Greensboro Analysis of Impediments and Regional Assessment of Fair Housing

Briefing for Greensboro City Council

January 27, 2015



Preview

- Overview of Analysis of Impediments/AFH
- Top Findings
- Impediments to Fair Housing Choice
- Recommended Goals and Strategies
- Next Steps
- Questions & Answers



Analysis of Impediments and Regional Assessment of Fair Housing

- City required to “Affirmatively further fair housing”
  - Prepare Analysis of Impediments(AI) to Fair Housing Choice
    - Demographic trends and housing conditions
    - Housing needs among the protected classes
    - Public policies that impact fair housing choice
    - Barriers to fair housing choice
    - Capacity to address housing discrimination
  - Carry out annual plan of action
  - Report on progress annually
- Greensboro joined with others in Regional AFH



Top Findings

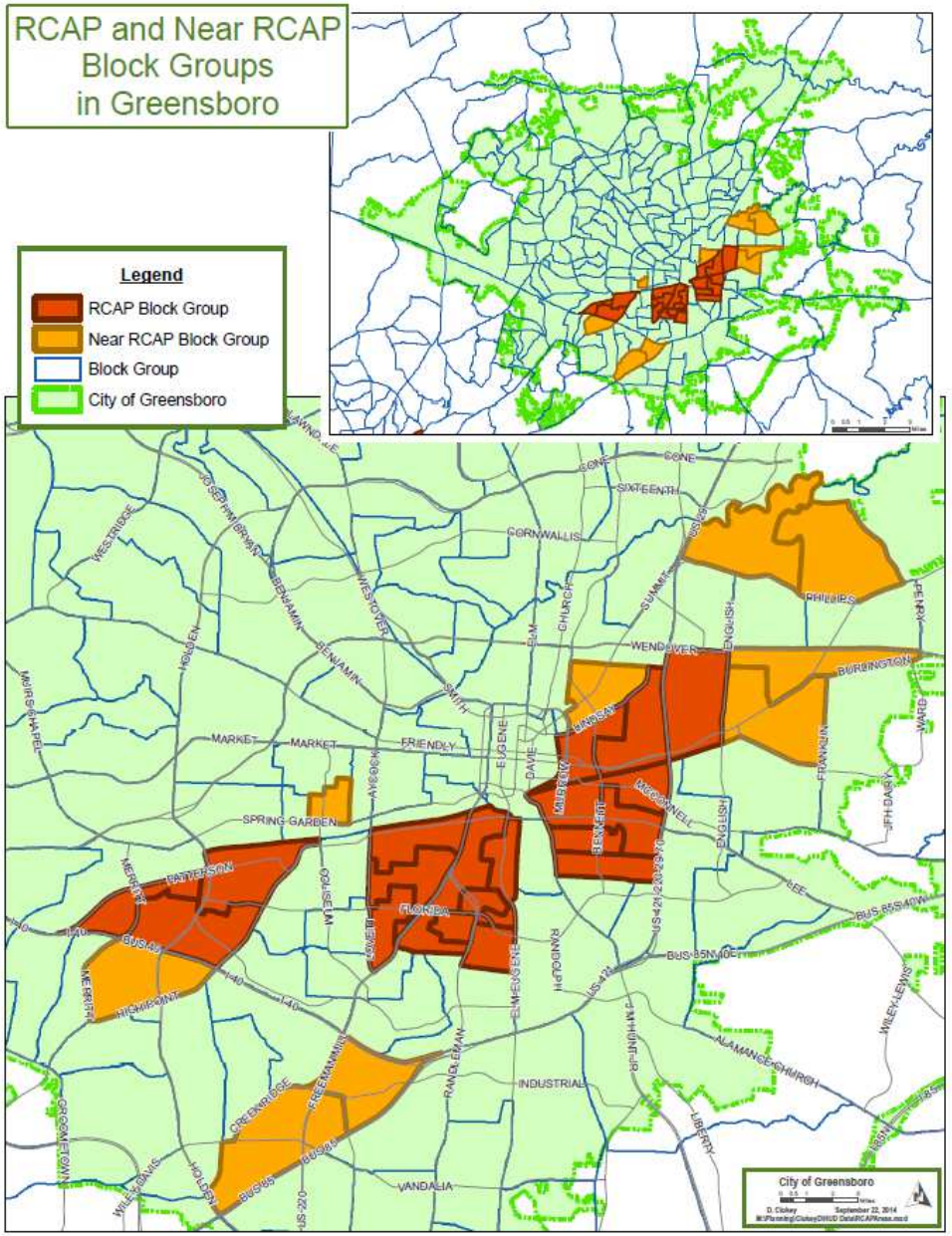
1. Greensboro is growing and becoming more diverse

	2000		2010		% Change
	#	%	#	%	
Greensboro	**223,891**	**100**	**269,666**	**100**	**20.4%**
White	124,243	55.5	130,396	48.4	5.0%
Non-White	99,648	44.5%	139,270	51.6%	39.8%
Black or African American	83,728	37.4	109,586	40.6	30.9%
American Indian, Alaska Native	989	0.4	1,385	0.5	40.0%
Asian/Pacific Islander	6,446	2.9%	10,929	4.1%	69.5%
Some other race	4,647	2.1	10,290	3.8	121.4%
Two or more races	3,838	1.7	7,080	2.6	84.5%
Hispanic*	9,742	4.4	20,336	7.5	108.7%

*Hispanic ethnicity is calculated independently of race

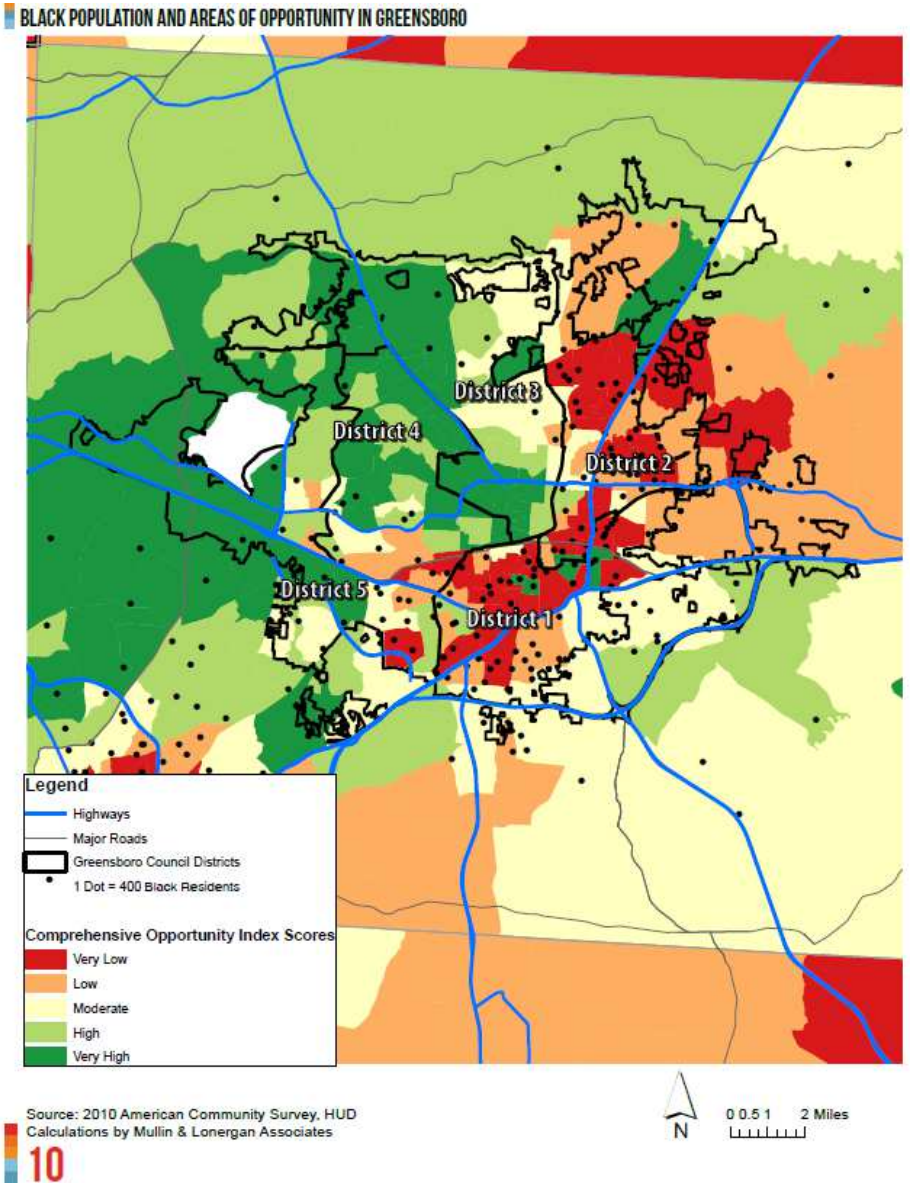
Top Findings

2. Patterns of segregation and poverty persist in Greensboro



Top Findings

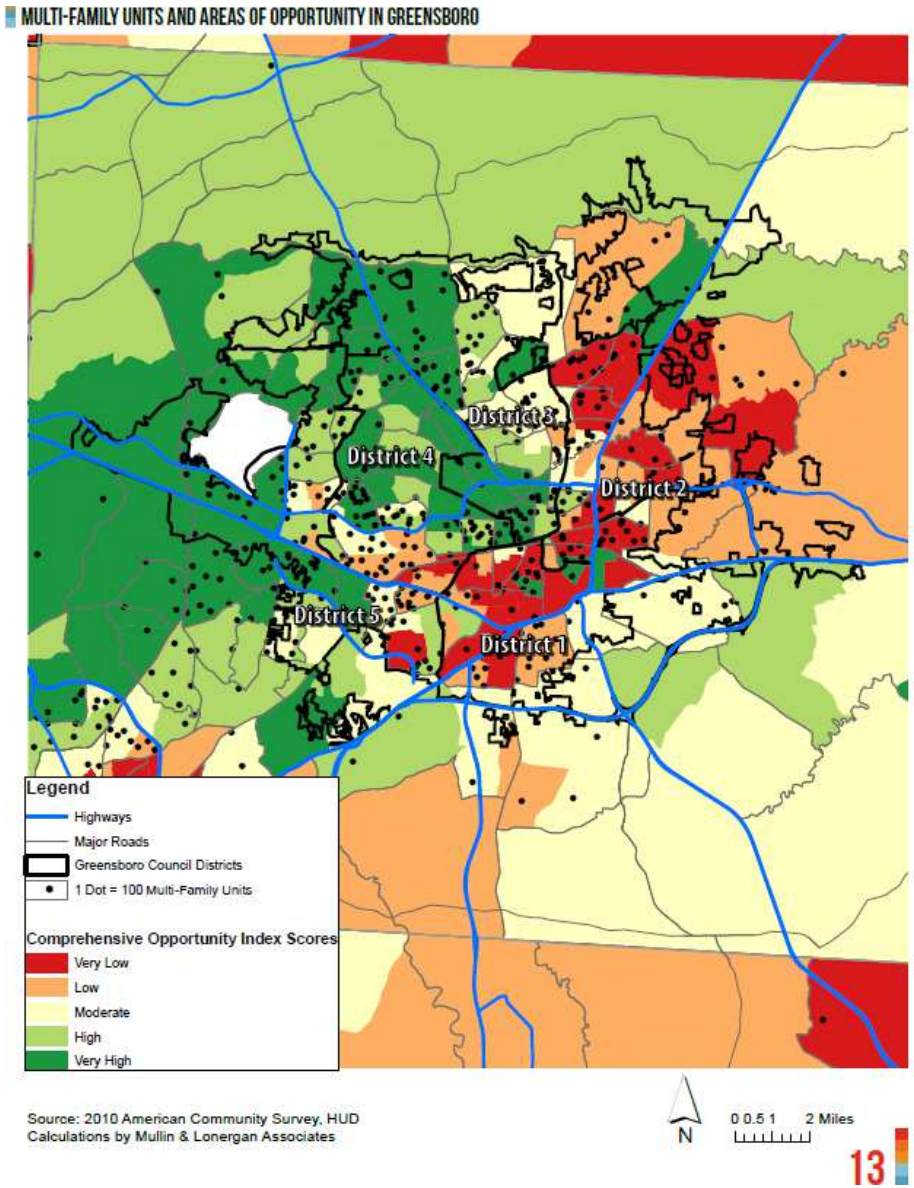
3. Members of protected classes have inferior access to opportunity, and are concentrated in lowest-opportunity areas



Top Findings

4. ***Greensboro's supply of affordable housing is shrinking as demand rises.***

5. ***Lack of affordable housing in higher opportunity areas, and protected classes face severe challenges.***



Top Findings

6. Greensboro has several policy-related impediments that directly or indirectly limit fair housing choice.

7. Greensboro can take action to address fair housing issues by setting priorities and taking action

Recommended Fair Housing Priorities

- *Expand public transportation to provide RCAP residents and members of the protected classes with better access to higher opportunity areas and community assets*
- *Create more affordable and accessible housing choices, both rental and sales units, in higher opportunity areas*
- *Create more employment opportunities within or in closer proximity to RCAPs*

Goals and Strategies for Greensboro

Goal 1:

Improve the physical environment in racially-concentrated areas of poverty

Strategy 1:

Continue existing rehabilitation programs to preserve and maintain the affordable rental housing inventory

Strategy 2:

Establish an emergency rental housing rehabilitation program with forgivable loans if owners agree not to increase rent for five years

Strategy 3:

Establish a formal land-banking program as a means of assembling and redeveloping parcels for residential and non-residential use where existing infrastructure is available

Strategy 4:

Continue to target dwelling units cited for code violations for inclusion in the City's housing rehabilitation program



Goals and Strategies for the City of Greensboro

Goal 1 (continued):

Strategy 5:

Continue the City's owner-occupied housing rehabilitation program to maintain and preserve the existing affordable housing stock in older neighborhoods. Tie this to an urban re-settlement initiative for younger age (25-34) cohorts with homebuyer incentives in lower-cost older neighborhoods within walking distance from downtown

Strategy 6:

Continue to provide for homeowner / homebuyer financial counseling for lower income households, minority households and households with limited English proficiency (LEP). Educate owners and buyers on predatory lending, high-cost lending and financial management

Strategy 7:

Direct CDBG funding support to public improvements in RCAP and near-RCAP areas



Goals and Strategies for Greensboro

Goal 2:

Decrease the disparity in access to high-opportunity areas for lower income households, especially members of the protected classes

Strategy:

Support planned investments to transition the “hub-and-spoke” transit system to more efficient and convenient public transportation routes



Goals and Strategies for Greensboro

Goal 3:

Expand affordable housing opportunities in higher opportunity areas

Strategy 1:

Incentivize development of affordable rental housing in higher opportunity areas

Strategy 2:

Modify the City's homebuyer assistance program to increase the individual down payment amount available to eligible purchasers in higher opportunity / higher cost neighborhoods

Strategy 3:

Partner with development entities to strategically select parcels for affordable rental housing development in higher opportunity areas

Strategy 4:

Incorporate the designation of developable parcels along major corridors and near existing/emerging employment centers as appropriate for multi-family housing in the update of the comprehensive plan.

The plan should provide policy guidance on appropriate locations for multi-family housing.

Strategy 5:

Consider policies that encourage a wide range of affordable housing opportunities, such as micro-units or pocket neighborhoods as affordable options for single persons, regardless of income.

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Goals and Strategies for Greensboro

Goal 3: (continued)

Expand affordable housing opportunities in higher opportunity areas

Strategy 6:

Amend the zoning ordinance to include a reasonable accommodation exception for persons with disabilities.

Strategy 7:

Amend the zoning ordinance to permit manufactured housing as single-family dwelling units.

Strategy 8:

Continue to encourage mixed-income residential developments. Consider density bonuses to incentivize mixed-income residential development.

Strategy 9:

Encourage the Greensboro Housing Authority to continue its initiative of paying a higher payment for Section 8 voucher holders who are able to secure housing in higher-cost neighborhoods.

Strategy 10:

Examine and find ways to reduce barriers to accessory unit development.

Goals and Strategies for the City of Greensboro

Goal 4:

Increase awareness of fair housing among all residents

Strategy 1:

Continue to provide education and outreach training through a certified HUD fair housing agency to four groups: CDBG staff and city boards and commissions; city department heads and elected officials; private landlords; and the general public

Strategy 2:

Continue to seek out immigrant populations with limited English proficiency for fair housing education

Strategy 3:

Conduct paired testing in the local rental housing market

Strategy 4:

Adopt a formal policy to refrain from allocating CDBG funds to subrecipients that engage in discriminatory housing behavior



Next Steps

- Adopt at February 17 meeting
- Submit to HUD
- Use analysis and recommendations to inform the City's Consolidated Plan for 2015-2019
- Report on progress in September CAPER

Questions?

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