

“Segregation by intentional government action is not de facto. Rather, it is what courts call de jure; segregation by law and public policy”

RICHARD ROTHSTEIN: The Color of Law

ASSESSMENT OF FAIR HOUSING UPDATE

BOARD OF SUPERVISORS | JUNE 12, 2018



AGENDA

1. Housing: A Look at Our Past
2. History of the Assessment of Fair Housing (AFH)
3. Assessment of Fair Housing Work Plan Update
4. Work to Be Done
5. Recommendations
6. Next Steps

A Disturbing
History of Our
Nation's Past



RACISM IN HOUSING



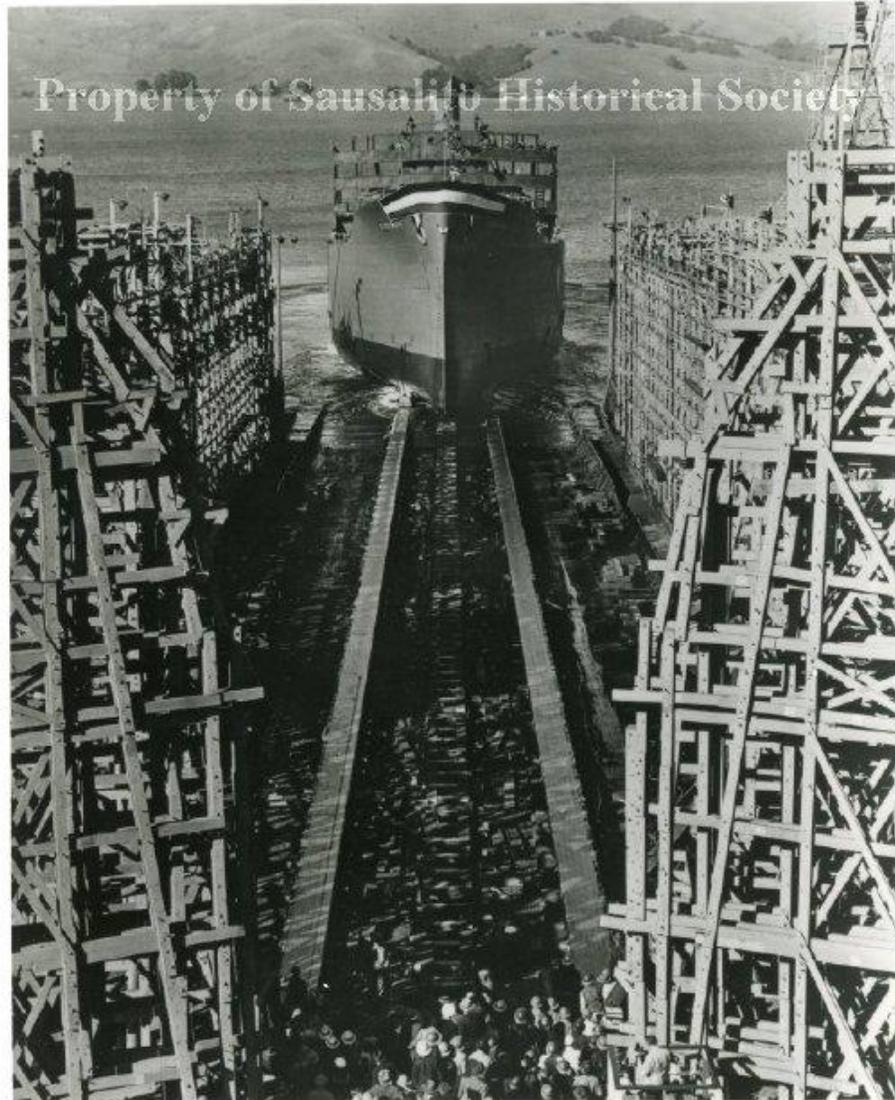
LOOK At These Homes NOW!

An entire block ruined by negro invasion. Every house marked "X" now occupied by negroes. ACTUAL PHOTOGRAPH OF 4300 WEST BELLE PLACE.

SAVE YOUR HOME! VOTE FOR SEGREGATION!

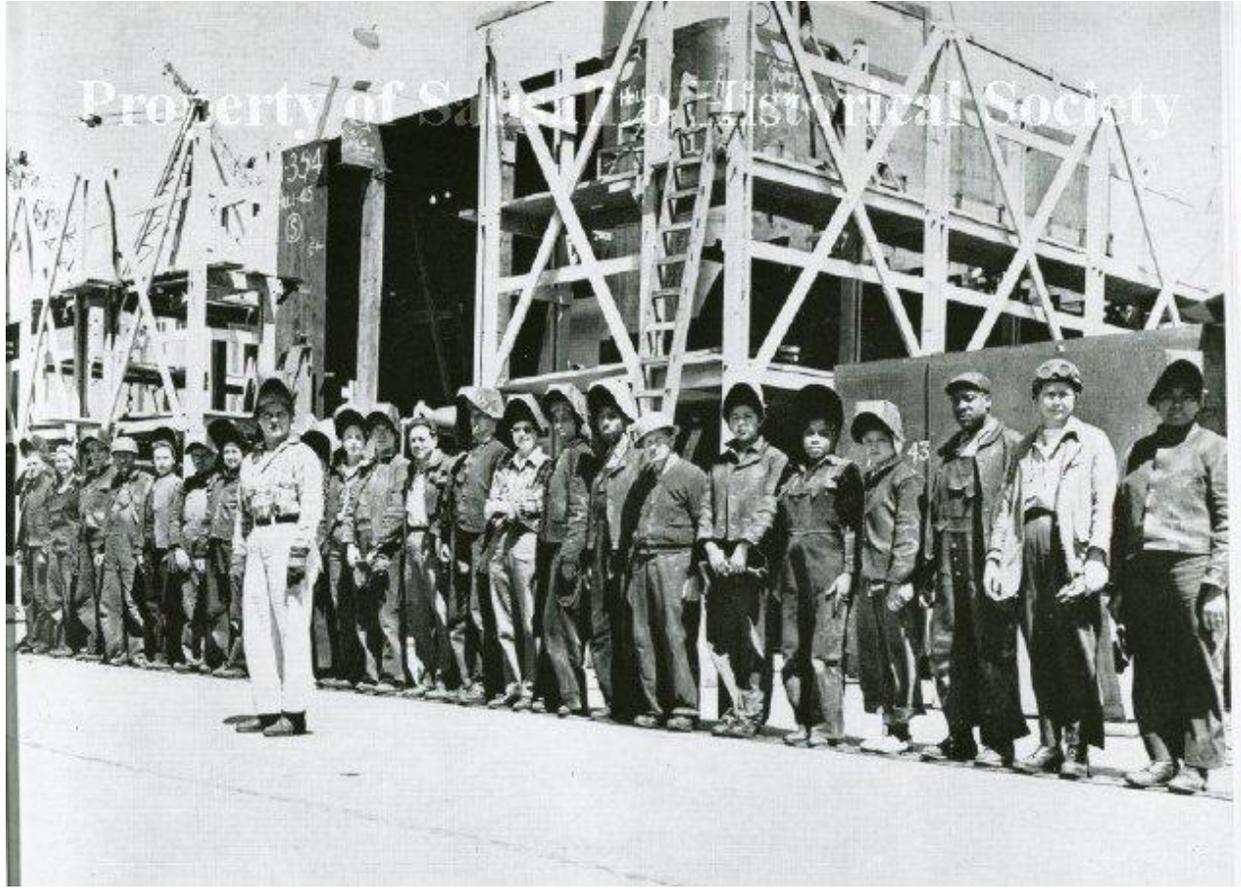


MARINSHIP

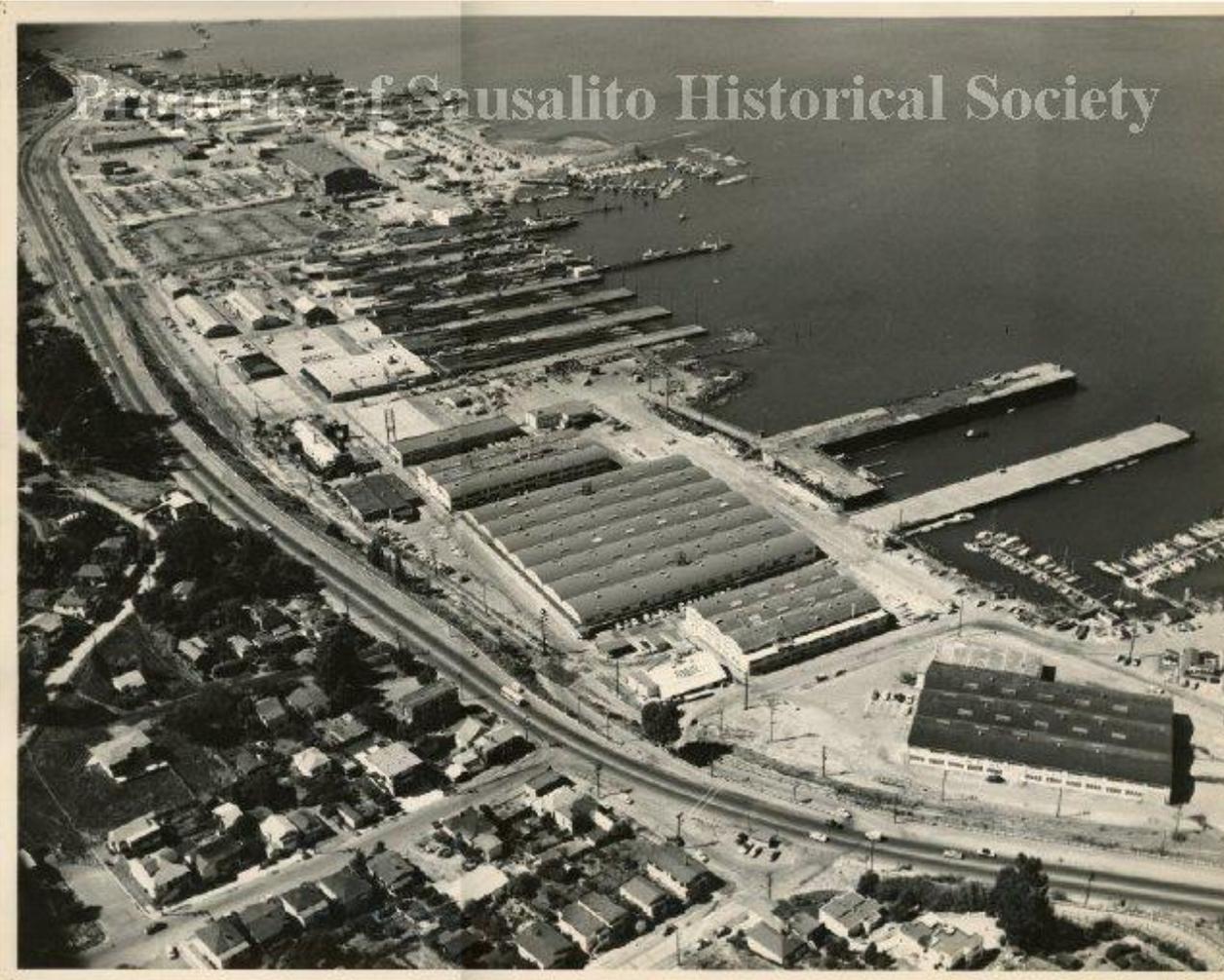


- Prior to 1940, Marin City did not exist
- 1941: Kenneth Bechtel signed a contract with the U.S. Navy to build transport vessels for the US Navy
 - Creation of Marinship in Sausalito

SHORTGAGE OF LOCAL WORKERS



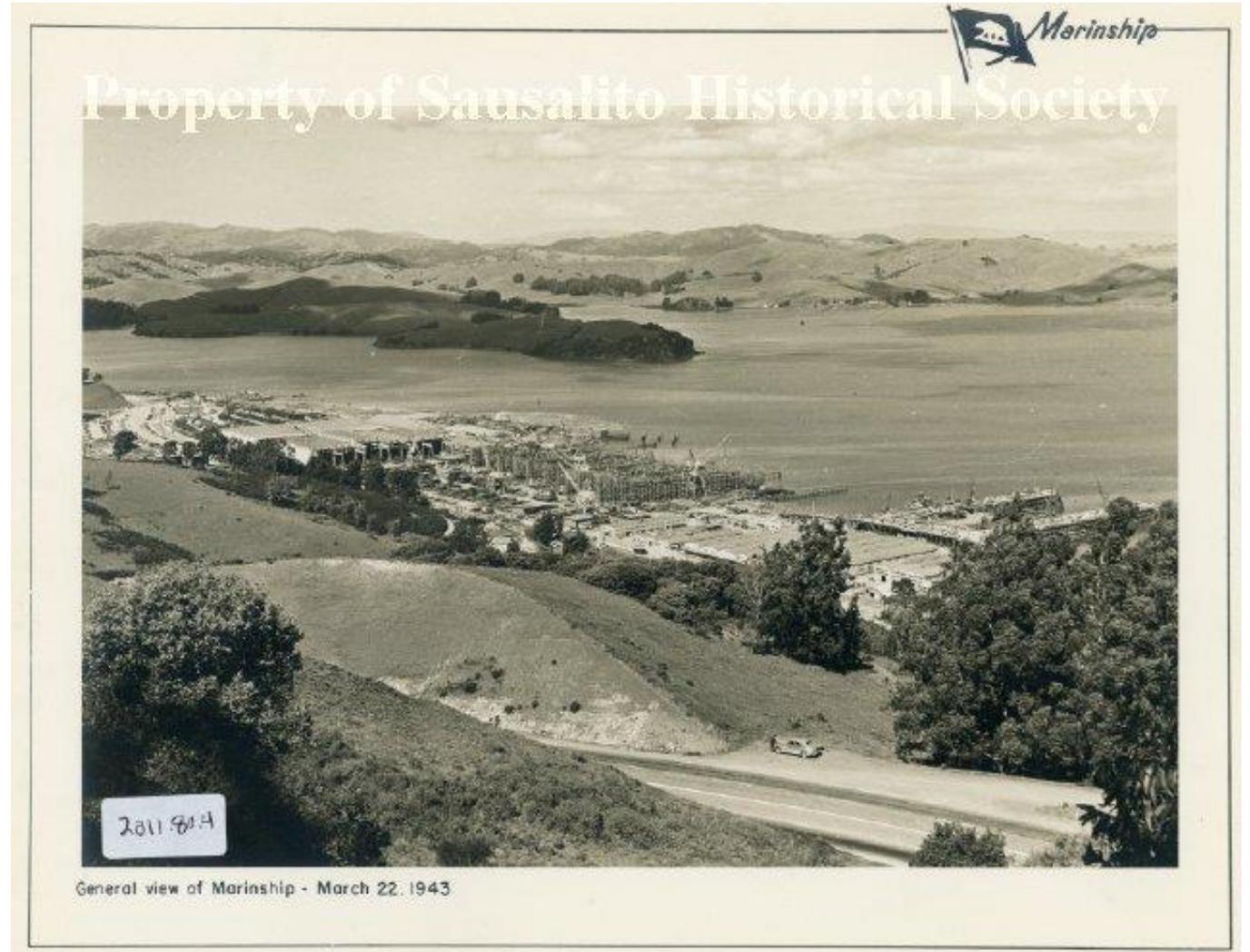
AN INSTANT HOUSING COMMUNITY



- 2,700 dormitories and apartment units
- School
- Public Library
- Stores, Cafes
- Health Facility
- Barber Shop
- Community Center

AN INSTANT HOUSING COMMUNITY

- Dormitories - \$5.50 per month, including:
 - 24-hour housekeeping service
 - Medical service
 - Game room
 - A gymnasium
 - Coffee shops
 - Cafeteria
- Homes with panoramic views:
 - \$29.00 per month for a furnished, one-bedroom apartment
 - \$40.00 per month for a six-room, unfurnished house



A BOLD SOCIAL EXPERIMENT IN RACIAL RELATIONS

At its peak in 1944:

- 22,000 workers; 6,500 lived in Marin City
 - 85% Midwestern whites
 - 10% Southern blacks
 - 5% Chinese immigrants
- Marin City was a diverse, racially integrated community



DIVERSE, RACIALLY INTEGRATED COMMUNITY

*“Everybody got along swell because everybody acted as a family unit, everybody helped everybody else. It was such a **mixture of all kinds of ethnic groups and ages** and the work habit was...everybody worked around the clock. We didn't have to lock the door. We never locked no doors... You could team up and go to Santa Rosa or Petaluma and buy a whole hog and cook it together.”*

Annie Small, a Marinship Worker

END OF WORLD WAR II



NATIONAL HOUSING ACT OF 1934



Guaranteed Bank Loans



Levittown NY

FEDERAL HOUSING ADMINISTRATION UNDERWRITING MANUAL: 1936

UNDERWRITING MANUAL

UNDERWRITING AND VALUATION PROCEDURE
UNDER TITLE II
OF THE
NATIONAL HOUSING ACT

U.S. FEDERAL
HOUSING ADMINISTRATION

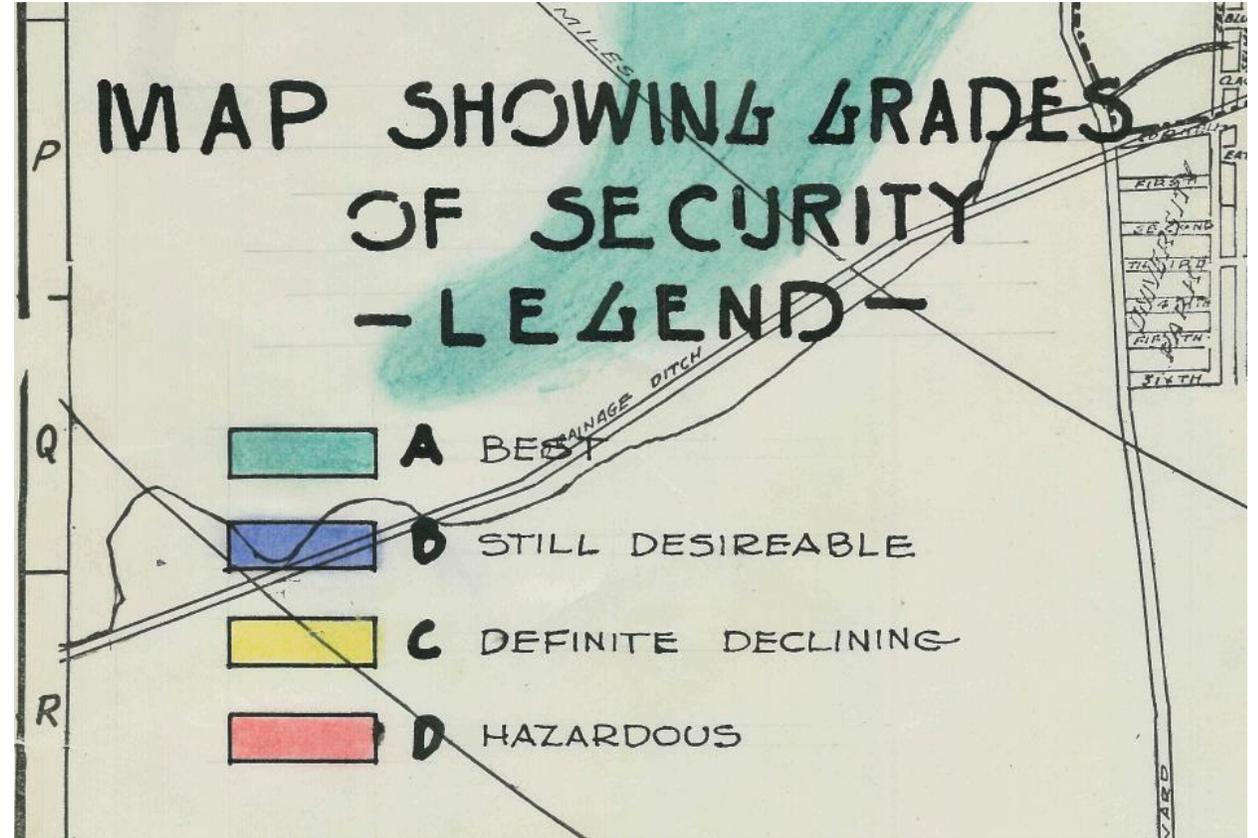
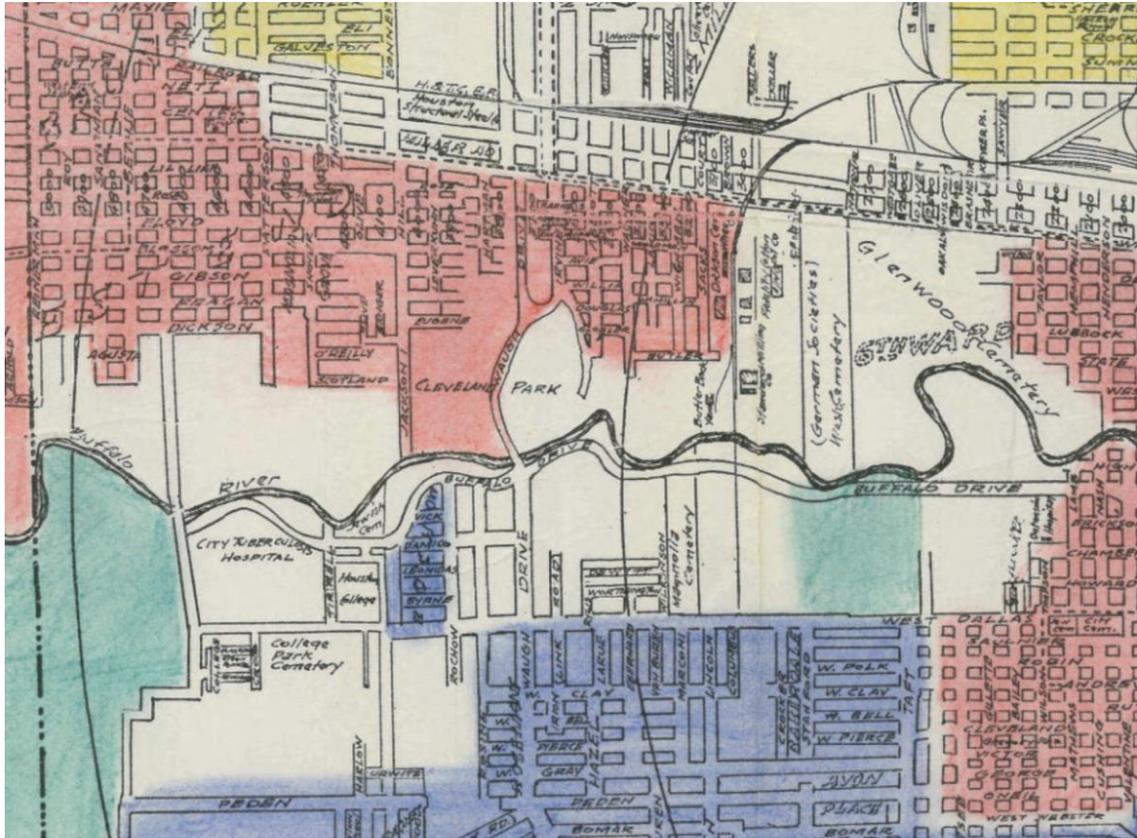


Part II
233-235

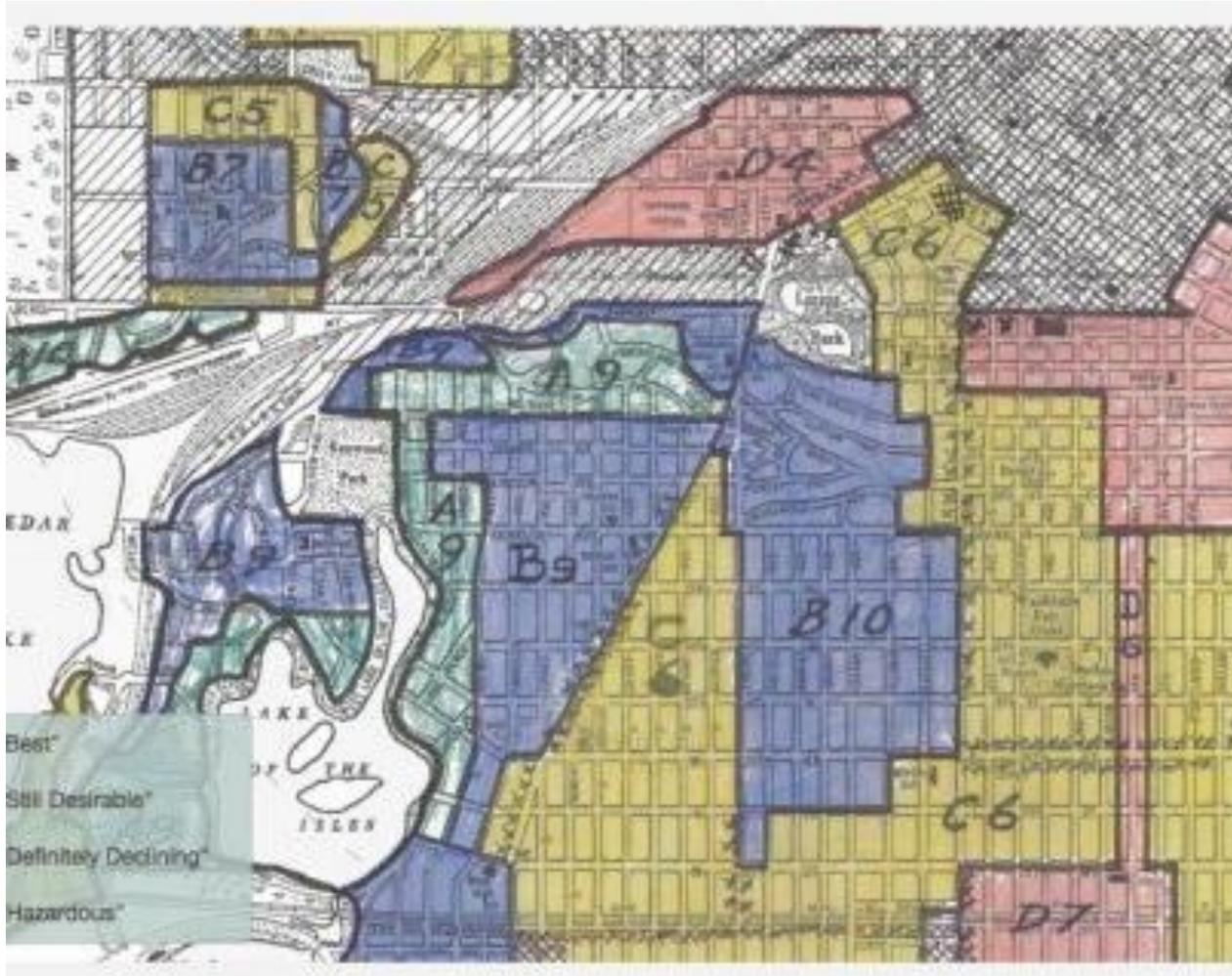
UNDERWRITING MANUAL

social groups are present, to the end that an intelligent prediction may be made regarding the possibility or probability of the location being invaded by such groups. **If a neighborhood is to retain stability it is necessary that properties shall continue to be occupied by the same social and racial classes. A change in social or racial occupancy generally leads to instability and a reduction in values.** The protection offered against adverse changes should be found adequate before a high rating is given to this feature. Once the character of a neighborhood has been established it is usually impossible to induce a higher social class than those already in the neighborhood to purchase and occupy properties in its various locations.

REDLINING



EFFECTS OF REDLINING



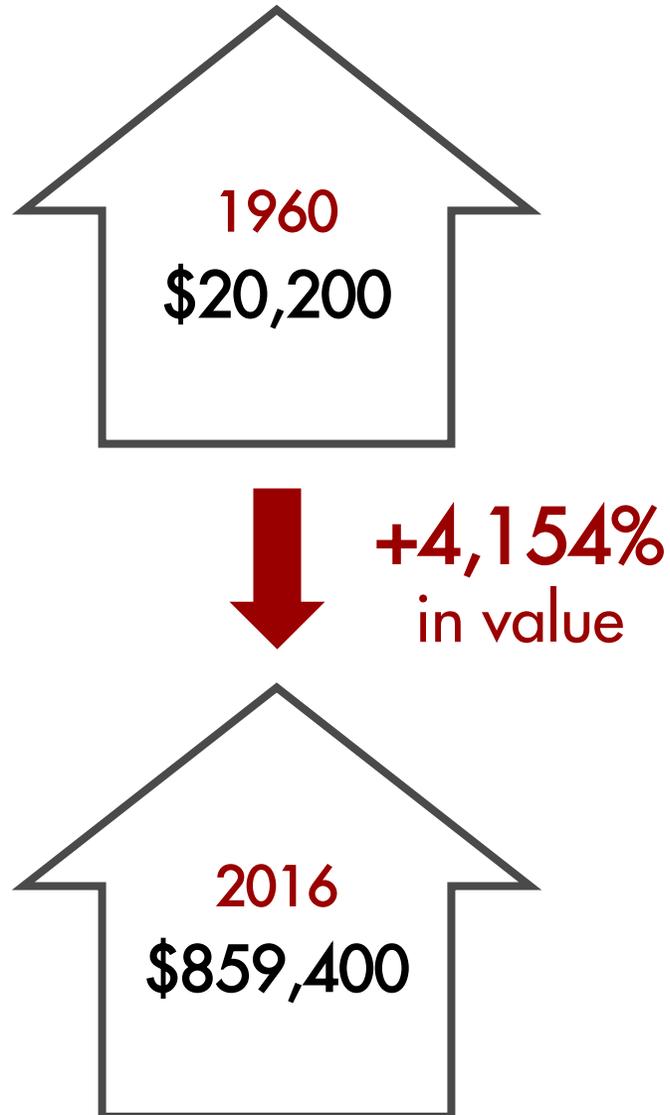
Lack of investment in:

- Access to banking
- Health care
- Employment opportunities
- Grocery stores

RACIALLY RESTRICTIVE COVENANTS STILL EXIST IN MARIN COUNTY DEEDS

“...hereafter no part of said property or any portion thereof shall be...occupied by any person not of the Caucasian race, it being intended hereby to restrict the use of said property...against occupancy as owners or tenants of any portion of said property for resident or other purposes by people of the Negro or Mongolian race.”

BENEFITS OF HOMEOWNERSHIP



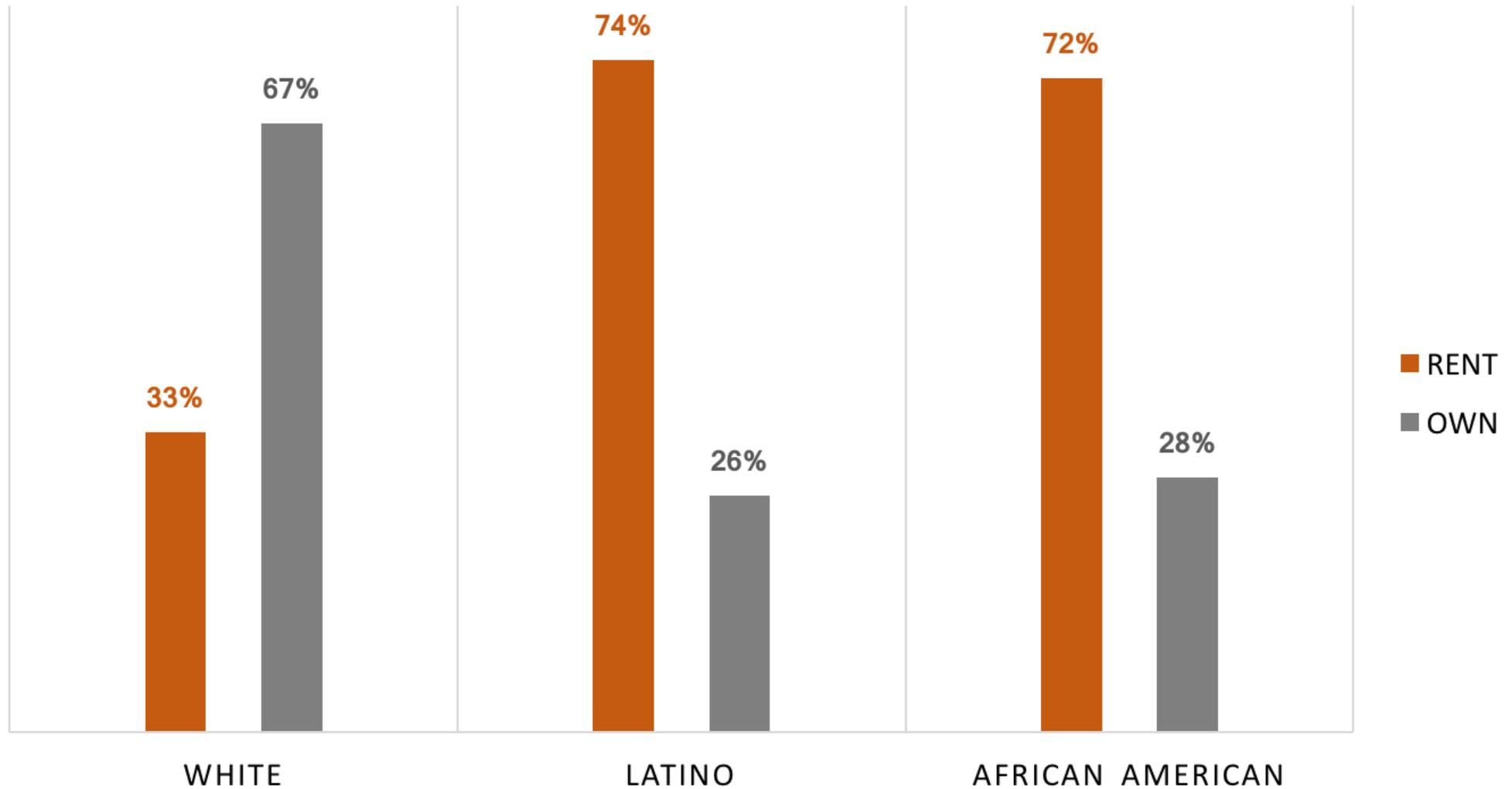
➤ • Finance college educations

➤ • Fund retirements

➤ • Support children's home ownership

➤ • Bequeath money

INEQUALITY IN HOUSING THAT PERSISTS TODAY



Source: Housing Tenure by Race/Ethnicity in Marin County (ACS 2012-2016)

ACKNOWLEDGING OUR PAST



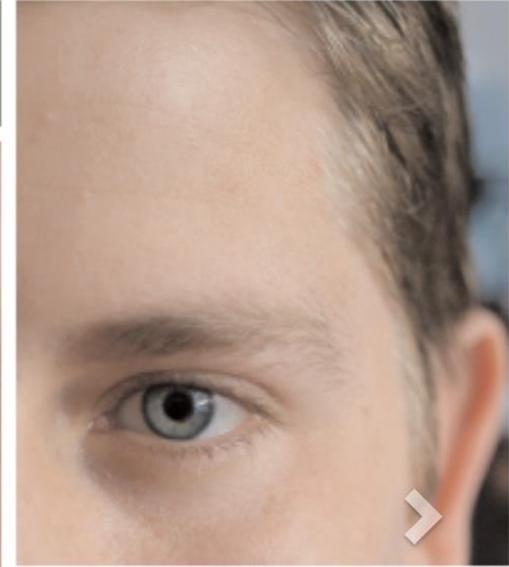
History of the Assessment of Fair Housing



FAIR HOUSING ACT: Affirmatively Further Fair Housing (AFFH)

*“to take 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”***

YOUR CREDIT STATUS WILL AFFECT
YOUR ABILITY TO BUY A HOUSE.



YOUR RACIAL STATUS
SHOULD NOT.

PROTECTED CHARACTERISTICS: CALIFORNIA

- Race
- Religious creed
- Color
- National origin
- Ancestry
- Physical disability
- Mental disability
- Medical condition
- Marital status
- Sex
- Age
- Sexual Orientation



FAIR HOUSING GOALS

FAIR HOUSING LAWS = CIVIL RIGHTS LAWS

FROM

- Significant disparities
- Segregated living patterns
 - Racially and ethnically concentrated areas of poverty



**EQUAL HOUSING
OPPORTUNITY**

TO

- Access to opportunity
- Integrated and balanced living patterns
- Areas of opportunity

FAIR HOUSING V. AFFORDABLE HOUSING



HISTORY OF THE ASSESSMENT OF FAIR HOUSING

2009

HUD compliance review

Voluntary Compliance Agreement (VCA)

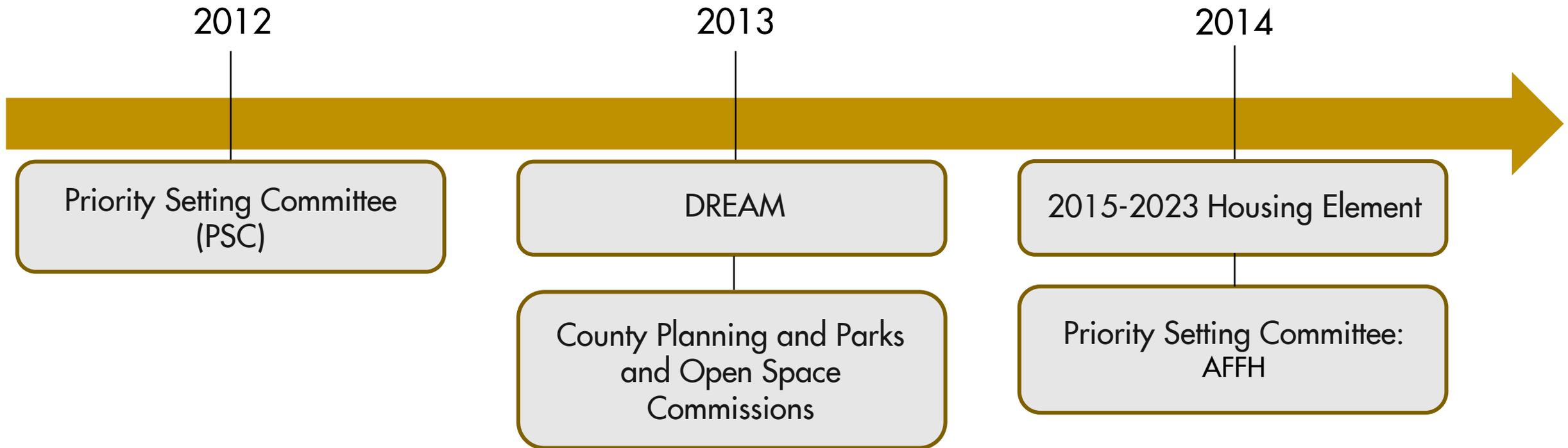
2011

Analysis of Impediments to Fair Housing (AI)

PolicyLink Equity Summit:
Detroit



ACTIONS FROM THE AI



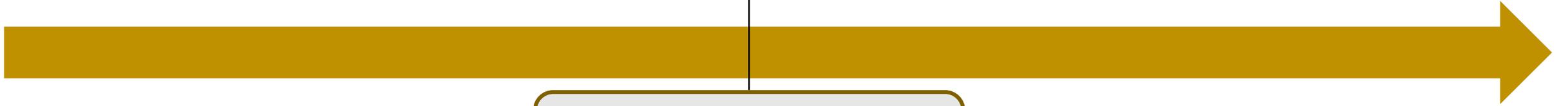
ACTIONS FROM THE AI

2015

Human Rights Commission

PolicyLink Equity Summit:
Los Angeles

Social Equity Policy and
Programs Coordinator



VOLUNTARY COMPLIANCE AGREEMENT UPDATE: 2015



December 2015

HUD recommends extending VCA for additional 3 years

2018

Discussion on issues identified in expired VCA and AI



Assessment of Fair Housing Work Plan 2016 Update



COMMUNITY ADVISORY GROUP



11 representatives from:

- San Rafael
- Sausalito
- West Marin
- Novato
- Larkspur
- San Anselmo

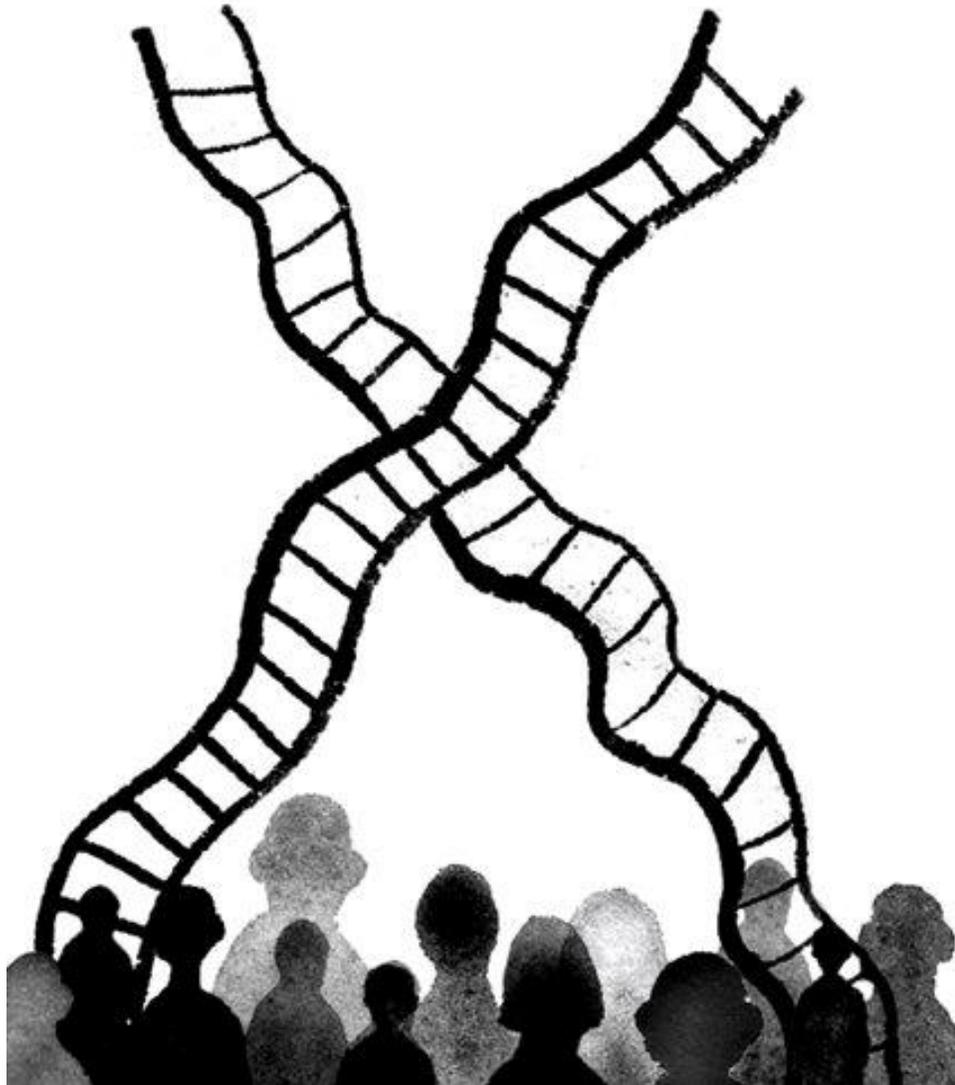
- 5 Female / 6 Male
- 5 White / 3 African American / 3 Latino
- LGBT
- Under Age 18
- Individuals with Disabilities

STEERING COMMITTEE

Public Housing
Faith-based Organizations
Housing Authority
Asian Communities
Cities and Towns
Legal Aid
Individuals Experiencing Homelessness
People with Disabilities
Children and Families
Latino Communities
Philanthropy
African American Communities
Fair Housing Organization



COMMUNITY ENGAGEMENT 2016 - 2018



- Community Resistance and Institutional Racism
- Challenges and Complexities with Planning/Zoning/Land Use
- Myths and Perceptions About Affordable Housing and Who Lives In Affordable Housing
- Financial Resources and the Cost of Building In Marin
- Need for Communication, Information and Community Engagement

WORK PLAN UPDATES

2016

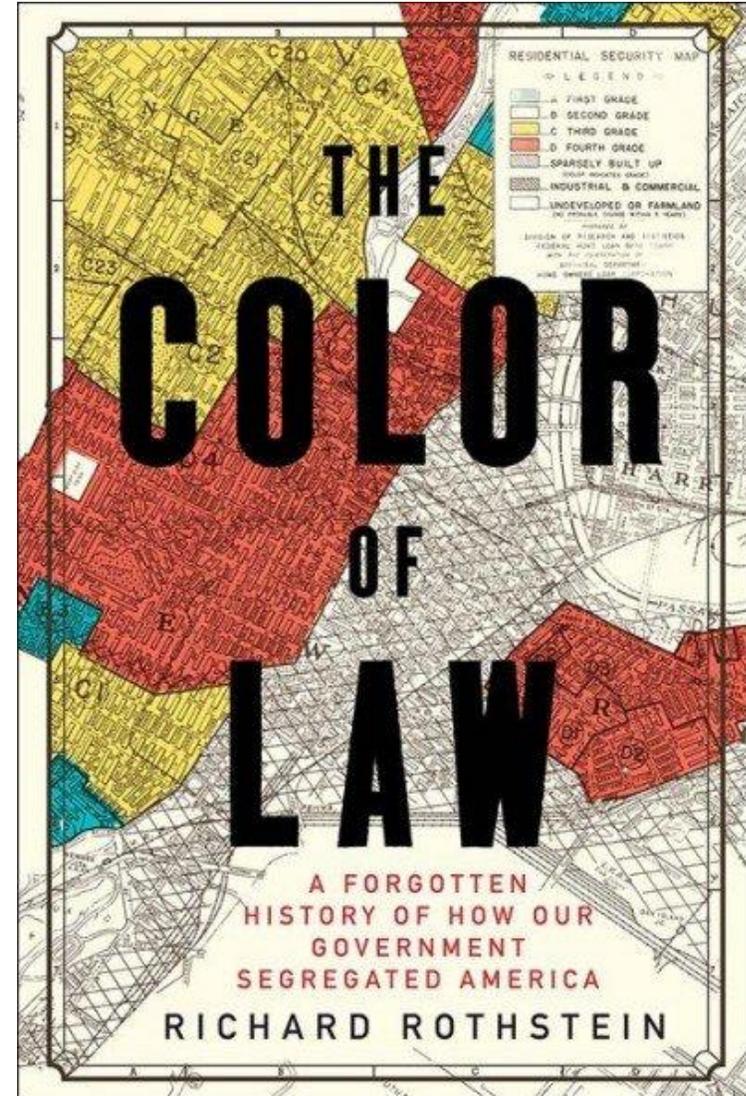
- \$1 million for family rental housing
- \$450,000 for landlord incentives program
- 5 equity pilot programs
- Government Alliance on Race and Equity (GARE)
- Ordinance for source of income protection



WORK PLAN UPDATES

2017

- Second GARE cohort
- Partnership with Dominican University: Richard Rothstein
- HHS: Race Matters: Dialogue and Educational Series on Race and Racism
- Fair Housing Conference
- Mandatory Mediation
- Accessory Dwelling Units and Jr. Accessory Dwelling Units



WORK PLAN UPDATES

2018

- Fair Housing Conference
- Equity – one of our highest priorities
- Fairfax adopts source of income protection
- PolicyLink Equity Summit: Chicago

PolicyLink



Work to Be Done



SCAN HERE FOR
MORE INFO

STILL WORK TO BE DONE



In California's Marin County, Stark Racial Disparities in Housing Persist

Marin Independent Journal

Report: Marin tops state in racial inequity

Marin Independent Journal

Marin Voice: For too many, it's hard making ends meet in Marin

KQED News

NEWS FIX

Why is Marin County So White?

Los Angeles Times

Marin County has long resisted growth in the name of environmentalism. But high housing costs and segregation persist

MARIN COUNTY RANKS THE 1ST MOST RACIALLY DISPARATE COUNTY IN CALIFORNIA.

[+](#) ADD COUNTY COMPARISON

RACE COUNTS:

Advancing Opportunities
For All Californians



MARIN COUNTY: 2017 INCOME LIMITS

- Public Housing
- Section 8 Housing Vouchers
- Section 202 Housing for Elderly
- Section 811 Housing for Persons with Disabilities

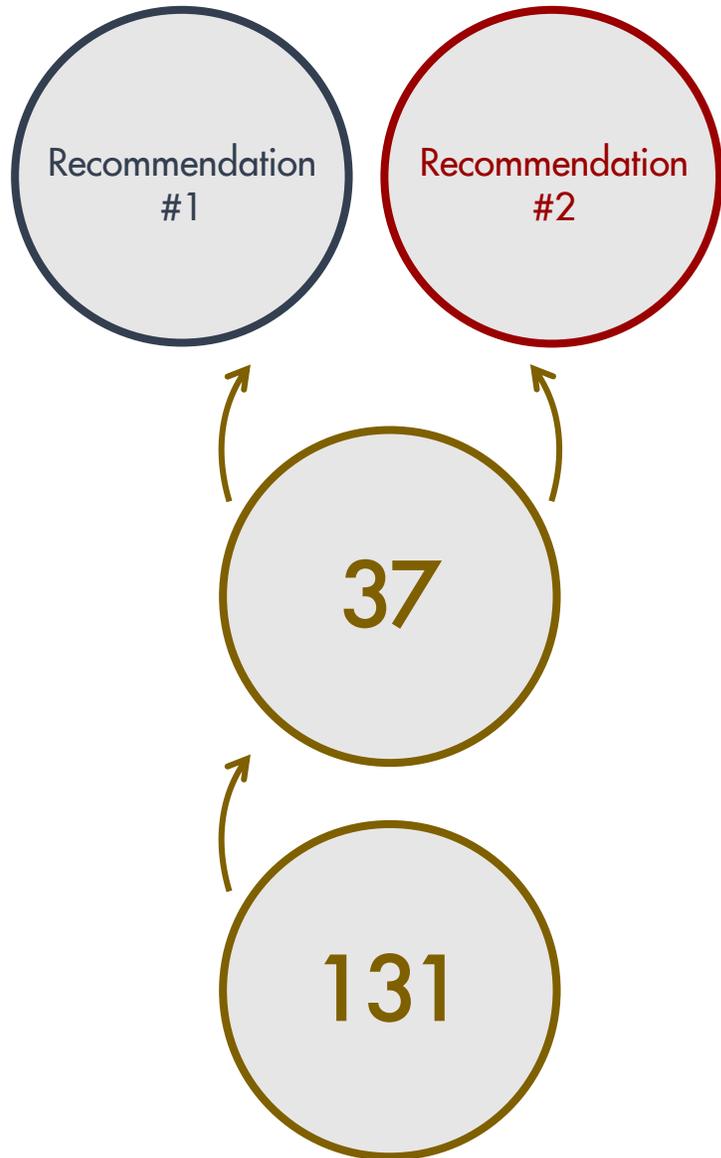


\$105,350

Recommendations



PROCESS



Recommendations by Community Advisory Group and Steering Committee to Present to the Board of Supervisors

Actionable Items to Prioritize

Recommendations, Comments and Perceptions Presented to Community Advisory Group and Steering Committee

RECOMMENDATIONS

1. To vote on a Just Cause For Eviction ordinance in 2018



LEGAL
AID *of*
MARIN

Justice for all

David Levin
Managing Attorney
Legal Aid of Marin

Marin County Youth Commission - Housing Subcommittee

Vaughan

Alex

Diego

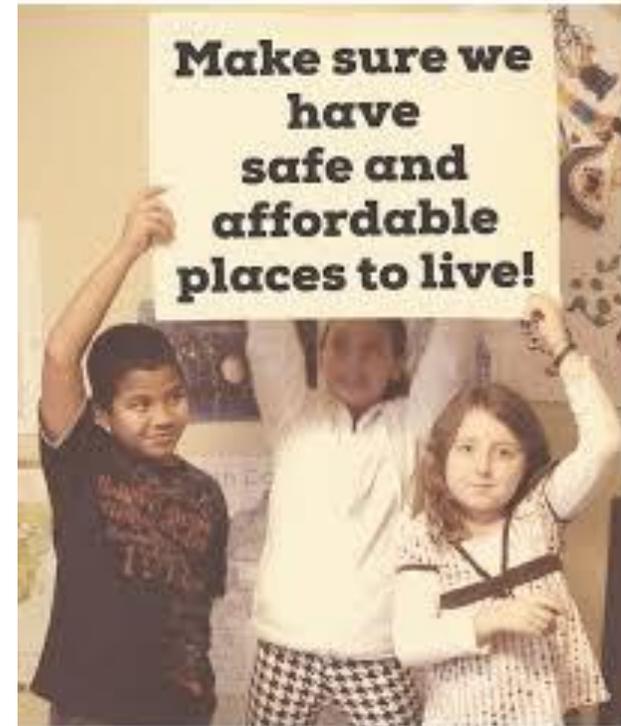
Nick



MCYC Housing Committee

Goal: To give youth better opportunities in Marin by providing affordable housing and reducing geographic segregation.

- Housing is a youth issue!



MCYC Process

Meet with CBO's,
gov't agencies,
and others,
working to
address the
housing crisis

Identified
opportunities to
highlight youth
voice

Hosted a focus
group with
youth from
Novato to hear
their stories

Realized the
conversation
was lacking
youth voice

Partnered with
the county in
their efforts to
address housing
in Marin

Findings

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graph TD; Findings[Findings] --> Rent[Rising Rent Costs]; Findings --> Homework[Place for Homework]; Findings --> Power[Power Dynamic Between Renter and Landlord]; Findings --> Mental[Mental Impact on youth of unstable living];
```

Rising Rent
Costs

Place for
Homework

Power Dynamic
Between Renter
and Landlord

Mental Impact
on youth of
unstable living

Rising Rent Costs

“ I used to live in Ignacio and we had to move schools.

The house I lived in before was pretty big, but when we moved to Hamilton we had to cramp everything in there. I was in 4th grade and had to leave all of my friends behind. I used to be very social and then I became a shy kid. I shut down.”

Takeaways

- Rising Rent → Eviction
- Moving → Youth Development
- Schools segregated financially

Power Dynamics

“ It depends if the maintenance guy wants to work. Our stove was broken and it took 3 days to fix it.

Maintenance is usually drinking in the storage and doesn't do much.”

Takeaways

- Tenants are not respected
- Imbalance of power
- Direct impacts on family

Mental Impact

“ I am always looking for notice papers, I am always kind of scared.”

Takeaways

- Youth are stressed, anxious, depressed
- Impact on school work
- Fear of eviction

“Why did they raise the rent higher? That issue is always in the back of my mind. My sister and I speak better english than our parents, so when we have to pay the bills, we translate it for our parents, we are exposed to the fact that we can't pay for it. ”

“I am always looking for notice papers, I am always kind of scared.”

Place for Homework

“ Math homework is hard for me. I usually do it at night, I have to stay up late and do it. It's loud during the day. Sometimes I have to finish or copy down my homework at school. ”

Takeaways

- Difficulty learning
- Poor school performance

Key Takeaways

-  Homelessness
-  High Housing Costs Relative to Income
-  Overcrowding
-  Poor Housing Quality
-  Multiple Moves



- Health Risks: general poor health, increased lifetime risk of depression
- Stress and difficulty learning
- Disrupted school attendance
- Poor school performance
- Increased responsibility in the family

RECOMMENDATIONS

2. Housing Oversight Committee



Community Advisory
Group:
Recommendations



COMMUNITY ADVISORY GROUP RECOMMENDATIONS



WE BELIEVE
IN MAKING
A DIFFERENCE

- Develop a Community Land Trust in Marin City
- Regulate, tax, license and/or limit the number of short-term rentals allowed in West Marin
- Review how the County's parking and traffic policies disproportionately affect low-income residents and people of color, and develop alternate ways for payment of fees
- Develop ways to increase the County's ability to attract affordable housing in Marin

NEXT STEPS

FAIR HOUSING

MAKES U.S.

STRONGER

Commemorating 50 Years
of the Fair Housing Act

1. Continue Community Engagement and Outreach Process
2. Review and Approve Work Plan (Fall 2018)
 - Education
 - Employment
 - Transportation
 - Access to Amenities
 - Environmentally Healthy Neighborhoods

ACKNOWLEDGEMENTS

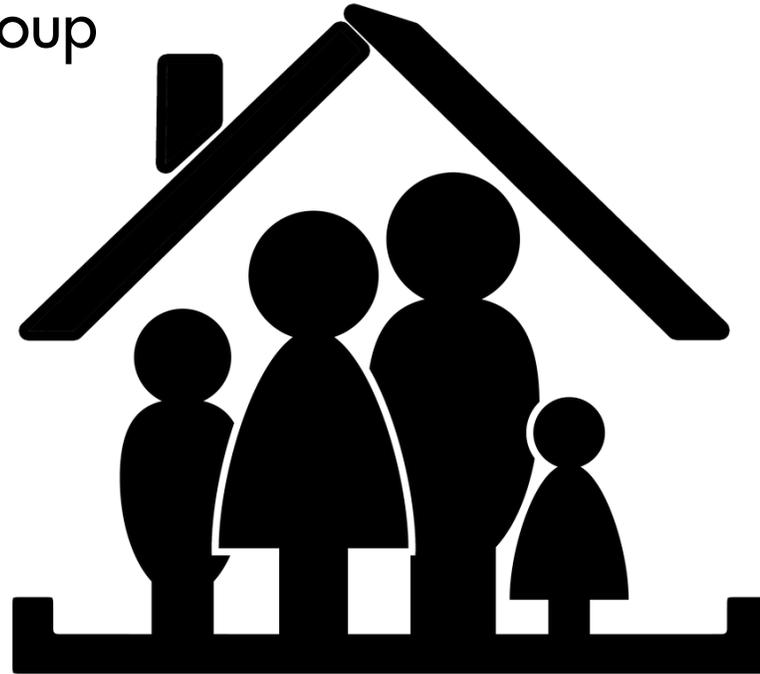
Community Advisory Group

Steering Committee

Board of Supervisors

CDA Staff

Members of the Public



QUESTIONS AND PUBLIC COMMENTS