

Analysis of Impediments to Fair Housing Choice

Context and Introduction into Summary Findings

Prepared for Housing Strategy Committee | April 25 2019

Other Fair Housing & Equity Documents

- An Analysis of Impediments is not:
 - An Assessment of Fair Housing
 - Postponed 2015 HUD Rule referred E/PJs back to AI format
 - A Housing Needs Assessment
 - AIs are a legally required document for Federal funding, not solely for local knowledge/implementation
 - AIs focus on protected class housing opportunity, not solely housing units

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)



Analysis of Impediments to Fair Housing Choice

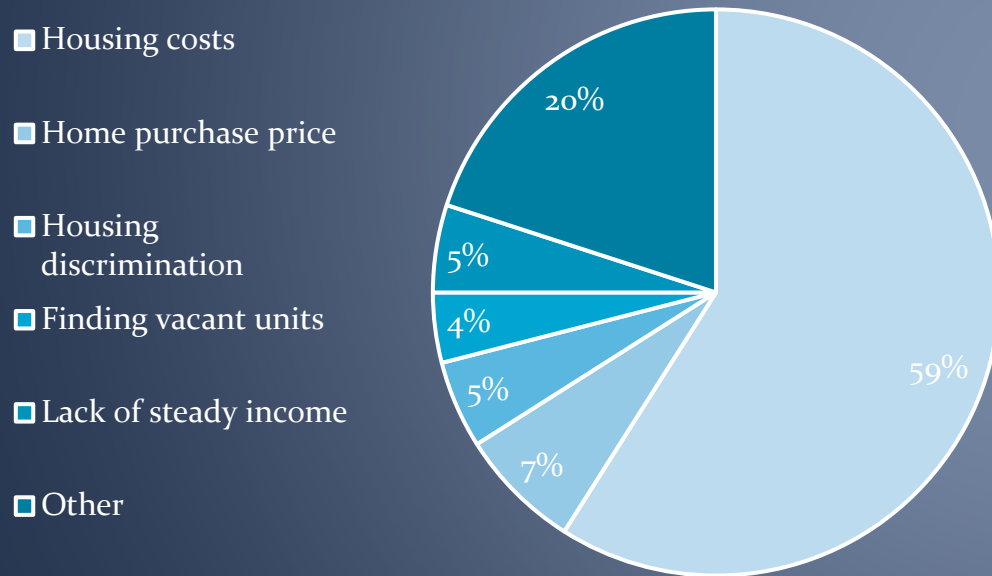
- Requirement of Participating/Entitlement Jurisdictions through the Consolidated Plan process
 - As a condition of receiving Federal CDBG/HOME funds, the City must certify that it will *affirmatively further fair housing*
 - Affirmatively Furthering Fair Housing is certified by
 - Conducting an Analysis 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

Community Engagement

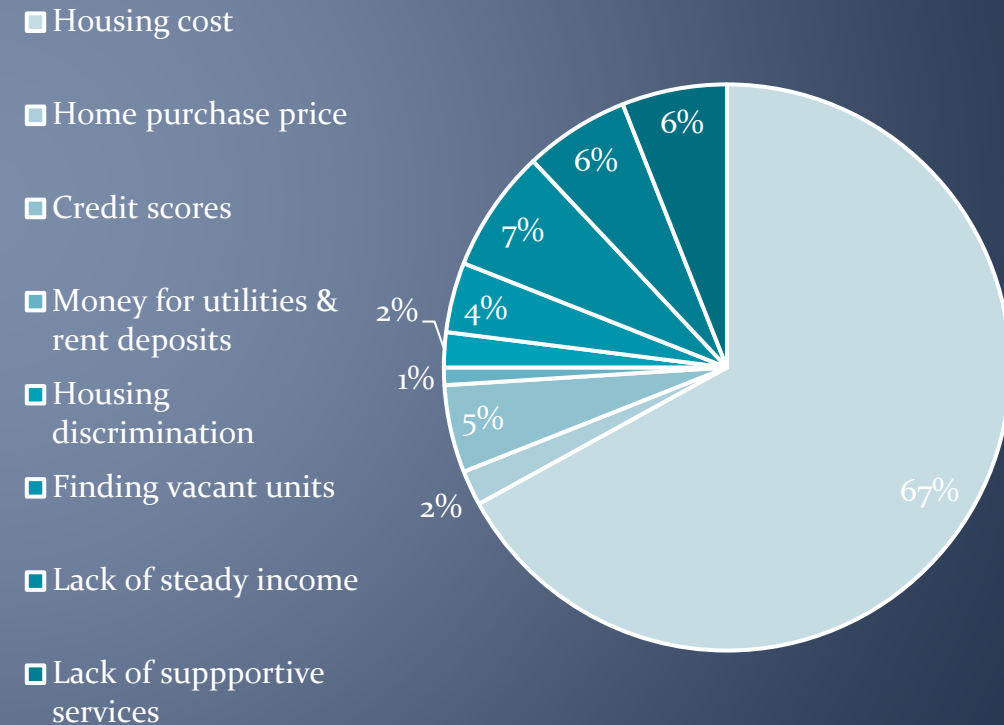
- Imagine Madison
- Stakeholder/Partner Survey
- Resident/Community Survey
- Focus Groups
- Bean Poll Events

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

Community Survey Results



Partner Survey Results



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?

Next Steps

Date	Time	Committee
April 25 th	4pm	Housing Strategy (Discussion Item)
May 6 th		Racial Equity and Social Justice Initiative Analysis
May 23 rd	4pm	Housing Strategy (Discussion Item)
May 29 th	Noon	Resolution Due to Legistar
June 3 rd	6:30pm	City/County Homeless Issues Committee (Discussion Item)
June 4 th	6pm	Common Council (Introduction/Referral)
June 6 th	5pm	CDBG Committee (Initial Review)
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
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

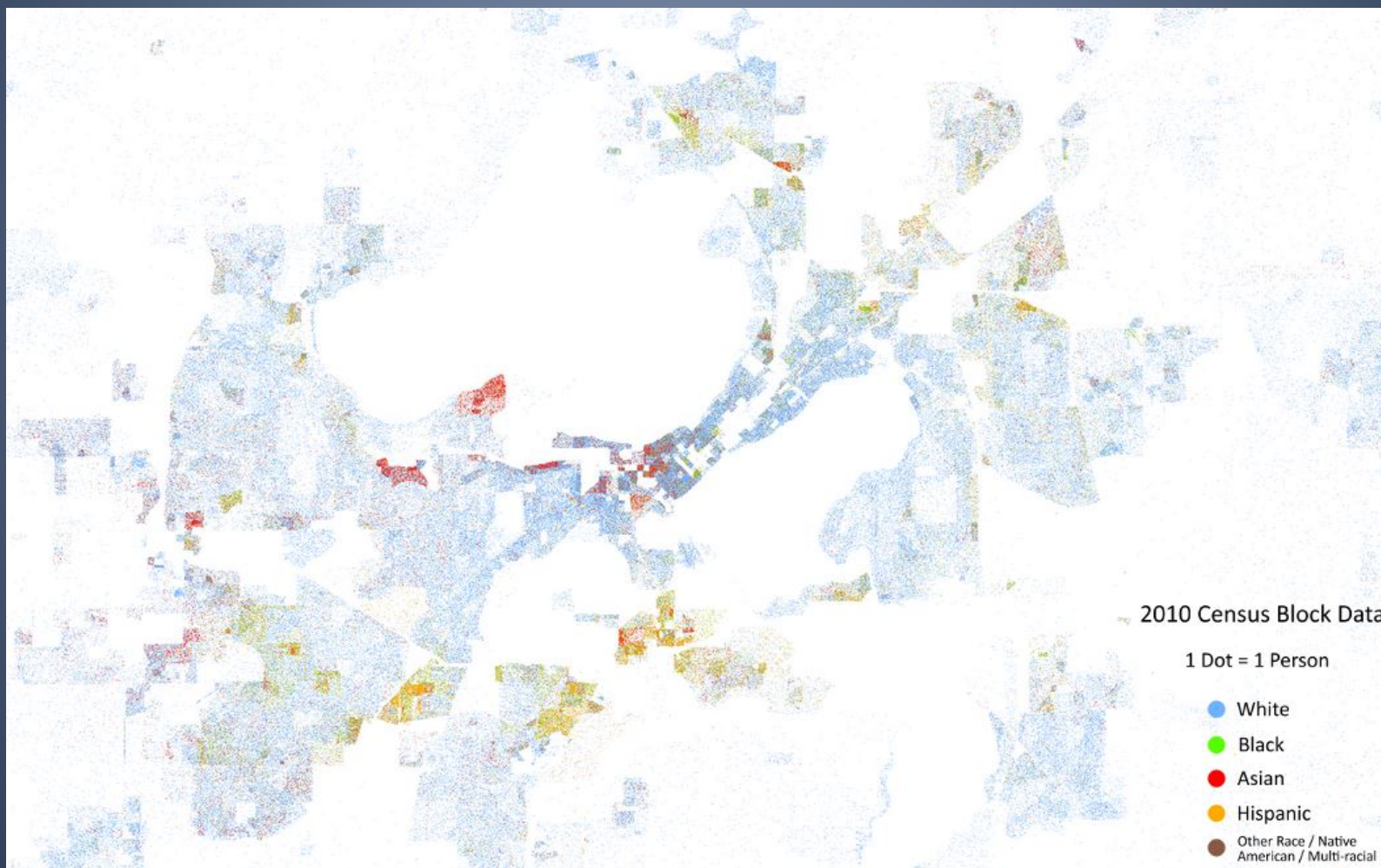
Strategies & Actions to Overcome Impediments to Fair Housing

- 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

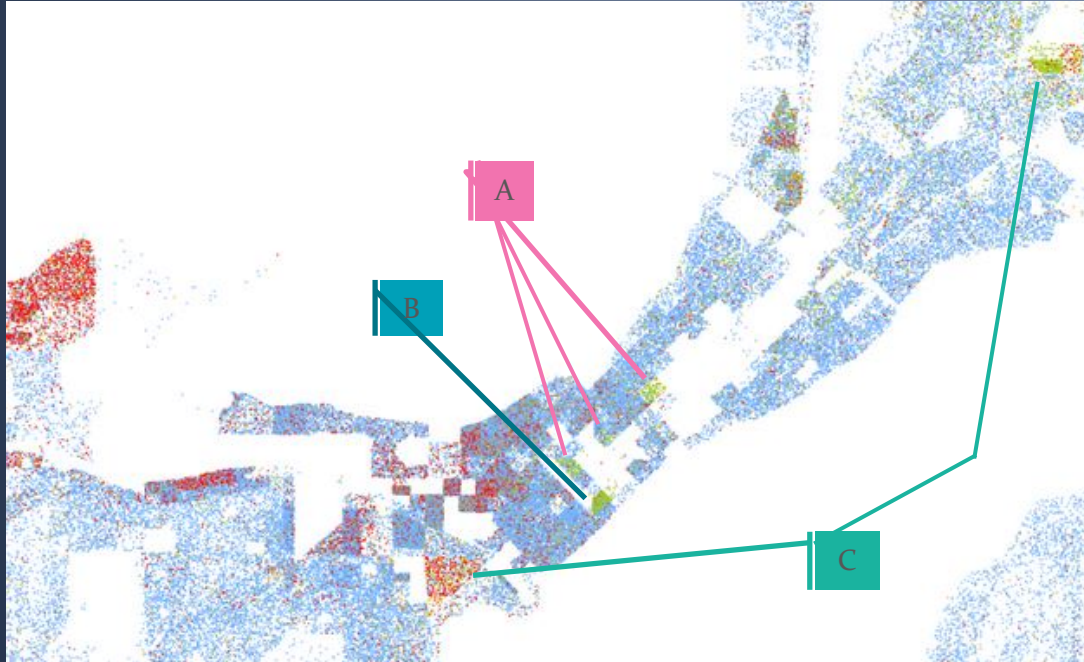
Fair Housing

Effect in the Present

Racial Dot Map



Racial Dot Map – A Closer Look

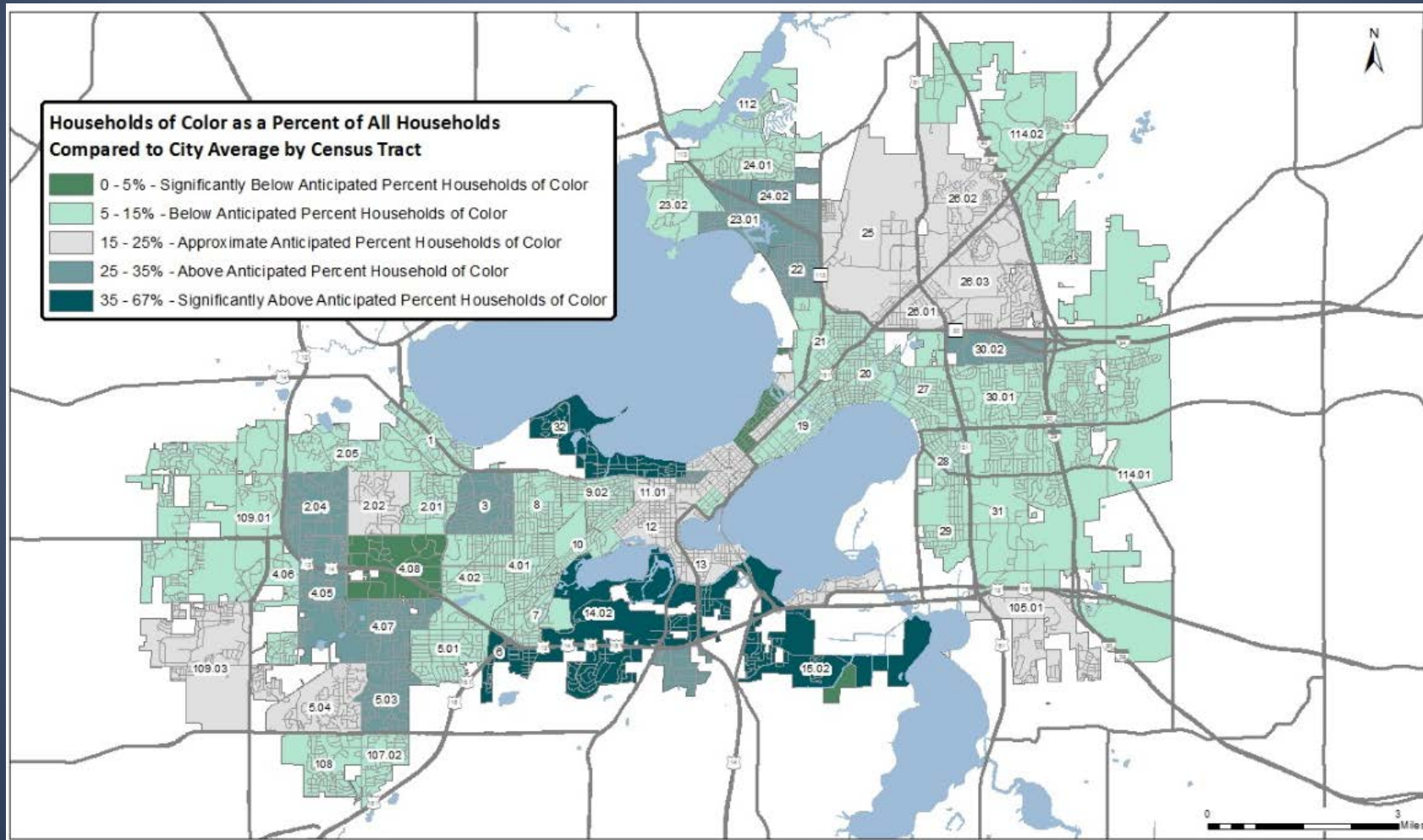


A. Homeless Services & Shelter

B. Dane County Jail

C. Bayview Foundation / City of Madison Public Housing

Integration in Contrast

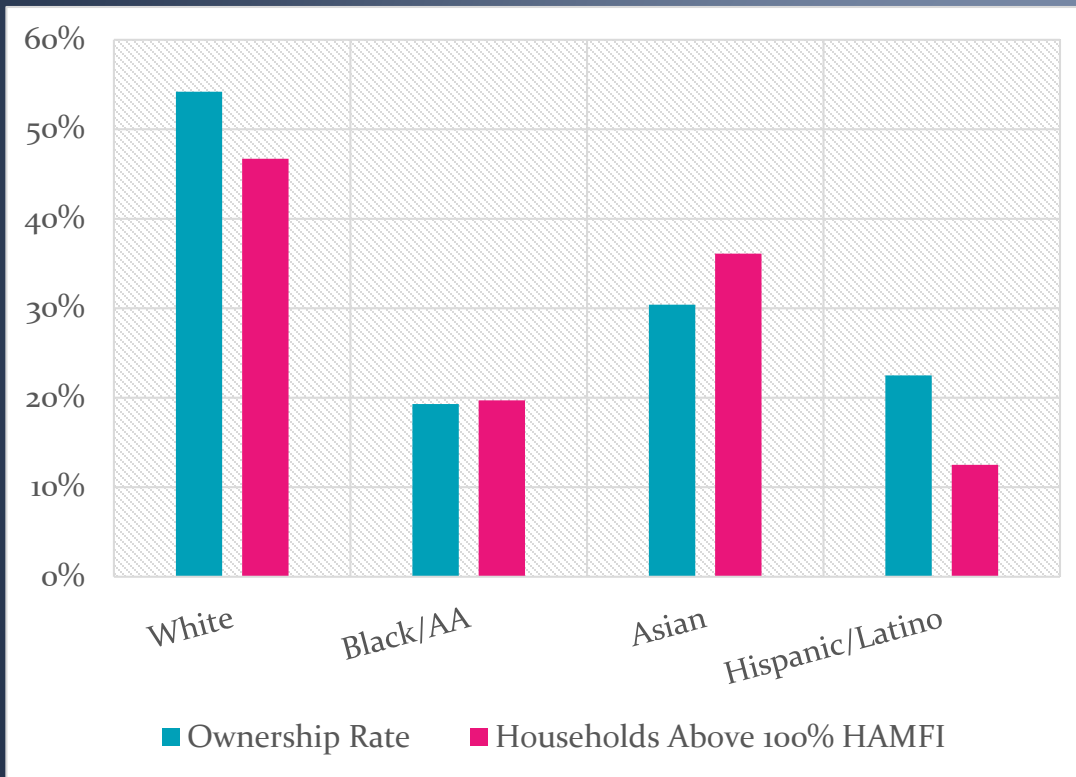


Homeownership

Obstacles and Opportunities

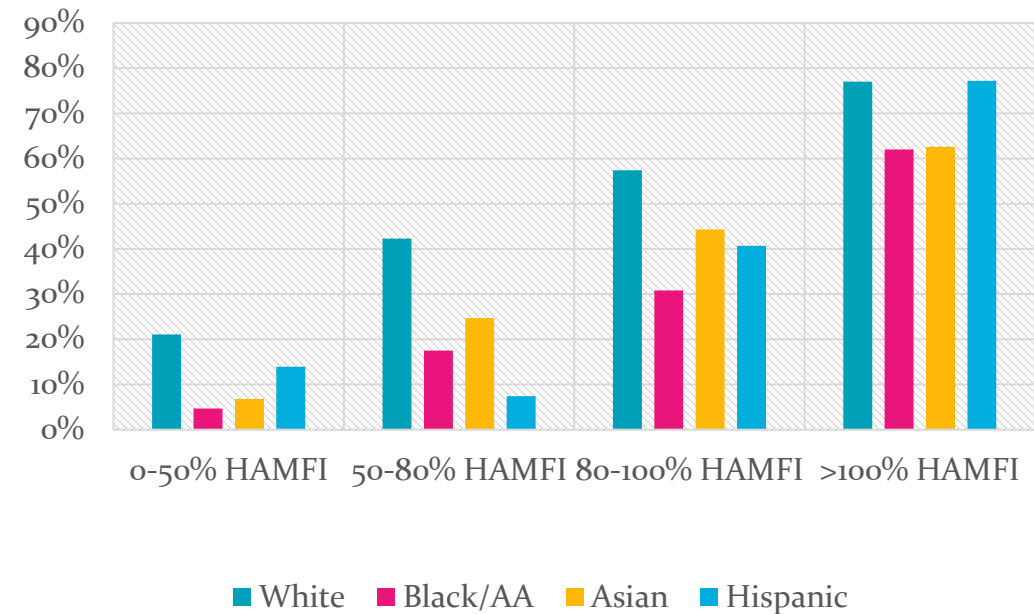
Obstacles in Ownership

Ownership and High Income Status

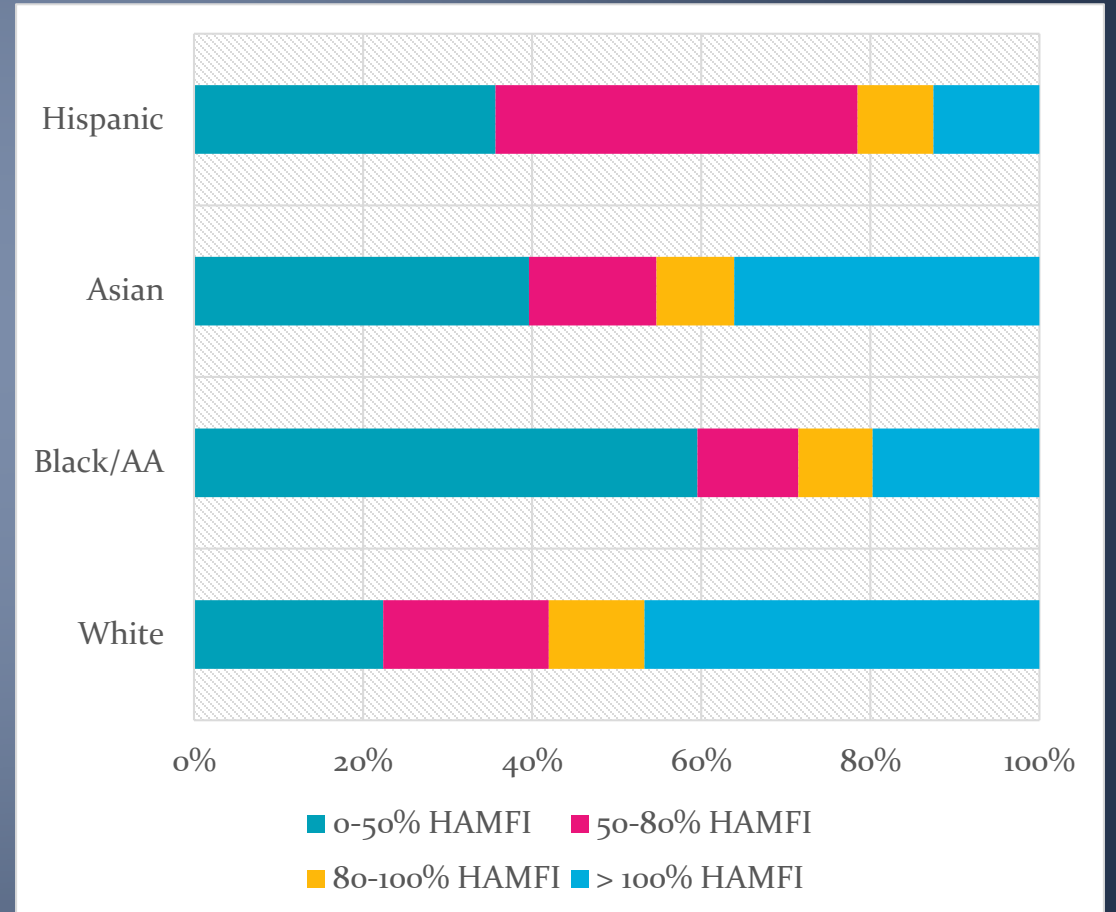
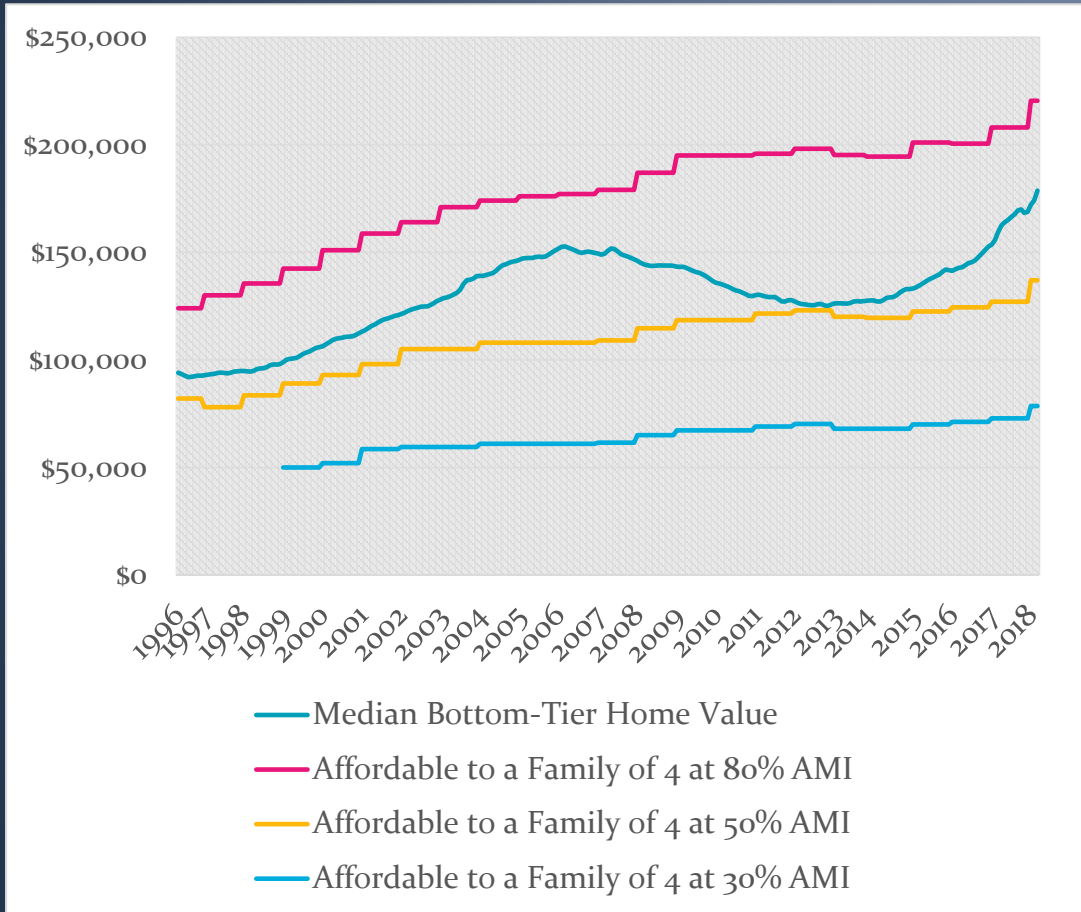


Ownership by Income Level

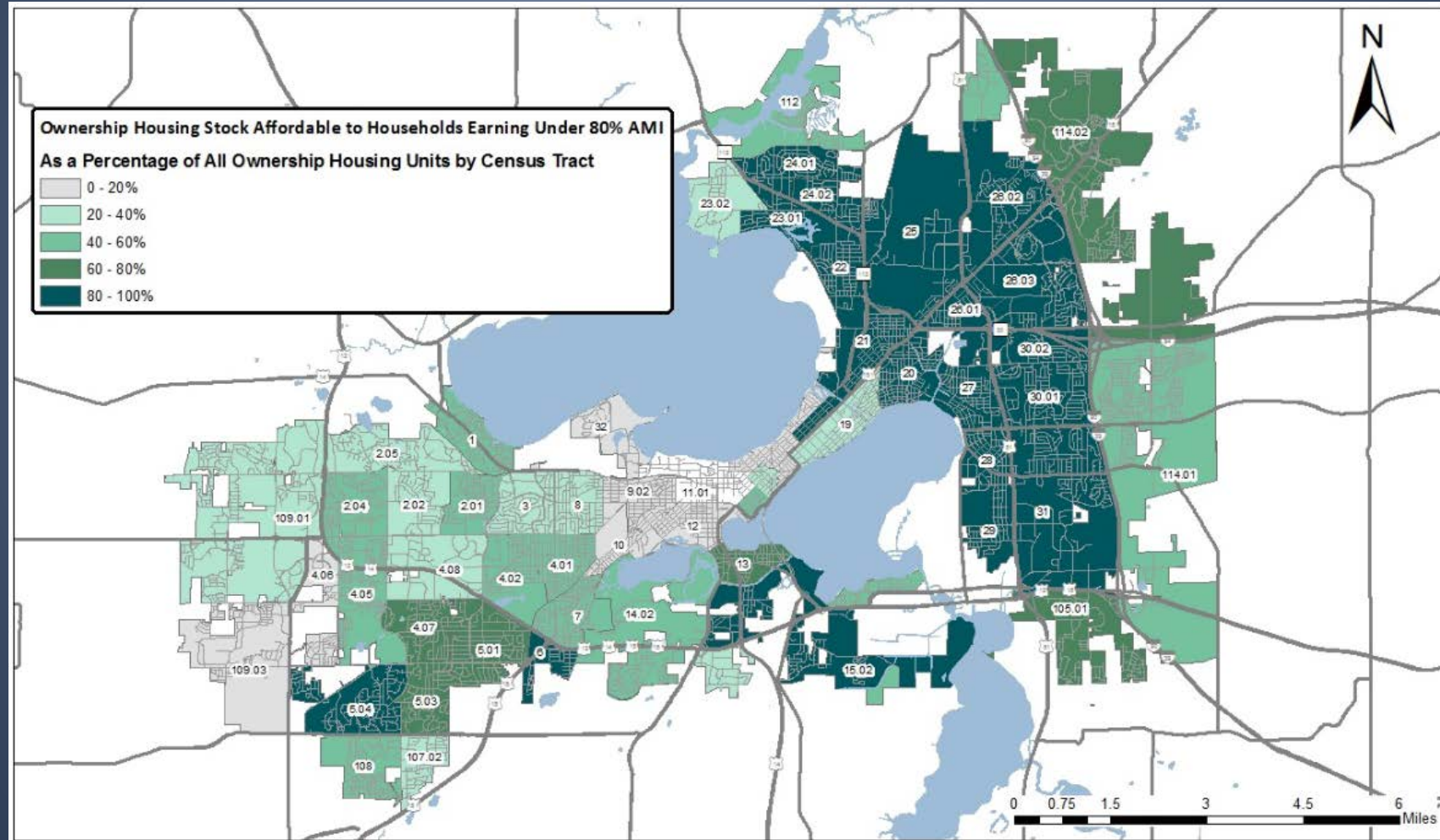
Homeownership Rate by Race



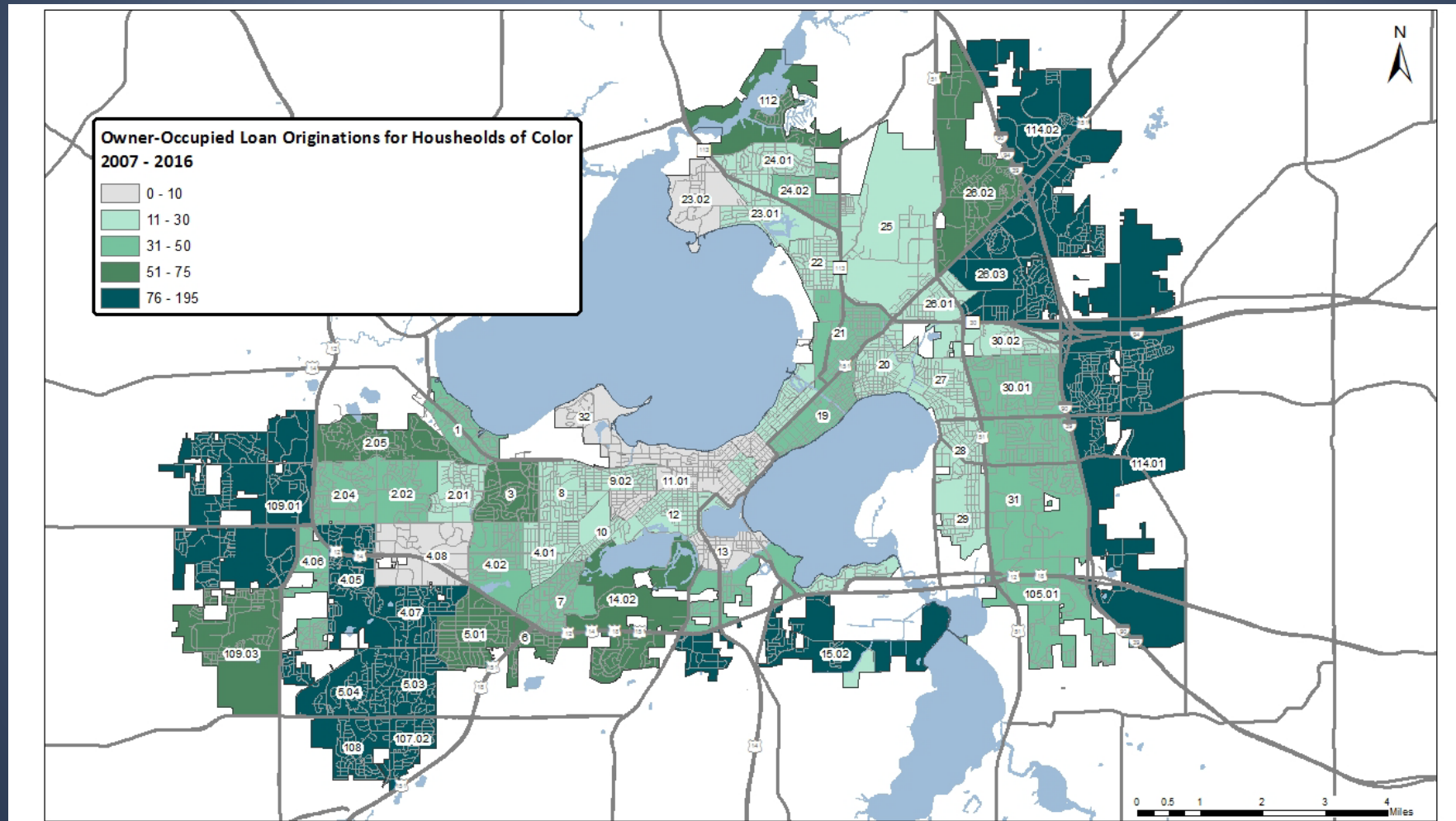
Ownership Out of Reach



Segregation of Opportunity



Segregation of Opportunity

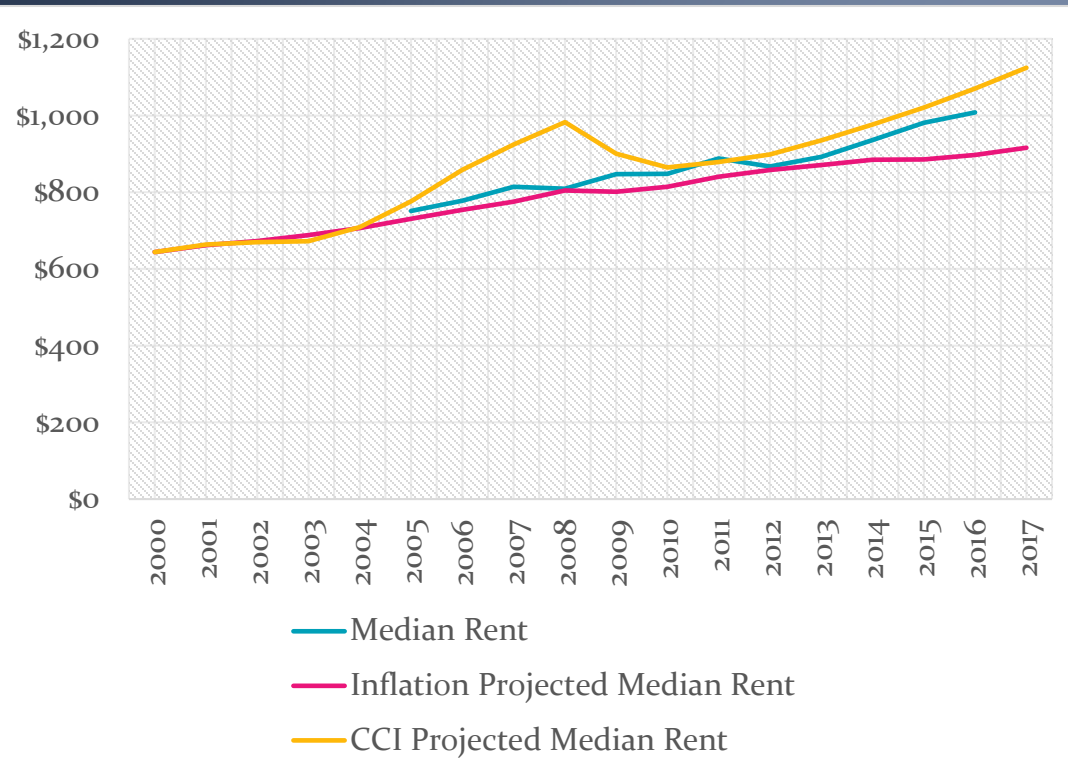


Rental

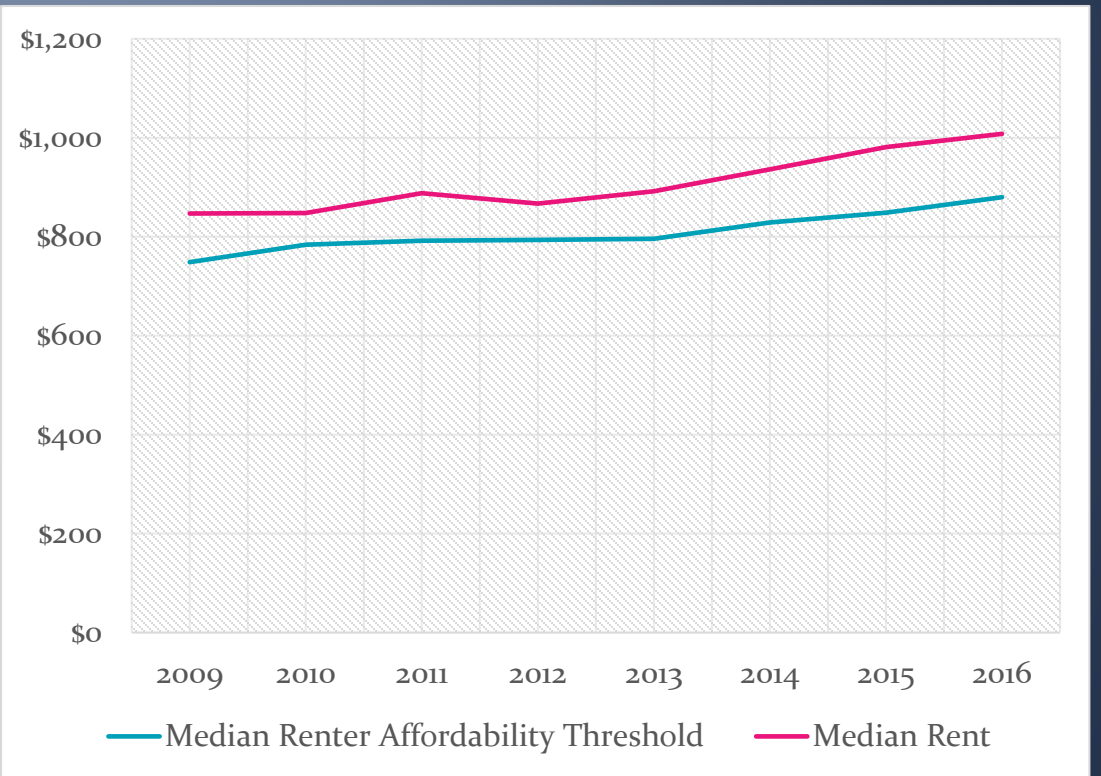
Obstacles and Opportunities

Obstacles in the Rental Market

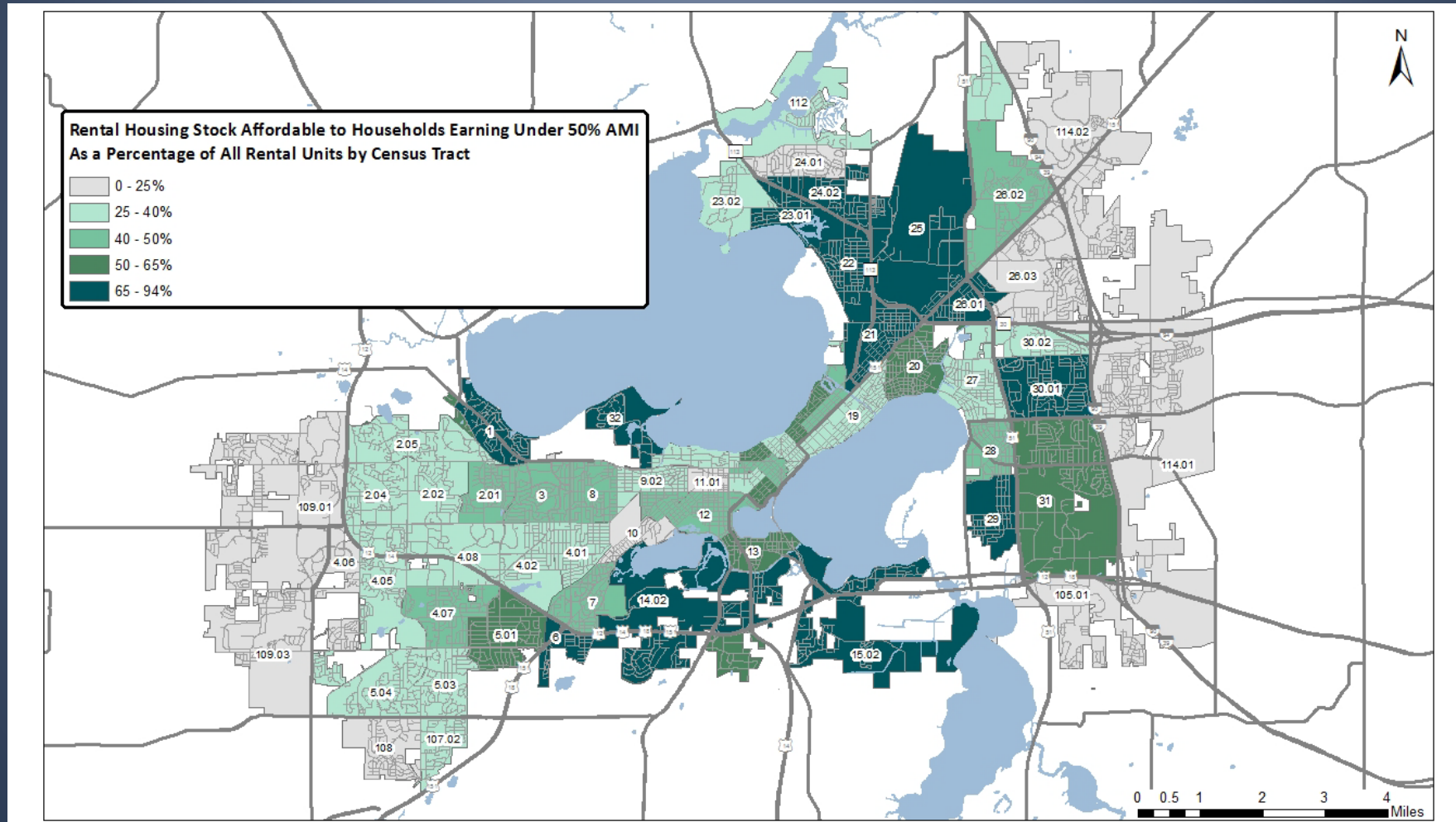
Median Rent Projections



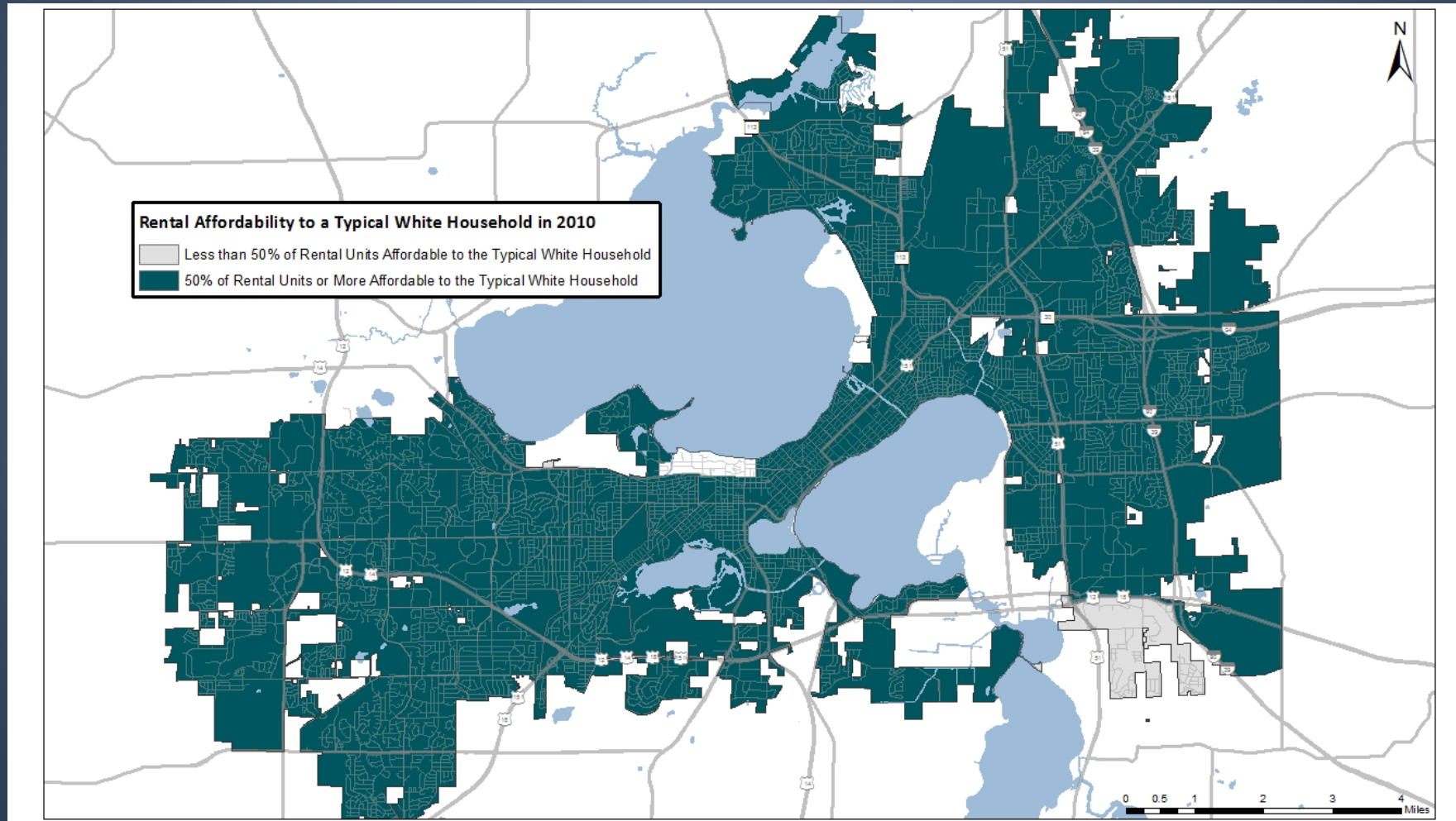
Median Renter Affordability



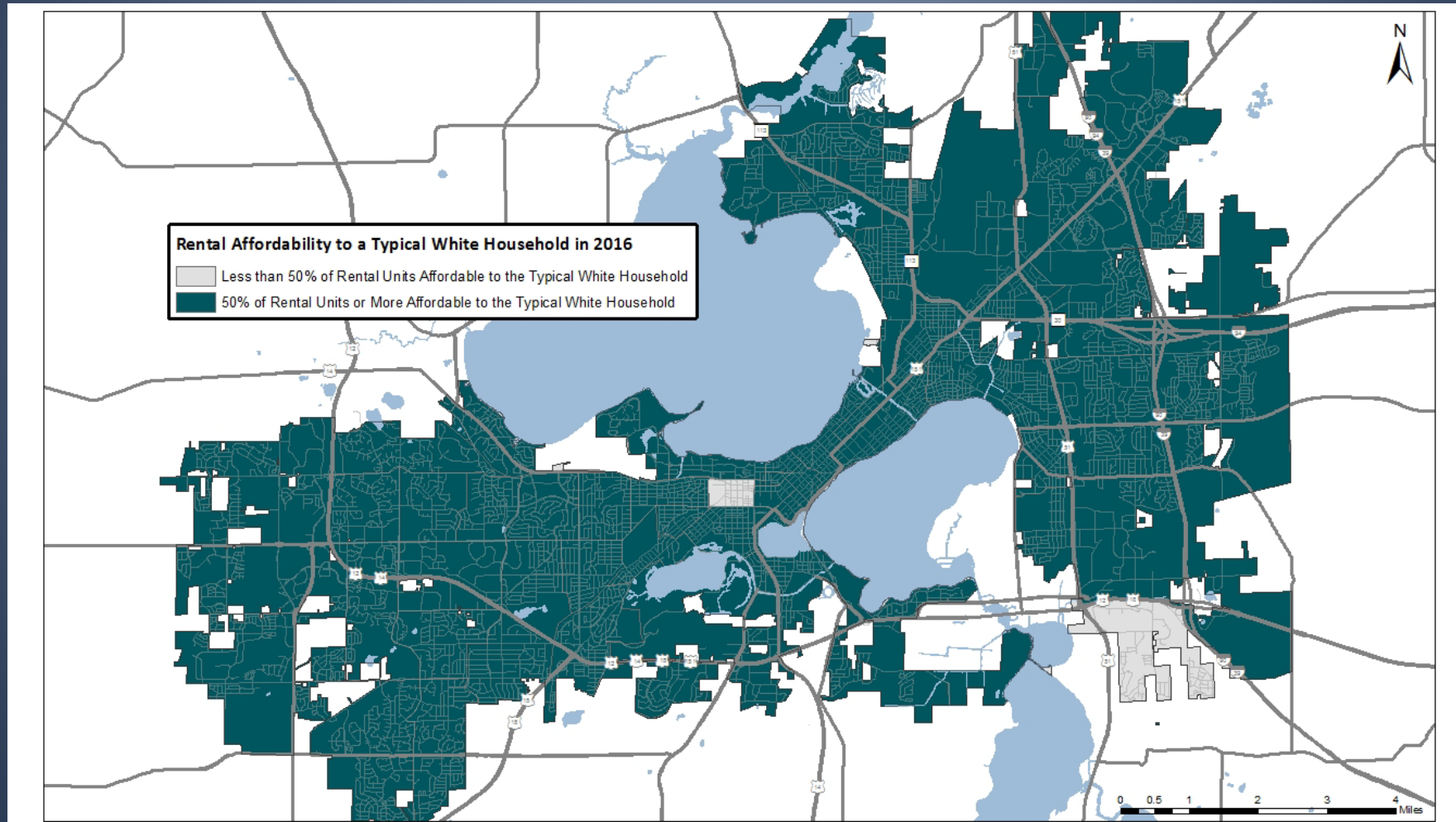
Segregation of Opportunity



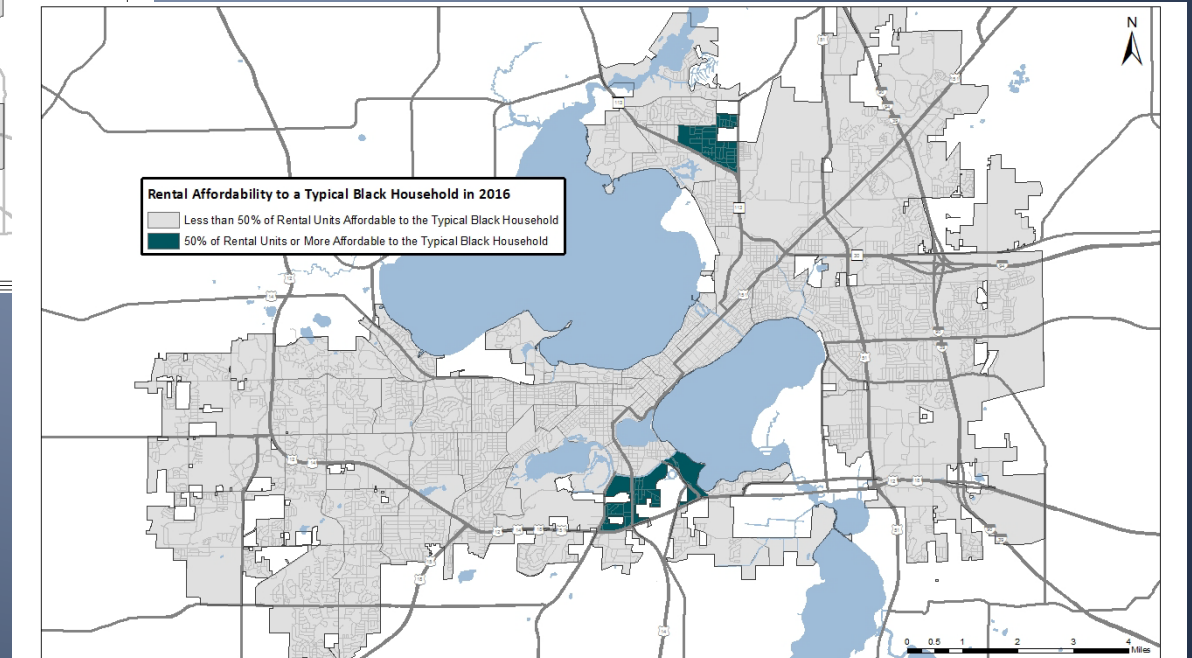
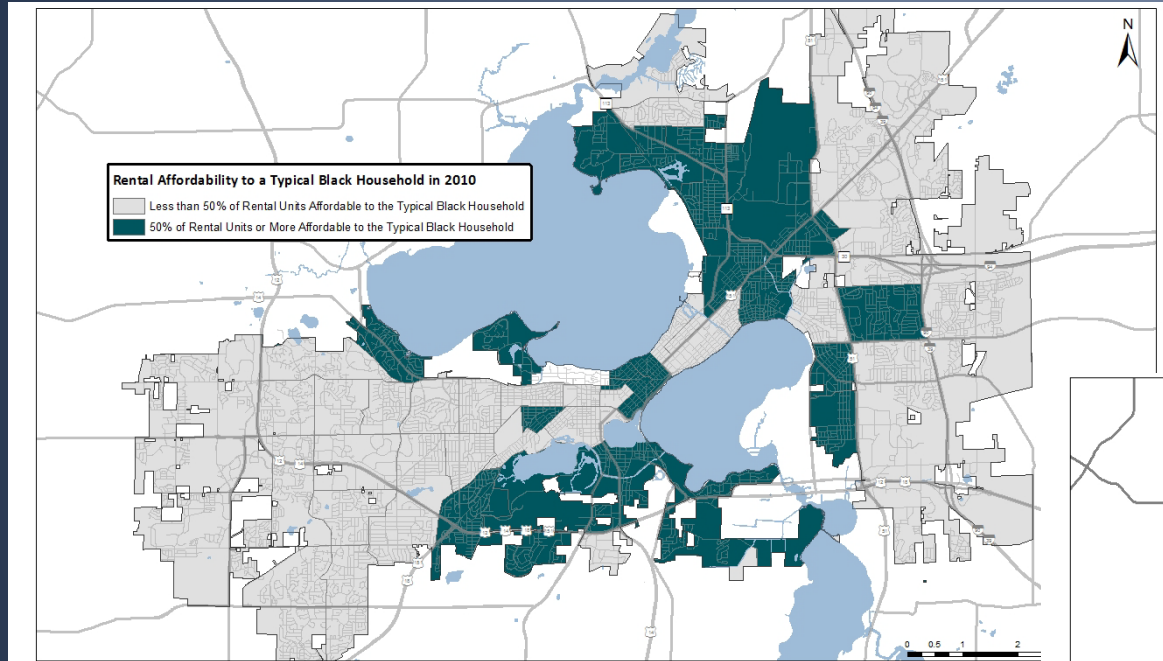
Racial Segregation of Opportunity



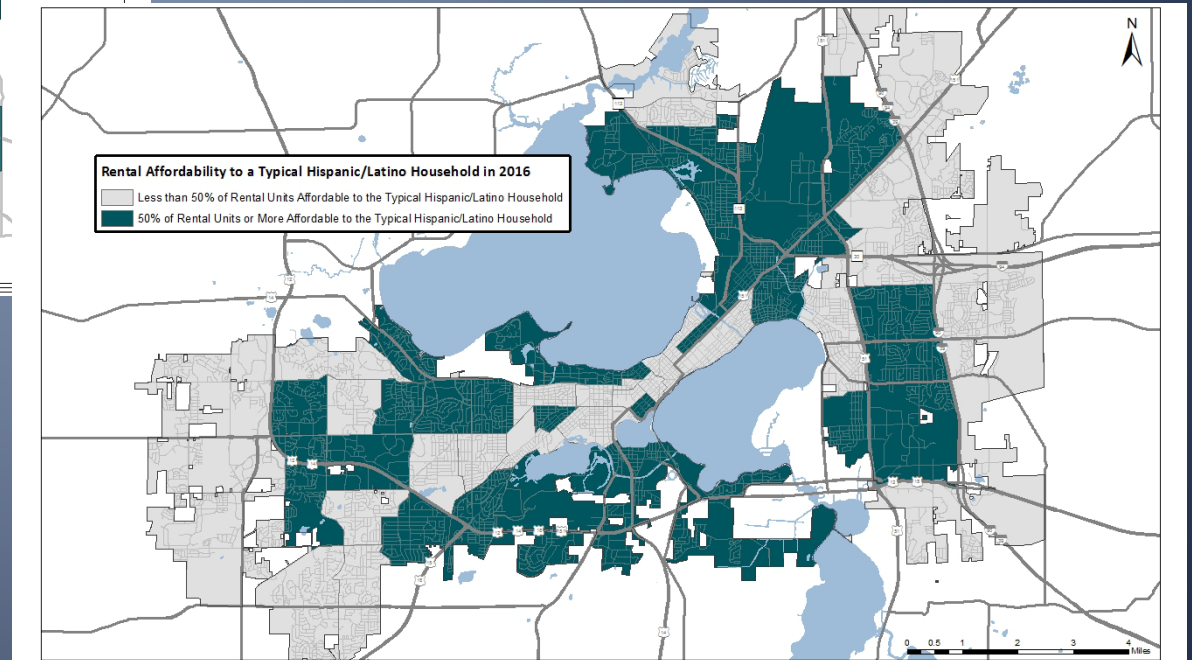
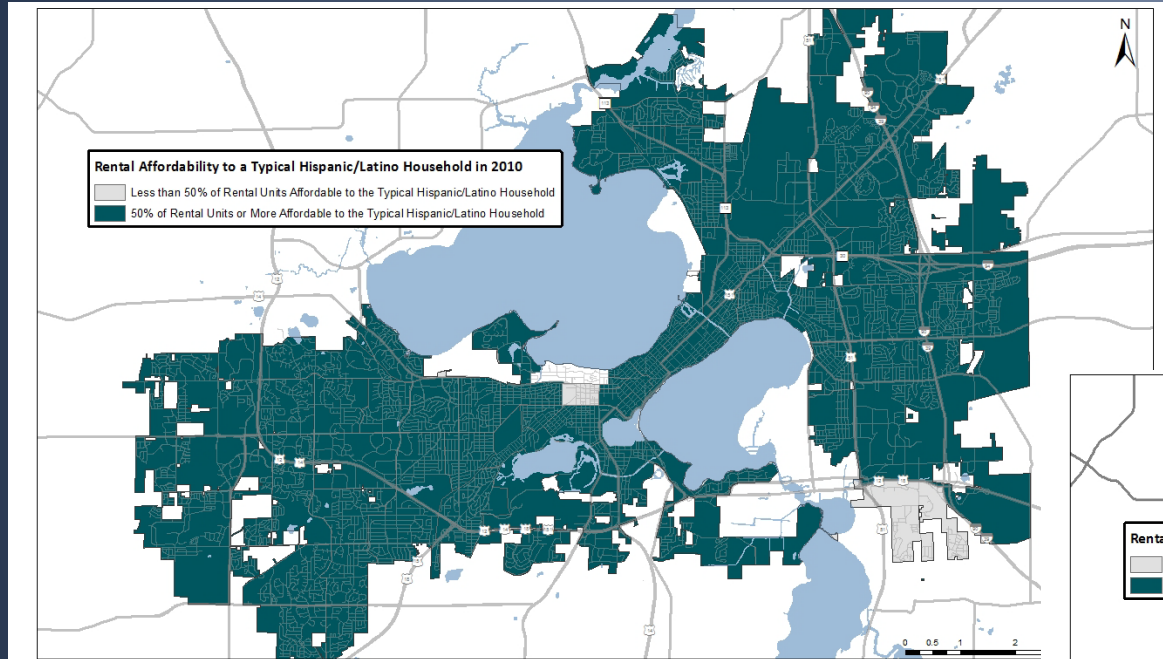
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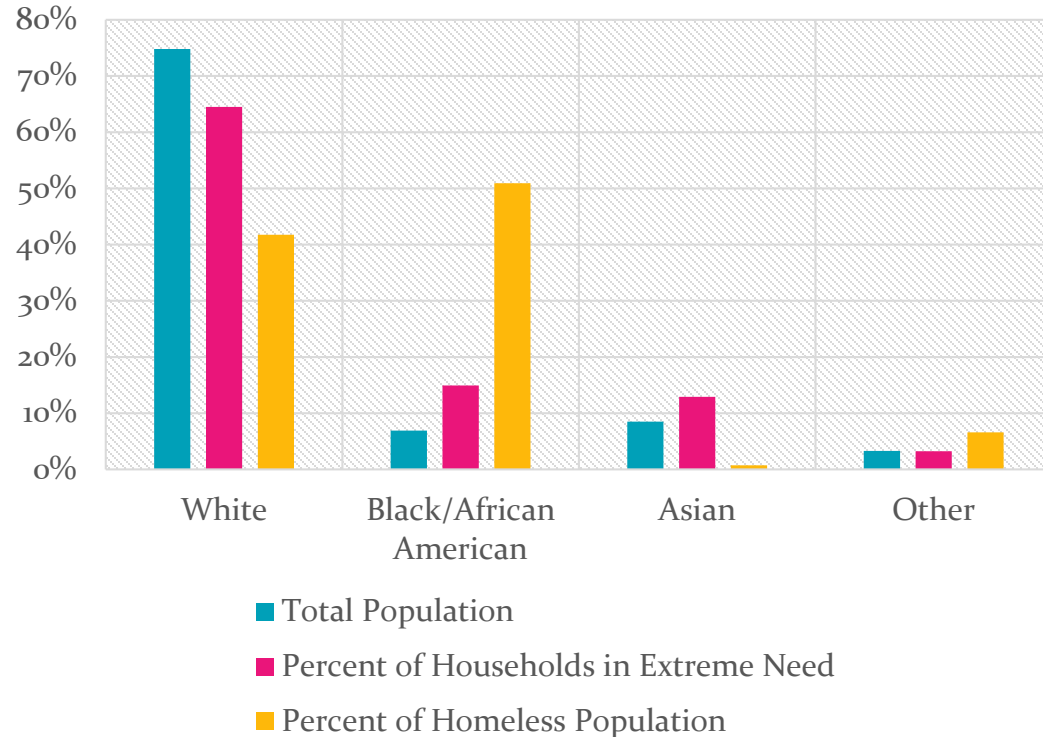


Alternate Forms of Shelter

Obstacles and Opportunities

Homelessness and the Carceral System

Percentage of Homeless Population



Dane County Jail Bookings by Race/Ethnicity

