

Affordable Housing in Onondaga County

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out Affordable
using

Who lives in subsidized housing?

Federal Expenditures on Housing

Direct Housing Assistance \$40 billion

Homeowner Tax Benefits \$171 billion

- equivalent to the budgets for the Departments of Veteran Affairs, Homeland Security, Justice and Agriculture combined.

Public Perceptions of Affordable Housing

- 1) Ideological Belief that Affordable Housing Recipients do not Deserve Assistance
- 2) Fear of Increase in Crime
 - No evidence of a causal link between the presence of affordable housing and neighborhood increase in crime
 - Some evidence that large-scale affordable housing developments are linked to higher crime rates
- 3) Fear of Decrease in Property Values
 - Changes are dependent upon whether the building structure is conducive and complimentary to the surrounding residences
 - Some research suggests affordable housing can increase property values in an area
- 4) Belief that Affordable Housing is Unattractive and Poorly Maintained
 - Changes in design standards for affordable housing

Concentrated Poverty

...use is the worst
community in the country for
percentage of Blacks and
...nics living in concentrated
poverty and 5th for Whites living
in concentrated poverty

HIGHEST BLACK CONCENTRATION OF POVERTY

RANK	METROPOLITAN AREA	BLACK		
		2000	2005-2009	2009-2013
1	Syracuse, NY	43.4	48.3	65.2
2	Detroit-Livonia-Dearborn, MI	17.3	41.4	57.6
3	Toledo, OH	18.7	43.4	54.5
4	Rochester, NY	34.2	43.5	51.5
5	Fresno, CA	42.8	28.1	51.4
6	Buffalo-Niagara Falls, NY	30.8	31.8	46.4
7	Cleveland-Elyria-Mentor, OH	26.7	36.7	45.5
8	Gary, IN	22.2	30.1	45.2
9	Milwaukee-Waukesha-West Allis, WI	38.7	41.0	44.8
10	Louisville/Jefferson County, KY-IN	38.6	41.9	42.6

Sources: 2000 Census, 2005-2009 and 2009-2013 ACS.
Limited to the 100 largest metropolitan areas.

Concentrated Poverty

...use is the worst
community in the country for
percentage of Blacks and
Hispanics living in concentrated
poverty and 5th for Whites living
in concentrated poverty

HIGHEST HISPANIC CONCENTRATION OF POVERTY

RANK	METROPOLITAN AREA	HISPANIC		
		2000	2005-2009	2009
1	Syracuse, NY	49.3	38.4	62.1
2	Philadelphia, PA	53.7	45.9	54.1
3	McAllen-Edinburg-Mission, TX	61.4	53.8	51.1
4	Detroit-Livonia-Dearborn, MI	8.8	34.9	5.1
5	Springfield, MA	42.9	39.5	49.1
6	Rochester, NY	32.3	34.6	45.1
7	Milwaukee-Waukesha-West Allis, WI	5.3	22.7	43.1
8	Fresno, CA	31.9	28.5	43.1
9	Buffalo-Niagara Falls, NY	39.4	31.6	41.1
10	Cleveland-Elyria-Mentor, OH	16.2	29.7	36.1

Sources: 2000 Census, 2005-2009 and 2009-2013 ACS.
Limited to the 100 largest metropolitan areas.

Concentrated Poverty

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percentage of Blacks and
...nics living in concentrated
poverty and 5th for Whites living
in concentrated poverty

HIGHEST NON-HISPANIC WHITE CONCENTRATION OF POVERTY

RANK	METROPOLITAN AREA	NON-HISPANIC WHITE		
		2000	2005-2009	2009-2013
1	McAllen-Edinburg-Mission, TX	36.9	37.2	38.6
2	Detroit-Livonia-Dearborn, MI	6.3	18.1	33.0
3	Poughkeepsie-Newburgh-Middletown, NY	25.4	38.0	31.5
4	Toledo, OH	6.4	16.7	23.0
5	Syracuse, NY	8.9	15.0	21.5
6	Fresno, CA	13.2	9.5	19.6
7	Akron, OH	7.1	15.4	19.3
8	Bakersfield-Delano, CA	6.4	4.5	19.3
9	Tucson, AZ	3.5	9.5	18.6
10	New York-White Plains-Wayne, NY-NJ	10.3	13.0	18.3

Sources: 2000 Census, 2005-2009 and 2009-2013 ACS.
Limited to the 100 largest metropolitan areas.

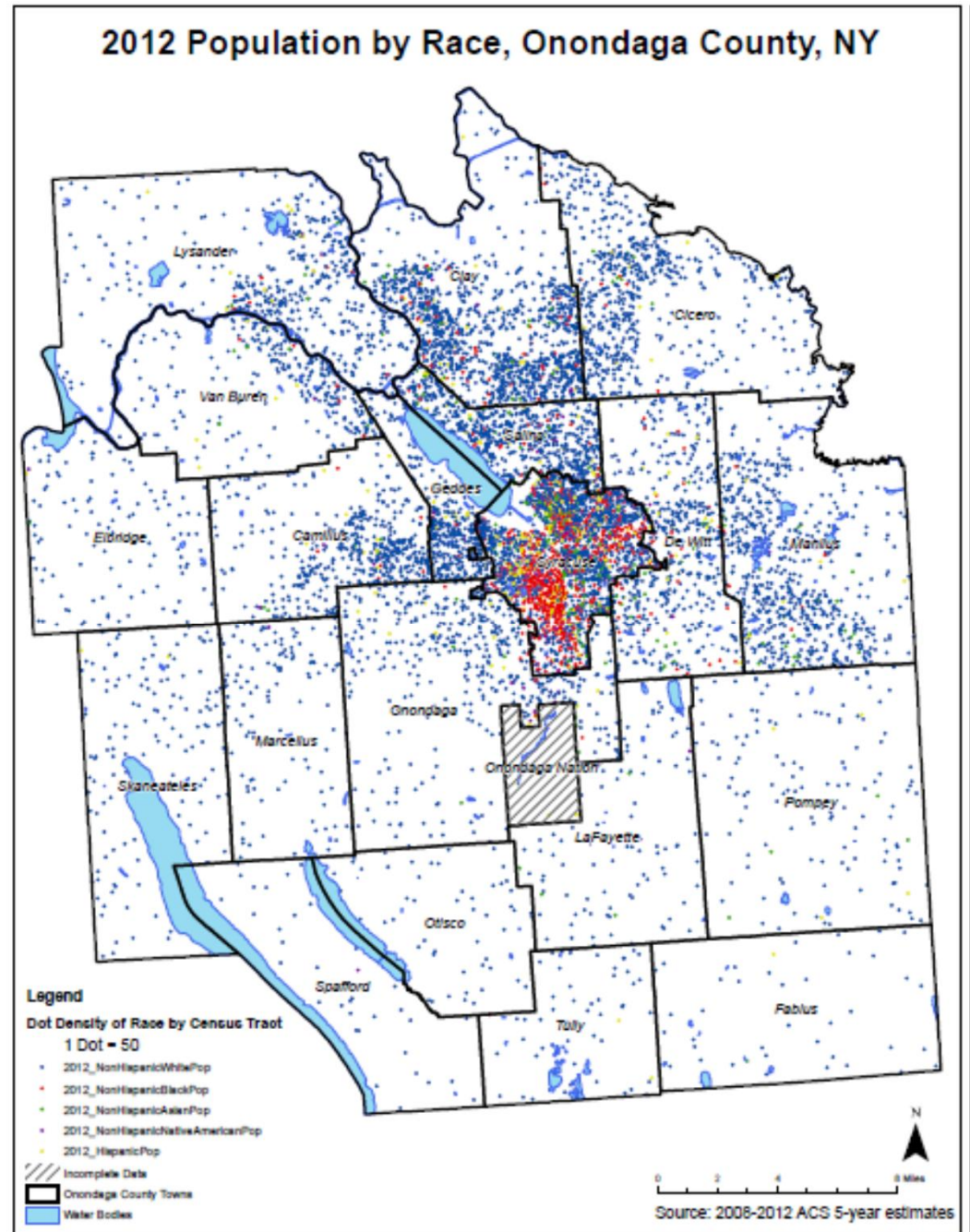
Concentrated Poverty

Syracuse is the worst
community in the country for
percentage of Blacks and
Latins living in concentrated
poverty and 5th for Whites living
in concentrated poverty

A typical White student in the Syracuse metro area attends schools where about **32%** of students are low-income. A typical Black student attends schools where about **69%** of the students are low-income.

Patterns of Segregation

Albany is the 9th most
segregated metropolitan
area in the country.

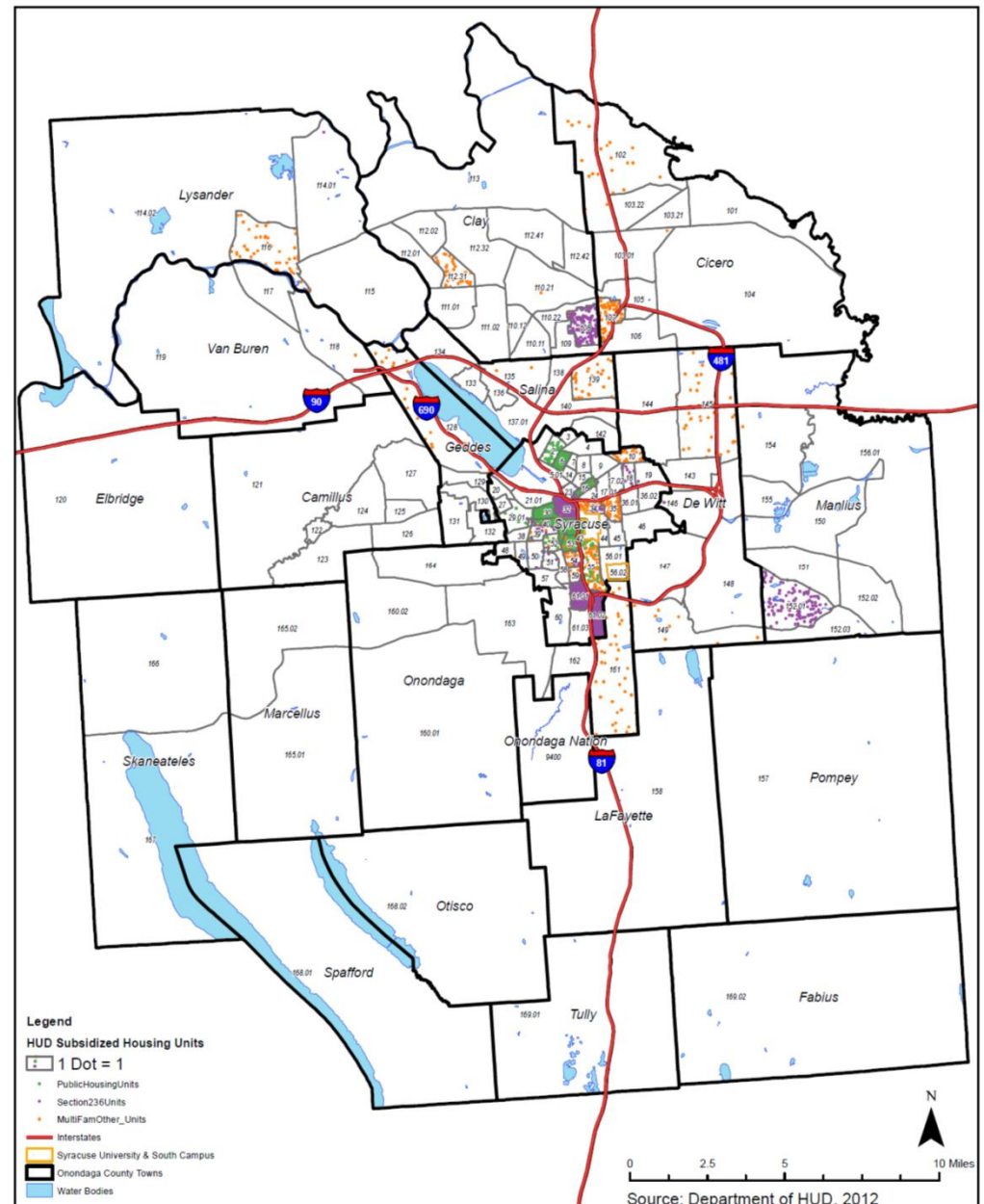


Location of Subsidized Housing

of HUD Subsidized Units
located within the City,
primarily within areas of low or
low opportunity.

Public housing units are
located in City.

2012 HUD Subsidized Housing Units
includes Public Housing, Section 236, & other Multi-family Developments



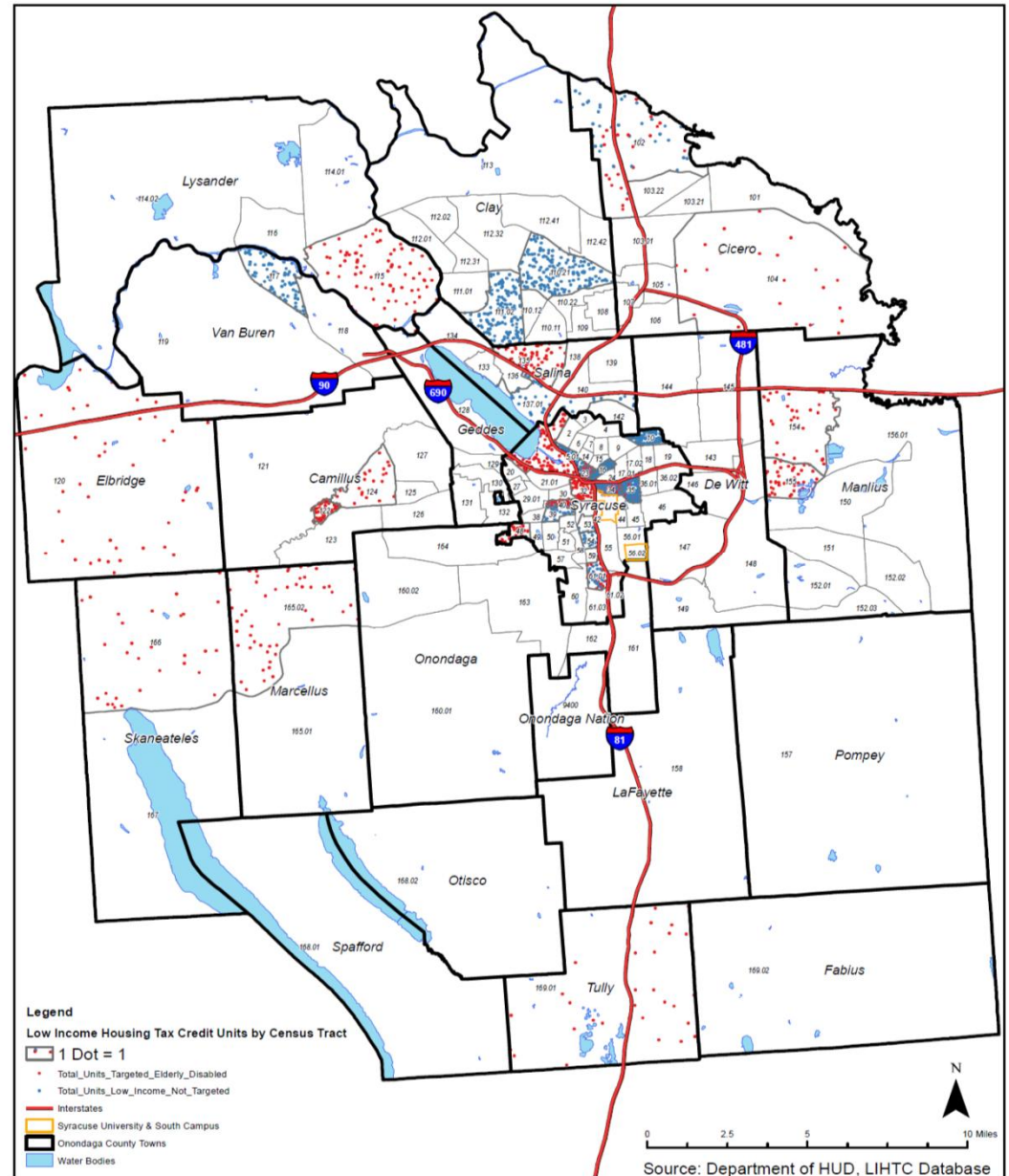
Location of Subsidized Housing Using

of LIHTC units are located

in the City, 25% of units are
targeted for elderly and
disabled

Outside of the City, 51% of units
are targeted for elderly and
disabled

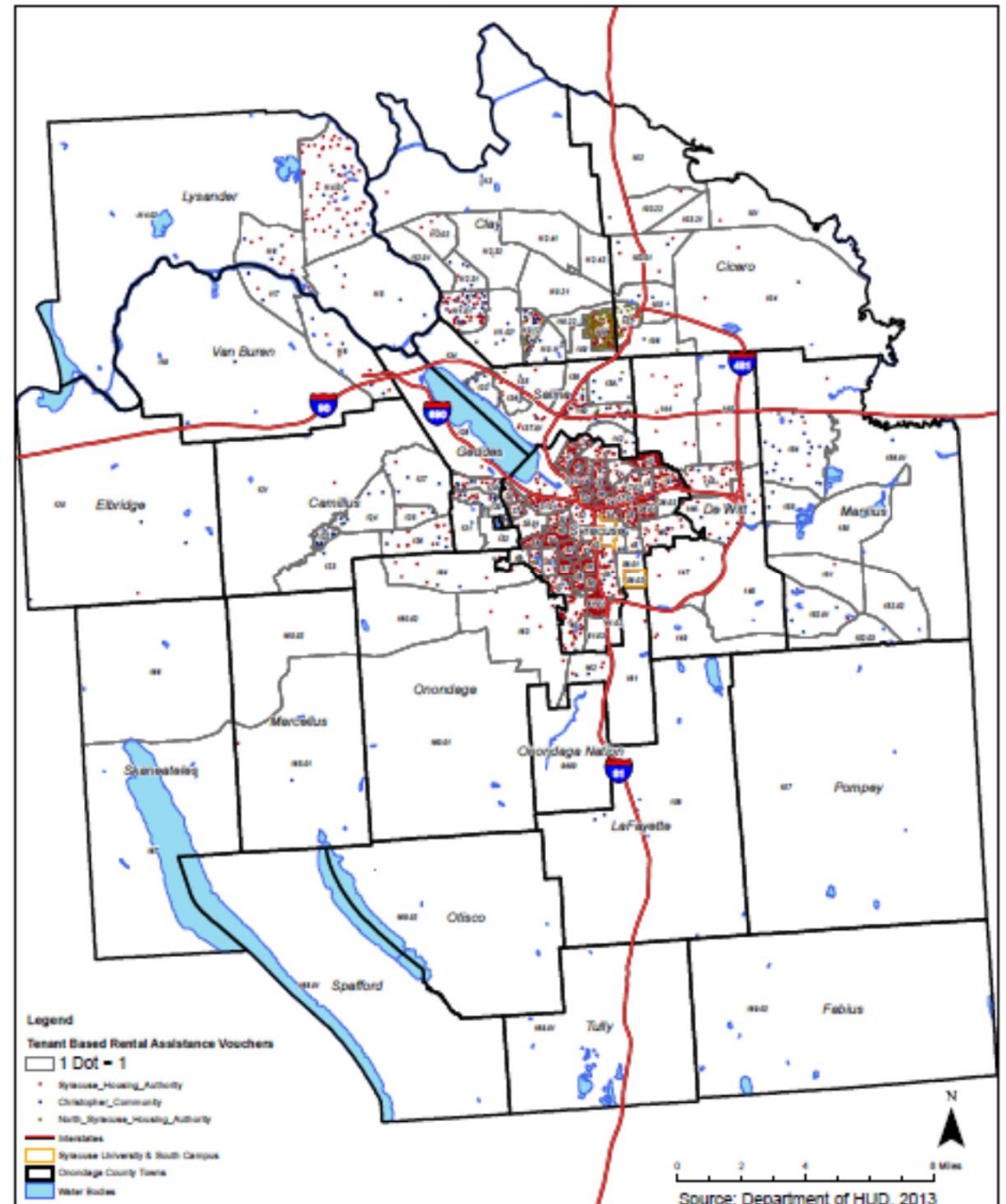
Low Income Housing Tax Credit Projects Placed in Service as of 2011



Location of Subsidized Housing

of Housing Choice Vouchers
only concentrated in City
in areas of low opportunity.

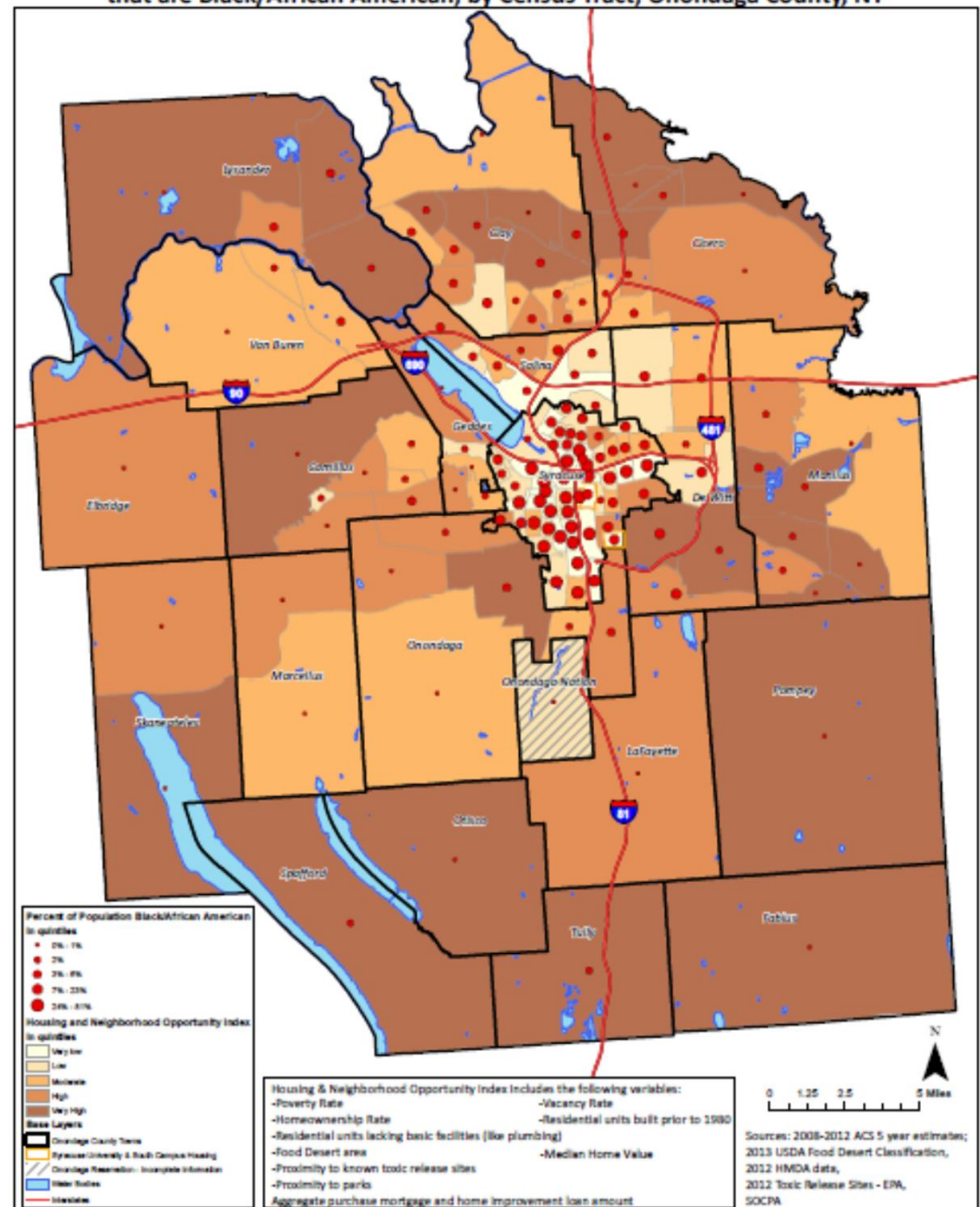
2013 Tenant Based Rental Assistance, by Census Tract,
Onondaga County, NY



Housing and Neighborhood Opportunity Index

- Poverty rate
- Homeownership rate
- Vacancy rate
- Age of the housing stock
- Home Value
- Proximity to Parks
- Proximity to Toxic Release Sites
- Lack of adequate housing
- Access to fresh food
- Neighborhood Investment

Housing & Neighborhood Opportunity and Percentage of the Population that are Black/African American, by Census Tract, Onondaga County, NY

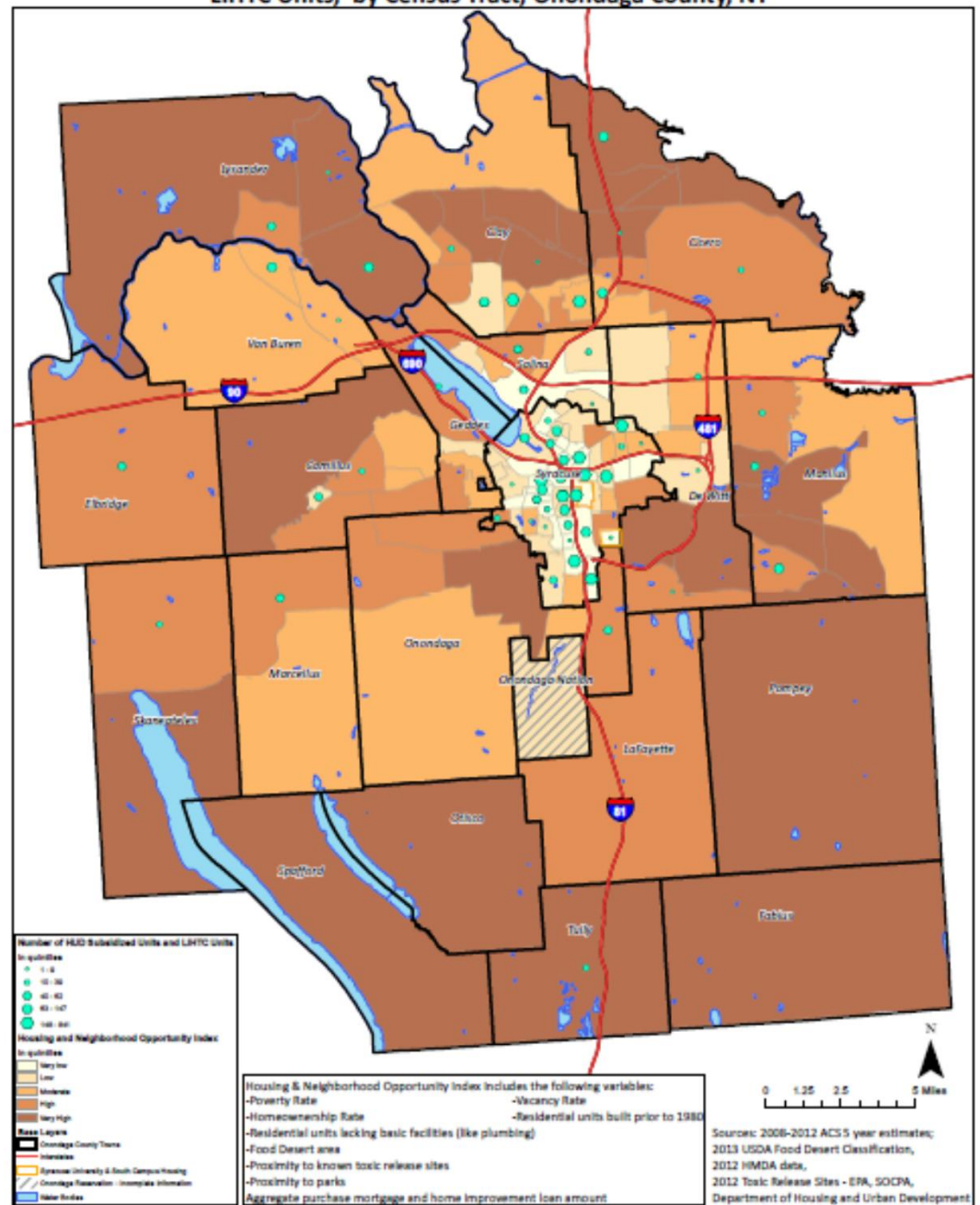


Housing and Neighborhood Opportunity Index

of location-based subsidized units in areas of low or very low housing neighborhood opportunity

of units subsidized with vouchers in areas of low or very low housing neighborhood opportunity

Housing & Neighborhood Opportunity and the Number of HUD Subsidized Units & LIHTC Units, by Census Tract, Onondaga County, NY

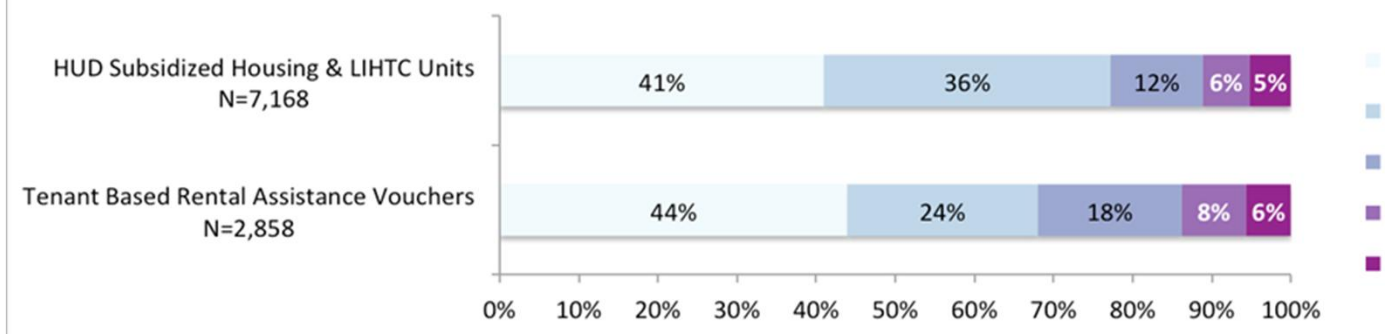


Education of Subsidized Housing

of households in project-
subsidized housing live in
of low or very low
educational outcomes

of households using
Choice Vouchers live in
of low or very low
educational outcomes

Educational Outcomes by Households Receiving Housing Assistance in Onondaga County



Location of Subsidized Housing

There remains a significant
unmet need for affordable
housing outside of the City

Approximately 32% of all housing
units in the County are
located in the City of Syracuse,
and 85% of the subsidized low-
income rental units in the
County are within the City

Syracuse & Onondaga County Subsidized Housing

	County-wide	City of Syracuse	Onondaga County (excluding Syracuse)
Total Number of Subsidized Units (includes HUD Subsidized & LIHTC)	7,168	5,534	1,634
Total Number of Housing Units	202,570	65,434	137,136
% of Units that are Affordable	3.5%	8.5%	1.2%

Source: 2008-2012 ACS 5 year estimates; Department of Housing and Urban Development

Affirmatively Furthering Fair Housing (AFFH)

The Housing Act states that recipients must administer its programs in such a way as to affirmatively further fair housing. The obligation has been a part of fair housing law for over 40 years.

- Obligation applies to all recipients of federal housing money
 - Includes grantees and sub-recipients
 - Applies to all housing and economic development activities, not just those that are HUD funded
- Jurisdictions were required to:
 - Conduct an analysis every 3-5 years to identify impediments to housing choice
 - Take actions to overcome those impediments
 - Document any actions taken

Affirmatively Furthering Fair Housing (AFFH)

Housing Act states that
must administer its
programs in such a way as to
affirmatively further fair
housing

- AFFH obligation has been a part of fair housing law for over 40 years though it was not adequately enforced
- Recent cases such as Westchester County have brought more attention to AFFH
 - Westchester was sued under the False Claims Act for claiming to AFFH when they received HUD funding
 - County has lost millions in HUD funding

Affirmatively Furthering Fair Housing (AFFH)

issued a new rule on
Affirmatively Furthering
Housing in July 2015

“Means taking *meaningful* actions, in addition to combating discrimination, that overcome patterns of segregation and foster inclusive communities free from barriers that restrict access to opportunity based on protected characteristics.”
(HUD, emphasis added)

- Prior to new rule, communities were required to take *proactive* measures

Affirmatively Furthering Fair Housing (AFFH)

issued a new rule on
Affirmatively Furthering
Housing in July 2015

- Address significant disparities in housing needs and in access to opportunity
- Replacing segregated living patterns with truly integrated and balanced living patterns
- Transforming racially and ethnically concentrated areas of poverty into areas of opportunity
- Fostering and maintaining compliance with civil rights and fair housing laws

Affirmatively Furthering Fair Housing (AFFH)

HUD issued a new rule on
Affirmatively Furthering
Fair Housing in July 2015

HUD will now require an Assessment of Fair Housing

- Replaces the current Analysis of Impediments (AI)
- Applies to states, local governments, and public housing agencies
- Assessments must be submitted to HUD for approval 9 months before Consolidated Plans are submitted
- Consolidated Plans and Annual Action Plans must identify how funded programs will AFFH and provide updates on progress on AFFH goals

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U.S. ex rel. Anti-Discrimination Center v. Westchester County

- Westchester was sued under the False Claims Act for claiming to AFFH when they received \$52 million in HUD funds
- County failed to identify race based impediments in the AI's much less take action to address racial segregation in their community
 - $\frac{3}{4}$ of affordable housing was built in high-minority areas
 - 20 municipalities had not built a single unit of affordable housing
- County has lost millions in HUD funding and has been ordered to build 750 units of affordable housing in high-opportunity communities

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parate Impact –

theory holding that
ies and practices that
a discriminatory effect
legal under the Fair
ing Act even when
iscriminatory intent can not
oven.

Texas Department of Housing and Community Affairs v. Inclusive Communities Project

- 5-4 decision by the Supreme Court in June 2015
- ICP alleged that the way the state allocated tax credits for affordable housing projects ensured that low income housing was built primarily in poor, minority neighborhoods
- Decision reaffirmed 45 years of legal precedent including 11 Appellate Court decisions

WHY
AFFORDABLE
HOUSING?

Meeting the housing needs of families and individuals in our communities

Economic Impact

- Leveraging state, federal resources

Neighborhood Revitalization

Potential Project Sources

Federal Block Grants Administered Locally (see below)

Low Income Housing Tax Credits (4% “as of right”, 9% competitive)

Historic Tax Credits

NYS Housing and Community Renewal | Mixed Income Program

Urban Initiatives Funding

Onondaga County Industrial Development Agency (OCIDA) Incentives

NYS Housing Finance Agency (*bond mortgages, subsidy loans, subordinate financing*)

NYS Office of Mental Health (OMH)

Onondaga County Community Development:

The amount of funding available for the program year beginning September 1, 2015 is as follows:

Community Development Block Grant	\$1,918,255
HOME Program	447,678
ESG Program	153,491
Reprogrammed balances	50,000
Program income	100,000
Float Loan	750,000

Total:	\$3,419,424

Facilitating
development

Site selection and Coordination

Reduce barriers to development
(coordination of pre-development
activities/municipal regulations)

Examples of Projects Under Development

- **Clinton Plaza** (299 affordable units downtown, renovation)
- **Harbor Street Lofts** (40 apartments, 35 affordable, factory conversion)
- **Moses-Dewitt** (37 units of affordable housing, historic renovation)
- **Salina Crossing** (49 scattered site, affordable units; mix of rehab/new construction. Mixed use.)
- **Strathmore / Huntley** (42 apartments, 4 affordable, historic renovation)

TOTAL: 424 Affordable Units (467 total)

**\$2.3M in local funds leveraging
\$68M in public/private investment**



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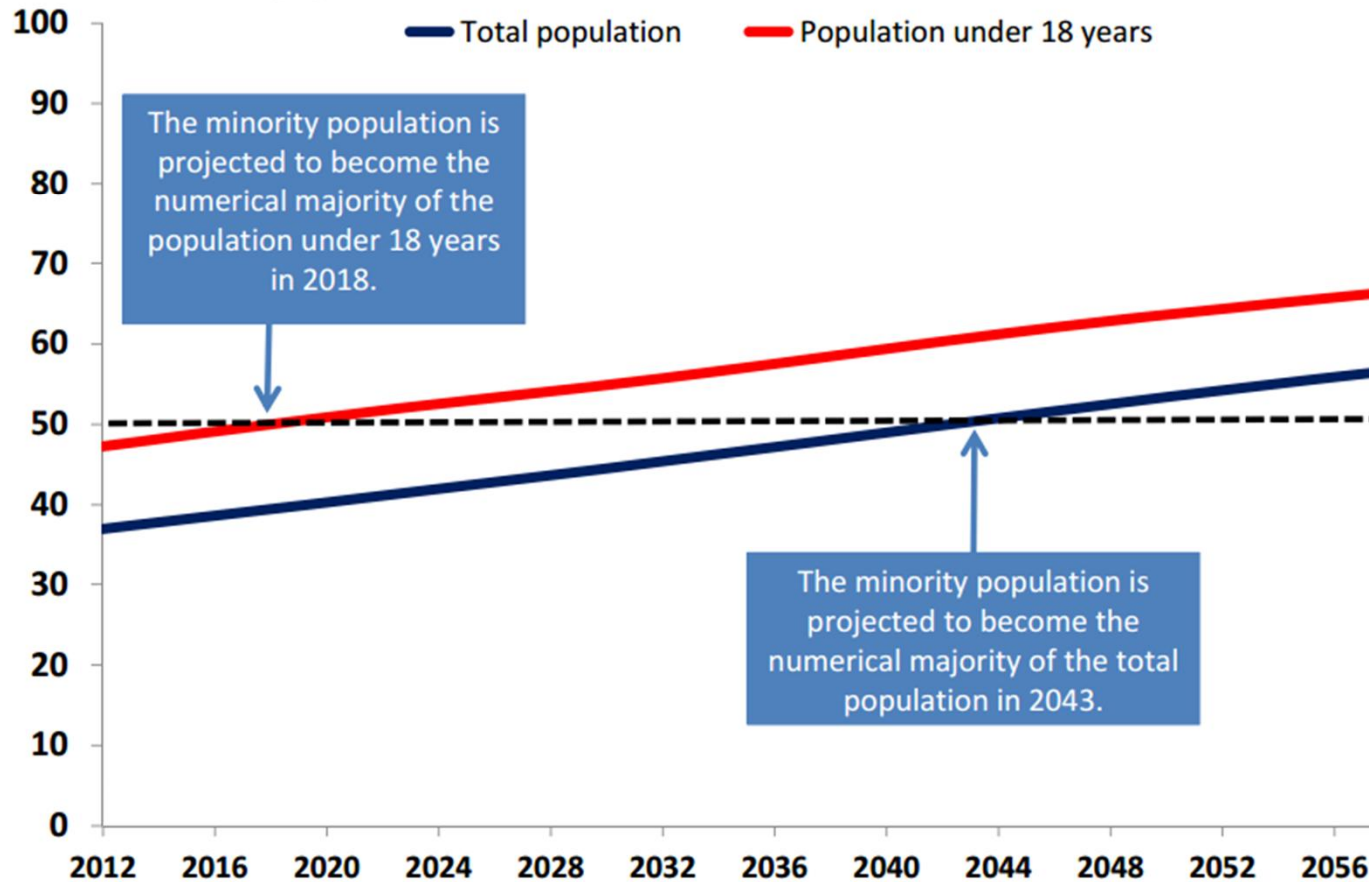


ANGING MOGRAPHICS

minority population in the
continues to grow,
particularly among young
le.

Projections of the Percent Minority: 2012 to 2060

Percent of total population



ANGING MOGRAPHICS

diversity population in the
continues to grow,
particularly among young
people.

Exposure to diversity leads to a number of positive outcomes:

- Improved cultural competence (American corporations spend \$300 million a year on diversity training for workers)
- Increased problem solving and critical thinking skills
- Greater innovation and creativity which drive economic growth

Concentration of poverty is also a choice, whether we want to admit it or not. Concentration of poverty is the product of larger structural forces, political decisions, and institutional arrangements that are too often taken for granted. Our governance and development practices ensure that significant segments of our population live in neighborhoods where there is no work, where there are underperforming schools, and where there is little access to opportunity.

- Paul Jargowsky