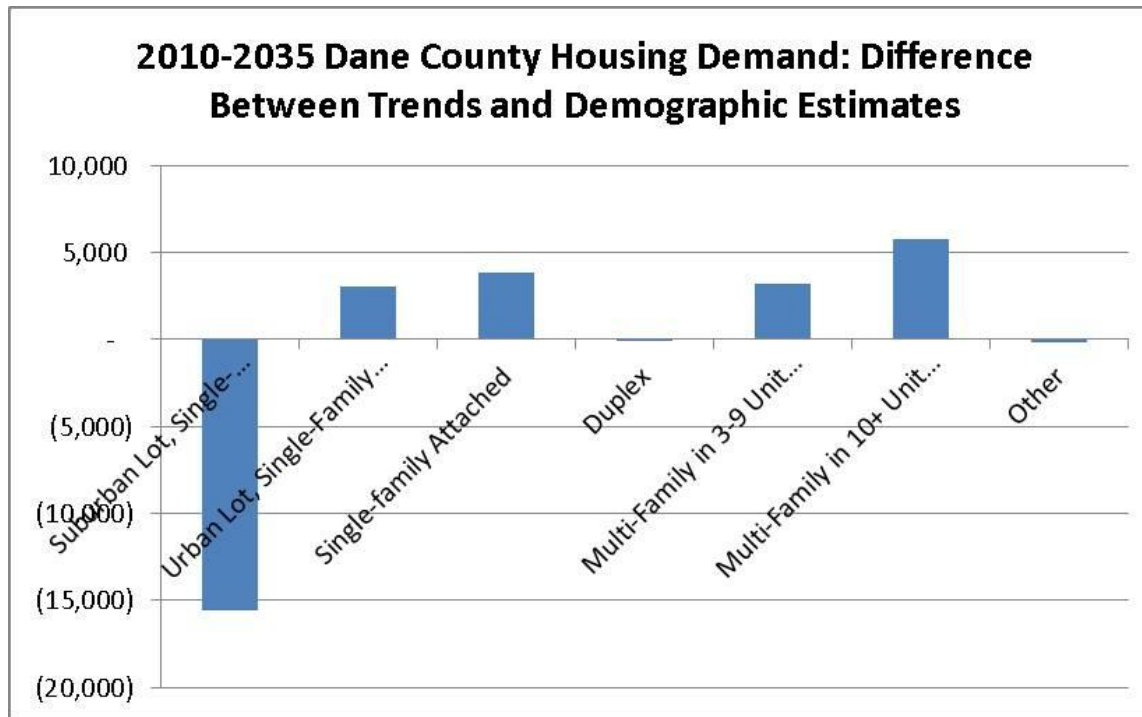


Meet growing demand for walkable, vibrant places

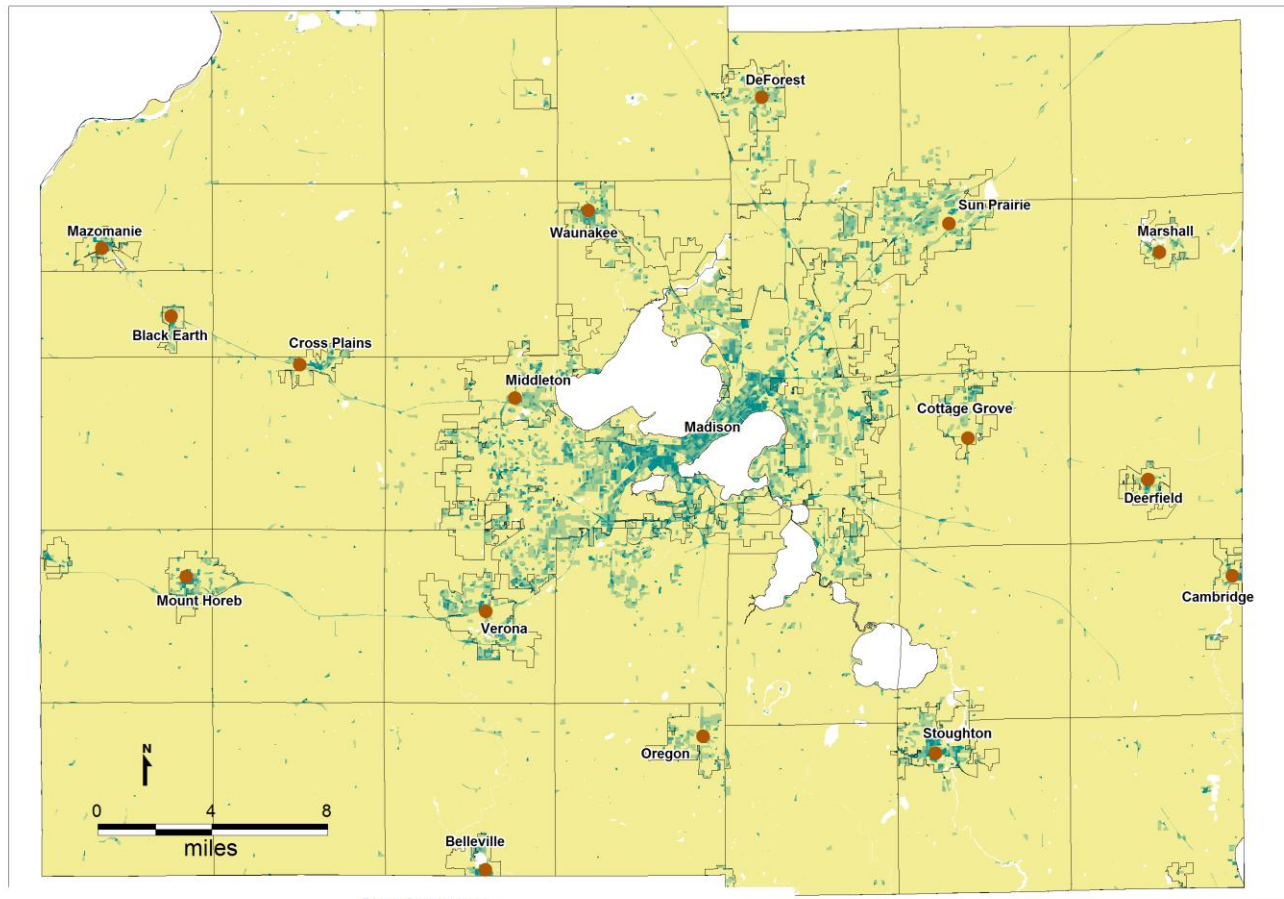
Dane County Household Growth 2010-2035



Shift in demand from large-lot, single-family detached homes to other housing types



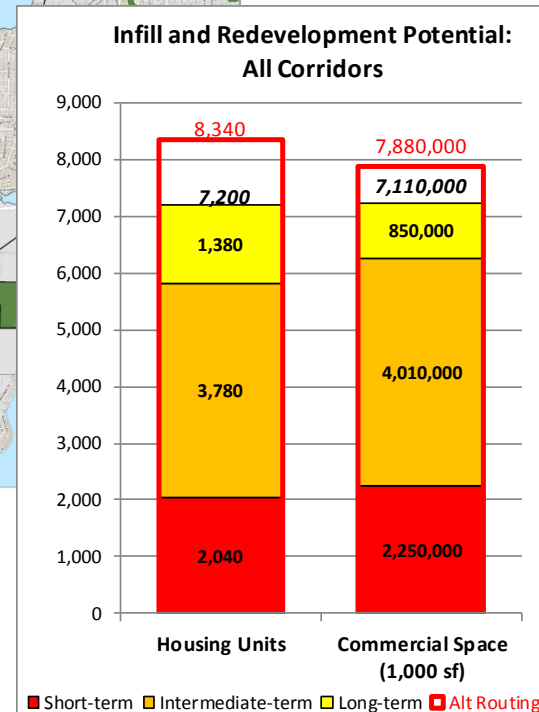
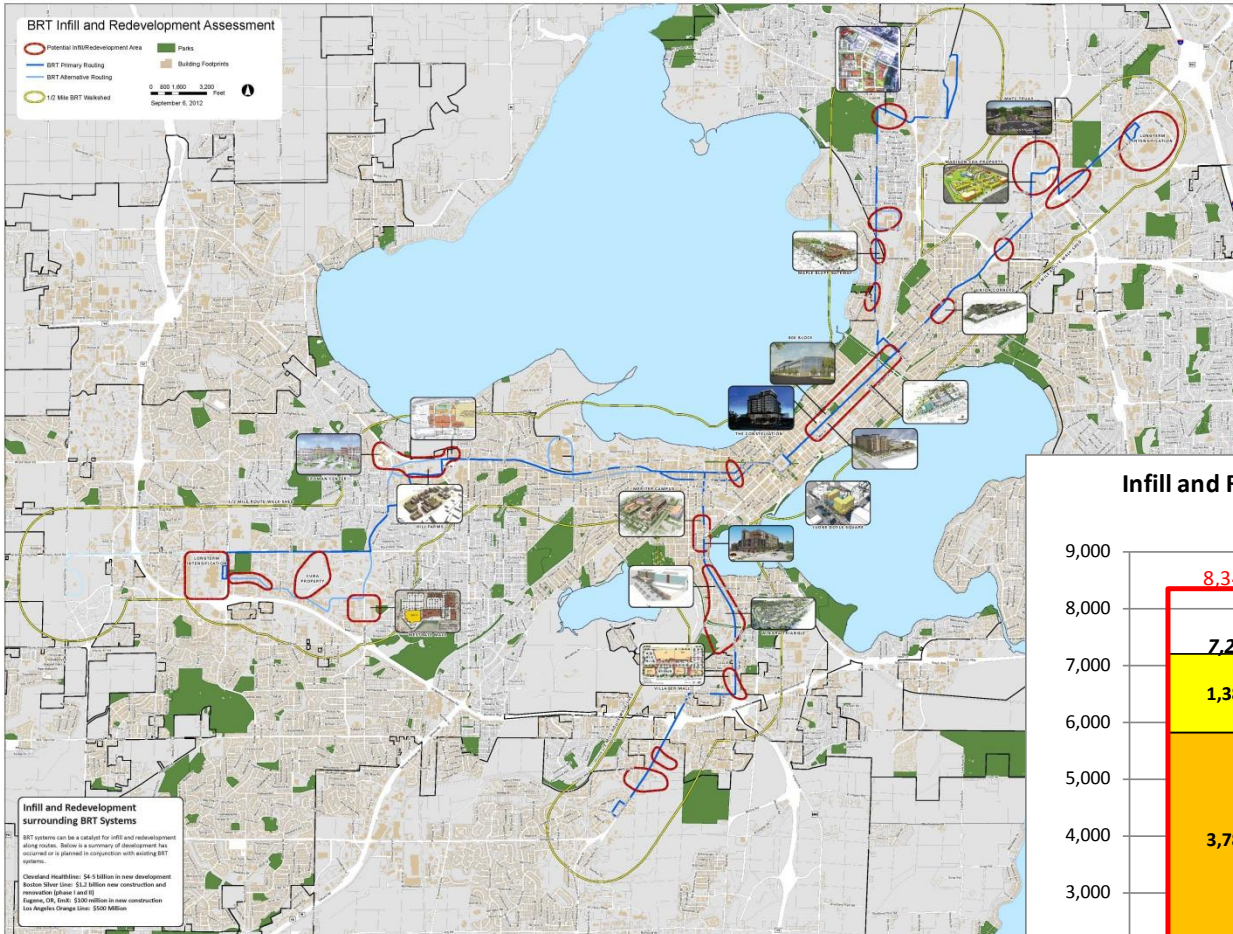
Yet most new development is not very walkable



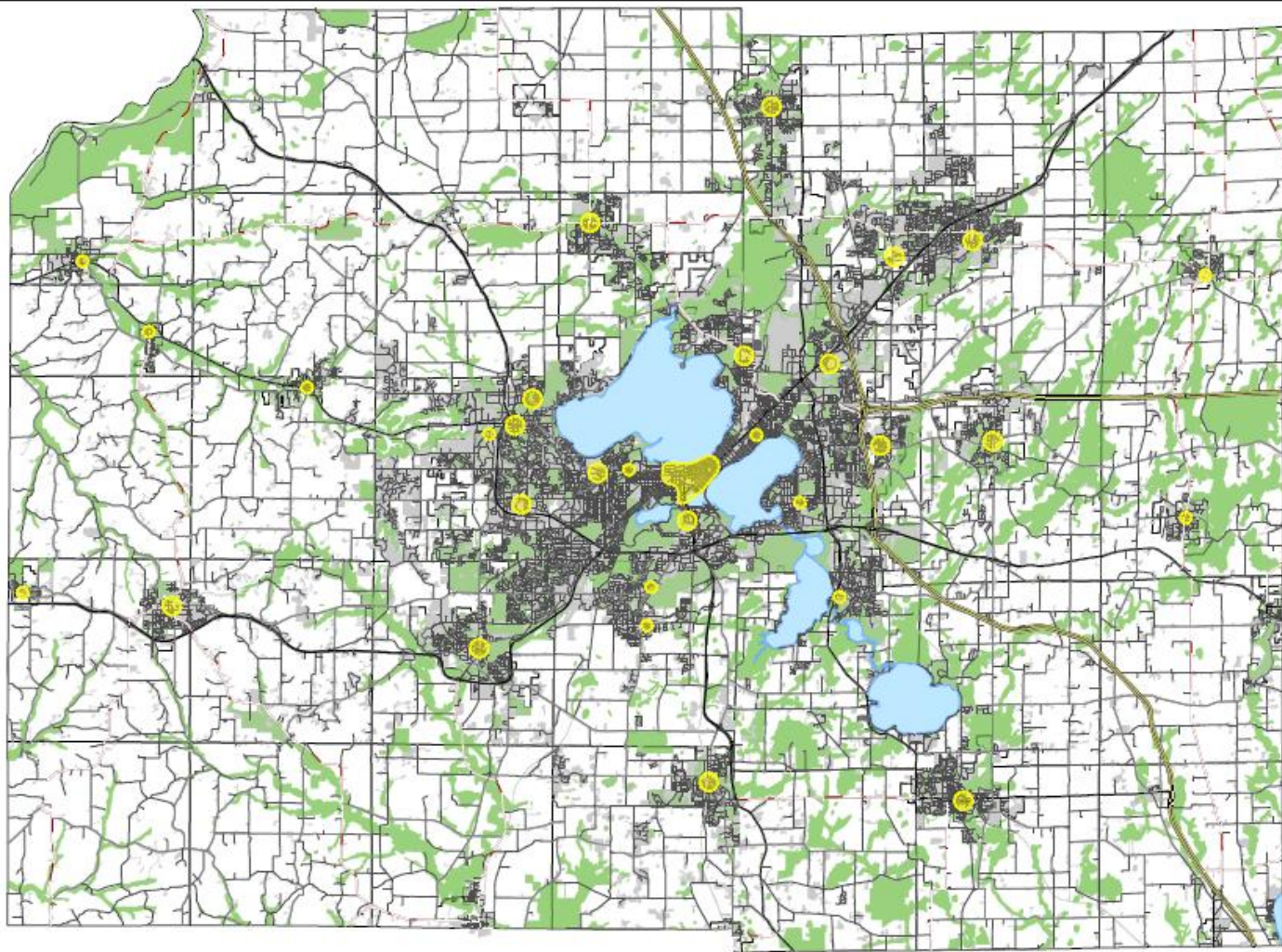
Smaller blocks are considered more walkable.



Opportunities exist to enhance walkable, vibrant places



Existing and Potential walkable places are region-wide



Capital Region Sustainable Communities

Pathways to Sustainability

Vibrant, mixed-use walkable centers

- Existing and potential centers
- Dedicated Open Space
- Developed Land (2010)

0 1 2 4 Miles

09.10.13



Retrofitting existing developments can create new housing and economic development... including affordable housing

New Residential Units (2010-2035)				Infill Capacity (long term)	
Total	Multi-Fam.	Attached SF	SF	184 acres	
950-1100	618-715	190-220	143-165		

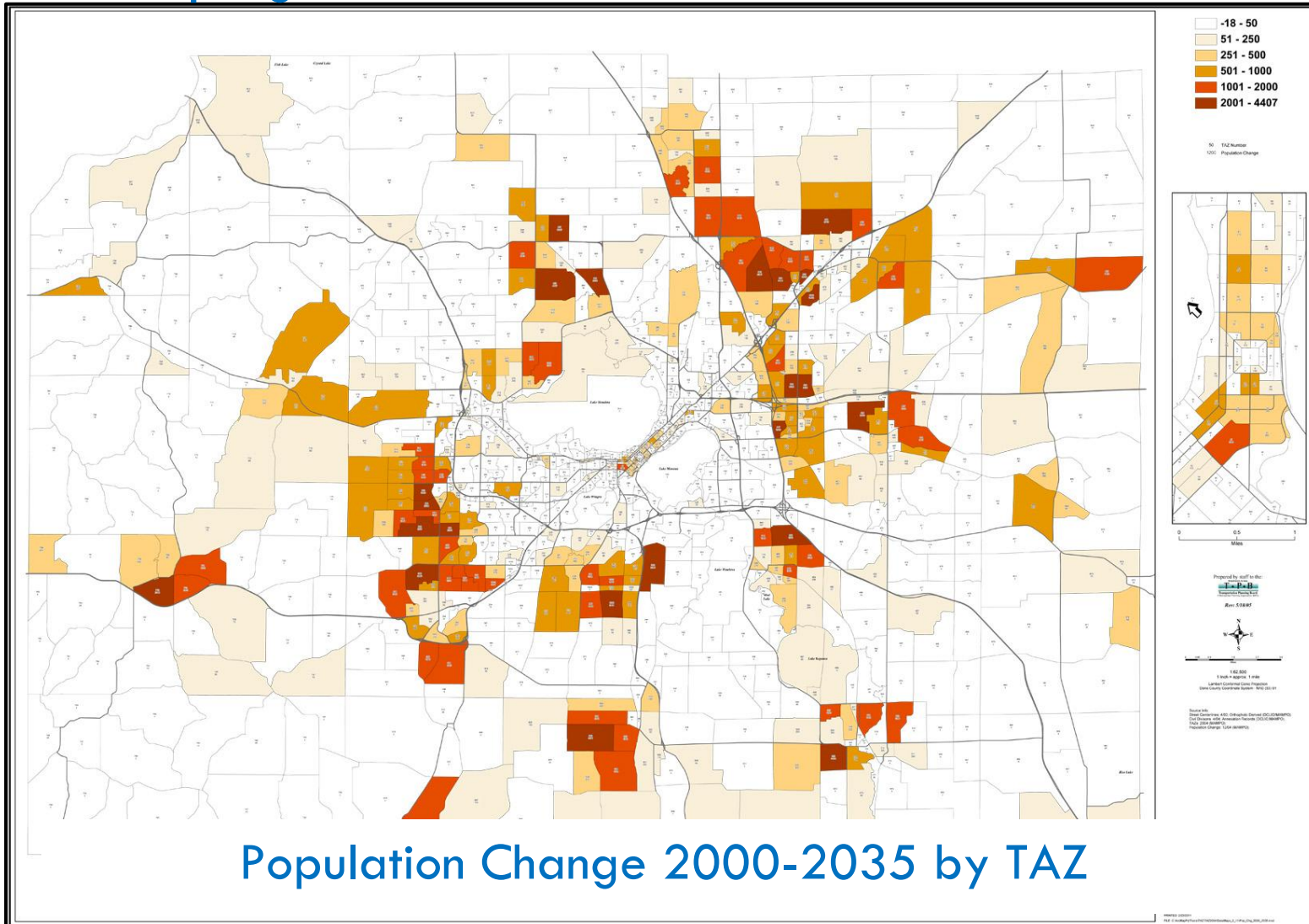
Office Space (s.f.)		Retail/Other Space (s.f.)		Total Space (s.f.)	
Low	High	Low	High	Low	High
183,657	244,875	279,116	372,155	462,772	617,030



EAST TOWNE MALL
Site Aerial
Seth Harry & Associates, Inc.



Planning and zoning to achieve mix of housing and walkable neighborhoods in new developing areas



Population Change 2000-2035 by TAZ



Concluding...

Connect affordable housing to:

- walkable places
- Transit
- Employment

Incorporate affordability and equity into plans and developments

Coordinate Madison housing policy with a Regional Housing Strategy

Thank you!

Questions?

Conversation

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