

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

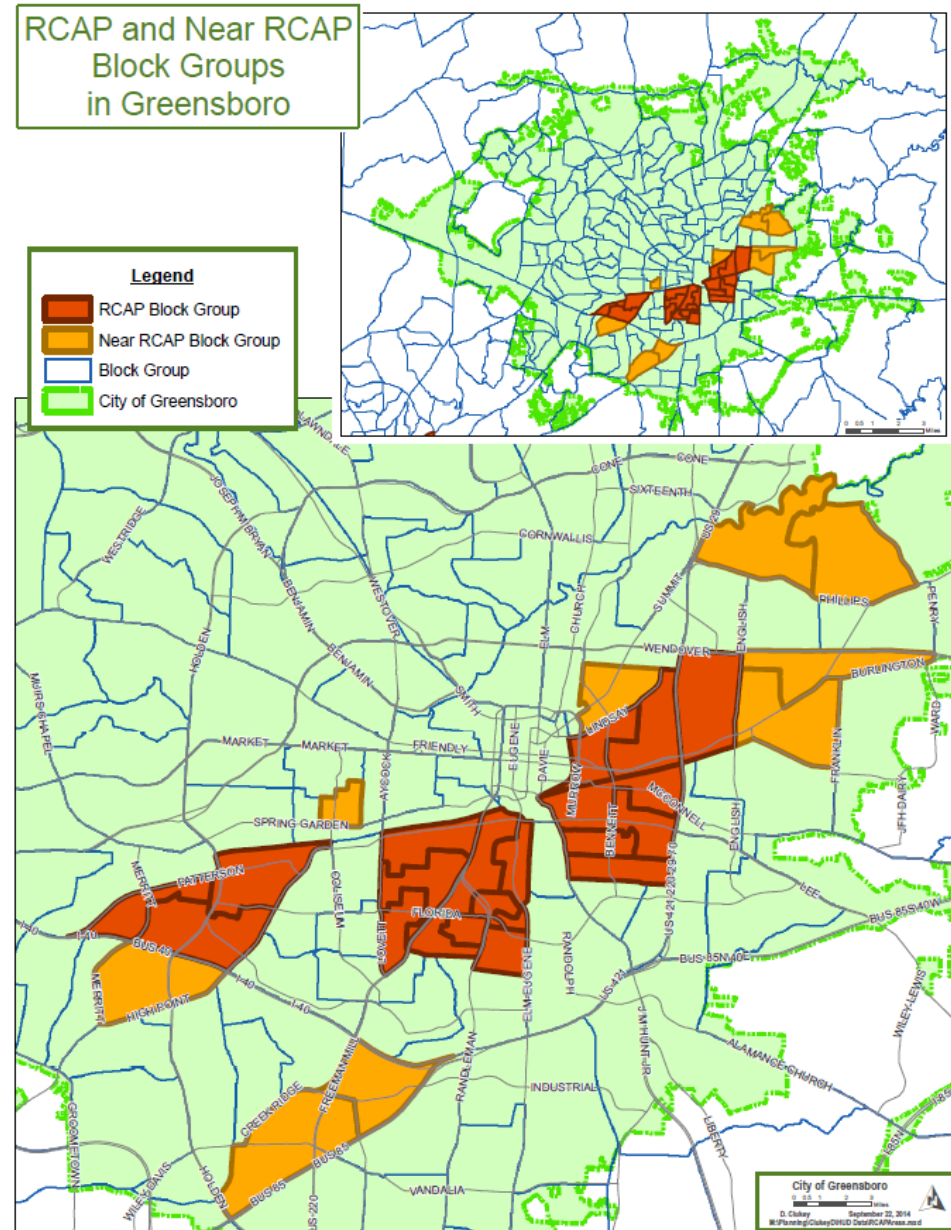
	2000		2010		% Change
	#	%	#	%	
Greensboro	223,891	100	269,666	100	20.4%
White	124,243	55.5	130,396	48.4	5.0%
Non-White	99,648	44.5%	139,270	51.6%	39.8%
Black or African American	83,728	37.4	109,586	40.6	30.9%
American Indian, Alaska Native	989	0.4	1,385	0.5	40.0%
Asian/Pacific Islander	6,446	2.9%	10,929	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



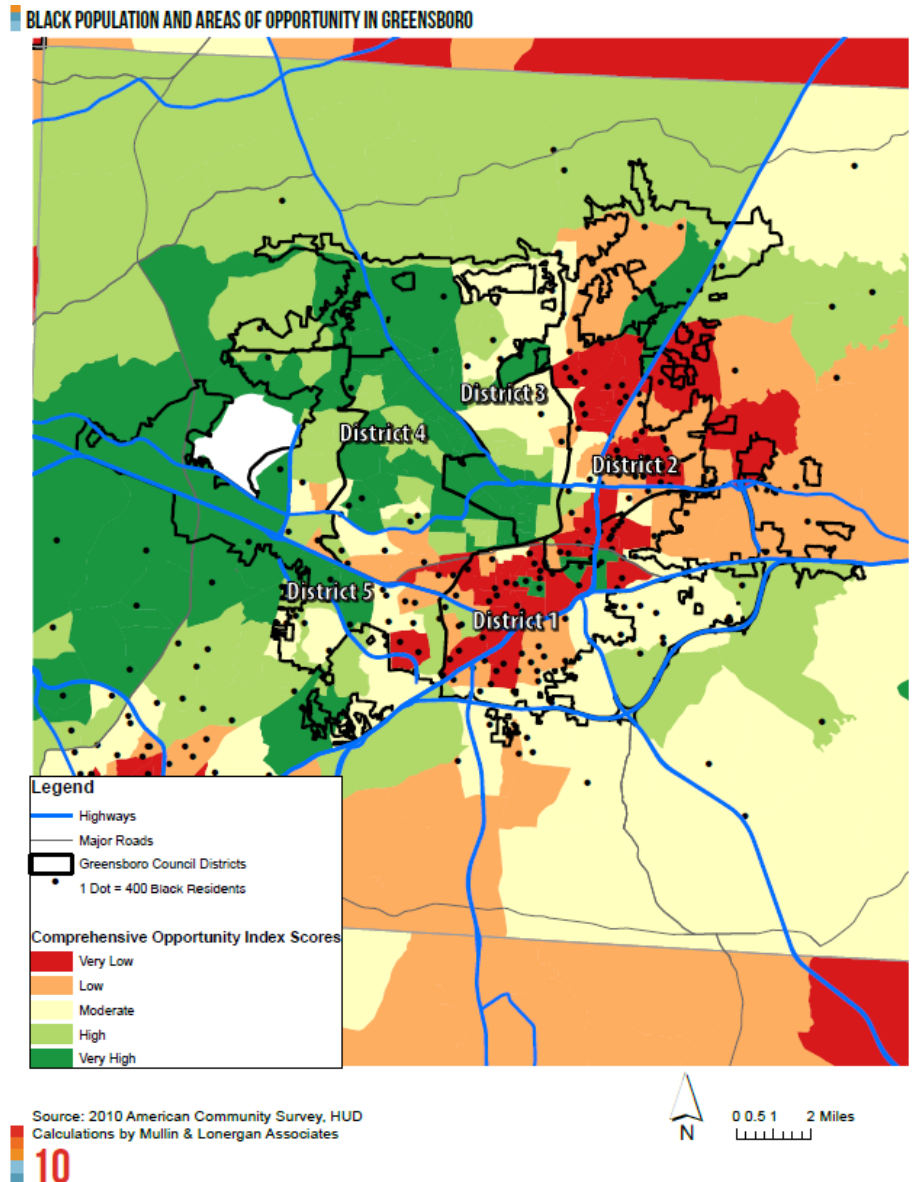
Top Findings

2. *Patterns of segregation and poverty persist in Greensboro*



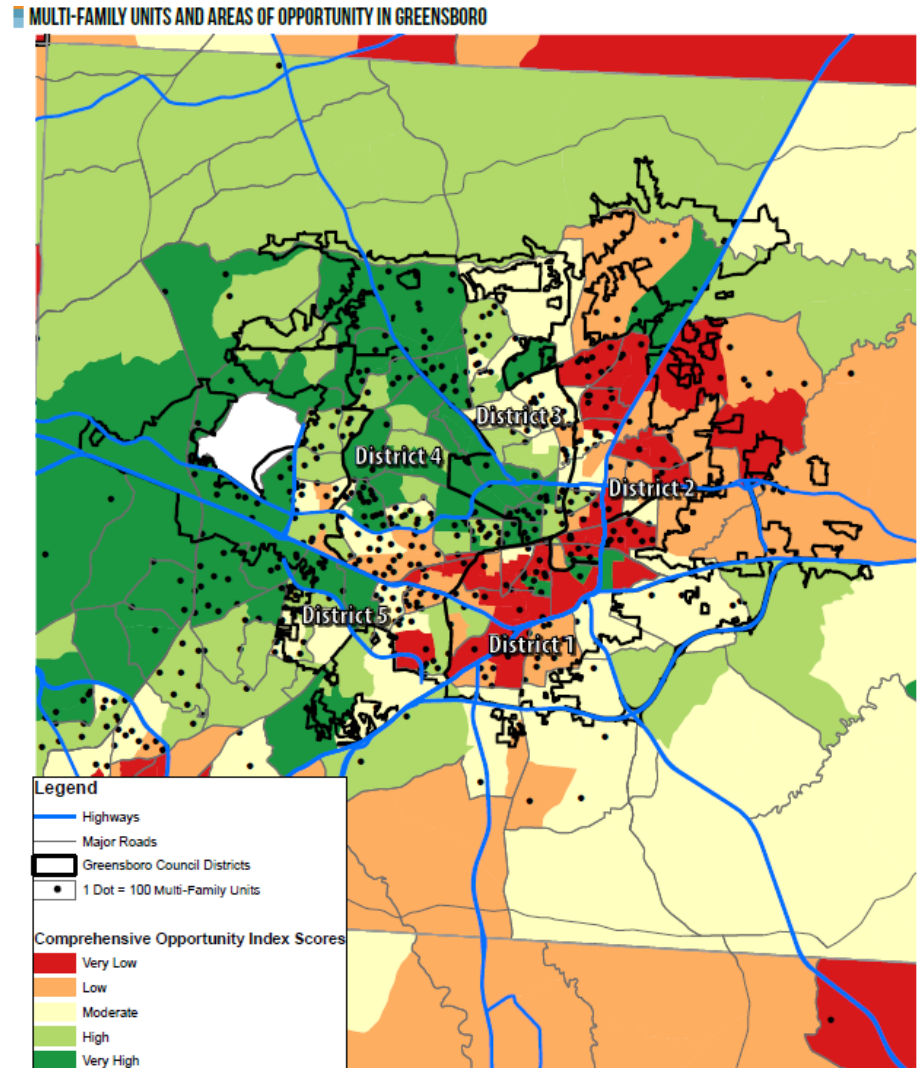
Top Findings

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.*



Source: 2010 American Community Survey, HUD
Calculations by Mullin & Loneragan Associates

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.

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?

For More Information:

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