

# Capitalizing on New Affirmatively Furthering Fair Housing Obligations—

## The Minnesota Experience

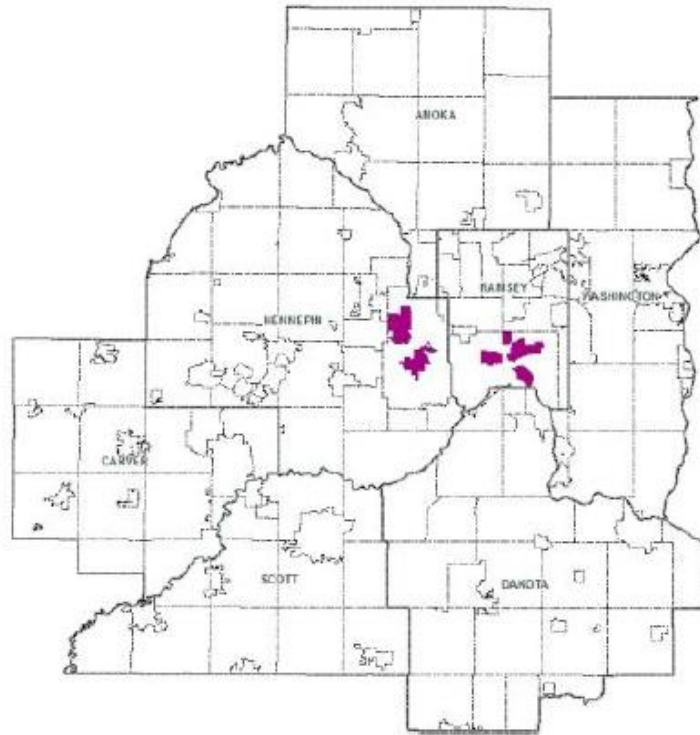
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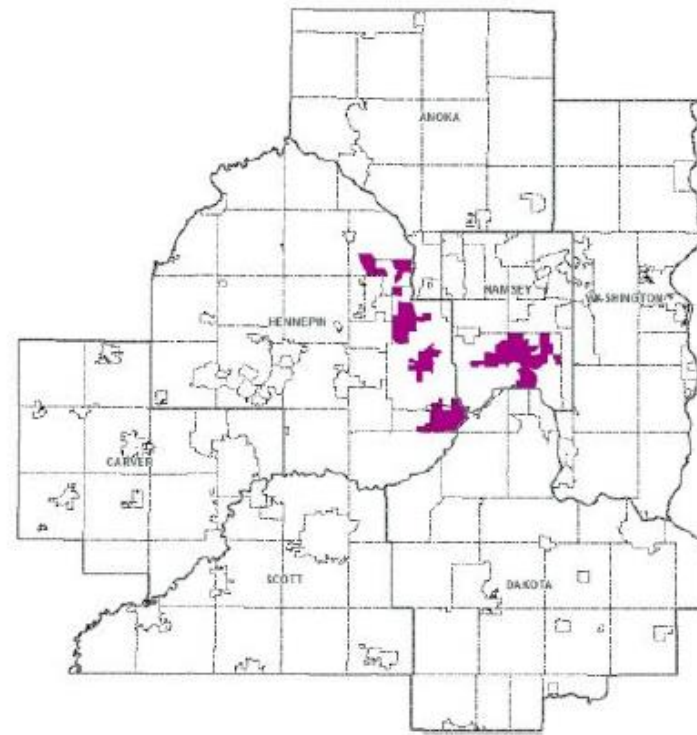


# Background– Twin Cities Region

In **2000**, 53 census tracts were considered RCAPs. 6% of the region's residents lived in an RCAP.



In **2007-2011**, 80 census tracts were considered RCAPs. 9% of the region's residents lived in an RCAP.



# Background– Twin Cities Region

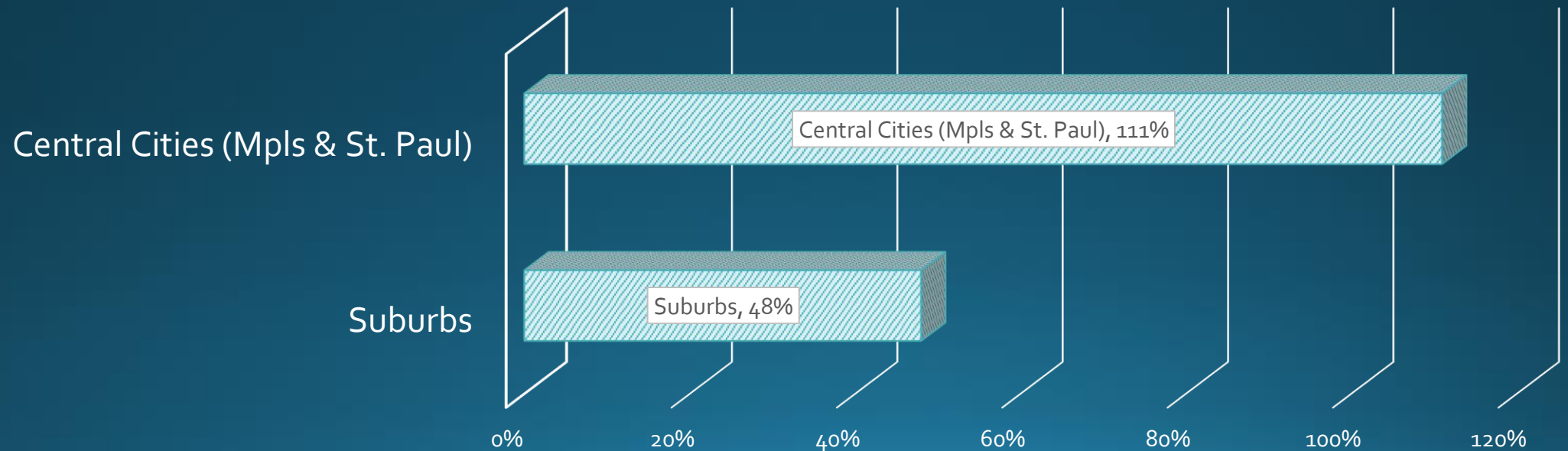
## 1.1 Disparities by race and ethnicity in the Twin Cities region, 2012

	White, non-Latino	Persons of color	Rank of disparity among 25 largest metro areas (1=largest)
Percentage of population age 25+ with a high school diploma	96.3%	78.3%	3
Percentage of civilian working-age population that is employed	79.4%	64.8%	1
Percentage of individuals with income at or above poverty threshold	93.6%	74.3%	1
Per capita income (2012 dollars)	\$37,943	\$18,078	4
Percentage of householders who own their homes	75.8%	37.0%	1

Source: Metropolitan Council staff calculations based on U.S. Census Bureau, American Community Survey, 2012. See Appendix A for more information on metro area rankings.

# Background– Twin Cities Region

Relative Performance:  
Affordable Housing Production Livable Communities Act Goals  
vs.  
Actual Affordable Housing 1995-2010



# Regional Analysis of Impediments (RAI)

- Conducted by Fair Housing Implementation Council (FHIC). Low level representation of Entitlement Jurisdictions.
- RAIs in 2009 and 2014:
  - Vague on larger issues of racial and economic segregation
  - No actions identified to address larger issues
  - 2014 RAI leaves out any discussion of relative affordable housing efforts within the region

# Capitalizing on HUD's new AFH Rule

- No AFHs due in region until after 2020
- Minneapolis and St. Paul want a do-over on RAI– more like AFH?
- Pending Regional Fair Housing Complaints at HUD

# Pending Regional Fair Housing Complaints

Gist of complaints: funders assign too many resources to central cities, Met Council allocates affordable housing need so as to reinforce racial segregation, RAI inadequate.

1. MICAH, Three inner ring suburbs  
v.  
State of MN, MHFA, Metropolitan Council
2. MICAH, Three Mpls neighborhood associations  
v.  
City of Mpls, City of St. Paul

# Fair Housing Complaints

- Debate within Affordable Housing Community– What's the problem / What's the solution?
- Confusion around “Both / And”
- HUD seeking more inclusive approach to resolution



# Possible Outcomes

- Clarity around “Both / And”
- Better RAI
- More pressure on suburbs to produce affordable housing
  - Through Met Council / Entitlement Jurisdiction
  - Best Practices– MN Challenge
    - ✓ View full report online: “Best Practices to Reduce the Cost of Affordable Housing”  
[http://hjcmmn.org/\\_docs/reducing\\_costs.pdf](http://hjcmmn.org/_docs/reducing_costs.pdf)
- Regional Section 8 voucher mobility program

For further information, please contact:

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