Assessment of Fair Housing
Where You Live Matters

Marin County Board of Supervisors
December 4, 2018
Agenda

Analysis of Impediments (AI)
Assessment of Fair Housing (AFH)

Fair Housing Assessment Phase II - Where You Live Matters

Community Advisory Group and Steering Committees

Fair Housing Topics

Fair Housing Assessment Timeline
Analysis of Impediments to Fair Housing (AI)

- 2009: HUD Review
- 2010: 5-year Voluntary Compliance Agreement (VCA)
- 2011: Public Hearings, BOS Approves Analysis of Impediments (AI)
- 2015: AI Implementation and HUD Updates
Fair Housing Assessment

2015
- HUD Announces New Strategy – Assessment of Fair Housing (AFH)

2016
- County Initiates AFH
  - 1,400+ Members of the Community
  - Community Advisory Group
  - Steering Committee

2018
- HUD Suspends AFH Submissions
  - Analysis of Impediments (AI)
  - AFH Recommendations to BOS
  - CA SB 686
Fair Housing Assessment Phase II: Where You Live Matters
Disproportionate Access to Community Assets

- Grocery Stores and Retail Businesses
- Banking/Financial Services
- Internet Access
- Public Services
## Grocery Stores

### Quality Grocery Stores

<table>
<thead>
<tr>
<th>Marin City (1)</th>
<th>West Marin (6)</th>
<th>Mill Valley (7)</th>
<th>Novato (15)</th>
</tr>
</thead>
<tbody>
<tr>
<td>• Target</td>
<td>Central</td>
<td>• Good Earth Natural Foods</td>
<td>• Harvest Market</td>
</tr>
<tr>
<td></td>
<td>• Lagunitas Groceries and Deli</td>
<td>• Safeway (x2)</td>
<td>• Lucky’s</td>
</tr>
<tr>
<td></td>
<td>• North</td>
<td>• Whole Foods (x2)</td>
<td>• Safeway (x2)</td>
</tr>
<tr>
<td></td>
<td>• Palace Market</td>
<td>• Whole Valley Market</td>
<td>• Grocery Outlet</td>
</tr>
<tr>
<td></td>
<td>• Inverness Store</td>
<td>• Mill Valley Market</td>
<td>• Trader Joe’s</td>
</tr>
<tr>
<td></td>
<td>South</td>
<td>• Bolinas Super Market</td>
<td>• Whole Foods</td>
</tr>
<tr>
<td></td>
<td>• Bolinas Beach Market</td>
<td>• Bolinas People’s Store</td>
<td>• Target</td>
</tr>
<tr>
<td></td>
<td></td>
<td>• Stinson Beach Market</td>
<td>• Costco</td>
</tr>
<tr>
<td>Marin City 0% of stores accept WIC benefits.</td>
<td></td>
<td>• Saffron Grill and Market</td>
<td>• Novato Market</td>
</tr>
<tr>
<td>West Marin 0% of stores accept WIC benefits.</td>
<td></td>
<td></td>
<td>• Rojas Market</td>
</tr>
<tr>
<td>The Canal Neighborhood Only 11% of Stores meet “Neighborhood Food Store Quality” standards.</td>
<td></td>
<td></td>
<td>• Casa del Palmar</td>
</tr>
</tbody>
</table>

- Quality Grocery Stores
- West Marin 0% of stores accept WIC benefits.
- Marin City ZERO grocery stores.
Transportation

- Neighborhoods or populations that lack access to reliable, affordable transportation between where they live, work and shop

- Disparities in transportation costs and services

NUMBER OF CARS AVAILABLE BY HOUSING TENURE BY MARIN COUNTY (2016)

- No cars: 9% own, 2% rent
- 1 car: 46% own, 23% rent
- 2 cars: 45% own, 32% rent
- More than 3 cars: 30% own, 13% rent
Healthy Neighborhoods

- Life expectancy and health outcomes
- Poverty
- Health insurance and healthy foods
- Public parks and open spaces

Ross
- 88 years

Marin City
- 73.3 years
Housing Instability

RENT-BURDENED POPULATIONS IN MARIN COUNTY (2016)

- Marin City: 22%, 41%
- Canal: 24%, 44%
- Marin County: 23%, 26%

RENTAL VACANCY RATES IN MARIN COUNTY (2016)
- 0 - 1.0%
- 1.1 - 3.4%
- 3.41 - 6.9%
- 6.91 - 10.8%
- 10.81 - 20.8%
• Disparities in a person’s ability to seek or gain employment based on:
  • Home address
  • Race/ethnicity
  • National origin
  • Disability
  • Family status
## Wealth Inequality

<table>
<thead>
<tr>
<th></th>
<th>Rent</th>
<th>Own</th>
</tr>
</thead>
<tbody>
<tr>
<td>White (Non Hispanic)</td>
<td>31.0%</td>
<td>69.0%</td>
</tr>
<tr>
<td>Black or African American</td>
<td>74.6%</td>
<td>25.4%</td>
</tr>
<tr>
<td>Hispanic/Latino</td>
<td>70.7%</td>
<td>29.3%</td>
</tr>
<tr>
<td>Asian</td>
<td>37.9%</td>
<td>62.1%</td>
</tr>
</tbody>
</table>

(2016)

- Finance college educations
- Fund retirements
- Support children’s home ownership
- Bequeath money
Education

- Access to proficient schools
- Teachers of color
- Access to technology
- School-related policies
  - Drop-out
  - Suspension
  - Expulsion
## High School Graduation

<table>
<thead>
<tr>
<th>Race</th>
<th>Graduation Rate</th>
<th>Enrollment Rate</th>
<th>Suspension Rate</th>
</tr>
</thead>
<tbody>
<tr>
<td>White</td>
<td>94.2%</td>
<td>56.4%</td>
<td>38.8%</td>
</tr>
<tr>
<td>Asian</td>
<td>91.7%</td>
<td>5.1%</td>
<td>2.4%</td>
</tr>
<tr>
<td>Pacific Islander</td>
<td>90.9%</td>
<td>0.3%</td>
<td>0.7%</td>
</tr>
<tr>
<td>Filipino</td>
<td>90.0%</td>
<td>0.6%</td>
<td>0.8%</td>
</tr>
<tr>
<td>Native American</td>
<td>84.6%</td>
<td>0.4%</td>
<td>0.7%</td>
</tr>
<tr>
<td>Two or more</td>
<td>83.3%</td>
<td>4.3%</td>
<td>4.3%</td>
</tr>
<tr>
<td>African American</td>
<td>77.6%</td>
<td>2.1%</td>
<td>10.8%</td>
</tr>
<tr>
<td>Latino</td>
<td>75.1%</td>
<td>29.1%</td>
<td>39.8%</td>
</tr>
</tbody>
</table>

2016-17 Academic Year
### Student Suspension - Comparison

<table>
<thead>
<tr>
<th>Race</th>
<th>San Rafael High School</th>
<th>Tamalpais High School</th>
<th>Sir Francis Drake High School</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Enrollment %</td>
<td>Suspension %</td>
<td>Enrollment %</td>
</tr>
<tr>
<td>African American</td>
<td>2.0%</td>
<td>2.7%</td>
<td>2.6%</td>
</tr>
<tr>
<td>Latino</td>
<td>54.6%</td>
<td>76.4%</td>
<td>10.7%</td>
</tr>
<tr>
<td>White</td>
<td>35.3%</td>
<td>18.2%</td>
<td>72.7%</td>
</tr>
</tbody>
</table>

2016-17 Academic Year
Fair Housing Enforcement

- Working with Fair Housing Advocates of Northern California:
  - Complaints of violations of fair housing laws
  - Fair housing testing
  - Community education
Timeline

2019

Disproportionate Access to Community Assets
Transportation
Healthy Neighborhoods
Board of Supervisors Hearing & Workshop
Timeline

2020

Submission of AI to HUD

Healthy Neighborhoods

Employment

Education

Board of Supervisors Workshop
Timeline

2021

Education

Fair Housing Enforcement, Outreach Capacity and Resource Analysis

Board of Supervisors Workshop