“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
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!

WE WANT WHITE TENANTS IN OUR WHITE COMMUNITY
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
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
“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
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.
EFFECTS OF REDLINING

Lack of investment in:

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

1960

$20,200

+4,154% in value

2016

$859,400

Source: 1960: Bay Area Census; 2016: U.S. Census Bureau
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
“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”
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

2012
Priority Setting Committee (PSC)

2013
DREAM
County Planning and Parks and Open Space Commissions

2014
2015-2023 Housing Element
Priority Setting Committee: AFFH
ACTIONS FROM THE AI

2015

Human Rights Commission

PolicyLink Equity Summit: Los Angeles

Social Equity Policy and Programs Coordinator
December 2015

HUD recommends extending VCA for additional 3 years

2018

Discussion on issues identified in expired VCA and AI

VOLUNTARY COMPLIANCE AGREEMENT UPDATE: 2015
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
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
2018

- Fair Housing Conference
- Equity – one of our highest priorities
- Fairfax adopts source of income protection
- PolicyLink Equity Summit: Chicago
Work to Be Done
In California’s Marin County, Stark Racial Disparities in Housing Persist

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

Report: Marin tops state in racial inequity

Why is Marin County So White?

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.

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
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
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

- Rising Rent Costs
- Power Dynamic Between Renter and Landlord
- Place for Homework
- 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

- 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

Source: Center for Housing Policy
2. Housing Oversight Committee
Community Advisory Group: Recommendations
COMMUNITY ADVISORY GROUP RECOMMENDATIONS

- 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

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