

Regional Analysis of Impediments to Fair Housing Choice

Data and Preliminary Findings

Public Input

Summit 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 .



Regional AI Fair Housing Forums
March 11-15, 2013

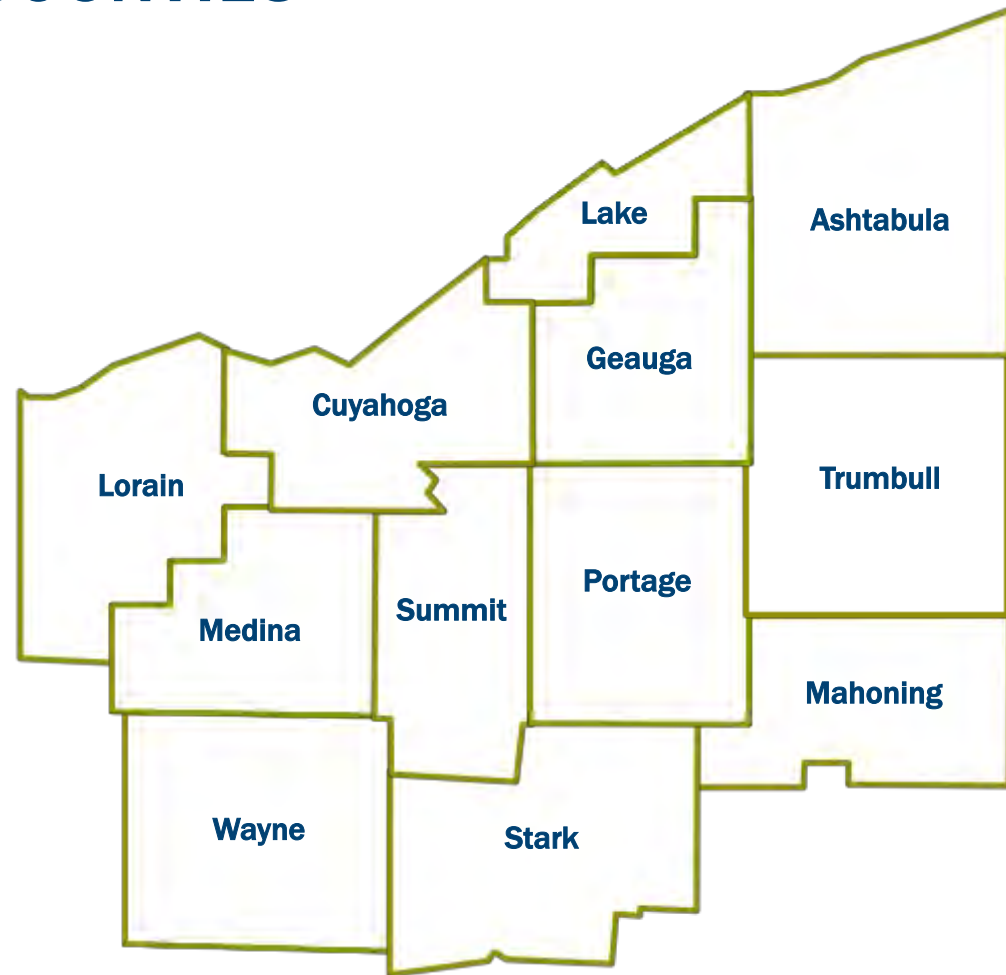


VIBRANT NEO 2040 IS A THREE YEAR PLANNING PROCESS ACROSS 12 COUNTIES

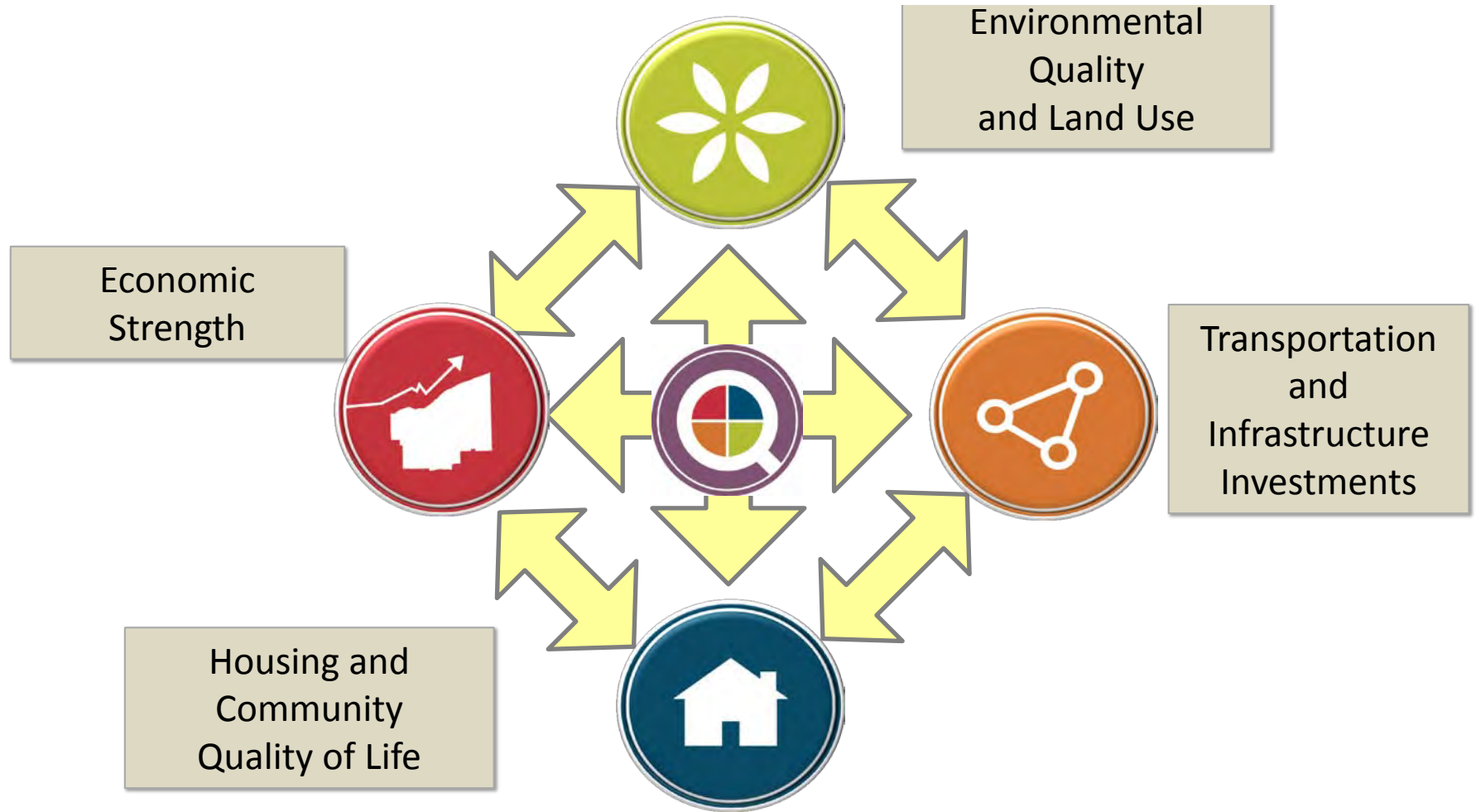
Who: Engage stakeholders throughout the region through different ways and methods.

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.



Where do we want to go as a region?



Quality Connected Places

Regional AI Fair Housing Forums

March 11-15, 2013



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)**

**Akron, Barberton, Cuyahoga Falls, and Summit
County are Entitlement Communities**



NEOSCC Regional AI

Certification means three things*:

- **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?

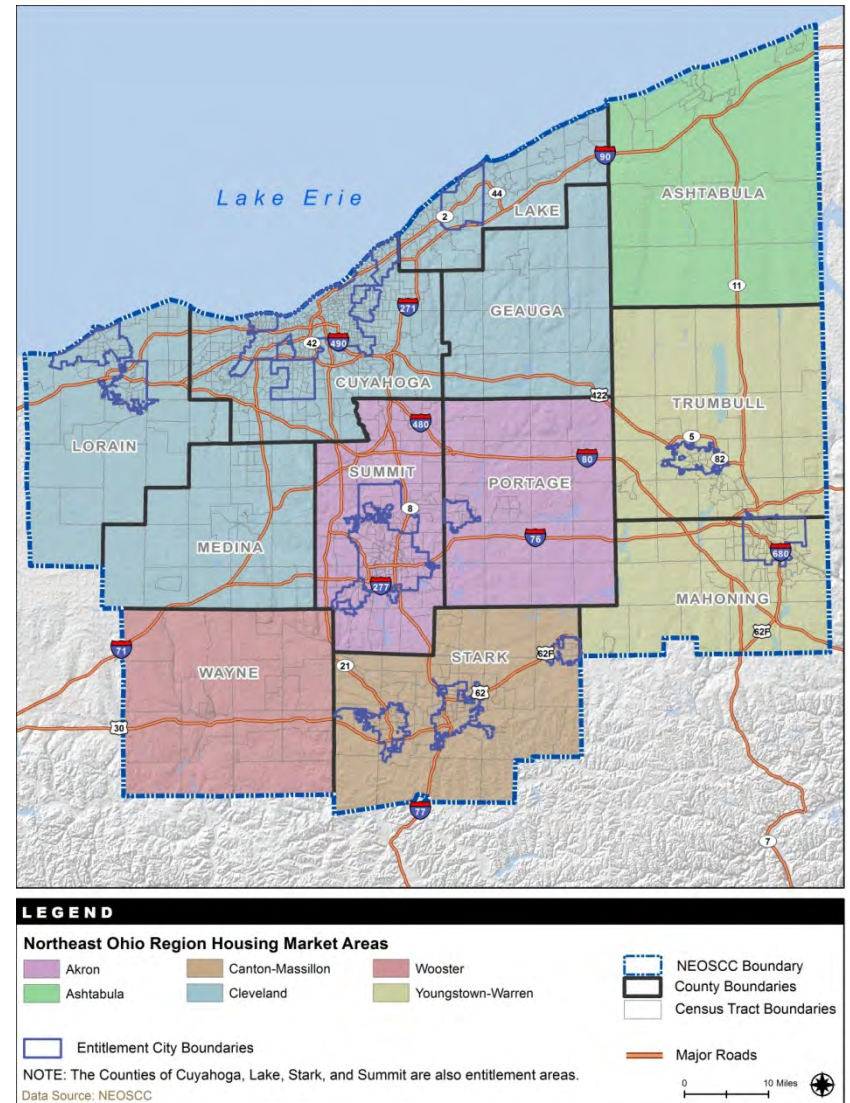
**Protected classes
under Ohio and or Federal law:**

**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**



Regional AI Fair Housing Forums
March 11-15, 2013

NEOSCC



Regional AI Organization

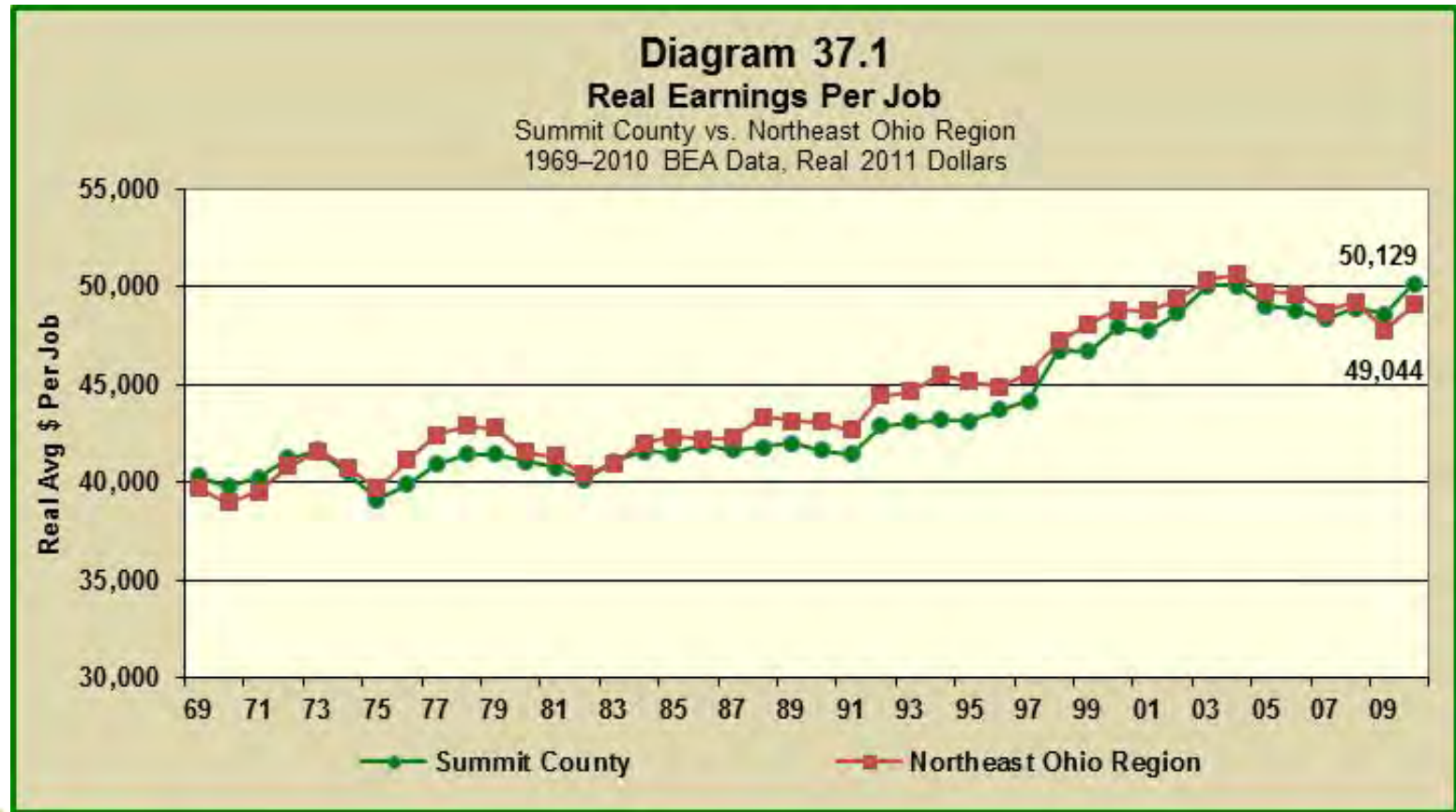
Report Organization	
Volume I	
1. Northeast Ohio Region	23. Lorain
2. Akron Housing Market Area	24. Remainder of Lorain County
3. Ashtabula Housing Market Area	25. Mahoning County
4. Canton-Massillon Housing Market Area	26. Youngstown
5. Cleveland Housing Market Area	27. Remainder of Mahoning County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

Regional AI Presentation

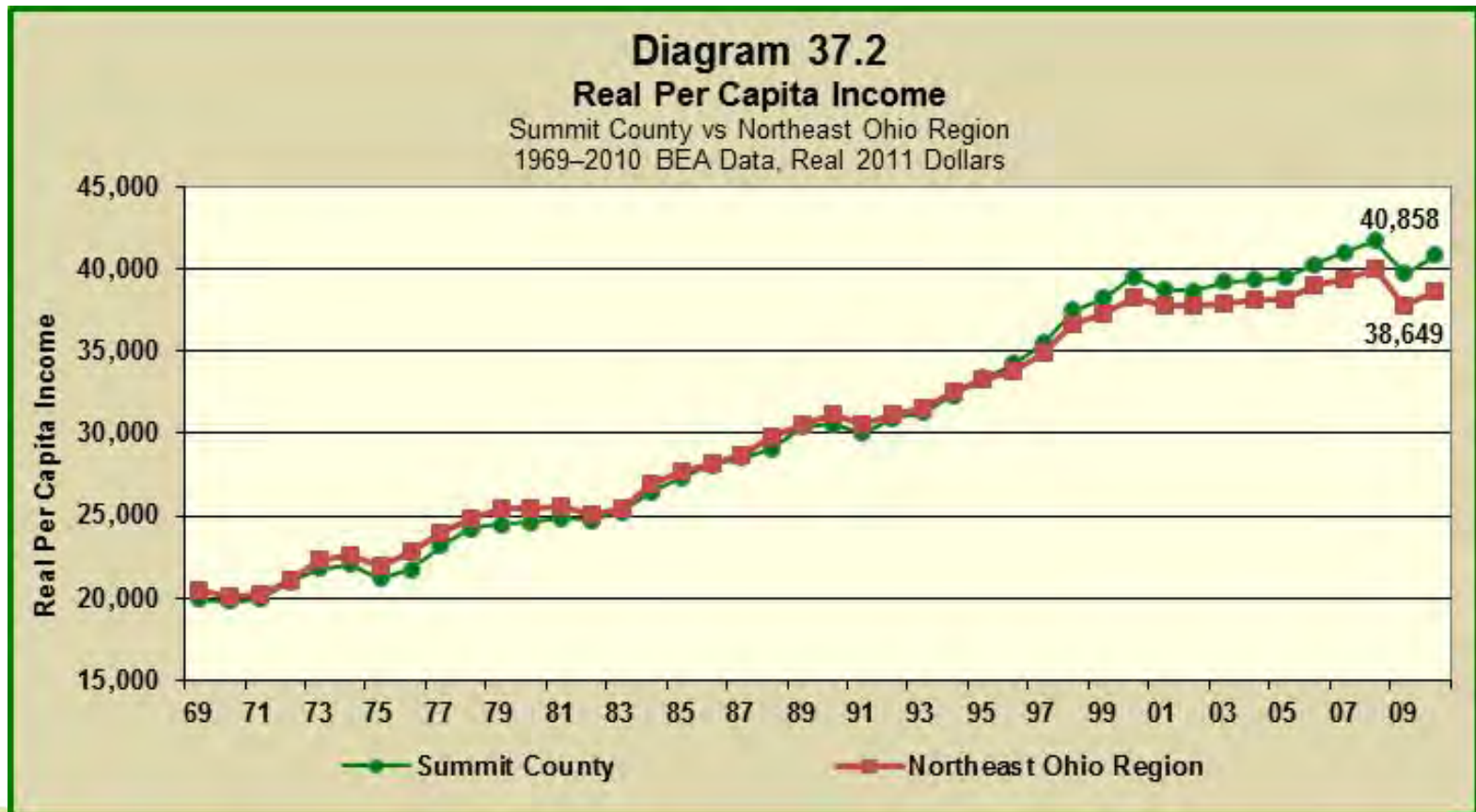
Methodology and Research Actions

- **Implemented surveys**
- **Conducted research and collected data**
- **Conducted qualitative analysis**
- **Conducted quantitative analysis**
- **Now are embarking on public input phase**
- **Following this, make recommendations**

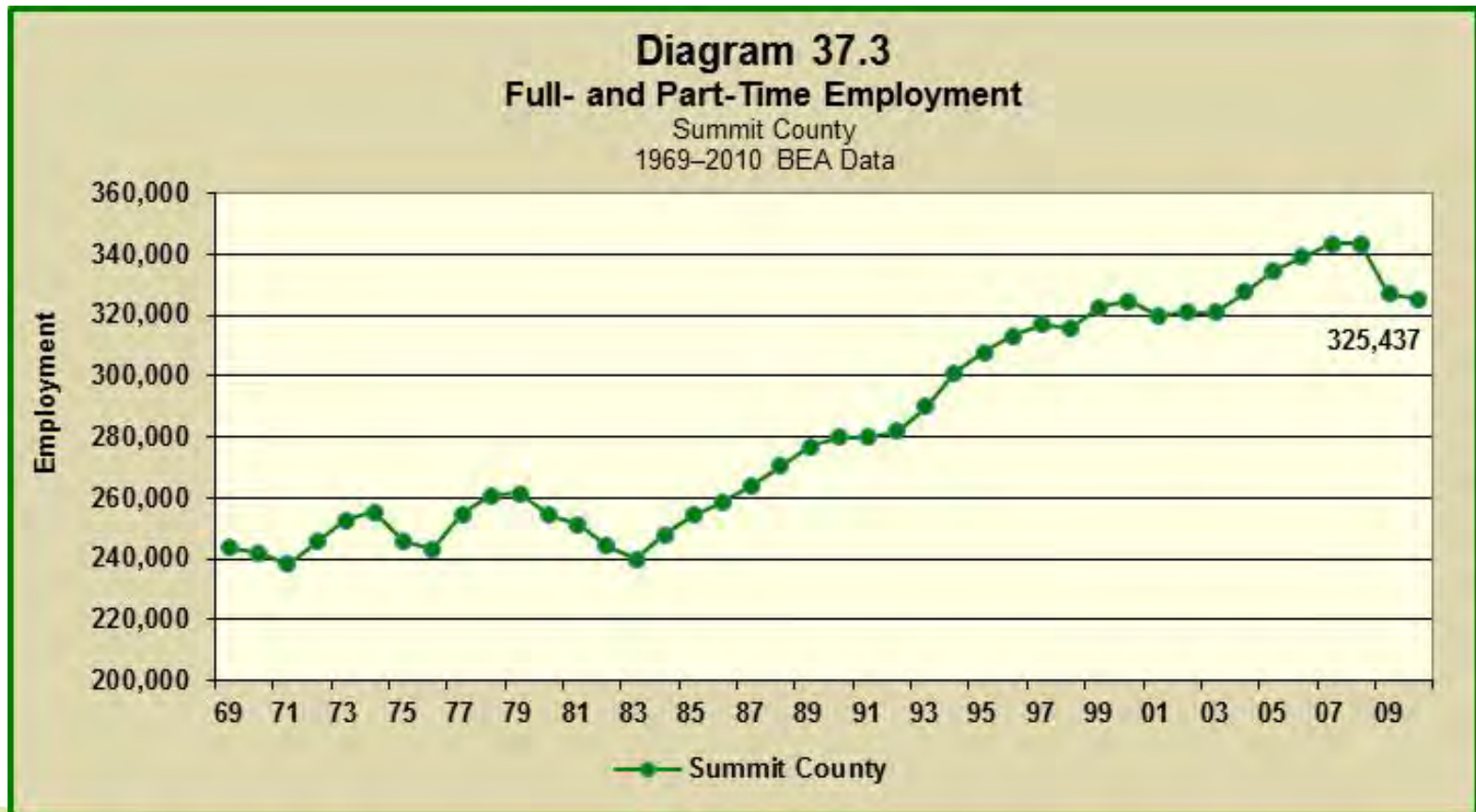
Economics



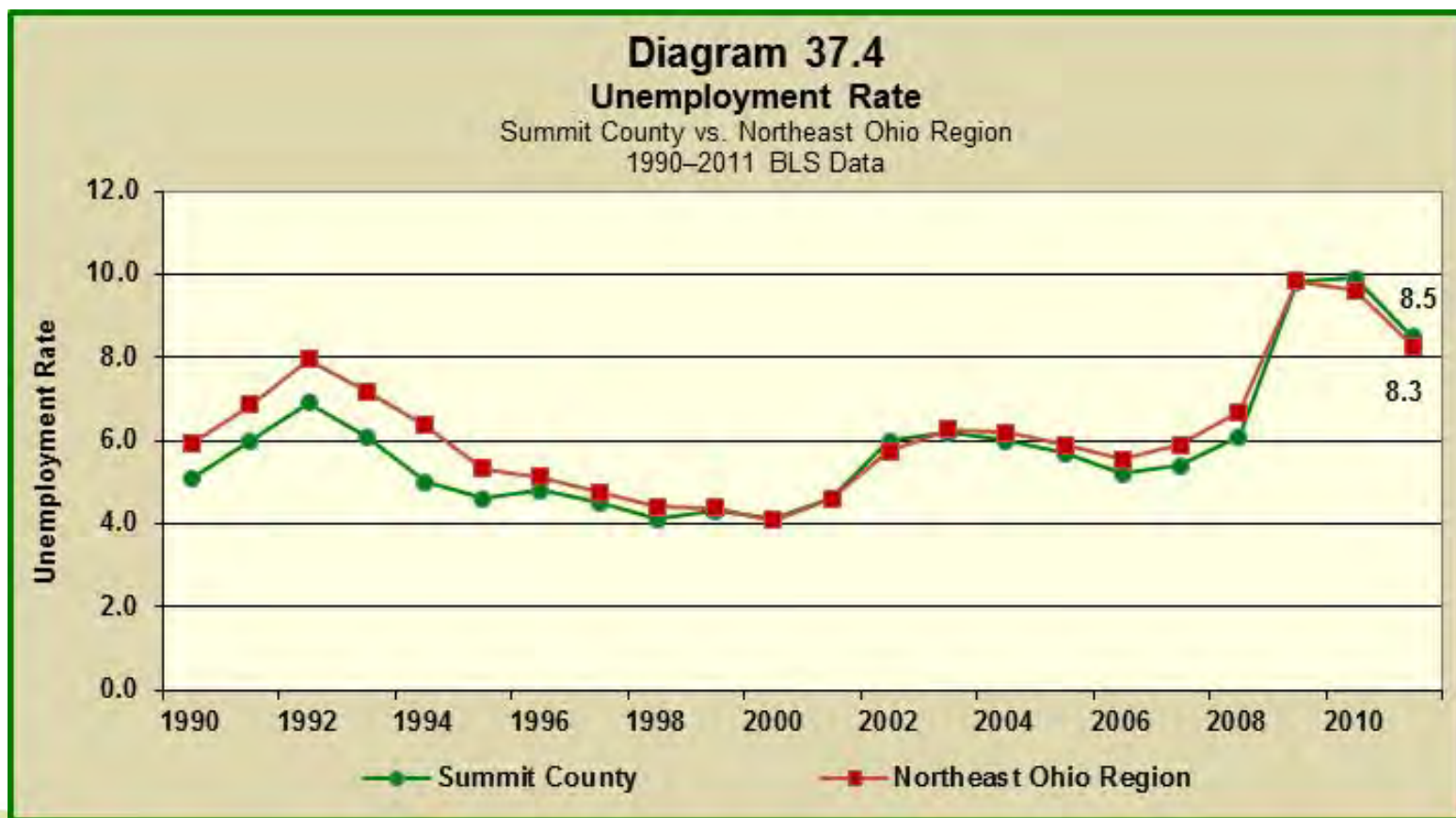
Economics



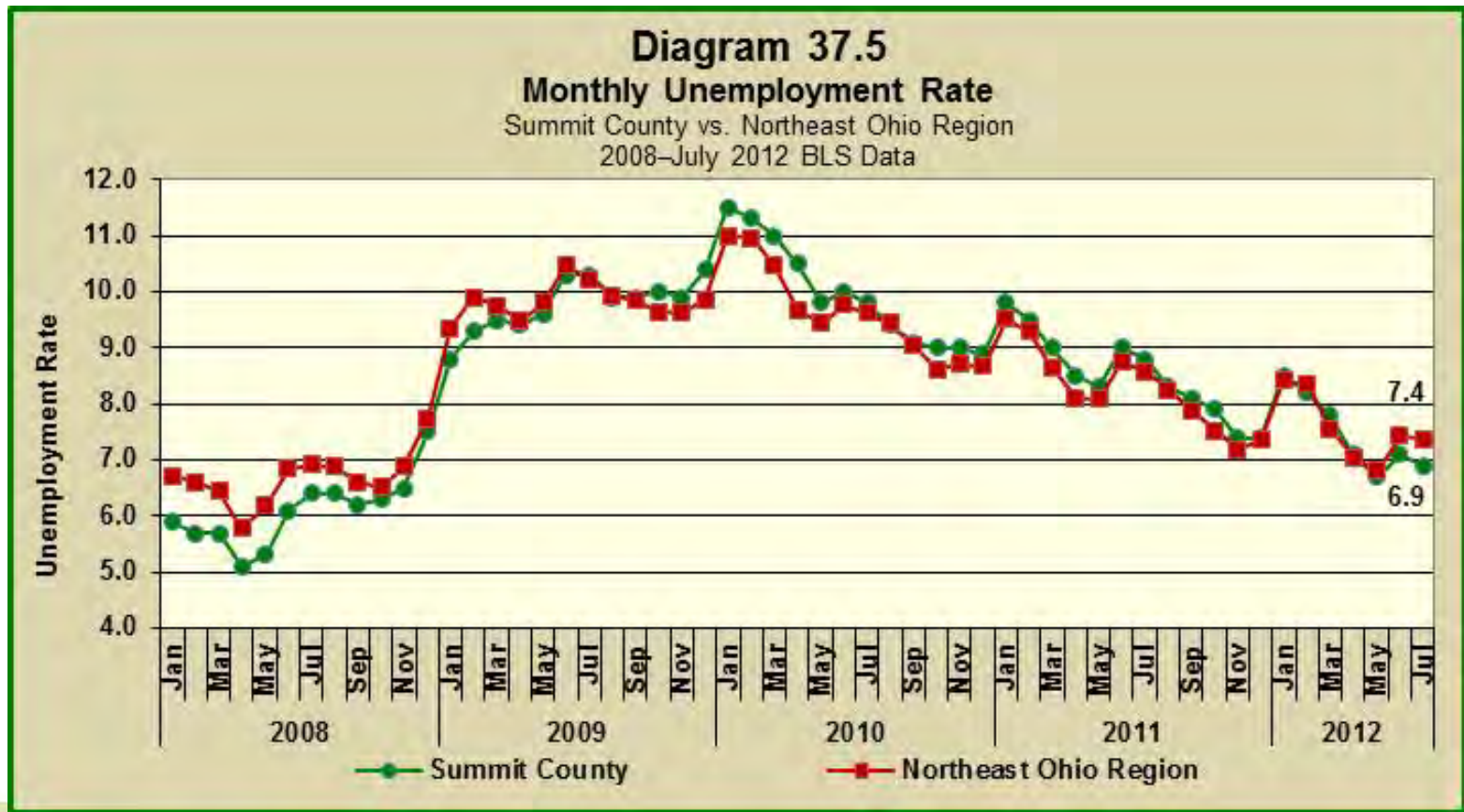
Economics



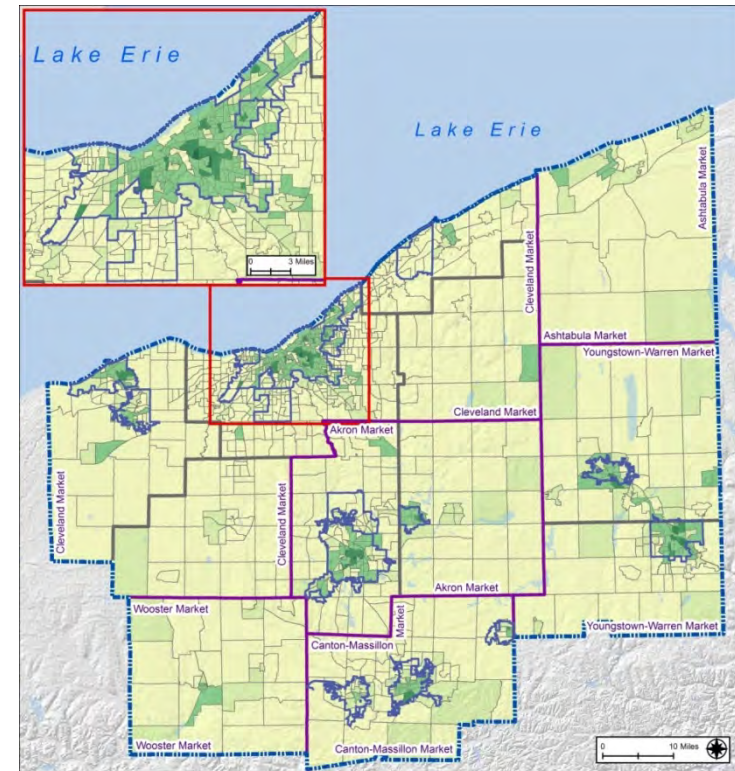
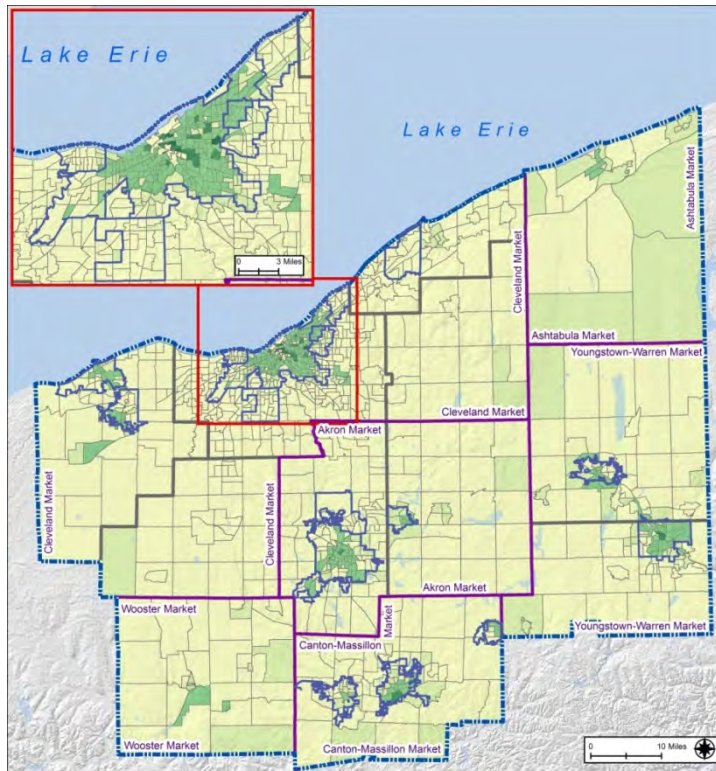
Economics



Economics

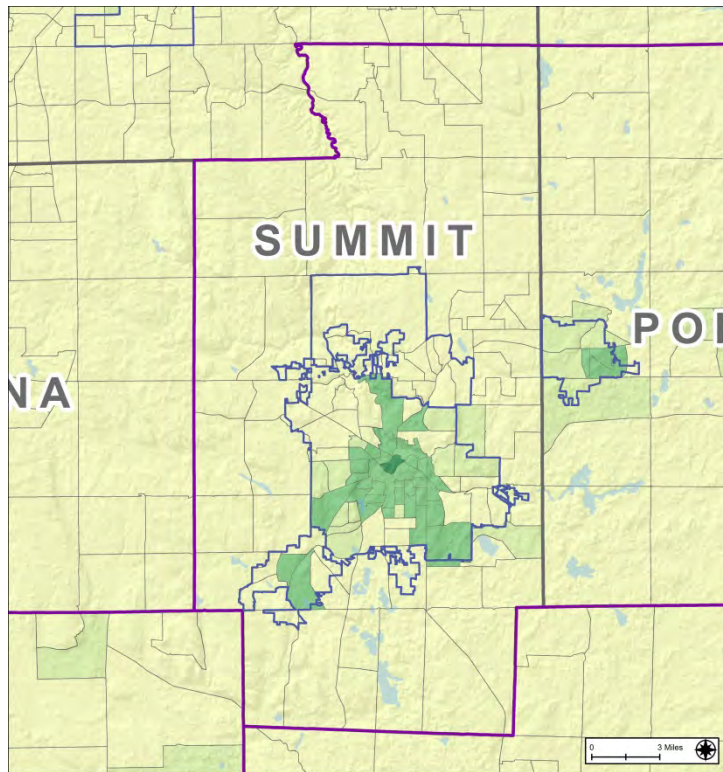


2000 Census vs 2010 ACS Poverty



Regional AI Fair Housing Forums
 March 11-15, 2013

2000 Census vs 2010 ACS Poverty



LEGEND

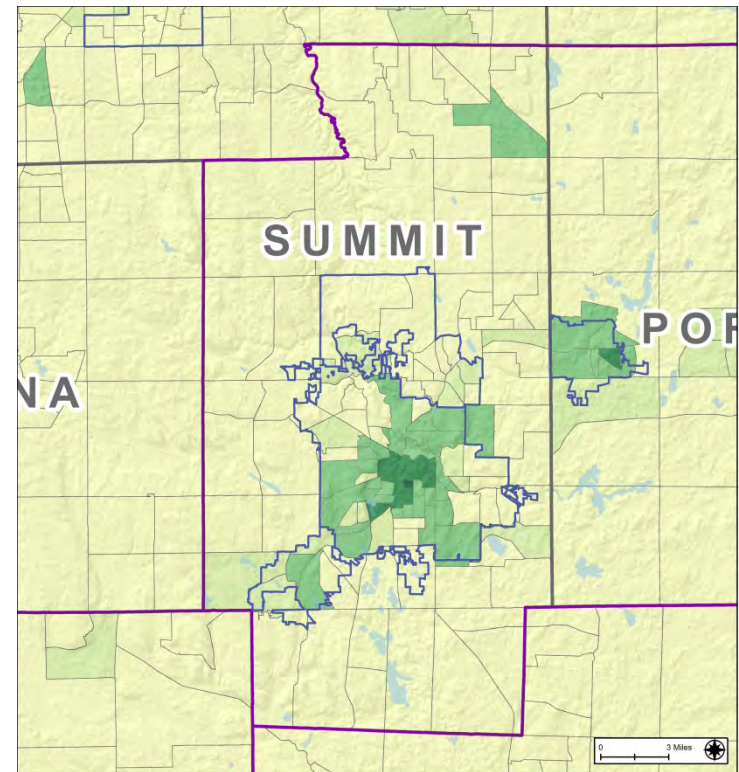
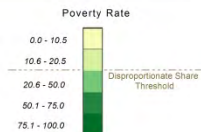
2000 Poverty Rate Distribution

2000 Average Poverty Rate Among All Census Tracts in the NEOSCC Region = 10.5%
Disproportionate Share Threshold = 10.5% (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
- NEOSCC Boundary
- Entitlement City Boundaries
- Housing Market Boundaries

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

Data Source: 2000 Census



LEGEND

2006-2010 Poverty Rate Distribution

2006-2010 Average Poverty Rate Among All Census Tracts in the NEOSCC Region = 13.2%
Disproportionate Share Threshold = 23.2% (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.)

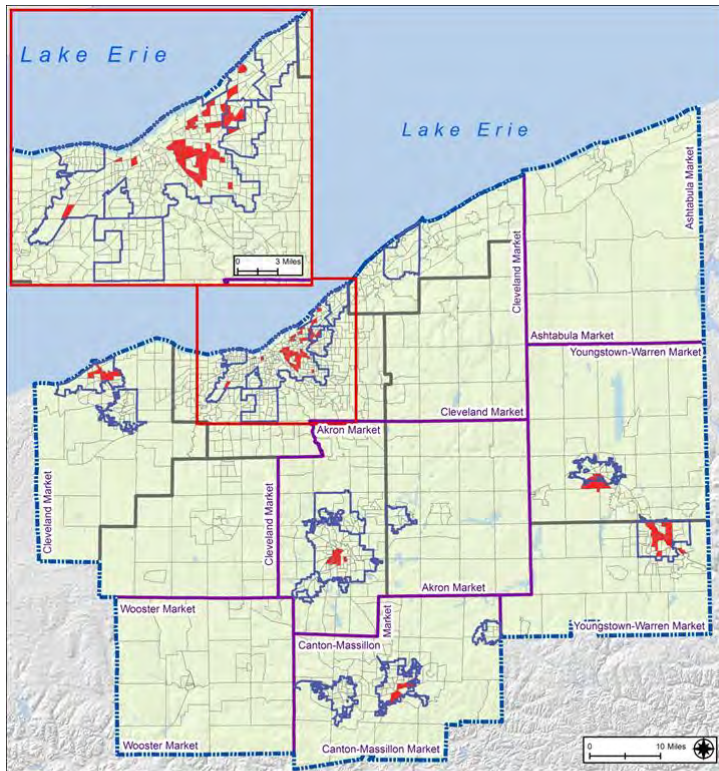
- Census Tract Boundaries
- NEOSCC Boundary
- Entitlement City Boundaries
- Housing Market Boundaries

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

Data Source: 2006-2010 ACS



Racial/Ethnic area-Concentrated Poverty



LEGEND

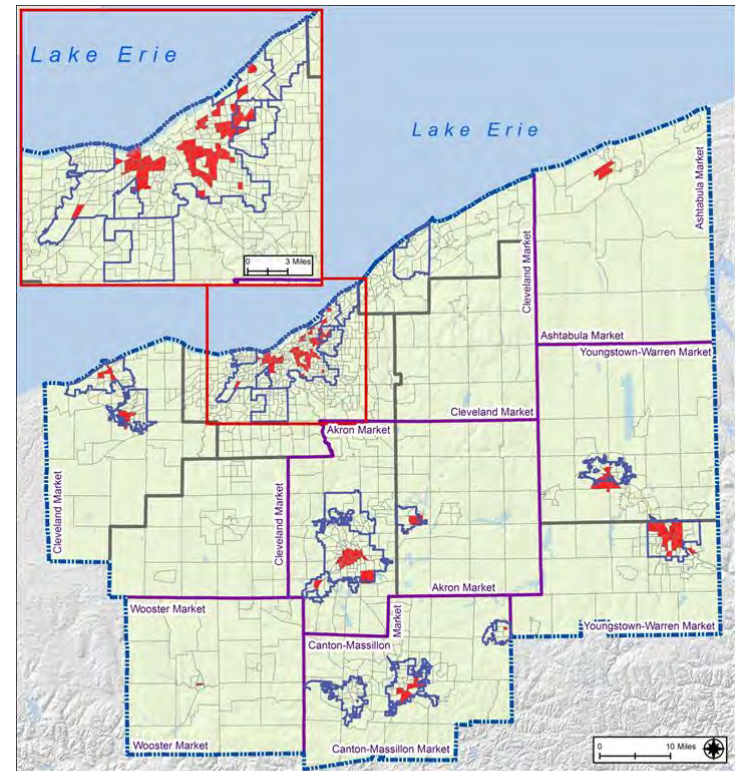
2006–2010 Racially Concentrated Areas of Poverty

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.

- RCAPs
- Non-RCAP Census Tracts
- Entitlement City Boundaries
- NEOSCC Boundary
- Housing Market Boundaries

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

Data Source: 2006–2010 ACS



LEGEND

2006–2010 Ethnically Concentrated Areas of Poverty

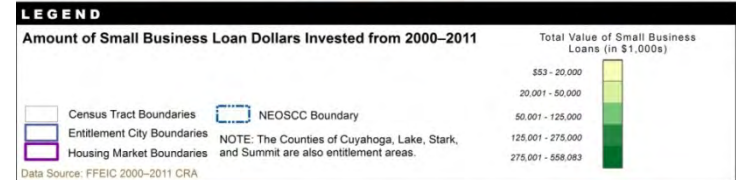
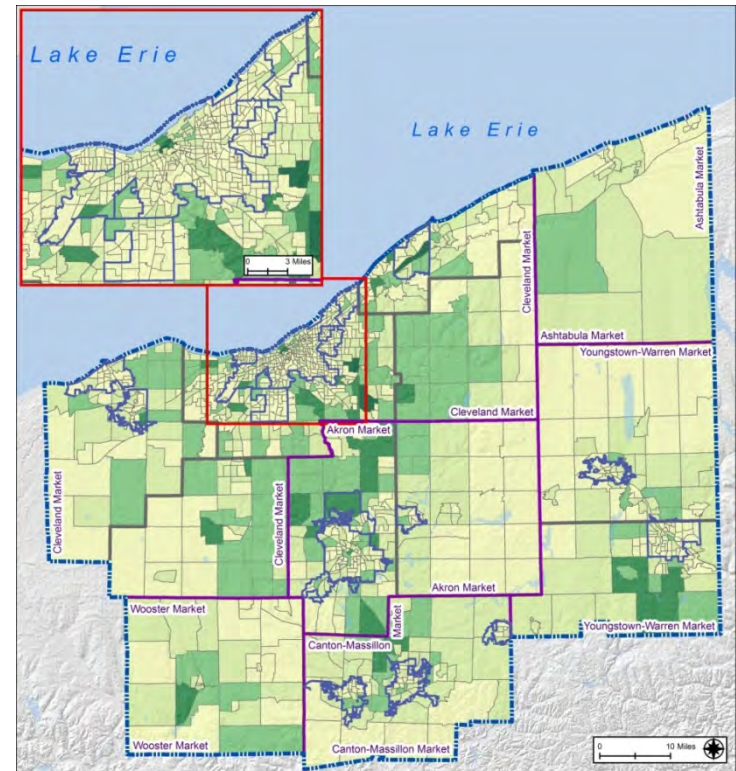
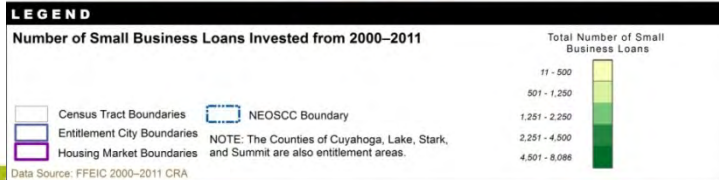
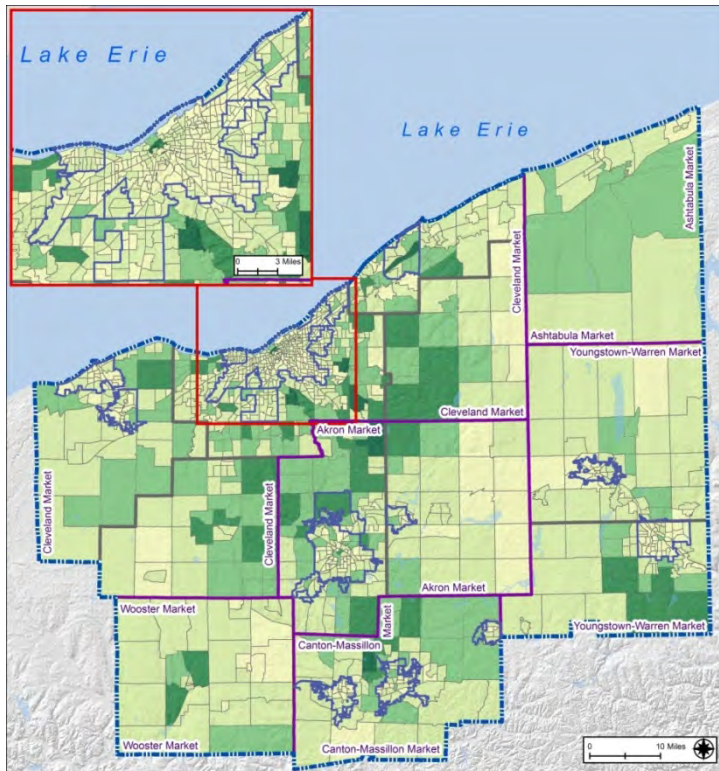
A Census tract is considered an ethnically concentrated area of poverty (ECAP) when 50 percent or more of the population are Hispanic AND 40 percent or more of the total population are in poverty.

- ECAPs
- Non-ECAP Census Tracts
- Entitlement City Boundaries
- NEOSCC Boundary
- Housing Market Boundaries

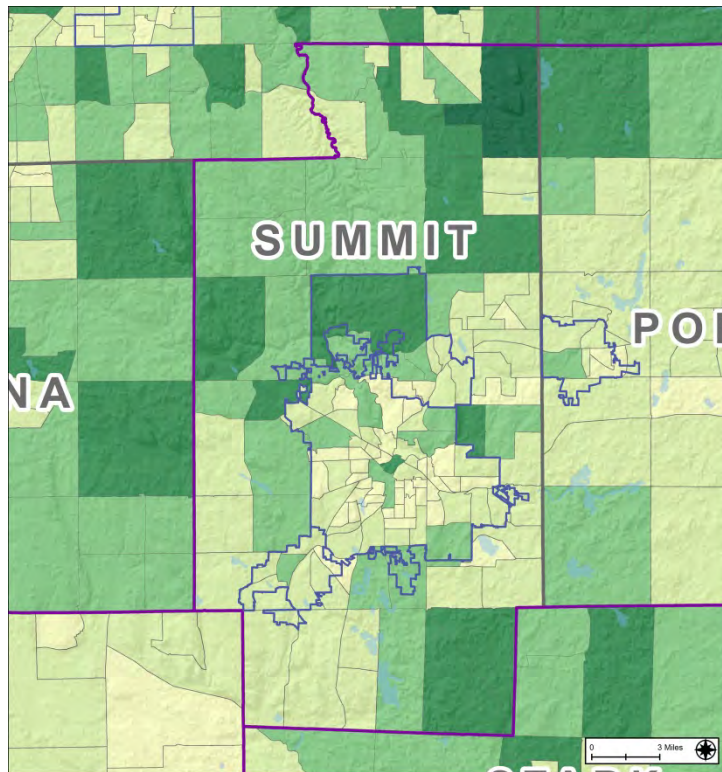
NOTE: The Counties of Cuyahoga, Lake, Stark, and Summit are also entitlement areas.

Data Source: 2006–2010 ACS

Small Business Lending 2000-11

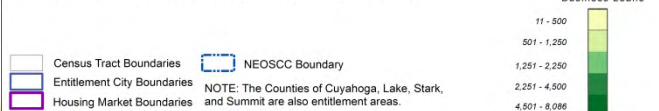


Small Business Lending 2000-11



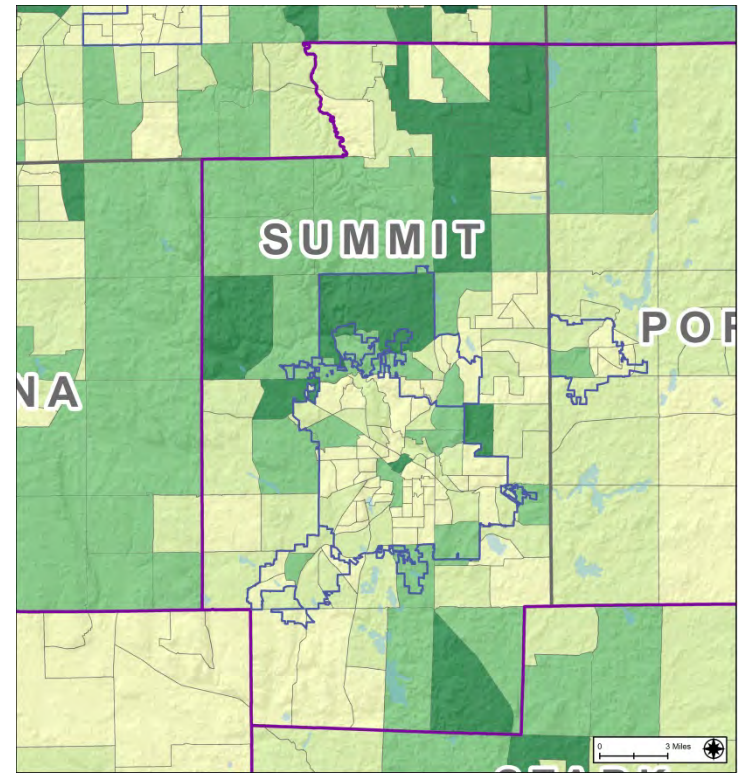
LEGEND

Number of Small Business Loans Invested from 2000–2011



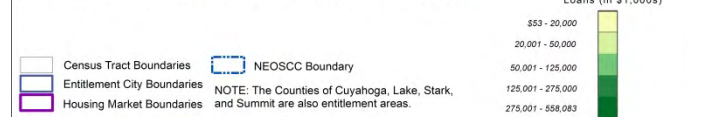
NOTE: The Counties of Cuyahoga, Lake, Stark, and Summit are also entitlement areas.

Data Source: FFEIC 2000–2011 CRA



LEGEND

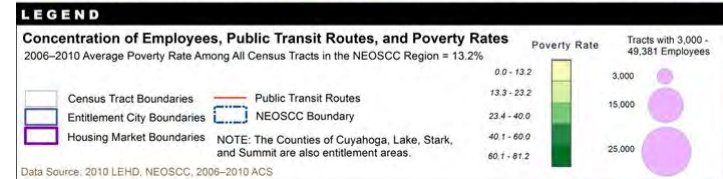
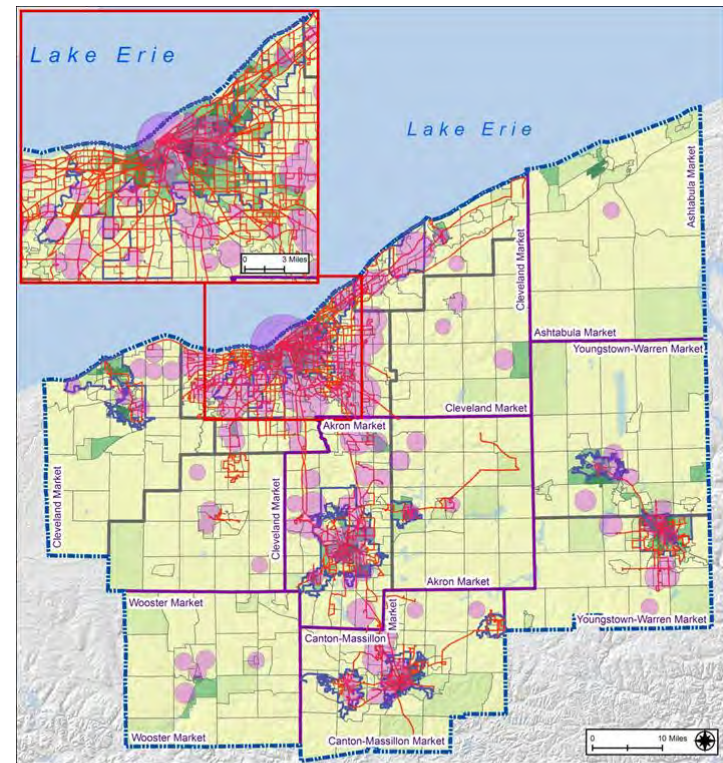
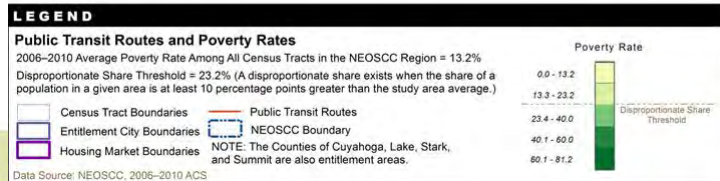
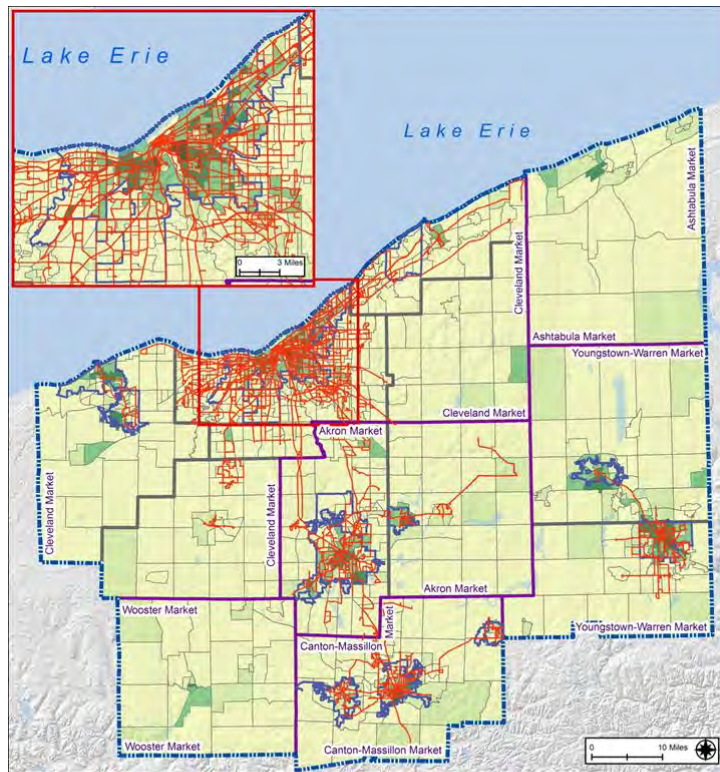
Amount of Small Business Loan Dollars Invested from 2000–2011



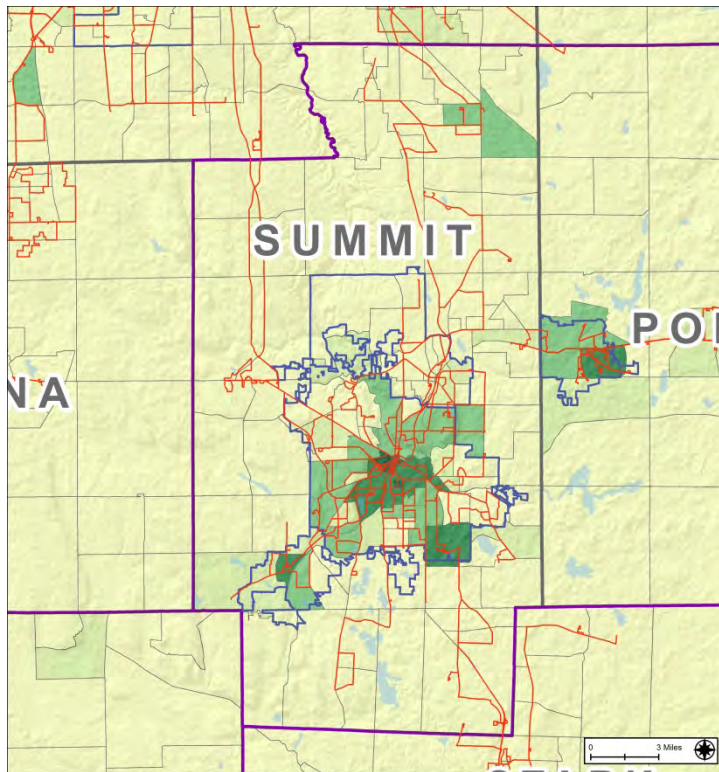
NOTE: The Counties of Cuyahoga, Lake, Stark, and Summit are also entitlement areas.

Data Source: FFEIC 2000–2011 CRA

Public Transit, Poverty, Employment



Public Transit, Poverty, Employment



LEGEND

Public Transit Routes and Poverty Rates

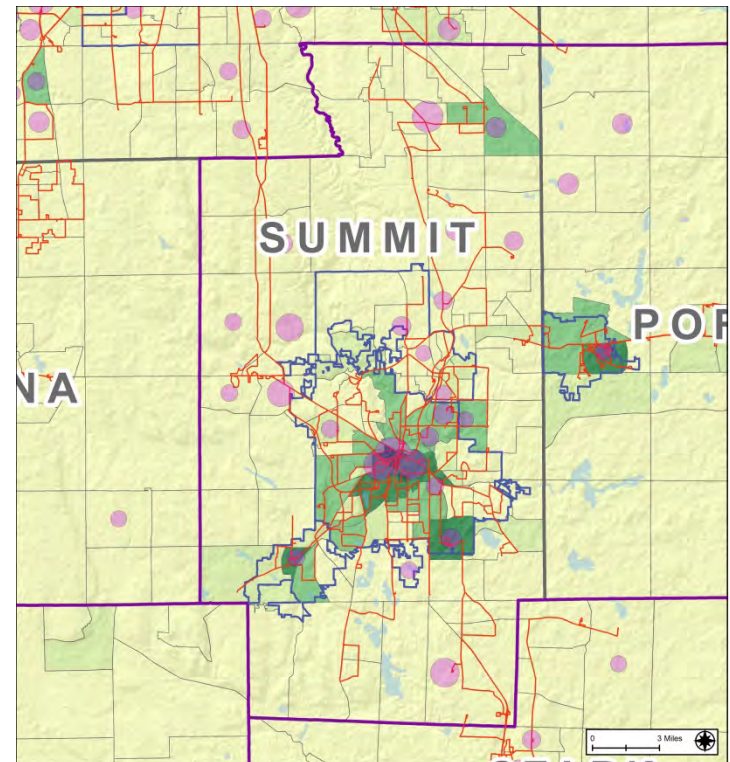
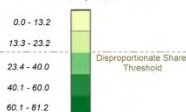
2006–2010 Average Poverty Rate Among All Census Tracts in the NEOSCC Region = 13.2%
Disproportionate Share Threshold = 23.2% (A disproportionate share exists when the share of a population in a given area is at least 10 percentage points greater than the study area average.)

- Census Tract Boundaries
- Public Transit Routes
- Entitlement City Boundaries
- NEOSCC Boundary
- Housing Market Boundaries

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

Data Source: NEOSCC, 2006–2010 ACS

Poverty Rate



LEGEND

Concentration of Employees, Public Transit Routes, and Poverty Rates

2006–2010 Average Poverty Rate Among All Census Tracts in the NEOSCC Region = 13.2%

Disproportionate Share Threshold = 23.2% (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
- Public Transit Routes
- Entitlement City Boundaries
- NEOSCC Boundary
- Housing Market Boundaries

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

Data Source: 2010 LEHD, NEOSCC, 2006–2010 ACS

Poverty Rate



Tracts with 3,000 - 49,381 Employees

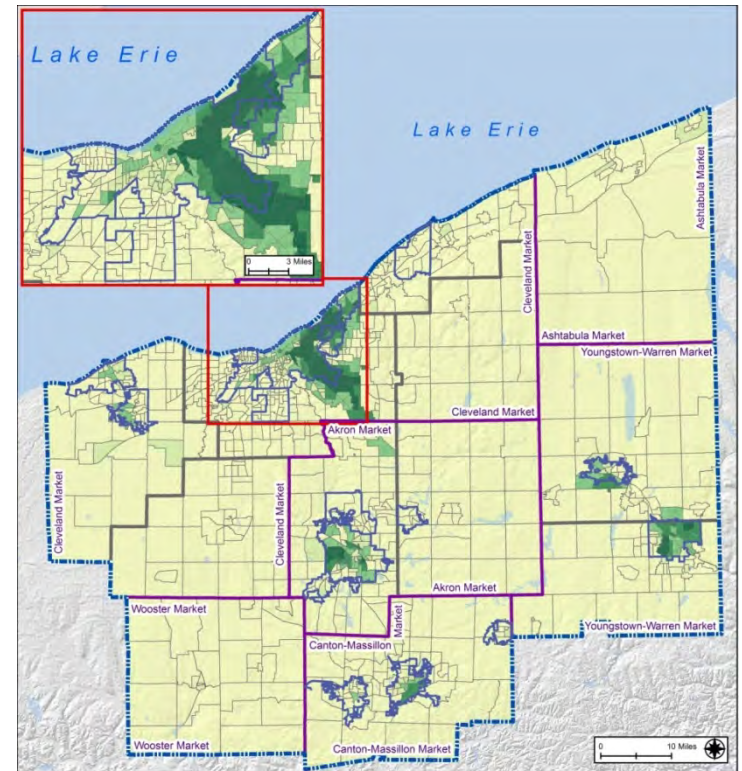
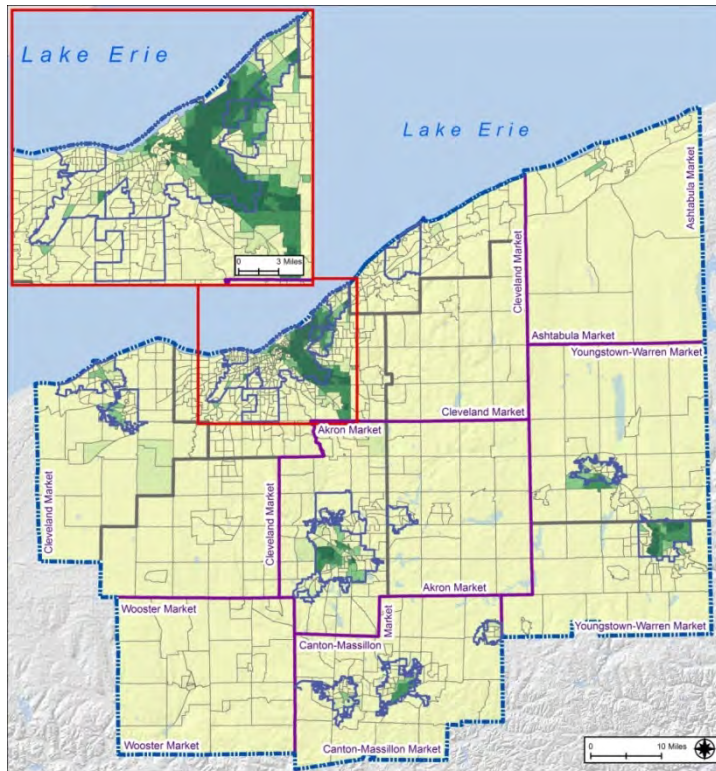


Demographics

Table 37.3
Population by Race and Ethnicity
Summit County
2000 & 2010 Census SF1 Data

Race	2000 Census		2010 Census		% Change 00-10
	Population	% of Total	Population	% of Total	
White	453,336	83.5%	436,487	80.6%	-3.7%
Black	71,608	13.2%	78,120	14.4%	9.1%
American Indian	1,086	.2%	1,015	.2%	-6.5%
Asian	7,641	1.4%	11,885	2.2%	55.5%
Native Hawaiian/Pacific Islander	100	.0%	133	.0%	33.0%
Other	1,590	.3%	2,602	.5%	63.6%
Two or More Races	7,538	1.4%	11,539	2.1%	53.1%
Total	542,899	100.0%	541,781	100.0%	-.2%
Hispanic (Ethnicity)	4,781	.9%	8,660	1.6%	81.1%

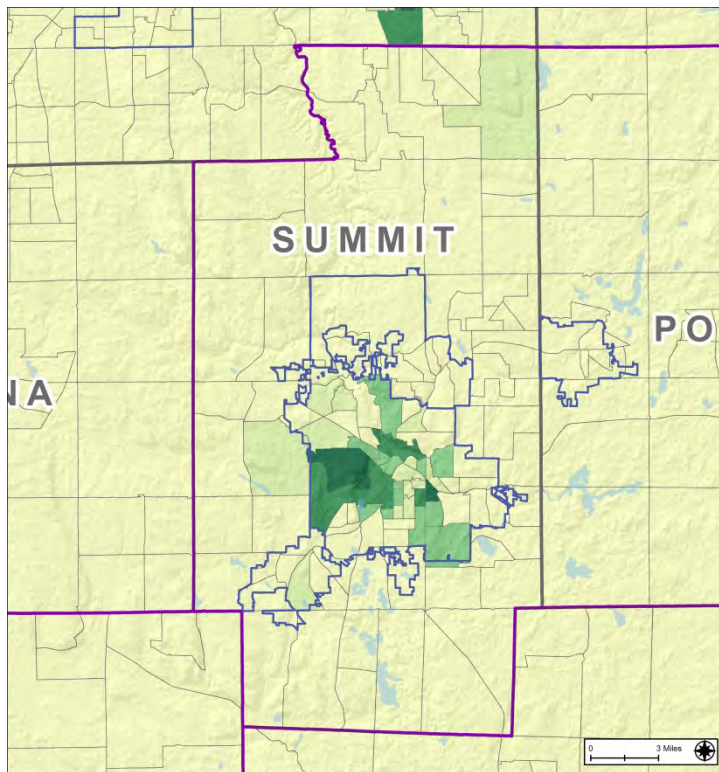
2000 vs 2010 Black Pop. Distribution



Regional AI Fair Housing Forums
 March 11-15, 2013

NEOSCC

2000 vs 2010 Black Pop. Distribution



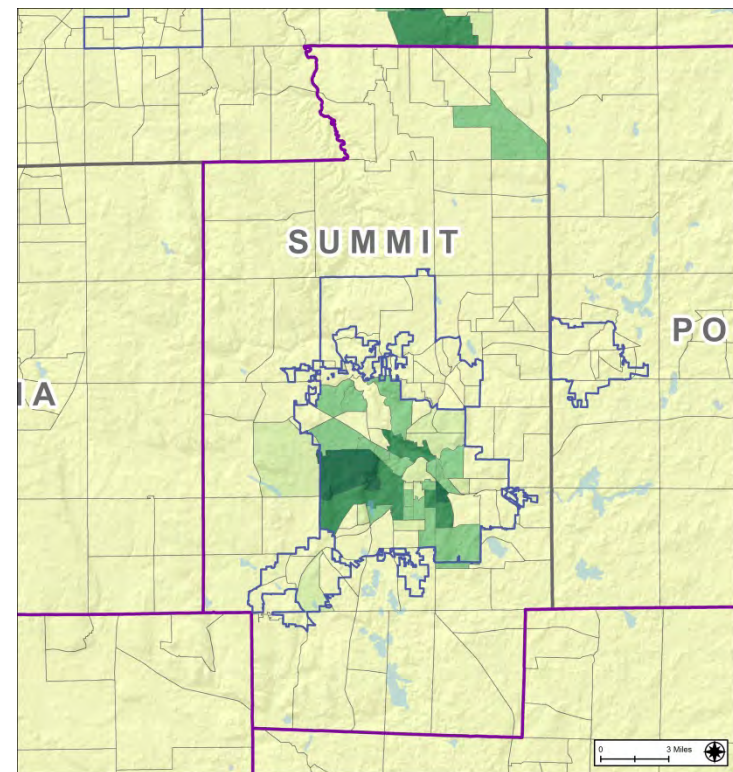
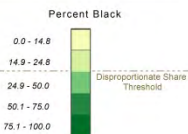
LEGEND

2000 Black Population Distribution

2000 Average Black Population Among All Census Tracts in the NEOSCC Region = 14.8%
Disproportionate Share Threshold = 24.8% (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.)

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

Data Source: 2000 Census



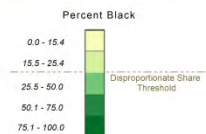
LEGEND

2010 Black Population Distribution

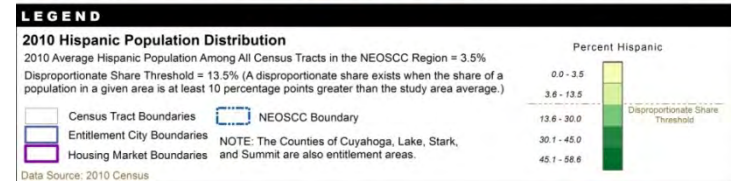
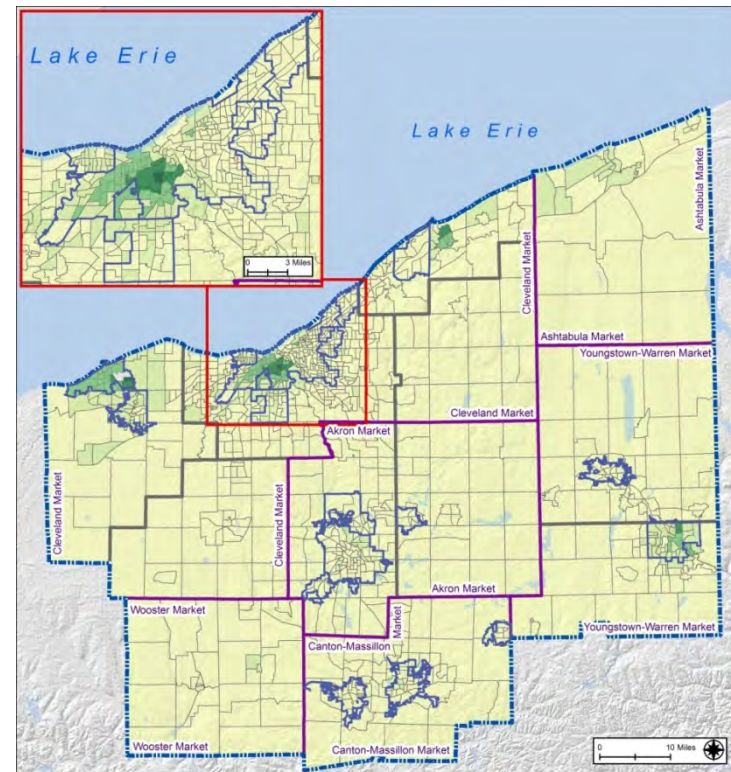
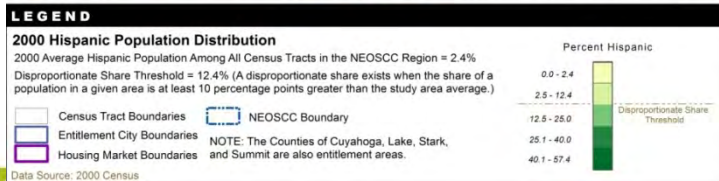
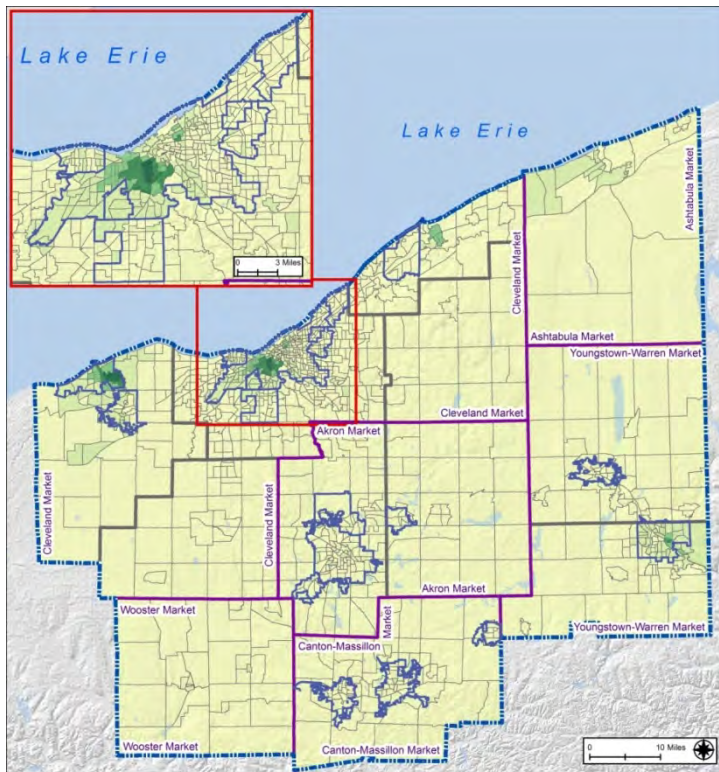
2010 Average Black Population Among All Census Tracts in the NEOSCC Region = 15.4%
Disproportionate Share Threshold = 25.4% (A disproportionate share exists when the share of a population in a given area is at least 10 percentage points greater than the study area average.)

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

Data Source: 2010 Census



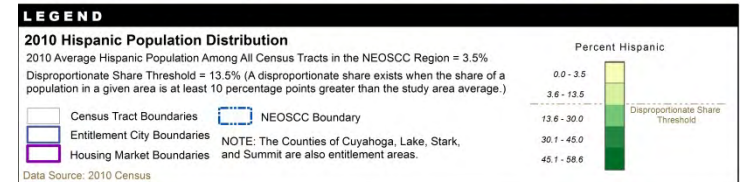
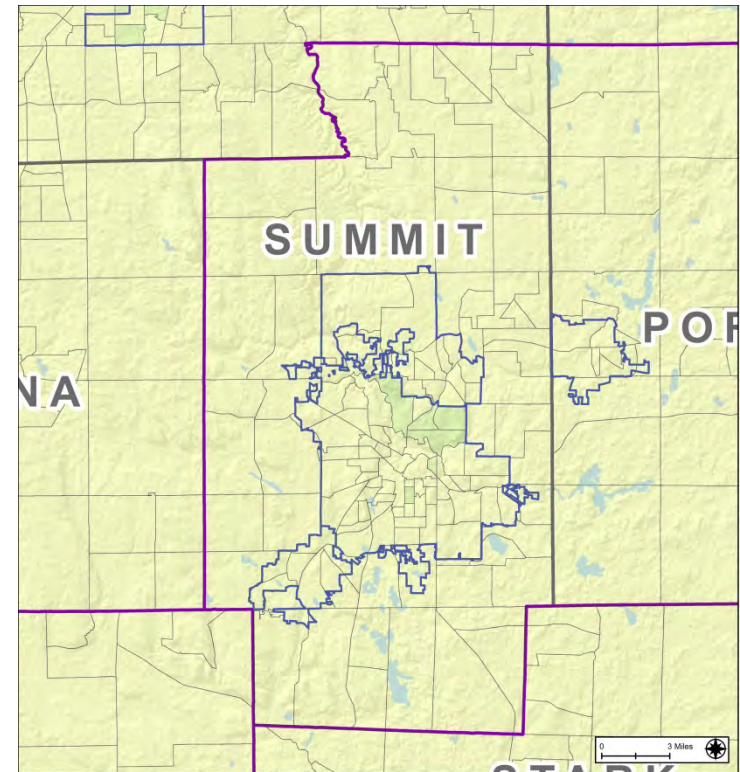
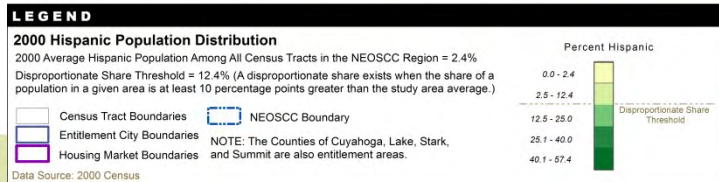
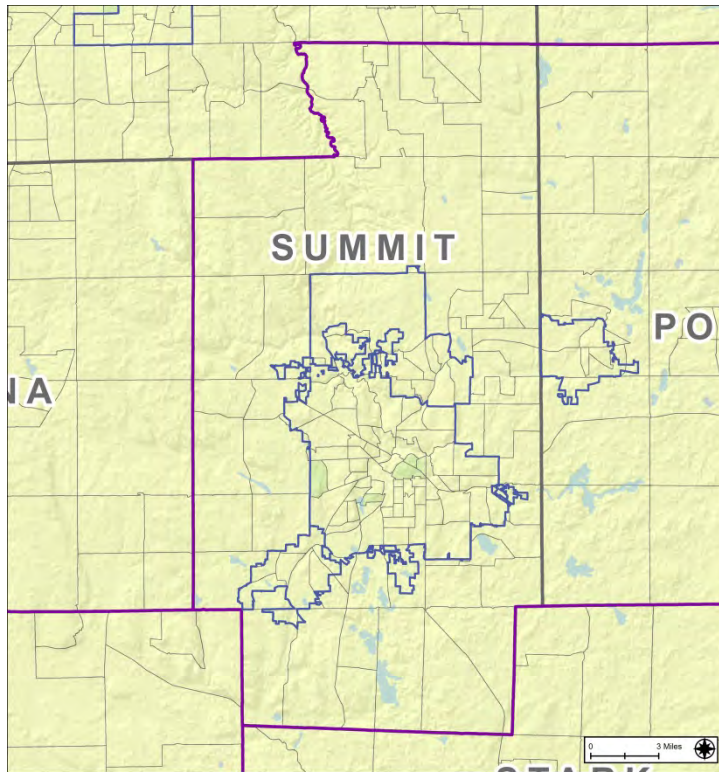
2000 vs 2010 Hispanic Pop. Distribution



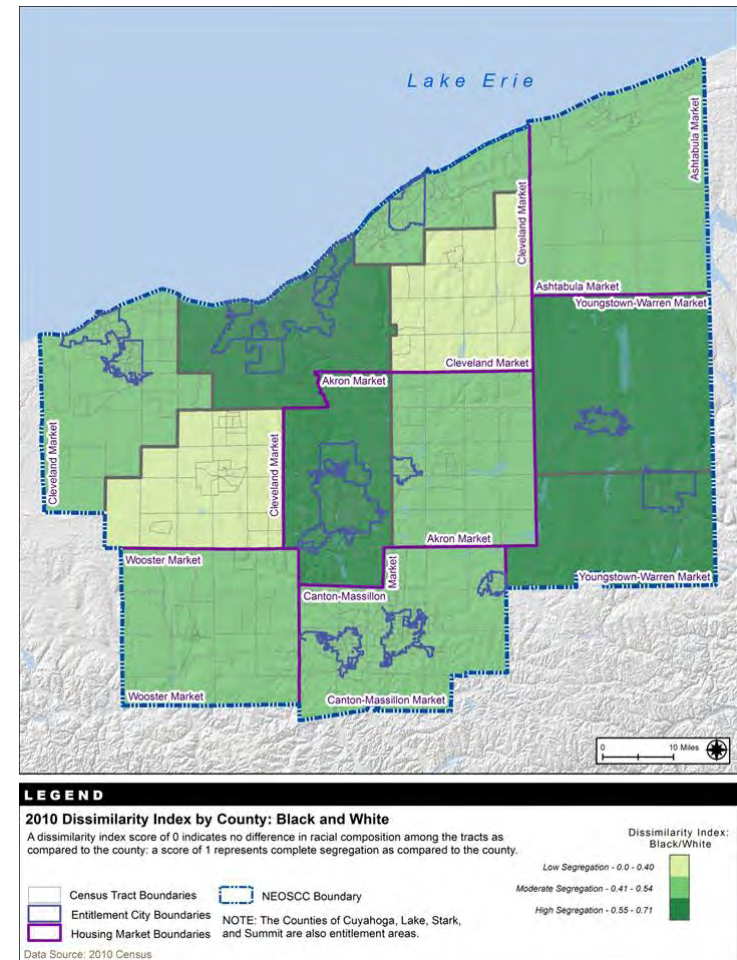
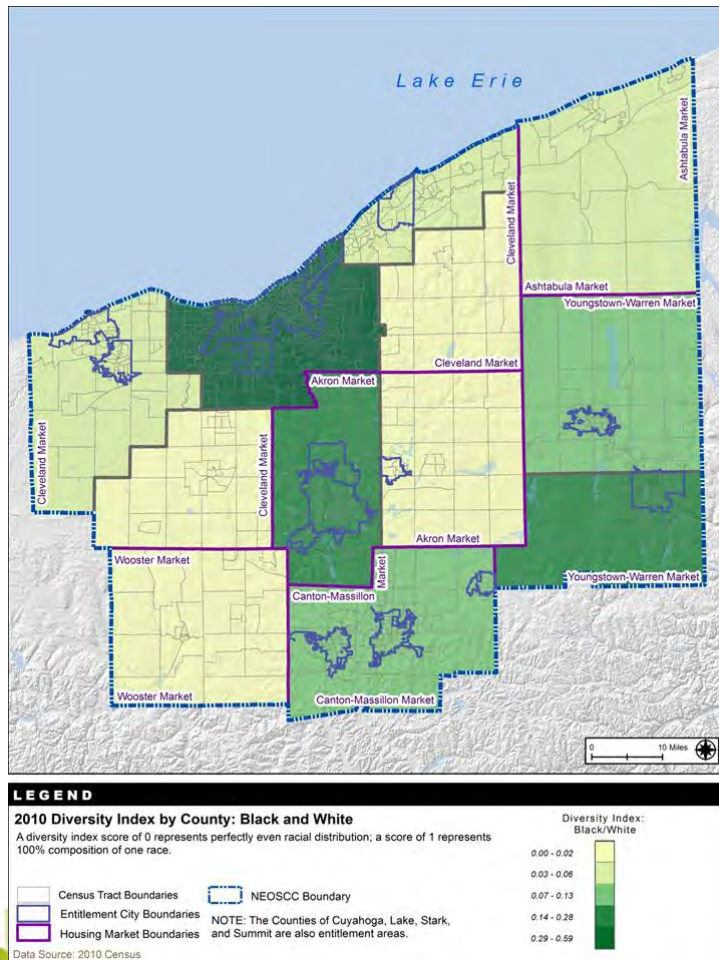
Regional AI Fair Housing Forums
 March 11-15, 2013

NEOSCC

2000 vs 2010 Hispanic Pop. Distribution



Diversity and Dissimilarity Index: B vs W



Regional AI Fair Housing Forums
March 11-15, 2013

County Segregation Indices

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 37.10
Housing Units by Tenure
 Summit County
 2000 & 2010 Census SF1 Data

Tenure	2000 Census		2010 Census		% Change 00-10
	Units	% of Total	Units	% of Total	
Occupied Housing Units	217,788	94.3%	222,781	90.9%	2.3%
Owner-Occupied	152,974	70.2%	151,134	67.8%	-1.2%
Renter-Occupied	64,814	29.8%	71,647	32.2%	10.5%
Vacant Housing Units	13,092	5.7%	22,328	9.1%	70.5%
Total Housing Units	230,880	100.0%	245,109	100.0%	6.2%

Housing

Table 37.11
Disposition of Vacant Housing Units
Summit County
2000 & 2010 Census SF1 Data

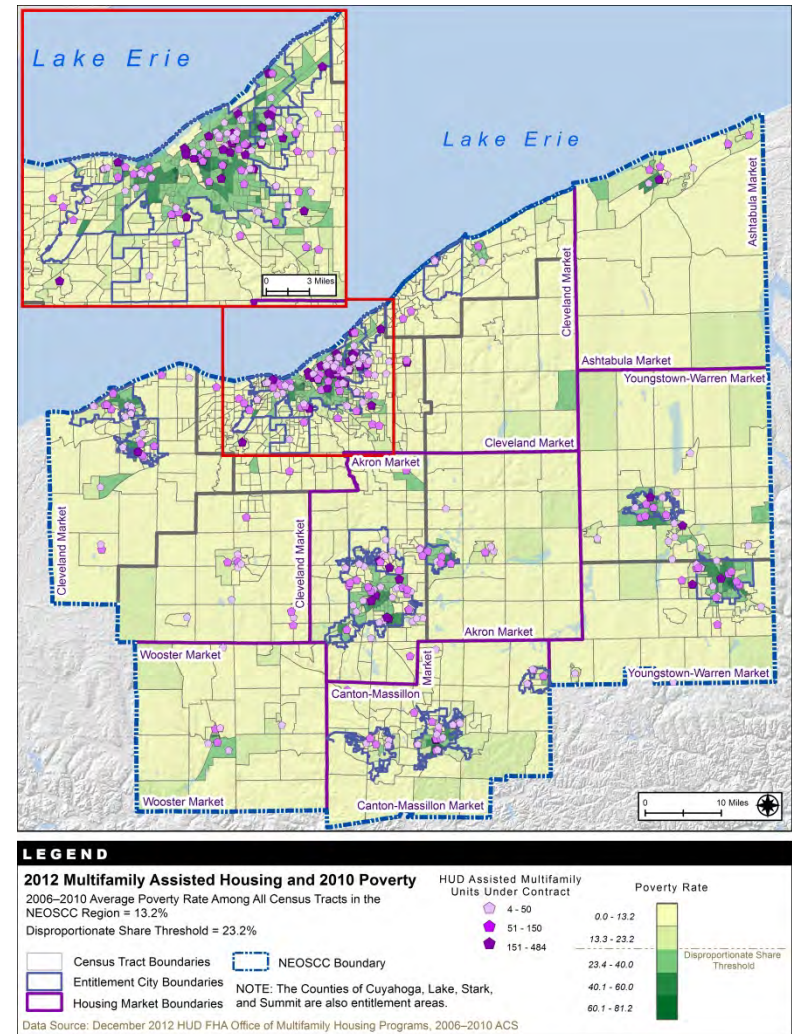
Disposition	2000 Census		2010 Census		% Change 00-10
	Units	% of Total	Units	% of Total	
For Rent	5,701	43.5%	7,830	35.1%	37.3%
For Sale	2,182	16.7%	3,819	17.1%	75.0%
Rented or Sold, Not Occupied	1,482	11.3%	1,161	5.2%	-21.7%
For Seasonal, Recreational, or Occasional Use	921	7.0%	1,146	5.1%	24.4%
For Migrant Workers	4	.0%	2	.0%	-50.0%
Other Vacant	2,802	21.4%	8,370	37.5%	198.7%
Total	13,092	100.0%	22,328	100.0%	70.5%

Housing

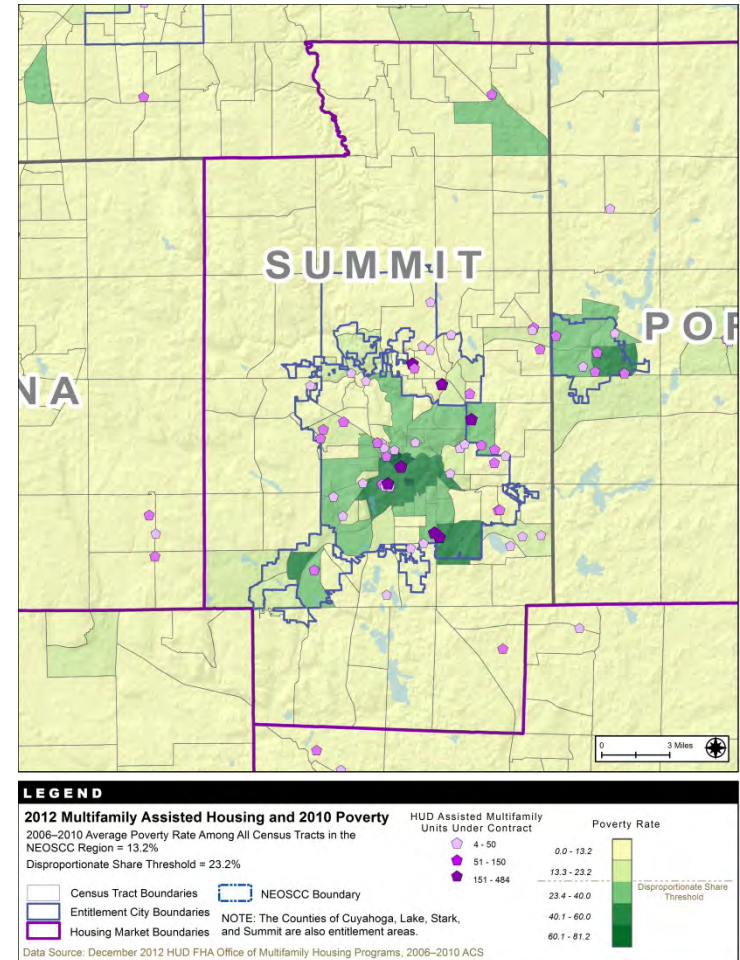
Table 37.9
Housing Units by Type
 Summit County
 2000 Census SF3 & 2010 Five-Year ACS Data

Unit Type	2000 Census		2010 Five-Year ACS	
	Units	% of Total	Units	% of Total
Single-Family	174,140	75.4%	187,069	76.6%
Duplex	12,438	5.4%	10,921	4.5%
Tri- or Four-Plex	8,603	3.7%	8,453	3.5%
Apartment	33,153	14.4%	35,530	14.5%
Mobile Home	2,525	1.1%	2,329	1.0%
Boat, RV, Van, Etc.	21	.0%	12	.0%
Total	230,880	100.0%	244,314	100.0%

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



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



Home Mortgage Disclosure Act

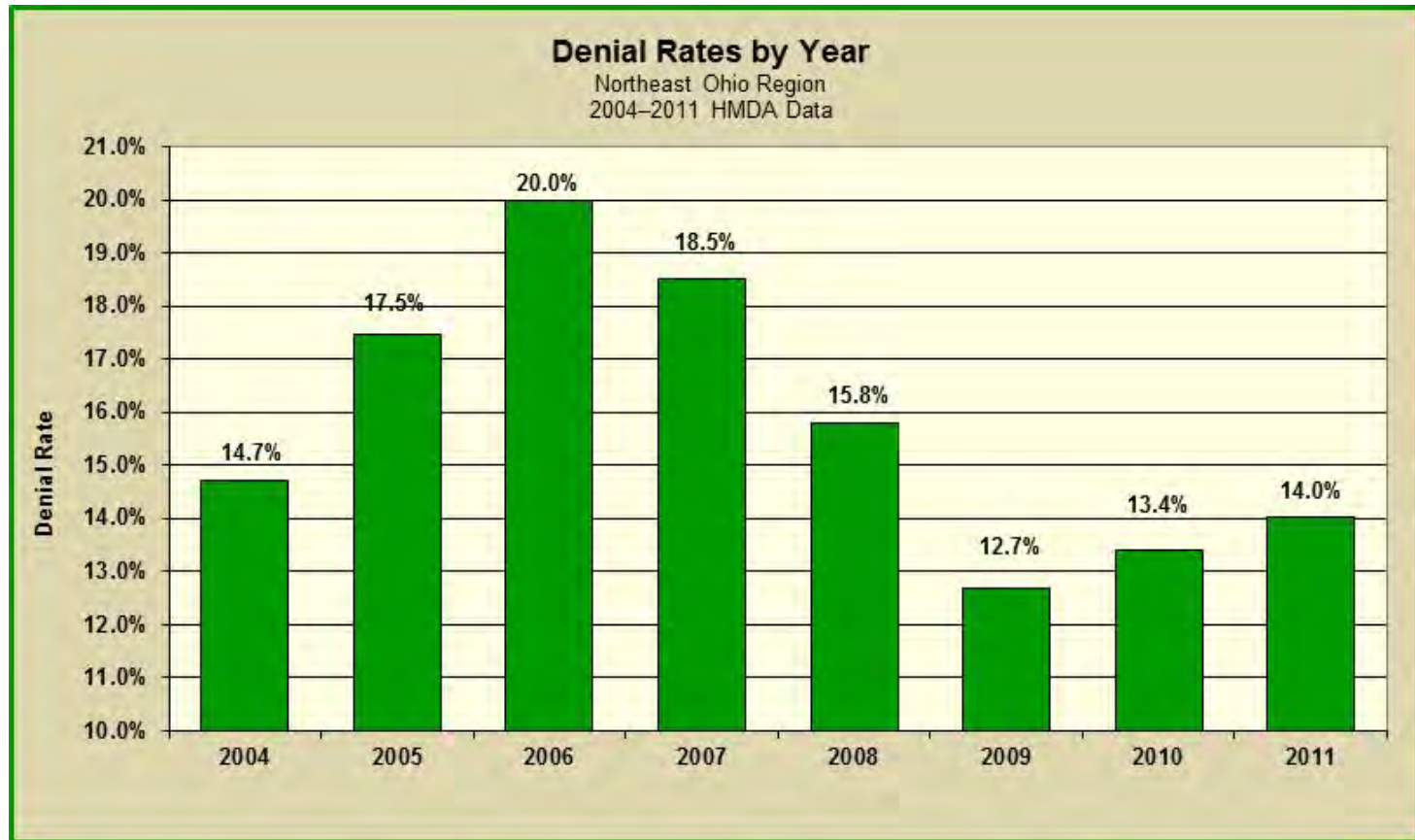
Table 1.1
Purpose of Loan by Year
Northeast Ohio Region
2004–2011 HMDA Data

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

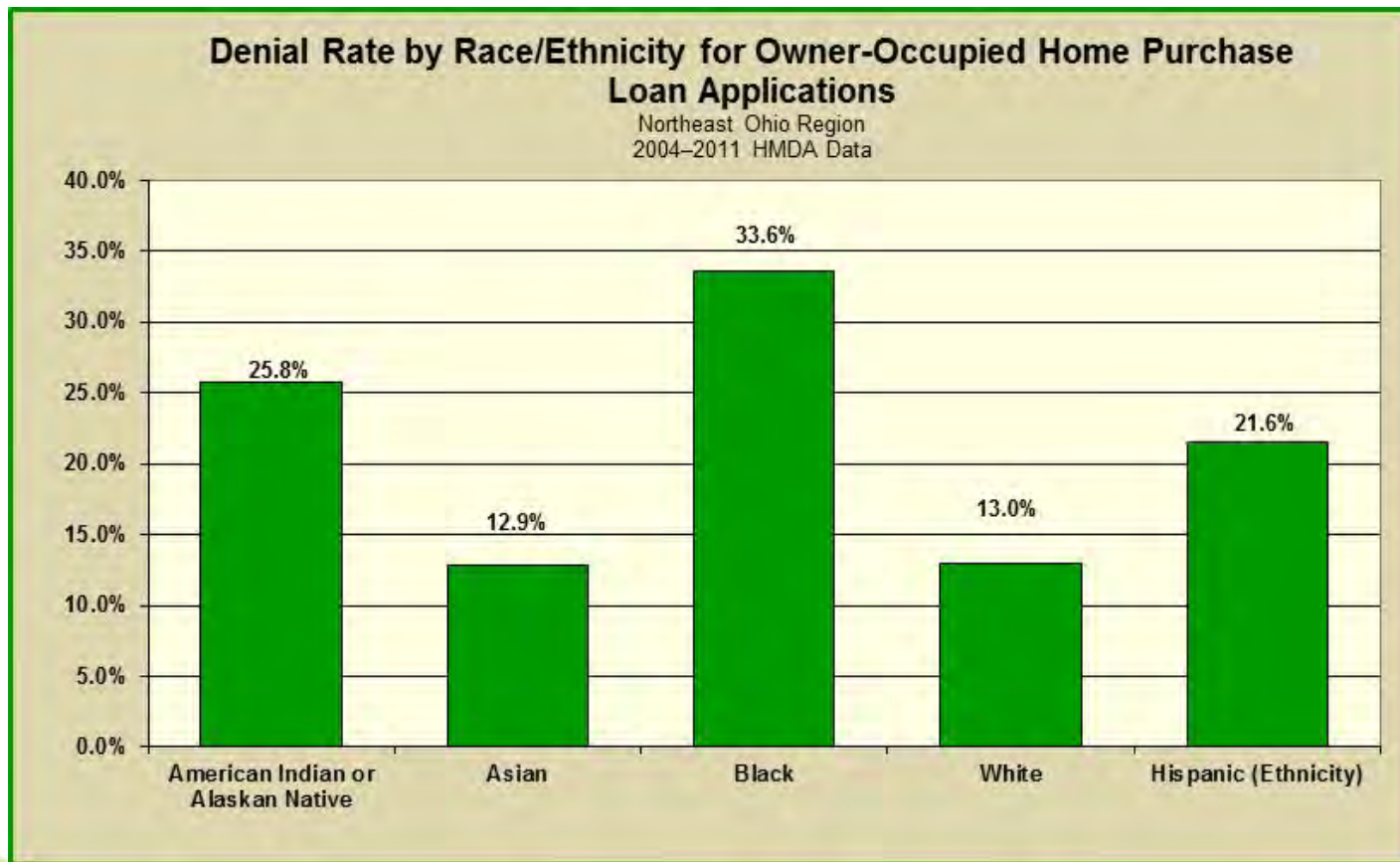
Table 37.1
Purpose of Loan by Year
Summit County
2004–2011 HMDA Data

Purpose	2004	2005	2006	2007	2008	2009	2010	2011	Total
Home Purchase	18,826	22,337	20,284	13,548	9,237	8,947	7,606	7,139	107,924
Home Improvement	3,863	4,840	4,336	3,535	2,720	1,517	988	1,045	22,844
Refinancing	36,684	34,783	30,072	20,839	13,519	18,567	17,562	14,466	186,492
Total	59,373	61,960	54,692	37,922	25,476	29,031	26,156	22,650	317,260

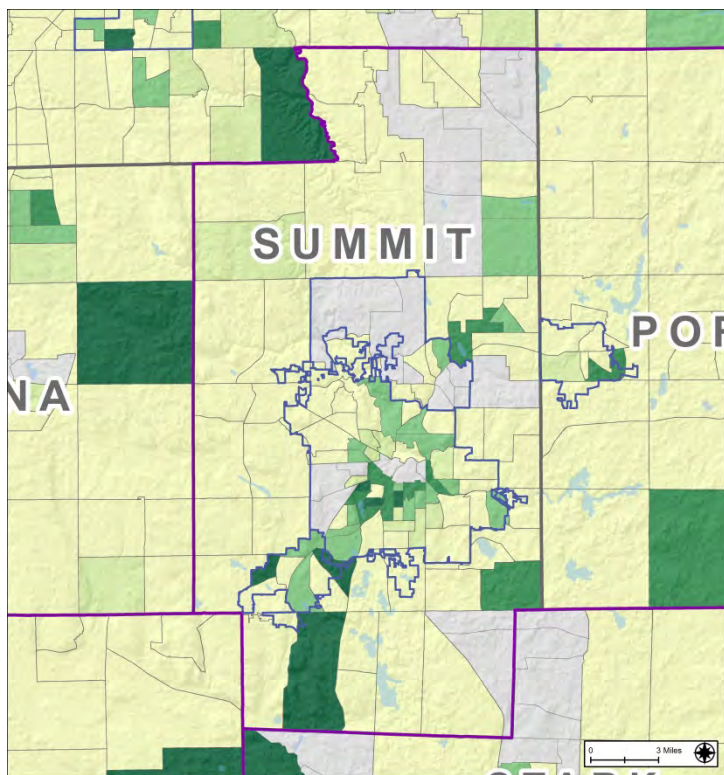
Mortgage Denials by Year



Mortgage Denials by Race/Ethnicity



Black and Hispanic Denial Rates



LEGEND

2004–2011 Distribution of HAL Rates for Black Borrowers

2004–2011 Average HAL Rate for Black Borrowers in the NEOSCC Region = 38.2%

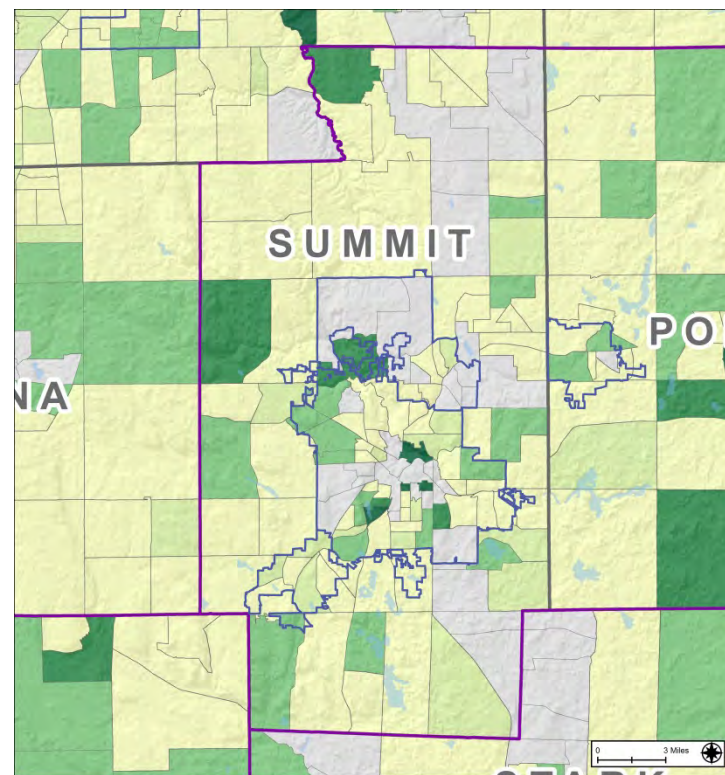
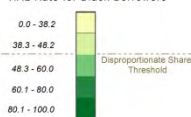
Disproportionate Share Threshold = 48.2% (A disproportionate share exists when the share of a population in a given area is at least 10 percentage points greater than the study area average.)

- Census Tract Boundaries
- Entitlement City Boundaries
- Housing Market Boundaries
- No Loan Applications
- NEOSCC Boundary

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

Data Source: FFIEC HMDA, 2004–2011

HAL Rate for Black Borrowers



LEGEND

2004–2011 Distribution of Denial Rates for Hispanic Applicants

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

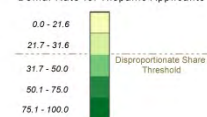
Disproportionate Share Threshold = 31.6% (A disproportionate share exists when the share of a population in a given area is at least 10 percentage points greater than the study area average.)

- Census Tract Boundaries
- Entitlement City Boundaries
- Housing Market Boundaries
- No Loan Applications
- NEOSCC Boundary

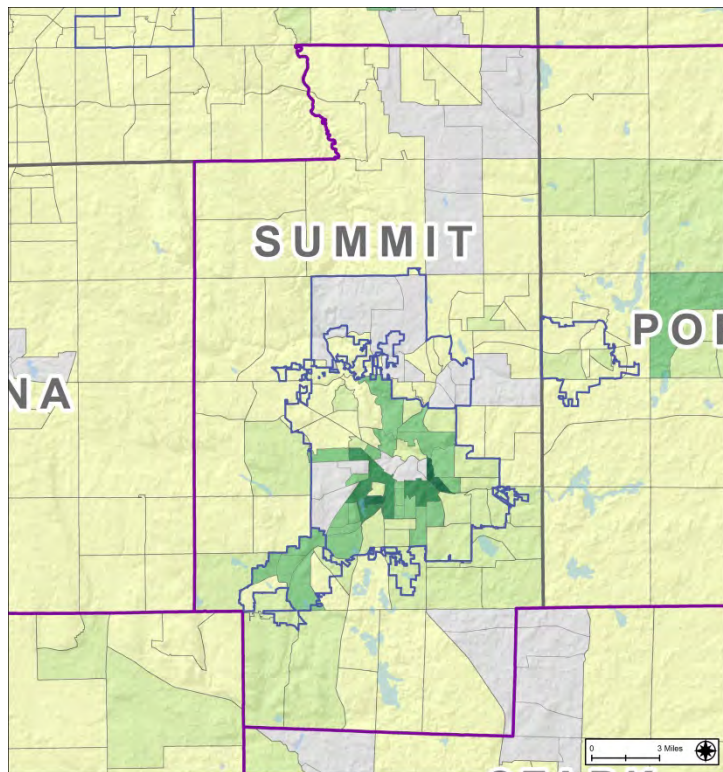
NOTE: The Counties of Cuyahoga, Lake, Stark, and Summit are also entitlement areas.

Data Source: FFIEC HMDA, 2004–2011

Denial Rate for Hispanic Applicants



HAL Distribution, Black HALs



LEGEND

2004–2011 HAL Rate Distribution

2004–2011 Average HAL Rate in the NEOSCC Region = 15.2%

Disproportionate Share Threshold = 25.2% (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.)

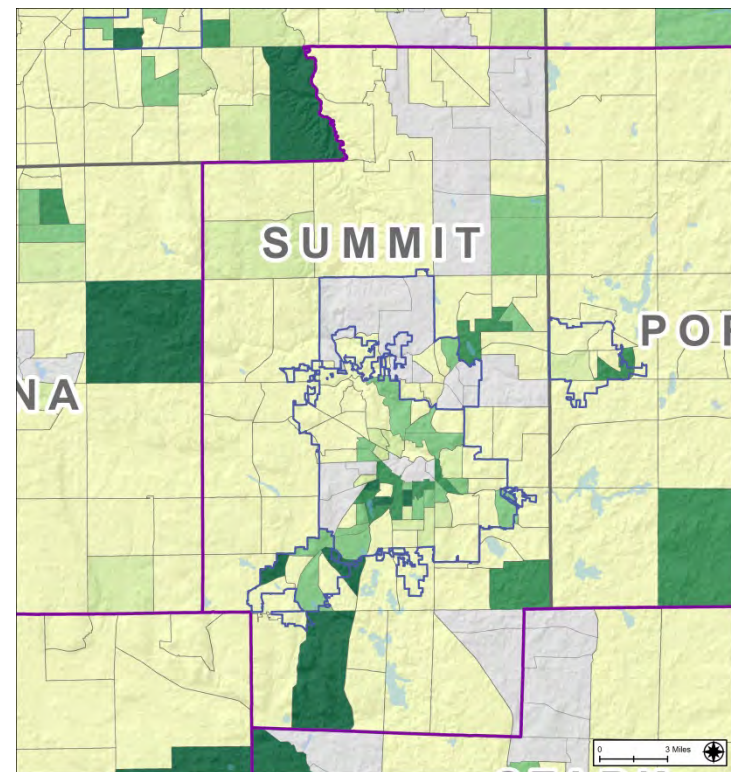
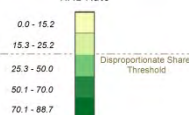
- Census Tract Boundaries
- Entitlement City Boundaries
- Housing Market Boundaries

- No Loan Applications
- NEOSCC Boundary

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

Data Source: FFIEC HMDA, 2004–2011

HAL Rate



LEGEND

2004–2011 Distribution of HAL Rates for Black Borrowers

2004–2011 Average HAL Rate for Black Borrowers in the NEOSCC Region = 38.2%

Disproportionate Share Threshold = 48.2% (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.)

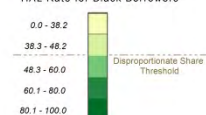
- Census Tract Boundaries
- Entitlement City Boundaries
- Housing Market Boundaries

- No Loan Applications
- NEOSCC Boundary

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

Data Source: FFIEC HMDA, 2004–2011

HAL Rate for Black Borrowers



Fair Housing Complaints

Table 37.1
Fair Housing Complaints by Basis
 Summit County
 HUD Data: 1/2004 - 9/2012

Basis	2004	2005	2006	2007	2008	2009	2010	2011	2012	Total
Color	1		1	1	11	5	1		1	21
Disability	48	38	37	29	24	33	35	33	15	292
Familial Status	18	7	11	13	9	36	25	26	3	148
National Origin	2		2	1	2	2	2	1	1	13
Race	43	15	32	15	21	22	10	20	10	188
Religion	1	1			1	1	3			7
Sex	11	16	13	4	10	13	10	3	8	88
Total Bases	124	77	96	63	78	112	86	83	38	757
Total Complaints	120	70	81	54	53	85	71	77	29	640

Fair Housing Complaints

Table 37.3
Fair Housing Complaints by Issue
 Summit County
 HUD Data: 1/2004 - 9/2012

Issue	Total
Discrimination in term, conditions or privileges relating to rental	146
Failure to make reasonable accommodation	136
Discriminatory terms, conditions, privileges, or services and facilities	101
Discriminatory refusal to rent	88
Discriminatory advertisement - rental	59
Other discriminatory acts	54
Discriminatory refusal to rent and negotiate for rental	34
Discriminatory acts under Section 818 (coercion, etc.)	31
Discriminatory advertising, statements and notices	26
Discriminatory refusal to negotiate for rental	16
Discrimination in services and facilities relating to rental	13
False denial or representation of availability - rental	12
All Other	89
Total Issues	805
Total Complaints	640

Fair Housing Complaints

Table 37.6
Fair Housing Complaints by Basis
 Summit County
 OCRC Data: 5/2004 - 9/2012

Basis	2004	2005	2006	2007	2008	2009	2010	2011	2012	Total
Age			1							1
Ancestry				1			1			2
Color	4	5	11	2	6	4	2	8	1	43
Disability	52	37	42	34	22	19	30	31	4	271
Familial Status	16	2	10	12	15	7	15	7	1	85
Gender	12	13	20	4	12	9	6	7	2	85
National Origin	2	1	2	1	1	1	3	1	1	13
Race	34	19	35	20	23	9	9	25	6	196
Religion	3	1	2	2	1	1	1	1		12
Retaliation	11	12	22	8	13	8	4	6	2	86
Other Basis	3		2						1	6
Total Bases	137	90	147	84	95	72	71	86	18	800
Total Complaints	110	69	97	60	55	46	56	63	12	568

Fair Housing Complaints

Table 37.7
Fair Housing Complaints by Issue
 Summit County
 OCRC Data: 5/2004 - 9/2012

Issue	2004	2005	2006	2007	2008	2009	2010	2011	2012	Total
Advertising	3		2			1	2	4		12
Constructive Discharge										
Demotion						1				1
Discharge										
Exclusion	4			1	3	3				11
Harassment	11	4	14	1	9	3	5	7	1	55
Intimidation	8	2	19	3	10	6	4	7	2	61
Maternity										
Other	54	32	20	8	11	10	11	17	10	173
Reasonable Accommodation	14	5	16	9		5	24	15	3	91
Recall										
Sexual Harassment	5	2	6	2	2		2			19
Terms and Conditions	37	35	70	45	39	29	36	33	4	328
Testing										
Total Issues	136	80	147	69	74	58	84	83	20	751
Total Complaints	110	69	97	60	55	46	56	63	12	568

Fair Housing Complaints

Table 37.9
Fair Housing Complaints by Basis
 Summit County
 FHC Data: 3/2004 - 9/2012

Basis	2004	2005	2006	2007	2008	2009	2010	2011	2012	Total
Advertising	4									4
Age					1	1		1		3
Ancestry				1	1					2
Color	3	4	7	6	7			3	1	31
Criminal Background					1	1				2
Disability	28	7	67	54	54	45	53	65	38	411
Familial Status	13	3	33	13	31	23	30	26	2	174
Harassment				2	5	3	3			13
National Origin			11	3	7	6	4	4	1	36
Race	20	7	43	25	30	41	25	28	17	236
Retaliation	1		13	8	13	11	4	8	3	61
Sex	6	3	16	10	13	17	12	11	15	103
Other				4	13	5		1		23
None			13							13
Unknown				5						5
Total Basis	75	24	203	131	176	153	131	147	77	1,117
Total Complaints	60	18	164	104	146	107	109	133	67	908

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 law s are useful?	92.1%
Are fair housing law s difficult to understand or follow ?	34.5%
Do you think fair housing law s should be changed?	31.3%
Do you thing fair housing law s 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%

2012-13 Housing Stakeholder Survey

Preliminary Findings

- **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**

Regional AI – Summit County

Preliminary Impediments:

Private Sector Impediments

- **Discriminatory terms and conditions - rental markets**
- **Failure to make reasonable accommodation**
- **Discrimination of disabled and minority races frequent**
- **Discriminatory advertising**
- **Discrimination on basis of familial status – rental markets**
- **Discrimination on the basis of gender**
- **Steering in residential sales markets**

Regional AI – Summit County

Preliminary Impediments:

- **Higher denial rates for Blacks and Hispanics**
- **Blacks and Hispanics have higher share of HALs**
- **Lack of understanding of fair housing laws**

Public Sector Impediments

- **Zoning and NIMBYism problems**
- **Definitions of family and dwelling unit**
- **Some lack of public policies/practices to AFFH**

Regional AI – Summit County

Preliminary Housing Equity Concerns

- **Lack of private investment in core areas**
- **Increasing incidence of poverty**
- **Racial & ethnic areas of concentrated poverty evident**
- **Evidence of high segregation, and this appears to be increasing slightly over time**
- **Substantive concentrations of assisted housing in or near lower income minority areas**
- **Some lack of transit access for employment areas**

NEOSCC Regional AI

Regional Analysis of Impediments To Fair Housing Choice

Contact Information:

Mr. Anthony Kobak

Project Manager – Housing and Communities

Northeast Ohio Sustainable Communities Consortium

146 S. High Street, Akron OH 44308




330-375-2949 or akobak@neoscc.org



Regional AI Fair Housing Forums
March 11-15, 2013



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				 Fair Housing Forums				Business As Usual Public Work Shops					 On-Line Tool				Alternative Scenario Development			
Regional Analysis of Impediments to Fair Housing Choice																	 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 Fair Housing Choice Final Report																	

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

Scenario Planning

SET THE COURSE FOR NEO'S FUTURE

This year, you have the opportunity to help create a new, shared vision for a more vibrant, resilient and sustainable Northeast Ohio. The first opportunity is almost here – so *save the date!*



The VibrantNEO process will look at the future of Northeast Ohio through a series of public workshops and online tools. What will it look like in 2040 if we keep doing what we're doing? What are the potential outcomes if we do things differently? **We can only answer these questions together.**



Regional AI Fair Housing Forums
March 11-15, 2013

NEOSCC

SAVE THE DATE!

ADD YOUR VOICE TO HELP MAKE NEO MORE VIBRANT

Pick a date and location that's most convenient for you

April 30:

Oberlin (Lorain, Medina, and western Cuyahoga)
Warren (Mahoning, Trumbull and Ashtabula)

May 1:

Cleveland (Central Cuyahoga and inner-ring suburbs)
Canton (Wayne and Stark)

May 2:

Akron (Summit and Portage)
Warrensville Hts. (Lake, eastern Cuyahoga and Geauga)

NEOSCC

VibrantNEO 2040 is an initiative of the Northeast Ohio Sustainable Communities Consortium.

VIBRANTNEO

VIBRANT
NEO 2040



Regional AI Fair Housing Forums
March 11-15, 2013

NEOSCC