Fair Housing & Racial Equity in Atlanta and the Southeast
Key Issues and Policy Imperatives

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Dan Immergluck
Professor
Urban Studies Institute
Georgia State University

dimmergluck@gsu.edu
Twitter @DanImmergluck
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

Source: Washington Post
Homeownership Rates by Race and Ethnicity

Source: U.S. Census HVS
55% fewer Black home buyers in 2012 vs. 2001

The Effects of the Mortgage Crisis on Black Families

- foreclosures
- declining values
- lenders pull back
- damaged credit
- underwater homes
- lost wealth
- rent increases impede savings

Values rise, but few buyers benefit

Delayed recovery
2012 - 2017 Median Appreciation for 2012 Homebuyers*

<table>
<thead>
<tr>
<th>Metro</th>
<th>Median Nominal Appreciation, 2012 to 2017</th>
</tr>
</thead>
<tbody>
<tr>
<td>Sacramento</td>
<td>79.2%</td>
</tr>
<tr>
<td>Riverside</td>
<td>70.2%</td>
</tr>
<tr>
<td>Los Angeles</td>
<td>69.2%</td>
</tr>
<tr>
<td>Atlanta</td>
<td>49.9%</td>
</tr>
<tr>
<td>Nashville</td>
<td>44.3%</td>
</tr>
<tr>
<td>Minneapolis</td>
<td>37.2%</td>
</tr>
<tr>
<td>Raleigh</td>
<td>24.4%</td>
</tr>
<tr>
<td>Boston</td>
<td>40.2%</td>
</tr>
<tr>
<td>Columbus</td>
<td>29.1%</td>
</tr>
<tr>
<td>Richmond</td>
<td>17.4%</td>
</tr>
<tr>
<td>Louisville</td>
<td>18.6%</td>
</tr>
<tr>
<td>Indianapolis</td>
<td>18.3%</td>
</tr>
<tr>
<td>Cincinnati</td>
<td>14.3%</td>
</tr>
<tr>
<td>Birmingham</td>
<td>10.3%</td>
</tr>
<tr>
<td>St Louis</td>
<td>11.8%</td>
</tr>
</tbody>
</table>

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

2013 Corporate-owned Contract-for-Deed Properties

Harbour Portfolio Properties
Black and White Homebuying
Mortgaged Home Purchases in 2017

Black and White Homebuying
Mortgaged Home Purchases in 2017

2017 Latino-NonLatino vs. Black-NonBlack Homebuyer Segregation

[Graph showing the segregation index for various cities, with a diagonal line indicating the relationship between Latino and Black segregation indices.]
2017 Lower-Upper Income vs. Black-NonBlack Homebuyer Segregation

[Graph showing the relationship between Low-Mid vs. Middle-Upper Homebuyer Dissimilarity Index and Black-NonBlack Homebuyer Dissimilarity Index. Each city is represented by a dot, with cities like Los Angeles, New York, San Francisco, and San Jose shown in the upper right corner, indicating higher dissimilarity indices. Cities like Riverside, Las Vegas, and Orlando are shown in the lower left corner, indicating lower dissimilarity indices.]

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Eviction is a Fair Housing Issue

From: evictionlab.org

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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%

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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

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
- Antieviction: funding, requiring legal assistance
- Expand housing choice voucher options
  - SOI laws, small area rents, vouchers & single-family rentals