

Fair Housing & Racial Equity in Atlanta and the Southeast

Key Issues and Policy Imperatives

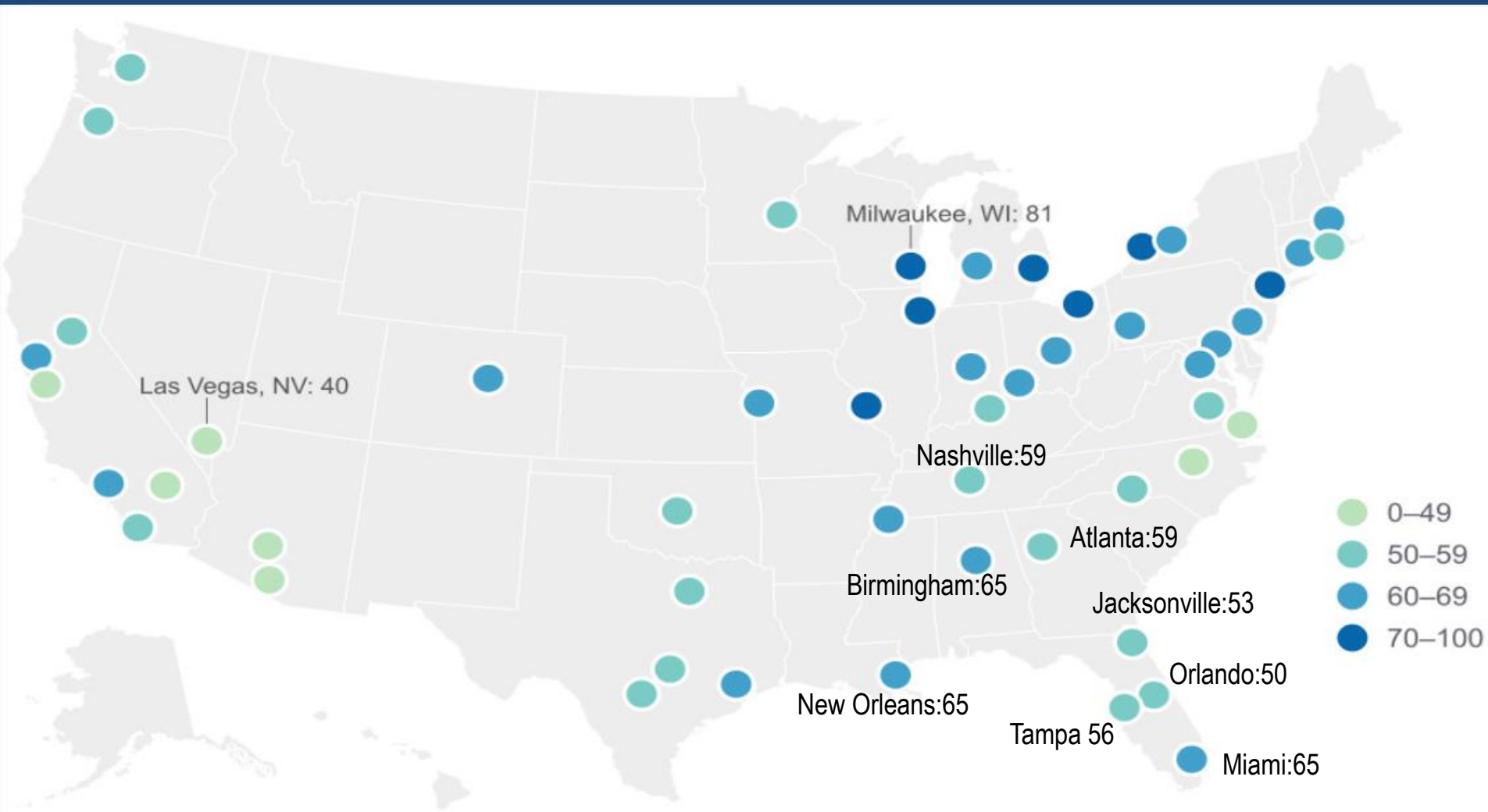
November 16, 2018

Dan Immergluck
Professor

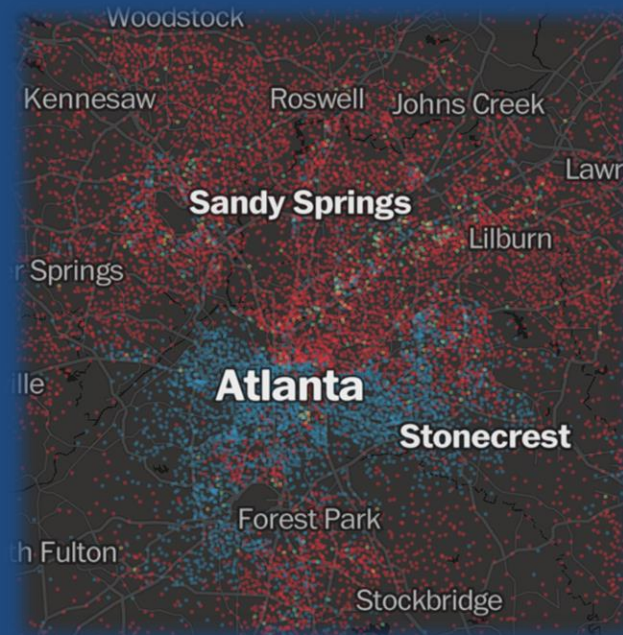
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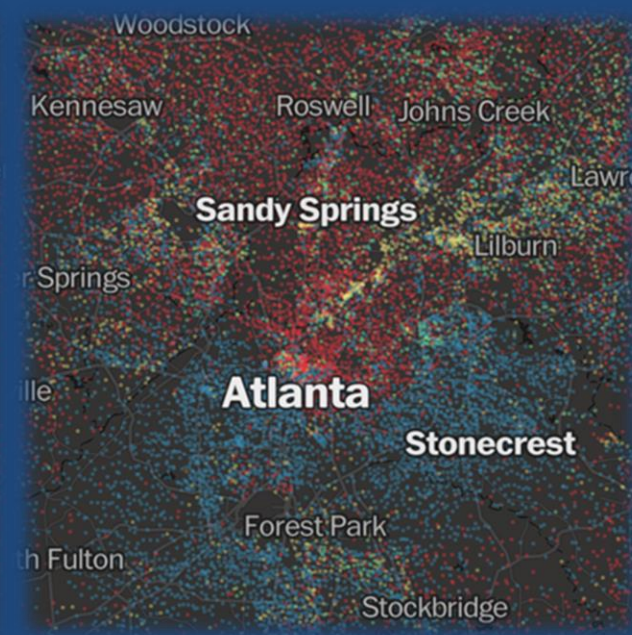
Black-White Segregation as of 2010-2014 American Community Survey (Large Metros with Black Population of at Least 20,000)



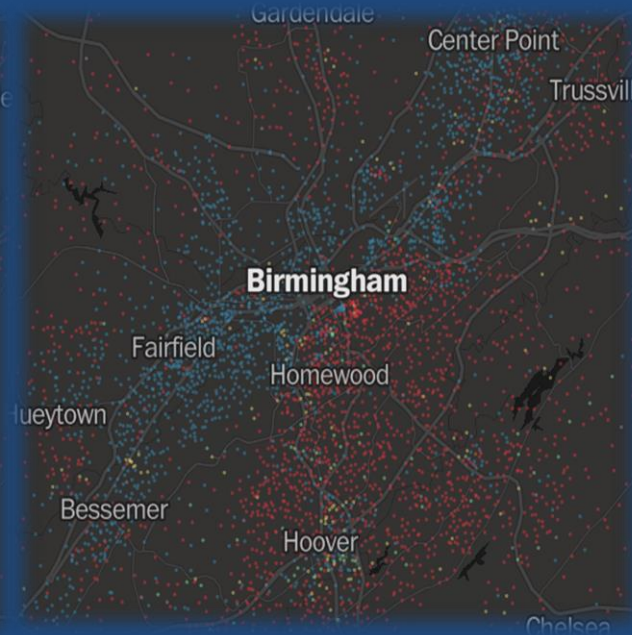
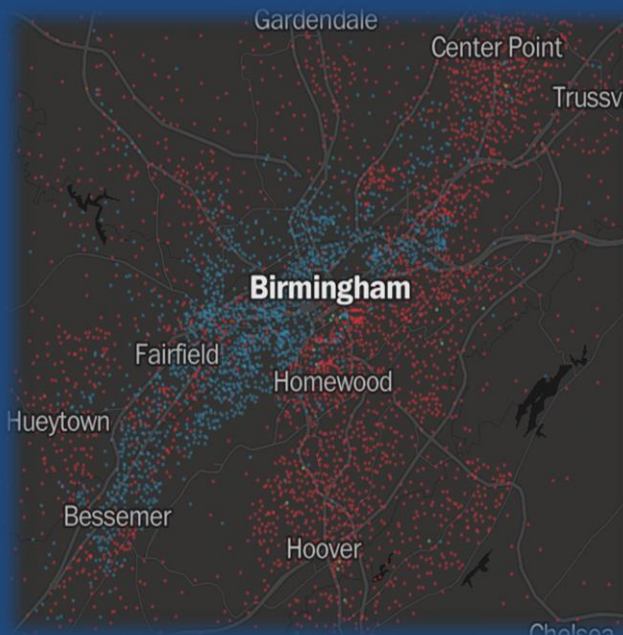
Race & Ethnicity 1990 vs. 2016



1990

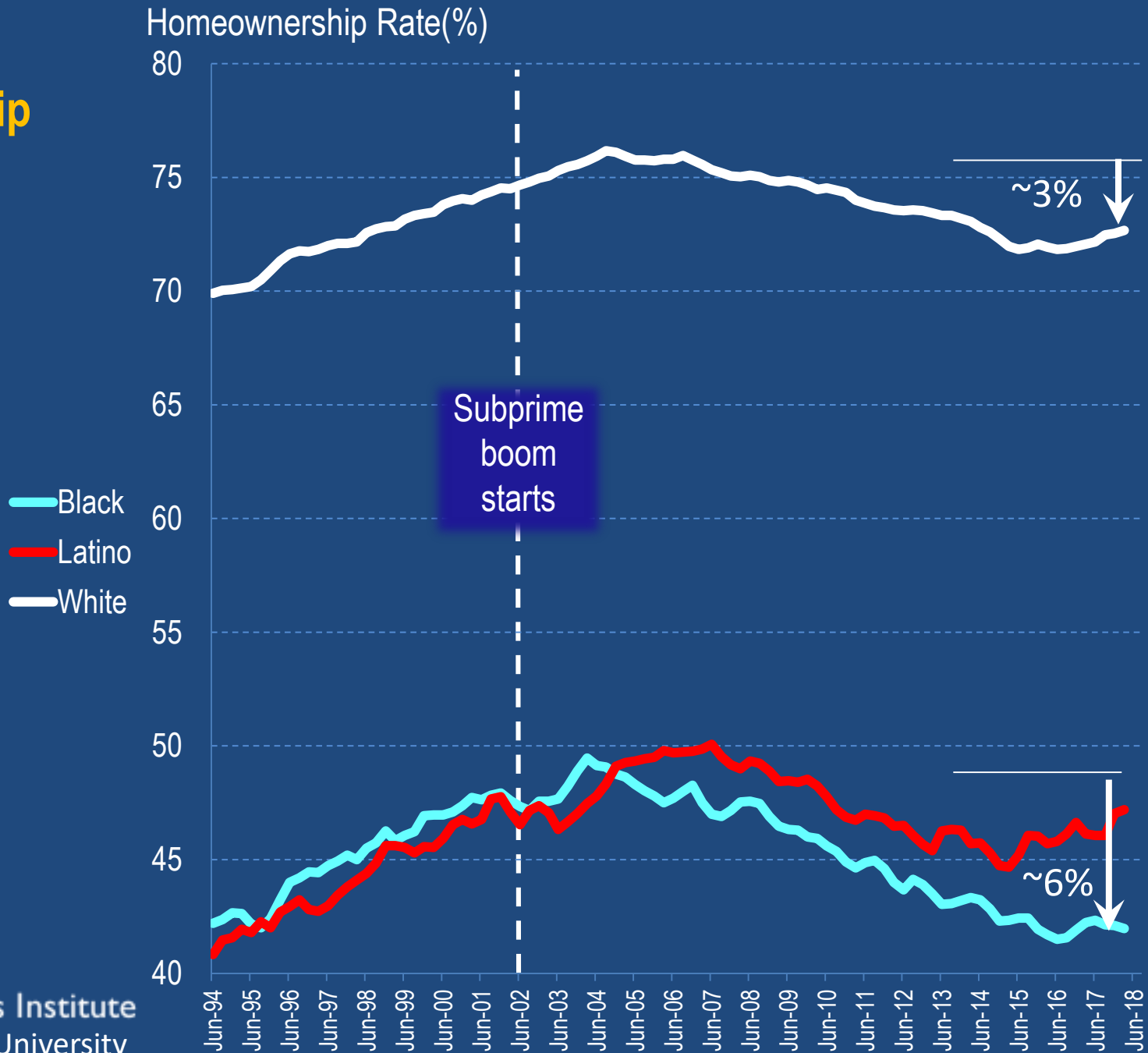


2016



Source: Washington Post
<https://www.washingtonpost.com/graphics/2018/national/segregation-us-cities>

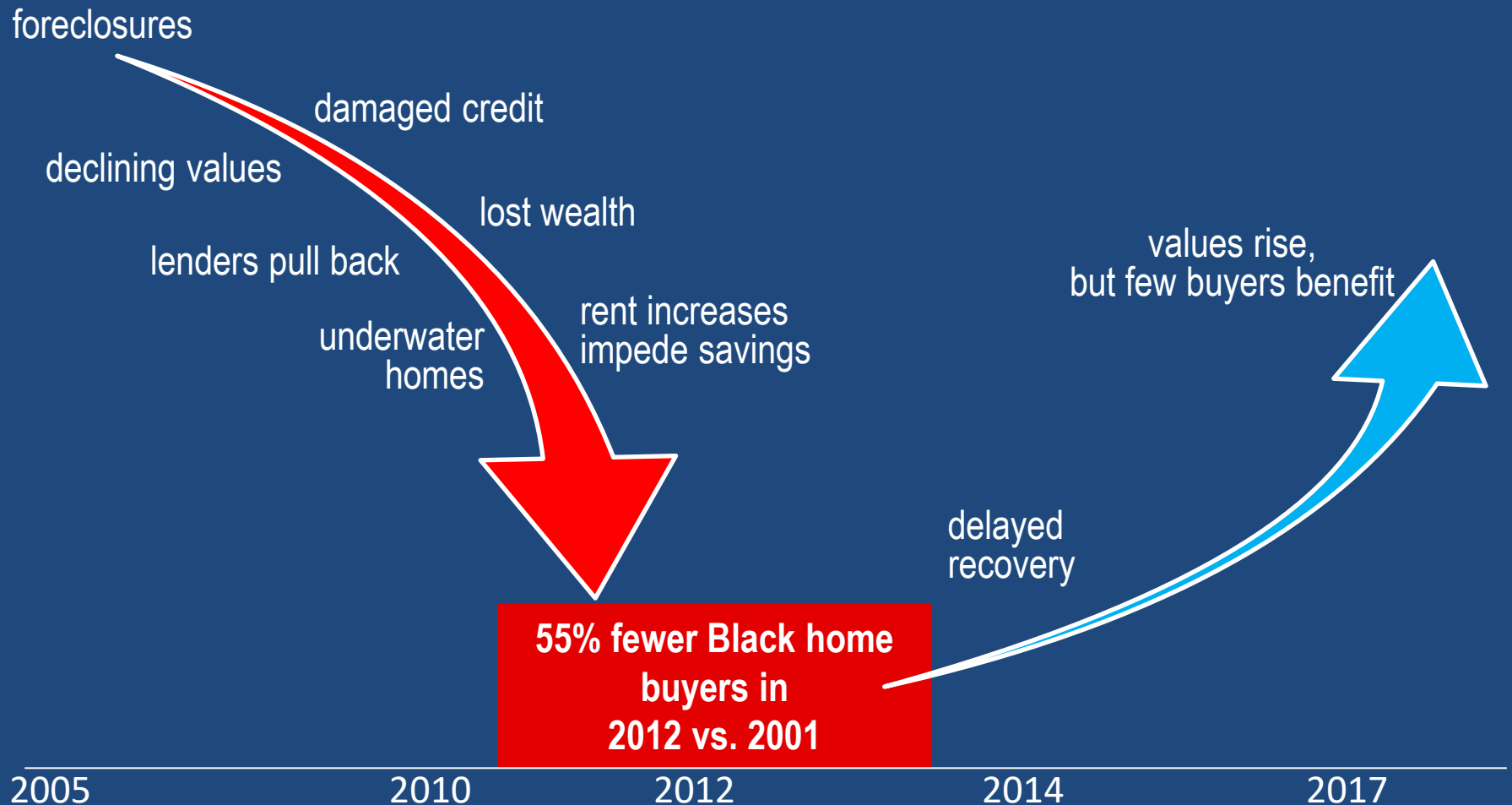
Homeownership Rates by Race and Ethnicity



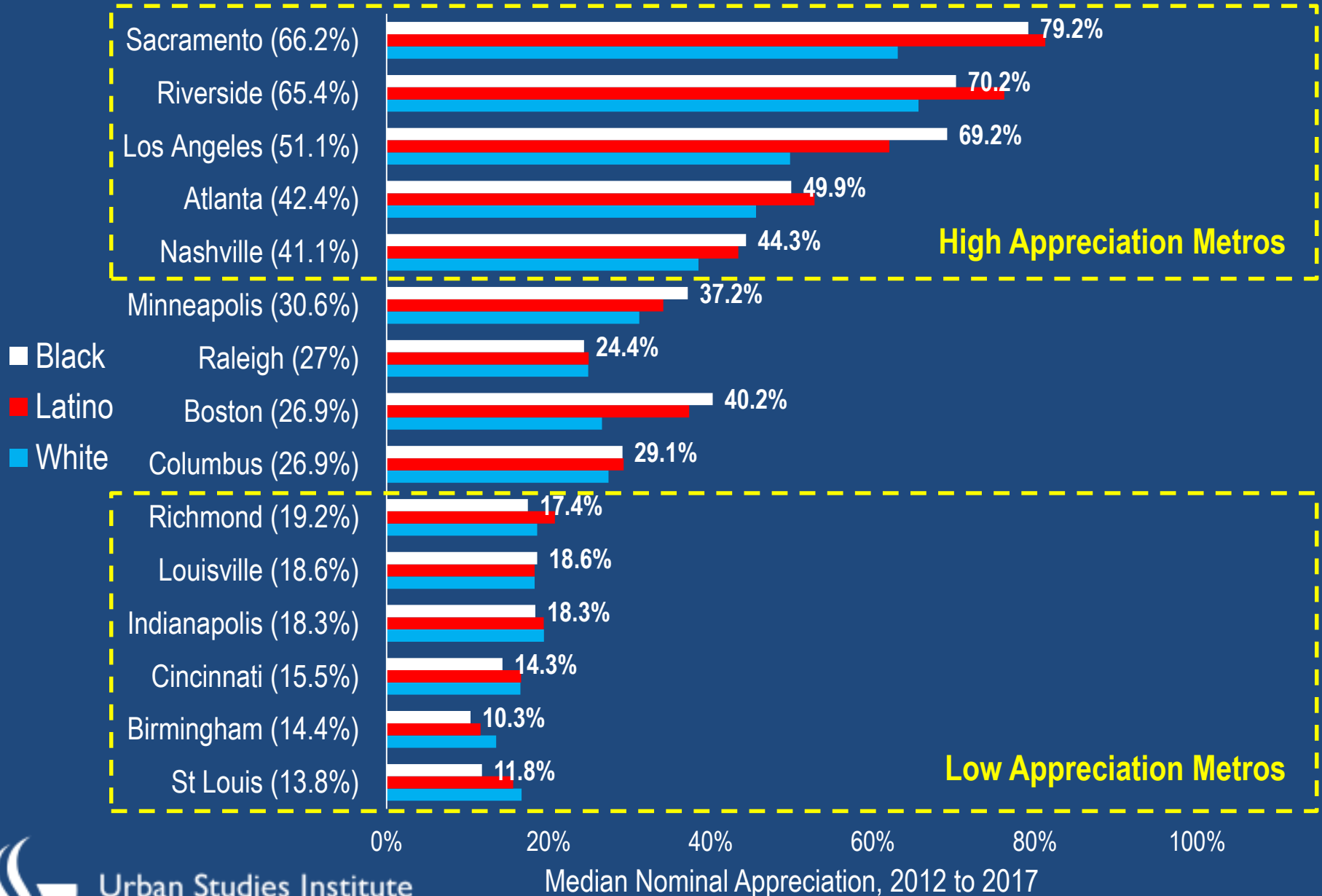
Source:
U.S. Census HVS

Losing More on the Way Down and Gaining Less on the Way Up

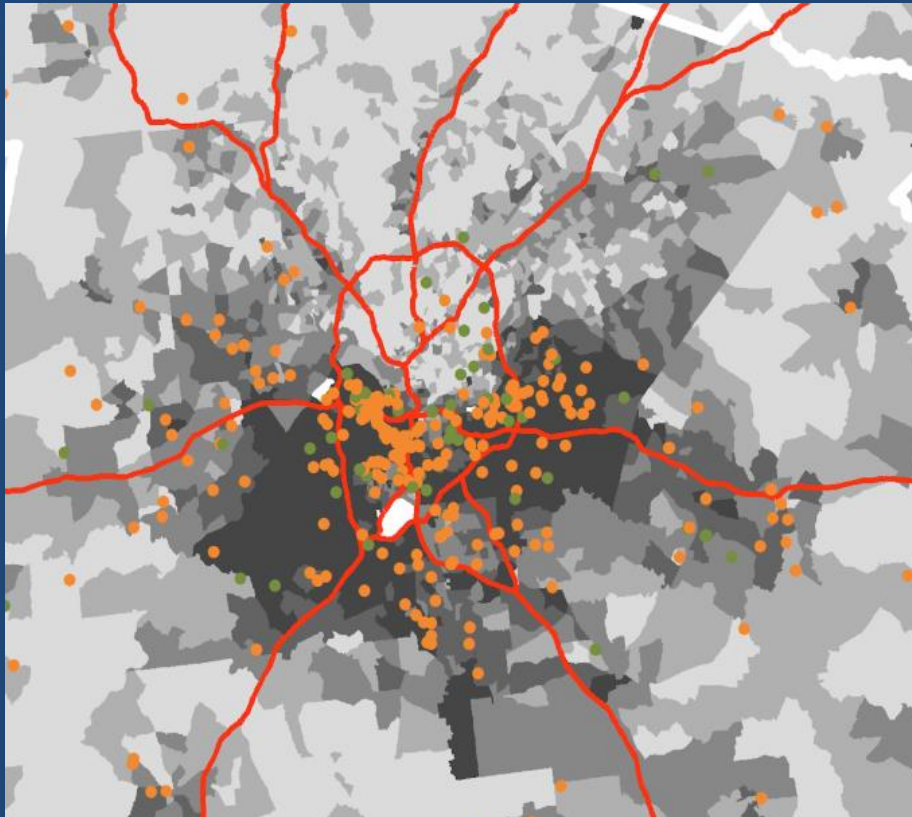
The Effects of the Mortgage Crisis on Black Families



2012 - 2017 Median Appreciation for 2012 Homebuyers*



Segregation and Contracts-for-Deed: Resurgence of Predation in the Wake of Crisis



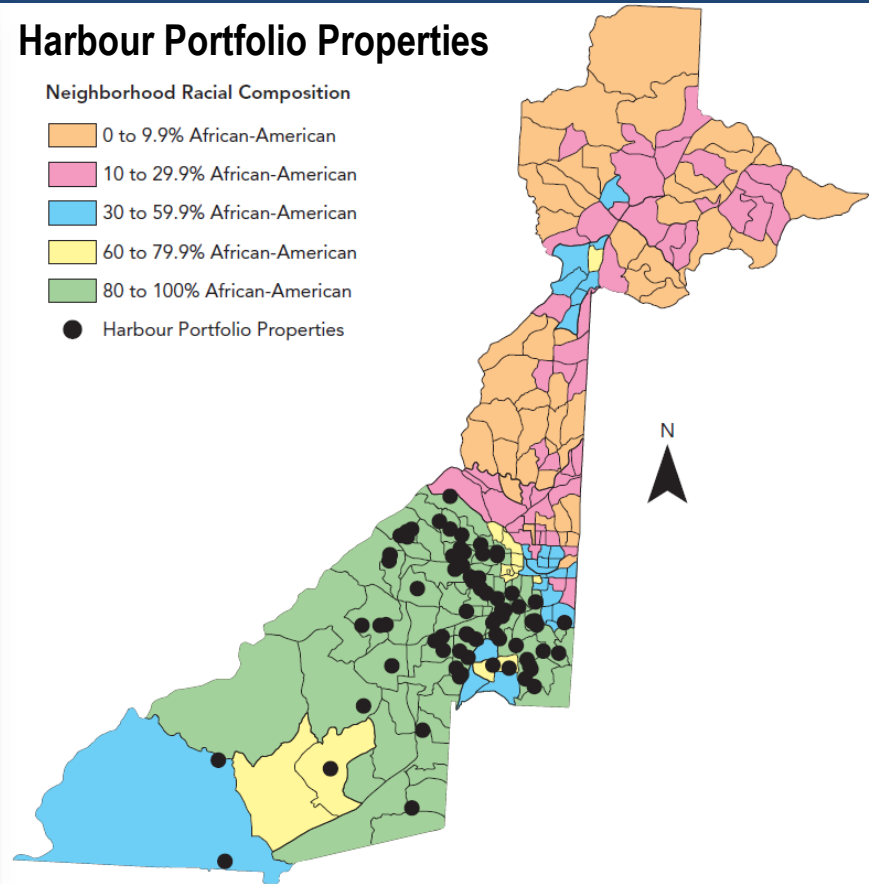
2013 Corporate-owned Contract-for-Deed Properties

From: Carpenter, A., Lueders, A. and Thayer, C. 2017. Tracking Contract for Deed Sales in the Southeast. Federal Reserve Bank of Atlanta. June 2017.

Harbour Portfolio Properties

Neighborhood Racial Composition

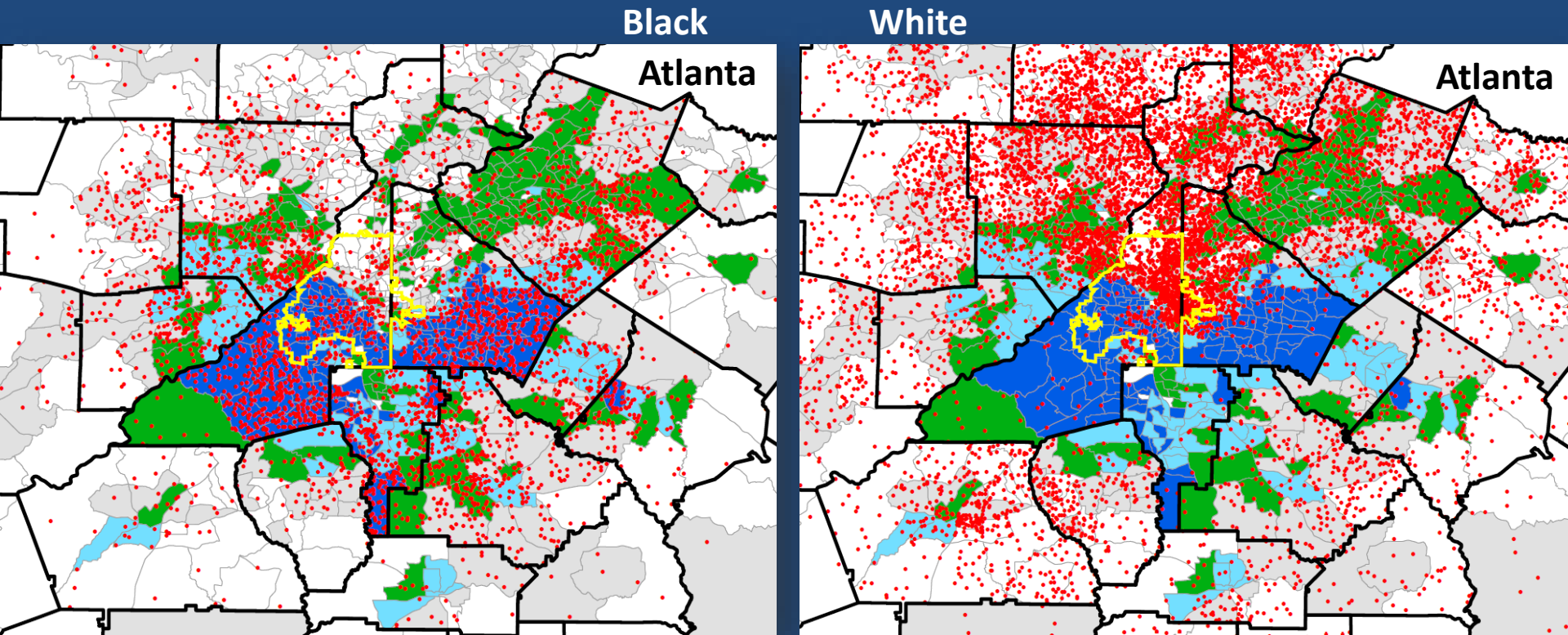
- 0 to 9.9% African-American
- 10 to 29.9% African-American
- 30 to 59.9% African-American
- 60 to 79.9% African-American
- 80 to 100% African-American
- Harbour Portfolio Properties



From: Immergluck, D. 2018. Old Wine in Private Equity Bottles: The Resurgence of Contract-for-Deed Home Sales in Urban Neighborhoods. *International Journal of Urban and Regional Research*.

Black and White Homebuying

Mortgaged Home Purchases in 2017

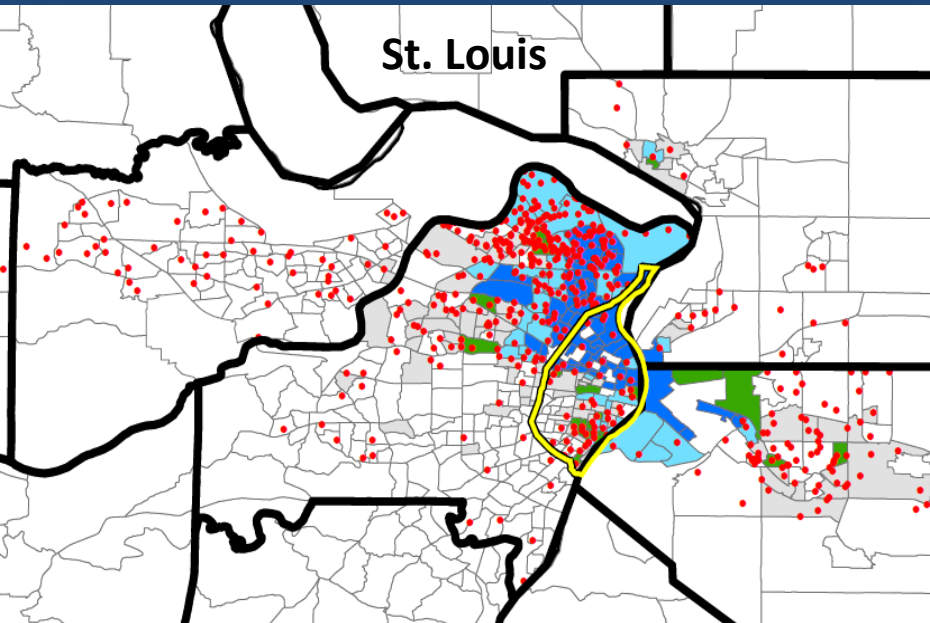


From: Immergluck, D., Earl, S., and Powell, A. 2018. Black Homebuying after the Crisis: Appreciation and Segregation Patterns in Fifteen Large Metropolitan Areas. GSU Urban Studies Institute Working Paper. October 2.

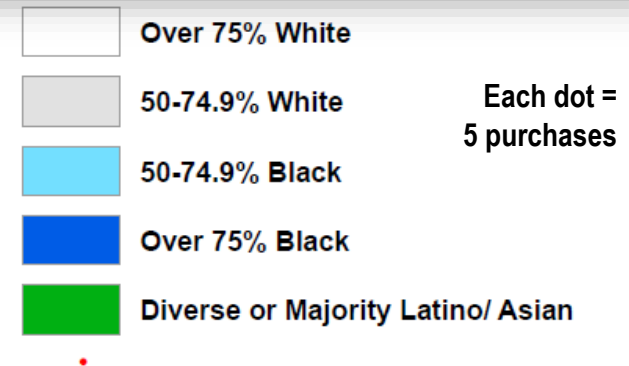
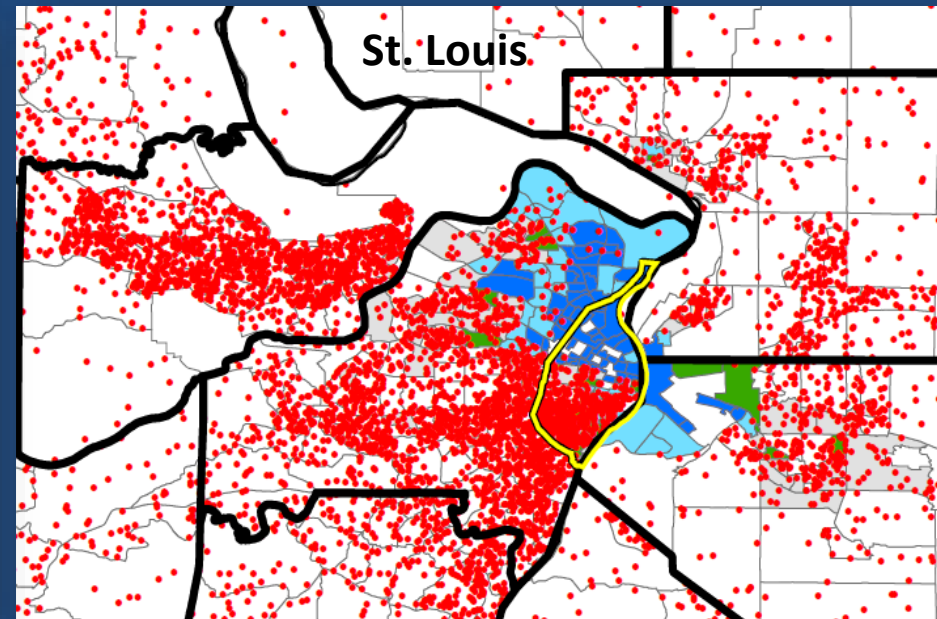
Black and White Homebuying

Mortgaged Home Purchases in 2017

Black

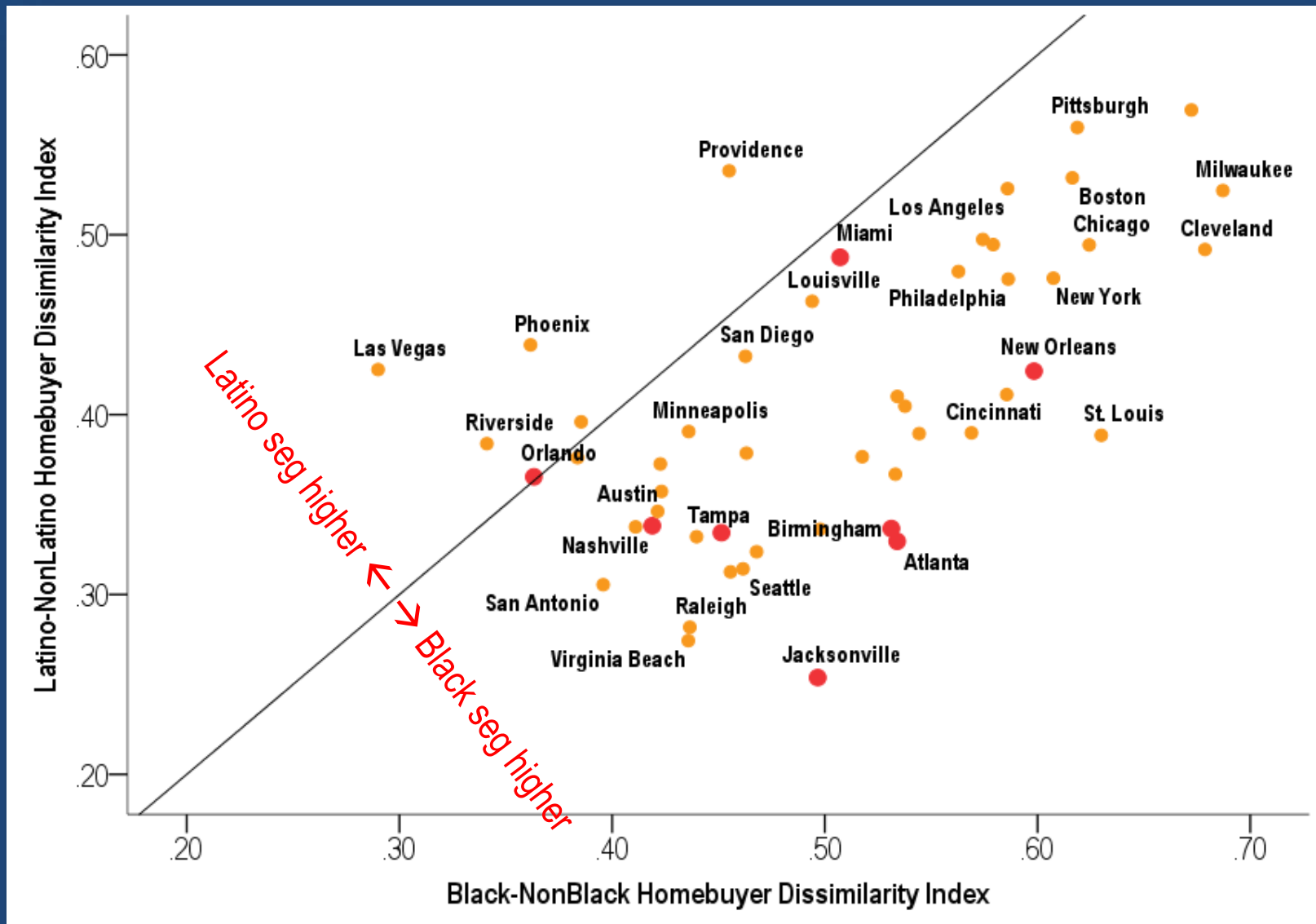


White

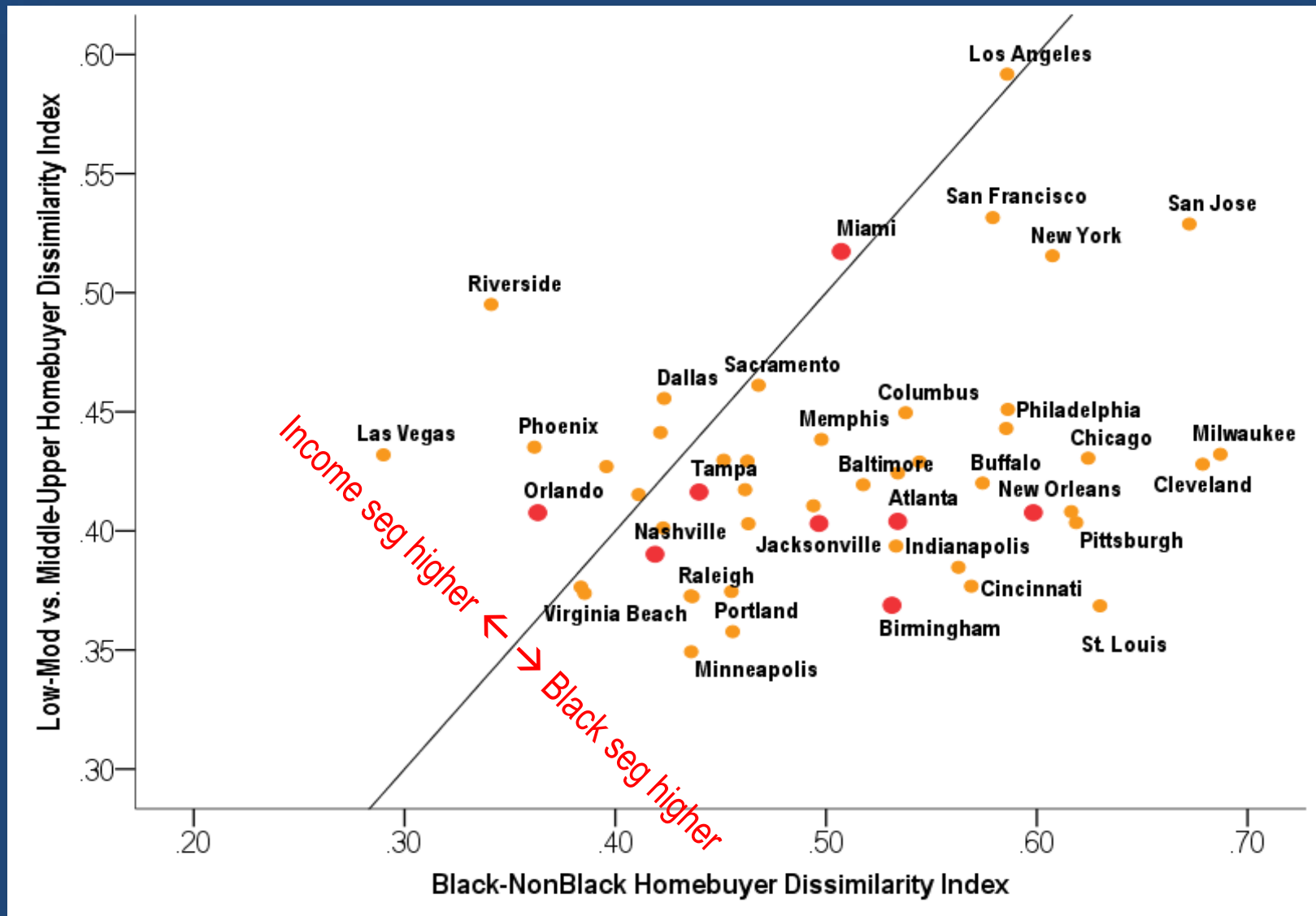


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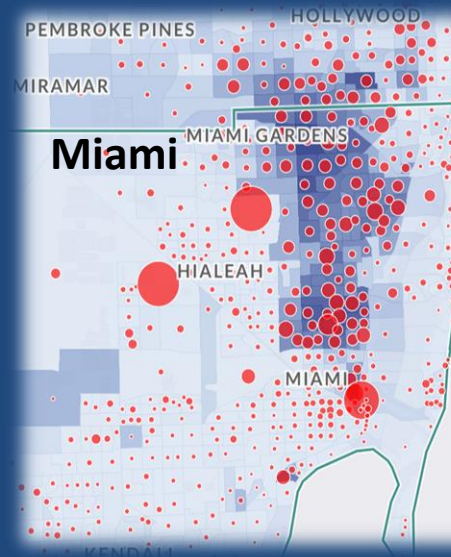
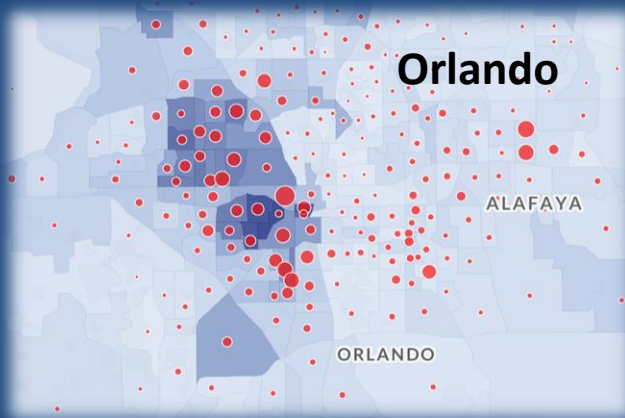
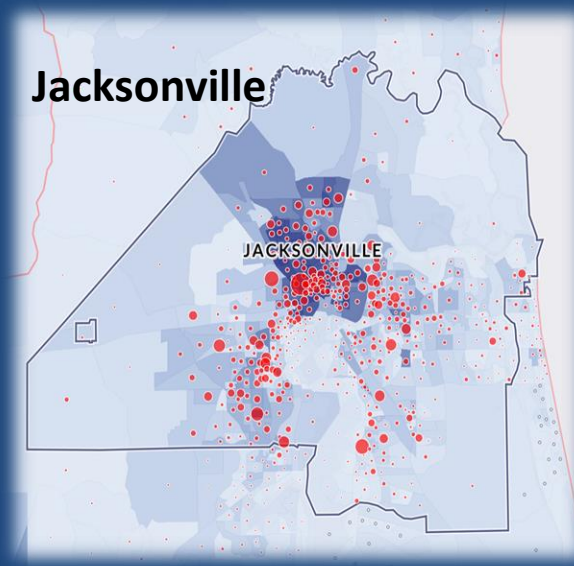
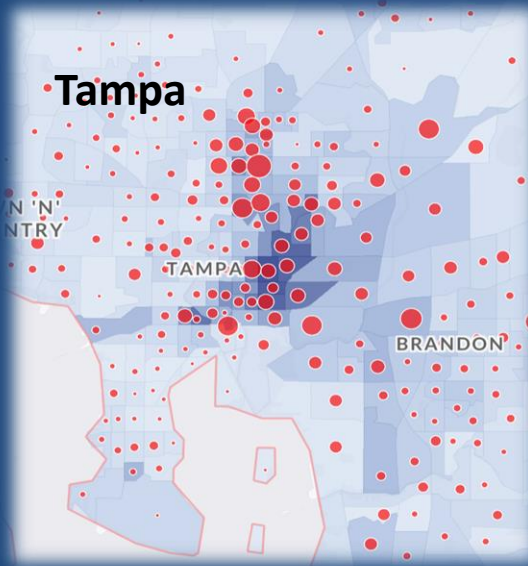
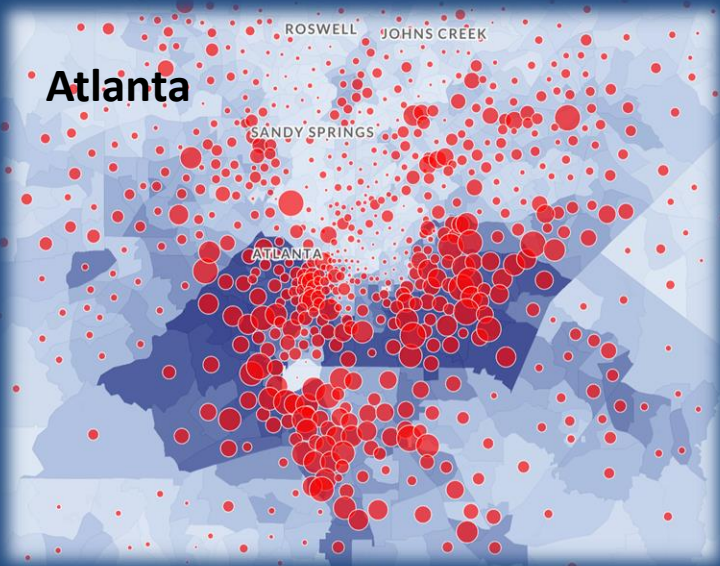
2017 Latino-NonLatino vs. Black-NonBlack Homebuyer Segregation



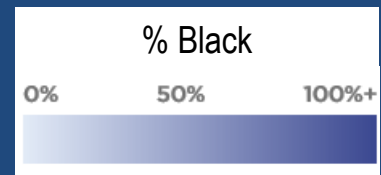
2017 Lower-Upper Income vs. Black-NonBlack Homebuyer Segregation



Eviction is a Fair Housing Issue



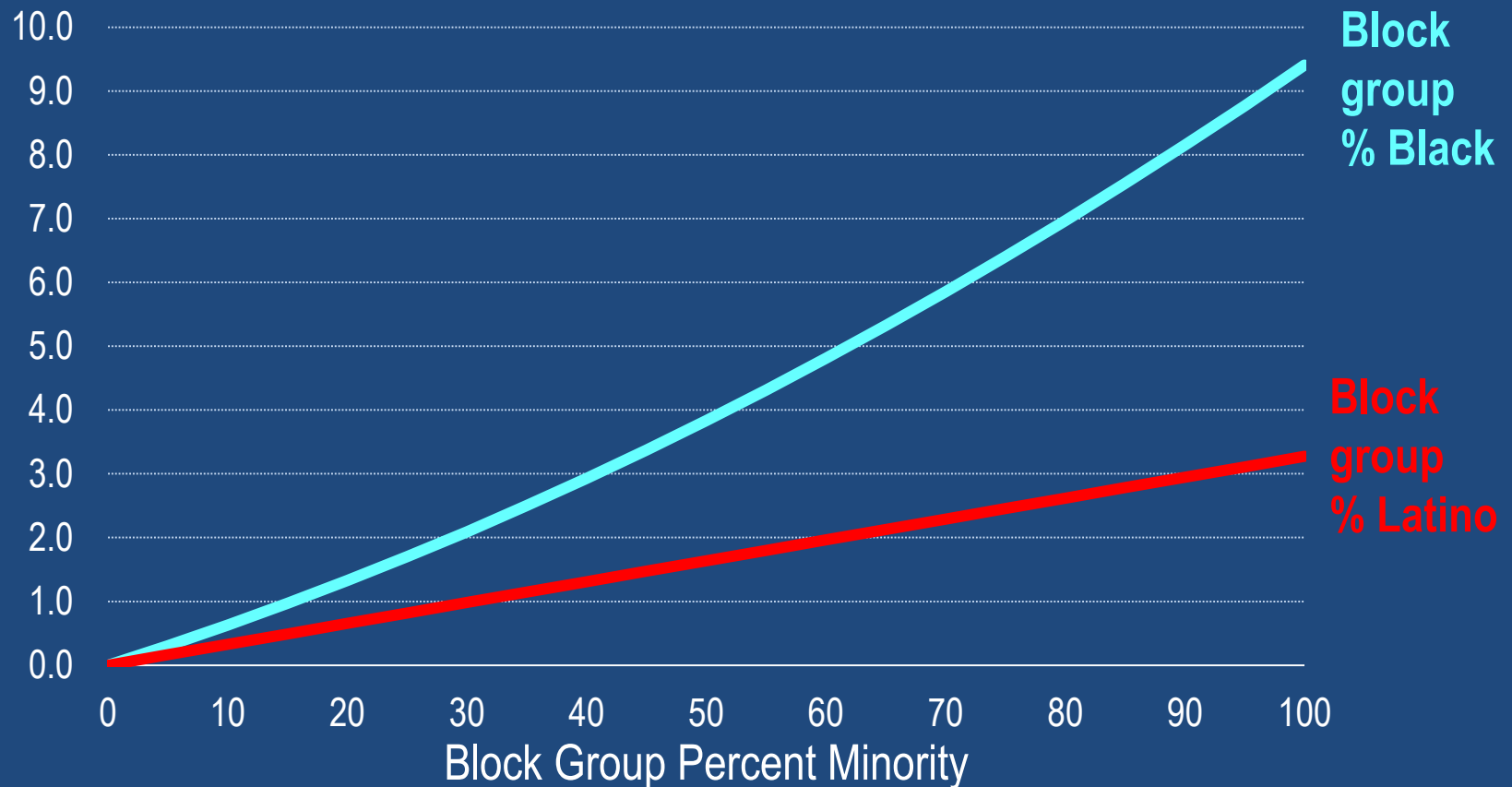
From:
evictionlab.org



Race and Eviction

....controlling for income, poverty, % rent burdened...

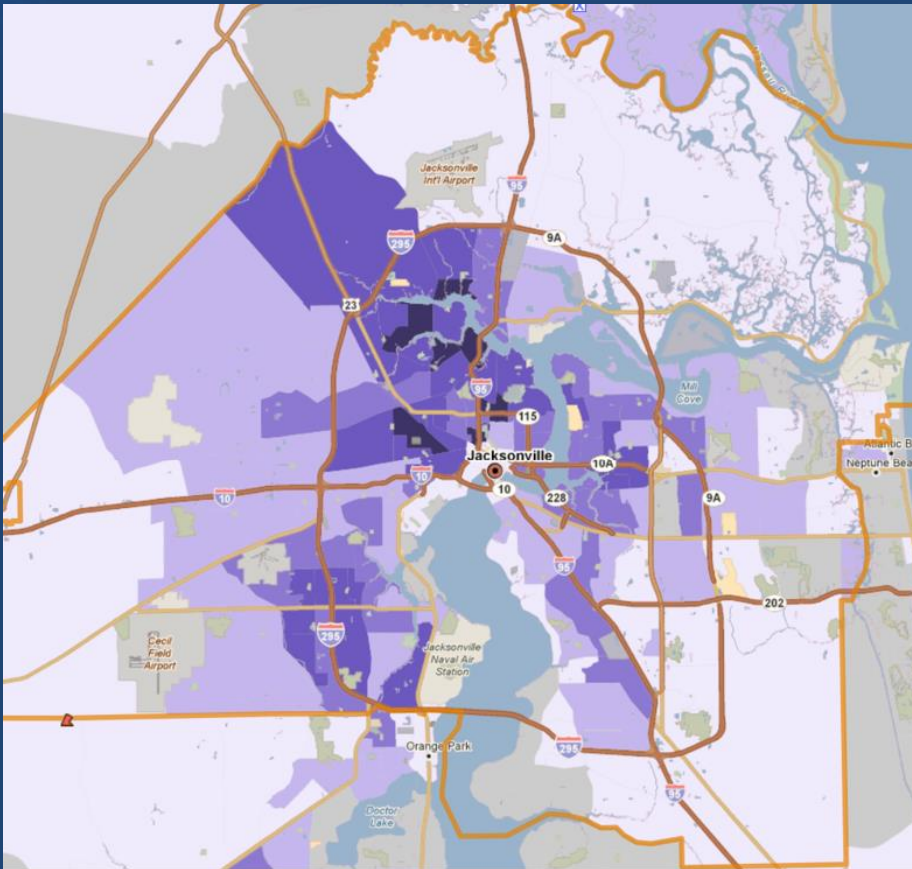
Increase in Eviction Rate Expected in 5-Count Atlanta Metro (%-points)



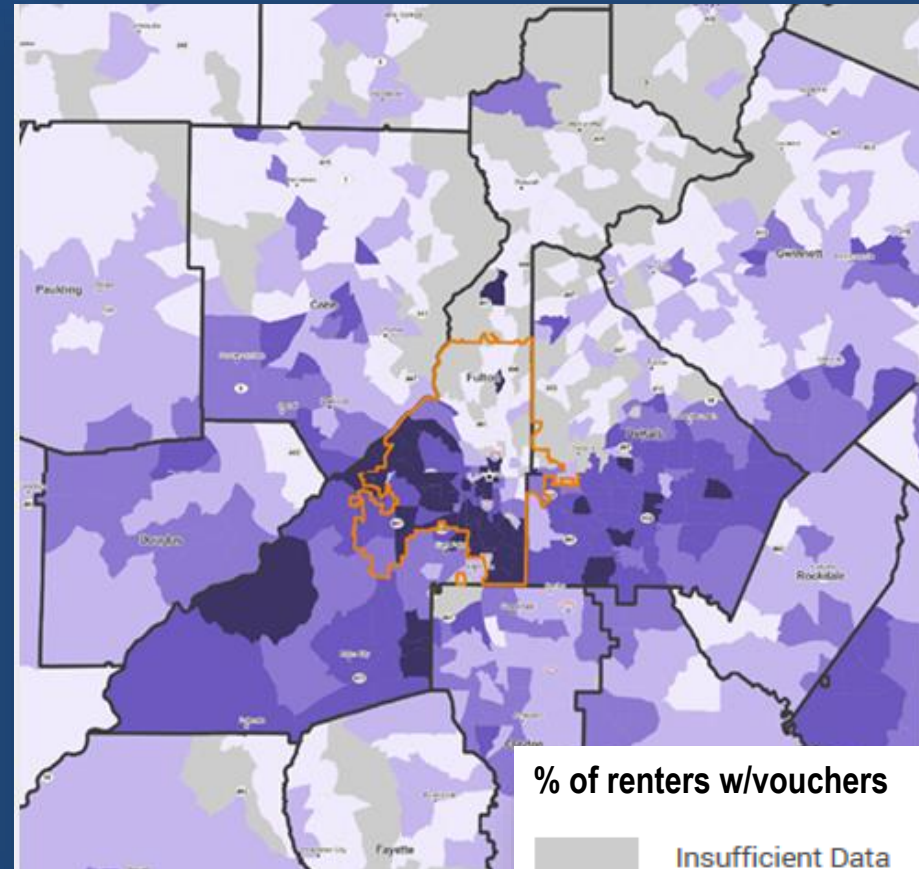
Note: GA statewide eviction rate = 4.7%

Voucher Holders as a Percentage of Renters, 2016

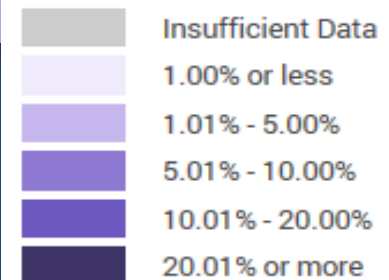
Jacksonville



Atlanta

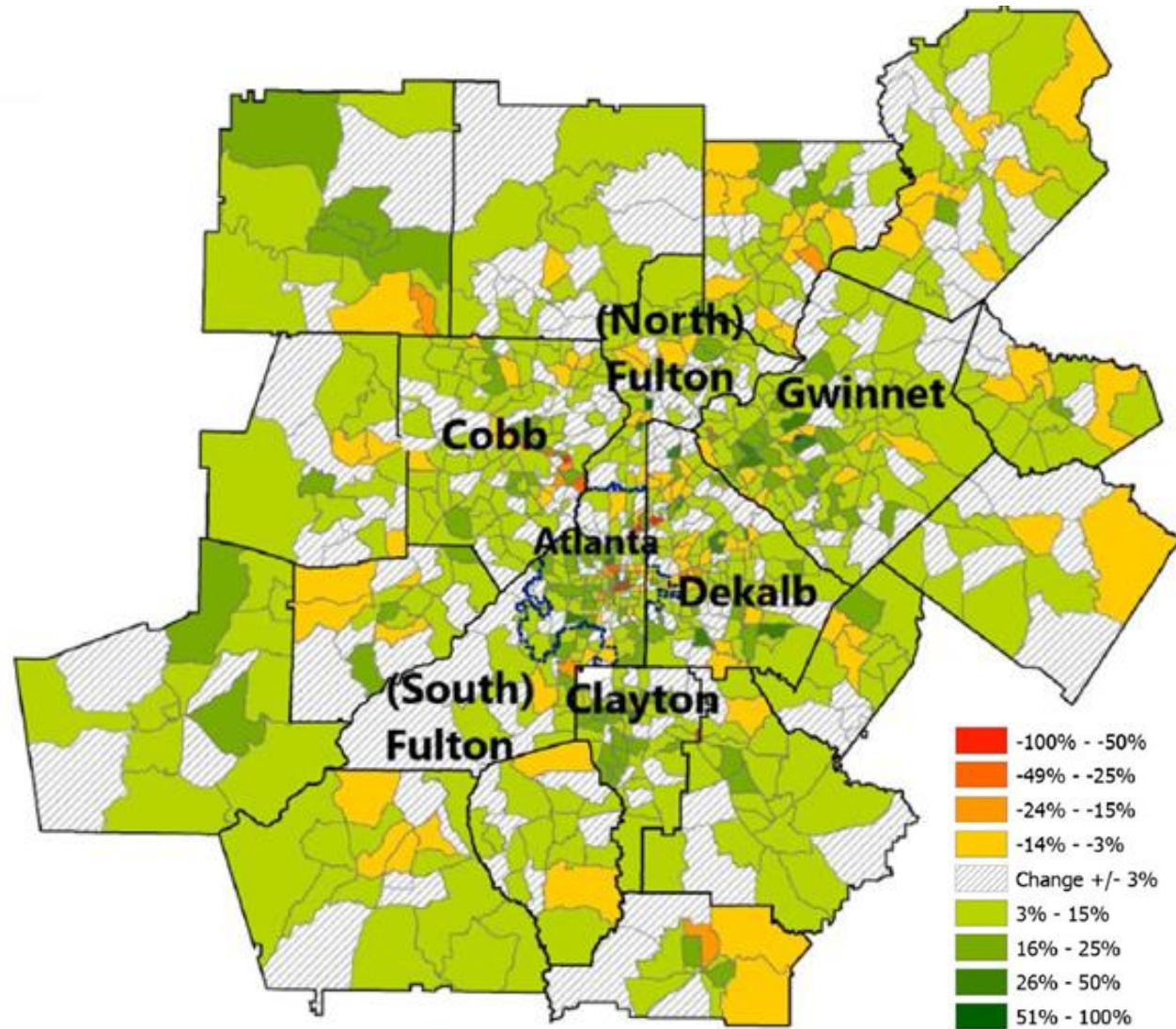


% of renters w/vouchers



Large Increases in Single-Family Rental in Sunbelt Suburbs & Opportunities for Deconcentrating Housing Vouchers

%-point change in detached SF homes that are rented, 2010 to 2015



From: Immergluck, D. 2018.
Renting the Dream: The Rise of
Single-Family Rentership in the
Sunbelt Metropolis, *Housing
Policy Debate*.

Some Implications for Policy and Practice

- Fair housing fundamentals
 - Testing and investigations
 - Affirmatively Furthering Fair Housing; AFFH without HUD
 - Reducing exclusionary zoning/building codes
- Inclusionary zoning – challenging hostile climates
- Renew efforts to support Black/minority homeownership = access to neighborhoods, stability, & wealth-building
 - Downpayment assistance, state mortgage bonds, CDFIs
 - Maintaining & enforcing consumer protections, CRA
 - Modernize & strengthen FHA lending
 - Limit risk-based pricing; maintain public role in secondary markets
- Antievasion: funding, requiring legal assistance
- Expand housing choice voucher options
 - SOI laws, small area rents, vouchers & single-family rentals

