

Contra Costa County Consortium & Public Housing Authorities

Analysis of Impediments to Fair Housing

Public Meetings – March 2019

HUD block grant recipients:

Contra Costa County

Antioch

Concord

Pittsburg

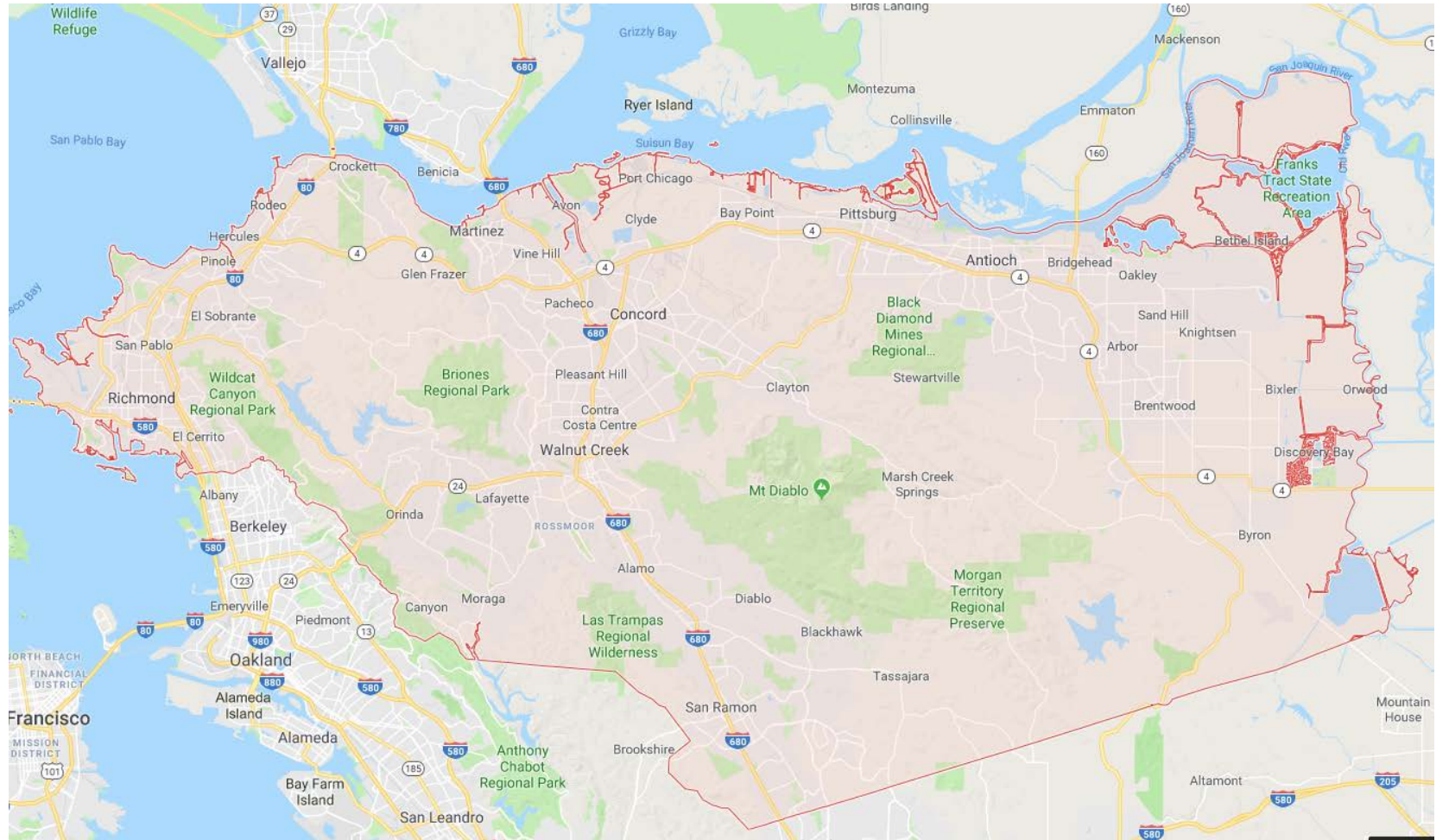
Walnut Creek

Housing Authorities:

Contra Costa County

Pittsburg

Richmond



Fair Housing 101

- ❖ Federal Fair Housing Act: nondiscrimination on the basis of race, color, religion, sex, disability, familial status, or national origin
- ❖ State law: sexual orientation; income (but CA does not include housing vouchers)
- ❖ Prevents discrimination by private or public actors
- ❖ Discriminatory effects and segregation
- ❖ HUD and grant recipients must also “affirmatively further fair housing”

What Does This Analysis Look at?

- ❖ Demographics
- ❖ Segregation/integration
- ❖ Racially/ethnically concentrated areas of poverty
- ❖ Access to opportunity (education, transportation, jobs, poverty, environmental health)
- ❖ Disproportionate housing needs: cost & quality
- ❖ Publicly-supported housing
- ❖ Access for people with disabilities
- ❖ Fair housing enforcement



Analysis of Impediments Process & Outcomes

Fair housing issues and contributing factors:

- ❖ HUD data analysis
- ❖ Local data and knowledge and policy analysis
- ❖ Public input and comments

Outcomes:

- ❖ Informational resource
- ❖ Help with planning documents
- ❖ Goal-setting and metrics: “SMART” goals (specific, measurable, achievable, realistic, time-bound)

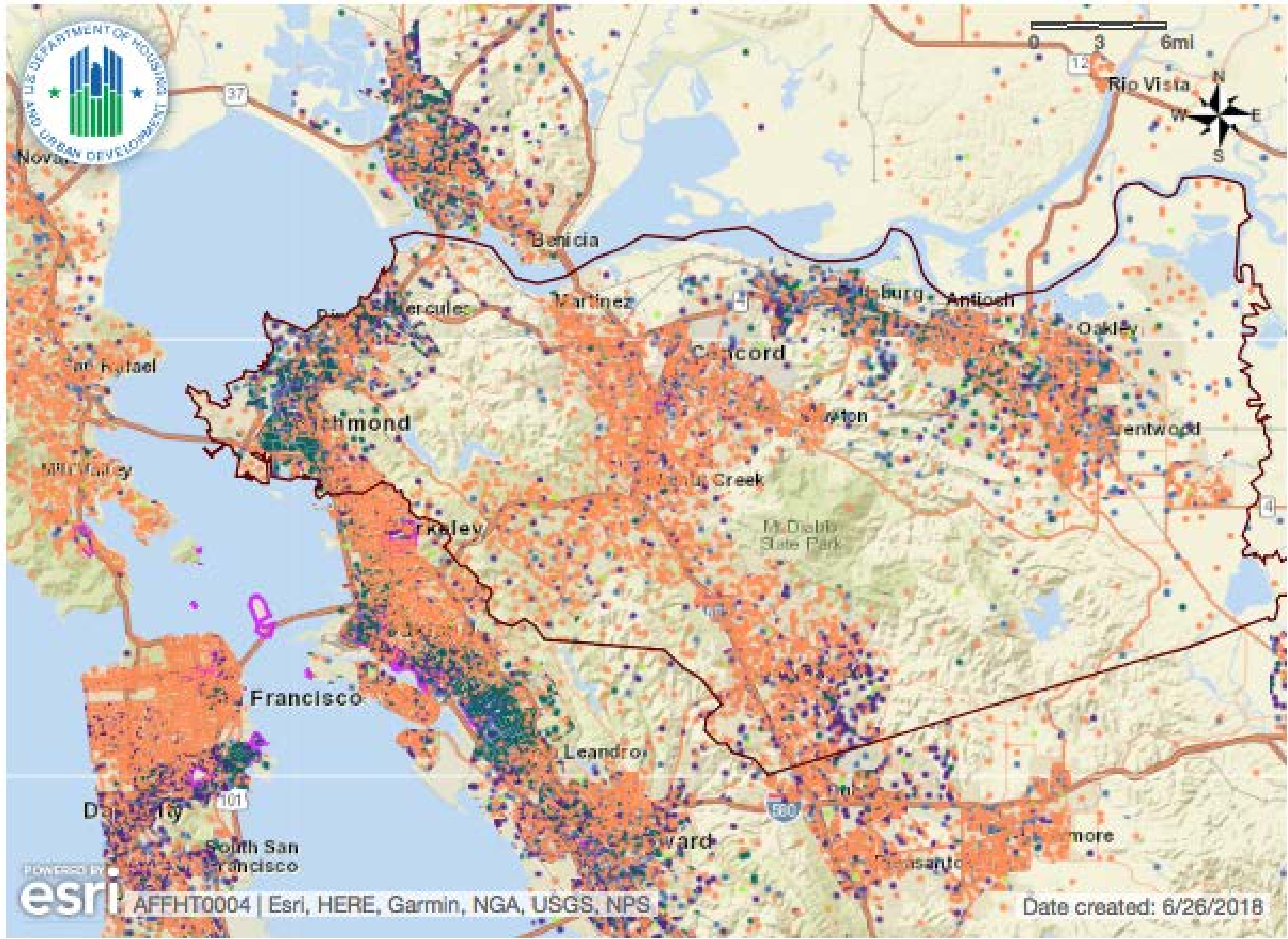
Finalizing AI: spring 2019

Demographic Summary

- ❖ Demographic trends vary between parts of the County
- ❖ Growing diversity and total population in eastern County
- ❖ Beginning reversal of trend of disinvestment in western County, leading to risk of displacement
- ❖ Predominantly White population in central County, particularly outside of Concord
- ❖ Older population in Walnut Creek, large population of working-age adults without children in Concord. More families with children in eastern County

Fair Housing Issue: Segregation & Integration

- ❖ Segregation in County and broader Bay Area primarily between cities, rather than between neighborhoods within cities
- ❖ Exceptions found in relatively larger cities, like Oakland and San Francisco; exception in Concord - western portion of the city more heavily Hispanic, eastern portion more heavily White
- ❖ Modest differences in racial and ethnic composition of neighborhoods in other cities



Legend

Jurisdiction



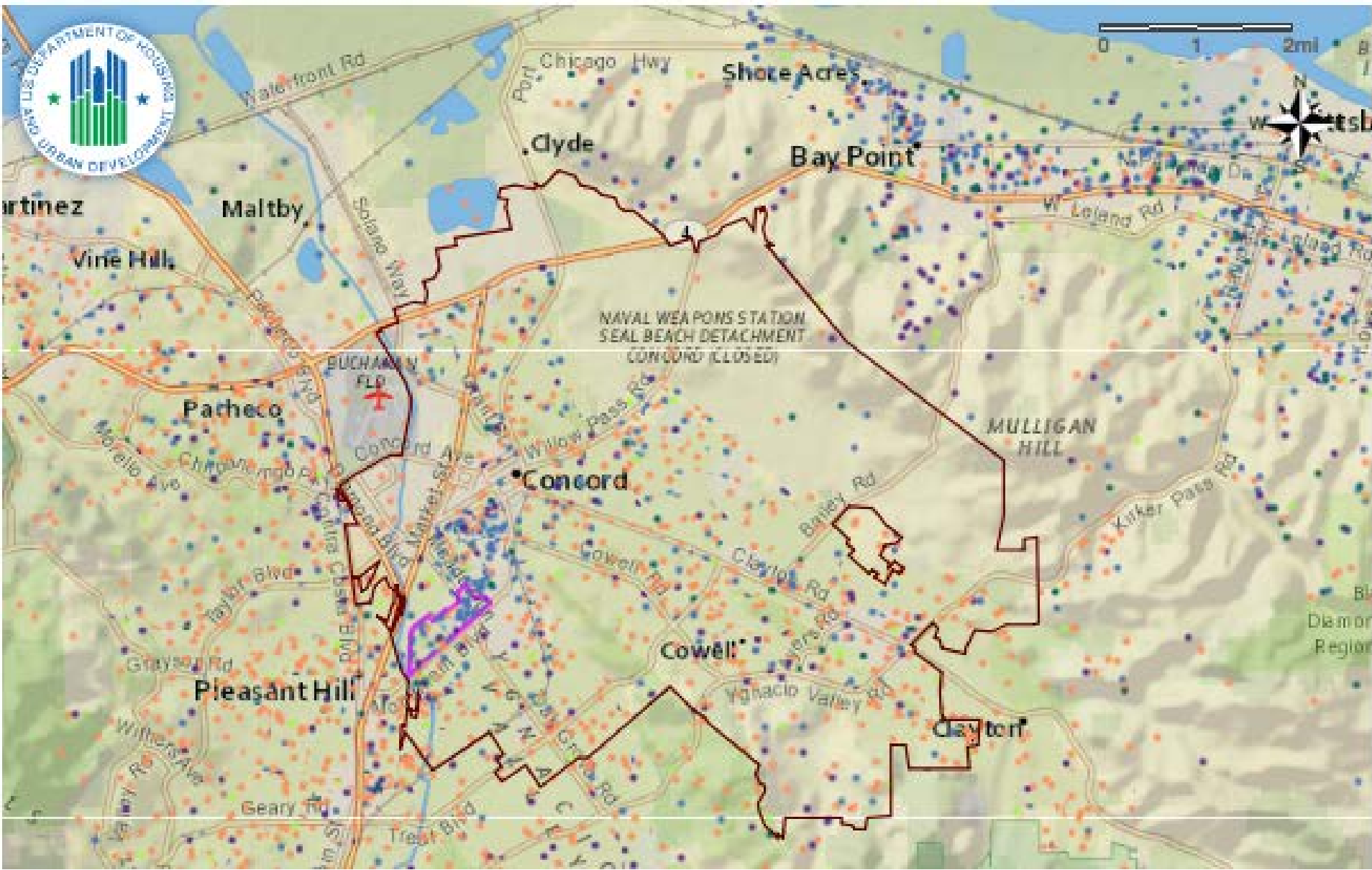
Demographics 2010

1 Dot = 75

-  White, Non-Hispanic
-  Black, Non-Hispanic
-  Native American, Non-Hispanic
-  Asian/Pacific Islander, Non-Hispanic
-  Hispanic
-  Other, Non-Hispanic
-  Multi-racial, Non-Hispanic

R/EGAP





Legend

Jurisdiction



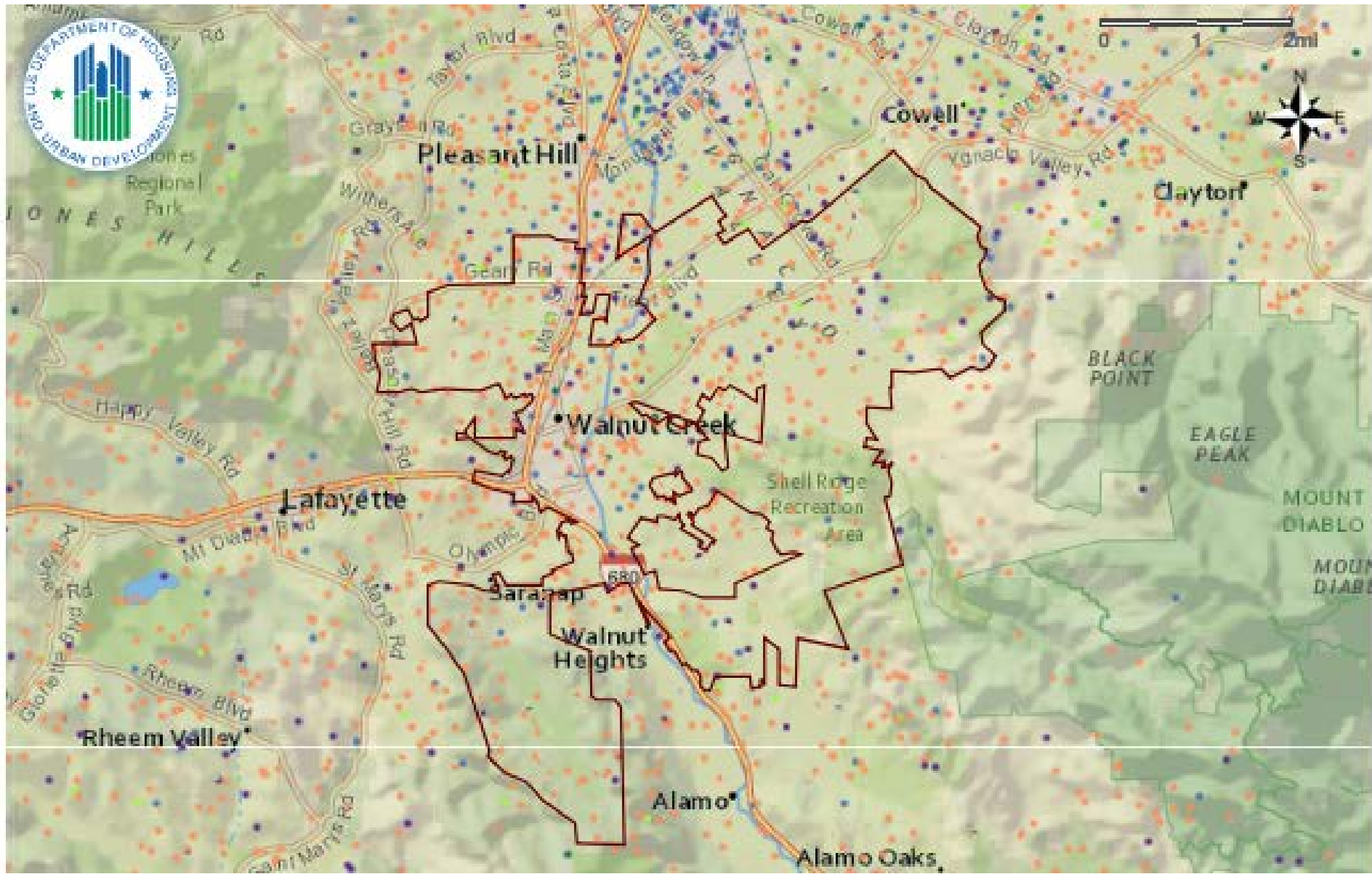
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R/ECAP





Legend

Jurisdiction



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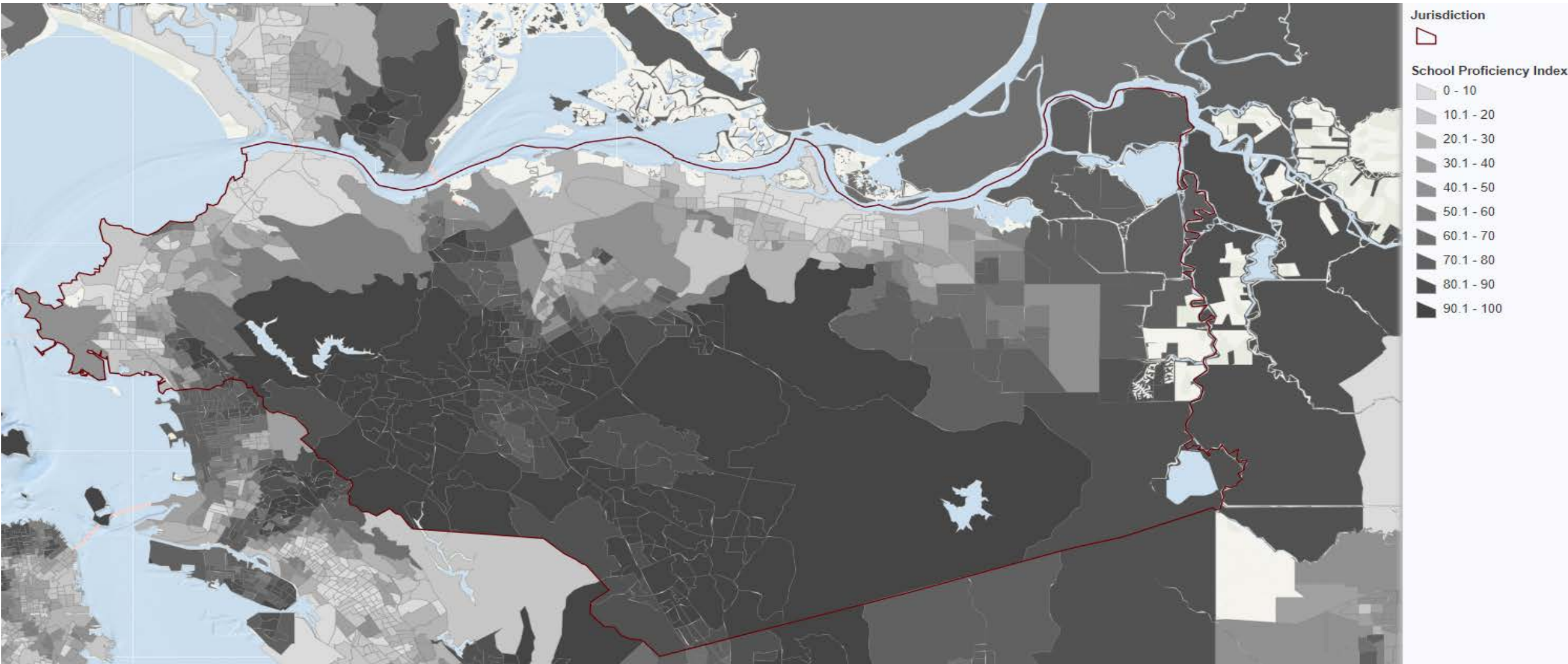
Fair Housing Issue: Racially/Ethnically Concentrated Areas of Poverty

- ❖ Census tracts with 50% or more residents of color, poverty rate of more than three times the average census tract poverty rate for the region
- ❖ Only one R/ECAP in the Contra Costa County, along Monument in Concord using standard HUD definition
- ❖ Our analysis expanded the definition of R/ECAPs to use a poverty rate threshold of 25%
 - R/ECAPs in Richmond, North Richmond, San Pablo, Bay Point, Pittsburg, and Antioch

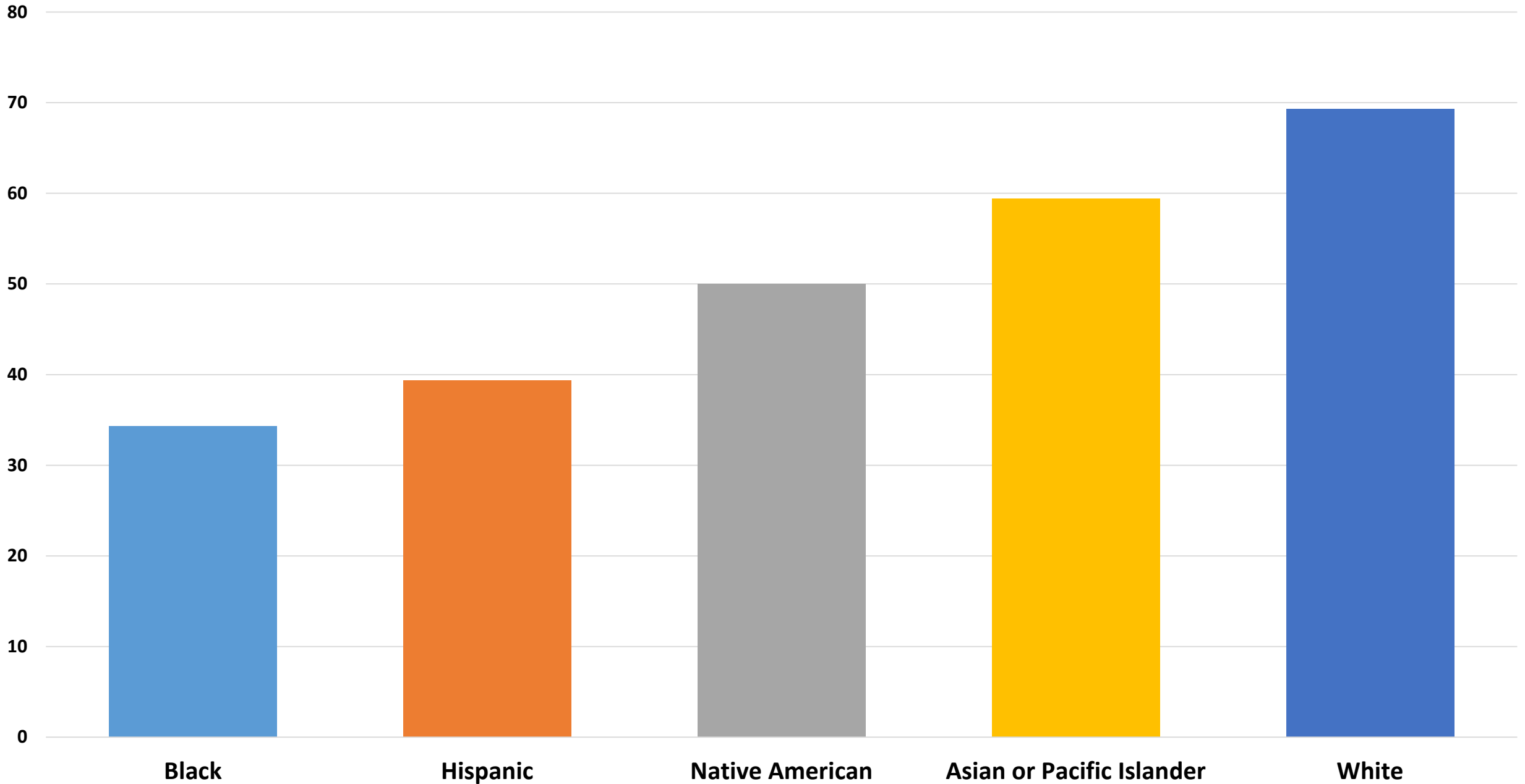
Fair Housing Issue: Disparities in Access to Opportunity

- Education
- Healthy Environment
- Low Poverty
- Transportation
- Employment

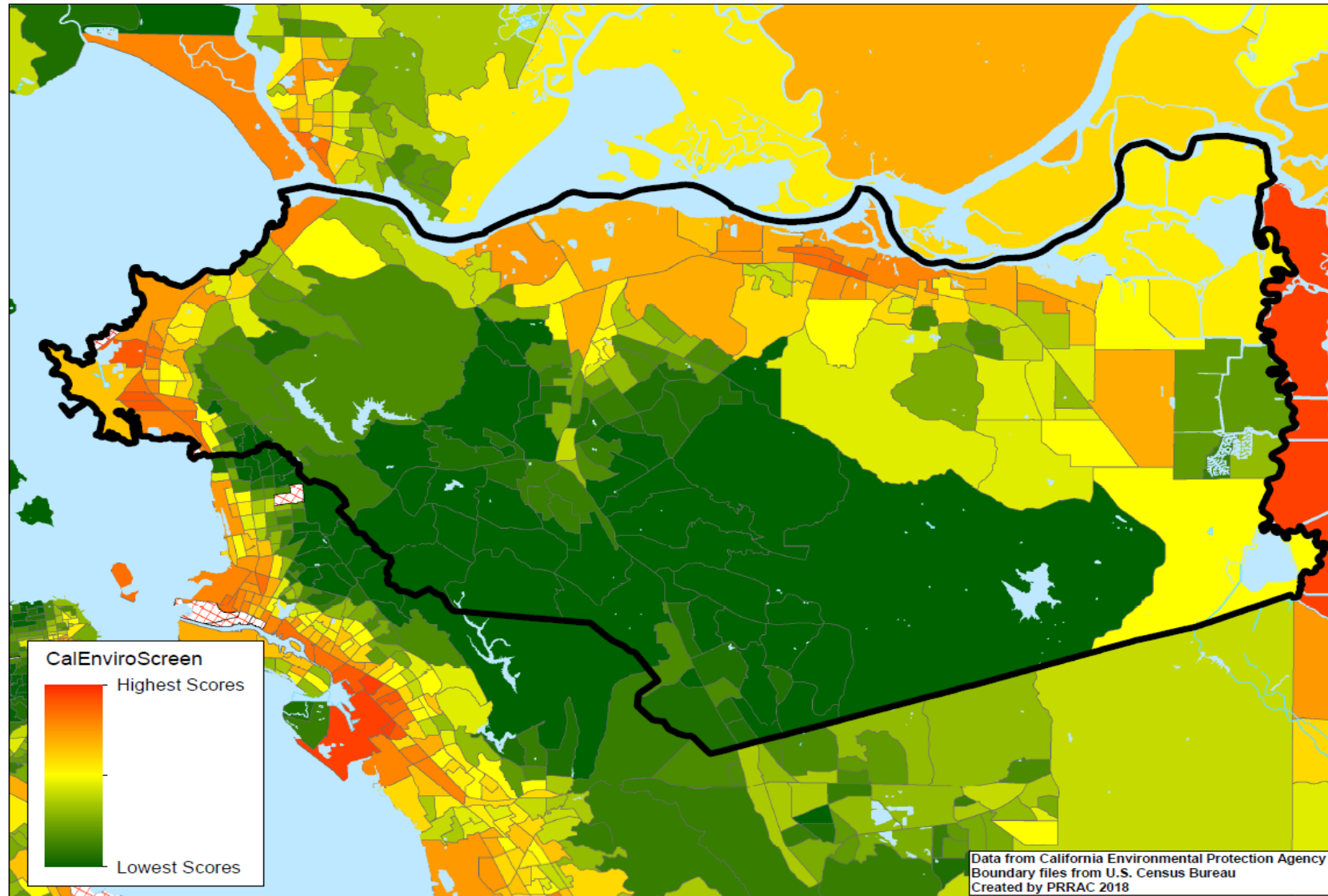
Access to Proficient Schools?



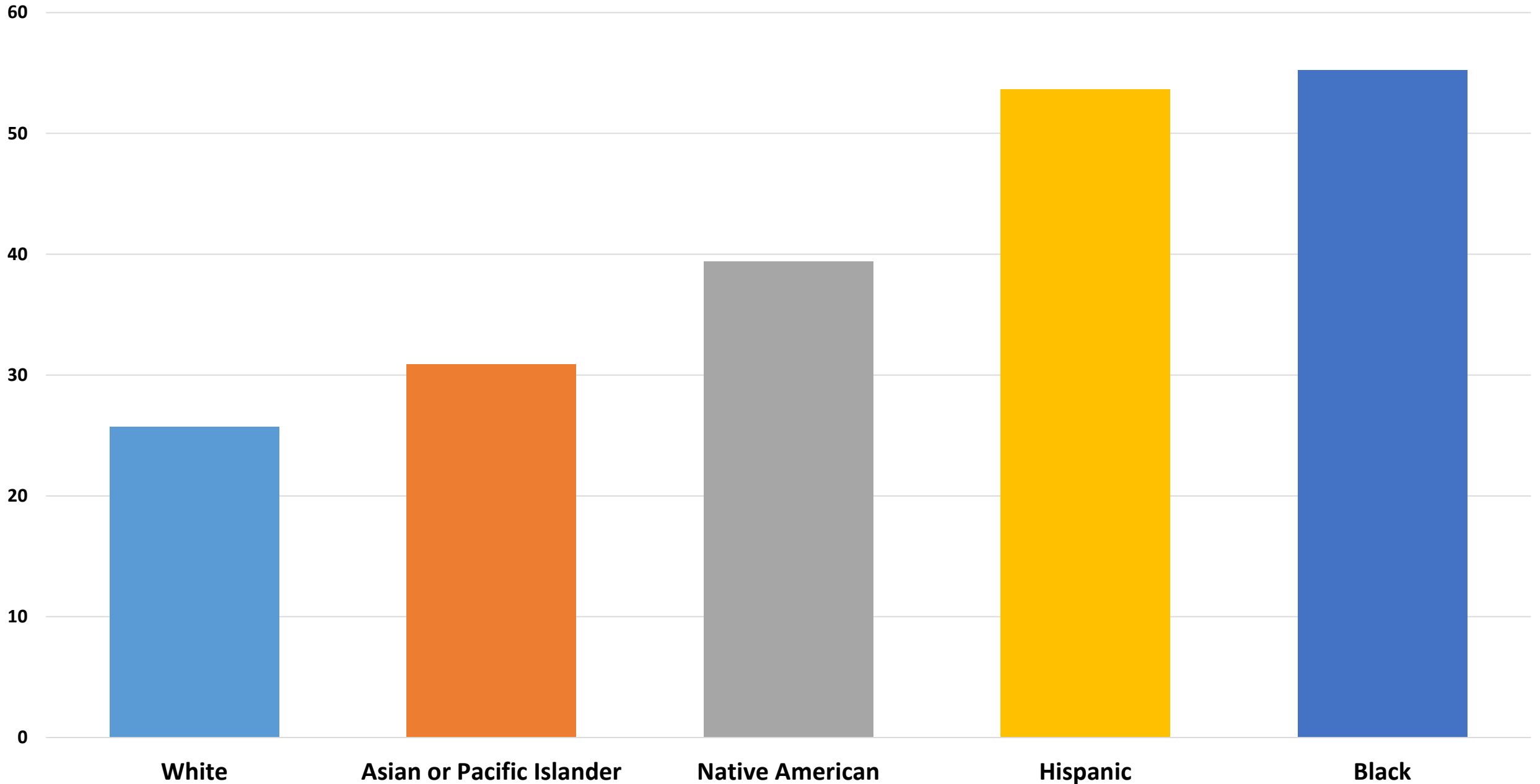
School Proficiency Index by race/ethnicity, Contra Costa County



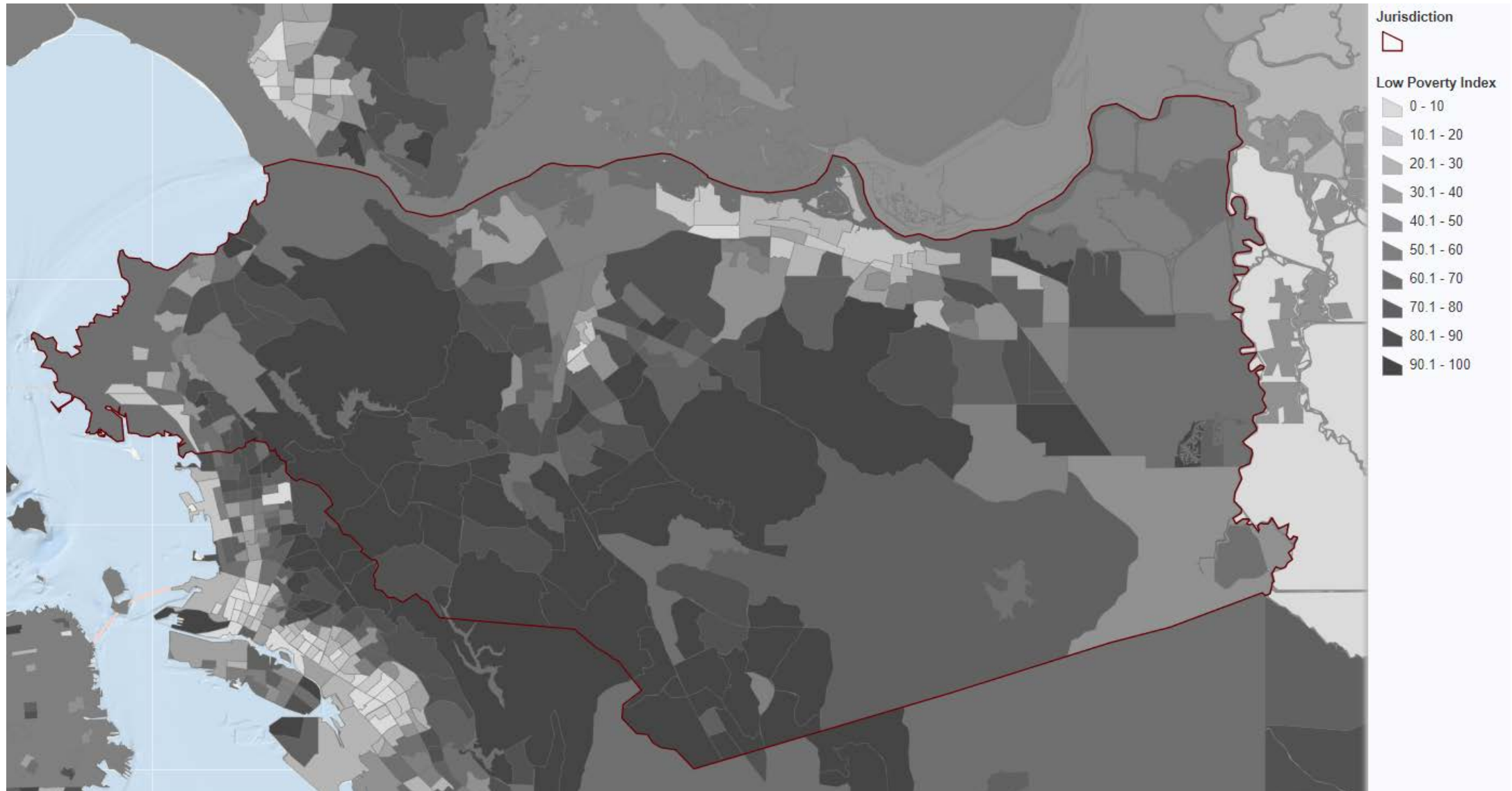
Access to Healthy Environment?



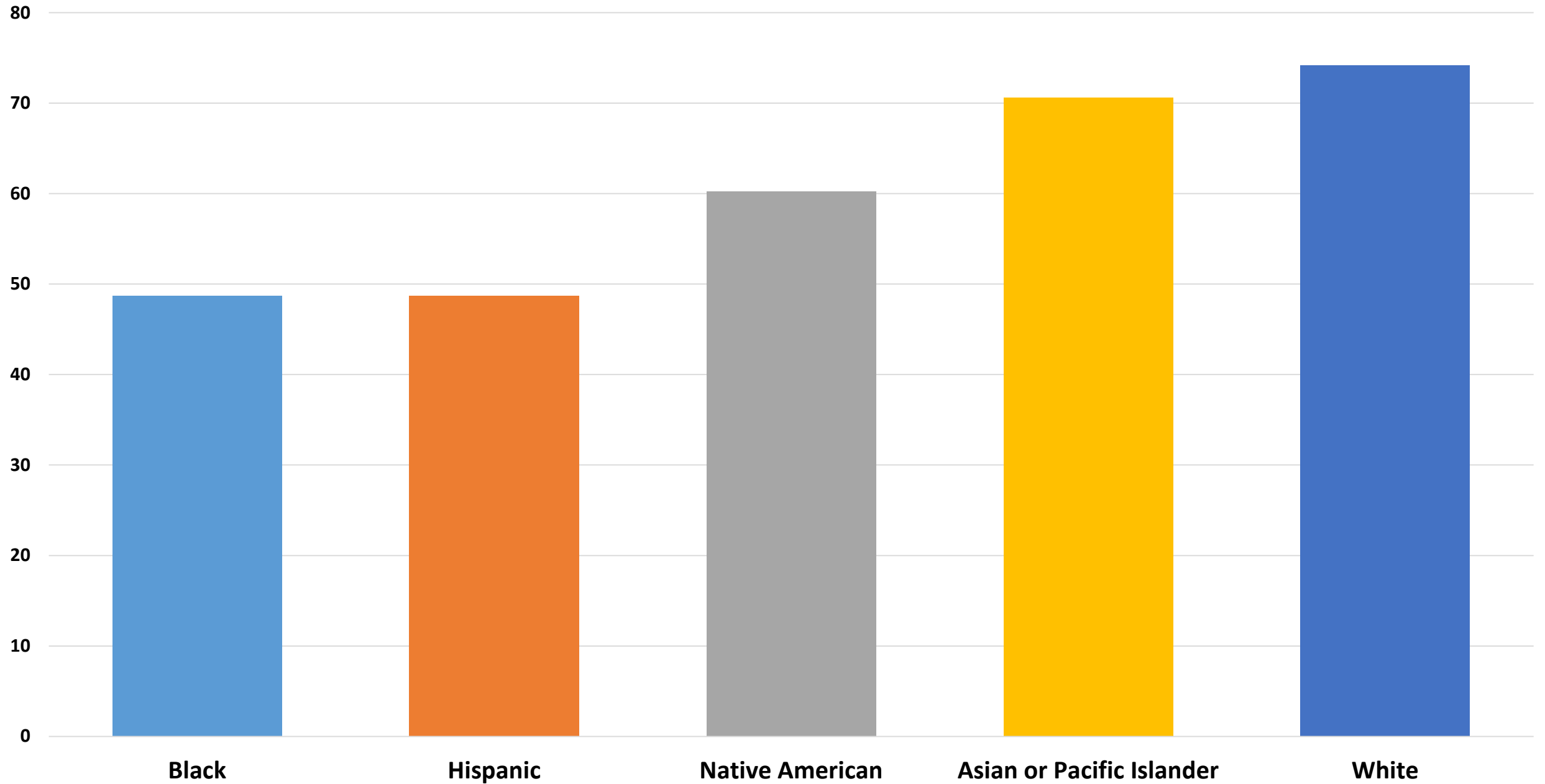
CalEnviroScreen by race/ethnicity, Contra Costa County



Access to Low Poverty?



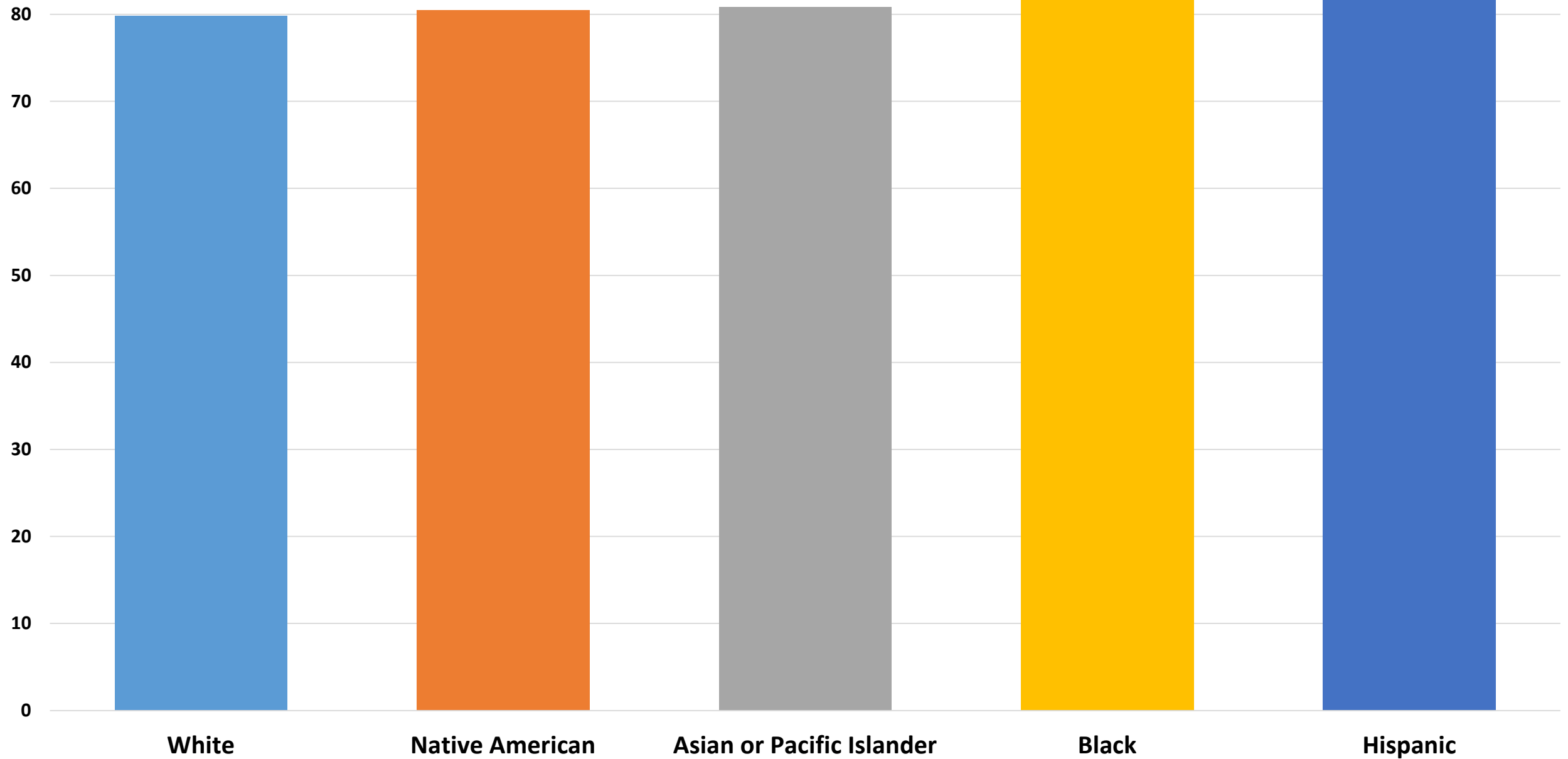
Low Poverty Index by race/ethnicity, Contra Costa County



Access to Transportation?



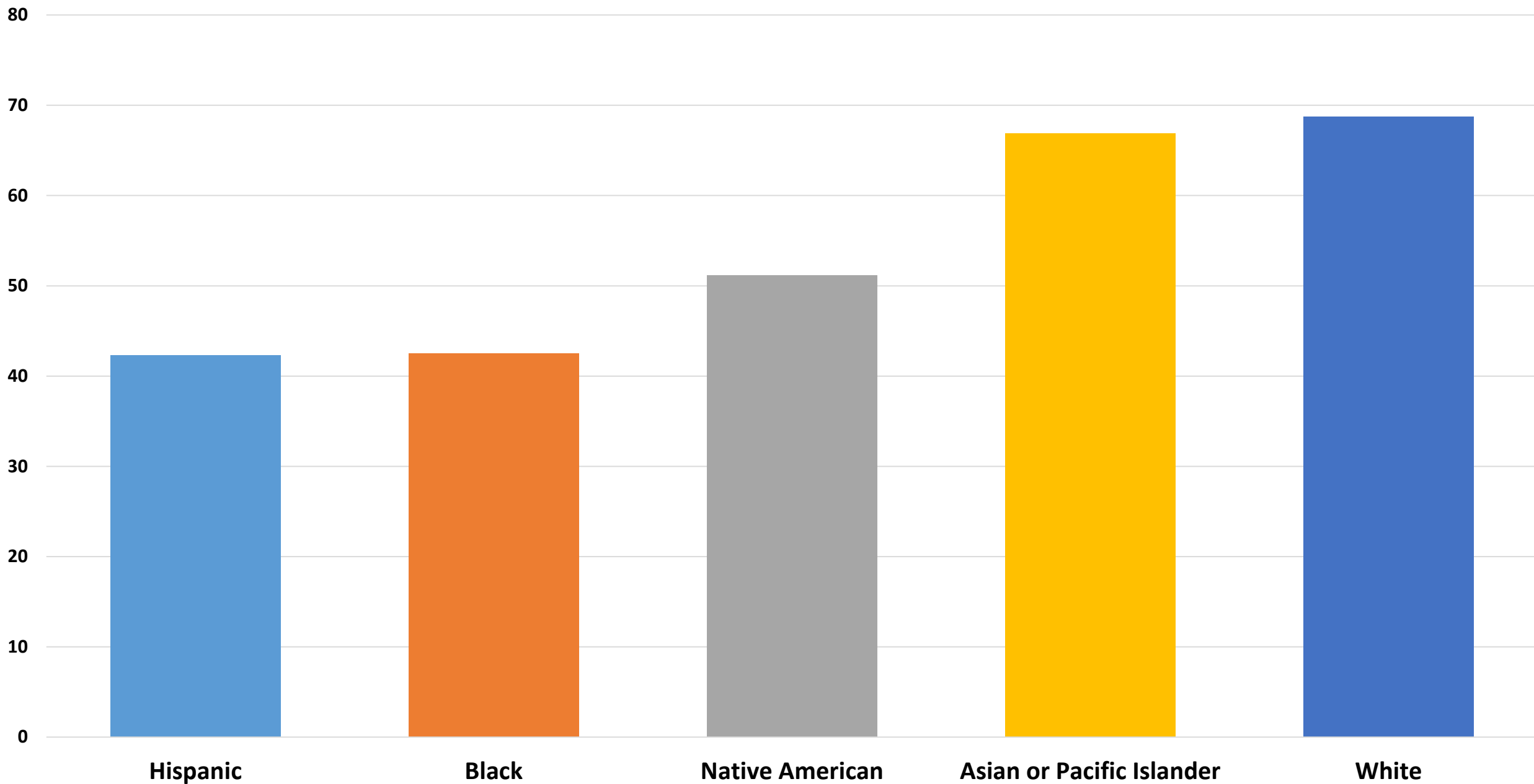
Transit Trips Index by race/ethnicity, Contra Costa County



Access to Employment?



Labor Market Engagement Index by race/ethnicity, Contra Costa County



Fair Housing Issue: Disproportionate Housing Needs

Looks at: cost burden, severe cost burden, overcrowding, and incomplete kitchen or plumbing facilities

Fair Housing Issue: Disproportionate Housing Needs

Key Findings:

- ❖ Hispanic and Black residents face particularly severe housing burdens
- ❖ Housing burdens greatest in parts of Richmond, North Richmond, San Pablo, Hercules, Concord, Martinez, Pittsburg, Antioch, and Oakley
- ❖ Not enough family-sized Project-Based Voucher and public housing units
 - Among assisted households, a disproportionate share of family-sized households are in Pittsburg and Antioch
- ❖ Significant disparities in rates of renter and owner-occupied housing by race/ethnicity in County
 - Antioch and Pittsburg have significantly higher homeownership rates by Hispanic and Black residents

Fair Housing Issue: Disproportionate Housing Needs

Other key findings:

- ❖ Severe rising cost pressures and residential displacement and relocation throughout the County
- ❖ This has contributed to homelessness in the County;
- ❖ ...and to a lack of sufficient services to support residents in east County.

Fair Housing Issue: Disability and Access

- ❖ The supply of accessible, affordable housing does not meet the total need.
- ❖ Efforts to promote community integration for persons with disabilities, such as through the No Place Like Home initiative for permanent supportive housing, are vital but need to be taken to scale.
- ❖ Not all persons with disabilities with intensive services and supports needs are able to access wraparound services.

Fair Housing Issue: Fair Housing Enforcement

Are there enough resources for adequate nondiscrimination enforcement, fair-housing related legal services, and public education and outreach? Is enforcement and outreach effective?

Organizations providing fair housing services in Contra Costa County:

- ECHO Housing - fair housing testing and provides counseling, mediation, and education in Antioch, Concord, Walnut Creek, the other cities in the County (except Pittsburg) and unincorporated Contra Costa County
- Bay Area Legal Aid - works to eliminate housing discrimination through education, outreach, and enforcement throughout Contra Costa County
- Pacific Community Services – Pittsburg

Lack of source of income protections for housing vouchers

Publicly Supported Housing

Housing Authorities:

- Contra Costa County
- City of Richmond
- City of Pittsburg

Also:

- Low-Income Housing Tax Credit (LIHTC) units
- Local, state, federal subsidies for “affordable housing”

Analysis:

- Location of publicly supported housing throughout Consortium area
- Housing authority policies, procedures
- Demographics of residents and program participants
- Access to opportunity
- Disparities based on Fair Housing protected classes

Publicly Supported Housing

Key Findings:

Demographics

- African Americans = most significantly overrepresented population across programs
- Hispanics = second-most overrepresented
- Of residents that are eligible for PSH, Whites are most represented
- Of residents living in PSH, Whites are least represented

Publicly Supported Housing

Key Findings:

Locational Patterns

- Public housing (owned by PHAs) most heavily concentrated in Richmond, Pittsburg
 - Primarily in predominant African American, Hispanic census tracts
- Low Income Housing Tax Credit (LIHTC) units are fairly evenly distributed throughout the County
- Project-based Section 8 units: more evenly dispersed throughout the Consortium's area, some concentration in central Contra Costa County

Publicly Supported Housing

Key Findings:

Access to Opportunity

- PSH predominantly located in low-opportunity areas
 - lower-proficiency schools
 - environmental health concerns
 - higher poverty rates
- High housing costs significant factor
 - Housing Choice Voucher primary means for low-income families to access higher-opportunity communities

Publicly Supported Housing

Contributing Factors:

- Housing Choice Voucher programs lacking
 - Housing search assistance
 - Appropriate voucher payment standards
 - Landlord outreach
 - Formalized housing mobility counseling and supports
- Lack of source of income protections that cover HCVs

Publicly Supported Housing

Contributing Factors:

- Jurisdictional fragmentation of housing authorities – makes moving more difficult throughout Consortium Area
- Lack of a consolidated waitlist for subsidized developments
- Siting selection policies and practices for tax credits and other subsidies

“Contributing Factors”: What is Causing these Fair Housing Issues?

For example....

- Community opposition (“NIMBY”)
- Displacement of residents due to economic pressures
- Lending discrimination
- Lack of public/private investments in specific neighborhoods (eg, services, amenities)
- Land use and zoning laws

Additional Comments

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