

Fair Housing Policy Discussion

Fair Housing Work Group

April 18, 2018

We will achieve 21st Century housing equity
when our policies and practices work for
everyone

50th Anniversary of the passage of the Fair Housing Act

April 11, 1968

Policy and Program Options: Four Categories

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1. Preservation and Production of Affordable Housing
2. Displacement Prevention
3. Education and Enforcement
4. City Government Infrastructure for Implementation

Preservation and Production of Affordable Housing

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Connection to Fair Housing

The need for affordable housing far exceeds the availability. Racial disparities in per capita income require that affordable housing policies consider impact on race.

Status

- PED gathering data to develop NOAH inventory
- Rental Rehabilitation Loan Program has closed 4 applications. Remaining balance of \$653,638 available.
- Funding Rondo Land Trust.
- Waiting Homeownership Opportunity Alliance report for strategies and recommendations.
- Voucher Mobility: Informational meetings with SPPHA and Stakeholder Organizations. Monitoring court challenge to Minneapolis Ordinance.

Program and Policy Options

1. NOAH Preservation
 - a. Staff to identify partnerships with NOAH Impact Fund, Preservation Buyers, and landlords and sellers to develop early notice of potential property sales
 - b. Support local funding source to leverage other funding partnership for preservation
2. 4(d) Policy
 - a. Estimate loss in real estate tax collections if 4(d) expanded to NOAH properties
3. Rental Rehabilitation Loan Program
 - a. Monitor and market to expand participation

Program and Policy Options

4. Expand acceptance of Housing Choice Vouchers

- a. Create incentives for expanded landlord participation: One-time signing bonus, connect with partnerships for weatherization/utility savings, lead abatement.
- b. Review HRA guidelines to require participation in the Housing Choice Voucher program for projects receiving city financial assistance.
- c. Work with partnership to gather information on customer experience with Housing Choice Vouchers to identify challenges and solutions.
- d. Build and expand partnerships with developers and other housing partners to accept Housing Choice Vouchers
- e. Partner with SPPHA to include training on the HCV program in DSI's Landlord 101 Trainings

5. Alternative Homeownership Models

- a. Research options to reduce costs in housing production and alternative homeownership models.
- b. Propose 2019 budget request for funding homeownership opportunities
- c. Consider policy/program changes to incorporate recommendations from Homeownership Opportunity Alliance report to be completed in May.

Displacement Prevention

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Connection to Fair Housing

Displacement destabilizes families and communities. It both reduces the availability of affordable units and can result in demographic and cultural shifts in historic neighborhoods of color.

Status

- Policy Link Anti-Displacement Network
- In partnership with the FHIC, funding Housing Justice Center to research tenant protections.
- Researched HUD Criminal Background Screening Guidance
- Review Second Judicial Housing Court Work Group's Recommendations on eviction prevention.

Program and Policy Options

1. Tenant Protections

- a. Develop policies informed by best practices to reduce disparate impact of criminal background and credit checks
- b. Explore development of City-initiated Tenant Remedies Actions.
- c. Implement stakeholder engagement plan to review tenant protection analysis and inform policy.

2. Gentrification and Displacement

- a. Prioritize preservation in areas that have been identified as at risk for gentrification and displacement.
- b. Identify best practices for displacement prevention as a cohort member of Policy Link's All-In Anti-Displacement Network
- c. Consider adoption of policy recommendations: NOAH preservation and Rental Rehab Loan Program

Program and Policy Options

3. DSI Certificate of Occupancy Program

- a. Work with stakeholders to develop emergency housing plan for displaced occupants of vacated properties
- b. Provide revolving emergency fund up-front costs of repairs to ensure code compliance and prevent revoked Certificate of Occupancy. Costs billed to property owner through tax assessment
- c. Require DSI supervisor justification for all revocations and condemnations prior to taking an action that will displace tenants

4. Commercial Vitality Zone

- a. Evaluate program for signs of private investment and long term goals of growth in tax base, living wage, and career ladder jobs
- b. Evaluate CVZ's potential to retain existing residents and business, with an aim to prevent displacement
- c. Seek funding for two more zones in 2019. Staff recommendations forthcoming

Connection to Fair Housing

Education is critical to prevent fair housing violations. Improving education for property owners, tenants, and stakeholders will reduce violations and help empower tenants.

Status

- DSI now requires all new landlords attend Landlord 101 training to obtain a Certificate of Occupancy.
- DSI has made program changes for consistency of inspections and customer education.
- Partnership with Family Housing Fund and Carlson School of Management for Anti-Displacement Database.
- HEERO Landlord/Respondent training planned for May 2018.
- DSI has increased mandatory staff training by 10%. Includes focus on Customer Satisfaction and ride-alongs for annual performance reviews.

Policy and Program Options

1. Expand DSI's Landlord 101 to include specific fair housing module
 - Coordination between DSI and HREEO in landlord fair housing education.
2. HREEO to schedule additional landlord trainings targeting LEP populations and explore incentives for participation
3. Incorporate plain language focus in Fire Safety documents for equitable access

Infrastructure to Support Implementation

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Connection to Fair Housing

Necessary to ensure that fair housing efforts are sustained, coordinated, and equitable.

Status

- Fair Housing Work Group identified infrastructure changes that will allow current efforts to expand and be sustained.
- Reviewed the success of the community engagement funding and Advisory Committee model used by the FHIC.

Policy and Program Options

1. Community Engagement
 - a) Fair Housing Advisory Commission
 - b) Budget to sustain HREEO's community engagement grants (RFP forthcoming)
2. Fair Housing Implementation Manager position
3. Task forces on 1) Preservation and Production of Affordable Housing; 2) Displacement Prevention); 3) Enforcement and Education
4. Fair Housing overview for policy makers
5. Leverage existing resources to District Councils to include fair housing engagement in scope of work.

Recommendation

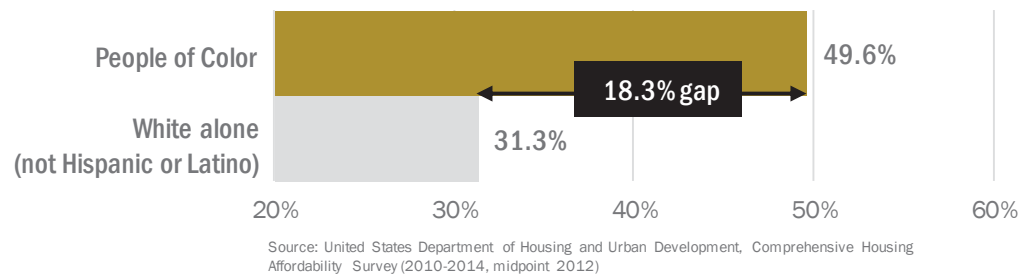
Create a Comprehensive Fair Housing Strategic Plan to align and integrate City resources to achieve fair housing goals

Supporting Data

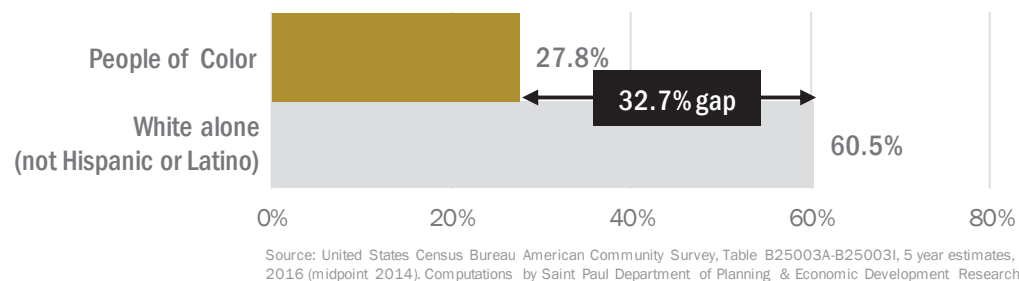
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Racial Disparities in Housing

Racial Disparity in Percent of Households that are Housing Cost-Burdened

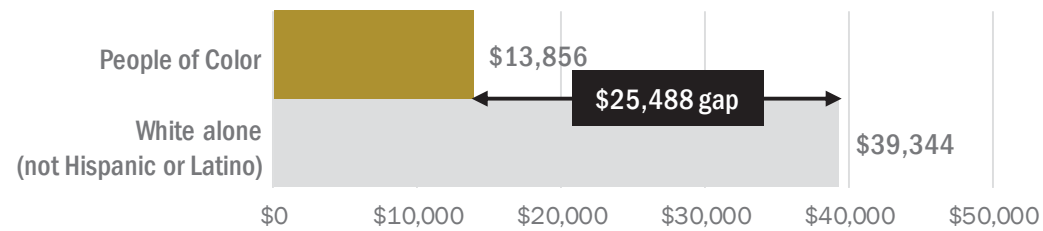


Racial Disparity in Homeownership Rates



Racial Disparities in Income

Racial Disparity in Per Capita Income



Source: United States Census Bureau American Community Survey, Tables B19301A to B19301I, and Table DP05, 5-year estimates, 2012-2016 (midpoint 2014). Computations by Saint Paul Department of Planning & Economic Development Research Team.

Affordable Housing: Goals, Supply and Demand

- Affordable Housing Goals - Met Council

Income Bracket ¹²	Renter Households (2016)	Rental Units (2016)	Livable Communities Goals (2011 to 2020)	Units Built (2011 to 2017)	Met Council Unit Allocation (2021 to 2030)
≤30% AMI	22,335	11,560			832
>30% & ≤50% AMI	11,940	26,740 ¹			128
>50% & ≤80% AMI	9,200 ¹	17,030 ¹			1,013
≤60% AMI			2,625	1,721	

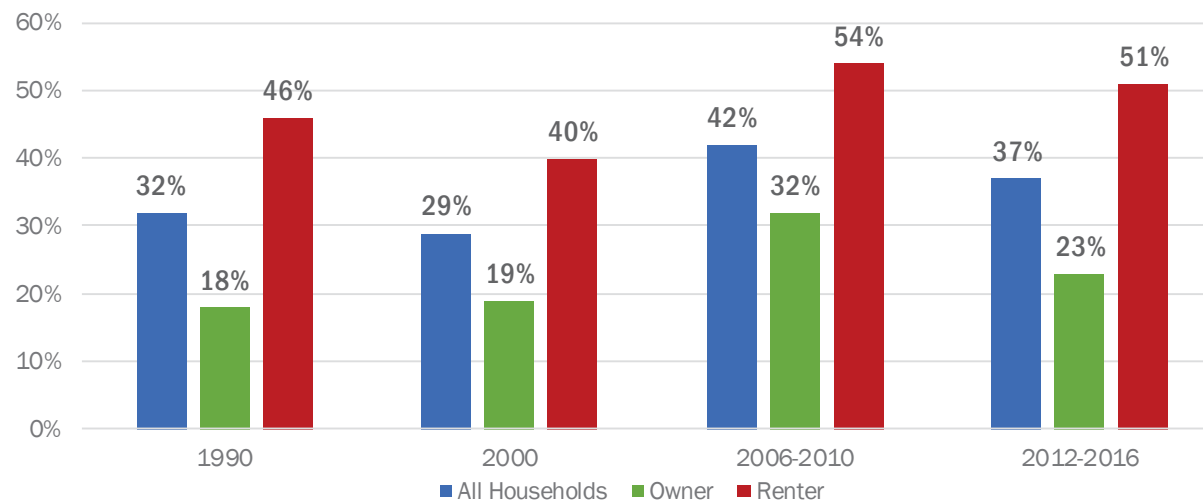
- Supply and Demand – Rental Housing

Income Bracket	Renter Households (2016)	Rental Units (2016)	Supply Gap (-) or Surplus (+)	Allocation Gap: Number of Affordable Units Occupied by Higher Income HH Gap (-)	Total Gap (-) or Surplus (+)
≤30% AMI	22,335	11,560	-10,775	-2,825	-13,594
>30% & ≤50% AMI	11,940	26,740 ²	+14,800	-9,505	+5,295
>50% & ≤80% AMI	9,200 ²	17,030 ²	+7,830	-6,360	+1,026
>80% AMI	13,355	3,285	-10,070	N/A	N/A
TOTAL	56,830	58,615	+1,785	N/A	N/A

Affordable Housing - Challenges

- Cost burden: a significant challenge

*Percent of Households Experiencing Cost Burden in Saint Paul
(paying more than 30% of their income on housing)*



Source: Census Bureau, Decennial Census (in single years), and American Community Survey (where a range of years shown).