

COLUMBUS AND FRANKLIN COUNTY JOINT ANALYSIS OF IMPEDIMENTS TO FAIR HOUSING CHOICE

The City of Columbus and Franklin County have jointly prepared a fair housing study known as an Analysis of Impediments to Fair Housing Choice. This study discusses patterns of race, housing, and poverty; access to opportunity; and housing barriers in the region. It also outlines strategies the City and County may take to improve housing choices for their residents. The study is required by the U.S. Department of Housing and Urban Development for jurisdictions that receive certain community development and affordable housing grant funds.



SOCIOECONOMIC PROFILE

The population of Columbus is becoming more diverse. White residents make up the majority of the population but both their share of the population and the total white population has been decreasing since 1990. African Americans are the second-largest racial group, and their share of the population has increased since 1990. The Hispanic population is the fastest growing of any racial or ethnic group, increasing by over 500% from 1990 to 2010.

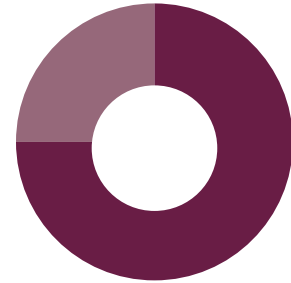
Segregation/Integration

Demographic data indicates moderate levels of racial and ethnic segregation in Columbus that are slightly higher in the region and most extreme between African Americans and whites. The Hispanic and Asian American populations grew from 1990 to 2010 but are more dispersed than the African American population.

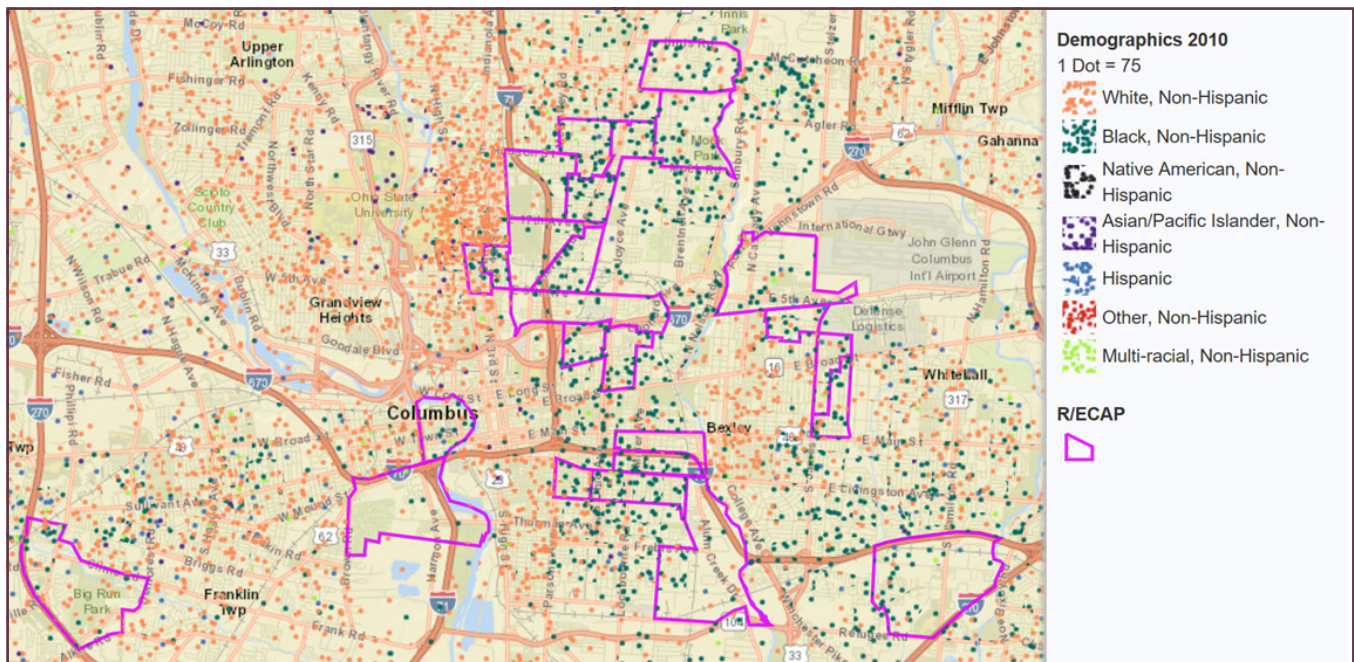
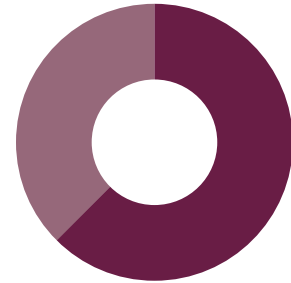
R/ECAPs

There are 26 areas within Columbus and Franklin County that have both a poverty rate of 40% or more and a non-white population of 50% or more. These are considered to be racially or ethnically concentrated areas of poverty (R/ECAPs). Most (21 out of 26) are within the city of Columbus, although five cross the city limits to include small areas of unincorporated Franklin County. No R/ECAP tracts extend into any Franklin County cities other than Columbus. Generally, most R/ECAP tracts are in the eastern central portion of the city.

Demographics, 1990



Demographics, 2010



ACCESS TO OPPORTUNITY

Among the many factors that drive housing choice for individuals and families are neighborhood characteristics including access to quality schools, jobs, and transit. To measure economic and educational conditions at a neighborhood level, HUD developed a methodology to measure the degree to which a neighborhood provides such opportunities. On the maps to the right, areas with greater access to the given opportunity factor have darker shading and areas with less access have lighter shading. All groups in Columbus have relatively poor access to proficient schools, but Asian Americans and whites have the best access, and access is considerably better in the county.

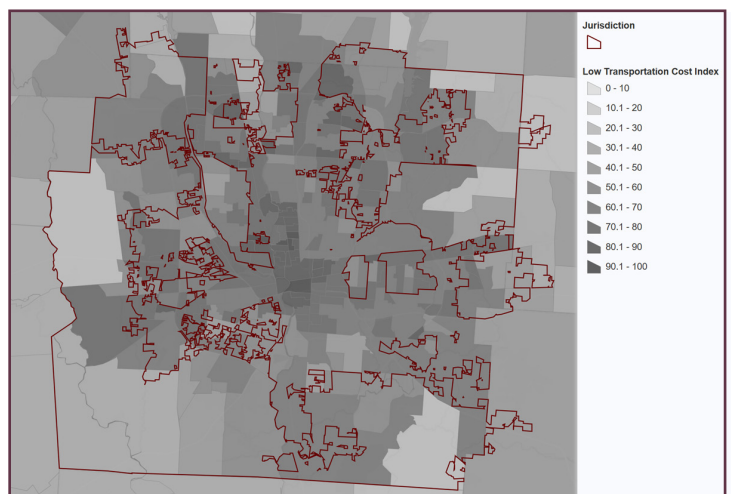
The city and county have moderate job access and labor market engagement. Columbus's central city has the best job access but the lowest levels of participation in the workforce. This indicates that despite the proximity of jobs, the population in these areas, which is predominately African American, is unable to access these jobs. Asian Americans have the best job proximity and engagement, followed by whites, Native Americans, and Hispanics.

Columbus shows moderate transit usage and relatively low transportation costs across all groups with little variation either above or below the poverty line. In Franklin County, costs increase somewhat, and whites and Native Americans have somewhat less transit usage than other groups, both above and below the poverty line.

African Americans are significantly more likely to live in areas of poverty than other groups. Native Americans and Hispanics are also more likely, though less so than African Americans. Several concentrated areas of poverty are clear, one in the central city area and immediately east, roughly corresponding to the area of high African American population. Another is located in the more racially diverse southwestern portion of Columbus.

Several indicators have similar patterns. Asian Americans tend to live in areas with higher scores on many opportunity dimensions, followed most often by whites. Other racial and ethnic groups tend to live in areas with lower levels of opportunity and have lower scores; African Americans often live in the areas with the lowest levels of opportunity.

Within the county there are generally similar patterns with some exceptions. For example, Hispanics and Native Americans had slightly worse proximity to jobs.



HOUSING

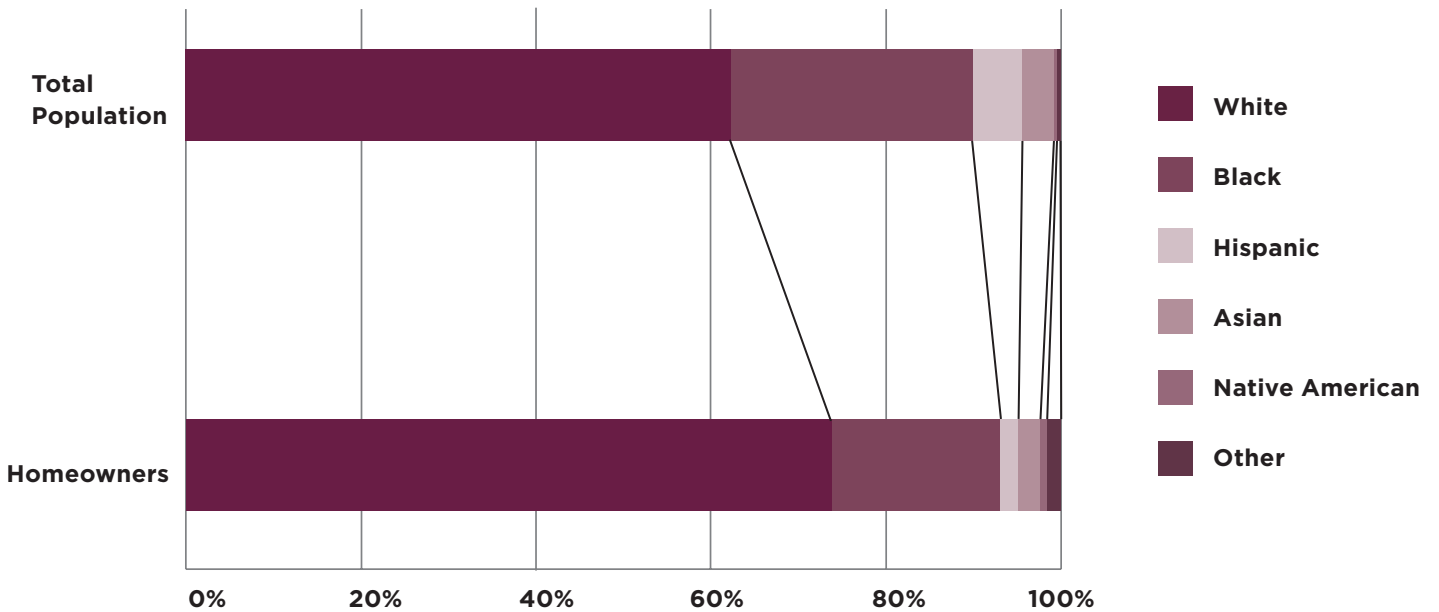
In 2018, two national real estate research firms identified Columbus’ rental market as one of the strongest in the country, with annual rents rising by around 3-4% over last year amid a national slowdown in rental rate growth.

According to research conducted by Harvard University’s Joint Center for Housing Studies, 43% of renters in the Columbus metropolitan area spend more than 30% of their income on housing and 23% spend more than half of their income on housing.

Housing costs have increased on the homeownership side as well. As of the summer of 2018, the Columbus region

was the second hottest home sales market in the country according to Realtor.com. As reported in Columbus Business First, most home sales in June 2018 sold for more than their appraised value, with an average price of about \$245,000 and 23 days on the market, and an uptick in number of sales from the previous year.

Homeownership rates are disproportionately low for certain racial/ethnic groups such as African-Americans and Hispanics. African Americans account for 27% of the total population but only 19% of owner households. The total Hispanic population is 5% but only 2% of the owner households are Hispanic.



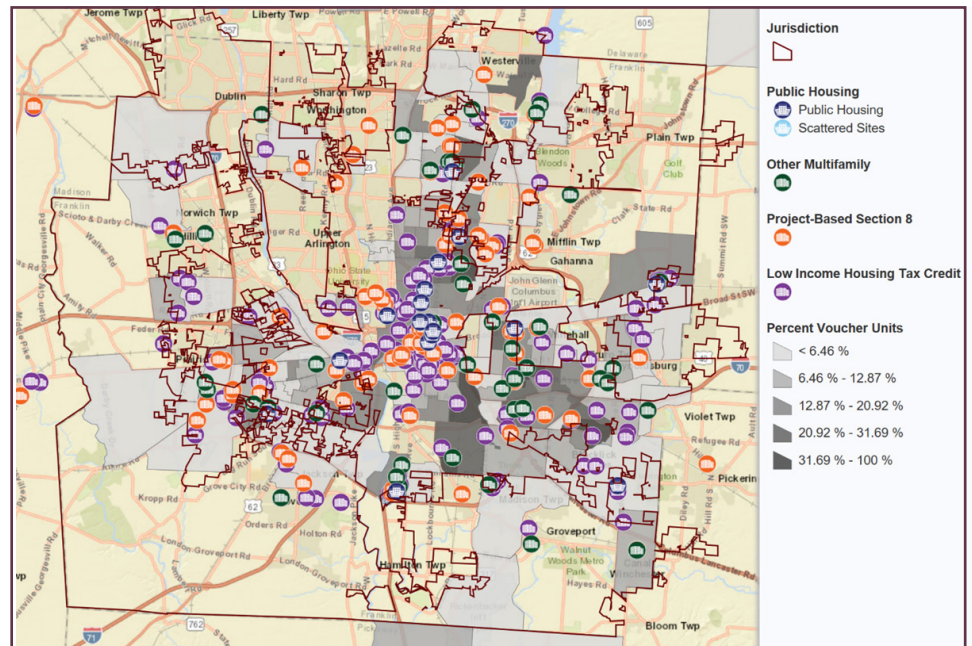
In Columbus, about 38% of households citywide reported having one of four housing problems (a cost burden, overcrowding, or lack of complete kitchen or plumbing facilities). About one-in-five Columbus households have a severe need. Levels of need in the region are slightly lower: 33% of households have a housing problem and 16% have a severe housing problem.

HOUSING

Publicly Supported Housing

Publicly supported housing programs account for approximately one in 20 housing units in Columbus and one in 45 in Franklin County. These units are generally centrally located within the city of Columbus.

Columbus Metropolitan Housing Authority (CMHA) owns a large share of these 2,200 housing units throughout the Columbus region, and manages over 13,000 Housing Choice Vouchers, allowing tenant households to pay affordable rents at units of their choice throughout the area.



Housing for People with Disabilities

In Columbus, an estimated 13% of persons 5-years-old or older have a disability, as does 11% of this share of the population of Franklin County. In both the city and county, people aged 18-64 have both the largest number of people with disabilities and the highest disability rate at 8% and 6%, respectively.

Searches using HUD's Affordable Apartment Search Tool and apartmentguide.com for apartments with accessibility features currently for rent in the Columbus area were conducted and returned limited results, particularly for units priced at \$900 or less per month.

Several elements within Columbus and Franklin County's respective zoning codes could be amended or clarified to expand housing choice, including for people with disabilities. Several examples include modifying the definition of "family," increasing allowances for various housing types such as accessory dwellings, and providing a reasonable accommodation provision.

Fair Housing Activities

From January 2013 through July 2018, HUD received 148 formal complaints of alleged housing discrimination occurring within the jurisdiction of the City of Columbus and 78 complaints for other cities in Franklin County.

In complaints originating from Columbus, disability was cited as the basis of discrimination in 78 complaints, followed by race in 55 cases, sex in 17 cases, retaliation in 17 cases, national origin in 16 cases, familial status in 13 cases, religion in 6 cases, and color in 5 cases. For Franklin County, the numbers show disability was cited in 41 complaints as the basis of discrimination, followed by race in 23 cases, retaliation in 15 cases, familial status in 10 cases, national origin in 5 cases, religion in 3 cases, and color in 2 cases.

Between January 2013 and August 2018 there have been at least 17 federal lawsuits filed or litigated related to fair housing concerns. These lawsuits implicated various lenders, developers, and/or housing providers in the Columbus and Franklin County areas.

IDENTIFICATION OF IMPEDIMENTS

Based on the data and public input collected for this analysis, the following fair housing impediments have been identified. The full report contains recommendations to address these impediments, along with associated activities, goals, timelines, and responsible parties.

IMPEDIMENT #1:	Affordable Housing Options Lack Access to Opportunity Features
IMPEDIMENT #2:	Neighborhoods with Low Access to Opportunity
IMPEDIMENT #3:	Households of Color Have Reduced Access to Homeownership
IMPEDIMENT #4:	Protected Class Face Greater Housing Instability
IMPEDIMENT #5:	Continued Need for Fair Housing Outreach, Education, and Enforcement
IMPEDIMENT #6:	Inadequate Compliance with Housing Accessibility Requirements
IMPEDIMENT #7:	Zoning Code Provisions Limit Housing Choice