Fair Housing: Supporting a 21st Century Just Society

The Importance of Fair Housing in Planning Strategies

Ohio Development Services Agency, Office of Community Development

2013 Housing Conference

Huron, OH - November 20th 2013

Jason Reece, Director of Research

The Kirwan Institute for the Study of Race & Ethnicity

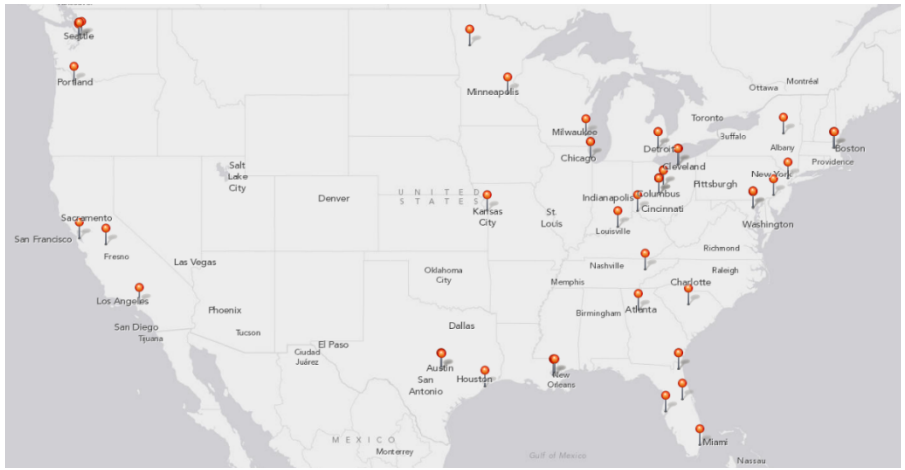
The Ohio State University

The Kirwan Institute for the Study of Race & Ethnicity

- Founded in 2003
  - One of the largest race focused research institutes in the nation
  - We focus on the needs of racially marginalized populations at a time of rapidly growing diversity in our nation and local community
- Intentionally designed as a multidisciplinary institution
  - Bringing diverse expertise and multidisciplinary lens to address complex social challenges
- An engaged research institute
  - Bridging scholarship and robust analytics with community needs
  - Acting as a capacity builder to help our partners solve difficult challenges and target resources
  - Our work is directly connected to the communities we serve (in Columbus, Ohio and across the U.S).

The Geography of Our Work
(2003 to 2013)

KIRWAN INSTITUTE
for the Study of Race and Ethnicity



Fair Housing: A Half Century After the Civil Rights Era

Why focus on fair housing in 2013?

- One of the hardest fought victories in the civil rights era

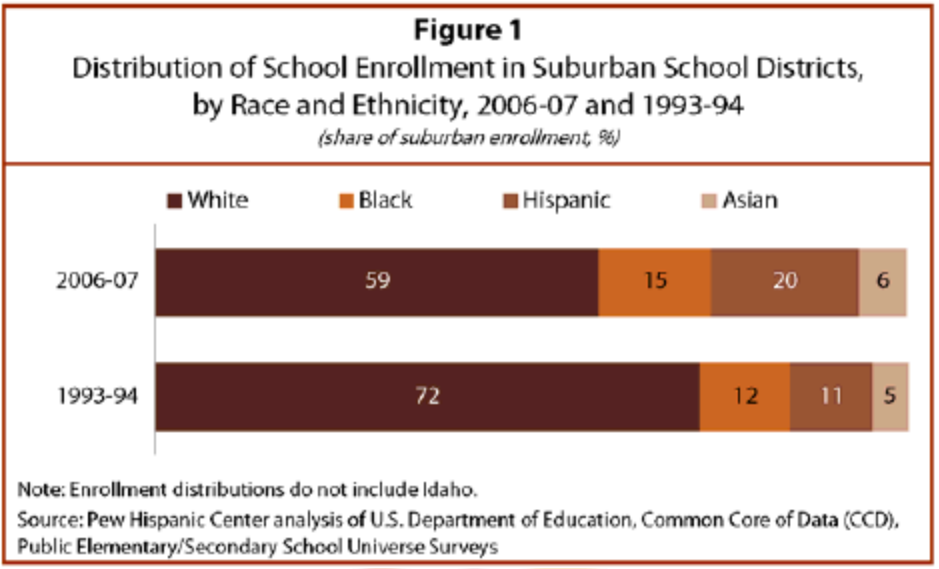
A Unique Time Period for Housing in the US

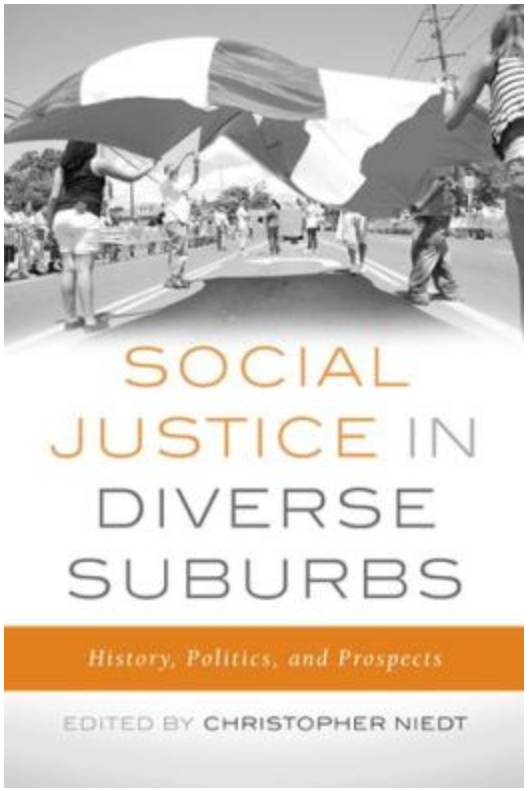
Apartment eviction in Colorado Springs, Colorado from 2009. Source: Boston Glove

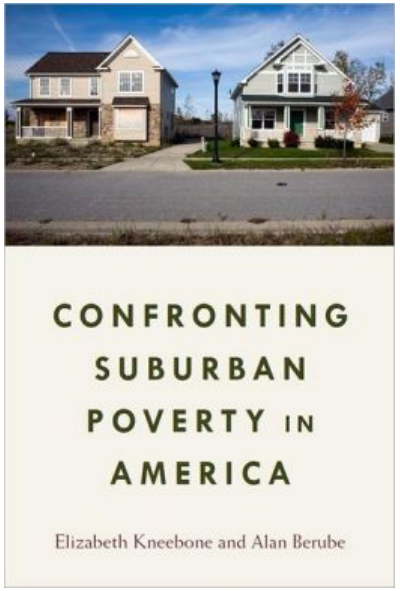
Family of Five living in a motel in Sacramento, CA after foreclosure. Source: Boston Globe.

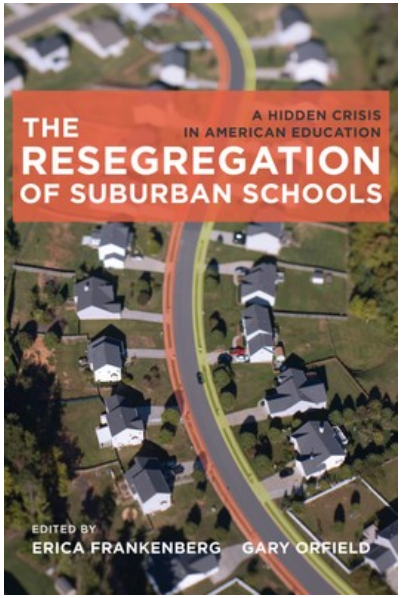
Growing homeless encampment or “tent city” in California. Source: Boston Globe

A Unique Time in Our History: The Changing Face of Suburbia



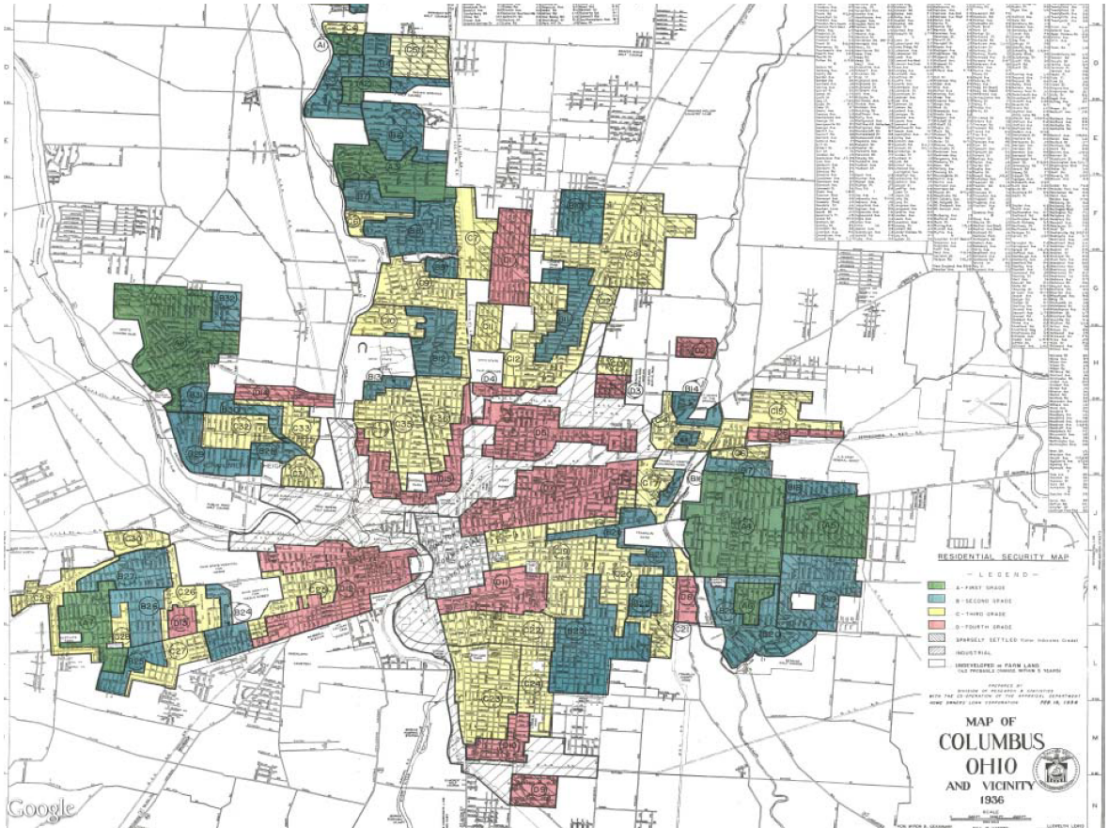


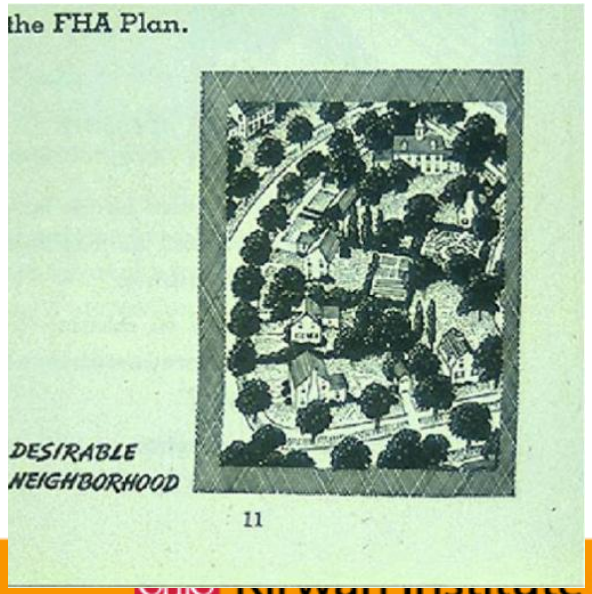




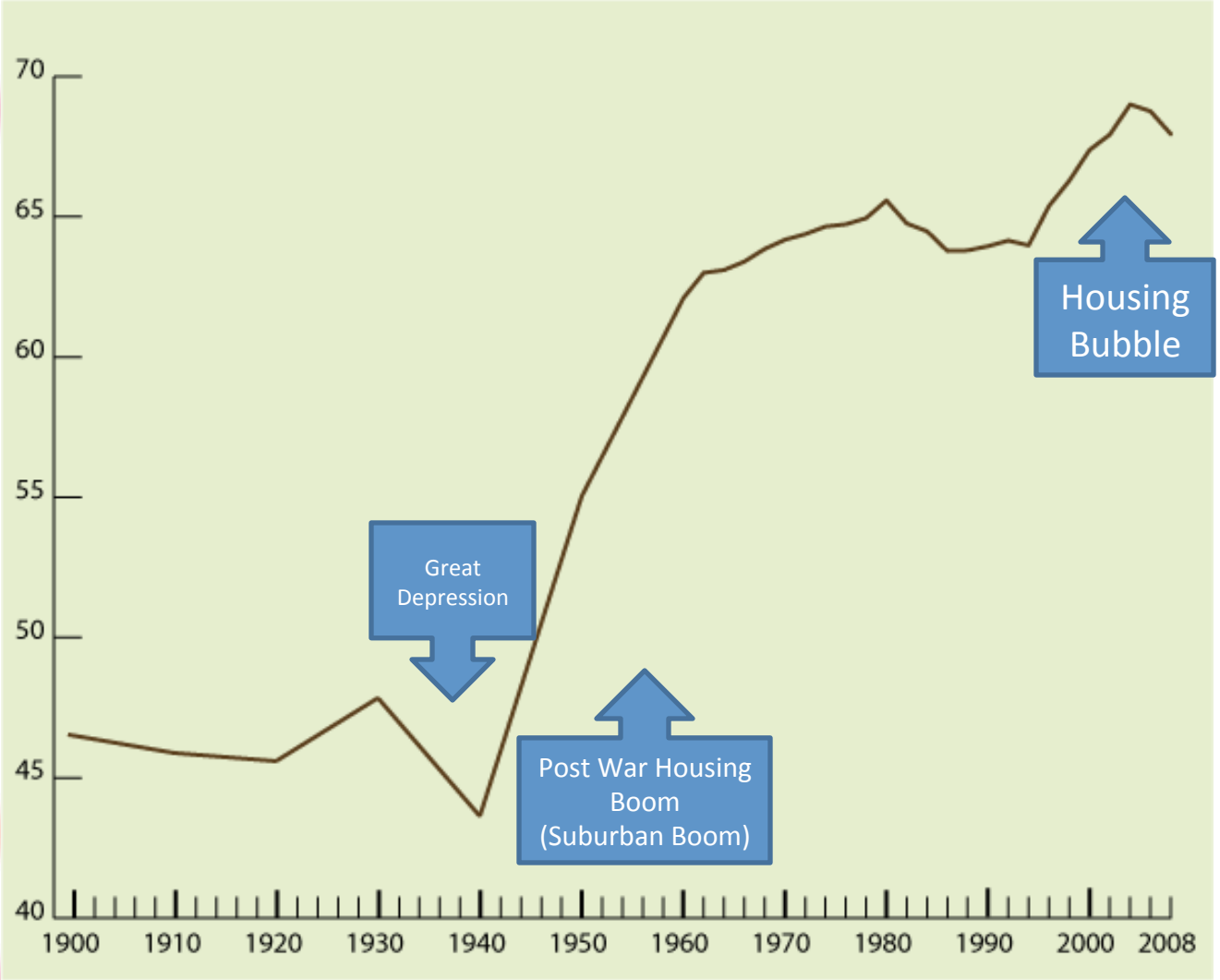
Housing in America: The Ghost of History

Columbus Redline Map Demo http://library.osu.edu/testing/redlining



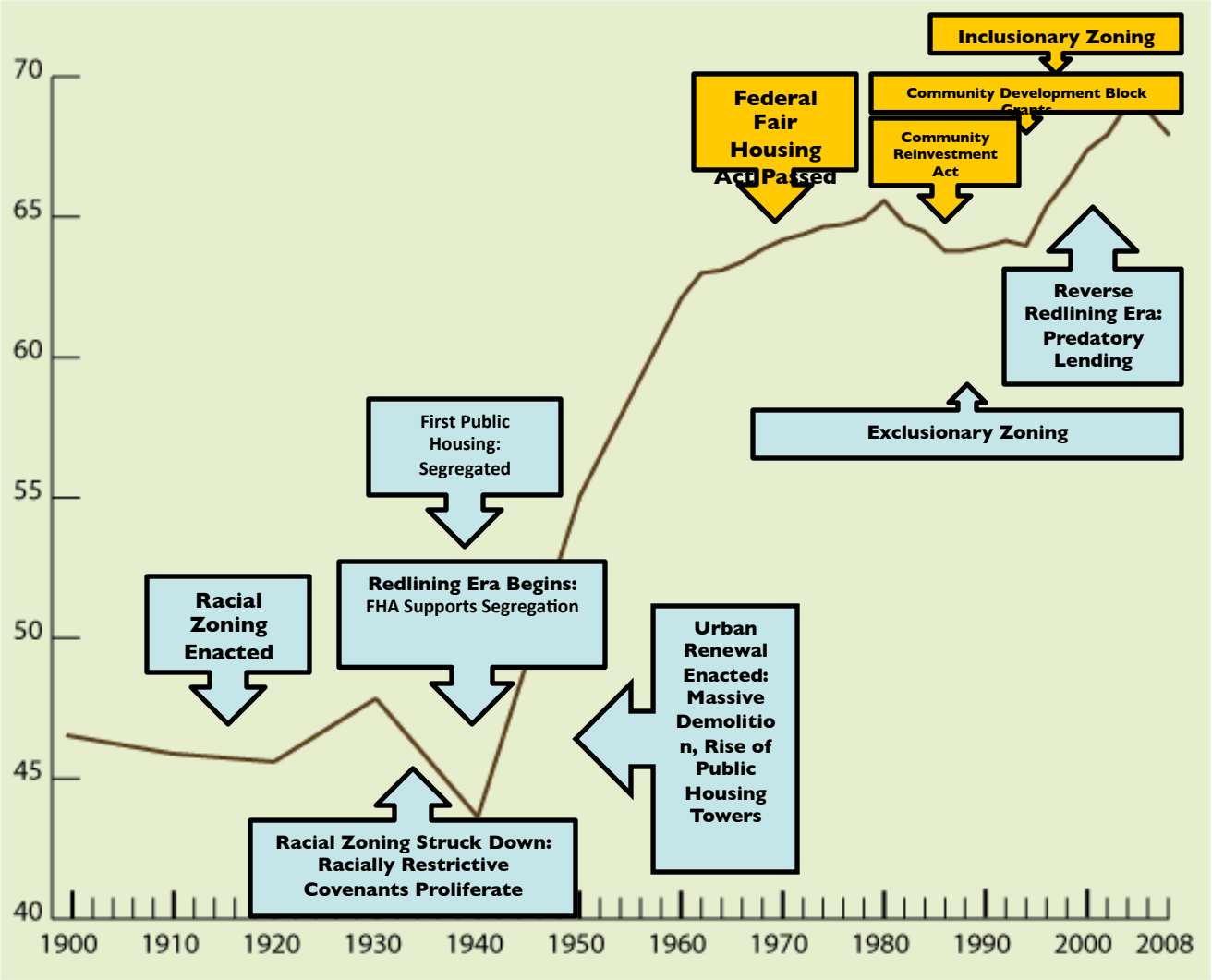


Homeownership Rate: Historical View



Source: (for 1900-1960, U.S. Census Bureau, Historical Census of Housing tables, decennial data; for 1960-2008, U.S. Census Bureau, Housing Vacancies and Homeownership Survey, "Table 5. Homeownership Rates for the United States: 1968 to 2008," quarterly data, averaged annually.)

Homeownership Rate, Discrimination & Inclusion in Housing: Historical View



Source: (for 1900-1960, U.S. Census Bureau, Historical Census of Housing tables, decennial data; for 1960-2008, U.S. Census Bureau, Housing Vacancies and Homeownership Survey, "Table 5. Homeownership Rates for the United States: 1968 to 2008," quarterly data, averaged annually.)

Housing in America: The Ghost of History

Demolition of Poindexter Village, Columbus, OH. Source: Dispatch

A 21st Century View of Housing Equity Challenges

Affordability

- Homeowners
- Renters
- Homelessness

Finance & Foreclosure

- Redlining
- Reverse Redlining
- Predatory Lending

Fair Housing & Exclusion

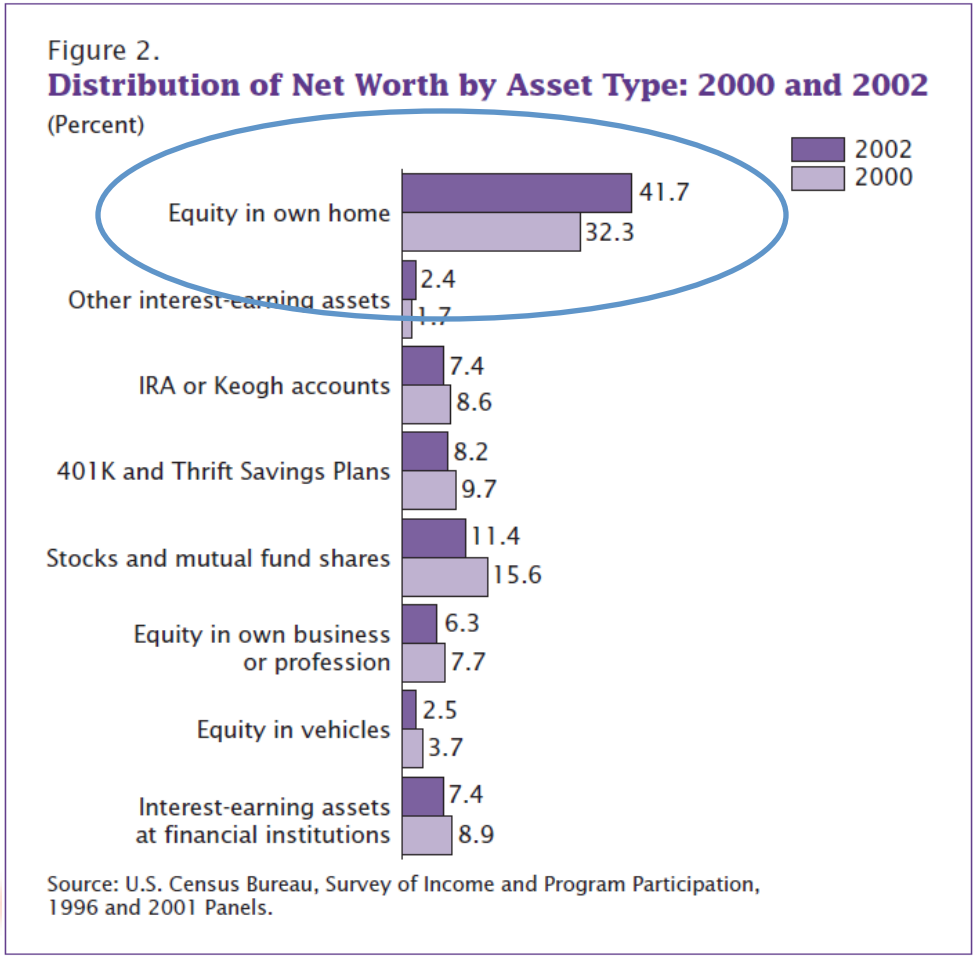
- Exclusionary Zoning
- Housing Discrimination
- NIMBY

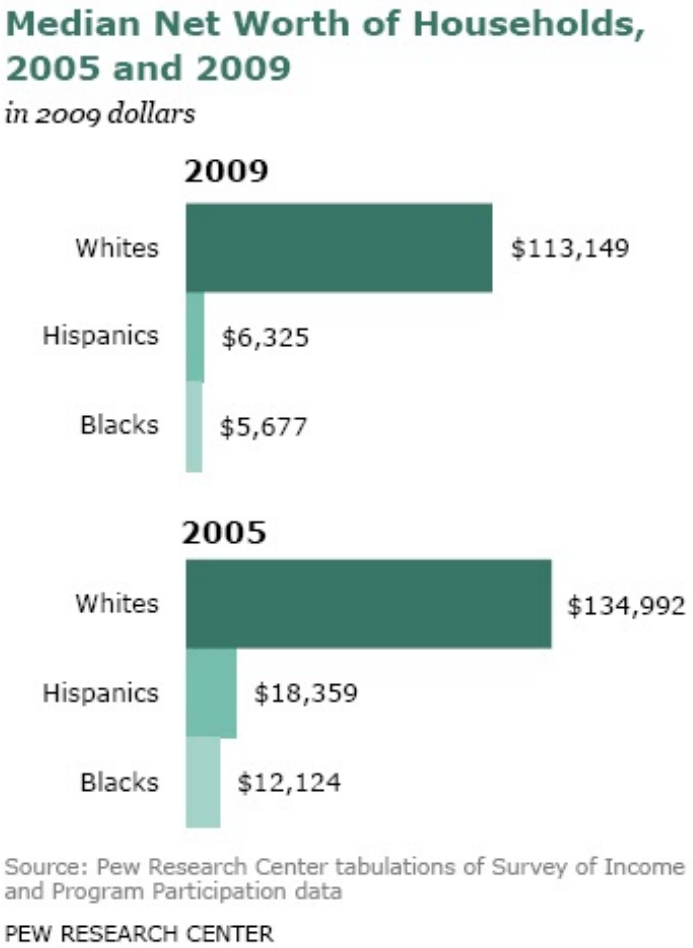
Community Level Impacts

- Vacancy & Blight
- Community Stability
- Concentrated Poverty

Housing in America

Housing & Wealth





What can you tell us about this neighborhood?
What is the life experience of residents?

A Society Who Does Not Need Fair Housing, Is a Society Where Your Zip Code, Can't Predictor Your Life Outcomes

"Point to a group of toddlers in a low-income neighborhood, and — especially if they're boys — they're much more likely to end up dropping out of school, struggling in dead-end jobs and having trouble with the law.

Something is profoundly wrong when we can point to 2-year-olds in this country and make a plausible bet about their long-term outcomes — not based on their brains and capabilities, but on their ZIP codes."

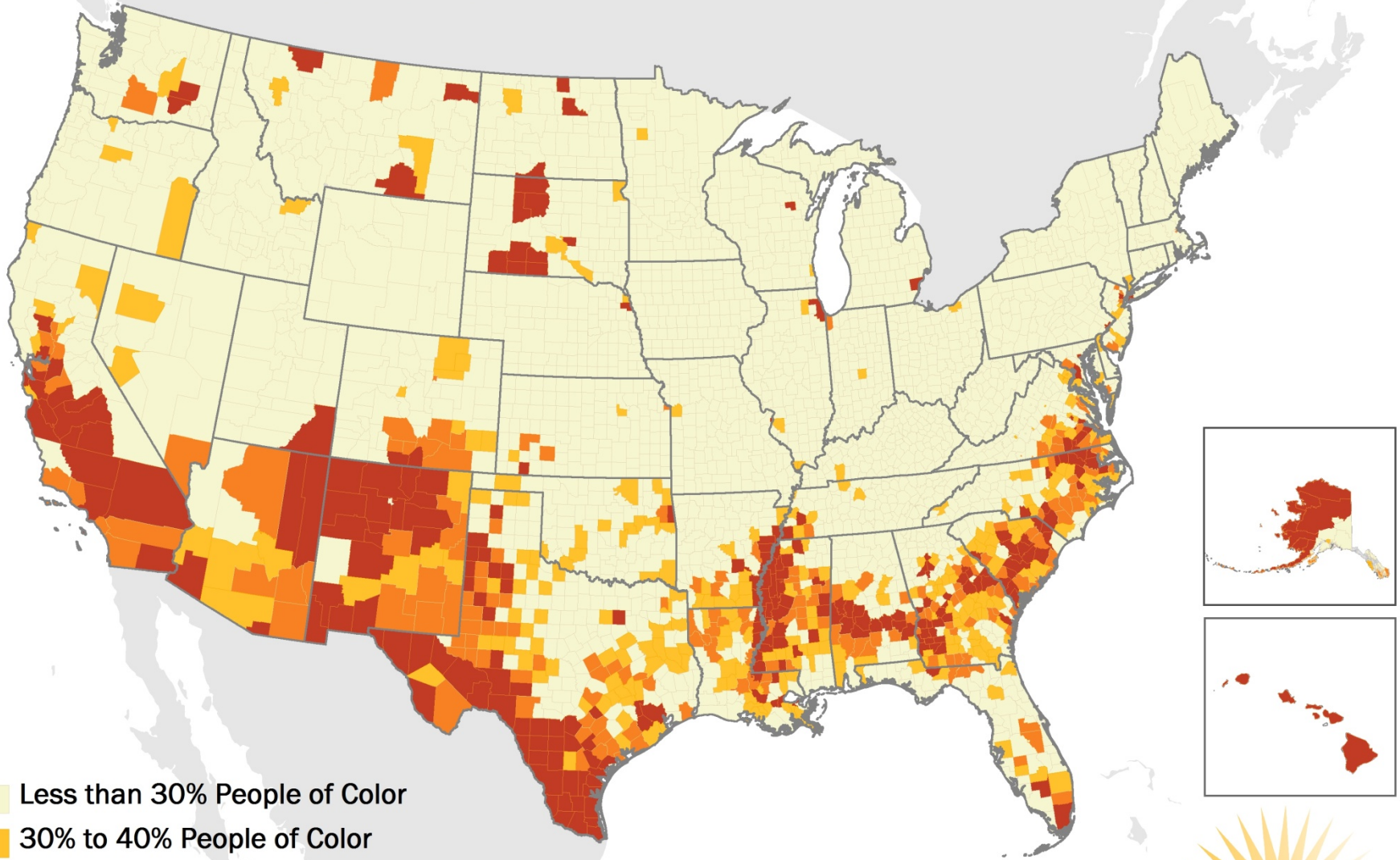
- Nick Kristof, "For Obama's Second Term, Mr. President Start Here". New York Times. January 23rd 2012

Place & the Intersection with Race & Poverty

- The intersection of poverty, place and race can be profound (radically impacting life experience and stress)
  - The wicked triangle

The Psychological Toll of Housing Instability: Lessons from the Past

2000 Percent People of Color by County



- Less than 30% People of Color
- 30% to 40% People of Color
- 40% to 50% People of Color
- Greater than 50% People of Color

Sources: 2000 Census, Census TIGER/Line, NHGIS, and ESRI.

Lifting Up What Works

PolicyLink

PERE
USC Program for Environmental & Regional Equity

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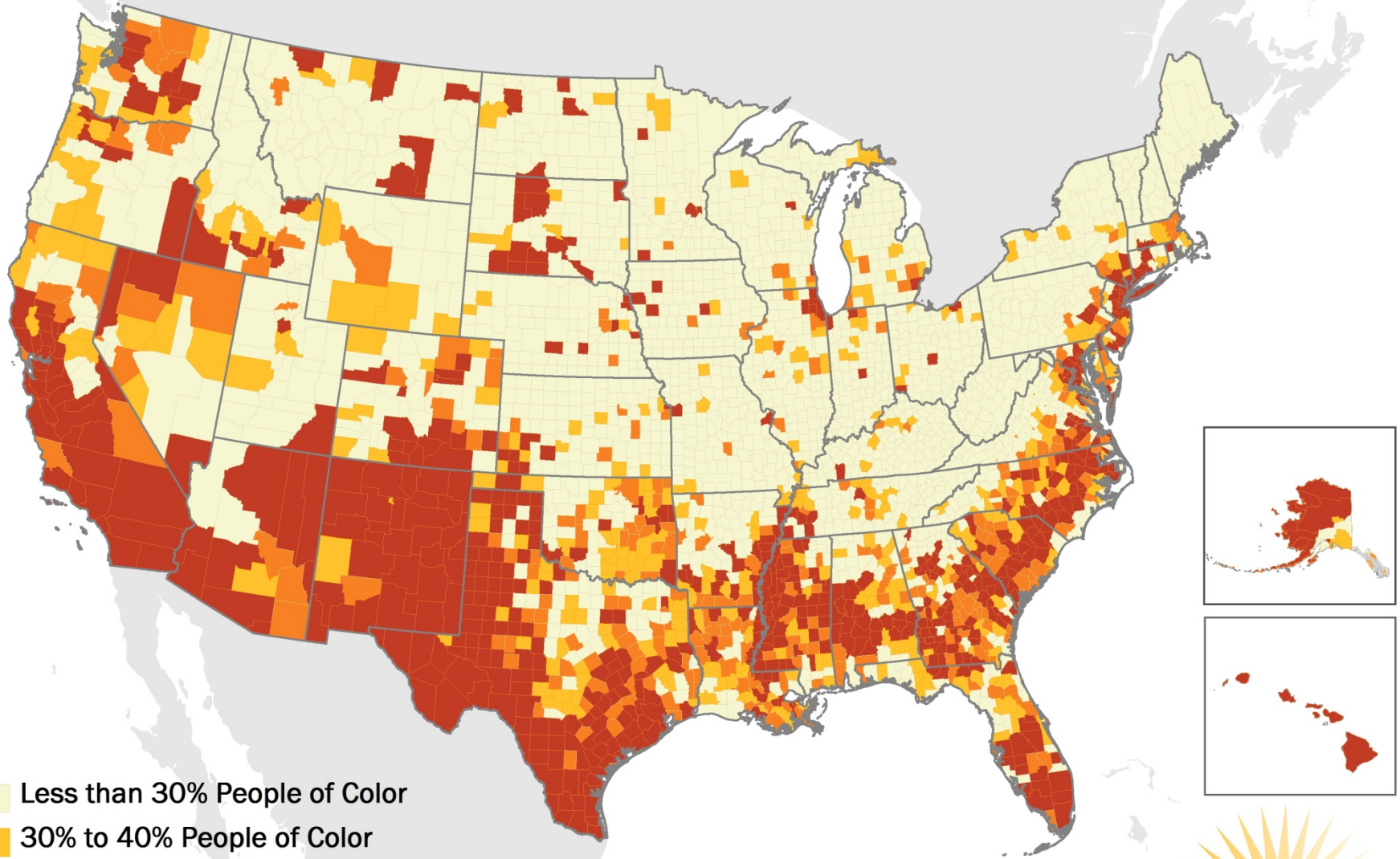
2040 Percent People of Color by County



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Lifting Up What Works™

PolicyLink

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Sources: Woods & Poole Economics projections data (adjusted using the 2010 Census), Census TIGER/Line, NHGIS, and ESRI.

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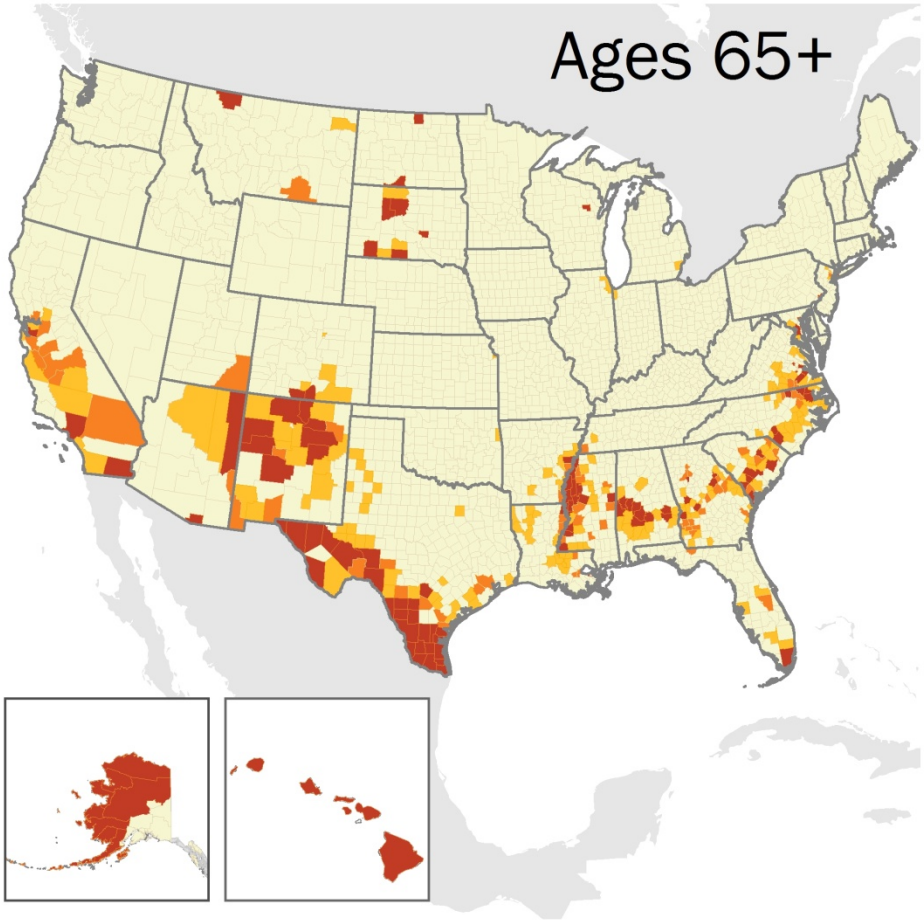
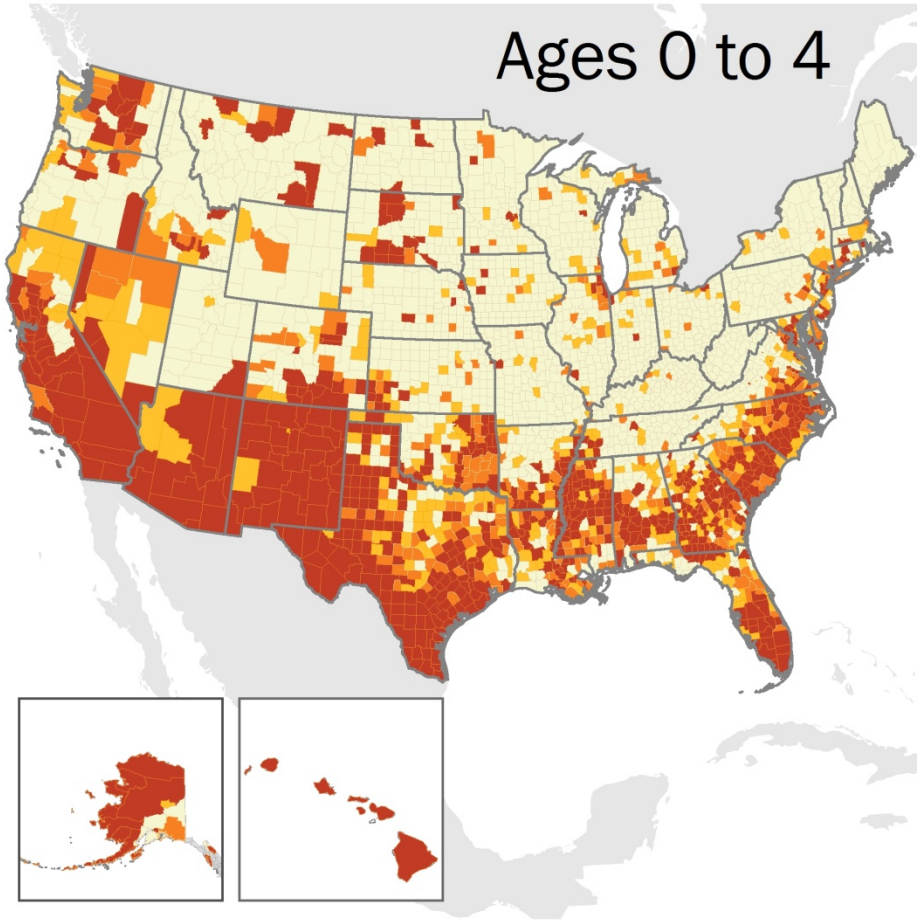
A New Generation Gap?
The Diverging Demographics of Seniors and Youth





Percent People of Color by County

0 30 40 50%

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Sources: 2010 Census (Summary File 1), Census TIGER/Line, NHGIS, and ESRI.

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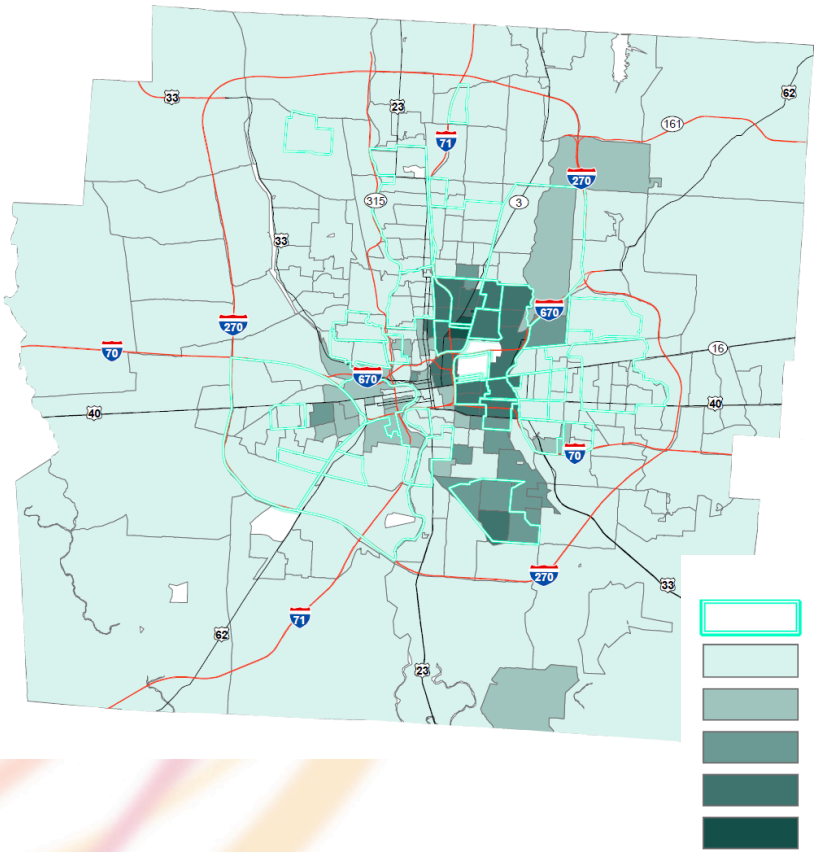
Central Ohio Diversity Trends

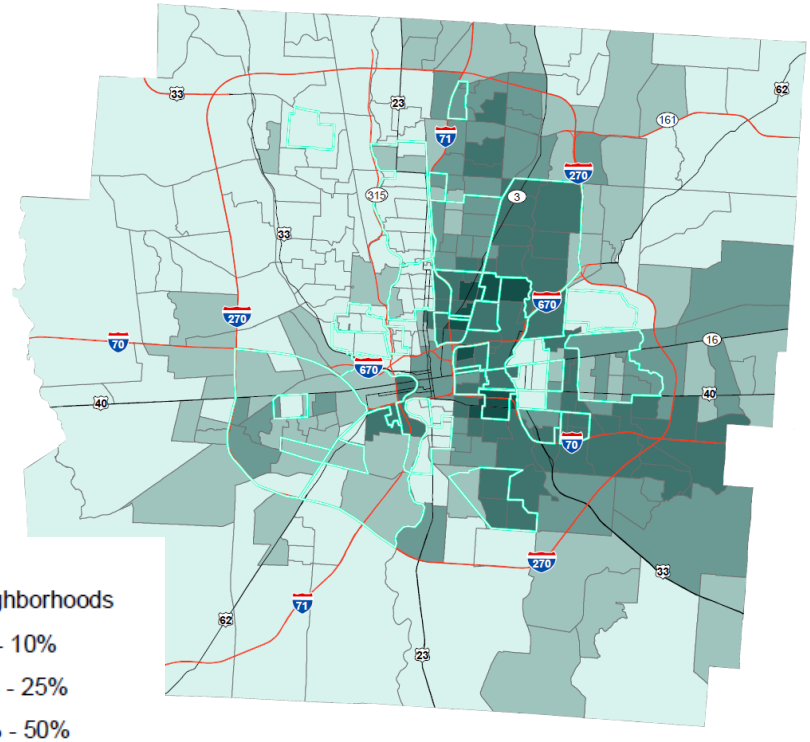
- Race & Ethnicity
  - 1 in 3 Franklin County residents non-white (compared to 1 in 5 in 1990)
  - The racial diversity which was predicted in 1990 for Ohio by 2025, was reached by 2010
- Central Ohio
  - Aging population: 13% of 65 in 1990; 20% over 65 in 2030
  - Between 2000 and 2010 we lost 40K residents to domestic migration, but gained 35K in international immigration

African American Population by Neighborhood: Franklin County

1970



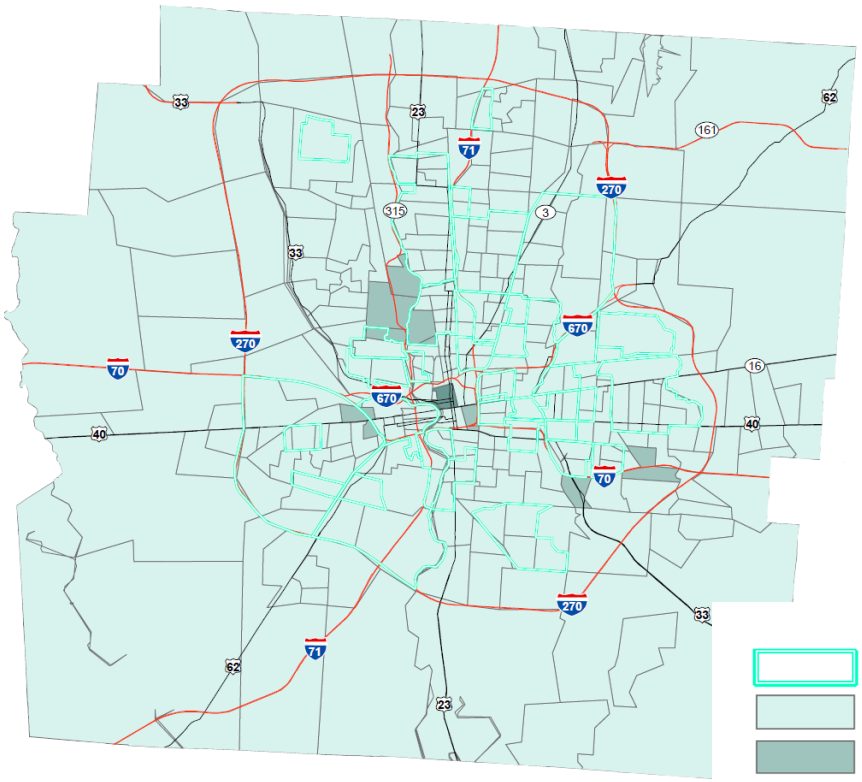
2010



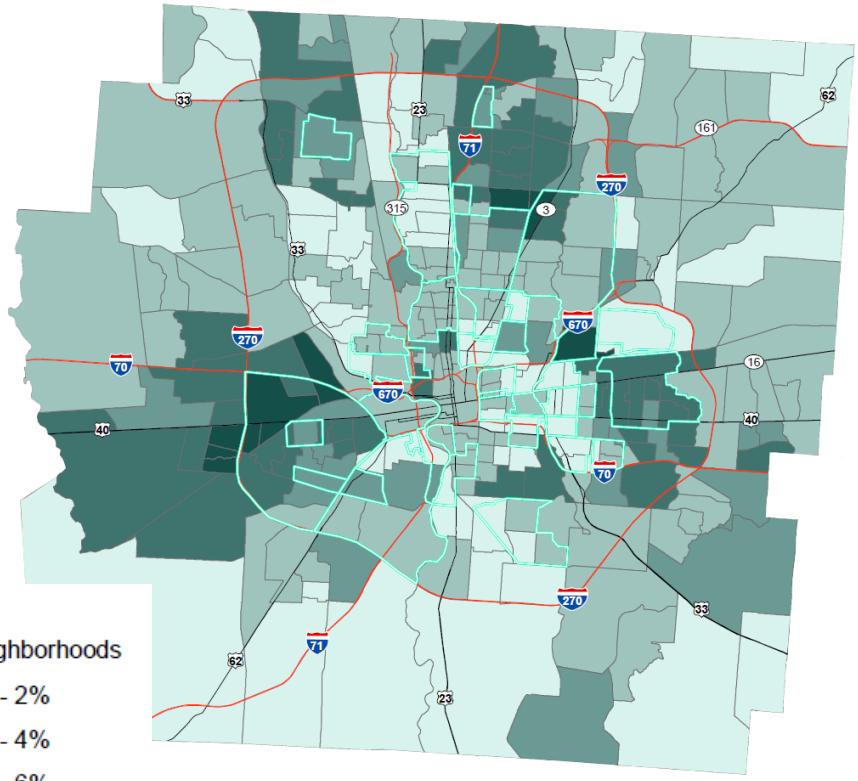
Neighborhoods
0% - 10%
11% - 25%
26% - 50%
51% - 89%
90% or Above

Latino Population by Neighborhood: Franklin County

1980



2010

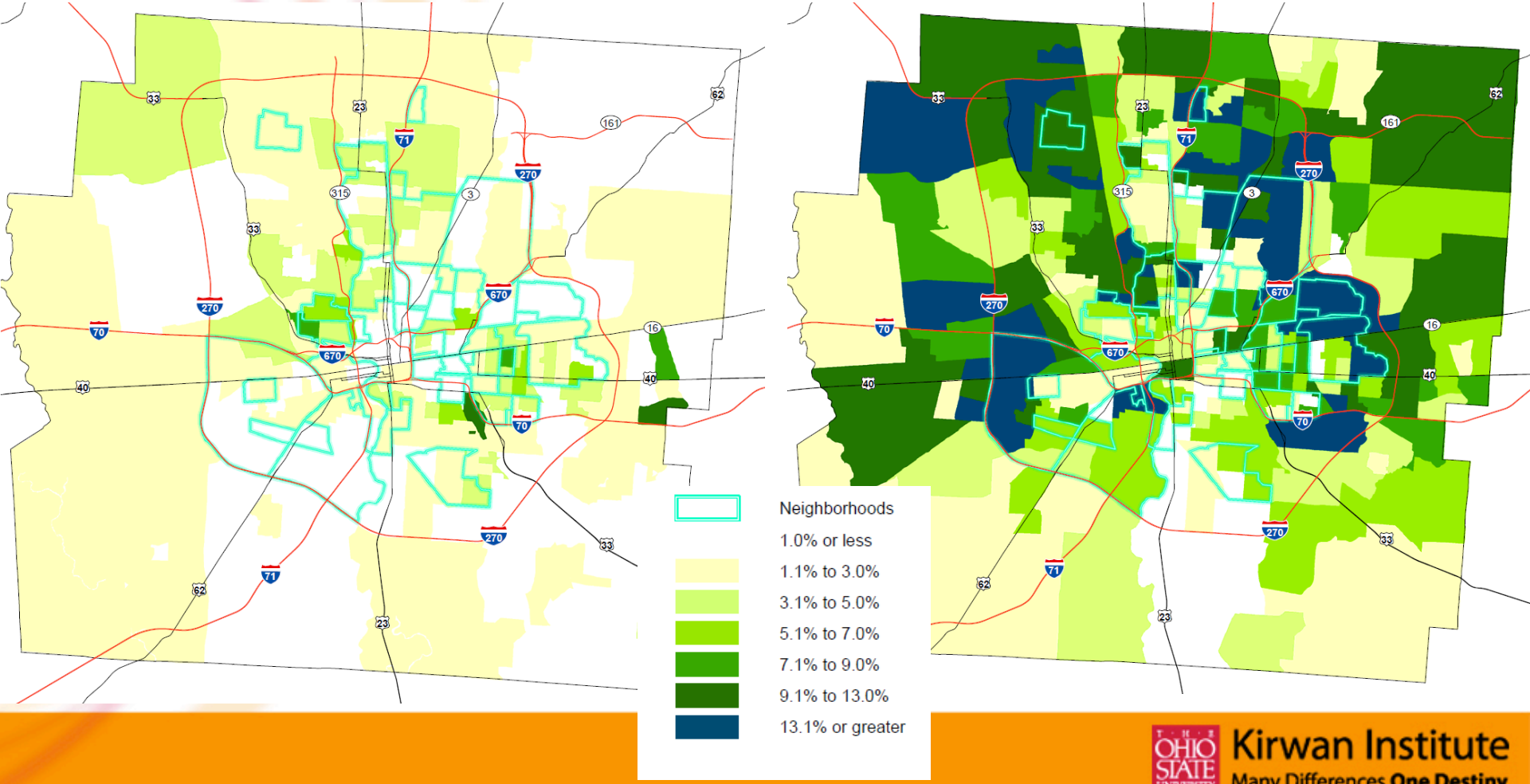


Neighborhoods
0% - 2%
3% - 4%
5% - 6%
7% - 15%
16% or Above

Foreign Born Population by Neighborhood: Franklin County

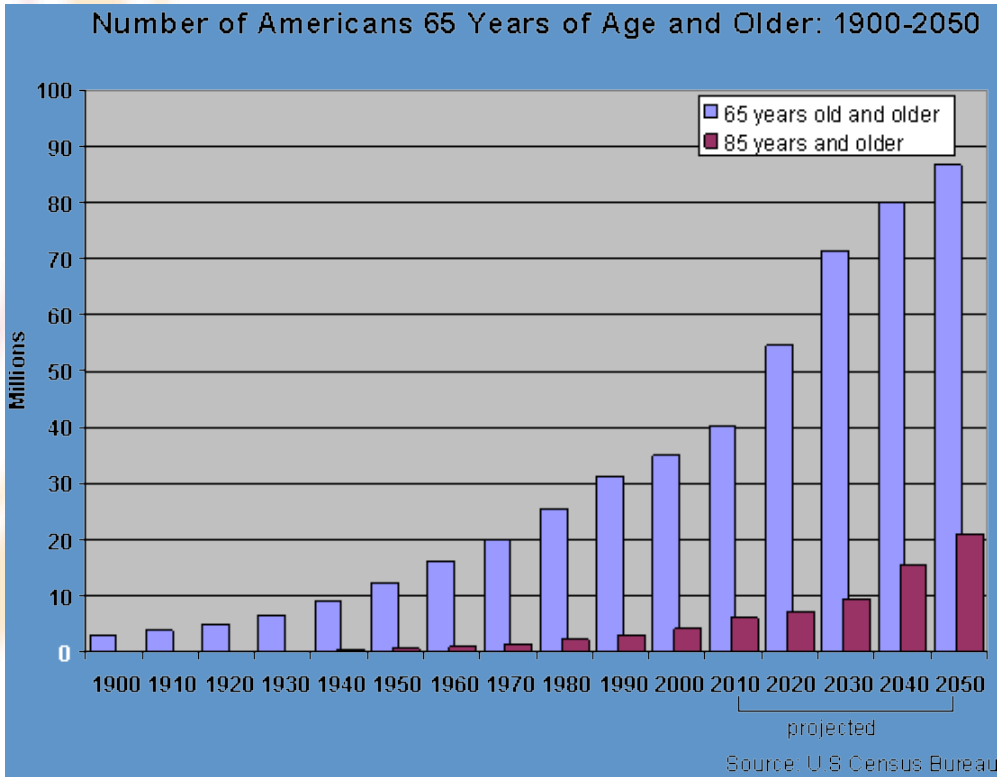
1970

2010



The Future Housing Market: How will these trends change housing?

- The aging U.S. population
  - A projected one in five US residents will be 65 or older by 2030
  - The US will gain more than 30 million residents over age 65 by 2030
- An increasingly diverse youth population



Growing Suburban Diversity

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The Columbus Dispatch

Columbus, Ohio, Dec 14, 2011
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MINORITIES IN PUBLIC SCHOOLS

Diversity of suburban schools grows as region changes

Enlarge Image

RELATED ITEMS

» More whites drawn to charter schools

THE HOT ISSUE

Do you think charter

CHRIS RUSSELL | DISPATCH

Mark Ritzenthaler leads an ethnically diverse group of students in a language-arts class at Dublin's Davis Middle School. Nearly 30 percent of the Dublin district's students are minority members. Several other suburban districts in the area have a higher percentage of minorities.

More minorities

Columbus and Whitehall are the only local school districts in which white students are not the majority, but all of these 18 Columbus-area districts have an increasing percentage of racial minorities.

DISTRICT	BLACK	LATINO	ASIAN	MULTIRACIAL	TOTAL NONWHITE ENROLLMENT	PERCENTAGE-POINT INCREASE SINCE 2000-01
Bexley	8.3%	1.6%	1.7%	5.6%	17.5%	10.3
Canal Winchester	16.9%	1.7%	1.7%	7.4%	27.8%	14.0
Columbus	**58.9%**	**6.8%**	**2.1%**	**5.1%**	**73.0%**	**9.0**
Dublin	3.9%	3.9%	16.1%	5.2%	29.3%	13.6
Gahanna-Jefferson	17.7%	3.0%	3.3%	6.7%	30.9%	14.8
Grandview Heights	0.9%	1.8%	1.1%	4.7%	8.5%	3.4
Groveport Madison	34.4%	4.2%	2.2%	5.7%	46.7%	24.8
Hamilton	10.8%	2.4%	1.7%	5.5%	20.5%	9.1
Hilliard	5.7%	4.8%	6.0%	4.7%	21.3%	10.3
New Albany-Plain	6.1%	2.9%	10.2%	4.0%	23.3%	13.8
Olentangy	4.0%	2.3%	7.2%	3.7%	17.3%	9.4
Pickerington	17.9%	4.4%	3.3%	7.7%	33.4%	19.7
Reynoldsburg	34.5%	3.8%	1.6%	9.1%	49.1%	28.2
South-Western	12.1%	10.3%	1.9%	4.4%	29.0%	14.7
Upper Arlington	0.8%	0.9%	6.1%	2.5%	10.4%	4.4
Westerville	21.2%	4.8%	2.5%	6.3%	35.1%	16.8
Whitehall	**31.0%**	**15.0%**	**1.3%**	**7.7%**	**55.1%**	**25.4**
Worthington	8.5%	4.7%	6.4%	6.3%	26.0%	12.4

Note: Categories might not add up to total nonwhite population because of rounding and because American Indian/Alaska native category is not shown.

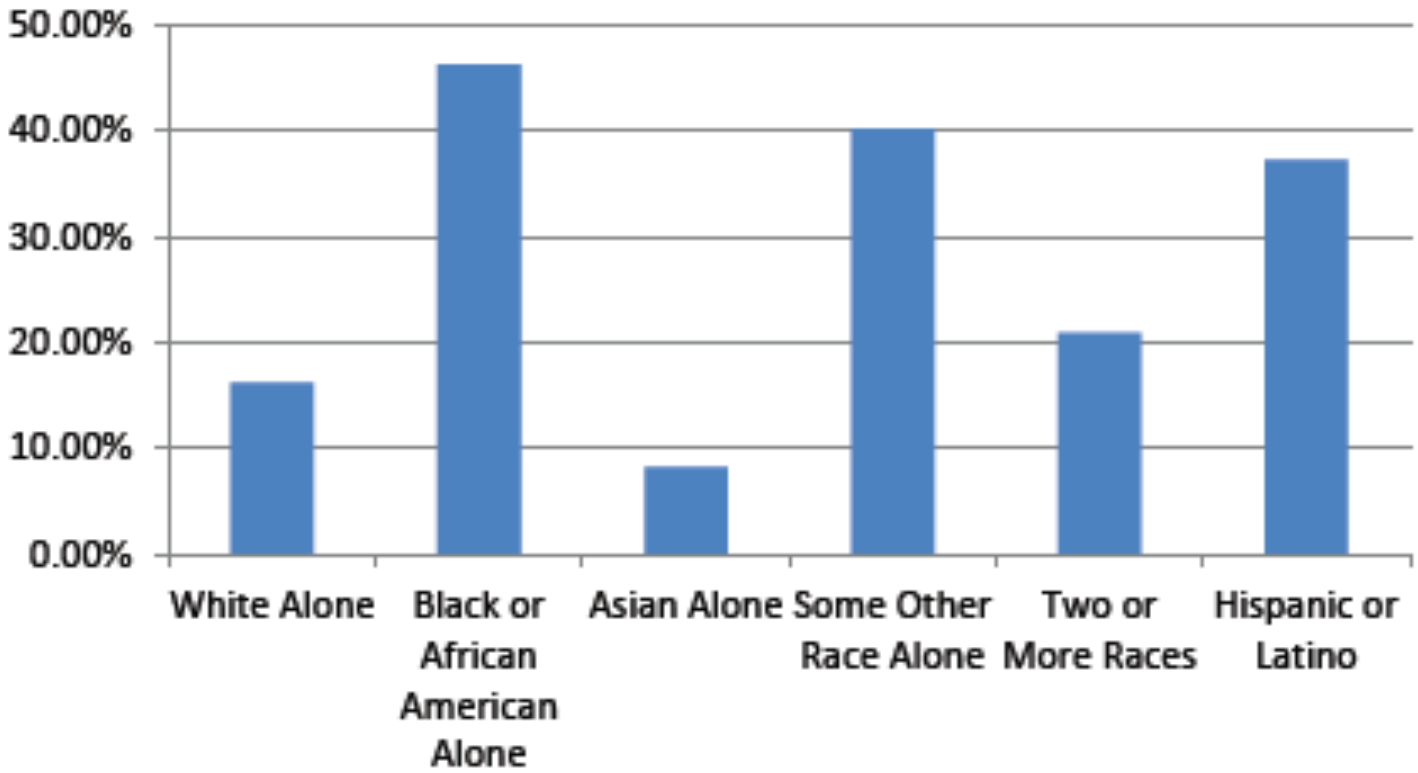
Source: Ohio Department of Education

THE COLUMBUS DISPATCH

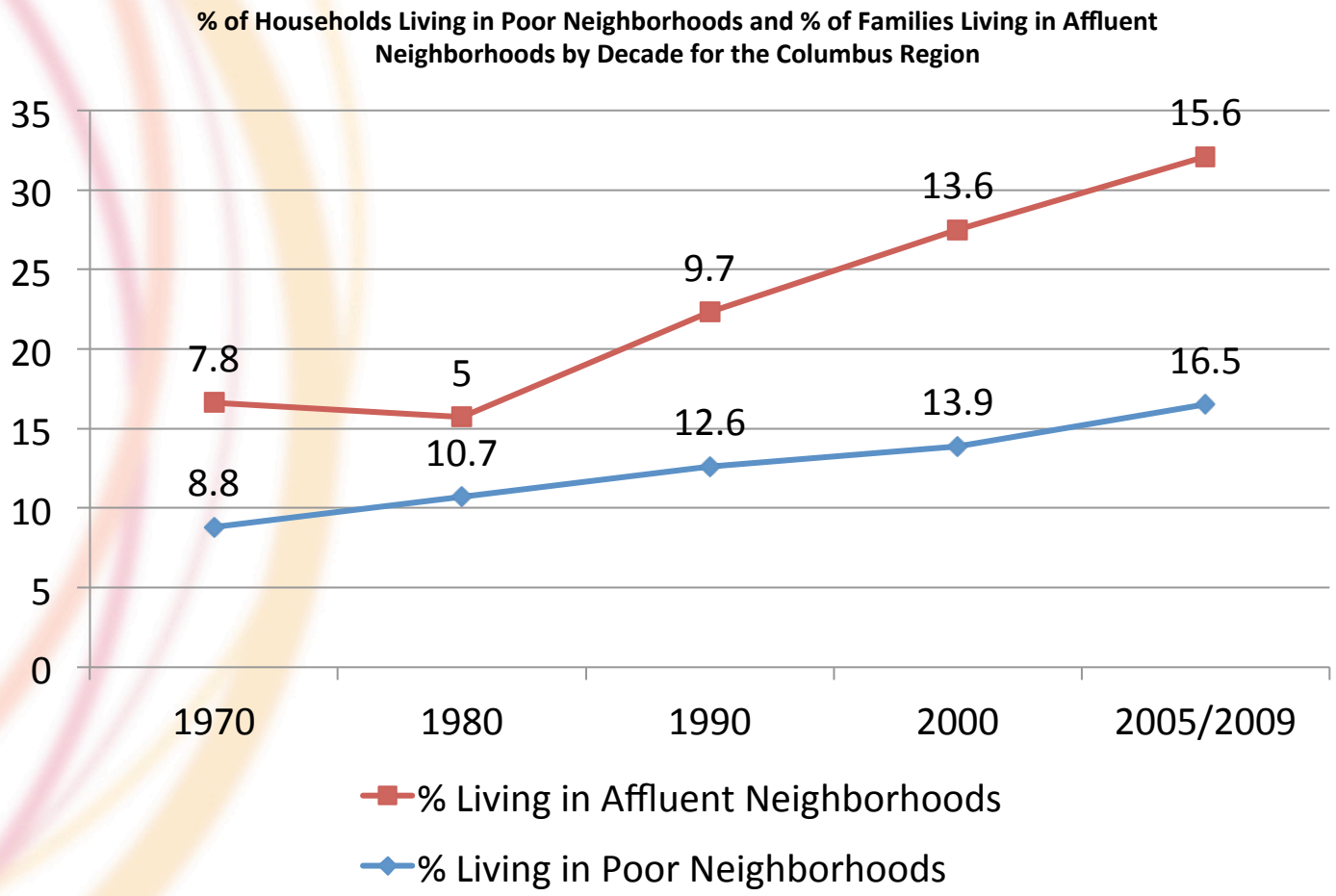
Inequity in Central Ohio

- Child poverty in 2009
  - 17% White
  - 38% Latino
  - 47% Black
- Neighborhoods & community
  - Neighborhood poverty rates
    - White (12%); African American (23%); Latino (18%)
  - Neighborhood vacancy rates
    - White (9%); African American (19%); Latino (17%)
- Other metrics
  - Documented wealth and asset loss stemming from the foreclosure crisis
  - Educational and health disparities

Equity Concerns: Child Poverty Rates in Franklin County, OH



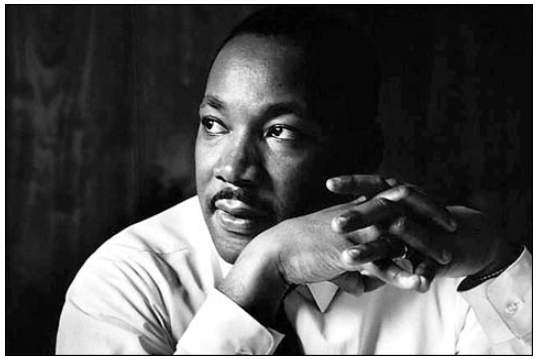
Equity Concerns: Our shrinking middle class neighborhoods

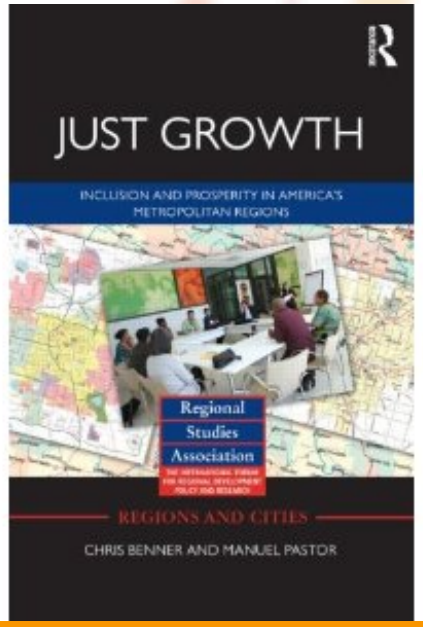


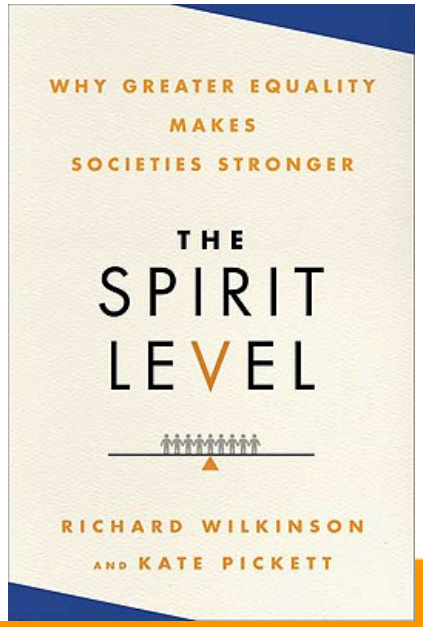
Inequity & Community's Prosperity: Understanding our Interdependence

"We are all caught up in an inescapable network of mutuality, tied in a single garment of destiny. Whatever effects one directly effects all indirectly."

The Rev. Dr. Martin Luther King, Jr.
-Letter from a Birmingham Jail, 1963







Recent research is proving Dr. King's thesis correct. Studies are continuing to demonstrate that inequity is a negative factor for a community's prosperity and economic/social health.

Our Shared Mutuality: The Societal Cost of Inequity

- Individual
  - Poor economic outcomes, lower educational outcomes, degraded asset development
  - Poor health conditions, higher exposure and risk from crime
  - Psychological distress, weak social and professional networks
- Community/Economy
  - High social costs, distressed and stressed communities, fiscal challenges
  - Weakened civic engagement and democratic participation
  - Underdeveloped human capital, poor labor outlook, poor economic development prospects

Manuel Pastor, "Cohesion and Competitiveness: Business Leadership for Regional Growth and Social Equity," OECD Territorial Reviews, Competitive Cities in the Global Economy, Organisation For Economic Co-Operation And Development (OECD), 2006.

Manuel Pastor and Chris Benner, Been Down So Long: Weak-Market Cities and Regional Equity Retooling for Growth (New York: American Assembly and Columbia University, 2008).

Moving Forward: An Agenda for Fair Housing in the 21st Century

- Opportunity based
  - Linked to traditional anti-discrimination work
  - Supporting robust community development and revitalization
  - Supporting true housing mobility
- Holistic view
  - Recognition of fair housing's centrality to our economy, society and democracy
  - Recognition of history's impact on today's housing challenges
  - Integrated into our efforts around health, economic development, education etc.