

**WELCOME TO
DEKALB COUNTY'S
2019 ANALYSIS OF IMPEDIMENTS TO
FAIR HOUSING CHOICE
PUBLIC HEARING**

**DEKALB COUNTY
2019 ANALYSIS OF IMPEDIMENTS TO
FAIR HOUSING CHOICE
MAJOR FINDINGS**

WHY A FAIR HOUSING STUDY?

- **Required by HUD for all CDBG grantees**
- **Assesses equal access to housing as set forth by Title VI of the Civil Rights Act of 1964 and Fair Housing Act of 1968, which:**
 - “protect a person’s right to own, sell, purchase, or rent housing of his or her choice without fear of unlawful discrimination”

PROJECT PROCESS

Community Input & Data Collection

An inclusive, participatory process with extensive opportunities for public participation.

Analysis and Report Drafting

Analysis of stakeholder input and data, as well as development of recommendations and document drafting.

Review, Approval & Submission

Revisions based on staff and public comments.

Preparation of final report for County approval.

CORE COMPONENTS

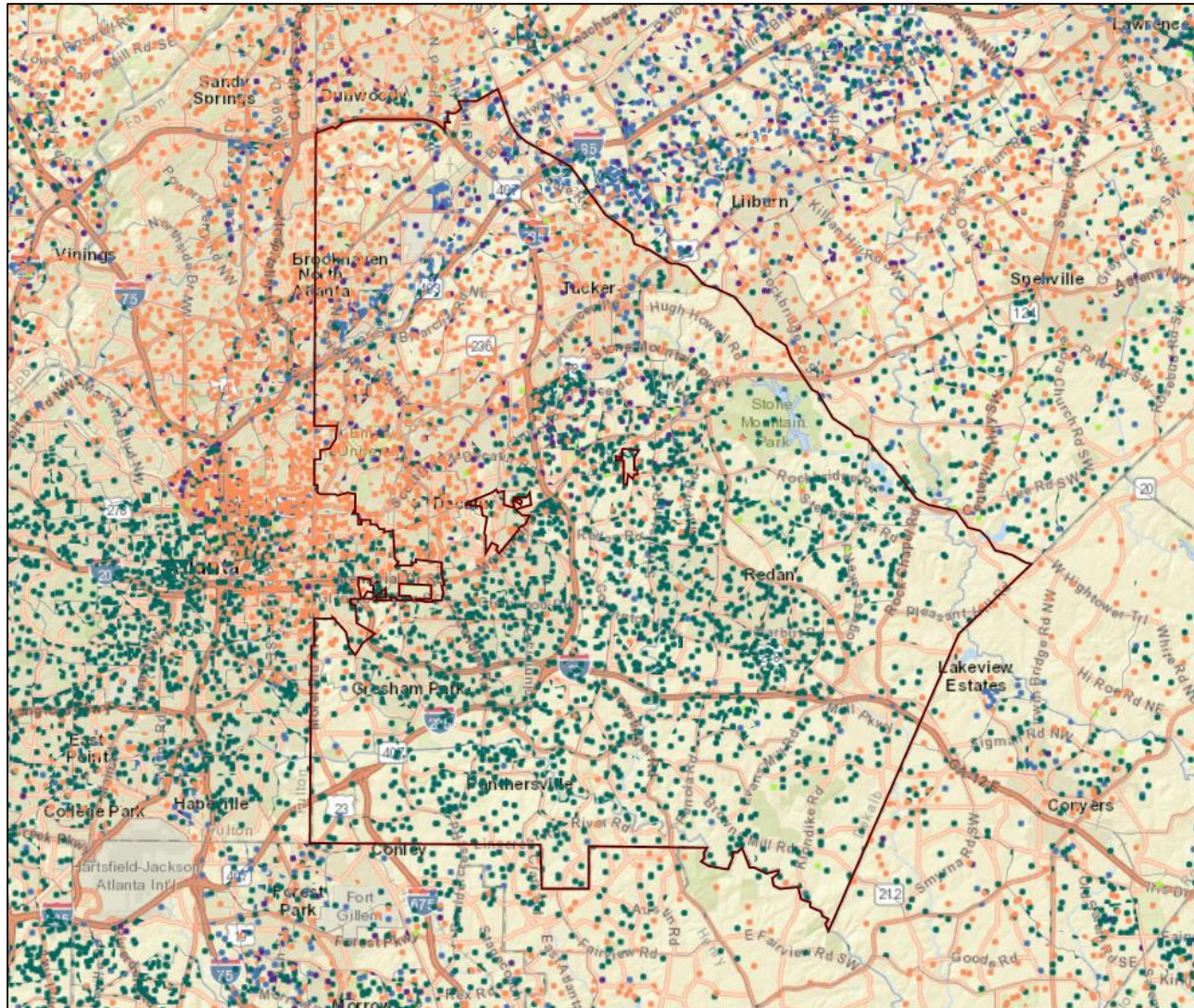
- **Analysis of the local fair housing landscape**
- **Fair housing priorities and goals**
- **Four specific fair housing issues:**
 - **Segregation and Integration**
 - **Areas of poverty**
 - **Access to opportunity**
 - **Housing needs**



FOUR SPECIFIC FAIR HOUSING ISSUES:

- **In the 2015 Final AI Rule, HUD grantees are required must take actions to:**
 - **Address disparities in housing need;**
 - **Replace segregated living patterns with integrated and balanced living patterns;**
 - **Transform racially and ethnically concentrated areas of poverty into areas of opportunity; and**
 - **Foster and maintain compliance with civil rights and fair housing laws.**

SEGREGATION & INTEGRATION



Jurisdiction



Demographics 2010

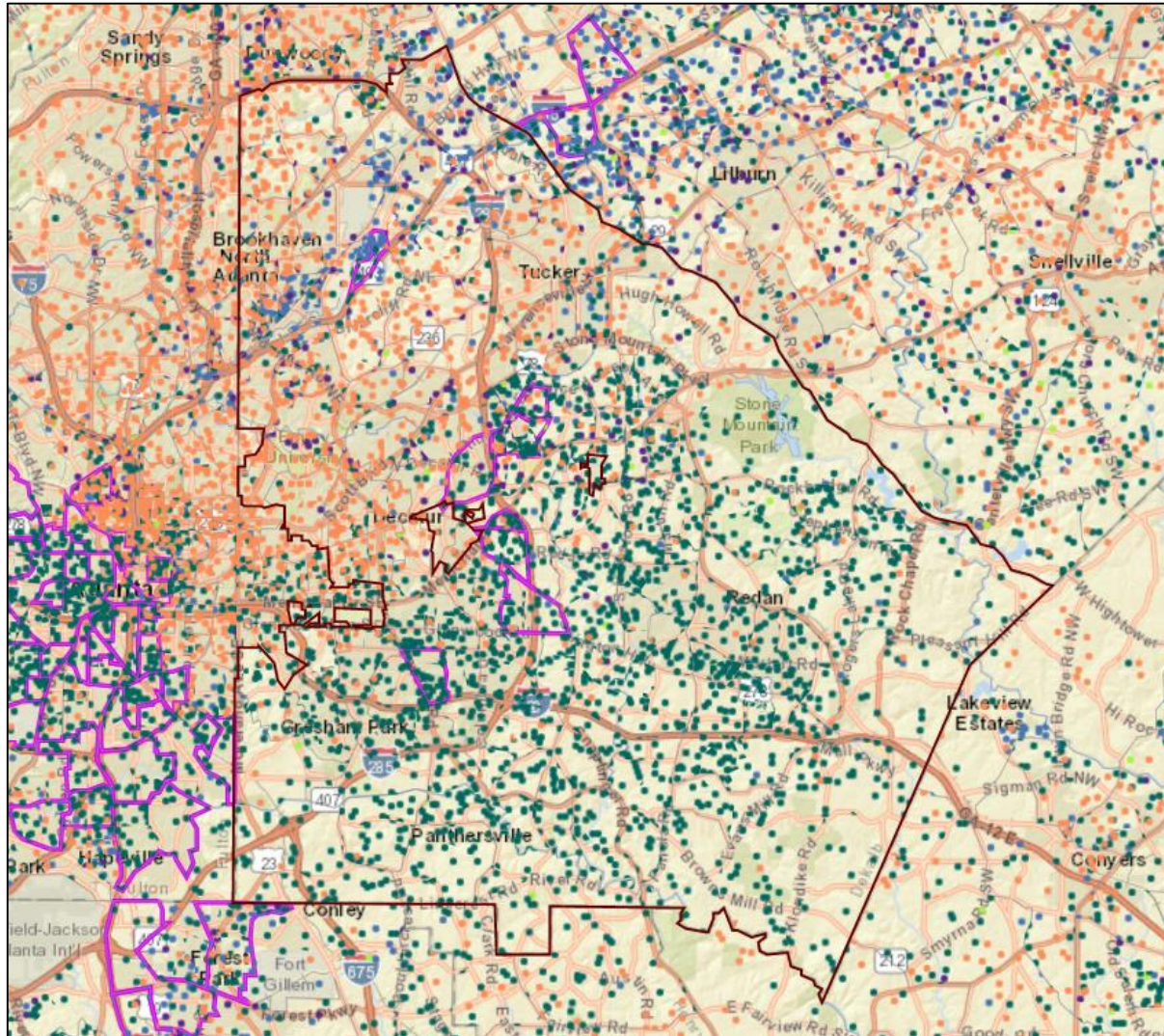
1 Dot = 100 People

-  White, Non-Hispanic
-  Black, Non-Hispanic
-  Native American, Non-Hispanic
-  Hispanic
-  Other, Non-Hispanic
-  Multi-racial, Non-Hispanic

TRACT



AREAS OF POVERTY



Jurisdiction



Demographics 2010

1 Dot = 100 People



White, Non-Hispanic



Black, Non-Hispanic



Native American, Non-Hispanic



Asian/Pacific Islander, Non-Hispanic



Hispanic



Other, Non-Hispanic



Multi-racial, Non-Hispanic

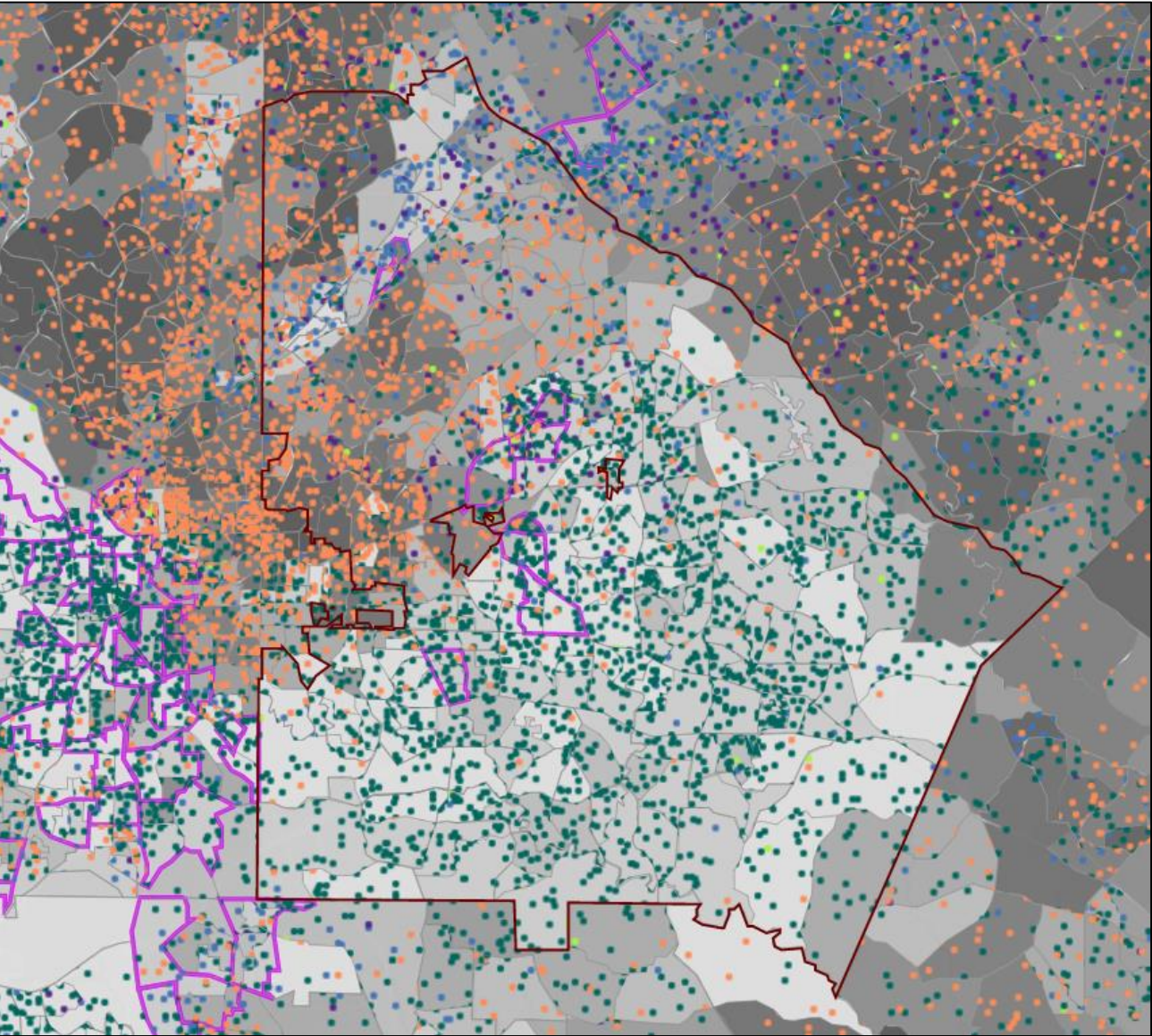
TRACT



R/ECAP



ACCESS TO OPPORTUNITY



Jurisdiction



Demographics 2010

1 Dot = 100 People



White, Non-Hispanic



Black, Non-Hispanic



Native American, Non-Hispanic



Asian/Pacific Islander, Non-Hispanic



Hispanic



Other, Non-Hispanic



Multi-racial, Non-Hispanic

TRACT



R/ECAP



School Proficiency Index



0 - 10



10.1 - 20



20.1 - 30



30.1 - 40



40.1 - 50



50.1 - 60



60.1 - 70



70.1 - 80



80.1 - 90



90.1 - 100

School Proficiency Index: Data not Available



Map Source: HUD Affirmatively Furthering Fair Housing Data and Mapping Tool

HOUSING NEEDS

- HUD defines the Four Housing Problem Areas as:
 - A household is **cost burdened** if monthly housing costs (including mortgage payments, property taxes, insurance, and utilities for owners and rent and utilities for renters) exceed 30% of monthly income.
 - A household is **overcrowded** if there is more than 1.0 people per room, not including kitchen or bathrooms.
 - A housing unit **lacks complete kitchen facilities** if it lacks one or more of the following: cooking facilities, a refrigerator, or a sink with piped water.
 - A housing unit **lacks complete plumbing facilities** if it lacks one or more of the following: hot and cold piped water, a flush toilet, or a bathtub or shower.

HOUSING NEEDS

Households Experiencing any of the Four Housing Problems	DeKalb County	Atlanta-Sandy Springs-Roswell Metro
Race/Ethnicity		
White, Non-Hispanic	28.7%	27.9%
Black, Non-Hispanic	48.0%	47.5%
Hispanic	59.6%	56.1%
Asian or Pacific Islander, Non-Hispanic	46.3%	38.7%
Total	42.5%	36.8%
Household Type and Size		
Family households, <5 People	37.1%	31.5%
Family households, 5+ People	58.1%	46.8%
Non-family households	45.7%	43.1%

A HOUSING IMPEDIMENT IS...

Any action, omission, or decision that restricts, or has the effect of restricting, the availability of housing choices, based on race, color, religion, sex, disability, familial status, or national origin.

Impediment 1. Continued Need for Neighborhood Infrastructure & Expanded Access to Opportunity

- **Continue to fund projects that expand or improve public facilities in low- and moderate-income census tracts. Target investment of CDBG funds in RECAPs.**
- **Continue code enforcement efforts and demolition of condemned structures.**
- **Continue looking for infill residential development opportunities**
- **Continue County promotion of Low and Moderate Income (LMI) Tracts as Opportunity Zones for the purpose of attracting businesses.**
- **Continue to provide economic development support such as infrastructure assistance for new small businesses that fill market niches and create jobs.**
- **Explore potential opportunities for improved transportation connections between employers and low- and moderate-income census tracts**
- **Consider opportunities to use CDBG funding to address potential barriers that clients of continuing education providers and job search assistance agencies face.**
- **Continue providing CDBG or other funding for youth education enrichment activities to encourage reading proficiency, high school completion, career and/or college preparation, and other education components.**

Impediment 2. Publicly Supported Housing Options are Limited

- **Regular, ongoing campaigns to reach and recruit new landlords into the HCV program should be implemented by the county's housing authorities.**
- **The local public housing authorities and the private property managers of properties containing Project-Based Section 8 units should review their Affirmative Marketing**
- **Plans and consider new and creative marketing techniques to reach applicants of a wide variety of backgrounds.**
- **Request that property managers at publicly supported housing developments conduct a periodic self-review of their practices and procedures, to include the racial and ethnic composition of resident-facing staff, the holidays celebrated at the property, and the content of flyers, newsletters, and wall posters to ensure inclusiveness and cultural sensitivity.**

Impediment 3. Additional Fair Housing Education and Enforcement are Needed

- **Continue delivering fair housing education programs that reaches the public as well as housing industry professionals with information about fair housing rights and responsibilities.**
- **Conduct outreach to local agencies serving immigrants, refugees, and other populations with limited English proficiency to collaborate on approaches to provide fair housing education and enforcement to these populations**

Impediment 4. Fraudulent Mortgages and Housing Scams

- **Continue providing financial support to a partner organization to educate DeKalb County homeowners regarding home purchase scams and to assist homeowners facing fraudulent mortgage or other housing scams.**
- **Provide financial support to an appropriate partner organization to establish or enhance an existing mission related to identifying, investigating, and enforcing fair housing violations.**

Impediment 5. Availability of Housing and Community Amenities Accessible for People with Disabilities

- **Consider opportunities to encourage or incentivize the construction of new accessible housing units for people with disabilities.**
- **Meet with Department of Planning and Community Services staff to review results of the zoning code review and consider potential opportunities for possible code amendments to improve housing choice for people with disabilities.**

Impediment 6. Lack of Affordable Housing Disproportionately Impacts People of Color

- **Continue using CDBG and HOME funds to increase and maintain the availability of high-quality, affordable rental and for-sale housing through new construction and rehabilitation.**
- **Continue to review the Annual Qualified Allocation Plans issued by Georgia DCA under its Low Income Housing Tax Credit (LIHTC) program to identify local government policies or actions that may positively impact the competitiveness of developers' applications.**
- **For developers proposing LIHTC projects in areas with access to key community resources/opportunity factors, such as accessibility to employment centers and deconcentrated areas, or areas experiencing a loss of affordable rental units, work closely with developers to increase the competitiveness of their applications through letters of support, provision of data and information, gap financing, and other assistance.**
- **Consider and adopt zoning code amendments that could increase possibilities for development of affordable housing.**
- **In the routine monitoring of County-funded housing owners/operators, ensure that affirmative marketing plans are in place, are adhered to, and are effective in promoting affordable housing opportunities to diverse groups of residents, including people of color.**

COMMENTS, QUESTIONS, ANSWERS AND DISCUSSIONS



THANK YOU!

VIEW THE DRAFT

Online: dekalbcountyga.gov/community-development/consolidated-plans

In Person: DeKalb County Community Development, 1300 Commerce Dr, Decatur

SEND A COMMENT

Email: Rocky Wade, trwade@dekalbcountyga.gov or
Byron Campbell, bkcampbell@dekalbcountyga.gov

Mail: Rocky Wade, DeKalb County Community Development,
750 Commerce Dr, Suite 401, Decatur, GA 30030

COMMENT BY NOVEMBER 11, 2019