



AN ASSESSMENT OF FAIR HOUSING

FOR
CITY OF ALBUQUERQUE, CITY OF RIO RANCHO AND
ALBUQUERQUE HOUSING AUTHORITY
JULY 25, 2017 • PUBLIC MEETING



WHAT IS FAIR HOUSING?

🏠 Equitable treatment in housing transactions without regard to race, color, religion, national origin, sex, age, familial status, or handicap

🏠 Housing transactions include

- Sale or rental of housing
- Rehabilitation of housing
- Housing advertising and marketing
- Housing loans or other financial arrangements
- Negotiation of modifications and reasonable accommodations for tenants with disabilities



WHAT IS AN *ASSESSMENT OF FAIR HOUSING?*

🏠 An Analysis of:

- Discrimination, segregation, inadequacies in affordable housing, and disparities in neighborhood opportunities

🏠 An Agenda for Change:

- Creates commitments by jurisdictions to take concrete actions to work toward goals
- Incorporates that agenda into local plans and planning processes



WHAT IS THE GEOGRAPHIC REGION FOR THE *AFH*?

🏠 The AFH covers a four-county area:

- Bernalillo County
- Sandoval County
- Tarrant County
- Valencia County

🏠 Participating jurisdictions are the Cities of Albuquerque and Rio Rancho and the Albuquerque Housing Authority

🏠 Local data and recommendations focus on the participating jurisdictions



WHY IS THE *AFH* BEING DONE?

🏠 It is a HUD requirement

- Responds to regulatory changes made during the Obama Administration

🏠 It has the potential for local jurisdictions to use limited resources more wisely

- Increases understanding of housing barriers and what matters most to residents



WHO IS IT FOR?

- 🏠 Primary audience – U.S. Department of Housing and Urban Development (HUD)
- 🏠 Secondary audience – City of Albuquerque, City of Rio Rancho, and Albuquerque Housing Authority
- 🏠 Additional audiences – Housing and service providers, professionals from related fields (e.g., transportation and public health) and the general public



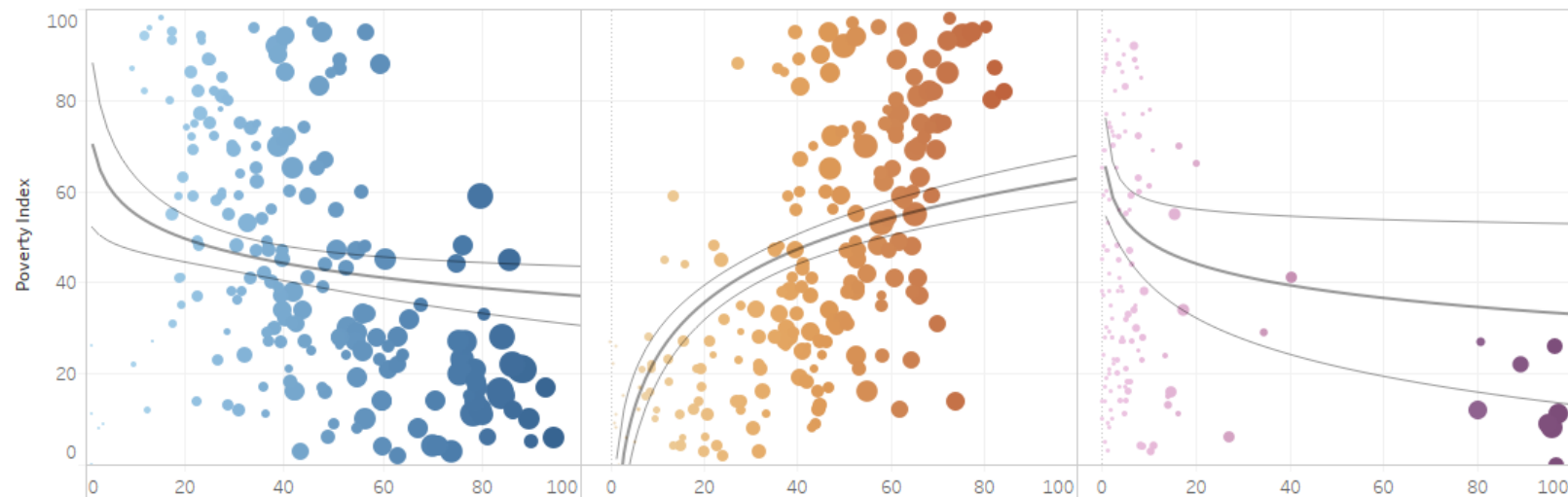
HOW WILL THE INFORMATION BE USED?

- 🏠 Develop goals, priorities, and actions for lowering barriers to fair housing choice
- 🏠 Provide the basis for measuring progress
- 🏠 Create a foundation for future change



APPROACH TO THE ASSESSMENT

- 🏠 Analyze data
- 🏠 Consult with local and national housing organizations with expertise in fair housing
- 🏠 Work with local organizations to identify and learn about fair housing issues



PUBLIC PARTICIPATION PROCESS



- 🏠 Identify key interests
- 🏠 Interview representatives of those interests
- 🏠 Conduct focus groups with consumers and service providers
- 🏠 Test preliminary findings & potential priorities and actions
- 🏠 Hold public hearings and meetings
- 🏠 Compile results in Assessment document
- 🏠 Revise Assessment based on comments



SCHEDULE

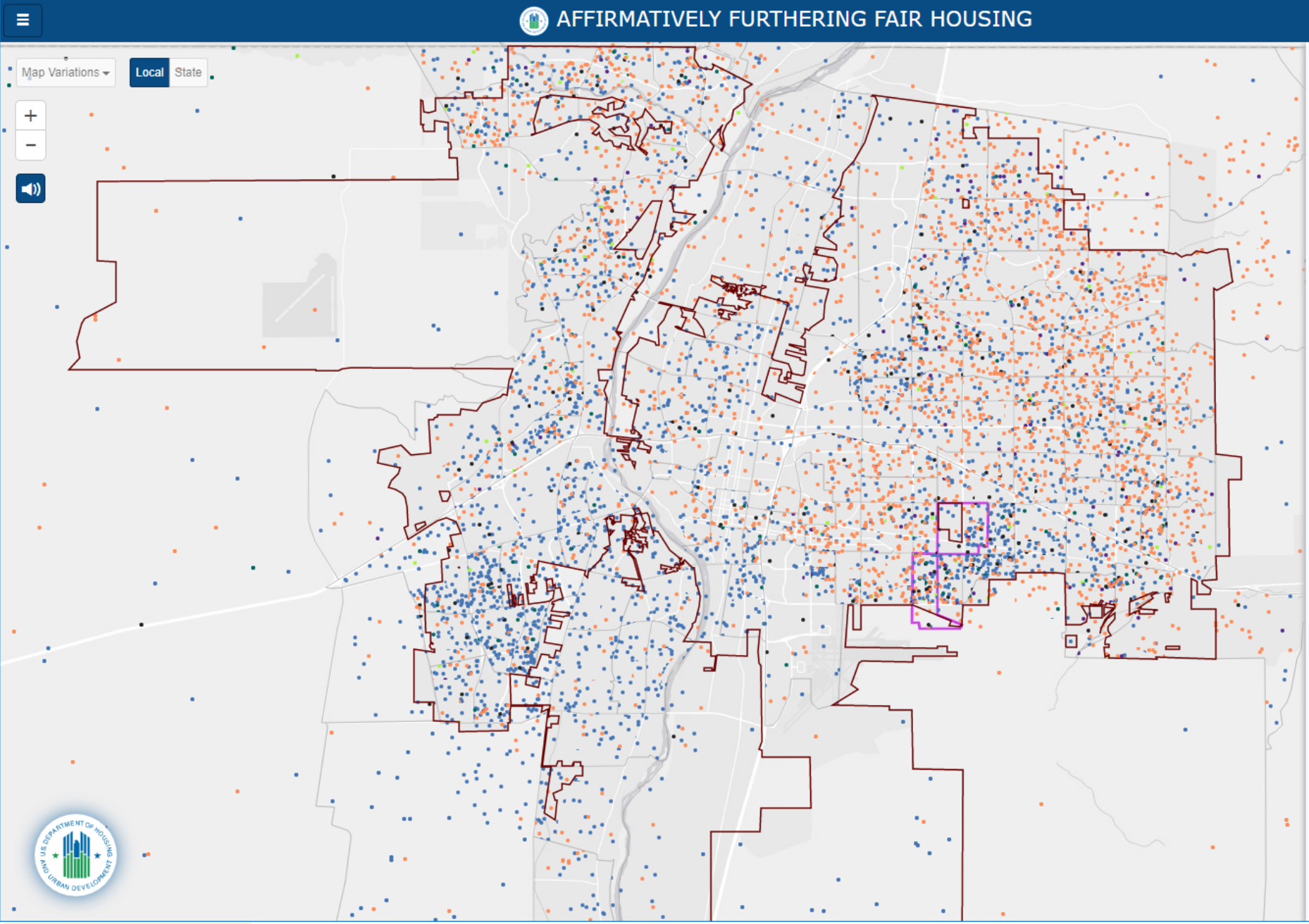
- 🏠 Key interests identified – January
- 🏠 12 Interviews conducted – February-April
- 🏠 9 focus groups held – June-July
- 🏠 Gather feedback from interviewees and service providers – July
- 🏠 Hold public hearings/meetings – July-Sept
- 🏠 Release draft Assessment to public – August
- 🏠 Submit Assessment to HUD – October



KEY FINDINGS – DEMOGRAPHICS

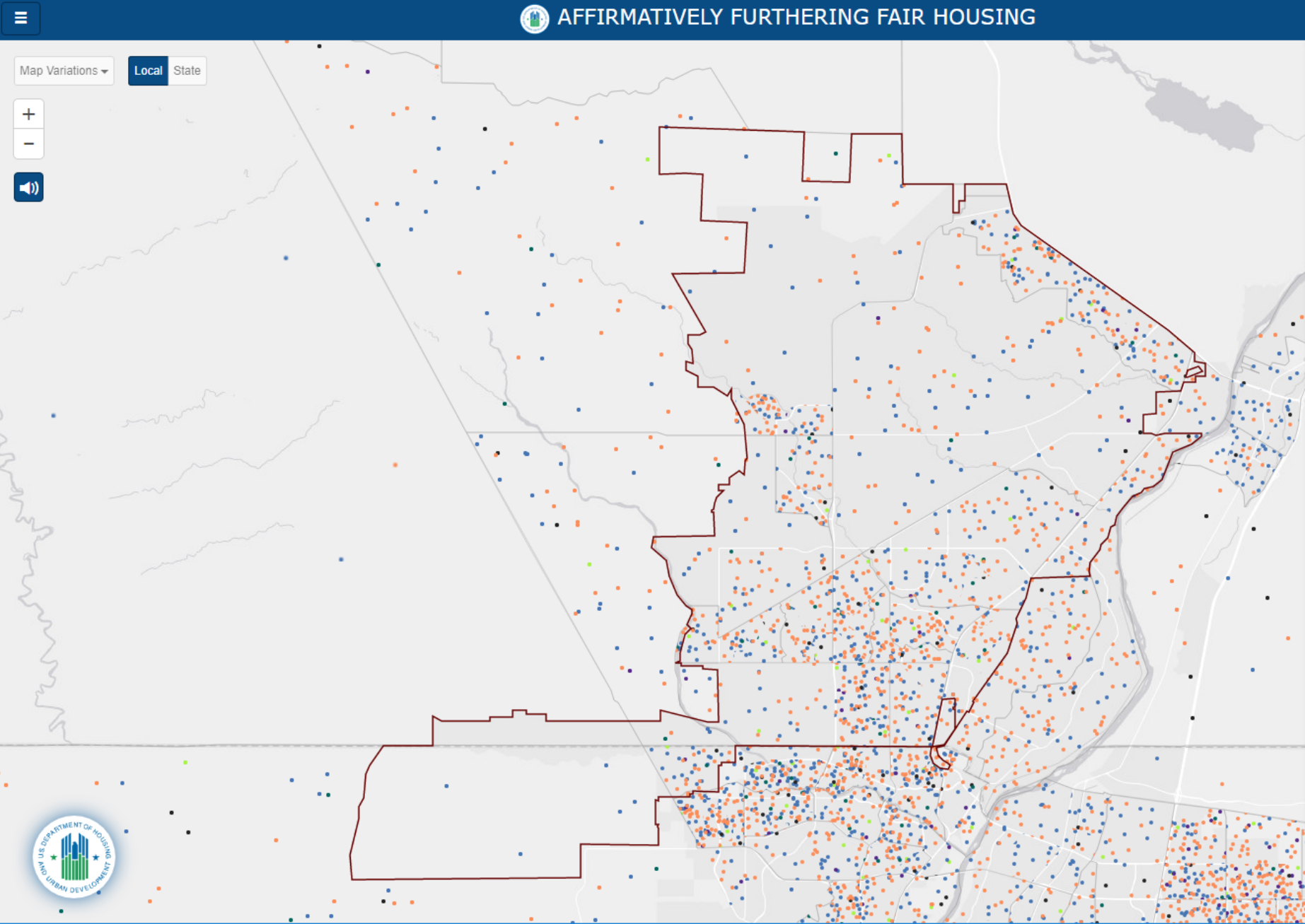
1. Regional population increase of nearly 50% since 1990.
2. Hispanic population growth accounts for 70%.
3. Low racial/ethnic segregation, becoming increasingly integrated.
4. Higher percentage of minority, limited English proficiency, and foreign born residents in high poverty neighborhoods.



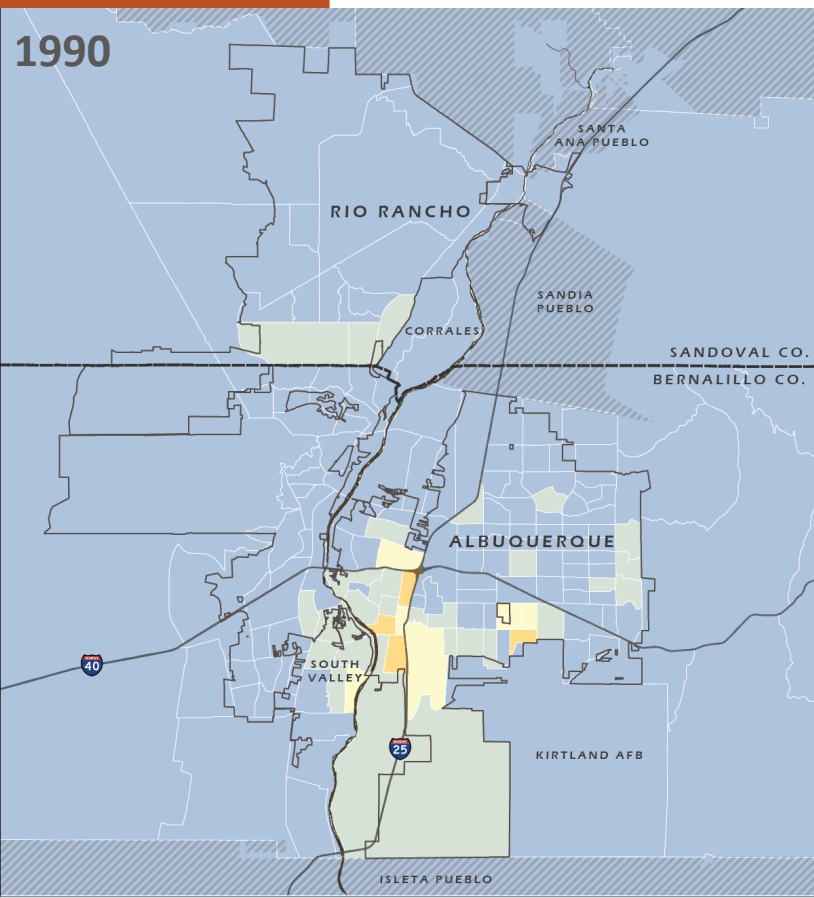


- Jurisdiction**
[Red outline symbol]
- Region**
[Black outline symbol]
- Demographics 2010**
1 Dot = 75
 - [Orange dot] White, Non-Hispanic
 - [Green dot] Black, Non-Hispanic
 - [Black dot] Native American, Non-Hispanic
 - [Purple dot] Asian/Pacific Islander, Non-Hispanic
 - [Blue dot] Hispanic
 - [Red dot] Other, Non-Hispanic
 - [Light green dot] Multi-racial, Non-Hispanic
- TRACT**
[White outline symbol]
- R/ECAP**
[Purple outline symbol]

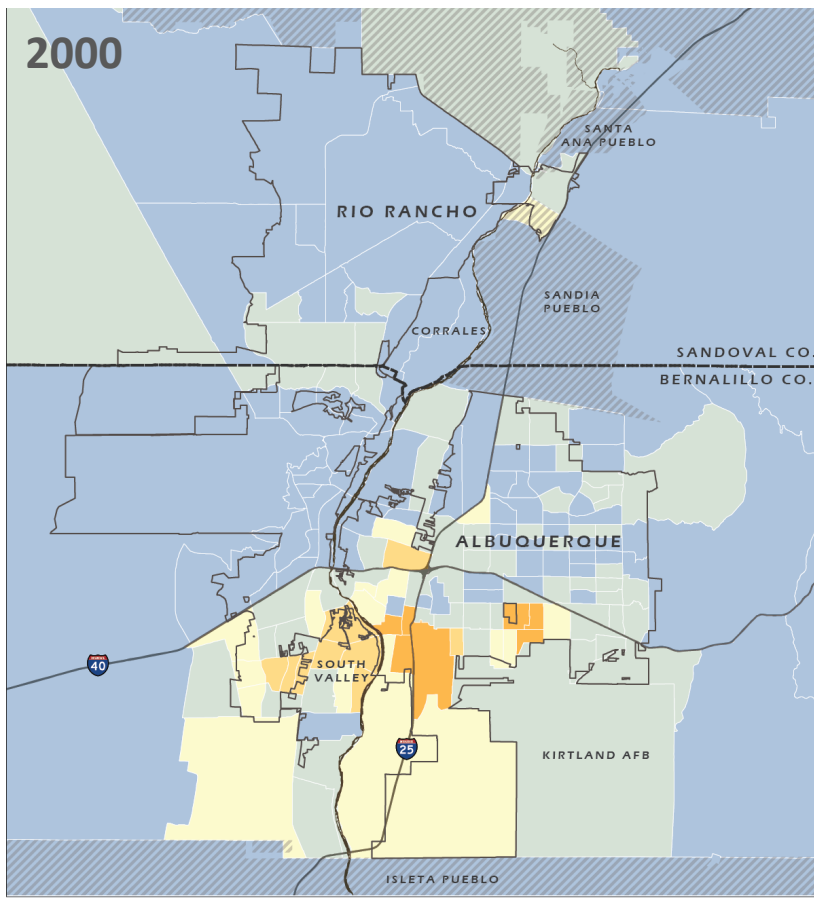




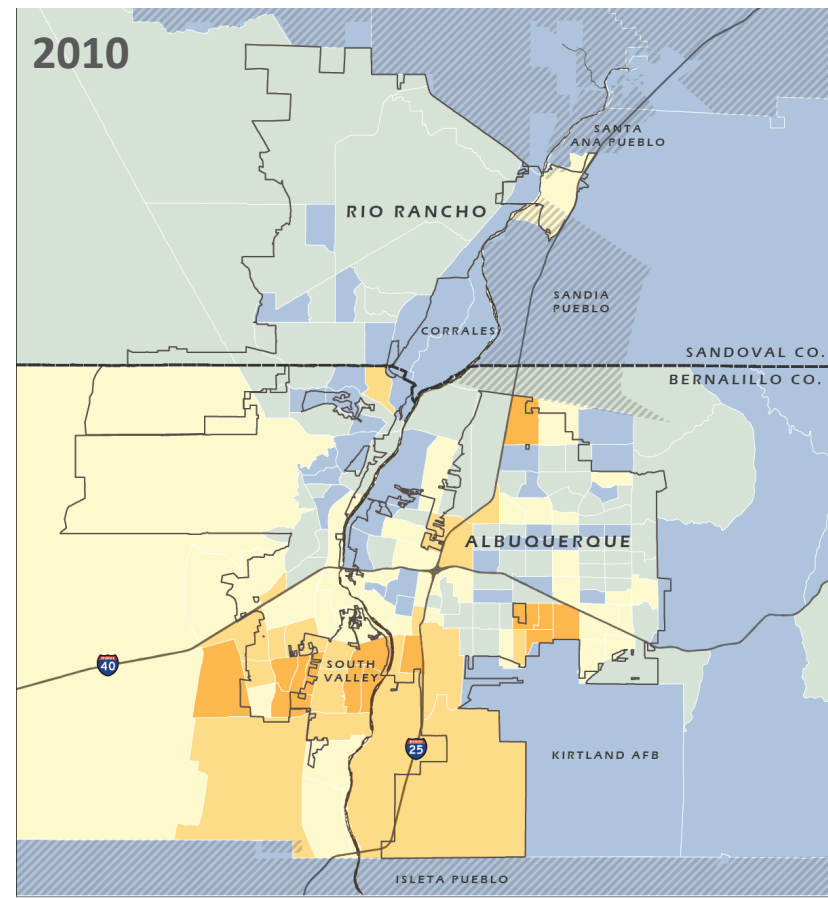
1990



2000



2010



MAP V-B-4: Change in Foreign Born Population, 1990-2010

LEGEND

- Major Roads
- Municipal Boundaries
- - - County Boundary
- ▨ Pueblo Lands

Foreign Born Population

- 0%-5%
- 6%-10%
- 11%-15%
- 16%-20%
- 21% +



KEY FINDINGS – ACCESS TO OPPORTUNITY

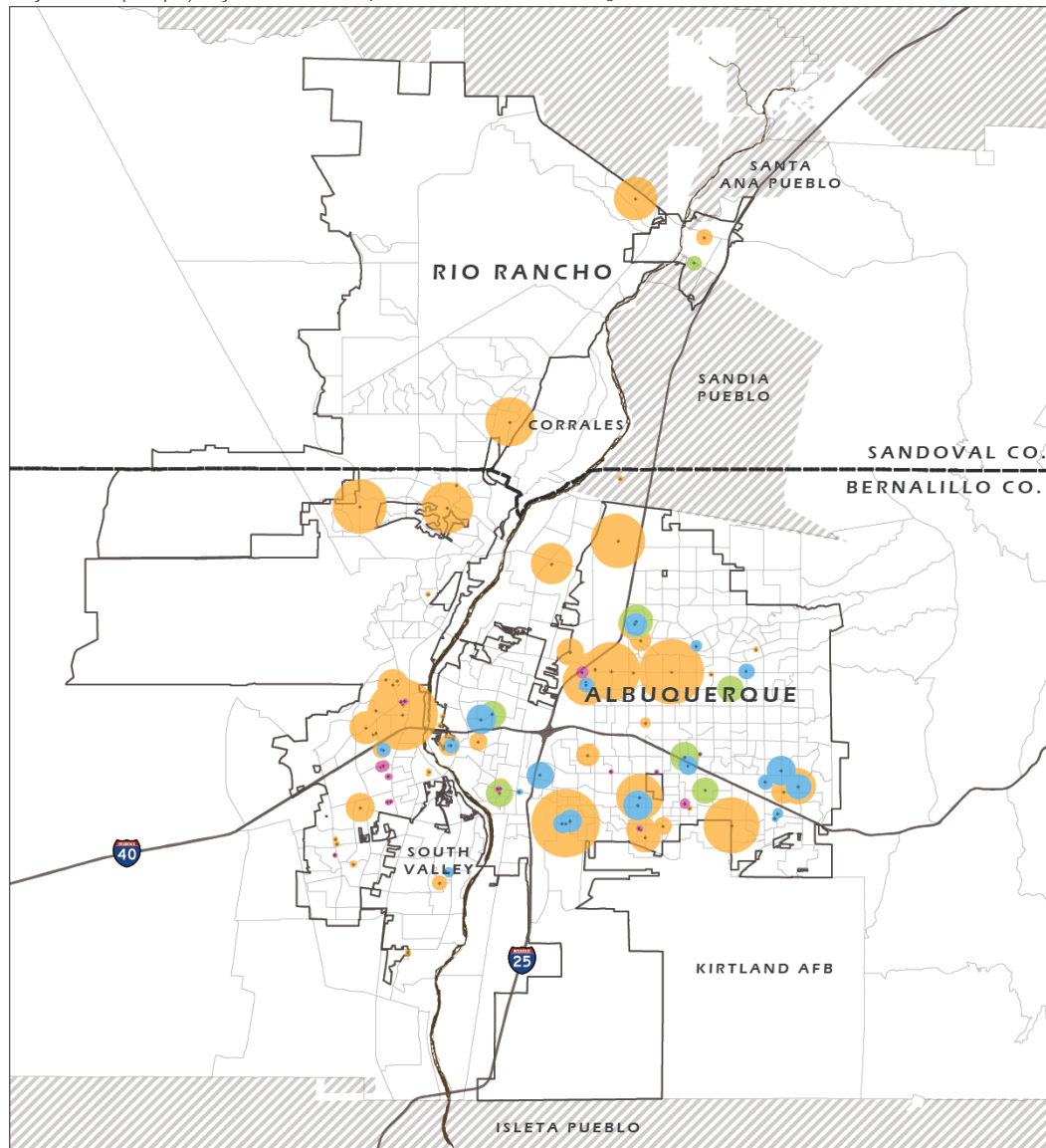
1. High poverty areas have less access to opportunity –
 - Lower performing schools –some families choose charter schools in these neighborhoods
 - Lower labor market participation
 - Less proximity to jobs – people have to own cars
 - Higher transportation costs and poor transit service outside of RT 66 corridor – significant barrier



KEY FINDINGS – PUBLICLY SUPPORTED HOUSING

1. 78% of publicly supported housing is in Albuquerque
2. Vast discrepancy between income eligible households and available housing
3. 10% of income eligible households live in publicly supported housing
4. Public housing developments were mostly built in the 1970s and are located within the city boundaries of that era
5. Low Income Housing Tax Credit (LIHTC) properties and rental vouchers are the most dispersed





MAP V-C-2: Publicly Supported Housing

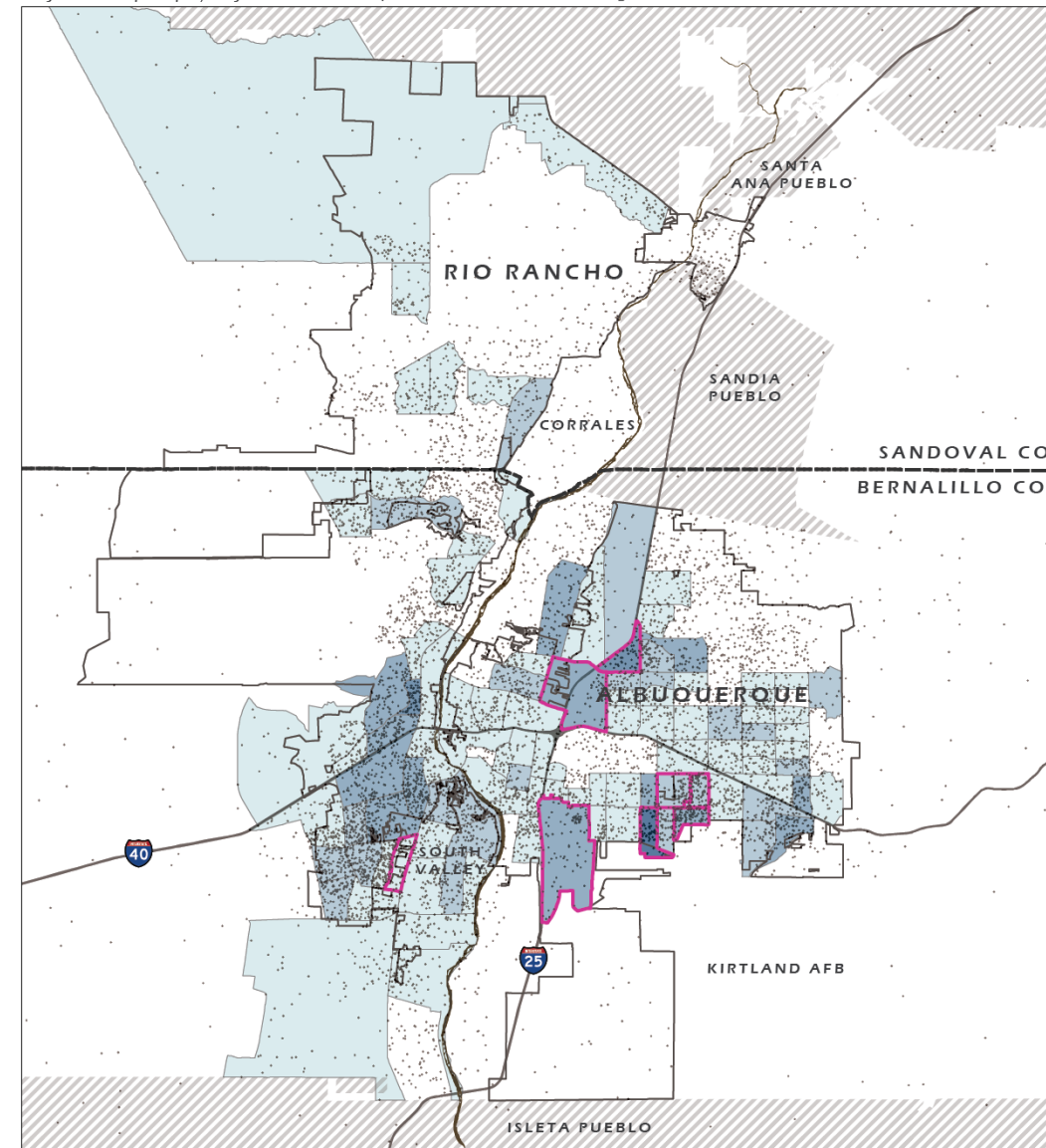
LEGEND

- Major Roads
- Municipal Boundaries
- - - County Boundary
- ▨ Pueblo Lands
- ◆ Publicly Supported Housing Site

Types of Public Housing (Size indicates relative number of units)

- LIHTC
- Public Housing
- Project Based Section 8
- Other Multifamily

0 2.5 5 10 MILES



MAP V-C-3: Total Housing Choice Voucher by Tract

LEGEND

- Major Roads
- Municipal Boundaries
- - - County Boundary
- ▨ Pueblo Lands
- R/ECAP

Total HCV

- 11 - 50
- 51 - 100
- 101 - 150
- 151 - 200
- 201 - 304

● 1 Dot = 50 People (Minority, non-White)

Data Sources: Census, 2010

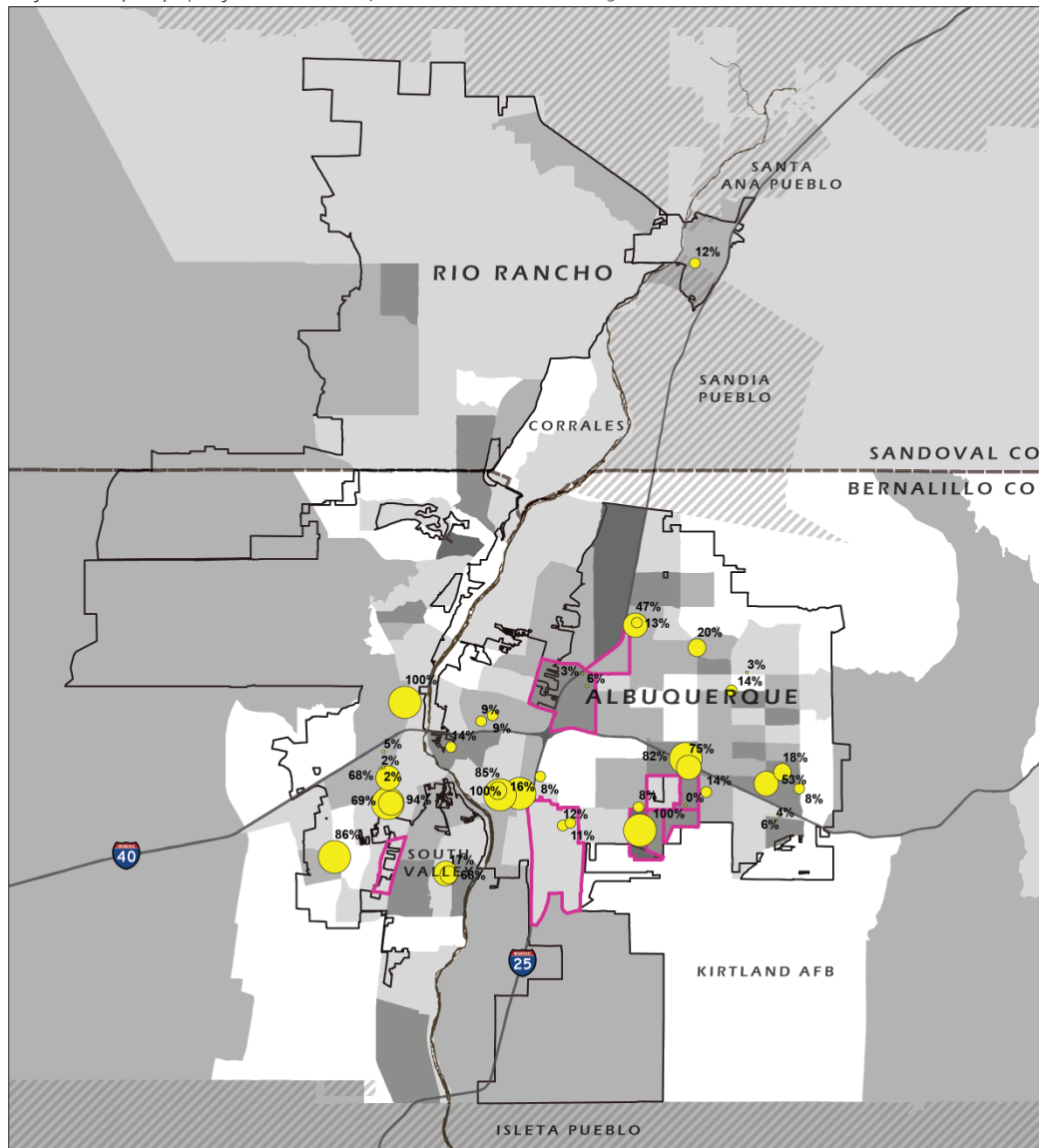
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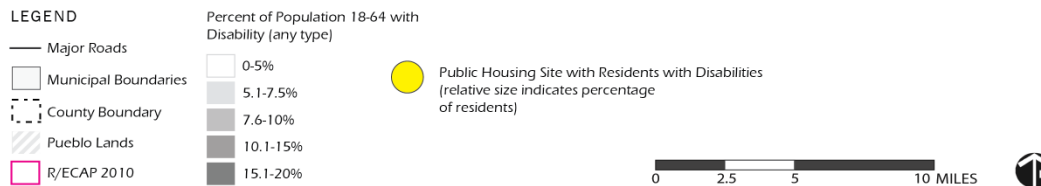
KEY FINDINGS – DISABILITY AND ACCESS

1. People with disabilities are located throughout the region
2. Most publicly supported housing for people with disabilities is in Albuquerque
3. Most single family housing is not accessible
4. The supply of accessible units is a fraction of the need





MAP V-D-5: Publicly Supported Housing & Population with Disabilities



PUBLIC PARTICIPATION THEMES – POVERTY AND VULNERABILITY

1. Poverty drives need for affordable housing, and low education levels contribute to poverty
2. People with bad credit scores, history of evictions or criminal charges, or mental health, behavioral health or severe disability conditions are least likely to have their rent applications accepted
3. Landlords renting to the poorest of the poor don't bother to do background checks
4. Families need technical and legal assistance to negotiate a loan modification or payment schedule with the bank, once they have a late mortgage payment



THEMES – TRANSPORTATION, A BARRIER TO ACCESS

1. Most residents of subsidized housing have cars but use the bus if they live near a stop or their car is in the shop
2. Many ABQ/RR neighborhoods have inadequate or missing sidewalks
3. Key transit issues: Bus routes, frequency of service, hours of service, and uncoordinated schedule for bus transfers
4. Key van service issues: Dysfunctional ride reservation system, service area, hours of service and regional jurisdictional issues
5. People often buy or rent beyond their means because they don't consider transportation costs



THEMES – AFFORDABLE BUT UNSAFE, UNDESIRABLE NEIGHBORHOODS

1. New affordable development tends to be at periphery or in undesirable locations
2. Neighborhoods with affordable housing are often distant from transit, jobs, and services
3. Concentrations of market-rate foreclosed homes are a detriment to surrounding area
4. Many residents prefer to stay put instead of moving to “opportunity areas”
5. Safety and crime are significant problems



THEMES – UNIFORMITY OF HOUSING TYPES

1. Historical pattern of mostly single-family with some apartment development
2. Growing demand for greater housing diversity
3. New affordable housing is more dispersed than in the past



THEMES – SHORTAGE OF AFFORDABLE HOUSING

1. Severe shortage of supportive housing for homeless and special needs groups
2. Shortage of emergency housing
3. Scarcity of wheel-chair accessible units
4. Too few subsidized units to meet demand
5. New privately-developed housing too expensive for low end of income scale



THEMES – FUNDING CONSTRAINTS

1. Two funding programs dominate: Low Income Housing Tax Credits (LIHTC) and Section 8 Housing Choice Vouchers
2. NM's LIHTC funding criteria drive up cost of new affordable development
3. "Payment standards" for Section 8 can increase tenant choice
4. However, many landlords refuse Section 8
5. There is a disconnect between funding for supportive services and funding for affordable development



THEMES – PLANNING BARRIERS

1. City target areas under the Consolidated Plan eliminate most attractive sites near transit, jobs, schools, and services
2. It is difficult to obtain Low Income Housing Tax Credits when the City's Metropolitan Redevelopment Area (MRA) plans are out of date or don't set specific development goals



THEMES – ABSENCE OF POLITICAL LEADERSHIP

1. Historically, fair housing and affordable housing have been low community priorities
2. Funding of Work Force Housing Trust Fund has declined since the ordinance was amended
3. Neighborhood opposition often thwarts affordable housing proposals, which forces development to undesirable areas



THEMES – NEED FOR LOCAL FAIR HOUSING ENFORCEMENT

1. Currently, there are no fair housing enforcement programs in the region
2. Existing educational programs are not coupled with enforcement
3. Albuquerque’s Human Rights ordinance doesn’t include familial status as a “protected class”
4. Rio Rancho has no local fair housing ordinance



🏠 Thank you!

