

# 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)



1<sup>st</sup> Biennial Housing  
Needs Assessment  
& Strategies  
(2014 & 2016)



Imagine Madison  
(2017)



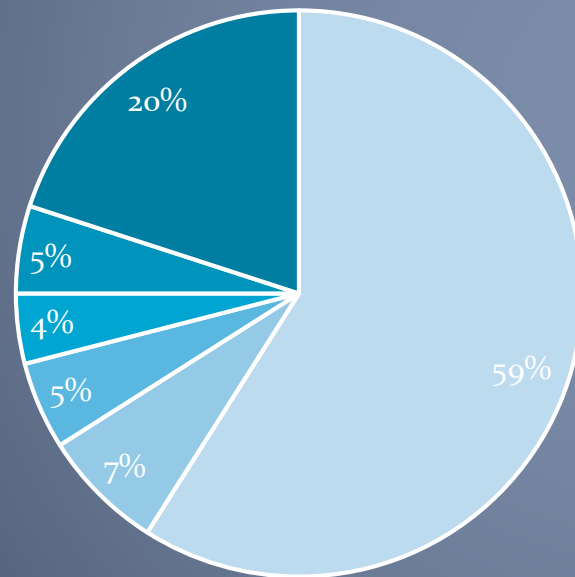
# Community Engagement

- 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?

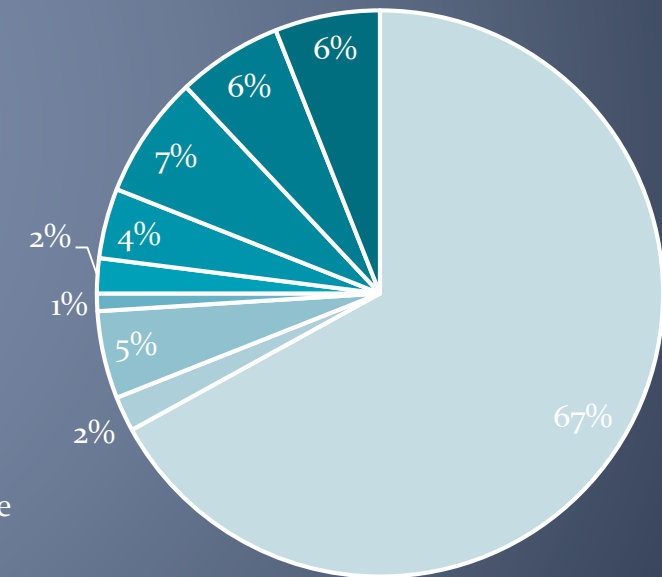
## Community Survey Results

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

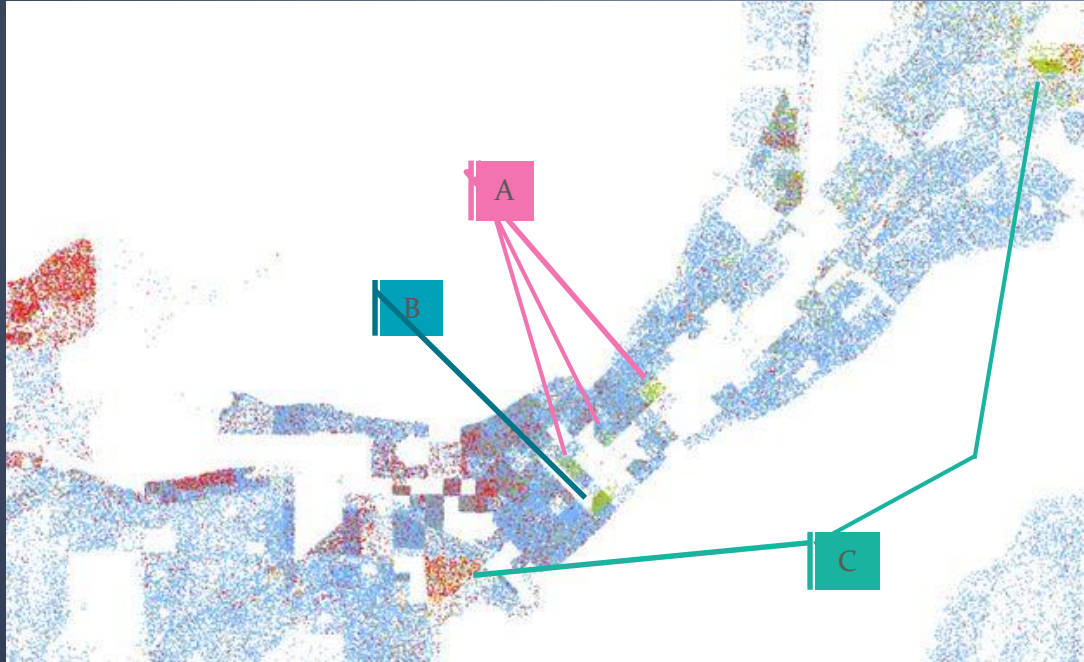
# Fair Housing

Effect in the Present

# Racial Dot Map



# Racial Dot Map – A Closer Look



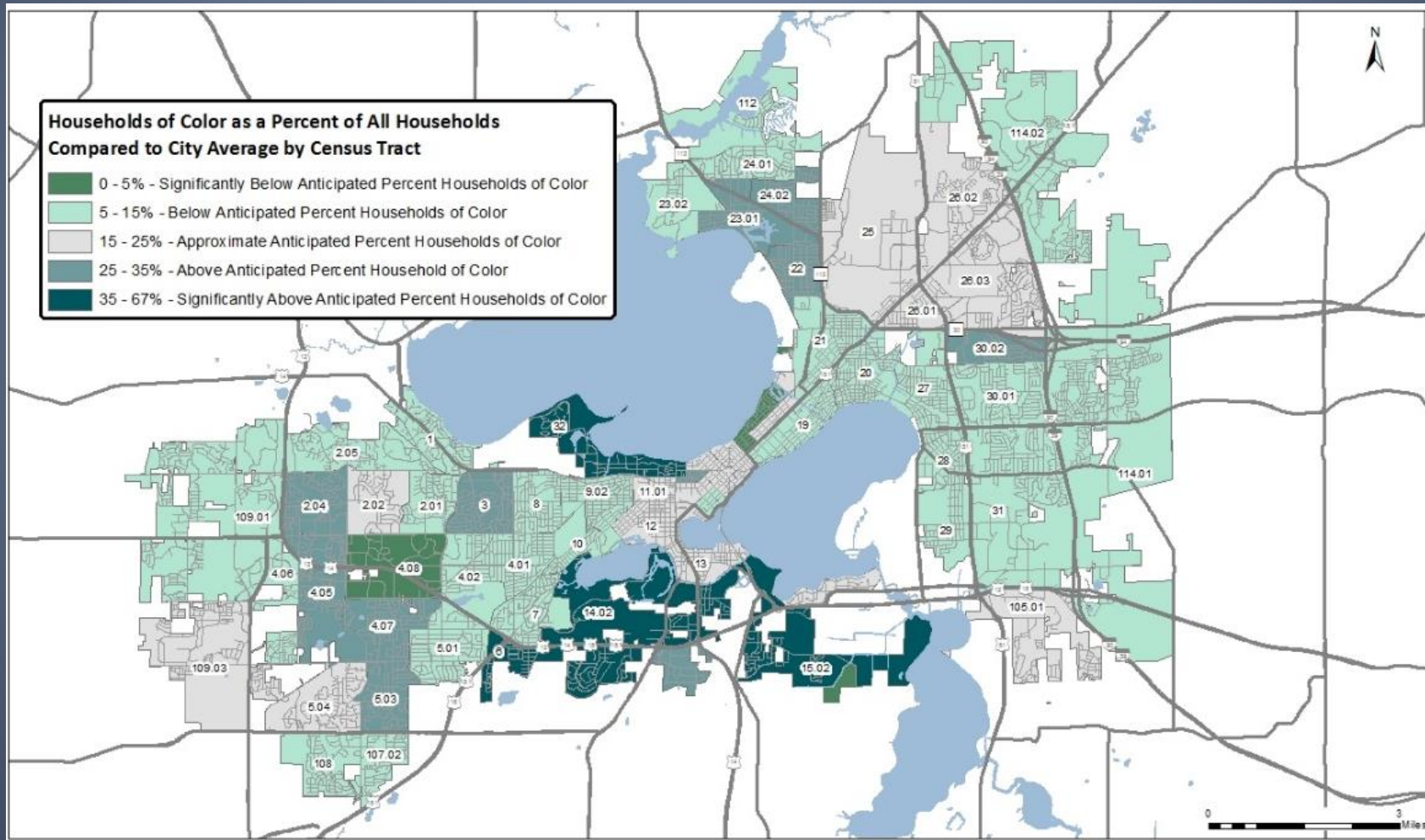
A. Homeless Services & Shelter

B. Dane County Jail

C. Bayview Foundation / City of  
Madison Public Housing



# Integration in Contrast



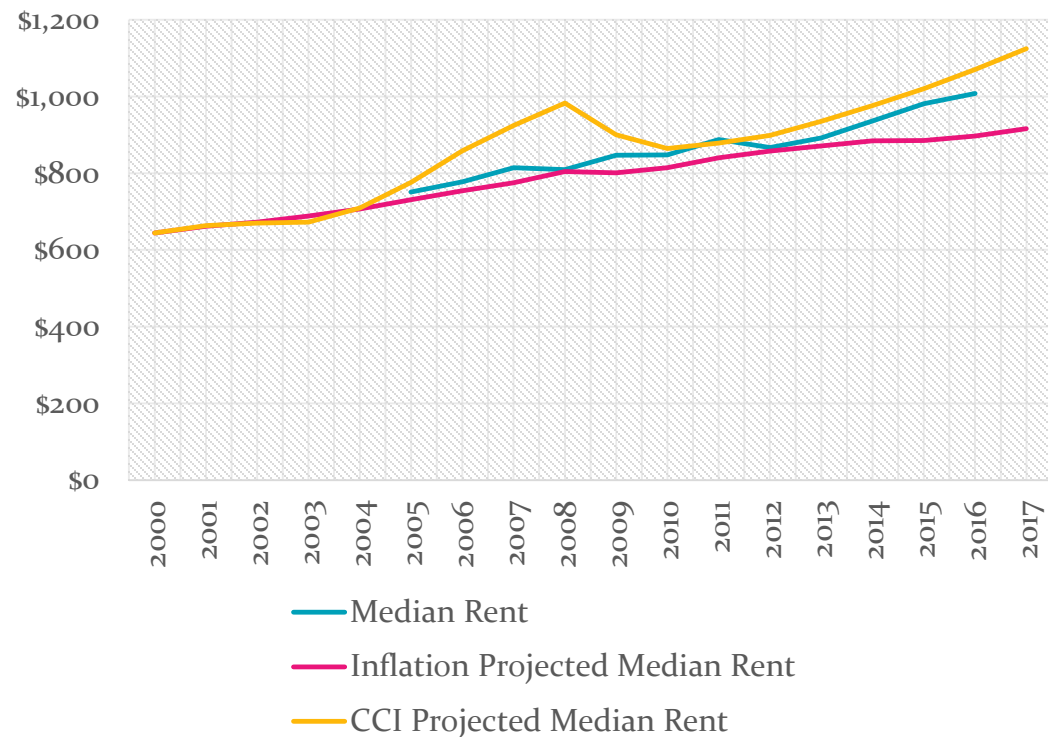


# Rental

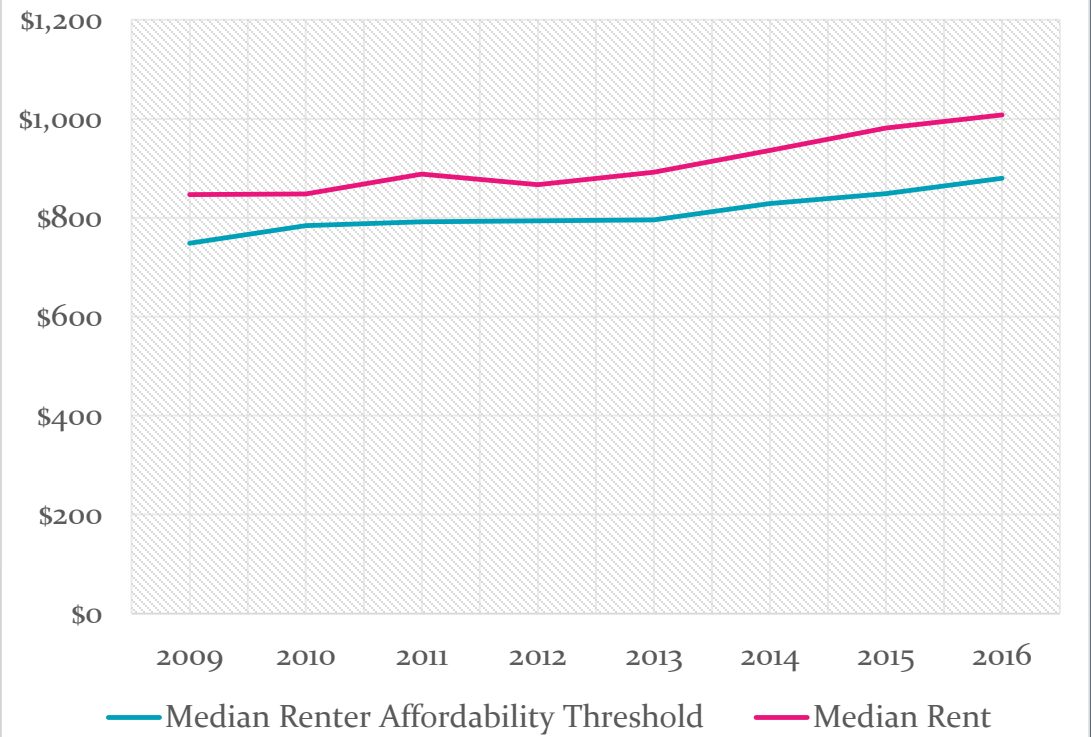
Obstacles and Opportunities

# Obstacles in the Rental Market

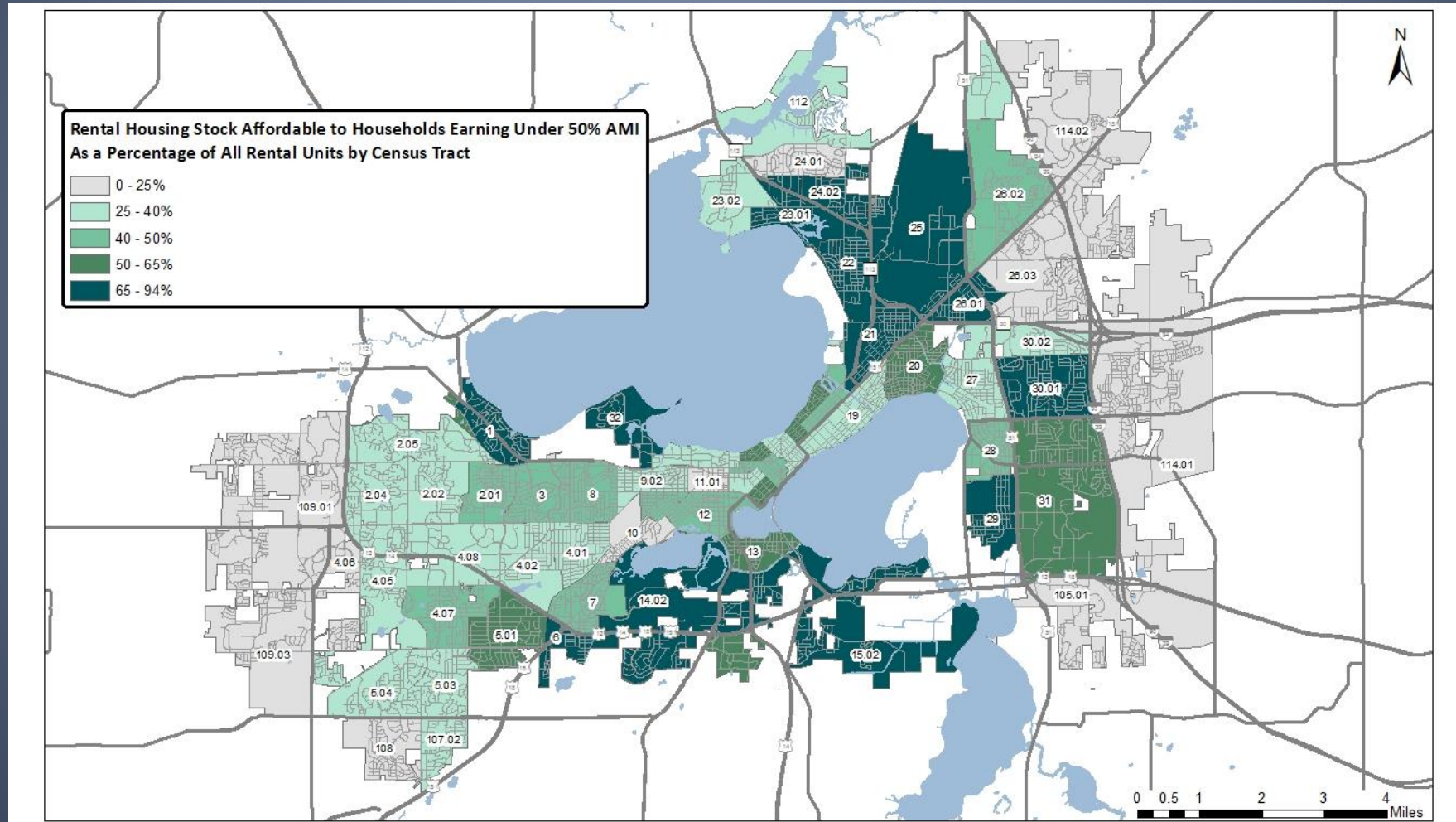
## Median Rent Projections



## Median Renter Affordability

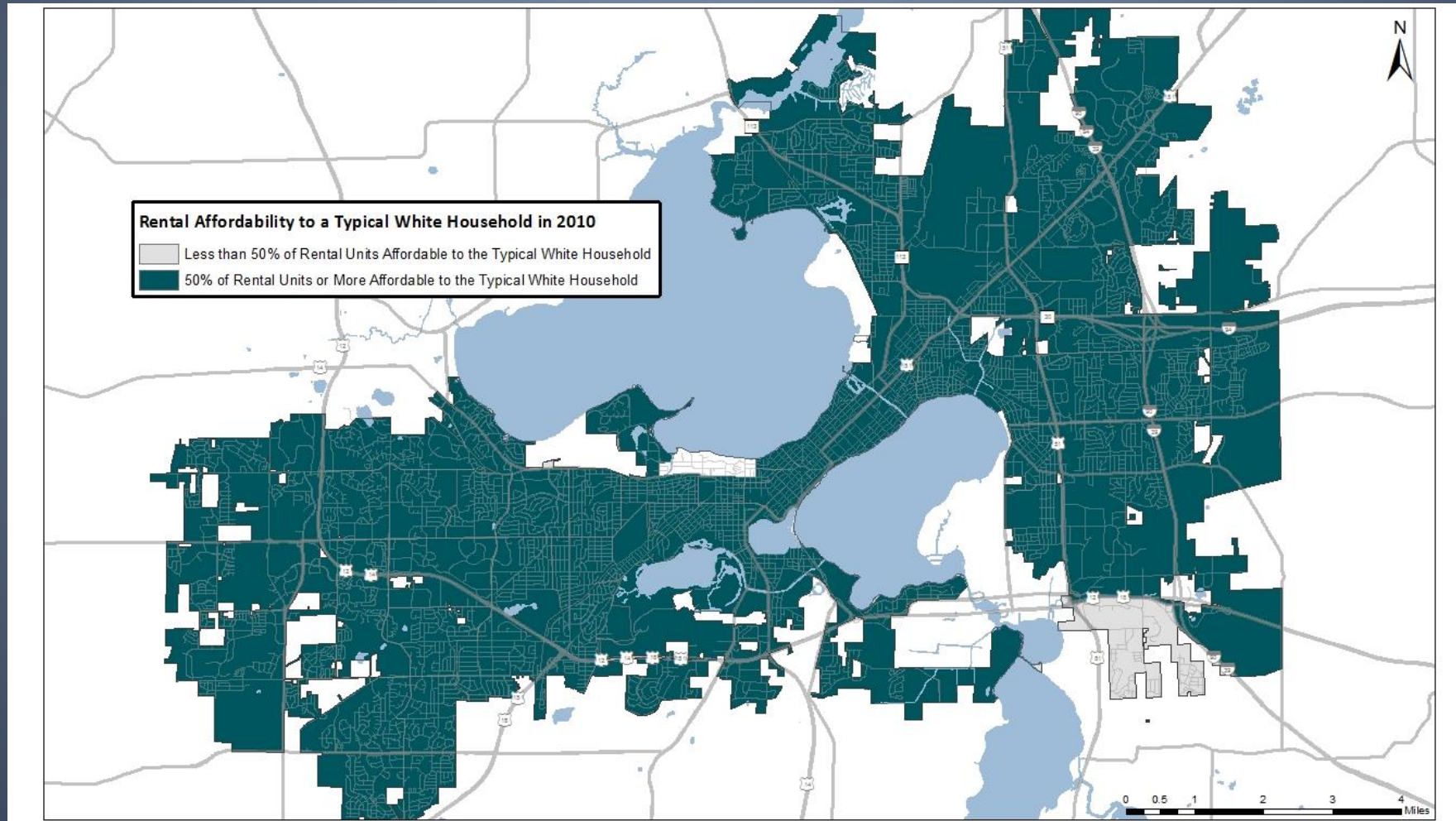


# Segregation of Opportunity

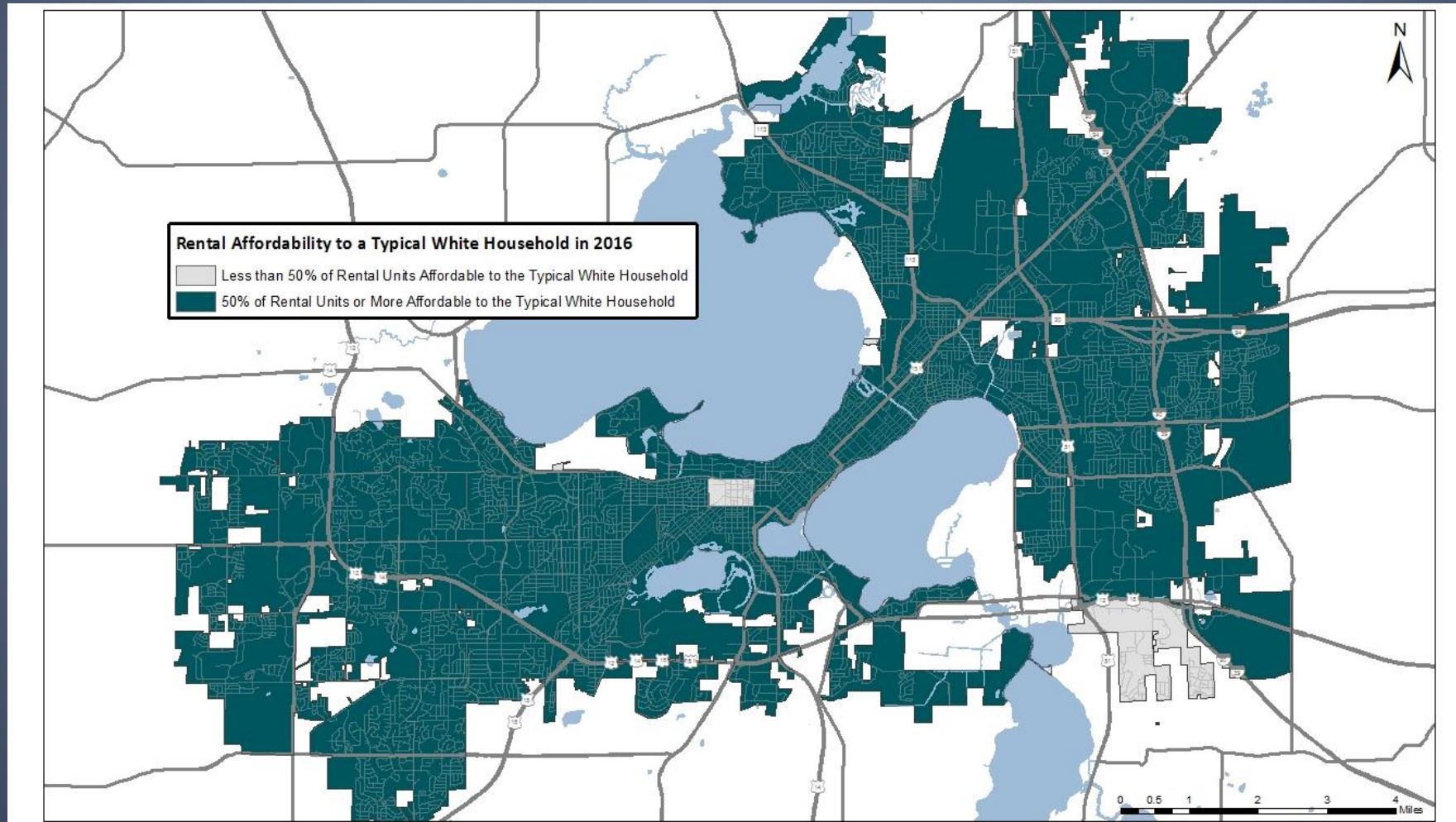




# Racial Segregation of Opportunity

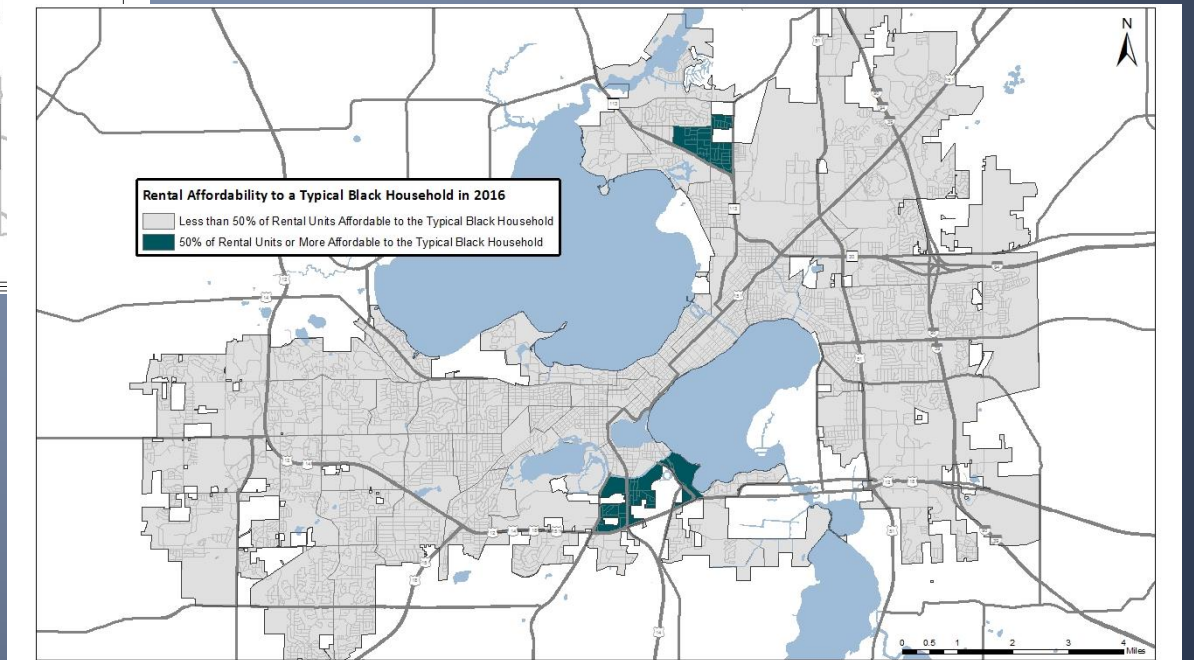
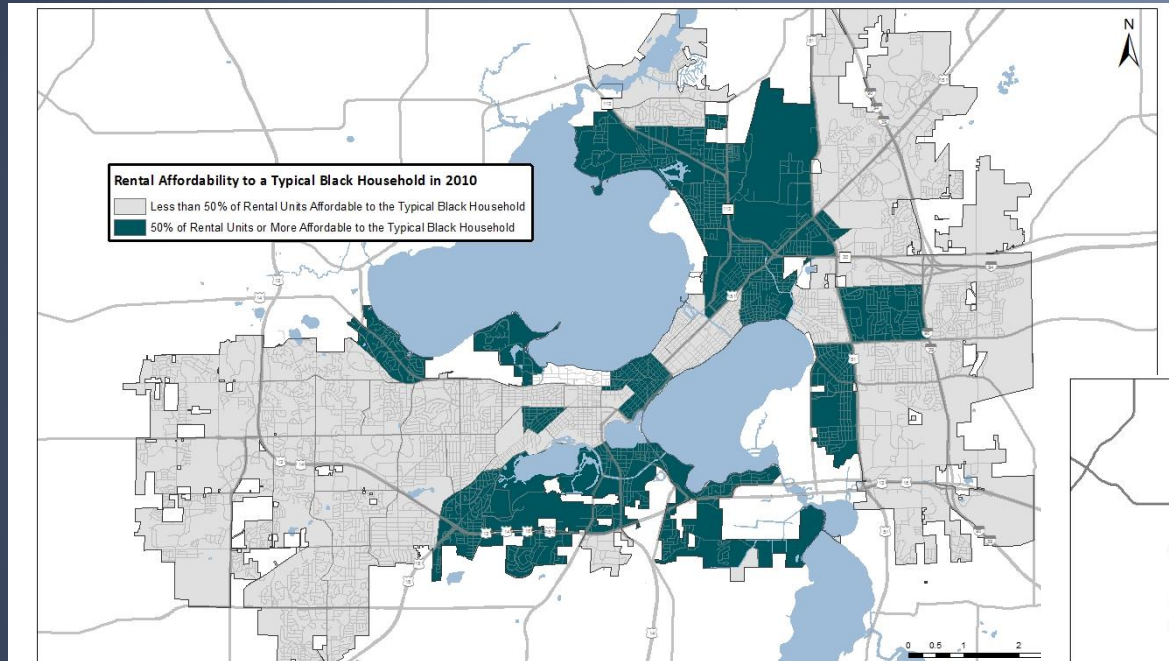


# Racial Segregation of Opportunity

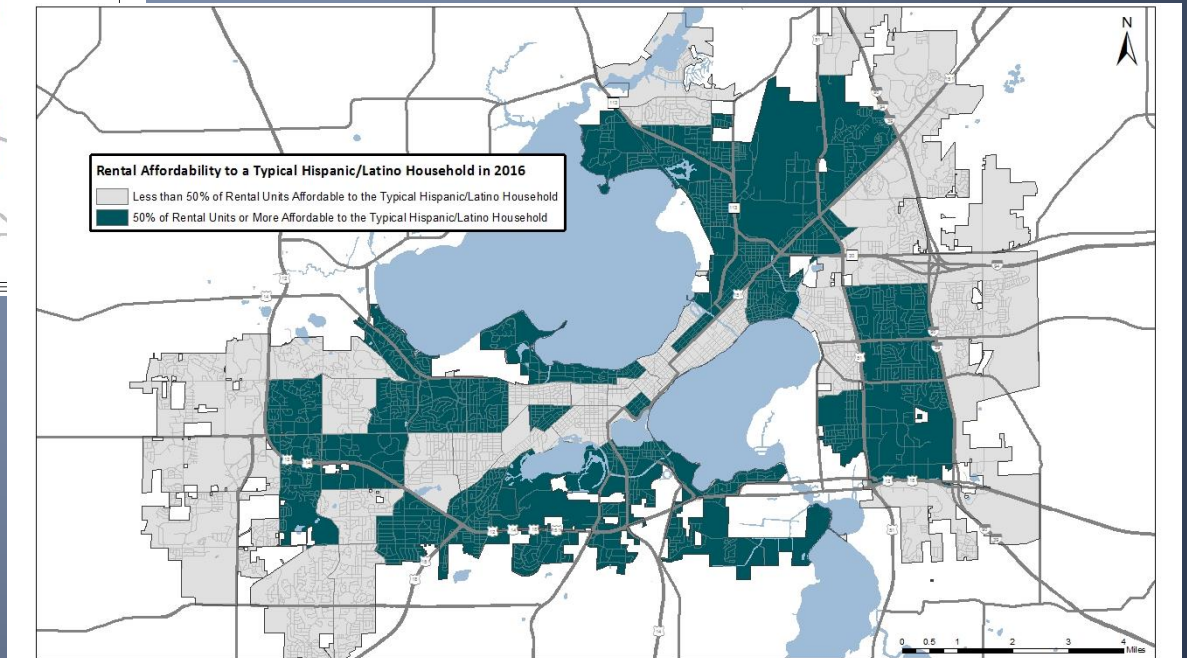
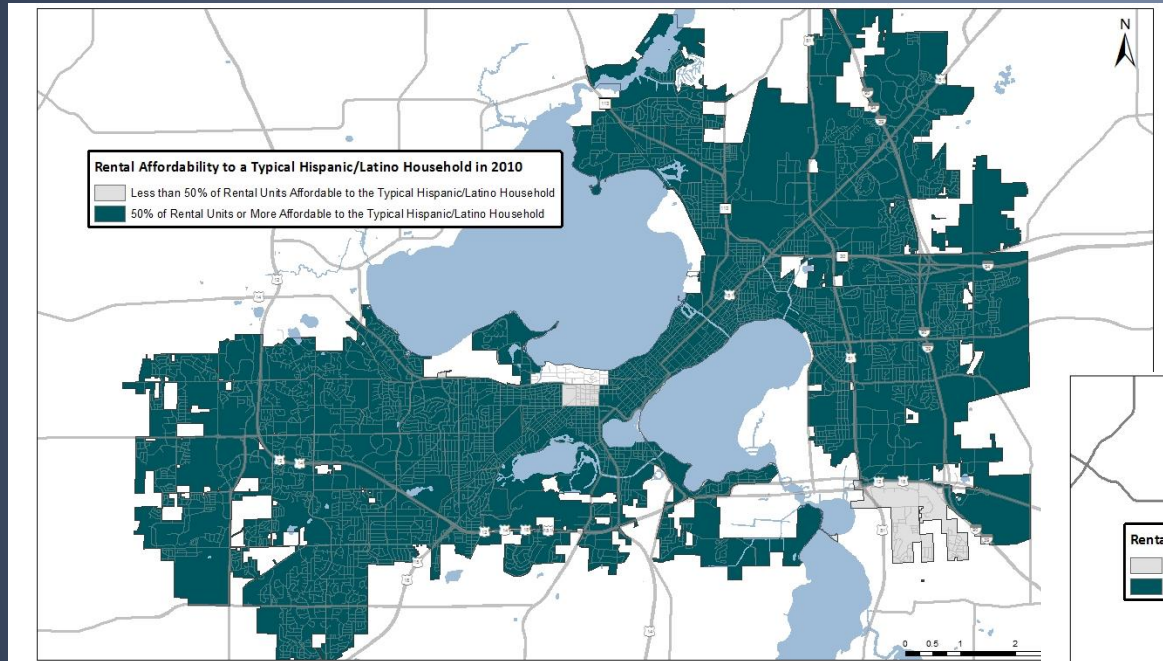




# Racial Segregation of Opportunity



# Racial Segregation of Opportunity



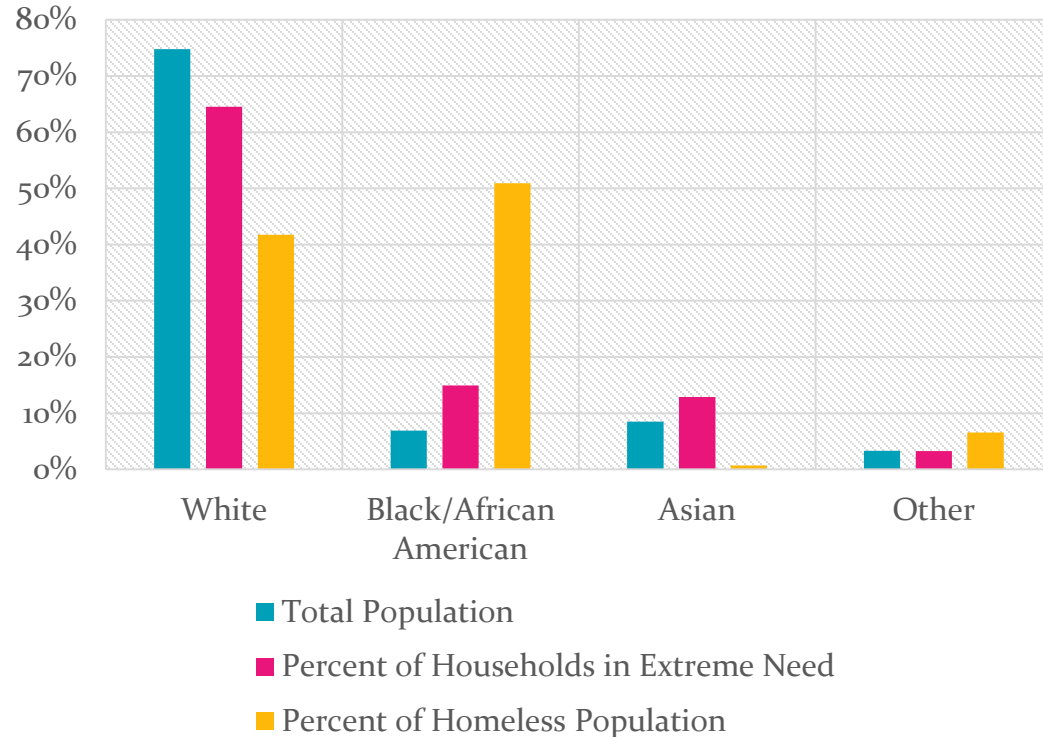
# Alternate Forms of Shelter

Obstacles and Opportunities

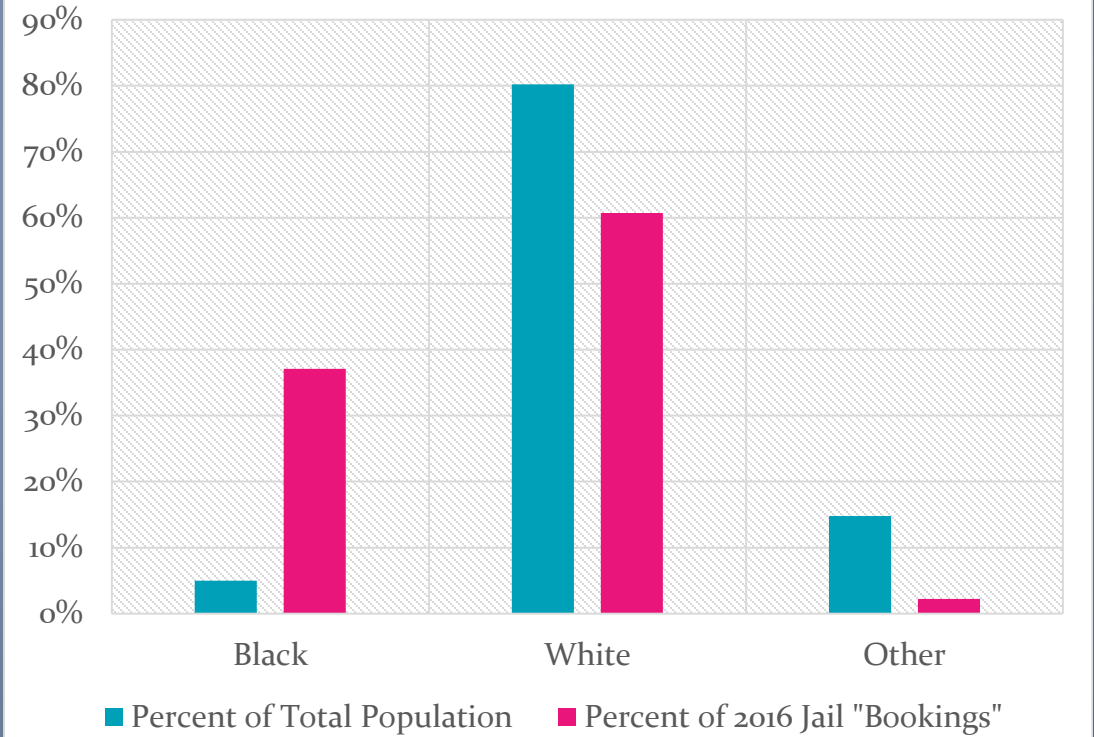


# Homelessness and the Carceral System

## Percentage of Homeless Population



## Dane County Jail Bookings by Race/Ethnicity



# Strategies & Actions to Overcome Impediments to Fair Housing

- 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



# 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](mailto:lrhodes@cityofmadison.com)
- Matt Wachter, Real Estate Manager,  
[mwachter@cityofmadison.com](mailto: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](http://www.cityofmadison.com/cdbg) under *What's New on the Site?*