

Baltimore Regional Fair Housing Group

# Analysis of Impediments to Fair Housing Choice

MARCH 14, 2019

PRESENTED BY  
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# Agenda

**Data Analysis—follow up from  
January 30 meeting**

**Fair Housing Enforcement and  
Capacity**

**Upcoming Community Outreach**

**Other Next Steps**



# Goals of Today's Meeting

1. Follow up on data analysis (from January 30 meeting)
2. Gain an understanding of progress on regional voluntary compliance agreements and legal settlements
3. Discuss remaining work to be accomplished
4. Clarify next steps in AI process

# Work Group Mtgs—Revised

## Meeting schedule:

- **Oct 23** – Overview and Initial data on segregation and R/ECAPs
- **Nov 8** – Disparities in Access to Opportunity Part 1 (employment and transportation)
- **Dec 13** – Disparities in Access to Opportunity Part 2 (education, community health)
- **Jan 9** – Disability and Access
- **Jan 30** – Disproportionate Housing Needs, Community Reinvestment, Publicly Supported Housing
- **March 14** – Additional Publicly Supported Housing Analysis, Enforcement
- **April 10** – Initial Solutions Discussion
- **May 22** – Refine Solutions for Draft AI
- **Summer** – Draft AI Released for Comment
- **Sept 17** – Feedback on draft Regional AI

## Follows key topic areas of the Assessment of Fair Housing:

- ✓ Demographic Summary
- ✓ Segregation/Integration
- ✓ R/ECAPs
- ✓ Disparities in Access to Opportunity
- ✓ Disproportionate Housing Needs
- ✓ Publicly Supported Housing Analysis
- ✓ Disability and Access Analysis

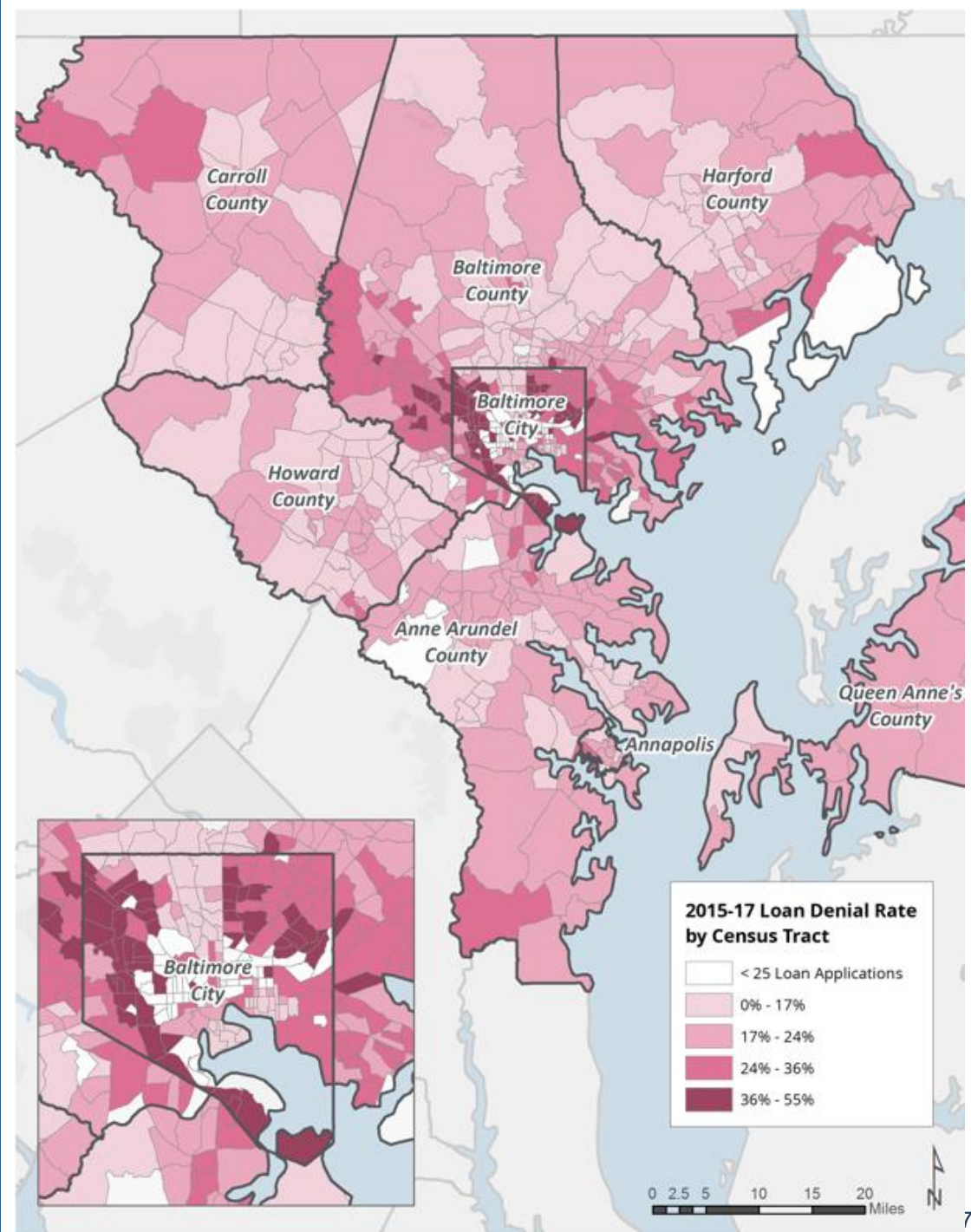
**Data Analysis: Follow up**

# Questions from January 30 Meeting

- Why does the HMDA map have so many Census tracts with missing data?
- Where do voucher holders live by demographic characteristic?
- What are the outcomes from legal settlements and voluntary compliance agreements? Are these working?
- What has been accomplished since the 2011 AI and 2014 Housing Plan—and what is left to be done?
- What feedback have you received from stakeholder consultation and outreach?

# Residential Property Loan Denials, updated map

Source: 2017 Home  
Mortgage Disclosure Act  
(HMDA)



## Census tracts with No or Few Loans

- Of the 672 Census tracts examined in the HMDA analysis, 11 had no housing units and 23 had fewer than 25 mortgage loan applications between 2015 and 2017. These show up as having "no data" on the map
- Of the 23 tracts with too few loan apps in the current map, 17 are in Baltimore City, 1 is in Harford County, 2 are in Baltimore County, and 3 are in Anne Arundel County
- On average, the 23 tracts with too few loan applications to report are 80% rental



# Stakeholder Input on Barriers

## Barriers for Renters

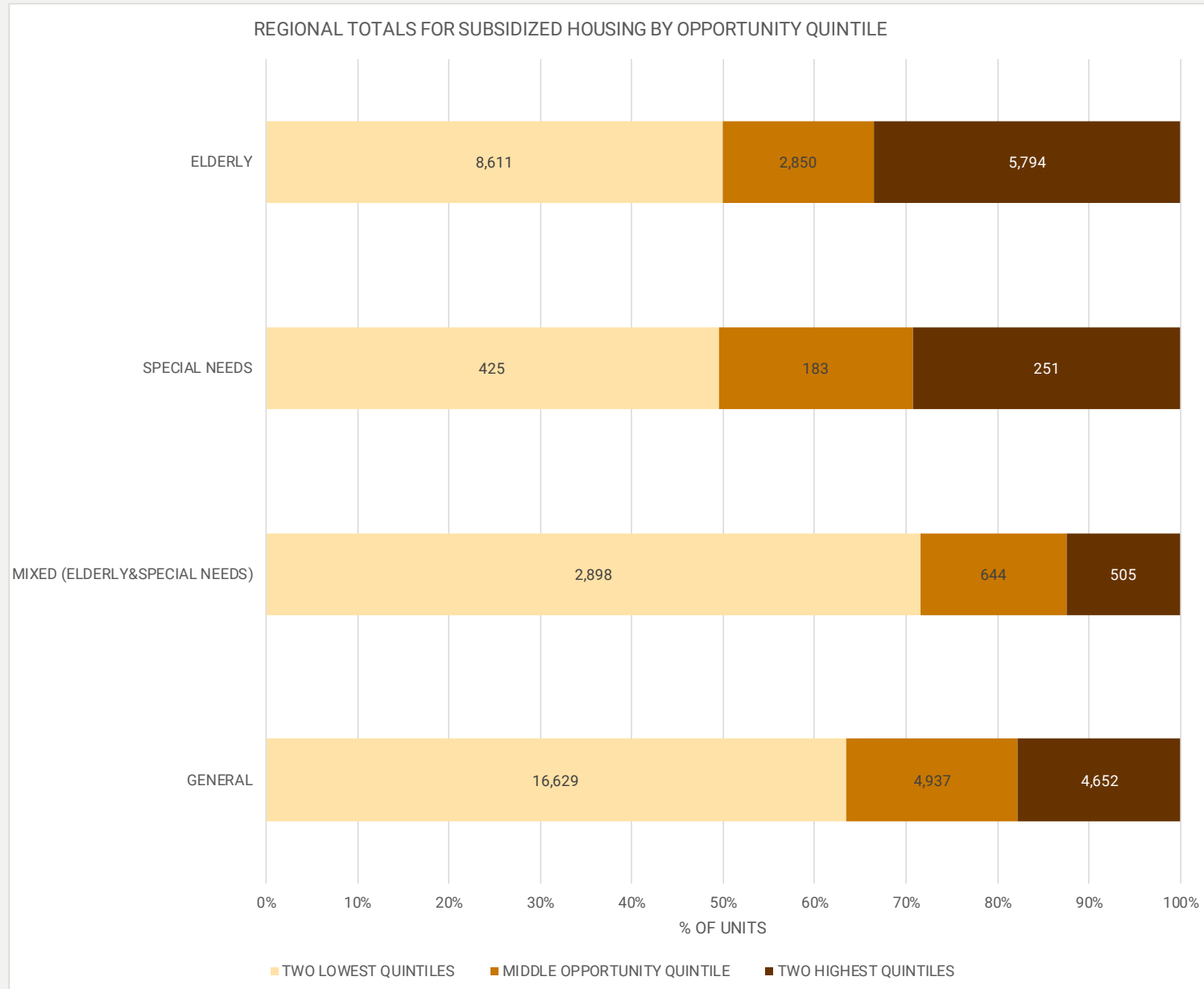
- Very high application fees (renter can spend \$250-300 to find a unit) without transparency about standards (minimum income and credit) for renters. Landlords knowingly accept fees from unqualified renters. Only digital applications, requiring a credit card
- Landlords unwillingness to accept or even consider Housing Choice Vouchers
- Little accountability for onsite management to keep units up to code. Renters do not understand their rights; need access to information, hotline. Response to 311 calls is a ticket for property manager but no follow up to see if problem was addressed. Immigrants are afraid to report condition issues

# Stakeholder Input on Barriers

## Barriers to Homeownership

- Lack of homes to buy in the \$150,000 to \$175,000 range. Critical to retaining region's core workforce
- Lack of financial literacy. Potential buyers need education early on, even as early as middle or high school. This should include how to recognize and avoid predatory lending
- Discrimination in appraisal values in Baltimore City; seem to always come in under sales price, opposite in suburbs
- Buyers only accepting 203K (bundled home improvement+purchase) loans so homes don't need to be as high quality to sell. Difficult to qualify except for low debt households. Builders require use of own financing
- Lack of "missing middle," attached homes to buy
- Perception from county leadership that homes priced less than \$300,000 are a net loss (property tax revenues do not adequately cover service costs)

# Type of Housing by Opportunity Quintile



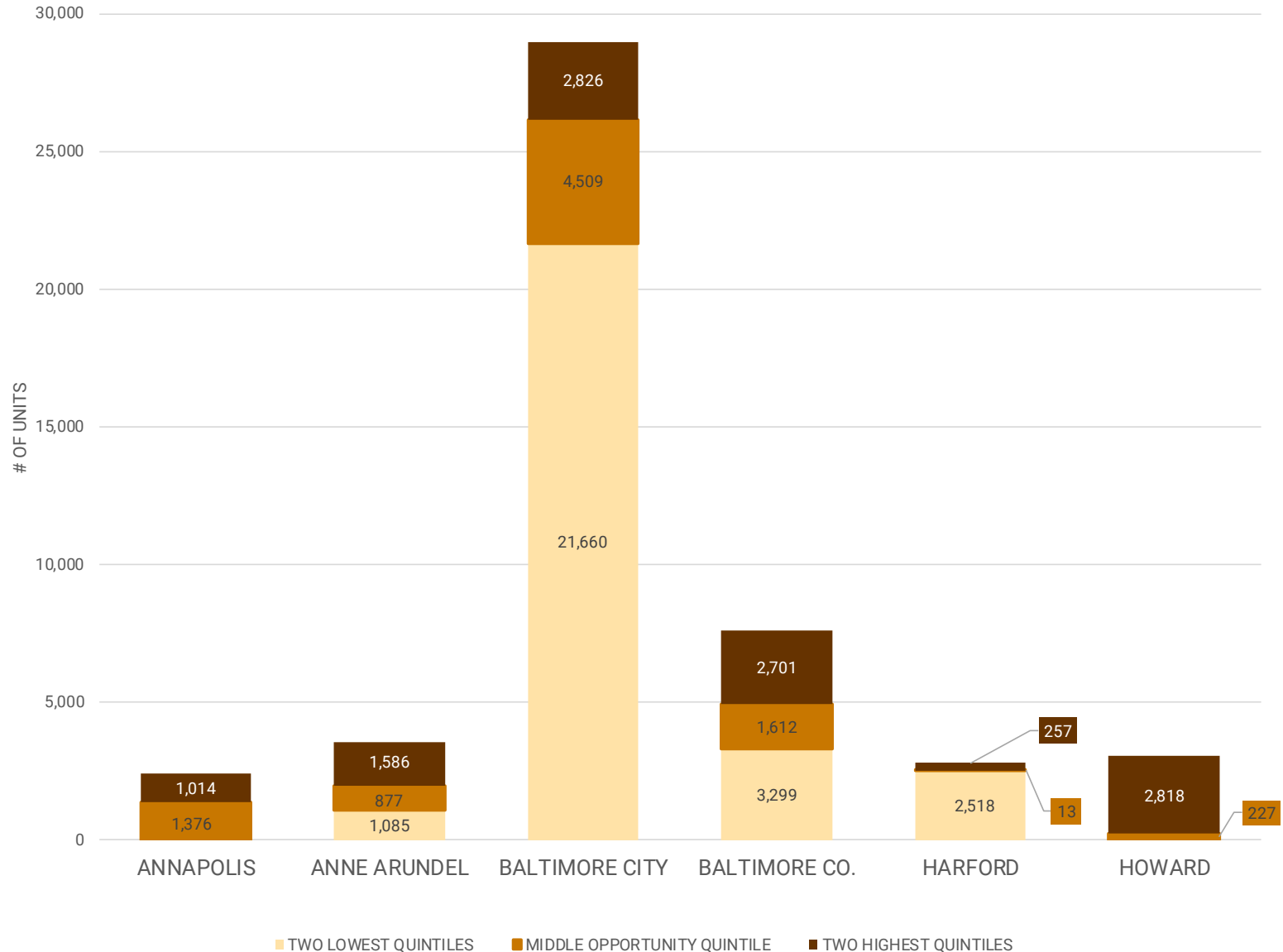
# Regional Numeric Totals

## REGIONAL TOTALS FOR SUBSIDIZED HOUSING BY OPPORTUNITY QUINTILE

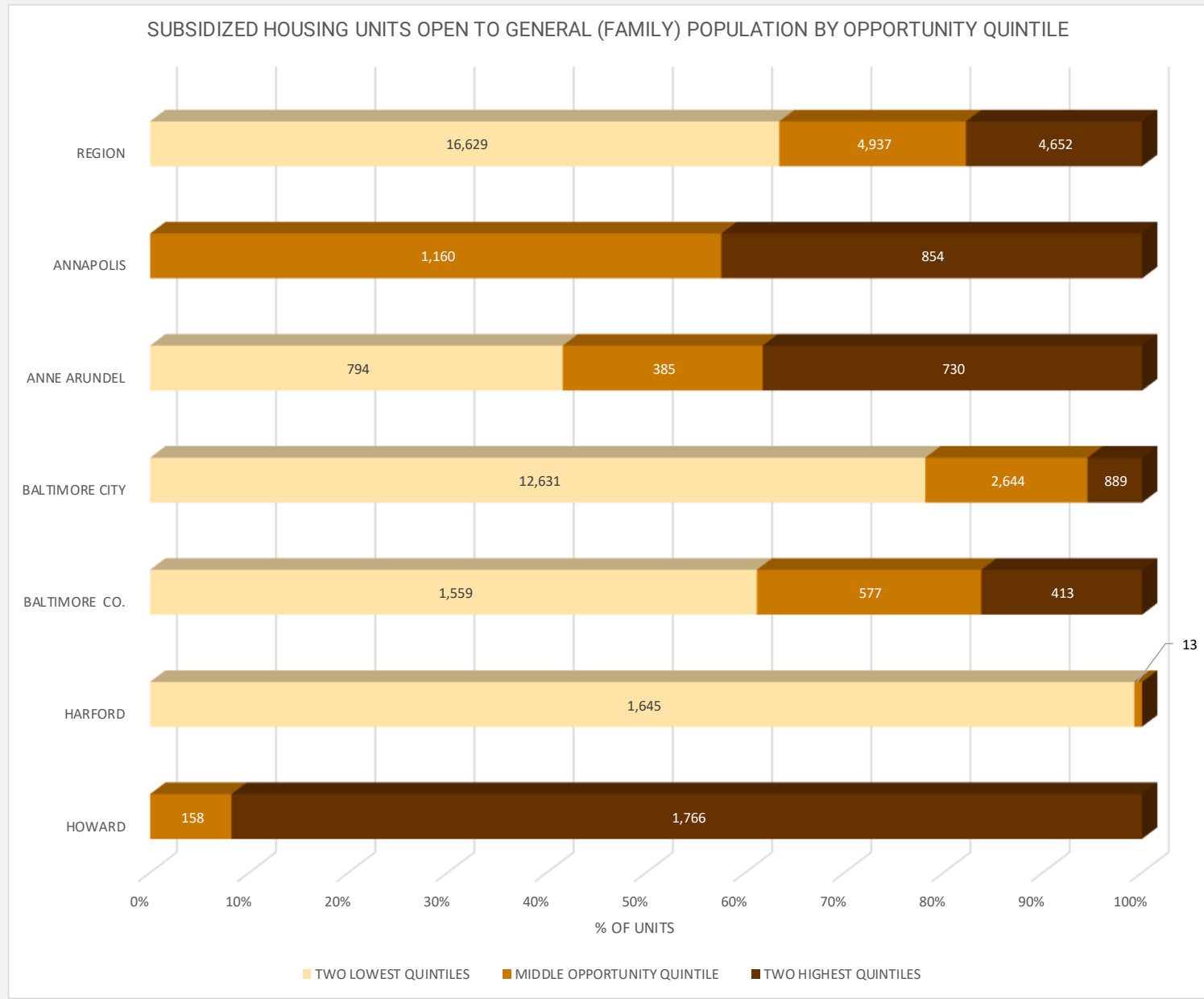
	TWO LOWEST QUINTILES	MIDDLE OPPORTUNITY QUINTILE	TWO HIGHEST QUINTILES	TOTAL	TWO LOWEST QUINTILES	MIDDLE OPPORTUNITY QUINTILE	TWO HIGHEST QUINTILES
ELDERLY	8,611	2,850	5,794	17,255	50%	17%	34%
SPECIAL NEEDS	425	183	251	859	49%	21%	29%
MIXED (ELDERLY/ SPECIAL NEEDS)	2,898	644	505	4,047	72%	16%	12%
GENERAL	16,629	4,937	4,652	26,218	63%	19%	18%
TOTAL	28,563	8,614	11,202	48,379	59%	18%	23%

# Totals by Jurisdiction

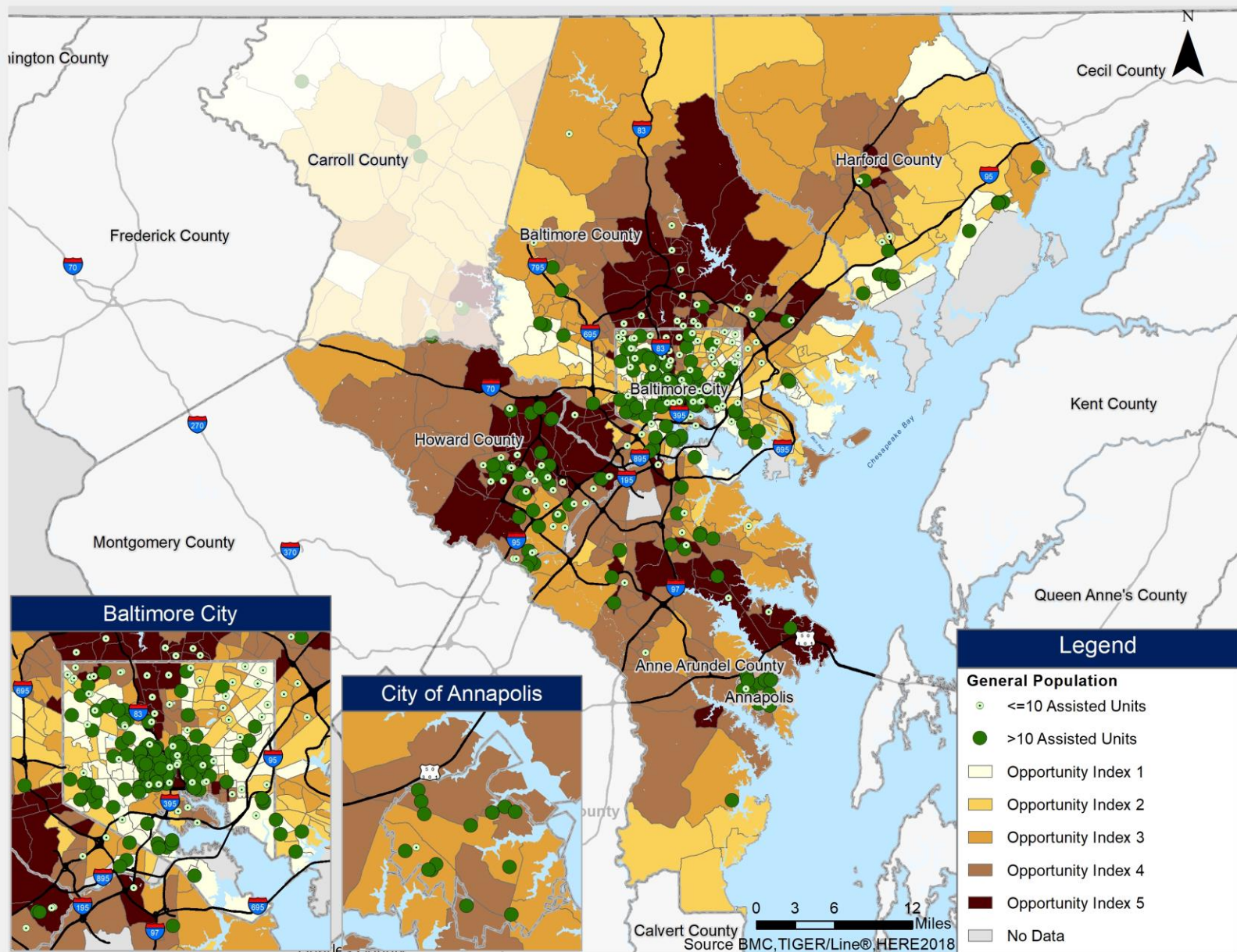
JURISDICTIONAL TOTALS FOR SUBSIDIZED HOUSING UNITS BY OPPORTUNITY QUINTILE



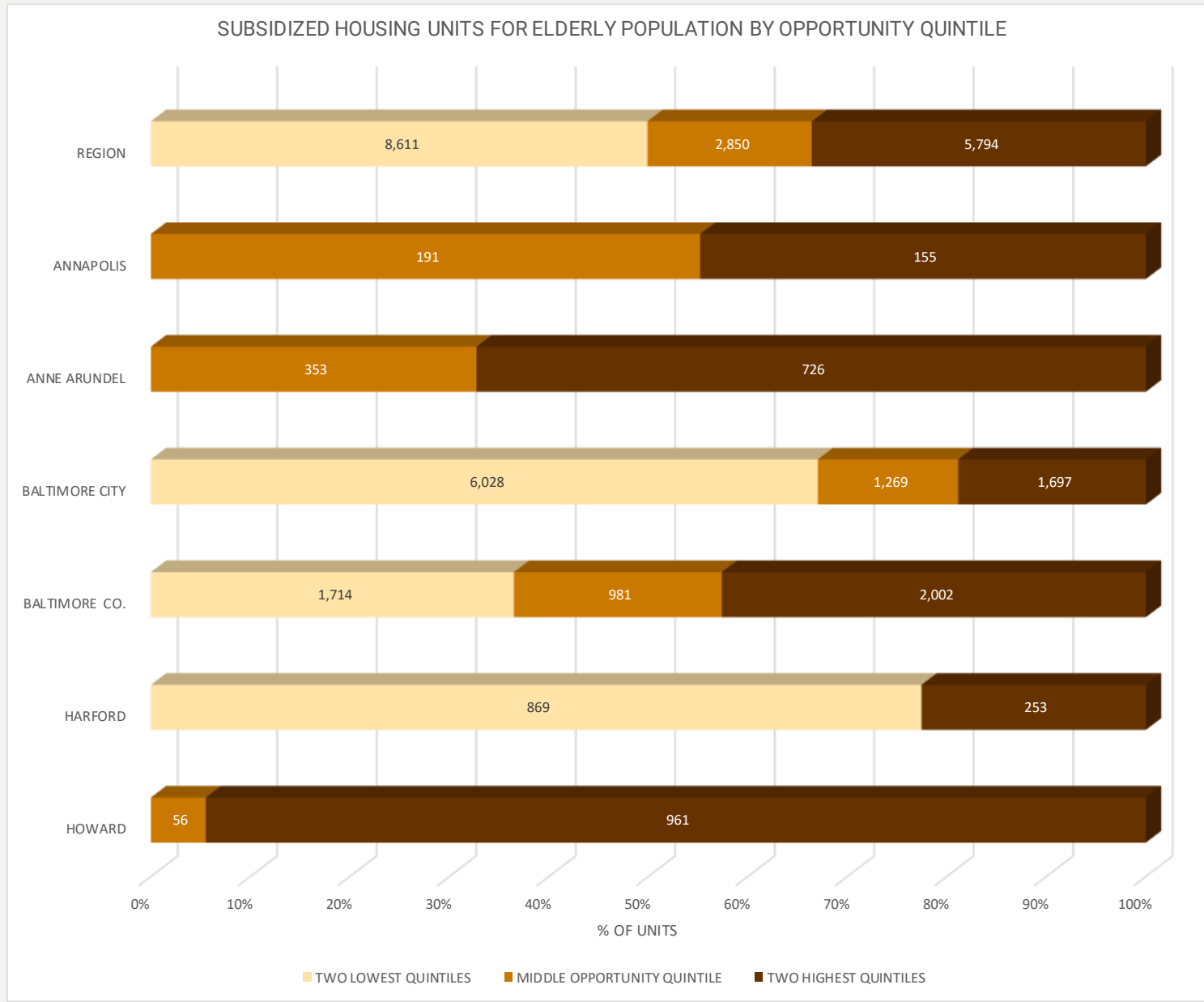
# Affordable Housing for Families



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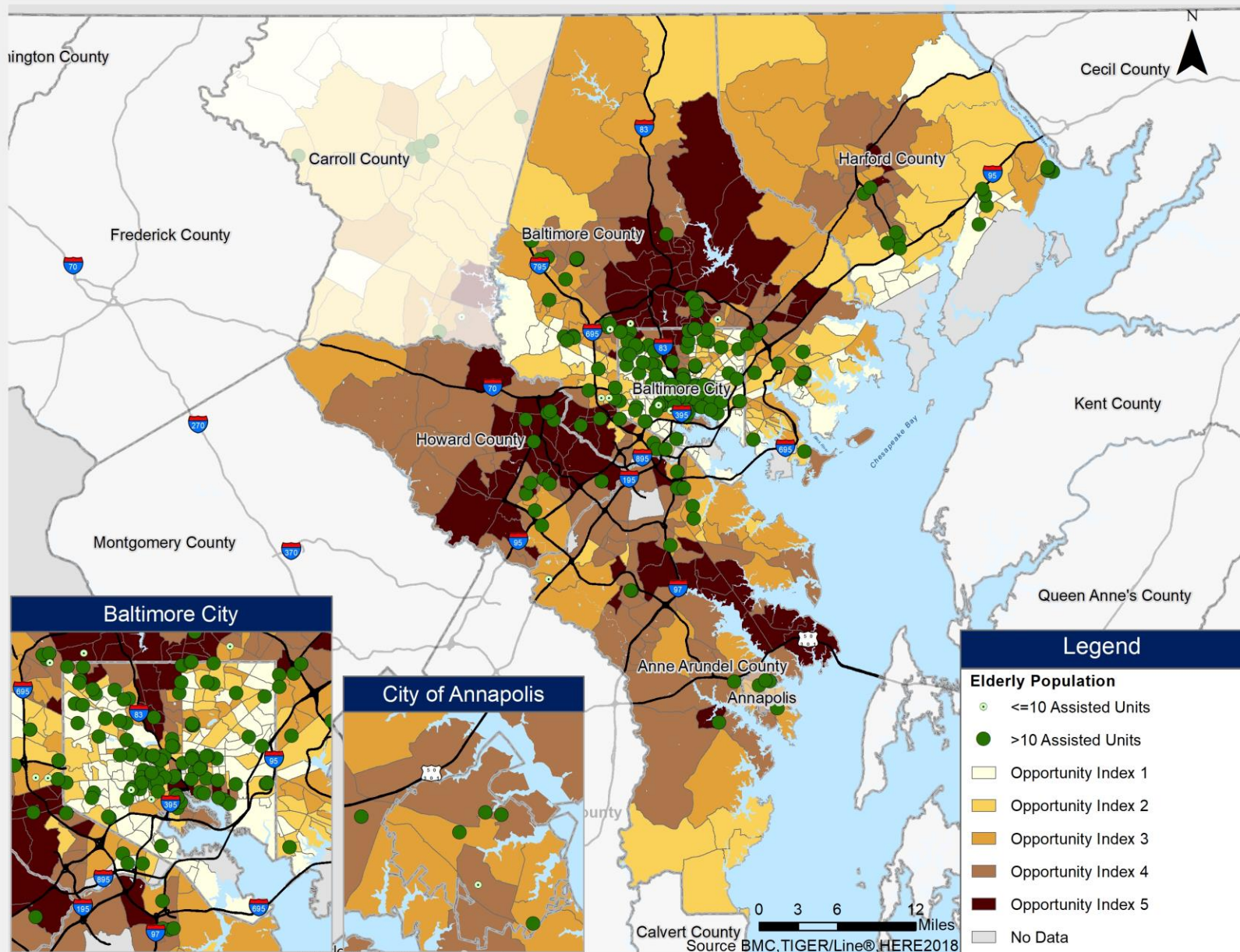


# Affordable Housing for Elderly

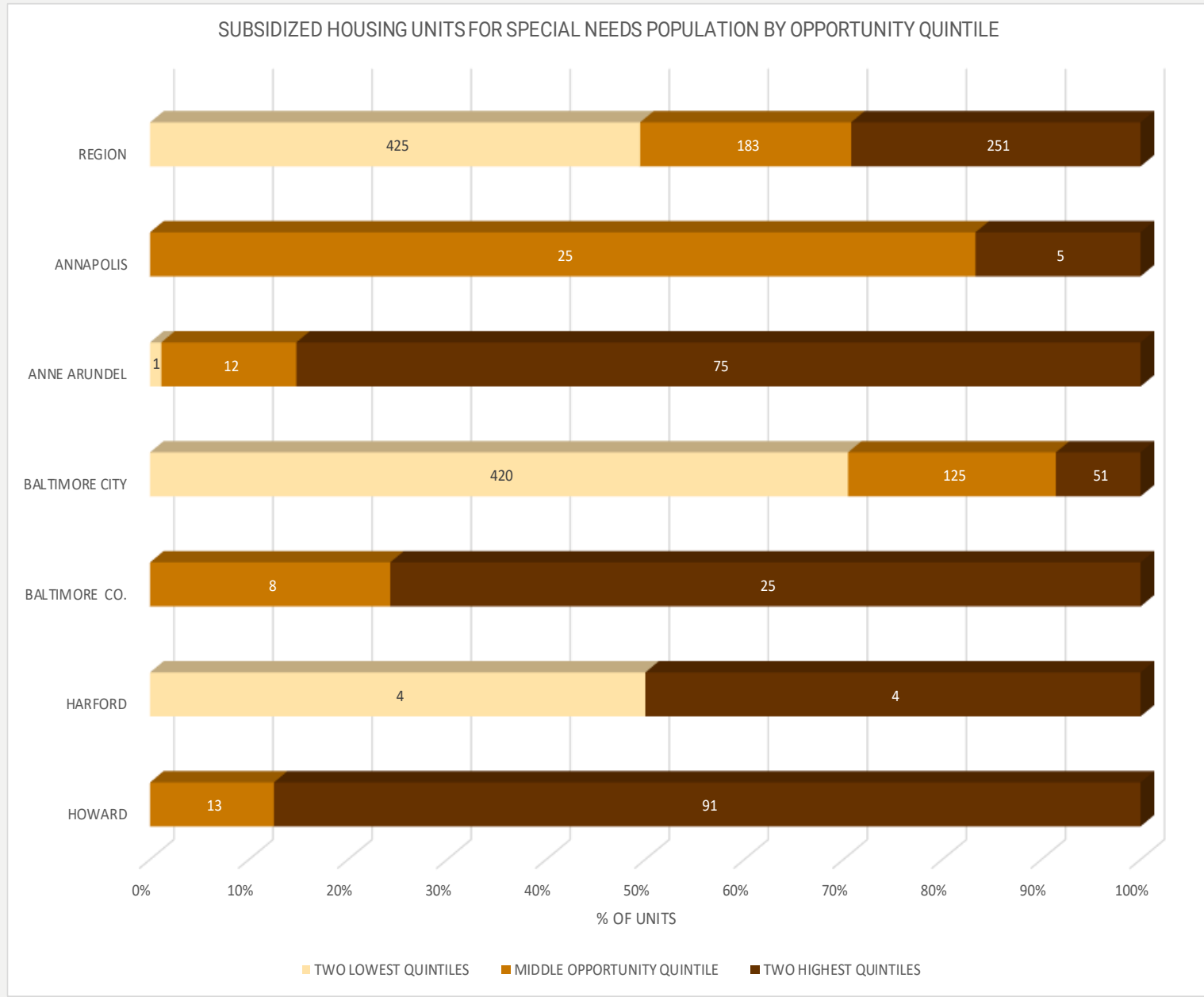




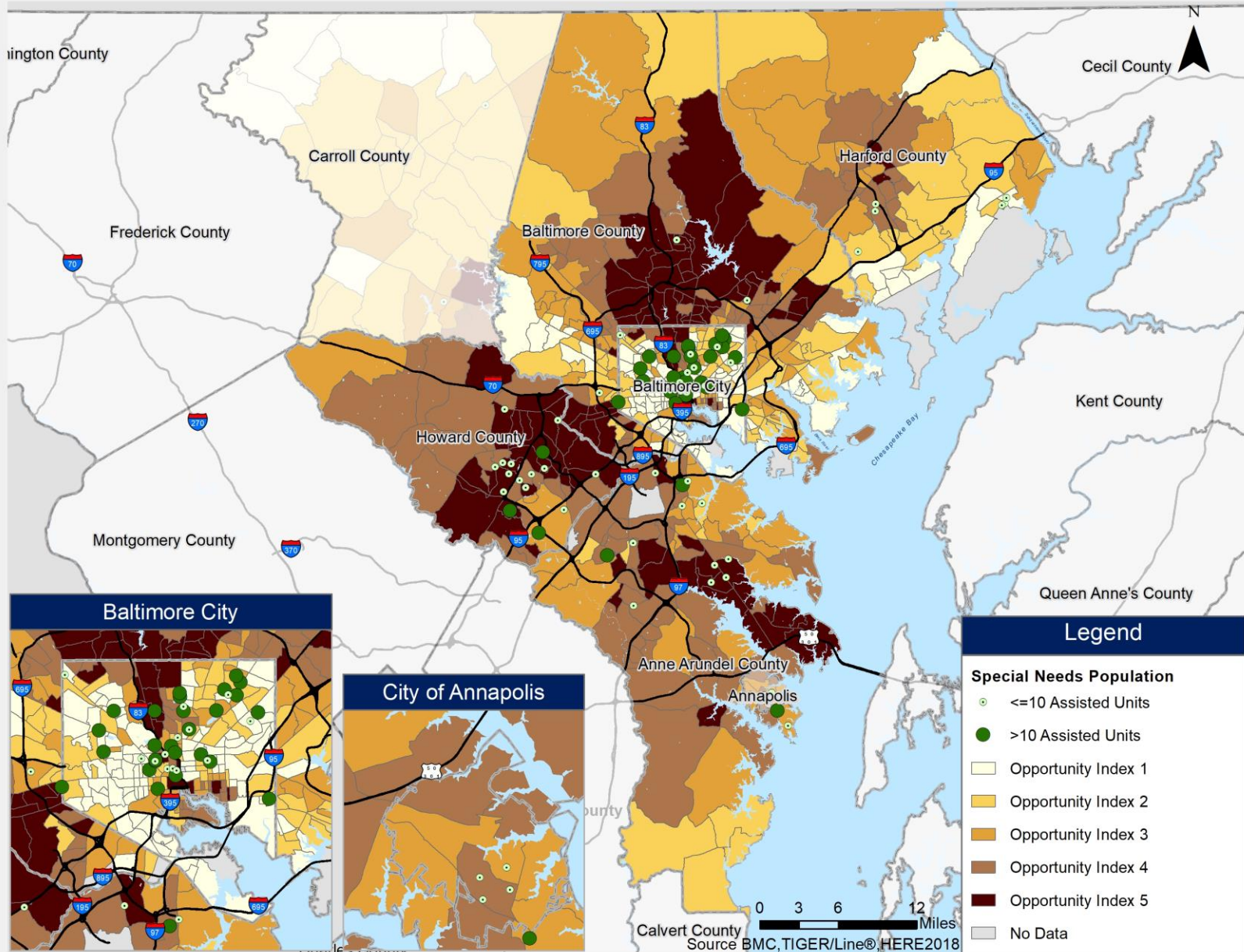
# Affordable Housing for Elderly



# Affordable Housing for Special Needs

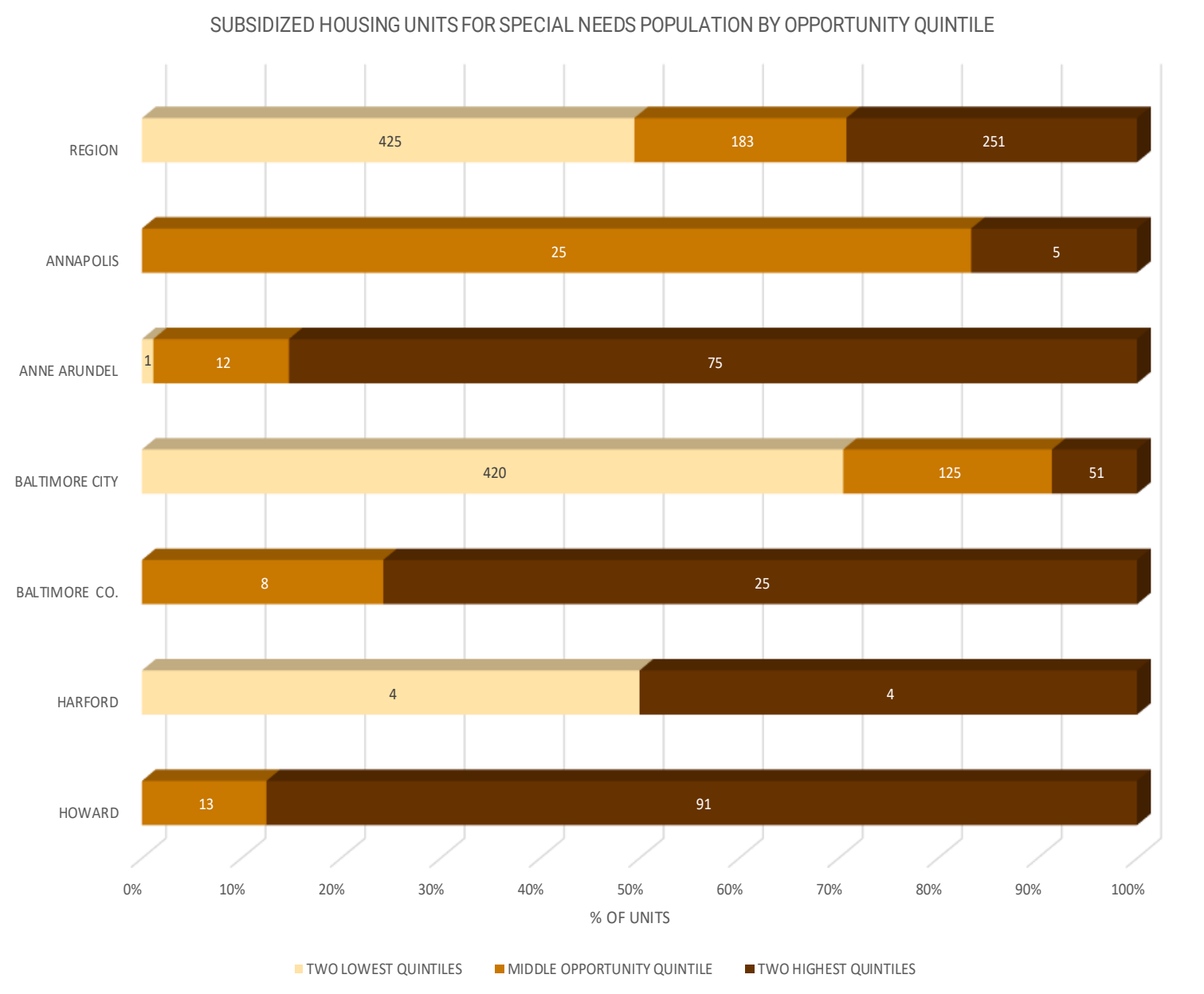


# Affordable Housing for Special Needs

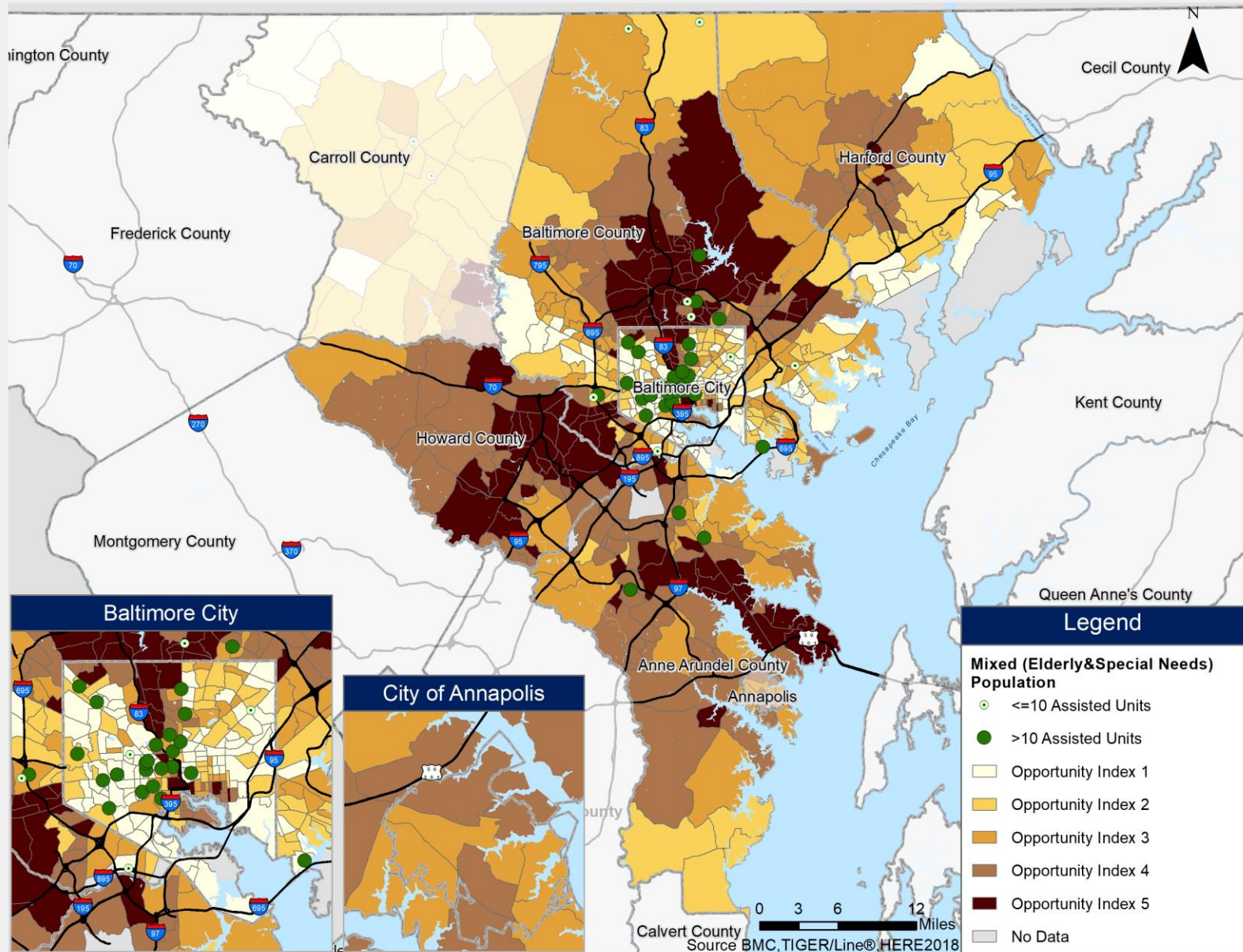




# Mixed Elderly/Special Needs Housing

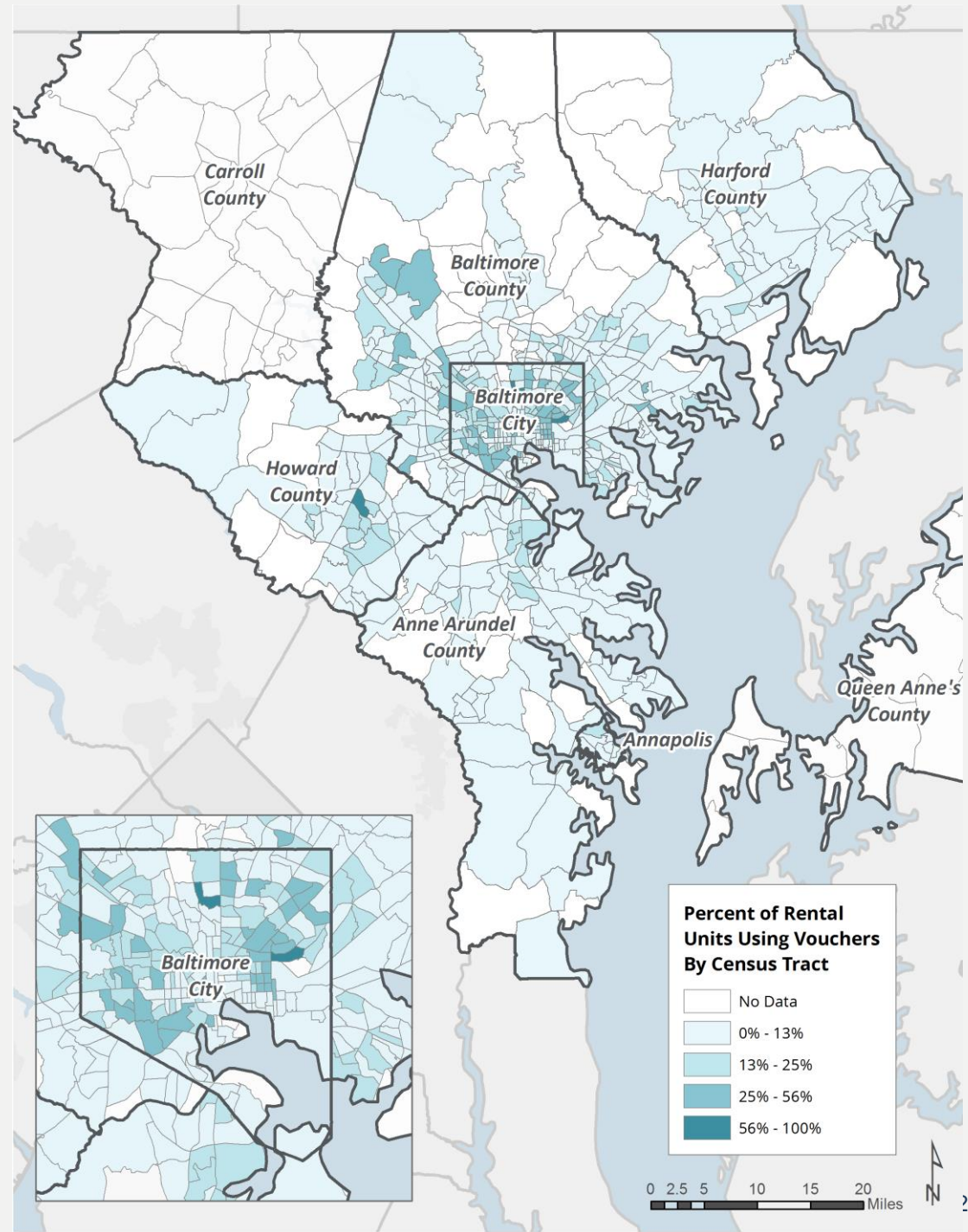


# Mixed Elderly/Special Needs Housing



# Vouchers to Total Rental Units, 2018

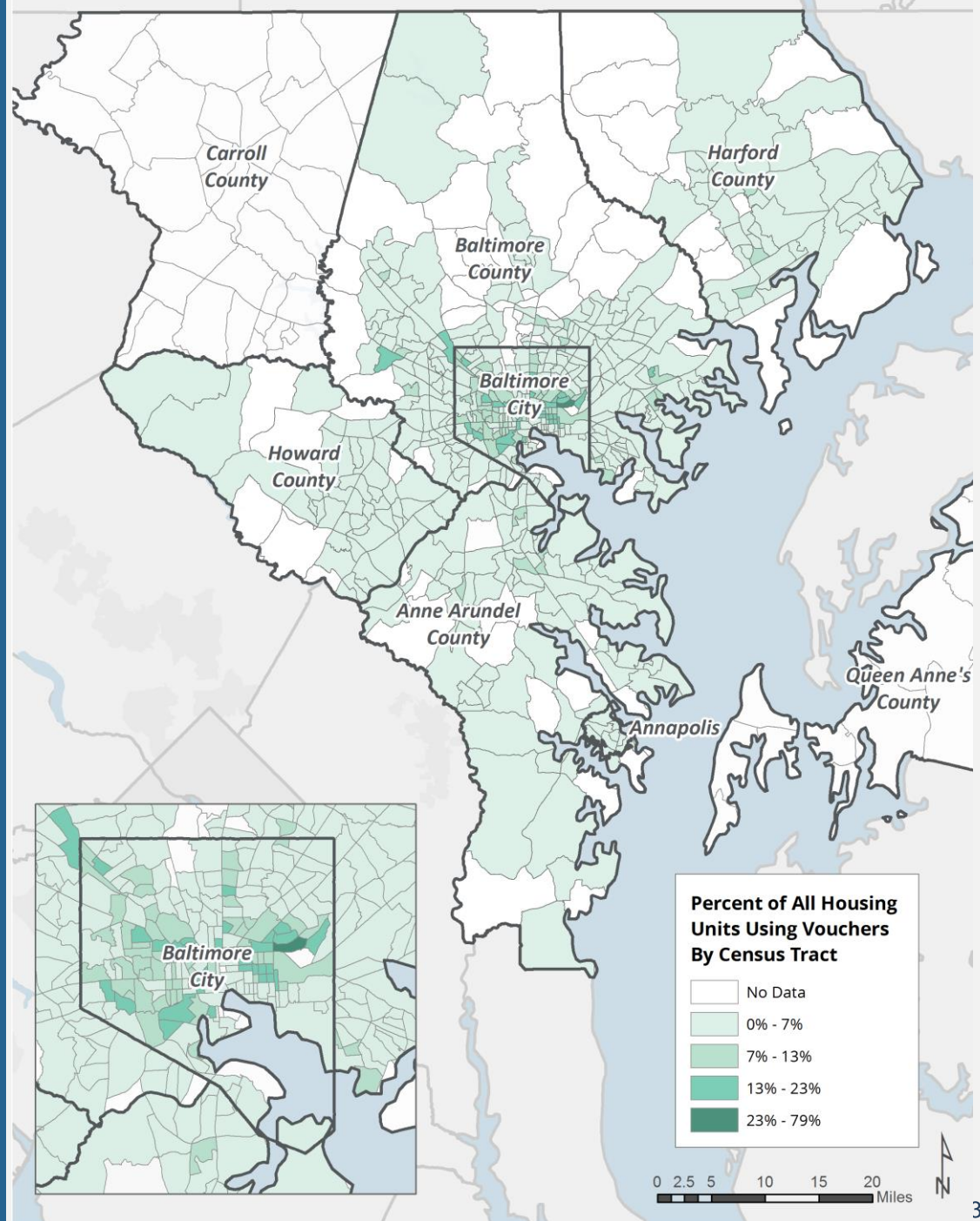
Source: HUD Picture of Subsidized Households





# Vouchers to Total Housing Units, 2018

*Source: HUD Picture of  
Subsidized Households*



# Voucher Holders by Opportunity Quintile

Since 2013 data, there has been a modest shift away from Low Opportunity tracts into High Opportunity tracts (21% to 25%).

Includes breakdown for non-Hispanic white and African American.

*Sources:*

*Voucher Data: HUD*

*Opportunity Quintiles: BMC*

VOUCHER HOLDERS BY OPPORTUNITY						
	Anne Arundel County	Baltimore County	City of Baltimore	Harford County	Howard County	All Counties and Baltimore City
# voucher holders living in...	Pct.	Pct.	Pct.	Pct.	Pct.	Pct.
Low opportunity tracts	13%	42%	82%	74%	0%	58%
Medium opportunity tracts	36%	26%	11%	8%	7%	17%
High opportunity tracts	50%	33%	7%	18%	93%	25%
Total tracts	100%	100%	100%	100%	100%	100%

VOUCHER HOLDERS BY OPPORTUNITY						
	Anne Arundel County	Baltimore County	City of Baltimore	Harford County	Howard County	All Counties and Baltimore City
# voucher holders who are Non-Hispanic White living in...						
Low opportunity tracts	17%	45%	71%	67%	0%	47%
Medium opportunity tracts	45%	17%	13%	7%	9%	18%
High opportunity tracts	38%	37%	17%	26%	91%	35%
Total tracts	100%	100%	100%	100%	100%	100%
# voucher holders who are African American living in...						
Low opportunity tracts	14%	42%	83%	87%	0%	62%
Medium opportunity tracts	36%	28%	11%	4%	7%	17%
High opportunity tracts	51%	30%	6%	10%	93%	22%
Total tracts	100%	100%	100%	100%	100%	100%



# Voucher Holders by Opportunity Quintile

Elderly & families with children

*Sources:  
Voucher Data: HUD  
Opportunity Quintiles:  
BMC*

VOUCHER HOLDERS BY OPPORTUNITY						
	Anne Arundel County	Baltimore County	City of Baltimore	Harford County	Howard County	All Counties and Baltimore City
# voucher holders with disabilities < age 62...						
Low opportunity tracts	18%	50%	80%	73%	0%	65%
Medium opportunity tracts	43%	23%	11%	7%	6%	16%
High opportunity tracts	39%	26%	8%	20%	94%	19%
Total tracts	100%	100%	100%	100%	100%	100%
# voucher holders with disabilities > age 62...						
Low opportunity tracts	18%	45%	83%	76%	0%	62%
Medium opportunity tracts	38%	26%	11%	7%	7%	17%
High opportunity tracts	43%	29%	6%	17%	93%	21%
Total tracts	100%	100%	100%	100%	100%	100%

VOUCHER HOLDERS BY OPPORTUNITY						
	Anne Arundel County	Baltimore County	City of Baltimore	Harford County	Howard County	All Counties and Baltimore City
# voucher holders with children living in...						
Low opportunity tracts	11%	39%	86%	83%	0%	56%
Medium opportunity tracts	31%	29%	12%	4%	7%	18%
High opportunity tracts	57%	32%	2%	13%	93%	26%
Total tracts	100%	100%	100%	100%	100%	100%

# **Enforcement and Capacity**

# Enforcement: Private Sector

## A Shift in the Private Sector Watchdog

- Baltimore Neighborhoods, Inc. (BNI): 1959-2018
- Fair Housing Action Center of Maryland: 2018 =>

# Enforcement: Public Sector

## Enforcement Action Overview

- Thompson v. HUD et. al.
  - Lawsuit filed 1995; partial consent decree signed 1996
  - Ruling 2005: Baltimore City found not liable; HUD found liable.
  - Settlement 2012
- Baltimore County NAACP et al v. Baltimore County
  - Complaint filed 2011 – HUD conciliation
  - Voluntary Conciliation Agreement signed 2016
- Baltimore Regional Housing Campaign (BRHC) v. State of Maryland
  - Complaint filed 2011 – HUD conciliation
  - Voluntary Conciliation Agreement signed 2017

# Overview of Allegations

- Thompson v. HUD

“They [public housing tenants and the ACLU of Maryland] charged that city and federal officials had failed to dismantle the segregated system of public housing put in place in the 1930s and 1940s, thereby consigning poor black residents to the city's most distressed neighborhoods.” (Baltimore Sun article on ruling, Jan. 7, 2005.)

- Baltimore Regional Housing Campaign (BRHC) v. State of Maryland

“Through its [Department of Housing and Community Development] DHCD, the State of Maryland ... has adopted, maintained and enforced policies and practices in the [Low Income Housing Tax Credit] LIHTC program that have the effect of limiting the development of affordable housing for families with children in high-opportunity, majority White communities and concentrated such units in low-opportunity communities characterized by racial segregation and poverty.”

- Baltimore County NAACP et al v. Baltimore County

“The primary impediment to fair housing choice for African-Americans families, large families, and families with disabilities in the County is the lack of affordable and affordable, accessible rental housing for families in areas that are not racially impacted.”

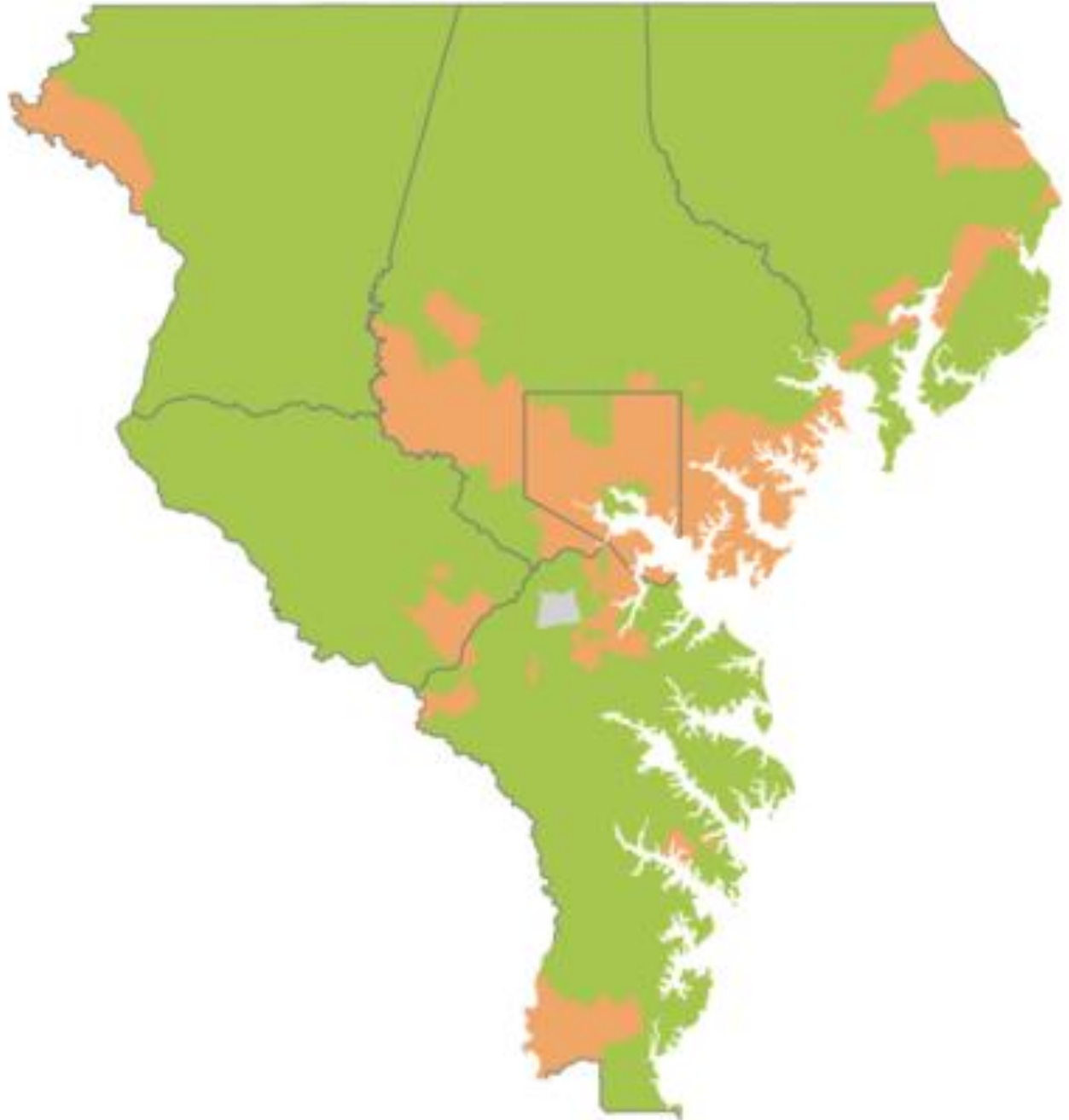
# Thompson v. HUD

## Primary Outcome: Creation of Regional Mobility Program

- Baltimore Housing Mobility Program created through 1996 partial consent decree
  - Launched 2003 for 2,100+ families.
  - Mainly operated by Metropolitan Baltimore Quadel under contract to Housing Authority of Baltimore City
  - By 2009, more than 1,500 families had moved to low-poverty, racially integrated neighborhoods.
- 2012 Settlement created Baltimore Regional Housing Partnership as independent nonprofit operator of Mobility Program.
  - Settlement also expanded mobility program to 4,388 families.
  - Final expansion leasing December 2018.

# BRHP Opportunity Map

Green areas are  
opportunity areas for  
BRHP voucher  
holders.



# BRHC v. State of Maryland

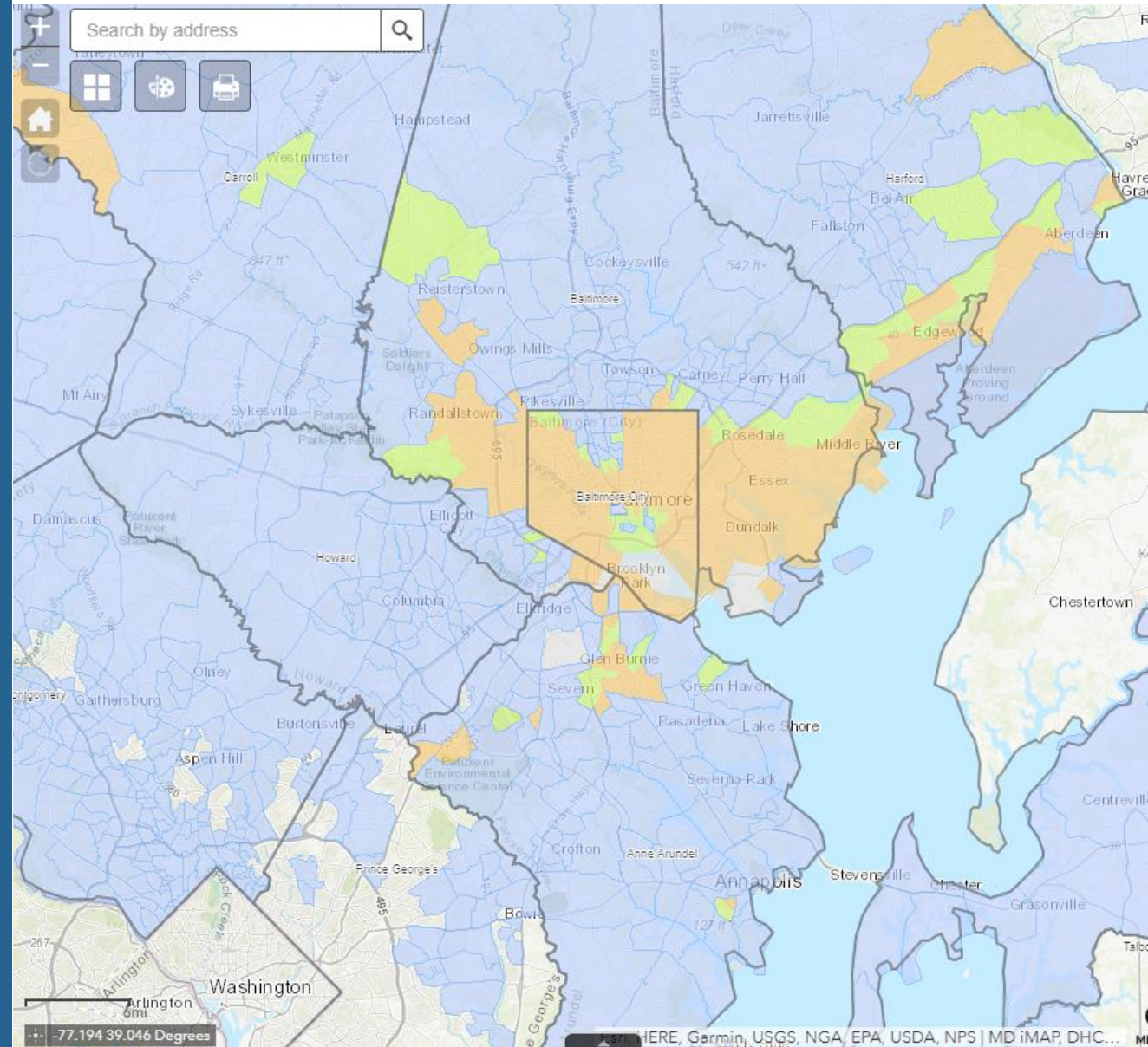
- **Agreement:** Not a determination on the merits of the allegations.
- **Primary Outcome:** “DHCD will ensure that no fewer than 1,500 units of Family Housing that are financed, in whole or in part with LIHTC, are developed in Communities of Opportunity within the Baltimore Region...”
- **Status per 2018 DHCD report:**

	New Construction Units	Rehab Units: Previously Assisted	Rehab Units: Previously Unassisted	Total Units
In Process (not yet closed on financing)	868	303	0	1133
Closed on Financing	197	0	7	197
Total Units	1065	303	7	1330
Required by Settlement	1050	Up to 200 allowed	Possibly 250	1500
Units Needed (assuming all units built)	-15	N/A	N/A	170



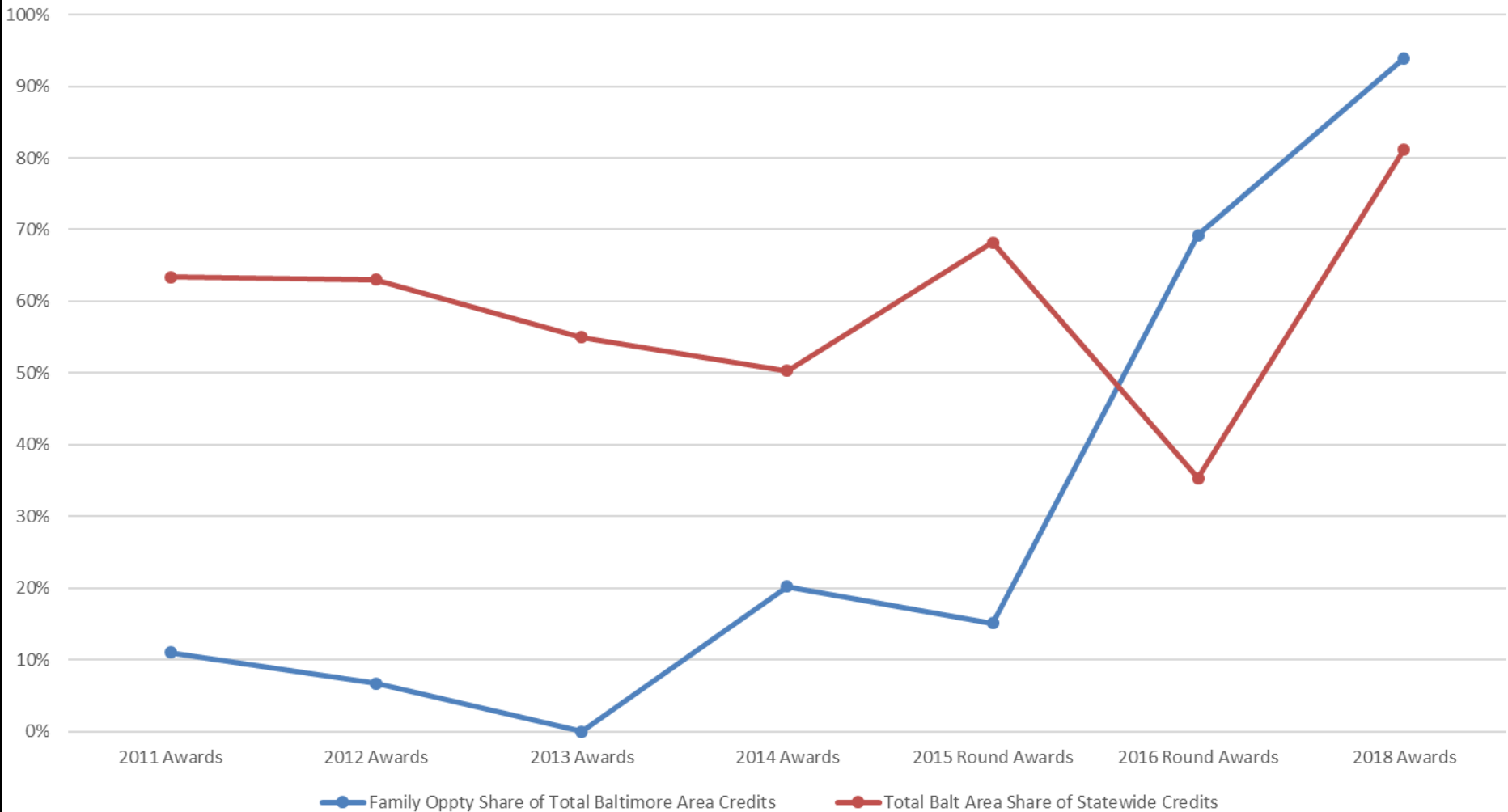
# State Opportunity Map

Blue and green areas are Communities of Opportunity for DHCD



# Tax Credit Award Trends 2011-18

Maryland LIHTC Award Trends

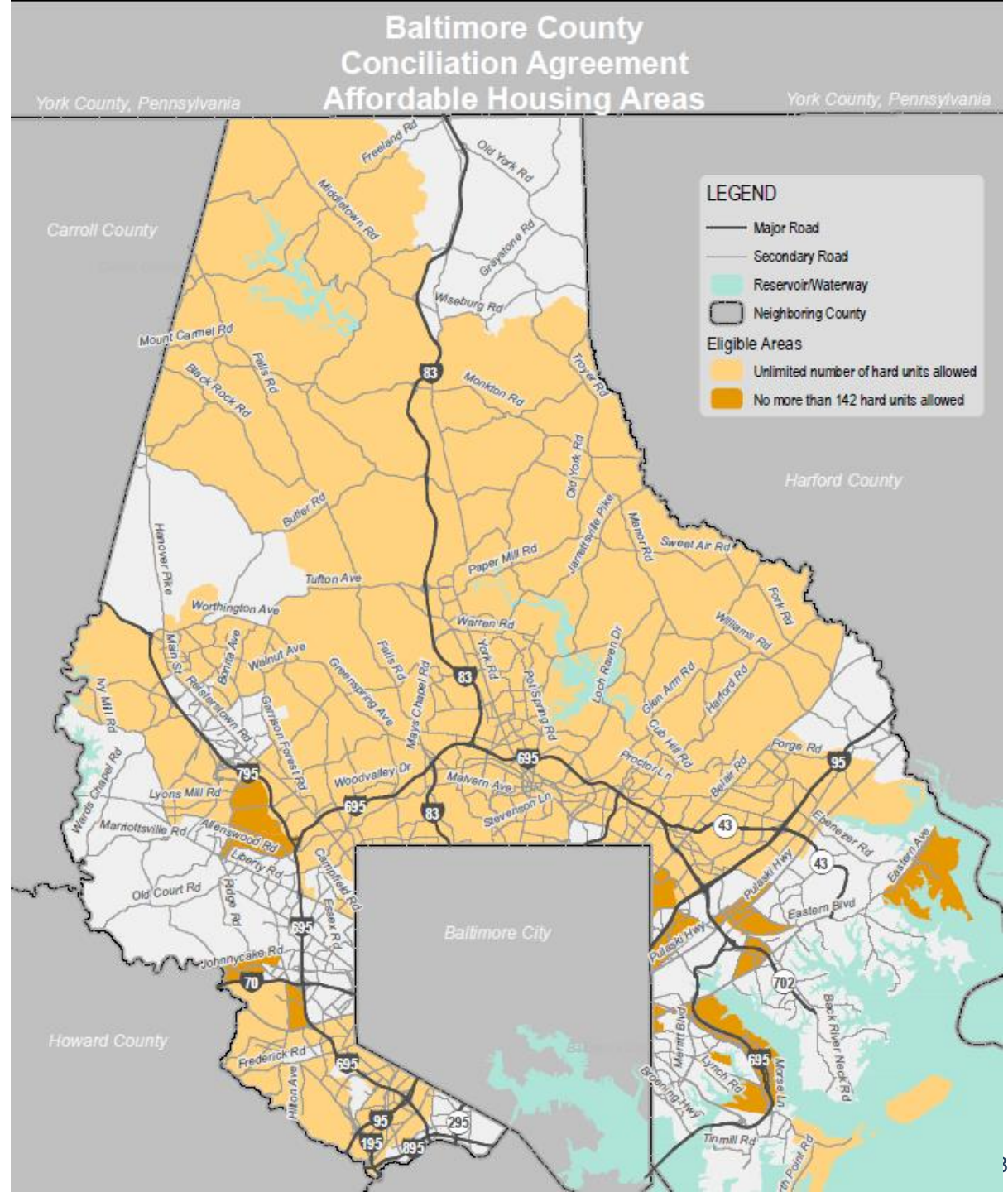


# Balt. Co. NAACP v. Baltimore Co.

- **Agreement:** “...voluntary and full settlement of the disputed complaints.”
- **Primary Outcomes**
  - 1000 “hard units” of affordable housing in specified census tracts, including \$30 million fund to leverage financing. (Status table below per 2018 Balt. Co. report)
  - Mobility Counseling Program to help 2,000 families use a housing voucher to move to specified census tracts.
  - Reasonable Accommodation Coordinator position and fund to assist with structural modifications.
  - Introduction of Source of Income legislation until passed at local or state level.

	Units Approved	Units Leased	Units Leased with 3 or more bedrooms	Accessible Units Leased
<b>2018 Actual</b>	447	116	95	18
<b>2018 Milestone (from VCA)</b>	370	105	65	20
<b>VCA Total</b>	1000	1000	500	100

# Baltimore County Conciliation Agreement Map



# Community Outreach



# Constituencies for Outreach

## Anne Arundel County Example

- Local government mailing lists – hearing before draft AI released
- Continuum of Care providers and stakeholders
- Civil rights organizations
- Faith-based leadership
- Public housing residents and voucher holders
- People with disabilities/special needs providers/stakeholders
- Hispanic/Latino leaders & stakeholders
- Affordable housing developers
- BMC fair housing stakeholder email list (240) – message will go out inviting stakeholders to request meeting/briefing on AI.
- Comment period on draft for general public

## Other Suggestions?

**Next Steps**