

2019 Analysis of Impediments

PURPOSE OF THE AI

- The City of Dubuque is an **entitlement community** under the U.S. Department of Housing and Urban Development's (HUD) Community Development Block Grant Program (CDBG).
- HUD requires entitlement communities to update their **Analysis of Impediments to Fair Housing Choice (AI)** to coincide with their Five Year Consolidated Plan.
- The AI serves as both an **assessment** and a **planning tool** related to fair housing choice and access to opportunities for Dubuque residents.



METHODOLOGY

Public Works LLC facilitated the AI development process. Data was collected from a broad range of sources and evaluated through four general approaches: **Primary** and **Secondary** Research; **Quantitative** and **Qualitative** Analysis.

WHERE WE LIVE HAS A PROFOUND IMPACT ON OUR LIVES.

COMMUNITY CONSULTATION



STAKEHOLDER INTERVIEWS

16 people from local organizations focused on affordable housing, education, employment, people with disabilities, and homelessness



COMMUNITYWIDE SURVEY

328 responses from community members regarding their perceptions on poverty



PUBLIC MEETINGS

6 public meetings and web posting of drafts allowing residents to review and provide input on the AI



FOCUS GROUPS

57 participants including low to medium income residents and service providers



PROJECT INITIATION & DISCOVERY MEETINGS

27 City personnel & non-governmental community stakeholders participated in a series of discovery sessions to set the stage for AI development

FAIR HOUSING IS NOT ONLY A LEGAL REQUIREMENT,
IT IS A FUNDAMENTAL RIGHT.

24%

of renters spend **50%** or more of their income on rent

Source: U.S. Census Bureau, 2013-2017 American Community Survey 5-Year Estimates

72%

of community survey respondents believe **poverty** is a 'problem'

Source: City of Dubuque Equitable Poverty Prevention Plan, Dubuque Insights on Poverty Survey, 2019

KEY IMPEDIMENT THEMES

| | | |
|------------------------------------|--------------------------------------|-----------------------|
| Potential Bias & Discrimination | Cost Burden of Housing & Living Wage | Substandard Housing |
| Availability of Affordable Housing | | Access to Opportunity |

GOALS & ACTIONS

Goal 1: Advance equity with fair housing advocacy, education, and enforcement.

1. Continue obtaining accurate Housing Choice Voucher data from landlords as to the number of units, location of units, vacancies, and denials of rental applications; identify landlords unwilling to accept HCVs and conduct targeted outreach and education.
2. Publish HCV program information, particularly vacancies, in real time via a website.
3. Implement communication and trust-building activities for landlords and HCV program participants such as "Meet and Lease" events or other national promising approaches.
4. Conduct an independent review of HRC and support City Human Rights Department staff so that they may report on equity metrics, fair housing, goals and progress toward them.
5. Review the inventory of fair housing education materials (e.g. fact sheets), and update to reflect the languages spoken in the community and what community members say they most want and need.
6. Establish an external fair housing testing program for residential, accessibility, sales and lending or insurance discrimination to identify the problems members of protected classes face when seeking housing in Dubuque.

Goal 2: Increase and promote safe, affordable housing.

1. Continue implementation of the Imagine Dubuque strategies, and the City Housing and Community Development Department's efforts to affirmatively further fair housing through licensing and tiered inspections, making decisions more transparent.
2. To build community trust, publish short (e.g. one pagers or data dashboard if possible) updates regarding the increase in safe, affordable housing.
3. City Council should take any and all appropriate action to protect the residents in mobile home communities. This protection may come in the form of an ordinance or other action that promotes safe, affordable housing for the over 800 Dubuque residents who live in mobile homes.

Goal 3: Implement local government policies that encourage equity and decrease disparate impacts.

1. Public Housing Authority (Housing & Community Development Department) can eliminate arrests as a barrier within the Housing Choice Voucher application process; audit the background check process for disparate impact.
2. Implement quarterly review of evictions data to evaluate for disparities/discriminatory impact.
3. Educate regarding the impact of the state's minimum wage and conduct activities to increase wage.
4. Continue exploring a Source of Income Ordinance.
5. Evaluate the potential for including child care proximity into housing development proposals and assess the feasibility of a local subsidy to support child care and/or preschool accessibility, affordability and quality.

Goal 4: Increase access to opportunity and the building of social capital.

1. Assess, develop and implement metrics and strategies to reduce the Gender Wage Gap.
2. Increase community awareness about the impact of poverty and toxic stress on the brain; develop measurable equity and inclusion metrics.
3. Evaluate disparities in arrest rates by race and detail metrics and actions to decrease racially disproportionate arrest rates.
4. Use assessments currently underway (Equitable Poverty Prevention Plan process and another group's review) regarding the nonprofit services array and gaps to make necessary improvements that increase access to opportunity.
5. Assess the need for public transit to Northeast Iowa Community College programs in Peosta and make improvements as indicated.



HOUSING INSECURITY IS ASSOCIATED WITH POOR HEALTH, LOWER WEIGHT & DEVELOPMENTAL RISK AMONG YOUNG CHILDREN.

IMAGINE A COMMUNITY THAT IS EQUITABLE FOR ALL.