

Regional Analysis of Impediments to Fair Housing Choice

Region Wide

2012-2013 Housing Stakeholder Survey Preliminary Findings Across 12 Counties

- Expand protected classes for fair housing
- Discrimination against disabled is frequent
- Discrimination due to race and familial status frequent
- Racial steering exists in real estate industry
- Minorities denied loans more often and face higher rates
- Zoning restrictions and NIMBYism are common
- Rental properties concentrated in selected areas
- Need more universal design, accessible design

Cuyahoga County

The following represents a preliminary list of identified impediments to fair housing choice and housing equity concerns. Based on the early data review and survey responses, these were presented and discussed as “preliminary” during each of the Fair Housing Forums. They may not be the final and complete list of all impediments. The final draft report will be presented in June during the 30-day public review period. This will be a more detailed analysis that will reference supporting data and research.

1. Preliminary List of Impediments

- Private Sector
 - Failure to make reasonable accommodation
 - Discriminatory terms and conditions - rental markets
 - Discrimination of disabled and minority races frequent
 - Discriminatory advertising
 - Discrimination on basis of familial status – rental markets
 - Steering in residential sales markets
 - Lack of understanding of fair housing laws
 - Higher denial rates for Blacks and Hispanics
 - Blacks and Hispanics have higher share of HALs
- Public Sector
 - Zoning and NIMBYism problems
 - Definition of “family” distinguishes between related and unrelated, often imposes numerical limitations
 - Cleveland lacks code section for group housing
 - Some lack of public policies/practices to AFFH, e.g., no definition of “disability”

2. Preliminary List of Housing Equity Concerns

- Lack of private investment in core areas, investment and job growth occurring most in areas beyond transit
- Increasing incidence of poverty
- Racial & ethnic areas of concentrated poverty frequent
- Evidence of high segregation, and this appears to be increasing over time
- Substantive concentrations of assisted housing in lower income minority areas
- Lack of public transit to fast growth employment centers