Regional Analysis of Impediments to Fair Housing Choice

Data and Preliminary Findings
Public Input
Trumbull County

Regional AI Fair Housing Forums
March 11-15, 2013

FAIR HOUSING FORUMS - PROTOCOLS

1.   PUBLIC COMMENT WILL BE HELD AT THE END OF THE PRESENTATION

2.   HOLD ALL QUESTIONS UNTIL THE ENTIRE PRESENTATION HAS BEEN MADE.

3.   IN ORDER FOR EVERYONE TO HAVE AN OPPORTUNITY, INDIVIDUALS WILL BE GIVEN UP TO 3 MINUTES DURING THE PUBLIC COMMENT PORTION OF THE MEETING ON THE TOPIC OF THE PRESENTATION.

4.   ANYONE THAT HAS QUESTIONS ABOUT THE OVERALL NEOSCC/VIBRANT NEO PROCESS SHOULD CONTACT JEFF ANDERLE, 330-375-2949 OR JANDERLE@NEOSCC.ORG

In 2010, 23 Northeast Ohio Organizations collaborated on a proposal to the U.S. Department of Housing and Urban Development (HUD) as part of the Partnership for Sustainable Communities Initiative. The Initiative is an interagency collaboration among HUD, the U.S. Department of Transportation, and the U.S. Environmental Protection Agency.

Result: $4.25M federal grant.

The Northeast Ohio Sustainable Communities Consortium (NEOSCC) is a 33-member Consortium of Metropolitan Planning Agencies, Municipal and County Governments, Government Agencies and Non-Profits .
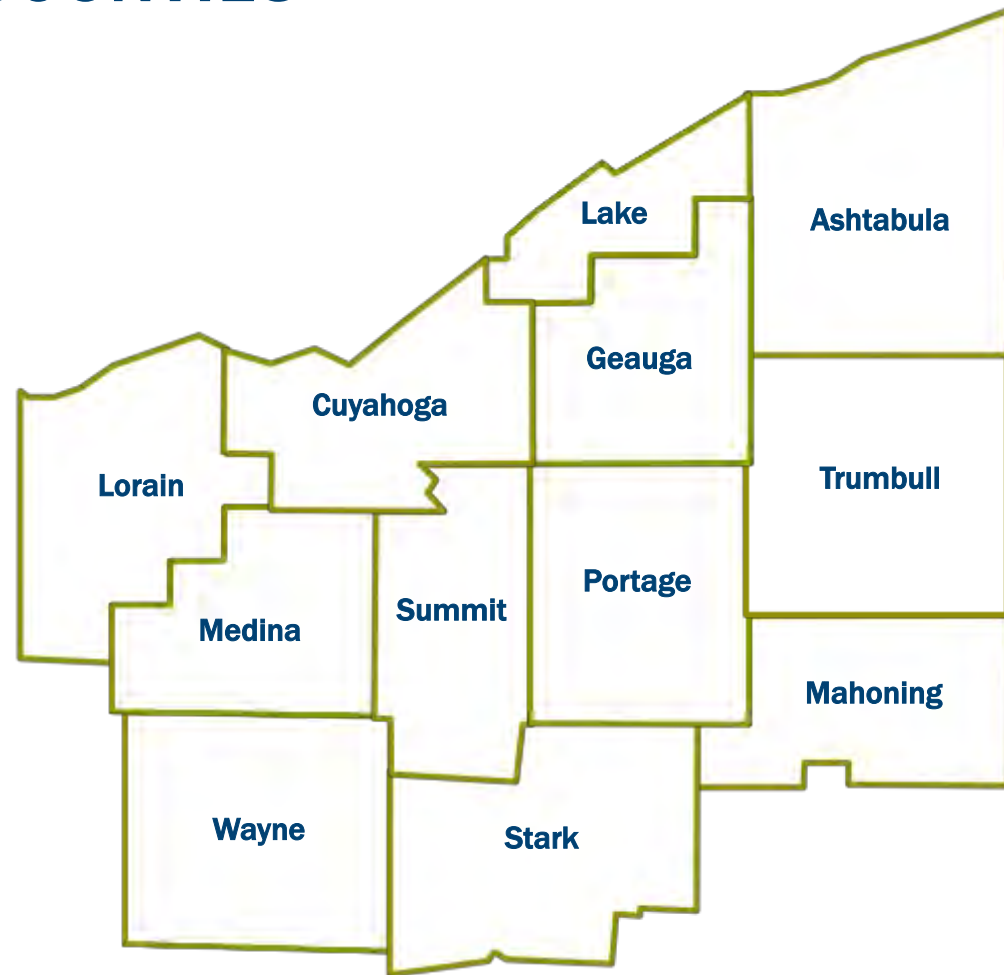
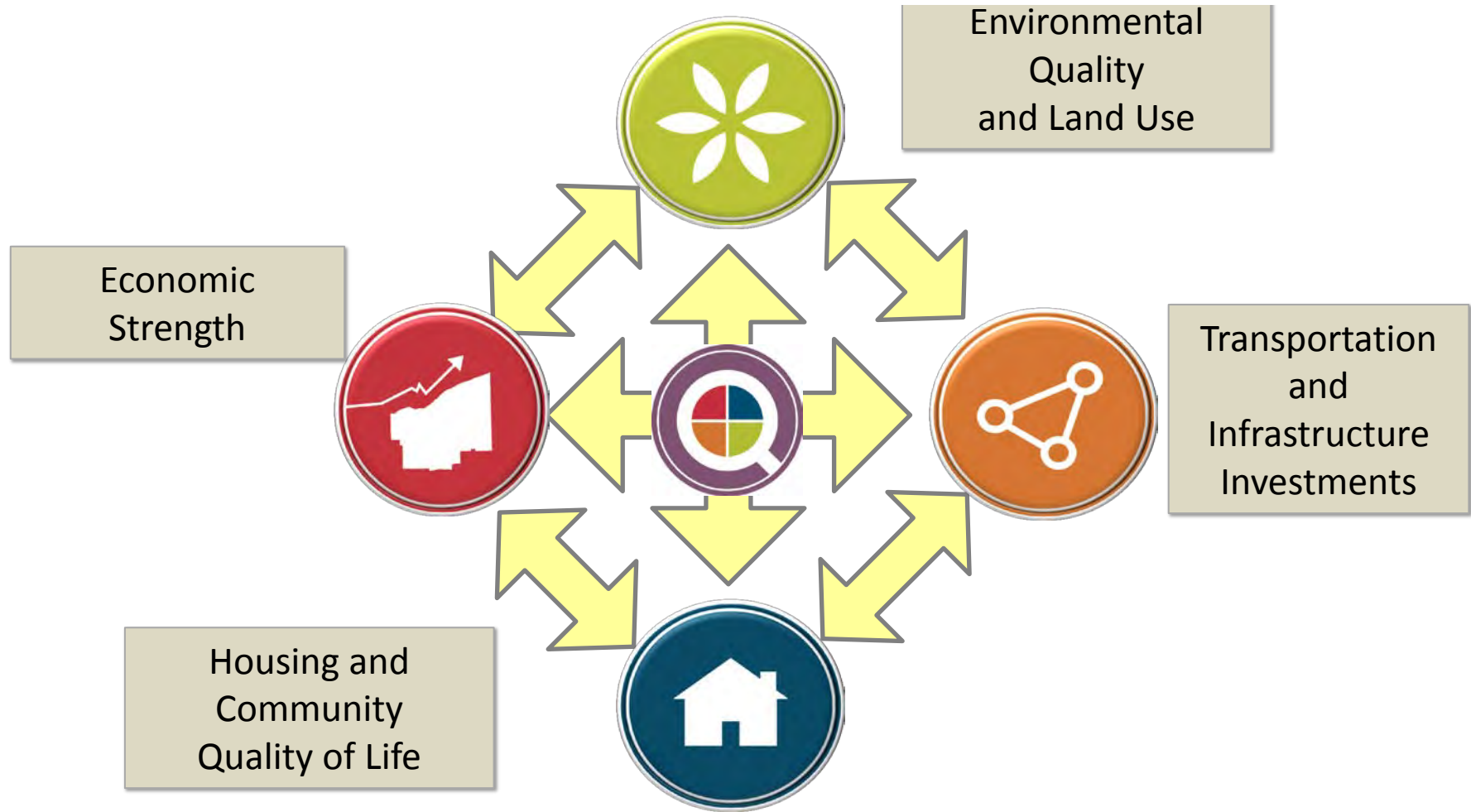# VIBRANT NEO 2040 IS A THREE YEAR PLANNING PROCESS ACROSS 12 COUNTIES

Who: Engage stakeholders throughout the region through different ways and methods.

How: Regional engagement using a scenario planning process that creates a shared vision.

What: A framework to create a more vibrant, resilient and sustainable Northeast Ohio.

Lake

Ashtabula

Geauga

Cuyahoga

Lorain

Trumbull

Medina

Summit

Portage

Mahoning

Wayne

Stark

VIBRANT NEO 2040

NEOSCC

Where do we want to go as a region?

Environmental Quality and Land Use

Economic Strength

Transportation and Infrastructure Investments

Housing and Community Quality of Life

Quality Connected Places
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Why Conduct a Regional AI?

- Results of Fair Housing Study will be integrated into the Vibrant NEO Scenario Planning Process.

- This study can also be used at a local level by entitlement communities as their own Analysis of Impediments to Fair Housing Choice.

NEOSCC Regional AI

Jurisdictions receiving federal funds for housing and community development must:

Certify that they are affirmatively furthering fair housing (AFFH)

Warren is an Entitlement Community

VIBRANT NEO 2040

NEOSCC

NEOSCC Regional AI

<u>Certification means three things*:</u>

➢ **Conduct an AI**

➢ **Take action on impediments if impediments are found**

➢ **Maintain records of actions**

* Means Three Things for the Consolidated Planning Process

NEOSCC Regional AI

Include FHEA Elements:

➢ **Measuring racial and ethnic isolation and segregation in the Region**
➢ **Identifying racially and ethnically concentrated areas of poverty**
➢ **Evaluating access to opportunity**
➢ **Reducing social and economic disparities**

NEOSCC Regional AI

Purposes of the study:

➢ **Identify any impediments to fair housing choice**

➢ **Determine equity concerns**

➢ **Recommend actions that address impediments and equity barriers**

Purposes of Today's Meeting

➢ **Advise you of some preliminary findings**

➢ **Offer you opportunity to comment on what direction these findings are pointing toward**

➢ **Provide us with your opinions about fair housing issues, potential impediments, barriers to equity and opportunity, and how to best address them**

NEOSCC Regional AI Thirteen Fair Housing Forums

➢ **Present you with context, fair housing information, and preliminary results of our analysis**

➢ **Receive comments, input, and your experiences with fair housing**

Definition of Impediments to Fair Housing Choice:

Actions, omissions, or decisions that restrict housing choice because of protected class status

Who is protected?

**Protected classes
under Ohio and or Federal law:**

Race, color, sex, national origin, ancestry, religion, disability, familial status or military status

NEOSCC Region

Comprises: Six Housing Markets, 12 Counties,

18 Entitlement cities
4 Entitlement counties
8 Non-entitled county areas

LEGEND

Northeast Ohio Region Housing Market Areas

Akron	Canton-Massillon	Wooster	NEOSCC Boundary
Ashtabula	Cleveland	Youngstown-Warren	County Boundaries
			Census Tract Boundaries

Entitlement City Boundaries

Major Roads

NOTE: The Counties of Cuyahoga, Lake, Stark, and Summit are also entitlement areas.
Data Source: NEOSCC

0   10 Miles

VIBRANT NEO 2040
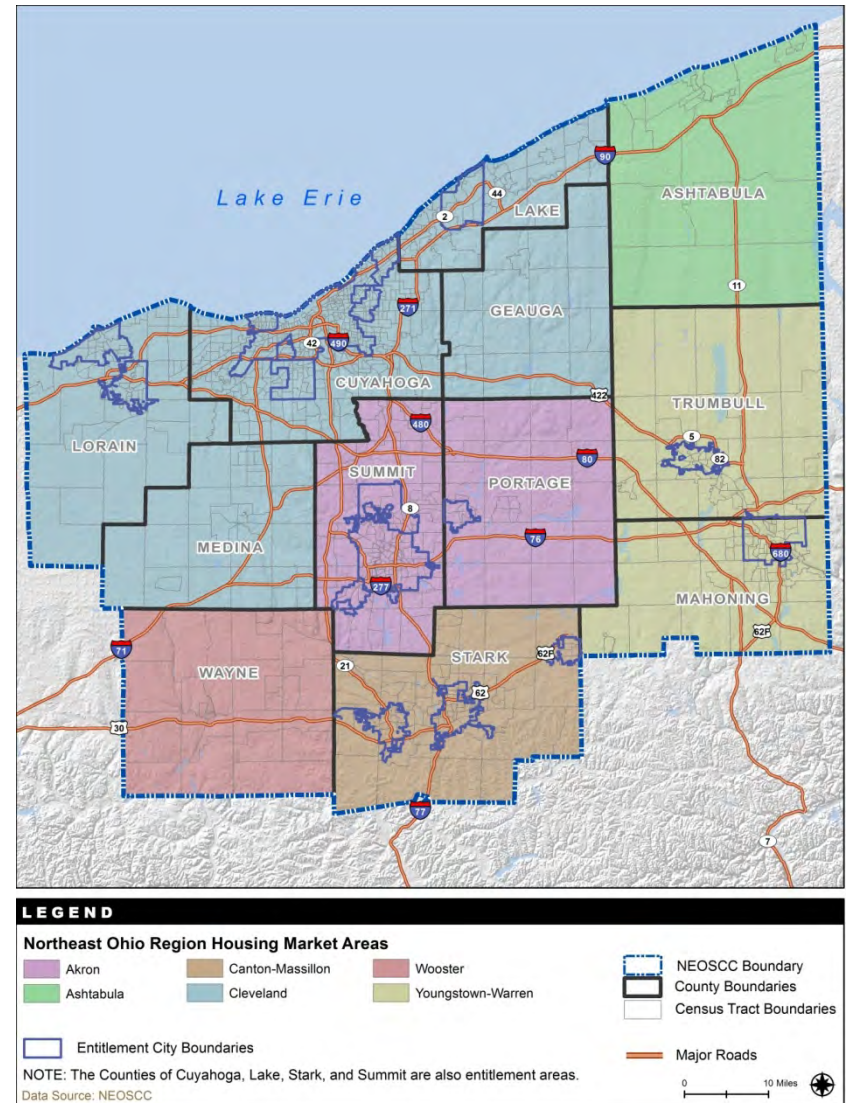
NEOSCC

Regional AI Organization

Report Organization	
Volume I	
1. Northeast Ohio Region	23. Lorain
2. Akron Housing Market Area	24. Remainder of Lorain County
3. Ashtabula Housing Market Area	25. Mahoning County
4. Canton-Massillon Housing Market Area	26. Youngstown
5. Cleveland Housing Market Area	27. Remainder of Mahoning County
6. Wooster Housing Market Area	28. Medina County
7. Youngstown-Warren Housing Market Area	29. Portage County
	30. Kent
Volume II	31. Remainder of Portage County
8. Ashtabula County	32. Stark County
9. Cuyahoga County	33. Alliance
10. Cleveland	34. Canton
11. Cleveland Heights	35. Massillon
12. East Cleveland	36. Remainder of Stark County
13. Euclid	37. Summit County
14. Lakewood	38. Akron
15. Parma	39. Barberton
16. Remainder of Cuyahoga County	40. Cuyahoga Falls
17. Geauga County	41. Remainder of Summit County
18. Lake County	42. Trumbull County
19. Mentor	43. Warren
20. Remainder of Lake County	44. Remainder of Trumbull County
21. Lorain County	45. Wayne County
22. Elyria	46. Cuyahoga Urban County

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Regional AI Presentation

Methodology and Research Actions

- ➤ **Implemented surveys**

- ➤ **Conducted research and collected data**

- ➤ **Conducted qualitative analysis**

- ➤ **Conducted quantitative analysis**

- ➤ **Now are embarking on public input phase**
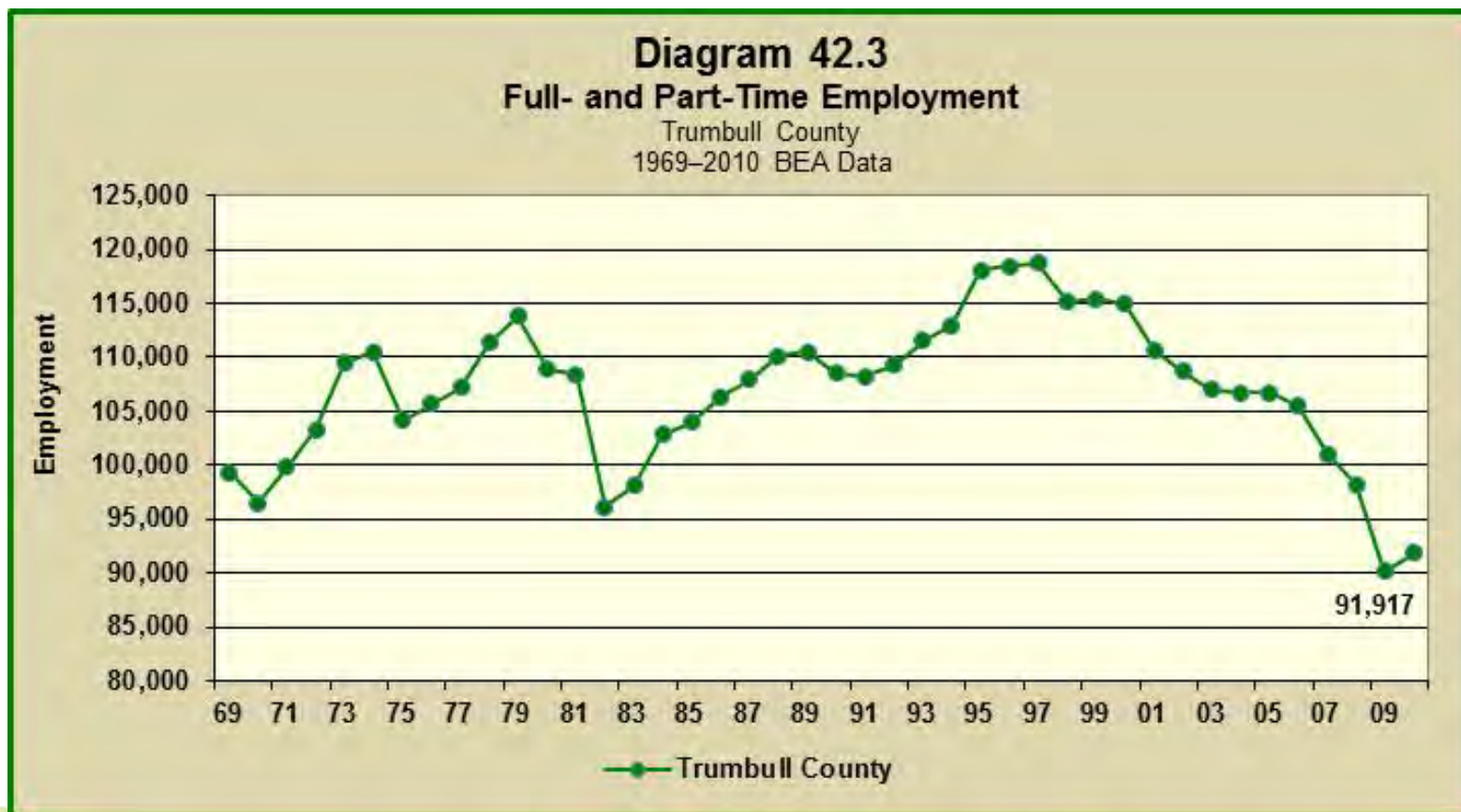
- ➤ **Following this, make recommendations**

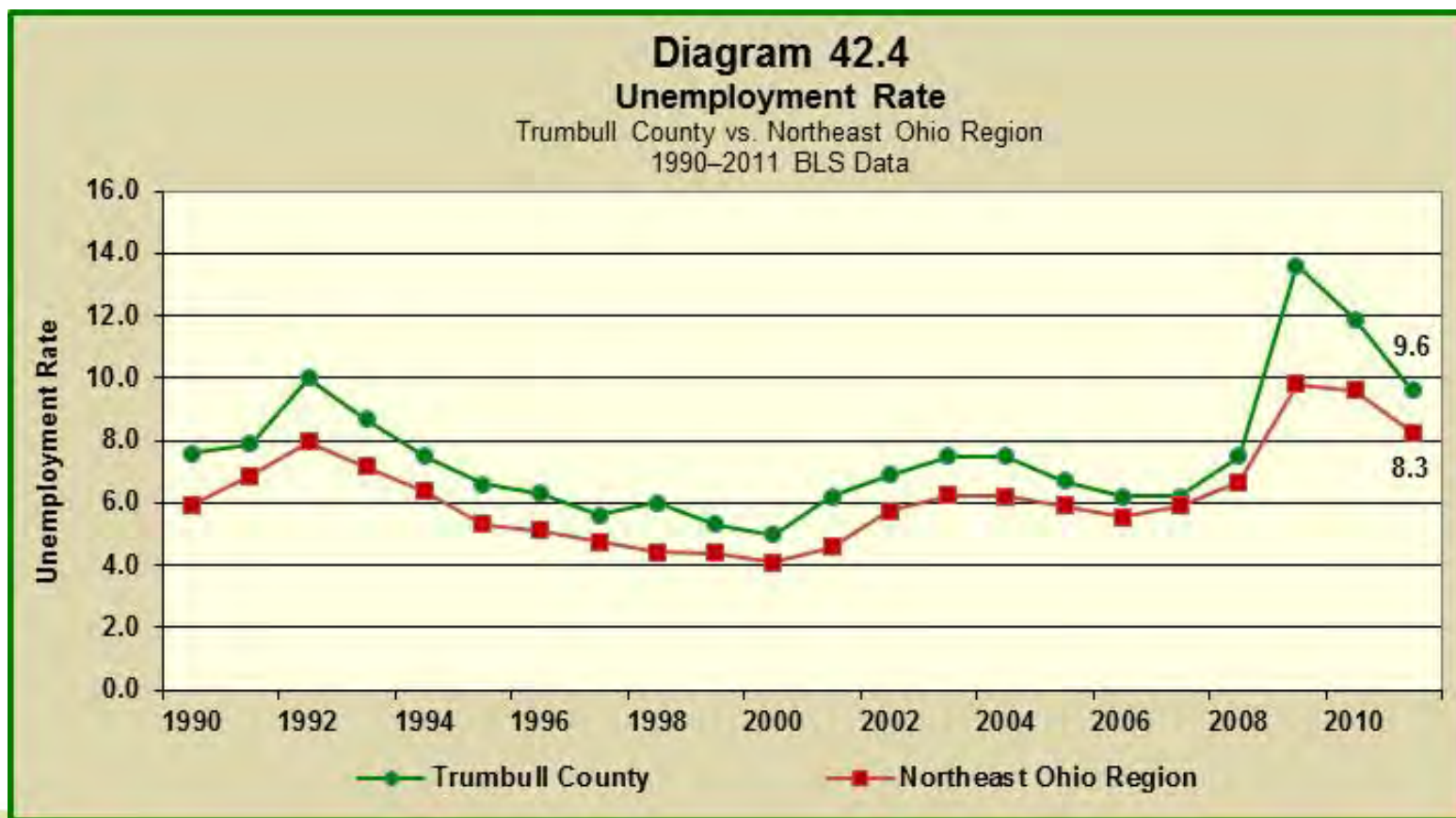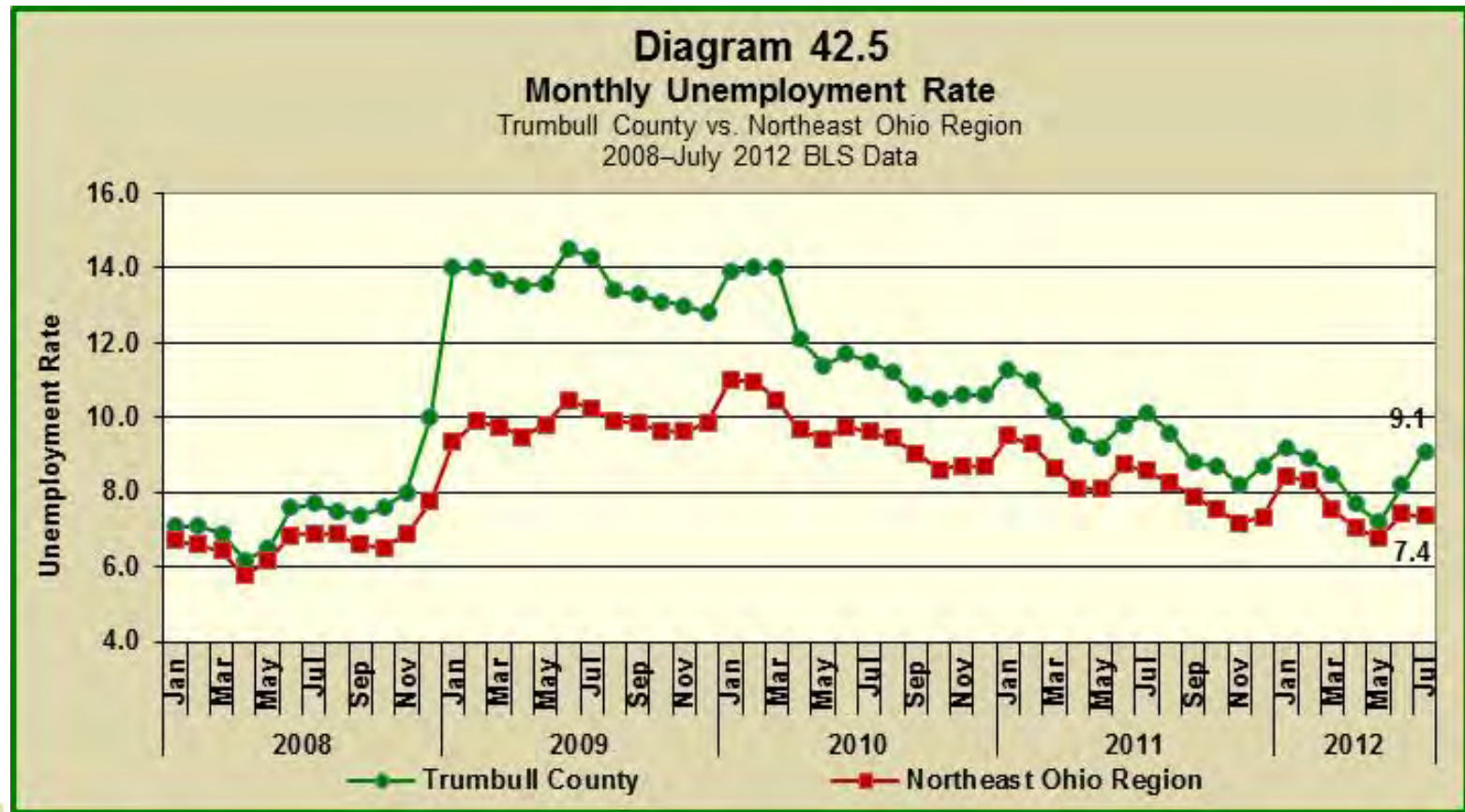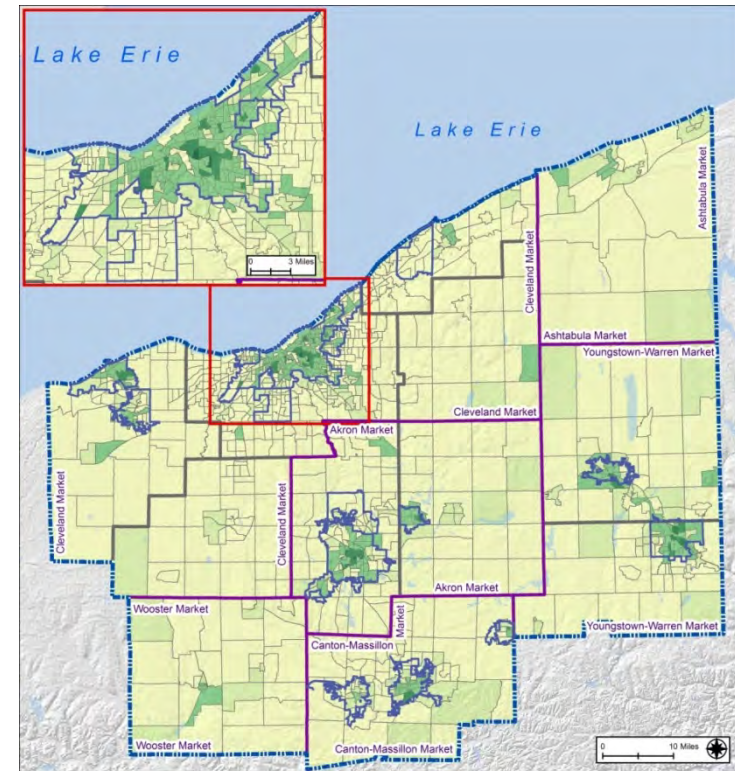# Economics

Diagram 42.1
Real Earnings Per Job
Trumbull County vs. Northeast Ohio Region
1969–2010 BEA Data, Real 2011 Dollars

Economics

Diagram 42.2
Real Per Capita Income
Trumbull County vs Northeast Ohio Region
1969–2010 BEA Data, Real 2011 Dollars

Economics

Diagram 42.3
Full- and Part-Time Employment
Trumbull County
1969–2010 BEA Data

Economics

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Economics

Diagram 42.5
Monthly Unemployment Rate
Trumbull County vs. Northeast Ohio Region
2008–July 2012 BLS Data

2000 Census vs 2010 ACS Poverty

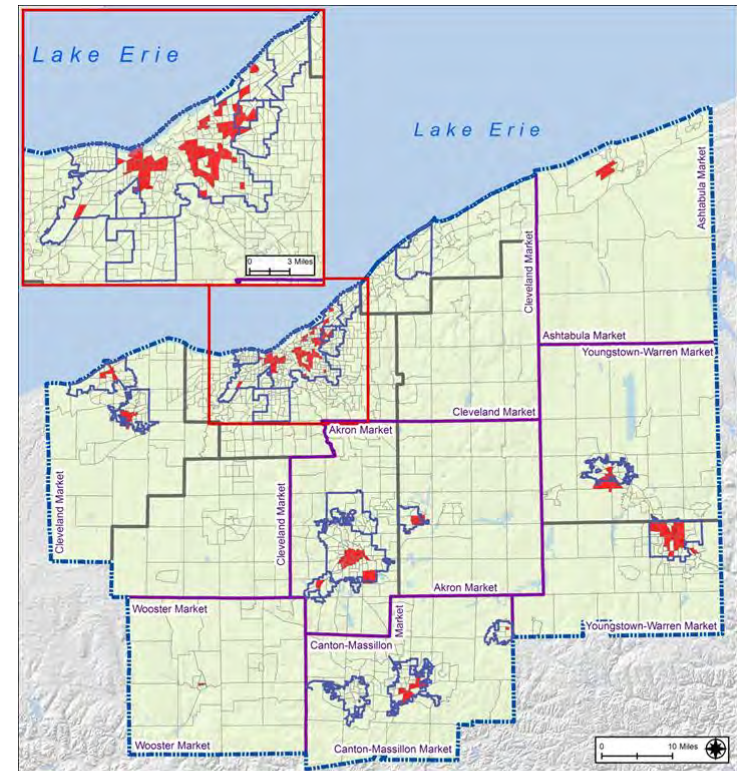# 2000 Census vs 2010 ACS Poverty

Racial/Ethnic area-Concentrated Poverty

2006–2010 Racially Concentrated Areas of Poverty

A Census tract is considered a racially concentrated area of poverty (RCAP) when 50 percent or more of the population are non-white AND 40 percent or more of the total population are in poverty.
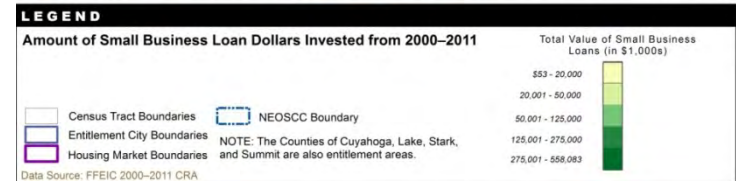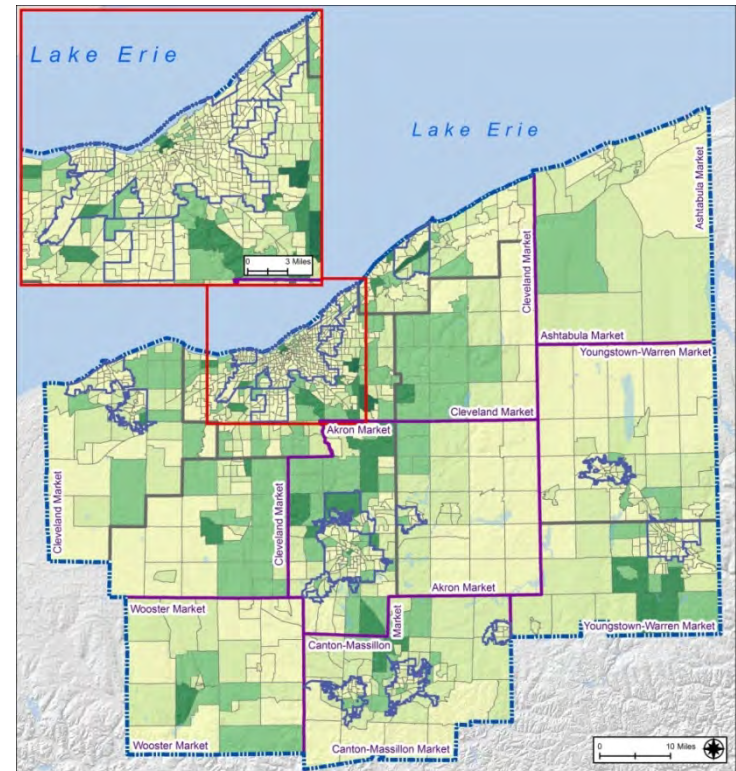
2006–2010 Ethnically Concentrated Areas of Poverty

A Census tract is considered an ethnically concentrated area of poverty (ECAP) when 50 percent or more of the population are Hispanic AND 40 percent or more of the total population are in poverty.
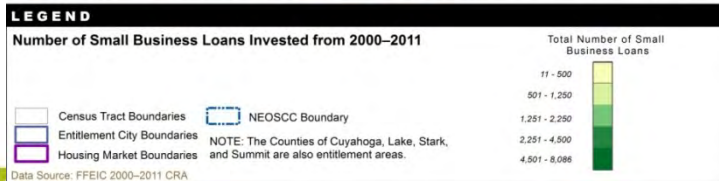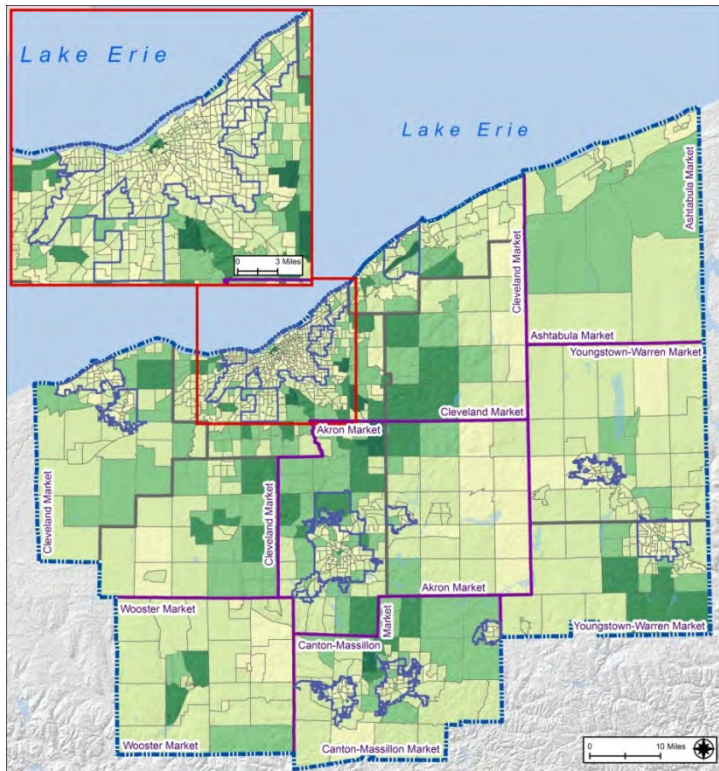
Small Business Lending 2000-11

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Small Business Lending 2000-11

Public Transit, Poverty, Employment

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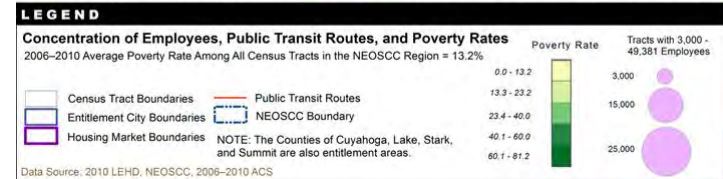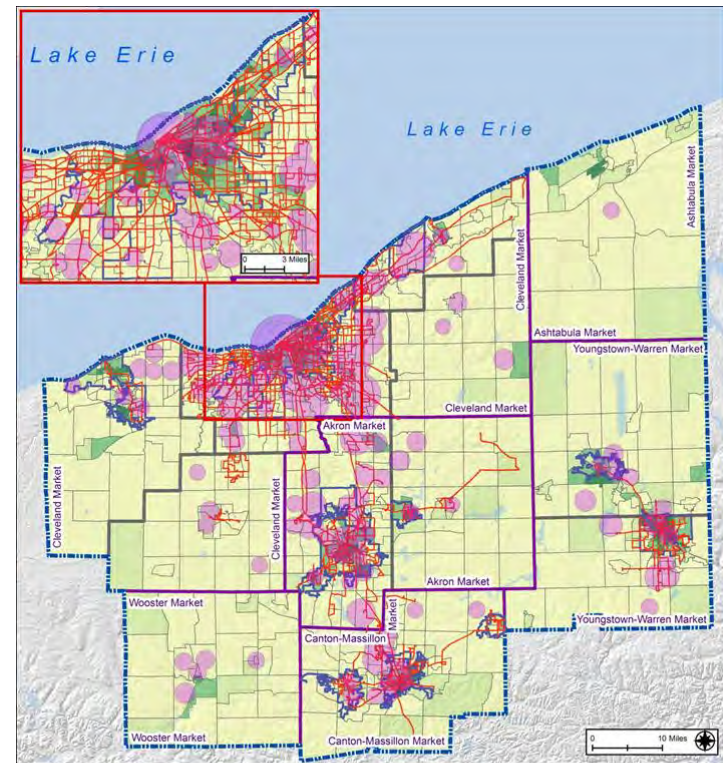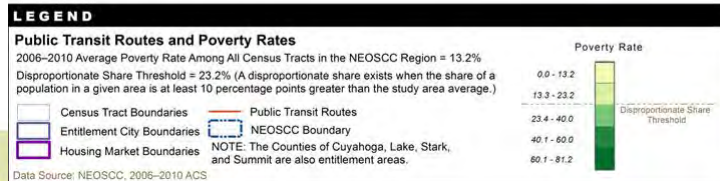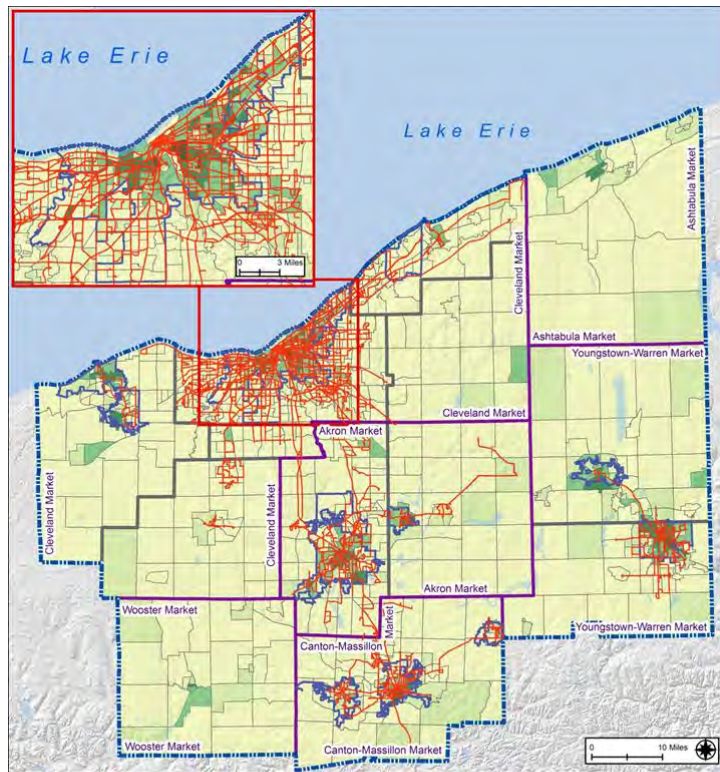
Public Transit, Poverty, Employment

Demographics

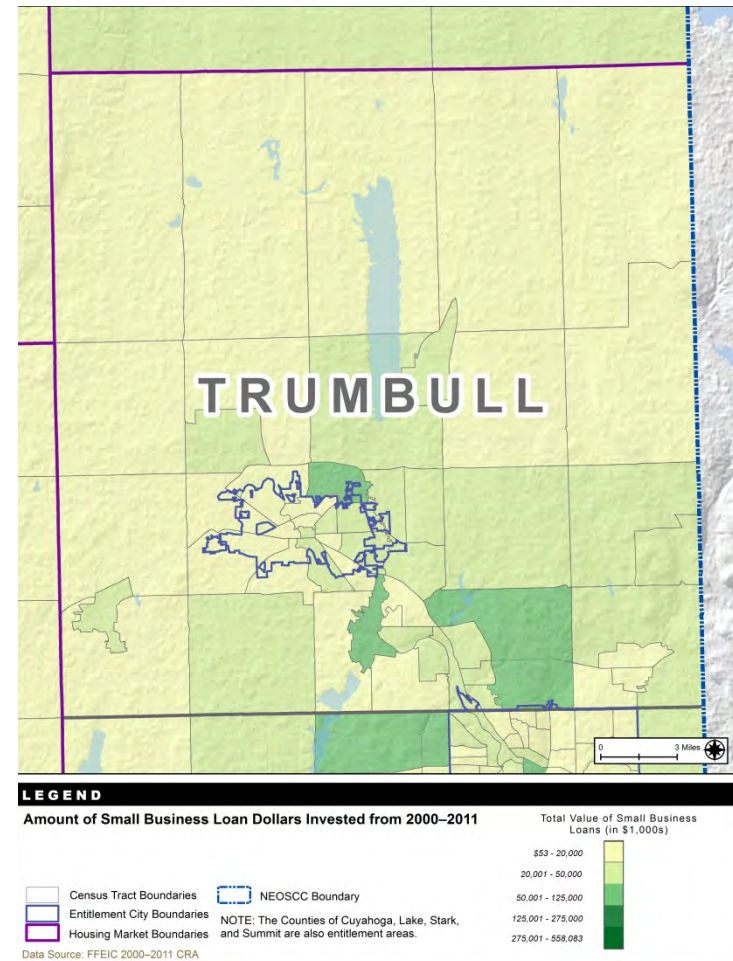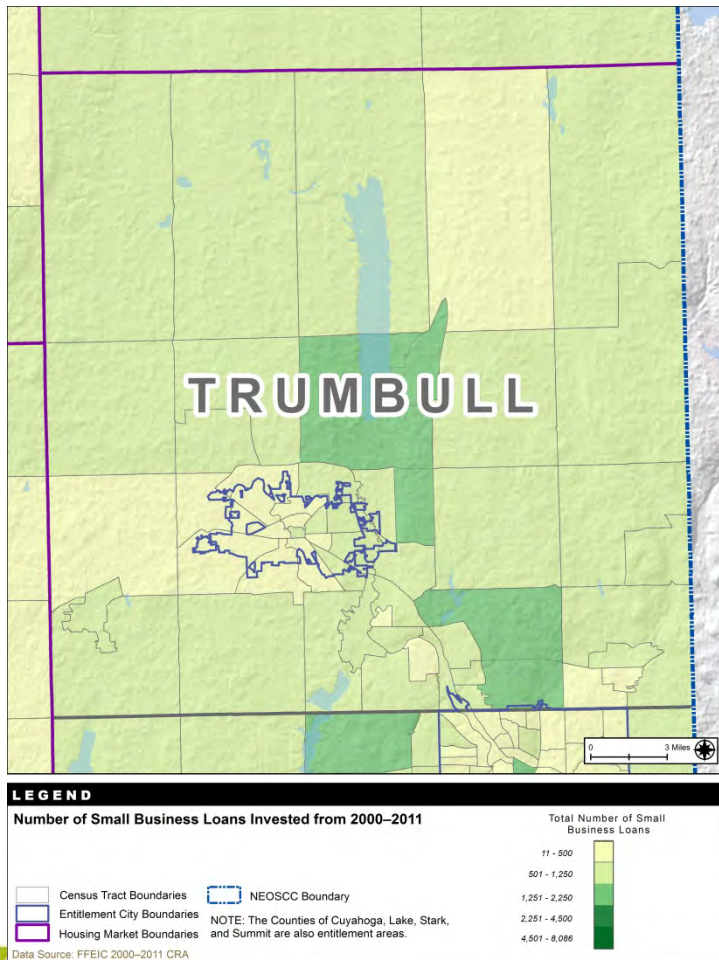| Race	2000 Census		2010 Census		% Change 00-10
	Population	% of Total	Population	% of Total	
White	203,084	90.2%	187,113	89.0%	-7.9%
Black	17,778	7.9%	17,417	8.3%	-2.0%
American Indian	333	.1%	360	.2%	8.1%
Asian	1,014	.5%	984	.5%	-3.0%
Native Hawaiian/Pacific Islander	34	.0%	41	.0%	20.6%
Other	472	.2%	671	.3%	42.2%
Two or More Races	2,401	1.1%	3,726	1.8%	55.2%
Total	**225,116**	**100.0%**	**210,312**	**100.0%**	**-6.6%**
Hispanic (Ethnicity)	1,794	.8%	2,801	1.3%	56.1%
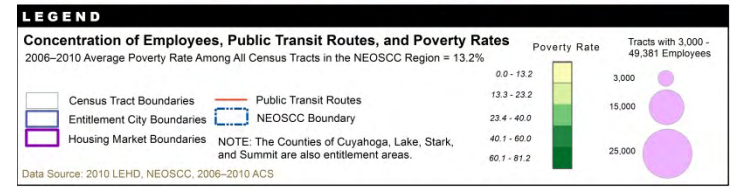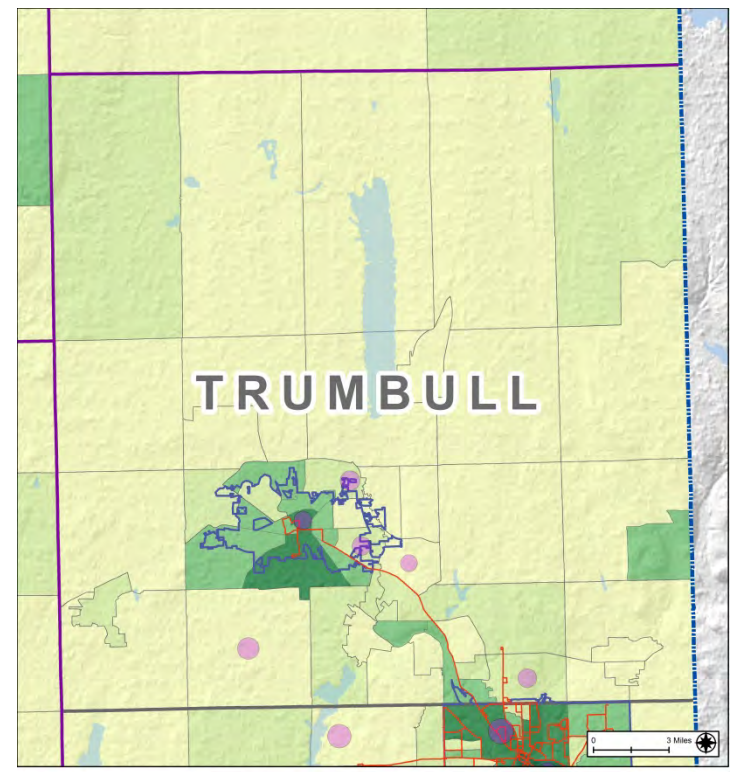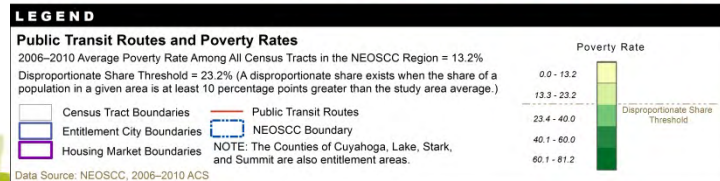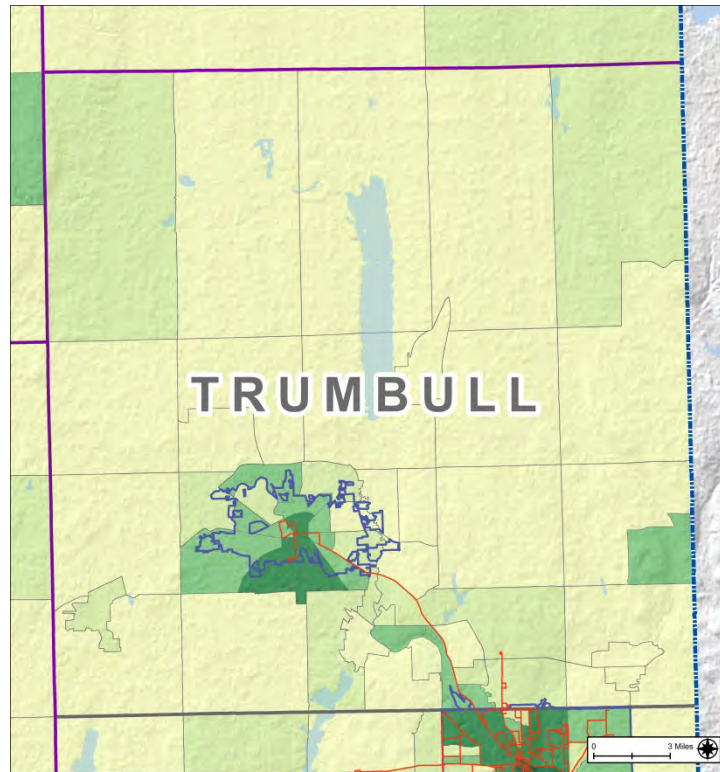
Table 42.3
Population by Race and Ethnicity
Trumbull County
2000 & 2010 Census SF1 Data
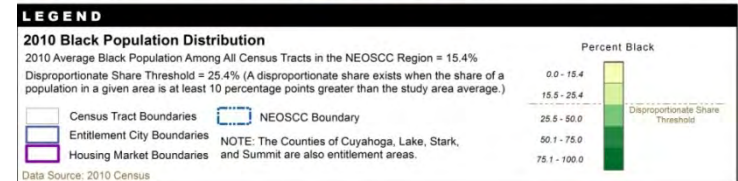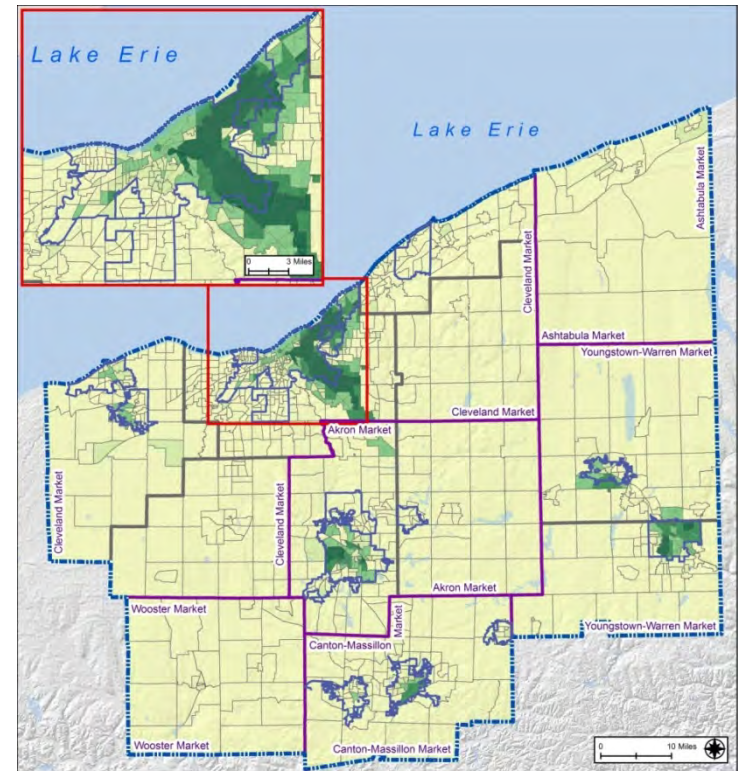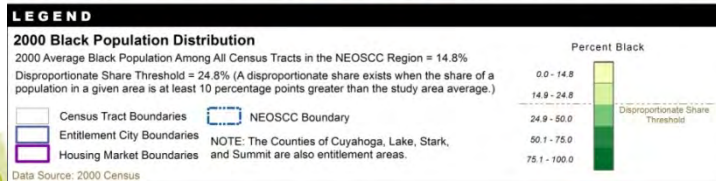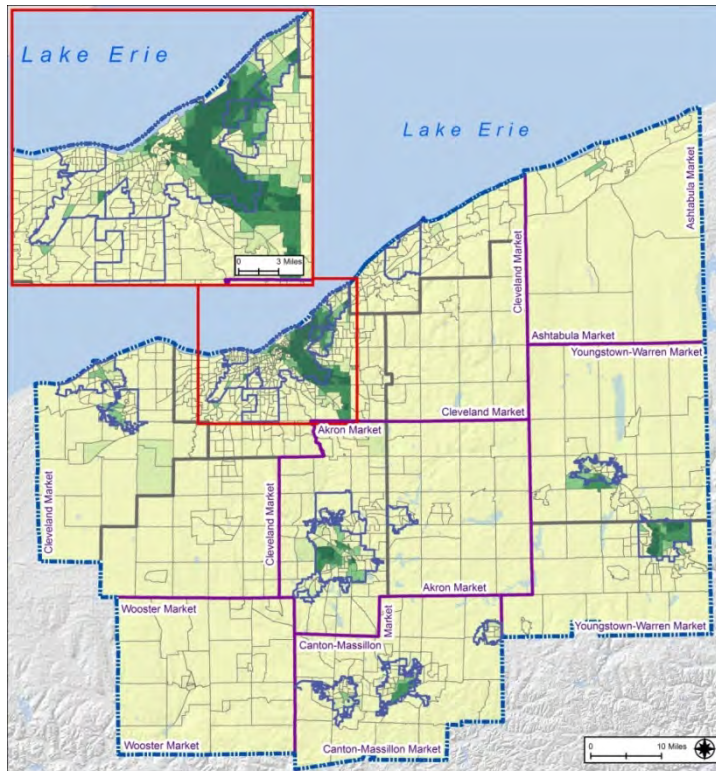
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2000 vs 2010 Black Pop. Distribution

2000 vs 2010 Black Pop. Distribution
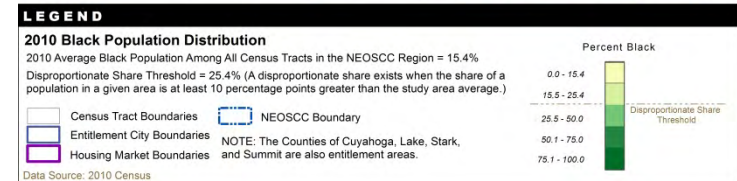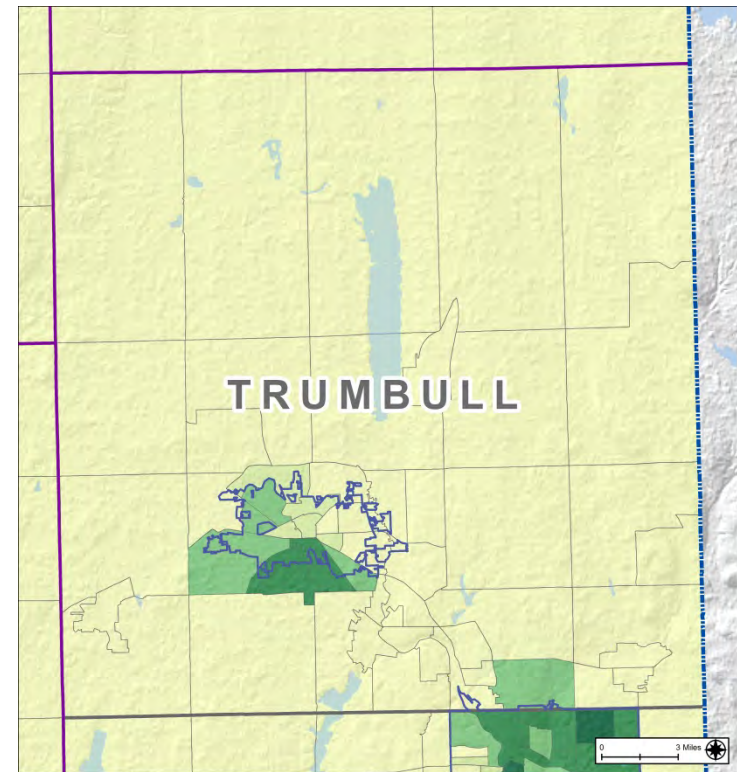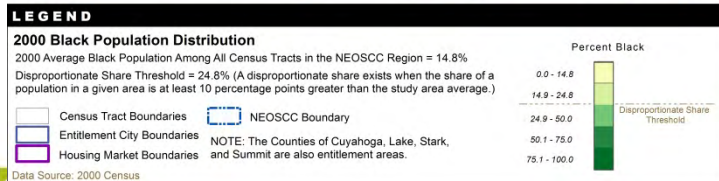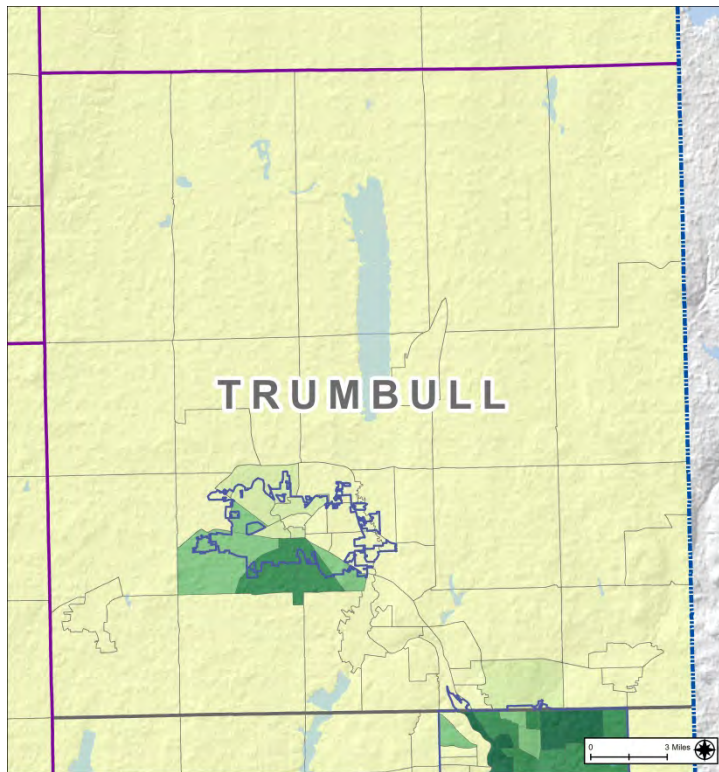
2000 vs 2010 Hispanic Pop. Distribution
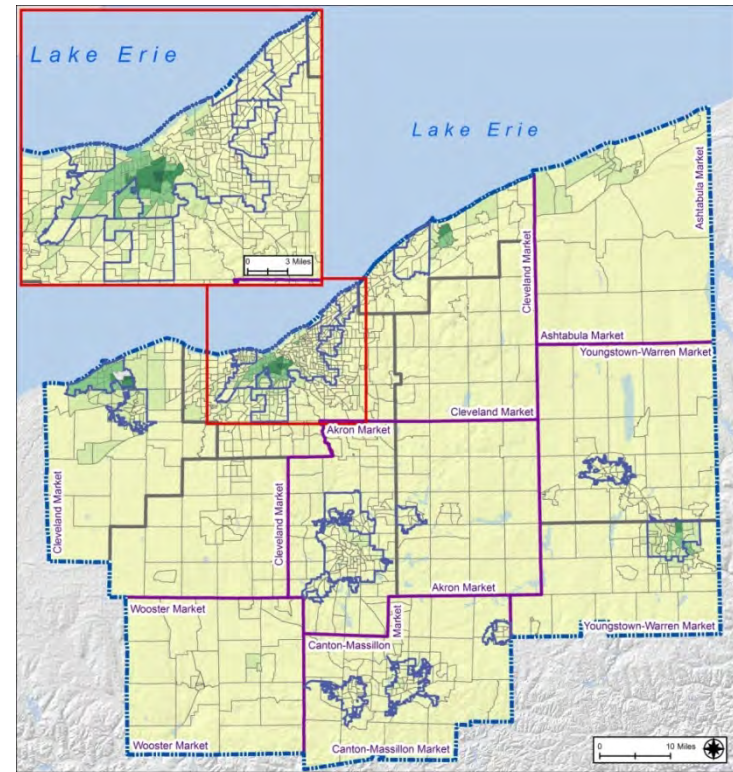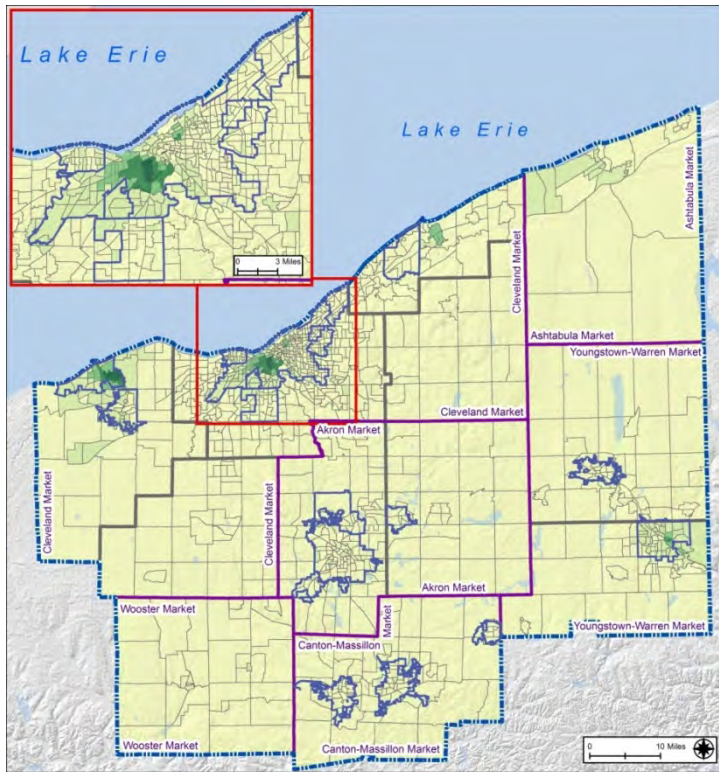
Diversity and Dissimilarity Index: B vs W

2010 Diversity Index by County: Black and White
A diversity index score of 0 represents perfectly even racial distribution; a score of 1 represents 100% composition of one race.

Diversity Index: Black/White
0.00 - 0.02
0.03 - 0.06
0.07 - 0.13
0.14 - 0.28
0.29 - 0.59

2010 Dissimilarity Index by County: Black and White
A dissimilarity index score of 0 indicates no difference in racial composition among the tracts as compared to the county; a score of 1 represents complete segregation as compared to the county.

Dissimilarity Index: Black/White
Low Segregation - 0.0 - 0.40
Moderate Segregation - 0.41 - 0.54
High Segregation - 0.55 - 0.71

LEGEND
Census Tract Boundaries
Entitlement City Boundaries
Housing Market Boundaries
NEOSCC Boundary
NOTE: The Counties of Cuyahoga, Lake, Stark, and Summit are also entitlement areas.
Data Source: 2010 Census

County Segregation Indices

County	Segregation Indices Northeast Ohio Region 2010 Census Data			
County	**Black Isolation Index**	**Hispanic Isolation Index**	**Black/White Diversity Index**	**Black/White Dissimilarity Index**
Ashtabula	0.07	0.03	0.17	0.50
Cuyahoga	0.40	0.12	0.54	0.71
Geauga	0.03	0.00	0.10	0.34
Lake	0.07	0.12	0.19	0.54
Lorain	0.12	0.14	0.22	0.52
Mahoning	0.34	0.07	0.44	0.70
Medina	0.01	0.00	0.06	0.32
Portage	0.04	0.00	0.12	0.42
Stark	0.18	0.01	0.26	0.54
Summit	0.29	0.01	0.36	0.60
Trumbull	0.21	0.00	0.30	0.61
Wayne	0.02	0.01	0.11	0.47
Northeast Ohio Region	**0.08**	**0.01**	**0.12**	**0.38**

Housing

	Table 42.10 Housing Units by Tenure Trumbull County 2000 & 2010 Census SF1 Data				
Tenure	**2000 Census**		**2010 Census**		**% Change 00-10**
	Units	**% of Total**	**Units**	**% of Total**	
Occupied Housing Units	89,020	93.6%	86,011	89.4%	-3.4%
Owner-Occupied	66,105	74.3%	62,396	72.5%	-5.6%
Renter-Occupied	22,915	25.7%	23,615	27.5%	3.1%
Vacant Housing Units	6,097	6.4%	10,152	10.6%	66.5%
Total Housing Units	**95,117**	**100.0%**	**96,163**	**100.0%**	**1.1%**

Housing

	Table 42.11 Disposition of Vacant Housing Units Trumbull County 2000 & 2010 Census SF1 Data				
Disposition	**2000 Census**		**2010 Census**		**% Change 00-10**
	Units	**% of Total**	**Units**	**% of Total**	
For Rent	2,688	44.1%	3,326	32.8%	23.7%
For Sale	1,109	18.2%	1,692	16.7%	52.6%
Rented or Sold, Not Occupied	1,194	19.6%	550	5.4%	-53.9%
For Seasonal, Recreational, or Occasional Use	392	6.4%	499	4.9%	27.3%
For Migrant Workers	1	.0%	0	.0%	-100.0%
Other Vacant	713	11.7%	4,085	40.2%	472.9%
Total	**6,097**	**100.0%**	**10,152**	**100.0%**	**66.5%**

VIBRANT NEO 2040

NEOSCC

Housing

	2000 Census		2010 Five-Year ACS	
Table 42.9 **Housing Units by Type** Trumbull County 2000 Census SF3 & 2010 Five-Year ACS Data				
Unit Type	**Units**	**% of Total**	**Units**	**% of Total**
Single-Family	72,702	76.4%	75,061	77.9%
Duplex	4,648	4.9%	4,383	4.5%
Tri- or Four-Plex	3,280	3.4%	3,251	3.4%
Apartment	9,154	9.6%	8,851	9.2%
Mobile Home	5,301	5.6%	4,817	5.0%
Boat, RV, Van, Etc.	32	.0%	0	.0%
Total	**95,117**	**100.0%**	**96,363**	**100.0%**

Distribution of Multifamily Assisted Housing, December 2012, and 2010 ACS Poverty

Distribution of Multifamily Assisted Housing, December 2012, and 2010 ACS Poverty

2012 Multifamily Assisted Housing and 2010 Poverty
2006–2010 Average Poverty Rate Among All Census Tracts in the NEOSCC Region = 13.2%
Disproportionate Share Threshold = 23.2%

LEGEND

Census Tract Boundaries — NEOSCC Boundary
Entitlement City Boundaries
Housing Market Boundaries — NOTE: The Counties of Cuyahoga, Lake, Stark, and Summit are also entitlement areas.

HUD Assisted Multifamily Units Under Contract
4 - 50
51 - 150
151 - 484

Poverty Rate
0.0 - 13.2
13.3 - 23.2 — Disproportionate Share Threshold
23.4 - 40.0
40.1 - 60.0
60.1 - 81.2

Data Source: December 2012 HUD FHA Office of Multifamily Housing Programs, 2006–2010 ACS

Home Mortgage Disclosure Act

Table 1.1
Purpose of Loan by Year
Northeast Ohio Region
2004–2011 HMDA Data

Purpose	2004	2005	2006	2007	2008	2009	2010	2011	Total
Home Purchase	120,239	138,490	131,078	88,407	59,703	55,214	48,614	45,466	687,211
Home Improvement	28,900	33,365	32,417	28,335	20,616	11,992	9,200	9,375	174,200
Refinancing	235,075	226,030	187,953	134,905	90,402	119,405	109,810	96,082	1,199,662
Total	**384,214**	**397,885**	**351,448**	**251,647**	**170,721**	**186,611**	**167,624**	**150,923**	**2,061,073**

Table 42.1
Purpose of Loan by Year
Trumbull County
2004–2011 HMDA Data

Purpose	2004	2005	2006	2007	2008	2009	2010	2011	Total
Home Purchase	5,070	5,768	5,323	3,842	2,595	2,084	1,948	1,901	28,531
Home Improvement	1,926	2,453	2,065	1,836	1,223	635	570	477	11,185
Refinancing	13,028	13,123	11,176	8,221	5,597	5,717	5,448	4,501	66,811
Total	**20,024**	**21,344**	**18,564**	**13,899**	**9,415**	**8,436**	**7,966**	**6,879**	**106,527**

Mortgage Denials by Year

Denial Rates by Year
Northeast Ohio Region
2004–2011 HMDA Data
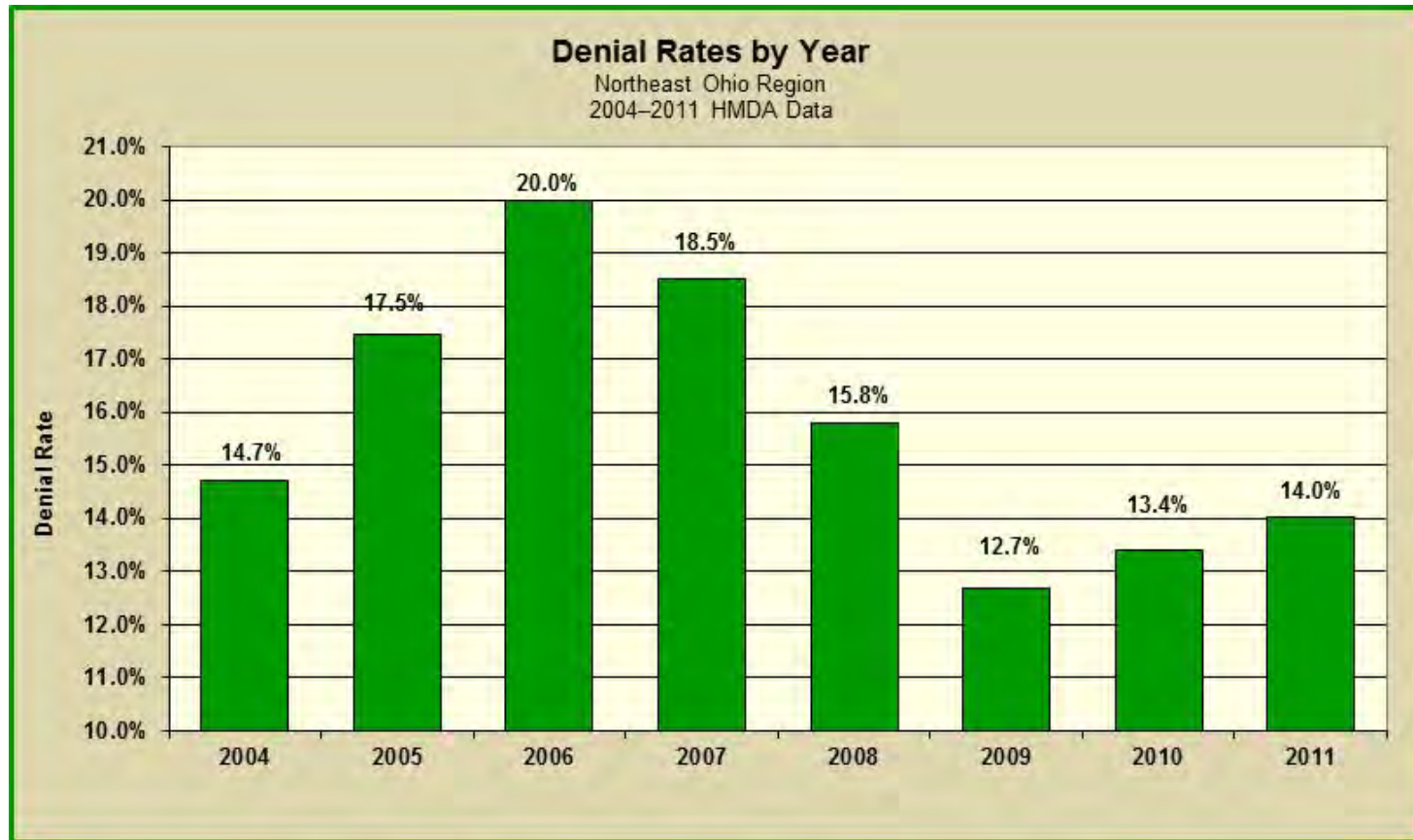
Mortgage Denials by Race/Ethnicity

Denial Rate by Race/Ethnicity for Owner-Occupied Home Purchase Loan Applications
Northeast Ohio Region
2004–2011 HMDA Data
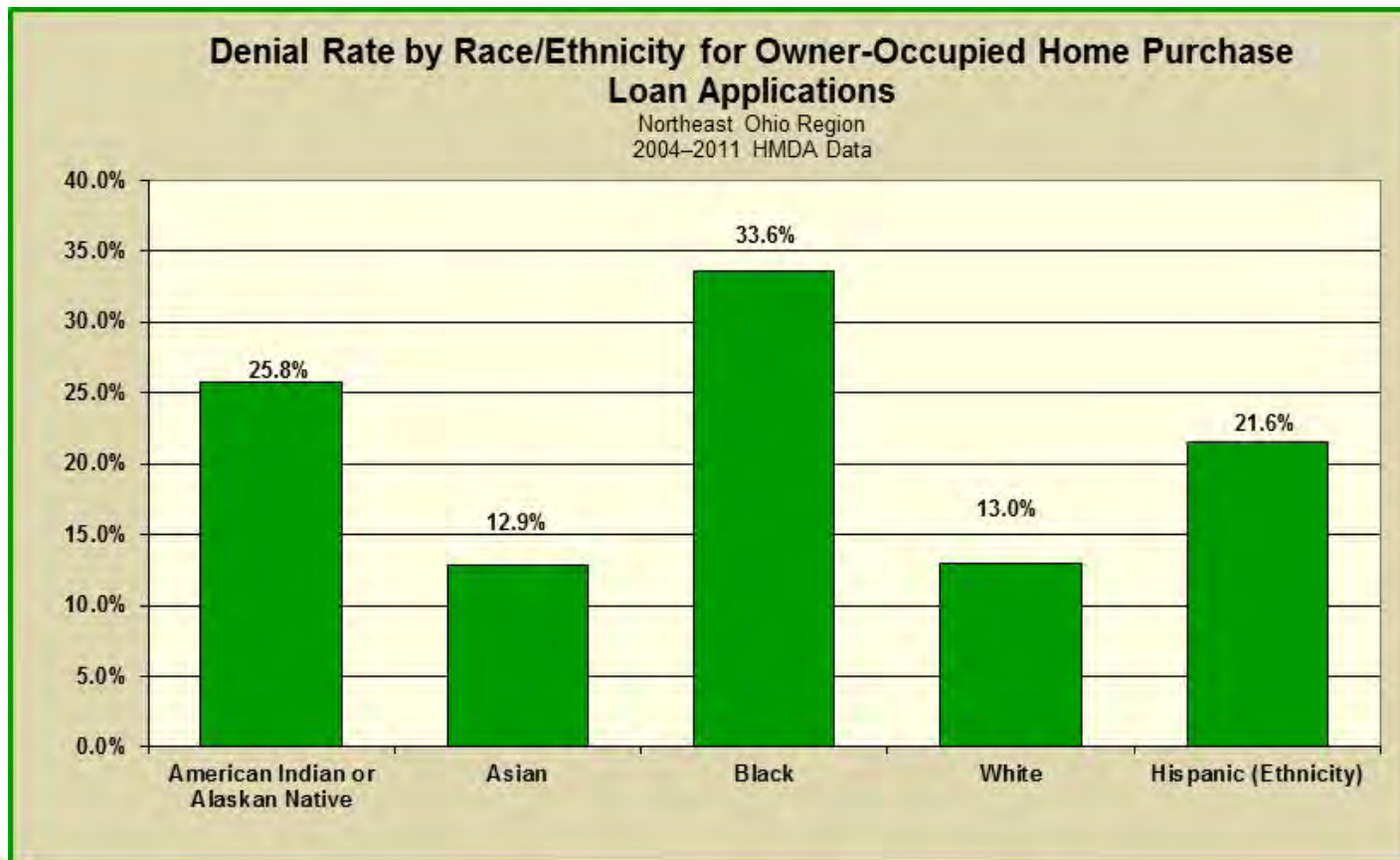
Black and Hispanic Denial Rates
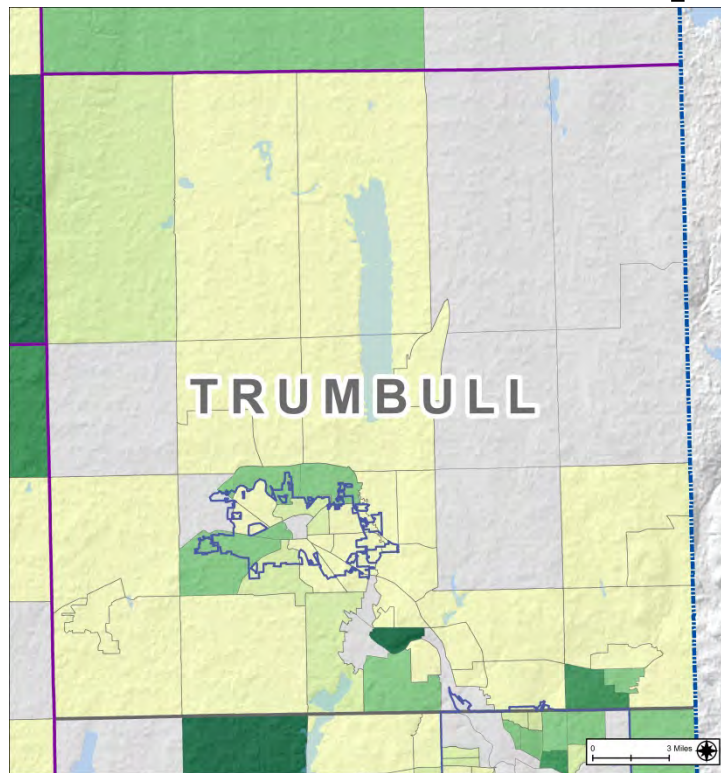
LEGEND

2004–2011 Distribution of Denial Rates for Black Applicants

2004–2011 Average Denial Rate for Black Applicants in the NEOSCC Region = 33.6%

Disproportionate Share Threshold = 43.6% (A disproportionate share exists when the share of a population in a given area is at least 10 percentage points greater than the study area average.)

Census Tract Boundaries — No Loan Applications

Entitlement City Boundaries — NEOSCC Boundary

Housing Market Boundaries — NOTE: The Counties of Cuyahoga, Lake, Stark, and Summit are also entitlement areas.

Data Source: FFIEC HMDA, 2004–2011

Denial Rate for Black Applicants
- 0.0 - 33.6
- 33.7 - 43.6
- 43.7 - 60.0
- 60.1 - 80.0
- 80.1 - 100.0
- Disproportionate Share Threshold
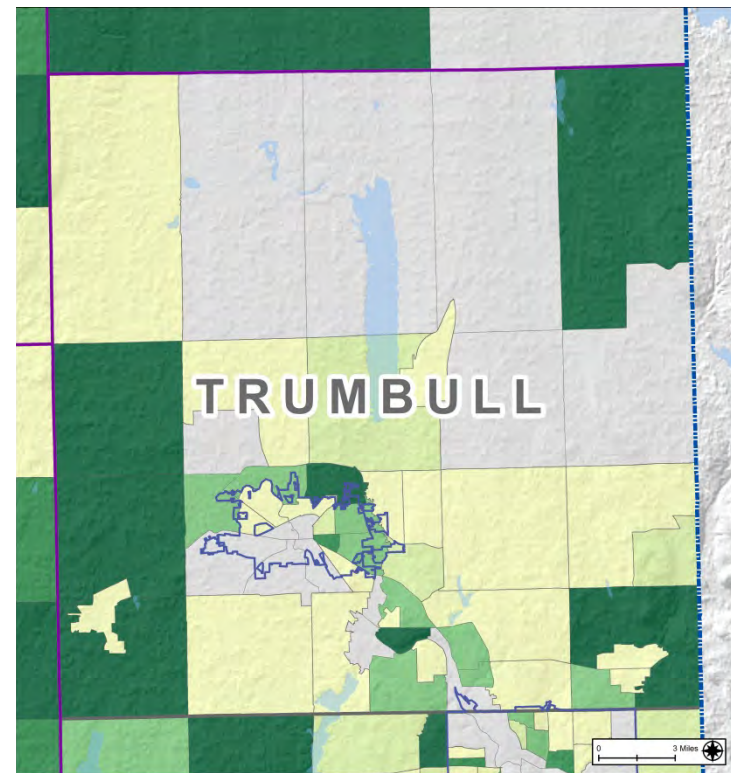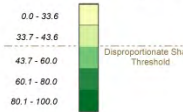
LEGEND

2004–2011 Distribution of Denial Rates for Hispanic Applicants

2004–2011 Average Denial Rate for Hispanic Applicants in the NEOSCC Region = 21.6%

Disproportionate Share Threshold = 31.6% (A disproportionate share exists when the share of a population in a given area is at least 10 percentage points greater than the study area average.)

Census Tract Boundaries — No Loan Applications

Entitlement City Boundaries — NEOSCC Boundary

Housing Market Boundaries — NOTE: The Counties of Cuyahoga, Lake, Stark, and Summit are also entitlement areas.

Data Source: FFIEC HMDA, 2004–2011

Denial Rate for Hispanic Applicants
- 0.0 - 21.6
- 21.7 - 31.6
- 31.7 - 50.0
- 50.1 - 75.0
- 75.1 - 100.0
- Disproportionate Share Threshold

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HAL Distribution, Black HALs
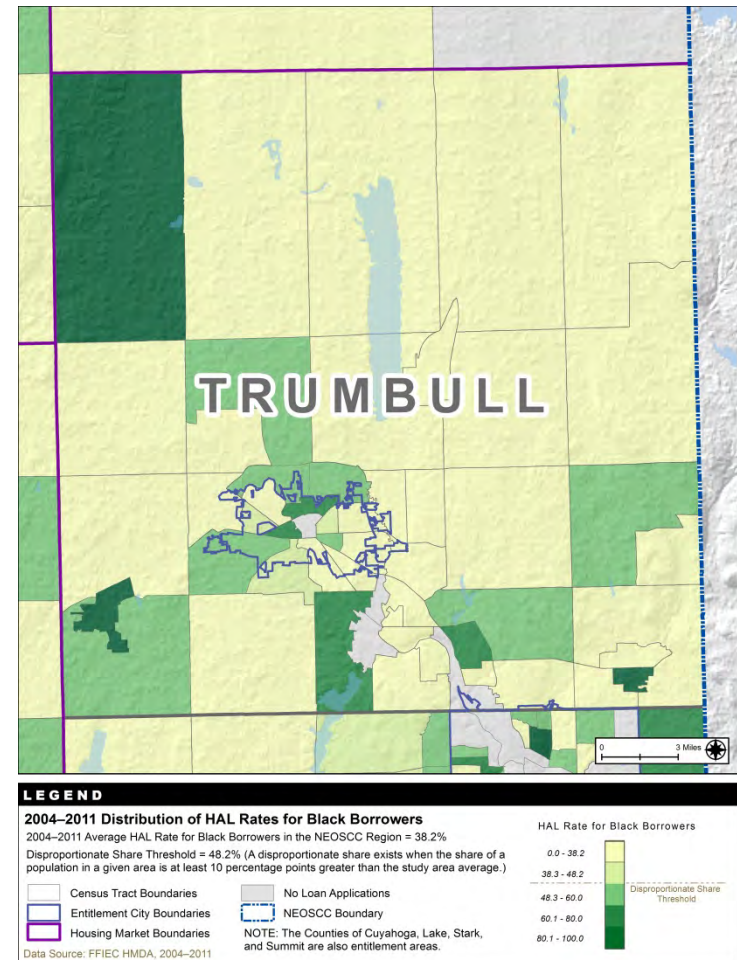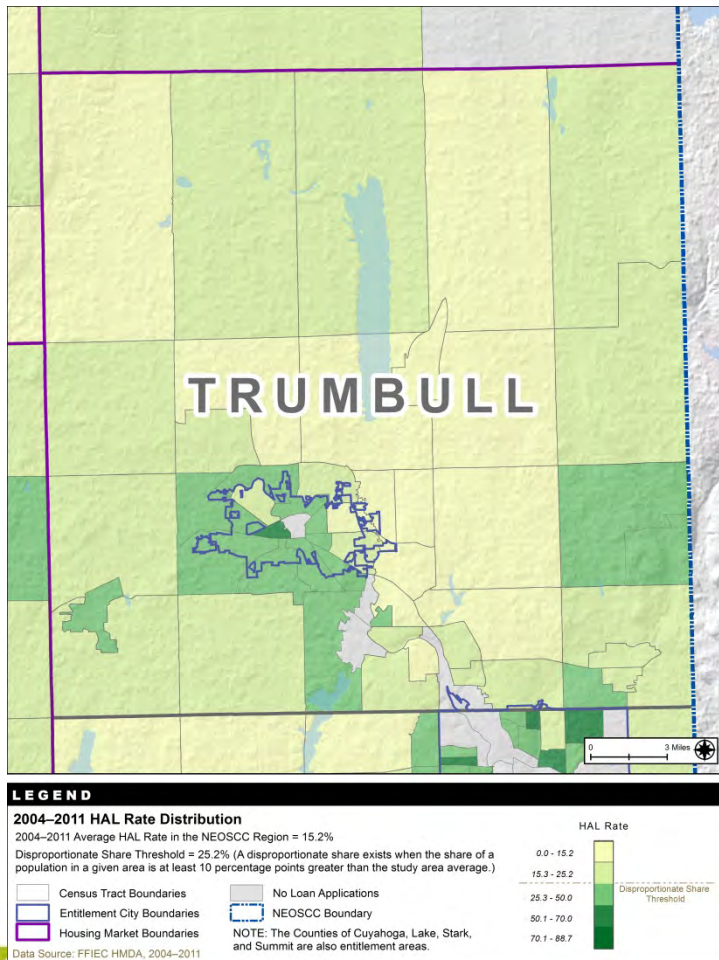
Fair Housing Complaints

Table 42.1
Fair Housing Complaints by Basis
Trumbull County
HUD Data: 1/2004 - 9/2012

Basis	2004	2005	2006	2007	2008	2009	2010	2011	2012	Total
Color		1			1	1		1		4
Disability	3	1	4	1	1		1	1	4	16
Familial Status				1	1	4				6
National Origin										
Race	1	3	1	2	1	2	1	3	1	15
Religion						1				1
Sex				1		2		1		4
Total Bases	**4**	**5**	**5**	**5**	**5**	**9**	**2**	**6**	**5**	**46**
Total Complaints	4	4	5	3	2	7	2	5	4	36

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Fair Housing Complaints

Table 42.3 Fair Housing Complaints by Issue Trumbull County HUD Data: 1/2004 - 9/2012	
Issue	**Total**
Discriminatory refusal to sell	1
Discriminatory refusal to negotiate for sale	1
Discriminatory refusal to rent	5
Discriminatory refusal to negotiate for rental	1
Discriminatory refusal to rent and negotiate for rental	2
Discriminatory advertising, statements and notices	3
Discriminatory advertisement - rental	2
False denial or representation of availability - rental	1
Discriminatory terms, conditions, privileges, or services and facilities	5
Discrimination in term, conditions or privileges relating to rental	11
Discrimination in services and facilities relating to rental	3
Otherwise deny or make housing available	3
Discriminatory acts under Section 818 (coercion, etc.)	2
Using ordinances to discriminate in zoning and land use	1
Failure to make reasonable accommodation	8
Total Issues	**49**
Total Complaints	36

Regional AI Fair Housing Forums
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Fair Housing Complaints

Table 42.6 Fair Housing Complaints by Basis Trumbull County OCRC Data: 5/2004 - 9/2012										
Basis	**2004**	**2005**	**2006**	**2007**	**2008**	**2009**	**2010**	**2011**	**2012**	**Total**
Age										
Ancestry										
Color					1			1		2
Disability	2	1	6	1	1		1	2	1	15
Familial Status					1	1	1			3
Gender		1				1		1		3
National Origin						1				1
Race	3	1	1	2	2	1	1	4		15
Religion						1				1
Retaliation		1					1			2
Other Basis										
Total Bases	**5**	**4**	**7**	**3**	**5**	**5**	**4**	**8**	**1**	**42**
Total Complaints	5	2	7	3	3	5	2	6	1	34

Regional AI Fair Housing Forums
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Fair Housing Complaints

Issue	2004	2005	2006	2007	2008	2009	2010	2011	2012	Total
Table 42.7 **Fair Housing Complaints by Issue** Trumbull County OCRC Data: 5/2004 - 9/2012										
Advertising										
Constructive Discharge										
Demotion										
Discharge										
Exclusion										
Harassment										
Intimidation					1					1
Maternity										
Other	1	1			2	2	1	2		9
Reasonable Accommodation	2		4	1					1	8
Recall										
Sexual Harassment						1				1
Terms and Conditions	2	1	4	3		2	1	4		17
Testing										
Total Issues	**5**	**2**	**8**	**4**	**3**	**5**	**2**	**6**	**1**	**36**
Total Complaints	5	2	7	3	3	5	2	6	1	34

VIBRANT NEO 2040

NEOSCC

Fair Housing Complaints

Basis	2004	2005	2006	2007	2008	2009	2010	2011	2012	Total
Table 42.9										
Fair Housing Complaints by Basis										
Trumbull County										
FHC Data: 3/2004 - 9/2012										
Advertising										
Age										
Ancestry										
Color						2				2
Criminal Background										
Disability			1		2	1			8	12
Familial Status					6					6
Harassment										
National Origin										
Race					2	1				3
Retaliation										
Sex										
Other					1				1	2
None										
Unknown				1						1
Total Basis	**0**	**0**	**1**	**1**	**13**	**2**	**0**	**0**	**9**	**26**
Total Complaints			1	1	8	2			9	21

Regional AI Fair Housing Forums
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2012-13 Local Government Survey

Preliminary Findings From Gov't Survey

- 60% have occupancy standards or limits
- 55% have definition of family
- 80% define "dwelling unit" or "residential unit"
- Less than ½ had definition or provisions for "disability"; less than 20% for small cities
- 57% indicated potential barriers for development of affordable housing
- 25% lack fair housing ordinance, policy, regulation, or code chapter, 40% small cities
- 84% have some AFFH practices, 35% small cities

2012-13 Housing Stakeholder Survey

Preliminary Findings

https://www.research.net/s/NEOSCCfairhousingsurvey

How Familiar are you with Fair Housing Laws? Northeast Ohio Region 2012 - 2013 Housing Stakeholder Survey	
Familiarity with Fair Housing Laws	**% of Total**
Not Familiar	8.0%
Somewhat Familiar	27.5%
Very Familiar	37.7%
Missing	26.8%
Total	**100.0%**

2012-13 Housing Stakeholder Survey

Preliminary Findings

Federal, State and Local Fair Housing Laws Northeast Ohio Region 2012-2013 Housing Stakeholder Survey	
Question	**% Agree**
Do you think fair housing laws are useful?	92.1%
Are fair housing laws difficult to understand or follow?	34.5%
Do you think fair housing laws should be changed?	31.3%
Do you thing fair housing laws are adequately enforced?	76.6%

2012-13 Housing Stakeholder Survey

Preliminary Findings

Barriers to Fair Housing in the Private Sector	
Northeast Ohio Region	
2012 - 2013 Housing Stakeholder Survey	
Question	**% Agree**
Are you aware of any questionable practices or barriers to fair housing choice in:	
The rental housing market?	37.0%
The mortgage and home lending industry?	27.1%
The real estate industry?	21.5%
The housing construction or accessible housing design fields?	24.6%
The home insurance industry?	20.8%
The home appraisal industry?	19.6%
Any other housing services?	10.6%

2012-13 Housing Stakeholder Survey

Preliminary Findings

Barriers to Fair Housing in the Public Sector	
Northeast Ohio Region	
2012 - 2013 Housing Stakeholder Survey	
Question	**% Agree**
Are you aware of any questionable practices or barriers to fair housing choice in:	
Limited access to government services, such as employment services?	33.3%
Zoning laws?	33.3%
Land use policies?	24.6%
Neighborhood or community development policies?	27.3%
Occupancy standards or health and safety codes?	21.2%
Property tax policies?	20.0%
Housing construction standards?	16.3%
Permitting process?	15.9%
Public administrative actions or regulations?	14.0%

2012-13 Housing Stakeholder Survey

Preliminary Findings

Fair Housing Activities Northeast Ohio Region 2012 - 2013 Housing Stakeholder Survey	
Testing and education	**% Too Little**
Is there sufficient outreach and education activity?	48.3%
Is there sufficient testing?	16.7%

NEOSCC Regional AI

Regional Analysis of Impediments To Fair Housing Choice

Contact Information:

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Vibrant NEO 2040 Project Schedule

February				March				April					May				June			
2/4	2/11	2/18	2/25	'3/4	3/11	3/18	3/25	4/1	4/8	4/15	4/22	4/29	5/6	5/13	5/20	5/27	6/3	6/10	6/17	6/24

Business as Usual Scenario and Fiscal Model Development

Business As Usual Public Work Shops

On-Line Tool

Alternative Scenario Development

Regional Analysis of Impediments to Fair Housing Choice

Fair Housing Forums

Regional AI Public Reviews

July					August				September					October			
07/01	07/08	07/15	07/22	07/29	08/05	08/12	08/19	08/26	09/02	09/09	09/16	09/23	09/30	10/07	10/14	10/21	10/28

Alternative Scenarios Public Workshops

Preferred Scenario Development

Preferred Scenario Workshops

Final Report Submission

Regional Analysis of Impediments to Fai r Housing Choice Final Report

Final Report Presentation to NEOSCC Board and Public

November				December				
11/4	11/11	11/18	11/25	12/2	12/9	12/16	12/23	12/30

Final Implementation Framework

Regional AI Fair Housing Forums
March 11-15, 2013

Scenario Planning

Regional AI Fair Housing Forums
March 11-15, 2013