



Housing & Revitalization Department

Fair Housing Conference

April 4, 2018

Highlights from the 2016 AFFH Study
(Affirmatively Furthering Fair Housing)

Study Highlights

- Segregation/Integration
- Racially or Ethnically Concentrated Areas of Poverty (R/ECAP)
- Disparities in Access to Opportunity
- Disproportionate Housing Needs

Segregation/Integration

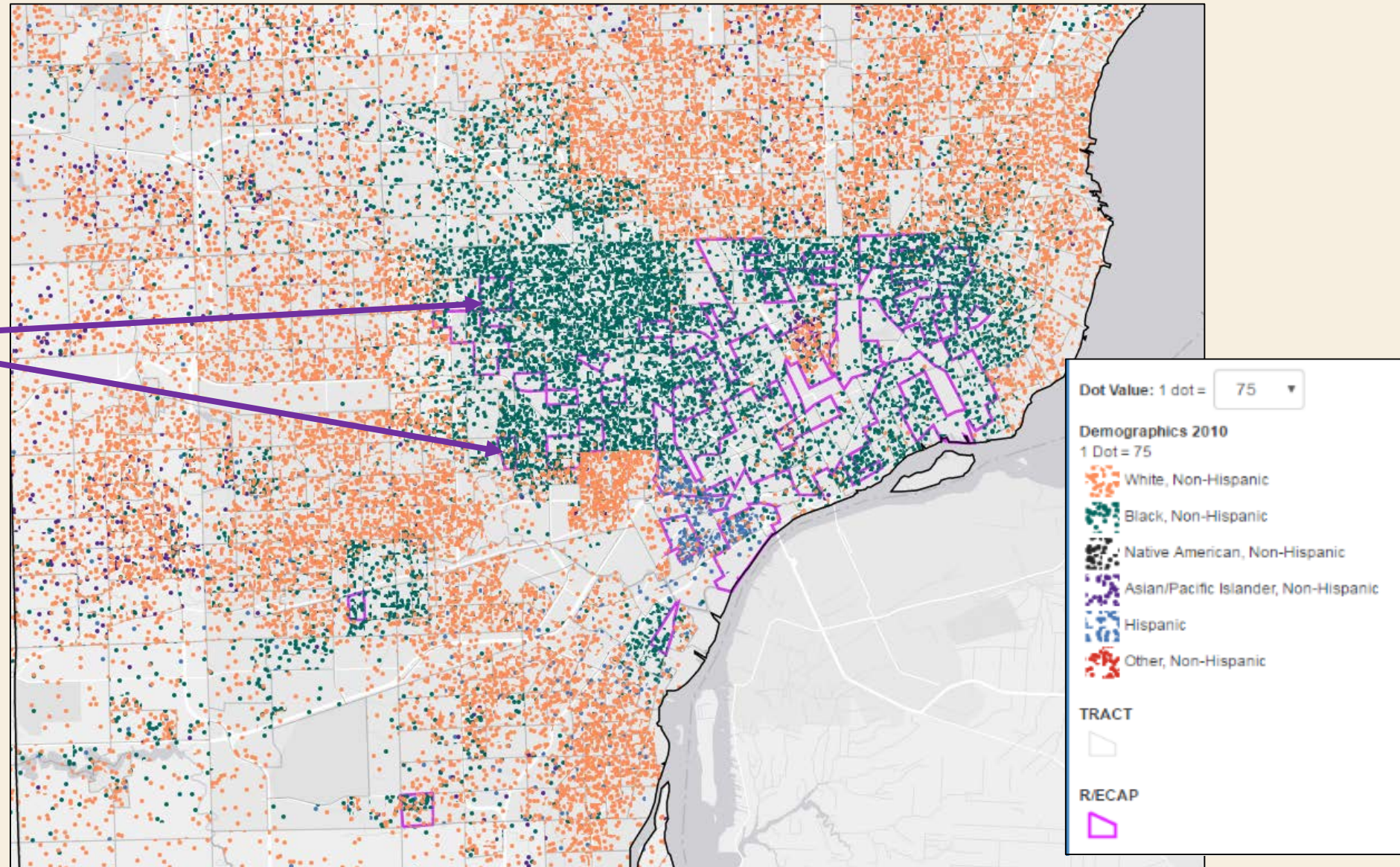
- Segregation creates disparities in health, wealth, and opportunity among geographically-bound racial subgroups.
 - Has historically led to reduced housing alternatives and reduced quality of housing.
- Clustering different racial/ethnic groups can lead to the steering of those groups into increasingly segregated neighborhoods.
 - Highly concentrated clustering allows discriminatory practices on the basis of zip code or address.
 - Residents may be steered to particular neighborhoods with similar demographic characteristics.
 - These neighborhoods can become areas of civic neglect.

Persistent pattern of racial segregation in Detroit.

Segregation and R/ECAP: race and ethnicity

Racially or Ethnically Concentrated Areas of Poverty (R/ECAP) - marked in **purple**

Detroit can be viewed as the regional R/ECAP in Metro area.

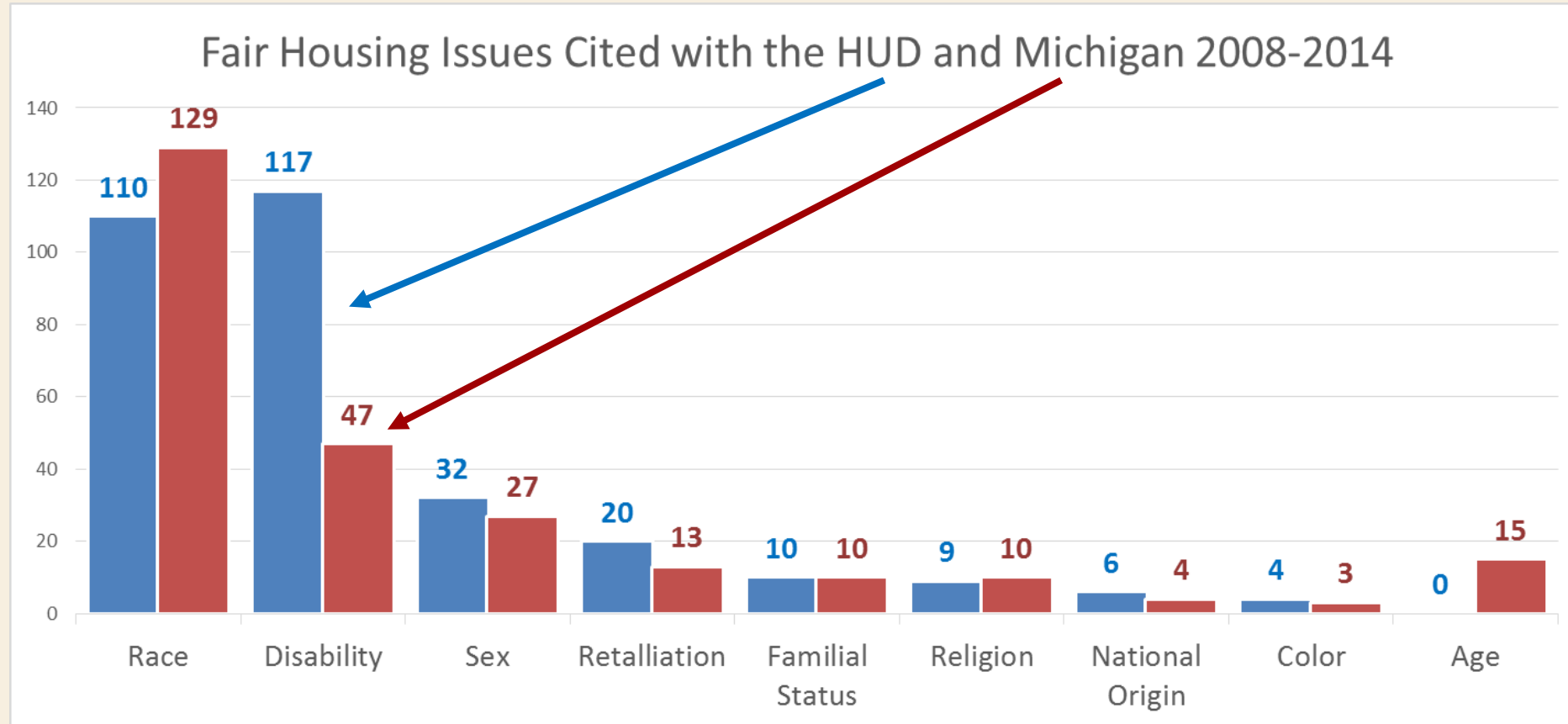


Segregation/Integration: *perceptions of fair housing violations*

According to study interviewees familiar with fair housing issues:

- Housing-related discrimination often occurs in a subtle way making it hard for victims to realize they have been discriminated against.
“.....there’s just something in your gut that says something didn’t feel right. So, when that happens, we send out testers. Often, what we find is that when we send out white testers, there are vacancies, no waiting list. Send out black testers? Oh, we have no vacancies today, but you can fill out this card to join the waiting list. So, that’s the subtle way; people may have the feeling, but they don’t report it.”
- People identified most often involved in fair housing violations are landlords, property managers and realtors, often those who are unaware of the fair housing laws.
- There are certain enclaves in Detroit where residents organize and contrive to control who lives in their neighborhood.....such areas ‘have their own security’, making it hard for ‘certain kinds of people’ to even walk around to see if housing is available.

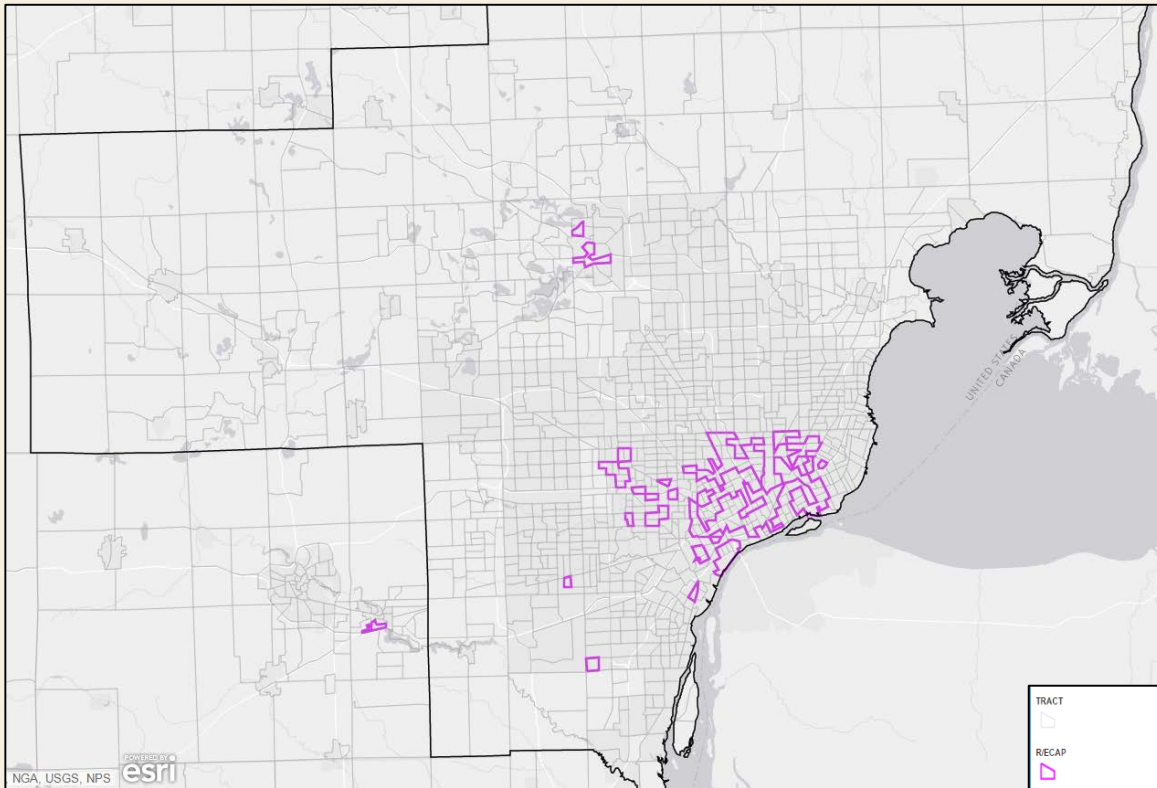
Segregation/Integration: fair housing complaints



Source: local HUD office, MI Dept of Civil Rights

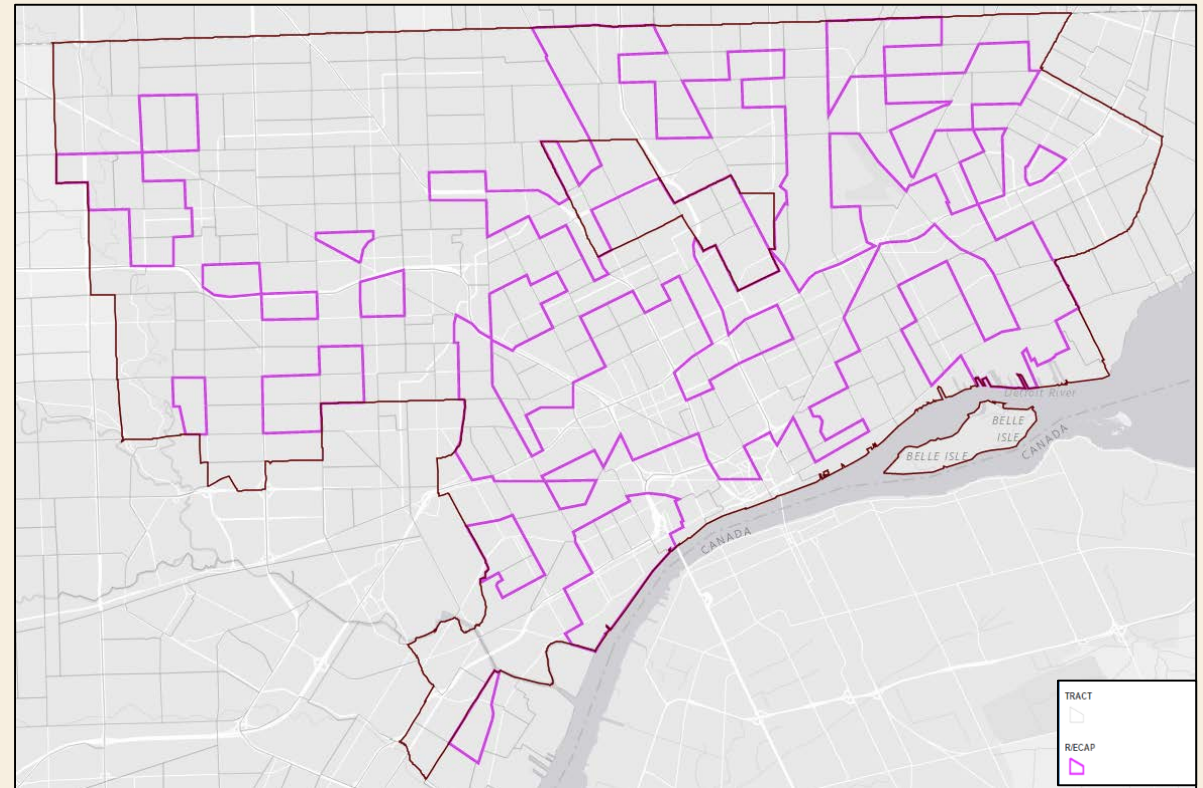
Racially or Ethnically Concentrated Areas of Poverty (R/ECAPS)

Regional HUD-identified R/ECAPs



Detroit R/ECAP residents are 46.0% of all R/ECAP residents in the region.

HUD-identified R/ECAPs



R/ECAP residents comprise 49.3% of the population of Detroit.

Racially or Ethnically Concentrated Areas of Poverty (R/ECAP)

- R/ECAPs in the region exist only in areas with concentrated African-American populations, and appear to be a growing part of Detroit and the region.
 - Very few R/ECAP areas exist out of Detroit. The areas that are identified as outlying R/ECAPs are in other historically and currently African American majority cities – Inkster and Pontiac.
- This concentration of poverty and racial minorities has been increasing over time.
- This makes it challenging to gain the support of wealthier municipalities to address issues related to concentrated poverty and disparities in the region.
 - Residents with fewer impediments to mobility can “move with their feet,” to communities that can focus their tax dollars on other concerns.
 - Taxpayers living in R/ECAP jurisdictions see a disproportionately larger amount of their taxes dealing with issues of poverty and the externalities created by them (deteriorating housing, reduced spending on property maintenance, property abandonment, foreclosure, etc.).

Disparities in Access to Opportunity

- **Schools and Jobs:** School quality and the labor market improve with distance from Detroit, which is predominantly minority and has the largest number of immigrants.
- **Transportation:** Lack of a viable regional transit solution limits the access of some jobs and quality schools, as well as fresh air and clean soil.
 - Suburban communities can opt out of public transit, effectively barring transit-dependent people from entering their communities for employment or school.
- **Environmental Health:** Air quality worsens with nearness to Detroit.

Disproportionate Housing Needs

- **Housing burdens:** Detroit residents are disproportionately burdened with high-cost, low-quality housing when compared to neighboring communities.
 - Africa American and Hispanic residents are the most heavily impacted by these disparities.
- **Housing needs:** affordable housing in the city and improved housing quality.

Some action ideas

.....to increase knowledge about fair housing laws, reduce economic and racial segregation, increase opportunities for the poor and disabled, and balance housing needs with development pressure:

- Conduct outreach efforts to increase awareness of fair housing laws, including which groups are protected and how to file a complaint;
- Work with partners to make the complaint process more accessible;
- Partner with other fair housing groups to improve capacity for outreach;
- Increase outreach in Downtown and Midtown - areas with the most reported complaint;
- Work with developers to improve affordable housing and its integration in Downtown and Midtown;
- Work with financiers to identify paths to homeownership for Detroit residents;
- Work with developers to improve, and increase quantity, of accessible housing;
- Work with groups in redeveloping areas to meet the needs of seniors;
- Measure quality of City services and improve neighborhood conditions; and
- Aggressively enforce housing and building codes.

