

2017 ASSESSMENT OF FAIR HOUSING BRIEFING TO CITY COUNCIL

HUMAN SERVICES DEPARTMENT, OFFICE OF HOUSING, SEATTLE HOUSING AUTHORITY

April 3, 2017

BRIEFING OBJECTIVES

1. Context/Overview: Assessment of Fair Housing (AFH)
2. Project Summary & Community Engagement
3. Highlight Key Findings
4. Implications for Policies and Practices
5. Next Steps

CONTEXT & OVERVIEW

FAIR HOUSING ACT

- U.S. Fair Housing Act, Title VIII of the Civil Rights Act of 1968, as amended
 - prohibits discrimination in the sale, rental, and financing of dwellings, and in other housing-related transactions based on protected classes
- Affirmatively Furthering Fair Housing, 24 CFR 5.150
 - “take significant actions to overcome historic patterns of segregation, achieve truly balanced and integrated living patterns, promote fair housing choice, and foster inclusive communities that are free from discrimination”
- Assessment of Fair Housing Final Rule, December 2015

PROJECT SUMMARY

- Seattle's Assessment of Fair Housing (AFH) due to HUD by **May 15, 2017**
 - If HUD does not accept AFH, may jeopardize city's federal funds starting in 2018; SHA's funds for 16,000 subsidized units
- City of Seattle and Seattle Housing Authority will submit a joint assessment; reflects a multi-department and agency effort
- AFH integrates material from:
 - Housing Affordability & Livability Agenda (HALA)
 - Race and Social Justice – equity initiatives
 - Equitable Development Implementation Plan (EDI)
 - 2035 Comprehensive Plan
 - SHA's Strategic Plan, Moving to Work Plan and redevelopments

HUD GOALS FOR AFH PLANNING PROCESS

Identify challenges to affirmatively furthering fair housing, and use those insights to develop concrete and effective goals and actions to:

- Dismantle patterns of segregation and reduce racial/ethnic concentrations of poverty
- Address disproportionate housing needs
- Reduce disparities in housing choice and access to community assets and opportunity ***based on protected classes***

HUD SUPPORT FOR A “BALANCED APPROACH”

Working to reduce disparities in housing choice and access to opportunity by *both*:

- Providing new affordable housing in opportunity-rich areas

and

- Investing in community assets and providing affordable housing in lower-opportunity areas

COMMUNITY ENGAGEMENT

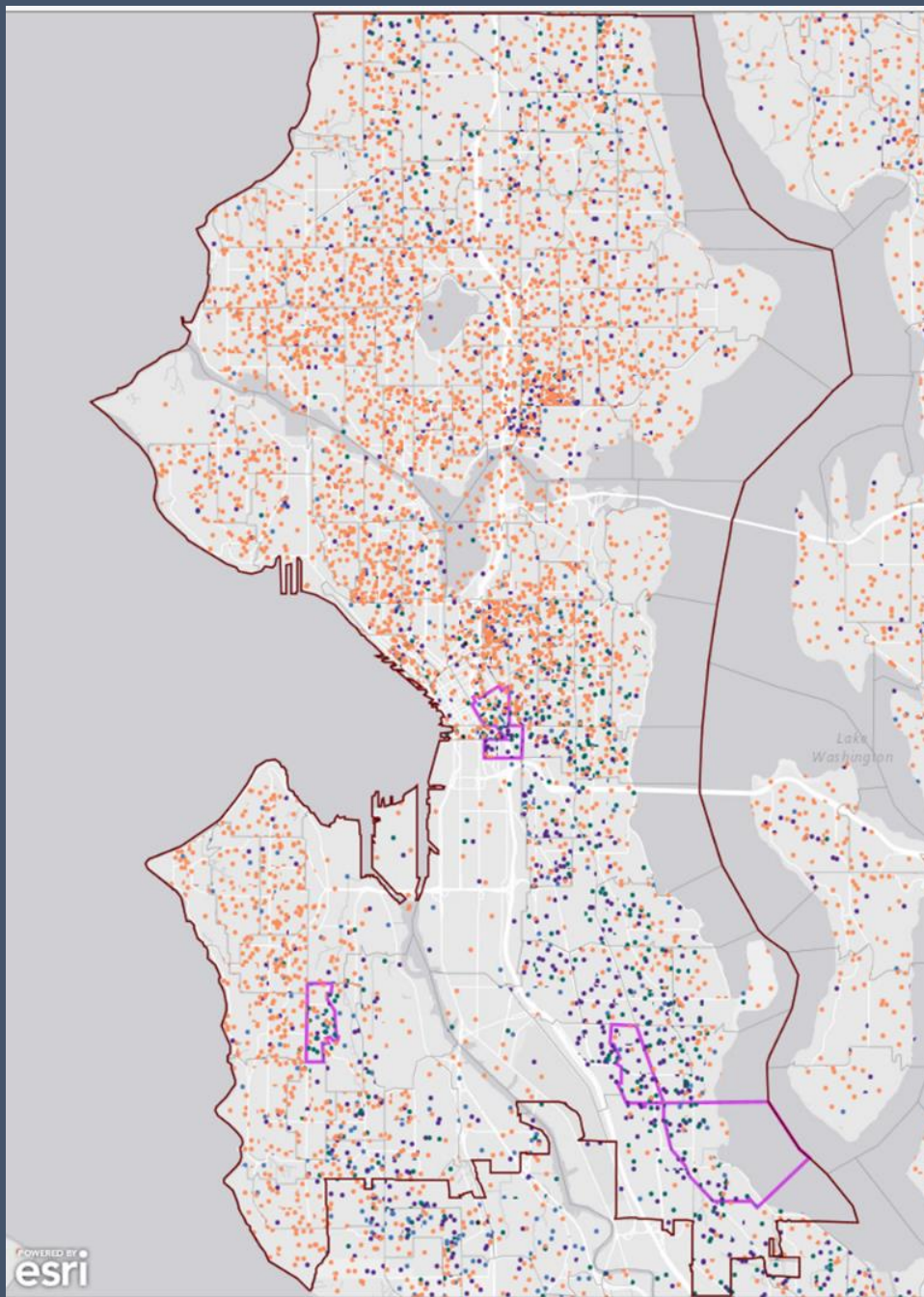


- Integrated into existing City efforts such as HALA, Seattle 2035, Town Hall events, etc.
- AFH Specific Engagement
 - SHA engaged more than 400 housing participants
 - City Scoop street fairs with more than 100 participants
 - Presentation to several City planning committees
 - Housing Development Consortium & ADS's Senior Housing Forum
 - Goodwill Fair Housing Training and Public Services Fair

EXAMPLES OF ANALYSIS

- Changes in the racial and ethnic composition
- Disproportionate housing needs
- Disability: type, geographic distribution, access barriers
- Subsidized housing
 - Levy & HUD funded
 - Multi-Family Tax Exemption
 - Public Housing
- Segregation/integration
- Racially and ethnically concentrated areas of poverty (R/ECAP)
- Disparities in access to Opportunity:
 - Exposure to poverty
 - Jobs
 - School proficiency
 - Environmental Health
 - Transit

Example of a map provided by HUD that was used in AFH analysis



KEY FINDINGS

KEY FINDINGS:

Racial and Ethnic Trends from 1990-2010



- **Racial and ethnic segregation continues** but is decreasing; Black/White segregation registers as moderate to high
- **Integration has increased in many neighborhoods** as populations of color have grown
- **Hispanics/Latinos** increased in virtually every neighborhood, especially around South Park
- **Asian or Pacific Islanders (API) increased** in most of city's neighborhoods, but only in about half of SE Seattle neighborhoods
- **Loss of the Black population in Central District** and SE Seattle contributed to declines in segregation; but displacement occurred at a cost to these communities and the city

Key Finding: Change in racial composition of neighborhoods

Change in Shares of Population by Race within Community Reporting Areas

1990-2010



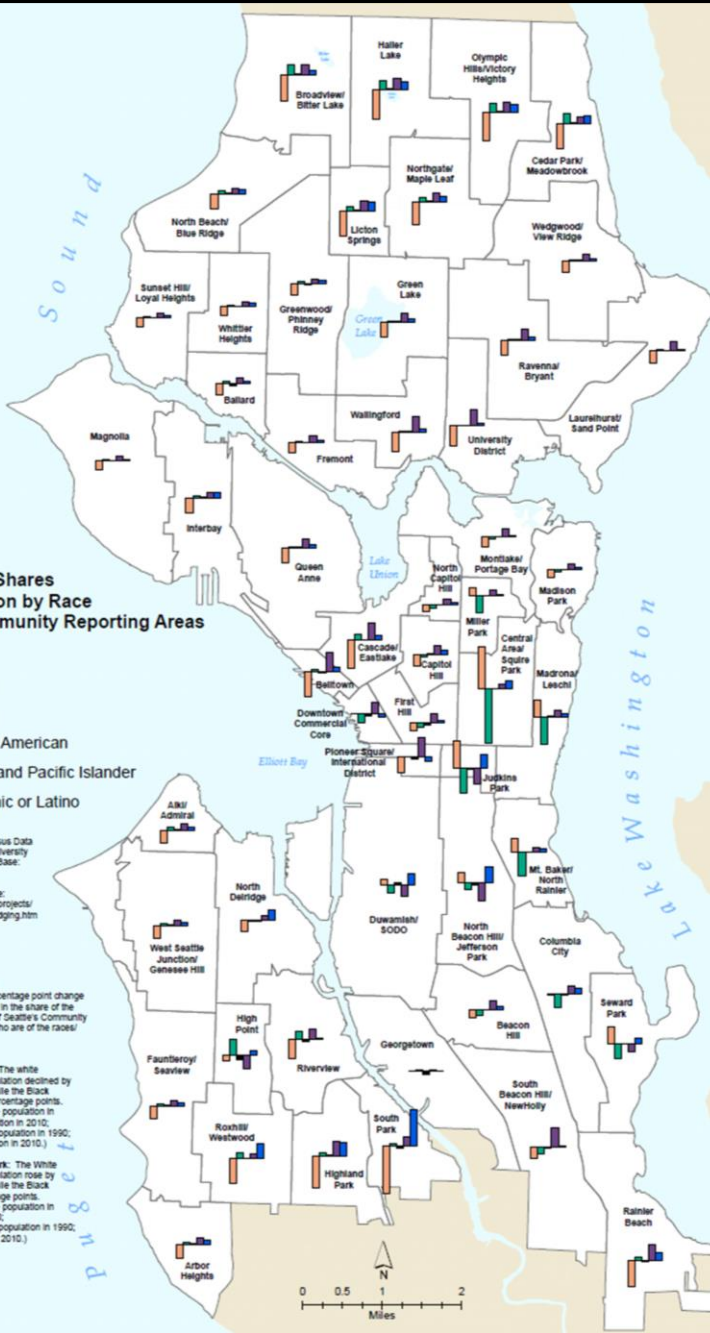
Source: Decennial Census Data as adjusted in Brown University Longitudinal Tract Data Base: 1990 and 2010.

For more information see: <https://is4.ad.brown.edu/projects/diversity/Researcher/Bridging.htm>

What this map shows:
Bar charts show the percentage point change between 1990 and 2010 in the share of the population within each of Seattle's Community Reporting Area (CRA) who are of the races/ethnicities shown.

Examples:
Broadview/Bitter Lake: The white share of this CRA's population declined by 16 percentage points while the Black share increased by 6 percentage points. (Whites were 65% of the population in 1990; 72% of the population in 2010; Blacks were 2% of the population in 1990; 8 percent of the population in 2010.)

Central Area/Squire Park: The white share of this CRA's population rose by 25 percentage points while the Black share fell by 34 percentage points. (Whites were 32% of the population in 1990; 58 percent in 2010; Blacks were 15% of the population in 1990; 24% of the population in 2010.)



Change in Shares of Population by Race within Community Reporting Areas

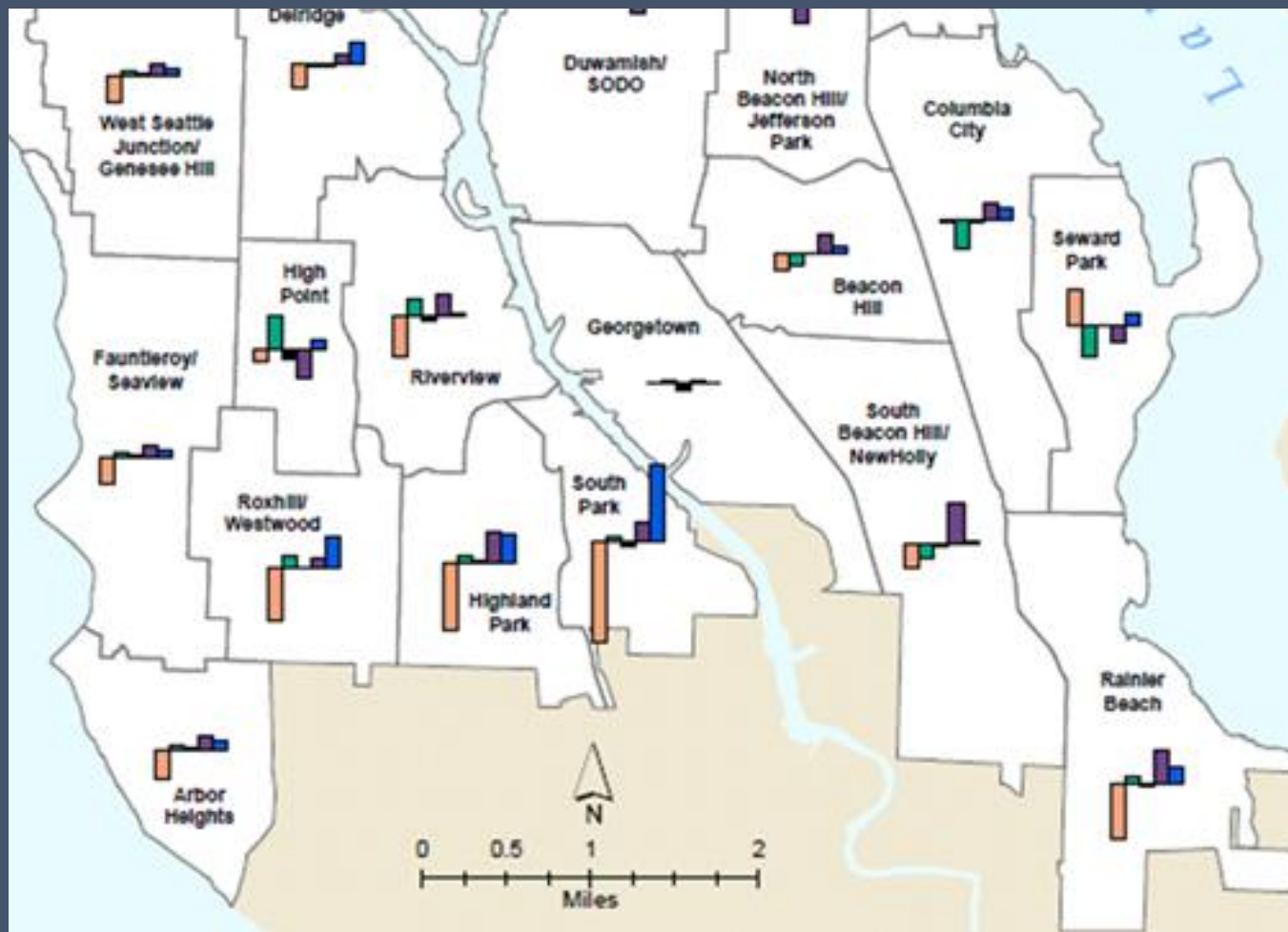
1990-2010



Change in Racial Composition of Neighborhoods: 1990-2010

Hispanics/Latinos have increased as a share of the population in virtually every neighborhood, most notably in and around South Park.

Change in Shares of Population by Race within Community Reporting Areas 1990-2010



KEY FINDINGS FOR

Other Protected Classes: families with children



- There is a shortage of rental family-sized housing
 - Single-parent families and large families are most likely to have severe housing cost burdens
 - Only 2% of market-rate apartment units have 3 or more bedrooms
 - 16% of Seattle Housing Authority's apartment units have 3 or more bedrooms
- Studios and 1-BR units make up an increasing share of rental housing in Seattle, families needing larger units will increasingly look for housing outside Seattle

KEY FINDINGS FOR

Other Protected Classes: people with disabilities

- 8.9 percent (55,239) of the non-institutionalized population are people with disabilities
- Seniors (65+) are 11 percent of the population, but this will increase as baby boomers age
 - 4 in 10 seniors have a disability
- Higher shares of people with disabilities live in areas with higher shares of people of color and R/ECAPs
- Thirty-four of 131 census tracts (approximately 26%) contain 33.34% or more individuals with disabilities

KEY FINDINGS:

Racially/ethnically concentrated areas of poverty (R/ECAPs)

- Seattle has four R/ECAPs:
 - First Hill/Yesler Terrace
 - High Point
 - New Holly
 - Rainier Beach
- Profile of the residents of R/ECAPs:
 - 75% are persons of color vs. 30% in Seattle
 - 38% are immigrants - about twice as high as Seattle
 - 23% (Yesler Terrace) and 18% (New Holly) are persons with a disability vs. 8.9% in Seattle
 - 28% are families with children vs. 19% in Seattle

KEY FINDINGS:

Racially/ethnically concentrated areas of poverty (R/ECAPs)

- Mixed income redevelopment and community revitalization efforts have:
 - expanded housing and employment opportunities
 - created mixed income communities
 - addressed patterns of segregation
- Major factors to continued concentration is likely resulting from:
 - Designated affordable housing targeted for extremely low-income, especially family size rental units. Moreover, a large share of low-income families with children in Seattle are headed by People of Color
 - “Workforce” units are largely occupied by Section 8 Voucher holders (major factors: affordability within voucher payment standard, larger share of family-size units, willing landlord)

KEY FINDINGS:

Access to Opportunity

- Continued inequity in access to community assets
 - Especially for people with disabilities in both public and private sectors
- People living in the north have lower rates of exposure to poverty
- Housing near environmental issues, such as poor air quality, superfund sites and major roadways, are generally cheaper
 - Leading to disparate environmental health for people in protected classes, who often are low-income

IMPLICATIONS FOR POLICY & PRACTICE

LOCAL GOALS & STRATEGIES



- Housing Levy priorities for homeless, seniors, families and people with disabilities
- Zoning/Mandatory Housing Affordability Program
- Yesler Terrace Redevelopment
- Equitable Development Initiative Fund
- Seattle Preschool Program priorities for kids entering low performing schools
- Explore permit database to identify accessible units
- Implementation of ADA Survey Recommendation

NEXT STEPS

NEXT STEPS

- HUD/FHEO: 60 days to review & request additional information and/or changes
- 2018-2021 Consolidated Plan must integrate AFH goals & priorities
 - Inform allocation decisions
- AFH Workplan implementation
 - Progress is reported in the Annual Action Plan and CAPER

TIMELINE FOR SUBMISSION

Completed:

- ✓ Draft AFH report release: 1/25/2017
- ✓ Initial Public comment period: 1/25/2017 – 2/25/2017

Pending:

- Final Public comment period: 3/2/2017 – 4/19/2017
- Council Committee Briefing, Public Hearing, & possible vote: 4/19/2017
- Full Council Adoption: 4/24/2017
- HUD submission deadline: 5/15/2017

QUESTIONS & COMMENTS



Debra Rhinehart, Strategic Advisor
City of Seattle Human Services Department
Phone: 206-684-0574
Email: Debra.Rhinehart@seattle.gov

Jennifer Yost, Federal Grants Manager
City of Seattle Human Services Department
Phone: 206-615-1717
Email: Jennifer.Yost@seattle.gov