



2015 ANALYSIS OF IMPEDIMENTS TO FAIR HOUSING CHOICE



DRAFT

June 9, 2015

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EXECUTIVE SUMMARY

Seminole County, in its efforts to proactively further fair housing choice throughout the county is conducting this updated *Analysis of Impediments to Fair Housing Choice (AI)* in order to successfully identify and resolve any impediments or barriers negatively affecting its communities and citizens. The Fair Housing Act specifies that housing occupancy shall not be affected by **race, color, religion, sex, familial status, disability or national origin**.

In exchange for federal funds, entitlement jurisdictions are required to submit certifications of affirmatively furthering fair housing to the U.S. Department of Housing and Urban Development (HUD). This certification has three elements:

1. Complete an Analysis of Impediments to Fair Housing Choice (AI),
2. Take actions to overcome the effects of any impediments identified, and
3. Maintain records reflecting the actions taken in response to the analysis.

The AI process involves a thorough examination of a variety of sources related to housing, affirmatively furthering fair housing, examining, furthering, instituting the fair housing delivery system, and housing transactions, particularly for persons who are protected under fair housing law.

The Seminole County Community Services Department, Housing and Community Development Division that administers the HUD funded housing programs throughout the county will work in partnership with local municipalities and stakeholders to continuously update this AI to ensure that any new impediments identified over time will have a necessary and timely resolution.

This AI is broken down to detail the scope of the analysis of the Fair Housing Choice in Seminole County. This analysis includes:

- Overview of the process;
- County-wide analysis of demographic data and housing needs;
- County-level analysis of conditions and trends impacting fair housing choice;
- County-wide evaluation of complaints relating to fair housing choice;
- Identification of impediments and recommended actions for resolution based on public participation and partner feedback

This update to the Seminole County 2012 AI, further illustrates the County's commitment to affirmatively furthering fair housing opportunities by improving Fair Housing Choices for all citizens of Seminole County.

CHAPTER 1: INTRODUCTION, PURPOSE AND SCOPE

OVERVIEW

As a part of the consolidated planning process and as a requirement for receiving HUD formula grant funding, this AI, sponsored by the Seminole County Community Services Department, is an update to the AI developed in 2012 that incorporates more recent quantitative data to accommodate a more current evaluation of impediments to fair housing choice in Seminole County.

Impediments to fair housing are defined as any actions, omissions or decisions that are taken which restrict housing opportunities for individuals or families from all segments of the population. The purpose of the AI is to identify any impediments or barriers to fair housing choice in the public and private sector and identify strategies to overcome these impediments.

The AI can serve as a tool for housing planning; provide essential information to policy makers, housing providers, lenders and fair housing advocates, and assist in building support for fair housing efforts.

This report addresses Fair Housing Planning criteria through:

- An assessment of how laws and policies affect the location, availability and accessibility of housing
- An evaluation of conditions, both public and private, affecting fair housing choice for all protected classes
- An assessment of the availability of affordable, accessible housing

Housing choice should not be restricted because of one's demographic characteristics, a number of which are defined in law. While this notion is simple, the causes creating barriers are complex and complicated and very difficult to determine conclusively. At one end, it includes overt acts of discrimination by individuals against others. There are also more institutionalized practices that can undermine "fair housing" and "equal housing opportunity." These practices can occur in both private housing and governmental programs. Given the inherent difficulties in precisely measuring potential problems related to the lack of "fair housing" and "equal housing opportunity," this report examines a number of direct and indirect indicators. The overall research method is to analyze available data collected by fair housing agencies in conjunction with general survey data to identify restrictive barriers and practices occurring in Seminole County.

DEFINITIONS AND EXPLANATION OF ACRONYMS

The following definitions are detailed in HUD's *Fair Housing Planning Guide (FHPG)*. The FHPG serves as HUD's guidance on preparation of an AI for entitlement communities receiving federal funds.

Affirmatively Furthering Fair Housing (AFFH): HUD's requirements of recipients of federal funds to do the following:

- Conduct an analysis to identify impediments to fair housing choice within its jurisdiction
- Take appropriate actions to overcome the effects of any impediments identified through the analysis
- Maintain records reflecting the analysis and actions taken in this regard

Disparate Impact: A theory of liability that prohibits using a facially neutral practice that has an unjustified adverse impact on members of a protected class. A facially neutral practice is one that does not appear to be discriminatory on its face; rather it is one that is discriminatory in its application or effect.

Equal Opportunity: Right guaranteed by both federal and many state laws against any discrimination in employment, education, housing or civil rights due to a person's race, color, sex (or sometimes sexual orientation), religion, national origin, age or handicap.

Fair Housing: A condition in which individuals of similar income levels in the same housing market have a like range of housing choice available to them regardless of age, race, color, ancestry, national origin, religion, sex, disability, marital state, familial status, source of income, sexual orientation or any other arbitrary factor.

Impediments to Fair Housing Choice:

- Any actions, omissions or decisions made because of race, color, religion, sex, disability, familial status or national origin which restrict housing choices or the availability of housing choice
- Any actions, omissions or decisions which have the effect of restricting housing choice or the availability of housing choice on the basis of race, color, religion, sex, disability, familial status or national origin

Acronyms:

AI Analysis of Impediments to Fair Housing Choice

CDBG Community Development Block Grant Program

DCF	Department of Children and Families
DEO	Department of Economic Opportunity
DOH	Department of Health
ESG	Emergency Solutions Grant Program
FCHR	Florida Commission on Human Relations
FHEO	Fair Housing and Equal Opportunity Office, HUD
FHFC	Florida Housing Finance Corporation
HOME	HOME Investment Partnership Program
HOPWA	Housing Opportunities for Persons with AIDS
HUD	U.S. Department of Housing and Urban Development
PHA	Public Housing Authority

SUMMARY OF THE AI DEVELOPMENT PROCESS

To develop this AI, Seminole County Community Services Department collected and analyzed a variety of data resources, including using a survey specifically created for this plan, to gain specialized input from key stakeholders, case and complaint data, an understanding of public perception, demographic data and an anthology of public policies that may have an impact on housing choice.

The following is a list of sources used to extract the data utilized in this document:

- *Seminole County Annual Action Plan, FY 2014*
- *U.S. Census Bureau, 2009-2013 American Community Survey 5-Year Estimates*
- *University of Florida Bureau of Economic and Business Research, BEBR Volume 46, Bulletin 165, March 2013*
- *HUD Fair Housing and Equal Opportunity Annual Report, 2013*
- *U.S. Census Bureau, American Community Survey, 2013*
- *Shimberg Center for Housing Studies, University of Florida, 2011, 2012 & 2013*
- *Realty Trac, 2015*
- *Florida Housing Finance Corporation*
- *Florida Housing Coalition*
- *Home mortgage Disclosure Act Data, 2013*
- *HMDA, 2013*

In addition to identifying impediments to fair housing choice, Seminole County has documented a list of reasonable recommendations for action to help eliminate the impediments that limit residents from renting or owning housing, regardless of their inclusion in a protected class.

SCOPE OF ANALYSIS AND ORGANIZATION OF PLAN

HUD requires that the AI include the following components:

- An analysis of demographic data, such as; population distribution including minorities and persons with disabilities, income levels, housing and employment
- An evaluation of the fair housing complaints filed in the jurisdiction
- A discussion of impediments, if any, in:
 - Sale or rental housing
 - Provision of brokerage services
 - Financing and mortgage practices
 - Public policies
 - Administrative policies for housing and community development
 - Activities that affect housing choice for minorities, persons with disabilities and Limited English Proficiency
- An assessment of current fair housing resources and services
- A discussion of possible strategies and actions to overcome impediments
- Conclusions and recommendations

The Countywide analysis of demographic data and housing needs provides an overview of demographic information for the county, including population growth, age and gender, racial and ethnic composition, nativity, income levels, education levels, poverty rates, job creation and persons with disabilities. In addition, household data is provided on a number of housing units, household tenure, vacancy rates and housing cost burden. Existing conditions, including depletion of resources available for affordable housing, projected loss of subsidized housing; patterns of lending and foreclosures are analyzed to document the impact on fair housing choice.

The county-level analysis of conditions and trends impacting fair housing choice provides an in-depth view of current lending and real estate practices, jurisdictional representation, availability of resources and enforcement of fair housing laws throughout Seminole County.

The county-wide evaluation of complaints relating to fair housing choice that was collected by fair housing agencies, provides examples of documented instances of fair housing choice violations and actions taken to resolve the identified impediment.

Included in this analysis is a definitive list of current impediments identified throughout the AI process and recommended actions for each impediment to resolve or eliminate the barrier to fair housing choice.

Also included in the conclusion of this analysis is a summary of comments collected during the first public hearing and seven public meetings that were conducted during the development of this report. These comments were carefully evaluated and utilized during the decision-making process to determine feasible recommended actions for each impediment. Copies of the minutes from each public hearing and accompanying agendas have also been included in this report.

OVERVIEW OF COUNTY CDBG, HOME, AND ESG PROGRAMS

This section provides an overview of County administered HUD funded grant programs and the implications they have on the development and implementation of the state's AI.

Community Development Block Grant Program (CDBG)

Entitlement jurisdictions must adhere to the federal regulations that govern the CDBG program described in Title 24, Subtitle B, Chapter V, Subchapter C, Part 570 – Community Development Block Grants.

The U.S. Department of Housing and Urban Development directly allocates CDBG funds to Seminole County each fiscal year for community development categories, such as Housing, Neighborhood Revitalization, Commercial Revitalization, and Economic Development. The Seminole County Community Services Department then assigns a specified amount of the funding to priority projects identified by conducting a series of public meetings to receive public input and extensive review and approval by the Seminole County Board of County Commissioners. The funds are distributed to all unincorporated areas of the county, as well as neighborhoods and municipalities, including Midway, Bookertown, Lockharts' Subdivision, Jamestown, Roseland Park, East Altamonte, Chuluota, Johnson Hill/Avenue B, Casselberry, Lake Mary, Longwood, Oviedo, and Winter Springs. Funds are distributed to areas and individual households with household incomes of 80% or below the Area Median Income.

Eligible Activities: In order to respond to the needs and priorities of jurisdictions, the federal CDBG Program allows individual jurisdictions to determine what activities best address local needs with the array of activities eligible under federal rules. Most entitlement jurisdictions choose to focus their CDBG dollars on a few specific activities as does Seminole County.

Local governments participating in the CDBG Program can allocate their funds to the following six program areas:

- Housing
- Neighborhood Revitalization
- Commercial Revitalization
- Economic Development
- Public Service
- Administration

The amount of funding that a local government is allocated is based on the community’s low- to moderate-income population. Typical projects that are funded include:

- Infrastructure to support economic development and job creation
- Rehabilitation of substandard housing
- Water and sewer improvements
- Street improvements
- Downtown revitalization
- Drainage improvements

Table 1-1 below describes the specific Seminole County projects that received CDBG funding during the 2014-2015 Fiscal Year.

Table 1-1 Seminole County CDBG Funding by Project 2014-2015	
Project Description	Amount of Funding
Midway Water Improvements: Construction Phase I & II	\$500,000
Microenterprise Assistance	\$100,000
Immediate Needs:	\$273,907
SCHA – Academy Place Villas Street Paving	\$20,880
MSBU – Lincoln Heights Street Lighting	\$7,000
Homeowner Rehabilitation/Reconstruction	\$200,000
Public Services Activities:	
<i>Childcare Assistance</i>	\$90,000
<i>Regional Homeless Coalition</i>	\$50,000
<i>Housing Counseling:</i>	\$24,258
<i>Dental Assistance:</i>	\$50,000
<i>Rental and Utility Assistance:</i>	\$40,000
Planning and Administration	\$339,011

Source: Seminole County FY 2014 Annual Action Plan

Home Investment Partnership Program (HOME)

Seminole County sets forth guidelines and procedures and distributes HOME funds in accordance with federal regulation 24 CFR Part 92. HOME funds are allocated to provide necessary financial support for various activities, creating long-term affordable, safe, decent and sanitary housing for very low- and low-income persons and households countywide.

Eligible Activities: HOME program activities are directed to the following areas:

- Acquisition, rehabilitation and new construction of rental and homeownership housing
- Tenant-Based Rental Assistance provides subsidy and security deposit assistance for very low- to moderate-income households. Preference for Tenant Based Rental Assistance will be given to homeless families or households with a head-of-household or co-head that is elderly and/or disabled.
- Administration

In 2014, Seminole County received \$535,378 (including Administration) for activities, such as Purchase Assistance, and Tenant-Based Rental Assistance depicted in Table 1-2 below.

Table 1-2 Seminole County HOME Projects and Funding Amounts 2014	
Purchase Assistance for Home Ownership	\$100,000
Grant to Habitat For Humanity	\$59,788
Tenant-Based Rental Assistance	\$170,000
CHDO Funding	\$152,053
Administration	\$53,537

Source: Seminole County Annual Action Plan 2014

Emergency Solutions Grant (ESG)

The ESG Program is governed by the McKinney-Vento Home Assistance Act as amended by S.896 The Homeless Emergency Assistance and Rapid Transition Housing (HEARTH) Act of 2009 (24 CFR Part 576 Emergency Solutions Grant). The ESG Program is a formula grant program based upon the demographics of counties and cities. Entitlement jurisdictions receive funding directly from HUD. Eligible beneficiaries must meet the “homeless” definition in 24 CFR 576.2. Rapid re-housing assistance beneficiaries must also meet the requirements described in 24 CFR 576.104. Local governments have the freedom to establish further eligibility criteria for program beneficiaries in accordance with 24 CFR 576.400 (e). All local government and non-profit recipients must consult with the Continuum of

Care Consortium(s) operating within their jurisdiction before determining how ESG funds are allocated.

Eligible Activities: There are six main eligible components under the ESG Program. The components are Street Outreach, Emergency Shelter, Homelessness Prevention, Rapid Re-Housing, Data Collection and Administration. Below is a description of the eligible activities and costs under each component:

- **Street Outreach** – Essential services related to reaching out to unsheltered homeless individuals and families, connecting them with emergency shelter, housing or critical services and providing them with urgent, non-facility-based care.
- **Emergency Shelter** – Renovation, including major rehabilitation or conversion, of a building to serve as an emergency shelter. The emergency shelter must be owned by a government entity or private non-profit organization.
- **Homeless Prevention** – Housing relocation and stabilization services and/or short- and/or medium-term rental assistance necessary to prevent homelessness.
- **Rapid Re-Housing** – Housing relocation and stabilization services and/or short- and/or medium-term rental assistance, as necessary, to help individuals or families living in shelters or in places not meant for human habitation move as quickly as possible into permanent housing and achieve stability in that housing.
- **Data Collection (HMIS)** – ESG funds may be used to pay for the costs of participating in and contributing to the Homeless Management Information System (HMIS) designated by the Continuum of Care for the area.
- **Administration** – Up to 7.5 percent of an ESG recipient’s allocation (includes state allocation) may be used for administration purposes.

Table 1-3, below, lists the Seminole County projects that were funded during the 2014-2015 Fiscal Year.

Table 1-3 Seminole County ESG Projects and Funding Amounts 2014	
Rescue Outreach Mission of Sanford – Operation and Maintenance	\$45,855
Safehouse – Operation and Maintenance	\$25,000
Recovery House – Operation and Maintenance	\$15,000

Rapid Re-Housing of Homeless Families	\$46,506
Planning and Administration	\$10,731

Source: Seminole County Annual Action Plan 2014

DATA AND METHODOLOGY

The AI is a required element of the consolidated planning process and for receiving formula grant funding from HUD. In the past, the *Analysis of Impediments to Fair Housing Choice* was a component of the *Five-Year Consolidated Plan*, but more recently, HUD has required the AI to be prepared as a separate report. Entitlement Jurisdictions must complete an AI and monitor its implementation on an annual basis. The last AI for Seminole County was completed in 2012.

In Florida, fair housing is not only governed by the federal Fair Housing Act, but also by the state Fair Housing Act described in Florida Statutes Chapter 760 Part II Fair Housing Act (F.S. 760.20-760.37). Both of these laws include protections based on race, color, religion, national origin, sex, disability and familial status. Fair housing choice is evaluated in relation to this list of protected classes.

Quantitative sources used for this analysis of fair housing choice in Seminole County include such sources as the Florida Housing Data Clearinghouse (FHDC), the American Community Survey (2011-2013), housing complaint data from HUD, and Coalition for Homeless of Central Florida. Qualitative research was used in the evaluation of information gathered from the first public hearing and seven public meetings conducted to collect public input.

Research conclusions were drawn from these sources and were further evaluated based on HUD’s definition of impediments to fair housing choice, as provided in the *Definitions* section of this chapter. The 2012 list of impediments to fair housing choice identified within Seminole County was updated and expanded upon, thus more clearly separating the private sector from the public sector, as well as suggesting actions that address those public and private sector impediments. Seminole County has been highly successful in resolving the majority of impediments to fair housing which were identified in their 2012 AI.

PUBLIC PARTICIPATION

The Seminole County Community Services Department conducted one county-wide public hearing and seven public meetings geographically distributed throughout the county in order to collect public input from the general population, housing providers, local government representatives, fair housing advocacy groups and stakeholders. The public meeting neighborhood locations were chosen based on geographic and demographic factors such as areas with high

minority concentration and low- to moderate-income residents who may benefit from HUD-funded grant programs. The chart below provides a schedule of when and where the public meetings were conducted.

Schedule of Public Meetings for the Development of the AI	
September 11, 2014	1 st Public Hearing
September 22, 2014	Bookertown
September 22, 2014	Midway and Roseland Park
September 23, 2014	Chuluota
September 23, 2014	East Altamonte
September 23, 2014	Johnson Hill/Avenue B
November 10, 2014	Jamestown
November 10, 2014	Lockharts' Subdivision

The public meeting agendas, public input forms, and meeting minutes are included in the *Appendices* section of this AI. Public hearing participants were notified of the hearing dates and locations in two ways: 1) the Seminole County Community Services Department issued a legal notice which was advertised in the *Orlando Sentinel Newspaper* and the Seminole County Government Website for fifteen days prior to the beginning of the meetings, and 2) Flyers were distributed within each community at least 10 days prior to each meeting by the meeting location contact assigned to each meeting location. Meetings were held at government offices, churches, or community centers within the specific neighborhood or community being targeted.

CHAPTER 2: DEMOGRAPHIC DATA ANALYSIS

This section of the AI uses data sets from a variety of sources (*outlined in Chapter 1*) to highlight population, age, ethnicity, income and education demographics and housing statistics in Seminole County.

TOTAL POPULATION ESTIMATES

The U.S. Census Bureau American Community Survey 5-Year Estimates for 2009-2013 showed that Seminole County had a total population of approximately 427,184 people in 2013.

AGE AND GENDER DEMOGRAPHICS

Table 2-1 below; depicts county-wide population data based on age and gender demographics. According to the data provided, females between the ages of 18 and 64 years old account for the highest concentration in Seminole County with a total estimated population of 173,322 persons. The median age is 39 years of age. According to the data provided, females outnumber males by an estimated 12,456 persons and account for 51.6 percent of the total population. The survey denotes that this data has a +/-0.1 percent margin of error.

Table 2-1 Age and Gender Distribution of People in Seminole County 2013		
Age Range	Estimated Total Population	Percentage of Total Population/ Age Group
Female - 18 years and over	173,322	52.3%
Male - 18 years and over	158,048	47.7%
Female - 65 years and over	30,943	57.0%
Male - 65 years and over	23,301	43.0%

Source: U.S. Census Bureau, 2009-2013 American Community Survey 5-Year Estimates

RACIAL AND ETHNIC COMPOSITION

Table 2-2, below, depicts county-wide population data based on race demographics. According to the data provided, persons who chose white as their race account for the highest race concentration in Florida with an estimated total population in Seminole County of 280,083 persons, making up 65.6 percent of the county's population. Though not depicted in the table below, the source used also provided a subset of data that identified specific races under the Hispanic category of races including Mexican, Puerto Rican, Cuban and Other Hispanic or Latino. Out of the four-subset categories, Puerto Rican accounted for the highest concentration in Seminole County with an estimated total population of 35,220

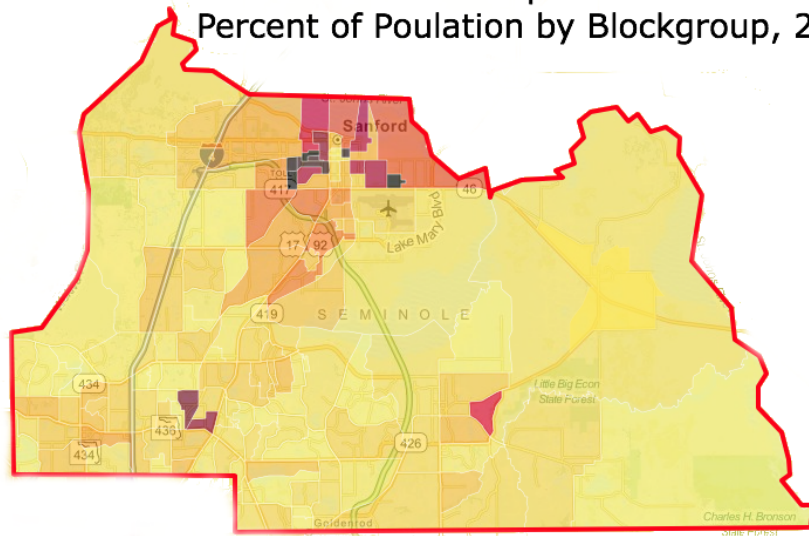
persons, making up 8.2 percent of the Hispanic or Latino category. The survey denotes that this data has a +/-0.1 percent margin of error.

Table 2-2 Race Distribution of People in Seminole County 2013		
Race	Estimated Total Population	Percentage of Estimated Total Population
White	280,083	65.6%
Black or African American	45,520	10.7%
American Indian and Alaska Native	705	0.2%
Asian	16,516	3.9%
Native Hawaiian and Other Pacific Islander	269	0.1%
Hispanic or Latino	75,876	17.8%
Other	8,215	1.7%
Total	427,184	100%

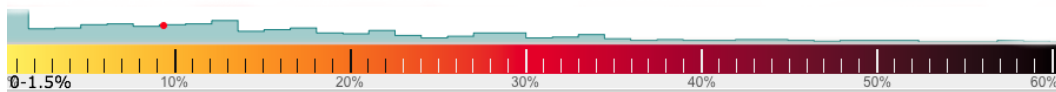
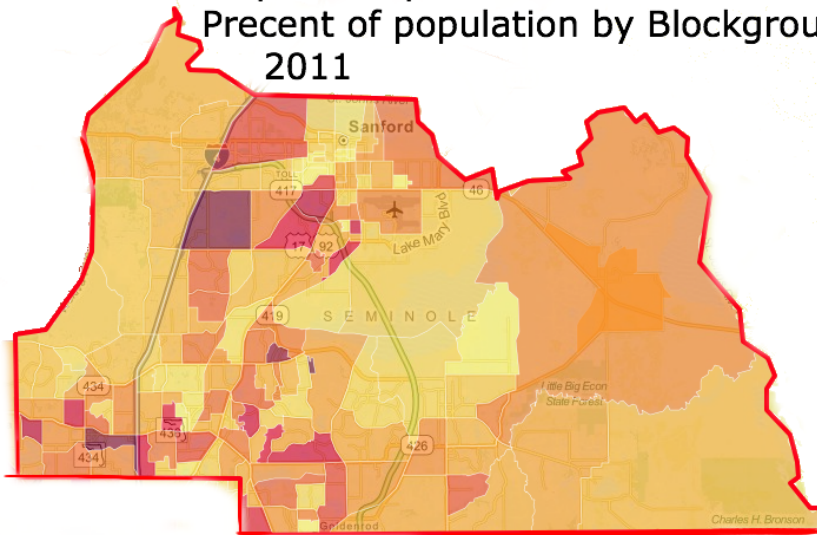
Source: U.S. Census Bureau, 2009-2013 American Community Survey 5-Year Estimates

The following two maps depict the geographic locations of the two prominent minority groups of African-American and Hispanics communities. The African-American population is established in the older areas of Sanford, East Altamonte and Johnson Hill/Avenue B. The Hispanic Population, which is relatively new to the County, is more dispersed and in more recently developed areas.

African American Population Percent of Poulation by Blockgroup, 2011



Hispanic Population Percent of population by Blockgroup, 2011



NATIVITY AND FOREIGN-BORN ESTIMATES

Table 2-3, below, depicts county-wide population data based on nativity and foreign-born demographics. An estimated 83.1 percent of the people living in Seminole County in 2013 were native residents of the United States and 36 percent of these residents were born Florida. An estimated 11.8 percent of the people living in Seminole County in 2013 were foreign born. Of the foreign-born population, 57.9 percent were naturalized U.S. citizens and 97 percent entered the country before the year 2010. An estimated 3 percent of those foreign born entered the country in 2010 or later. According to the data provided, the highest concentration of foreign-born people living in Seminole County are from the Latin American category, making up 51.7 percent of the foreign born population.

Table 2-3 Region of Birth and Percentage of Foreign Born Population in Seminole County 2013	
Region of Birth	Distribution of Foreign Born Population
North American	3.2%
Latin American	51.7%
Oceania	0.3%
Africa	4.8%
Asia	23.8%
Europe	16.2%

Source: U.S. Census Bureau, 2009-2013 American Community Survey 5-Year Estimates

LIMITED ENGLISH PROFECINCY HOUSEHOLDS

Table 2-4, below, depicts County-wide population data based on Limited English Proficiency households. Among people living in Seminole County in 2013, only 18.8 percent spoke a language other than English at home. Of those people speaking a language other than English at home, 70 percent spoke Spanish and 30 percent spoke some other language. Though not depicted in the table below, the source mentioned that 34 percent of people who reported that they spoke another language at home also noted that they did not speak English “very well.” According to the data provided, Spanish-speaking households make up the highest percentage of non-English speaking households in Seminole County at an estimated 13.1 percent.

Table 2-4 Percent of Households who Speak a Language other than English in Seminole County 2013	
Primary Language Spoken at Home	Percentage (%) of Households
Spanish	13.1%
Other Indo-European languages	3.4%
Asian and Pacific Islander languages	1.8%
Other languages	0.5%

Source: U.S. Census Bureau, 2009-2013 American Community Survey 5-Year Estimates

HOUSEHOLD INCOME LEVELS

Table 2-5 depicts the income levels of Seminole County residents by households and families.

Table 2-5 Seminole County Household Income Levels				
Subject	Households	Families	Married Families	Non-family Household
Total	147,529	99,156	74,615	48,373
Less than \$10,000	5.2%	3.5%	1.4%	10.2%
\$10,000 to \$14,999	4.1%	2.4%	1.5%	7.8%
\$15,000 to \$24,999	8.9%	6.6%	4.0%	14.4%
\$25,000 to \$34,999	10.6%	8.8%	6.6%	14.9%
\$35,000 to \$49,999	14.2%	12.7%	11.1%	17.6%
\$50,000 to \$74,999	19.9%	20.7%	20.9%	17.5%
\$75,000 to \$99,999	12.7%	14.8%	16.6%	7.5%
\$100,000 to \$149,999	14.4%	17.5%	21.0%	6.7%
\$150,000 to \$199,999	5.5%	7.0%	9.0%	2.0%
\$200,000 or More	4.6%	6.1%	7.9%	1.3%
Median Income (Dollars)	\$58,175	\$68,680	\$81,691	\$36,846
Mean Income (Dollars)	\$77,098	\$89,705	\$103,354	\$47,997

U.S. Census Bureau, 2009-2013 5-Year American Community Survey

POVERTY RATES AND PARTICIPATION IN GOVERNMENT PROGRAMS

Table 2-6, below, depicts county-wide population data based on poverty rates and participation in government programs. An estimated 11.2 percent of children under eighteen years of age lived below the poverty level compared to only 7.8 percent of people 65 years and over. An estimated 8.1 percent of all families and

21.9 percent of families with a female head of household reported incomes below the poverty level. All of the persons, whose incomes were below poverty level also reported that they had applied for, received or consistently receive government assistance in the form of financial supportive services. The national poverty guidelines for 2013 reported that any average household with a family up to four people were living in poverty if their annual household was equal to or less than \$23,550.

Type of Family or Age Bracket	Percentage (%) of Families below Poverty Level
Families with a Female Head of Household	21.9%
All families	8.1%
Related children under 18 years	11.2%
People age 65 and over	7.8%

Source: U.S. Census Bureau, 2009-2013 American Community Survey 5-Year Estimates

EDUCATION LEVELS

Table 2-7 depicts the obtained education level of the residents of Seminole County based on age and gender.

Age	Total	Male	Female
18-24	42,246	21,689	20,557
Less than High School	13.8%	15.0%	12.5%
High School Graduate/Equivalent	24.9%	27.8%	21.8%
Some College/Associate's degree	50.8%	49.2%	52.6%
Bachelor's or Higher	10.5%	8.0%	13.1%
25-34	56,677	28,184	28,493
High School or Higher	92.9%	91.7%	91.8%
Bachelor's or Higher	34.3%	36.5%	33.7%
35-44	58,278	28,036	30,242
High School or Higher	93.3%	92.4%	94.3%
Bachelor's or Higher	40.0%	39.3%	40.2%
45-64	119,925	56,838	63,087
High School or Higher	93.6%	93.3%	94.2%
Bachelor's or Higher	36.7%	39.5%	40.7%
65+	54,244	23,301	30,943
High School or Higher	84.9%	87.4%	83.0%
Bachelor's or Higher	26.5%	35.7%	19.6%
25 and up	289,124	136,359	152,765
Less than 9 th Grade	2.8%	2.3%	3.2%

Age	Total	Male	Female
9 th to 12 th grade, no diploma	5.4%	6.0%	5.0%
High School Graduate/Equivalent	24.3%	23.6%	24.8%
Some College, no degree	22.7%	22.0%	23.4%
Associate's Degree	9.7%	9.5%	10.0%
Bachelor's Degree	23.2%	23.4%	23.0%
Graduate or Professional Degree	11.8%	13.1%	10.7%

U.S. Census Bureau, 2009-2013 5-Year American Community Survey

PROJECTED POPULATION GROWTH RATES

Table 2-8, below, depicts county-wide projected population growth between 2013 and 2020. It was predicted that Seminole County would see an increase in population between 2013 and 2015. The highest population increase between 2013 and 2015 was 34,926, and the lowest population increase between 2013 and 2015 was 8,526 persons. The highest population increase between 2015 and 2020 was 41,000 persons and the lowest population increase between 2015 and 2020 was 34,926 persons.

Table 2-8 Projected Population Growth in Seminole County from 2013 to 2020					
County	2013 Actual	2015 Estimates	2015 Projected increase/decrease from 2013	2020 Estimates	2020 Projected increase/decrease from 2015
Seminole	431,074	466,000	+34,926	507,000	+41,000

Source: University of Florida Bureau of Economic and Business Research, BEBR Volume 47, Bulletin 168, April 2014

PRIOR JOB GROWTH 2007-2011

Table 2-9 breaks down the employment sectors and evaluates the overall economic growth within the sector. Seminole County's top 5 business sectors are (1) Wholesale Trade, (2) Construction, (3) Manufacturing, (4) Information, and (5) Other Services.

Table 2-9 Economic Development and Job Growth					
Business by Sector	Number of Workers	Number of Jobs	Share of Workers %	Share of Jobs %	Jobs less workers %
Agriculture, Mining, Oil & Gas Extraction	970	278	1	0	-1

Business by Sector	Number of Workers	Number of Jobs	Share of Workers	Share of Jobs	Jobs less workers
			%	%	%
Arts, Entertainment, Accommodations	21,103	15,258	16	14	-2
Construction	7,762	9,298	6	8	2
Education and Health Care Services	24,631	18,179	18	16	-2
Finance, Insurance, and Real Estate	13,430	12,945	10	12	2
Information	5,330	5,737	4	5	1
Manufacturing	7,144	4,256	5	4	-1
Other Services	5,149	5,016	4	5	1
Professional, Scientific, Management Services	17,291	10,804	13	10	-3
Public Administration	0	0	0	0	0
Retail Trade	21,289	20,727	16	19	3
Transportation and Warehousing	3,849	1,544	3	1	-2
Wholesale Trade	7,827	7,295	6	7	1
Total	135,775	111,337	--	--	--

2007-2011 ACS (Workers), 2011 Longitudinal Employer-Household Dynamics (Jobs)

HOUSEHOLDS BY TENURE

Table 2-10, below, depicts statewide demographic data based on households by tenure. In 2013, the U.S. Census Bureau reported an estimate of 147,529 total occupied households in Seminole County. According to the data provided, 104,012 households are owned and 43,517 are rented. This shows a homeownership rate of 70.5 percent and a rental rate of 29.5 percent county-wide.

Table 2-10 Seminole County Occupied Households by Tenure, 2013		
Jurisdiction	Tenure Type	Household Count
Seminole County	Owner	104,012
Seminole County	Renter	43,517

Source: U.S. Census Bureau, 2009-2013 American Community Survey 5-Year Estimates

HOUSING UNITS AND VACANCY RATES

Tables 2-11 and 2-12, below, depict county-wide population data for total number of housing units and housing units by type. In 2013, Seminole County had a total of over 180,000 housing units. According to the data provided, approximately 71.7 percent were single-unit structures, 25.3 percent were multi-unit structures, 2.9 percent were mobile homes and less than 1 percent were boats, recreational vehicles, vans, and other.

Table 2-11 Total Number of Housing Units in Seminole County, 2013	
Jurisdiction	Total Housing Units
Seminole County	182,117

Source: U.S. Census Bureau, 2009-2013 American Community Survey 5-Year Estimates

Table 2-12 Housing Units by Type in Florida 2013	
Type of Housing Unit	Percentage of Housing Units
Single-unit structures	71.7%
Multi-unit structures	25.3%
Mobile Homes	2.9%
Boat, RV, Van, Other	0.1%

Source: U.S. Census Bureau, 2009-2013 American Community Survey 5-Year Estimates

Table 2-13, below, depicts county-wide population data for housing unit vacancy rates in Seminole County in 2013. In 2013, there were approximately 34,588 vacant housing units in Seminole County, representing a vacancy rate of 19 percent. These vacancy statistics include seasonal vacancies for persons who claim permanent residency in other states for certain time periods throughout the year. Of the total housing units in Seminole County, it is estimated that about seven percent of the vacancy rate is housing units that are seasonally, recreationally or occasionally occupied.

Table 2-13 Housing Unit Vacancy Rates in Seminole County, 2013				
Jurisdiction	Occupied	Vacant	Percent Vacant	Total Housing Units
Seminole County	147,529	34,588	19%	182,117

Source: U.S. Census Bureau, 2009-2013 American Community Survey 5-Year Estimates

HOUSING COST BURDEN

Table 2-14, below, depicts county-wide population data for housing cost burden in Seminole County in 2013. In 2013, the average monthly housing cost for homeowners with a mortgage was \$1,633. Housing costs for homeowners without

a mortgage had a significantly lower cost burden estimated at \$491 per month. Renters, who also make up the highest percentage of households who spend at least thirty percent or more of their monthly income on housing costs, spent an average of \$1,046 per month.

Type of Tenure	Average Monthly Housing Costs	Percentage of Households that spend 30% or more monthly income on housing costs
Owners with mortgage	\$1,633	23.2%
Owners without mortgage	\$491	4.4%
Renters	\$1,046	41.1%

Source: U.S. Census Bureau, 2009-2013 American Community Survey 5-Year Estimates

SPECIAL NEEDS POPULATIONS

The University of Florida’s Shimberg Center for Housing Studies defines special needs populations as “persons with disabilities, farmworkers and homeless individuals and families.”

Persons with Disabilities

	Under 5	5 to 17	18 to 34	35 to 64	65 to 74	74 and Over	Total
Female	21	1,372	2,719	8,358	3,332	7,301	23,103
Male	0	1,986	2,831	7,641	3,127	4,333	19,918
Total	21	3,358	5,550	15,999	6,459	11,634	43,021

	Estimate	With an ambulatory difficulty
Total Population	401,783	22,645
5 to 17	72,773	533
18 to 64	275,796	10,601
65 and older	53,214	11,511

Source: American Community Survey, 2013

Table 2-16, below, depicts county-wide household data relating to cost burden, tenure and number of households with persons with disabilities ages fifteen and older in Seminole County.

Jurisdiction	Housing Cost Burden	Tenure	Households with a Person(s) with a disability 15+ years of age
--------------	---------------------	--------	--

Seminole County	30% or Less Cost Burden	Owner	12,526
Seminole County	30% or Less Cost Burden	Renter	3,630
Seminole County	Greater than 30% Cost Burden	Owner	7,472
Seminole County	Greater than 30% Cost Burden	Renter	4,591

Source: Shimberg Center for Housing Studies, University of Florida, 2012

Farmworkers

Table 2-17, below, depicts county-wide household data demonstrating the lack of housing units available for farmworker and migrant populations in Seminole County. The term “unaccompanied” refers to housing units meant for farmworker or migrant individuals and the term “accompanied” refers to housing units meant for farmworker and migrant families. According to the data provided, there is a great need for both unaccompanied and accompanied migrant and seasonal households in Seminole County.

Table 2-17 Housing Need for Farmworker Housing Units by Type, 2011	
Jurisdiction	Seminole County
Unaccompanied Migrant Households	158
Existing FL Dept. of Health Permitted Units	0
Need for FL Dept. of Health Permitted Units	158
Accompanied Migrant Households	90
Existing Housing Assisted Multi-family Units	0
Need for Multifamily Units	90

Source: Shimberg Center for Housing Studies, University of Florida, 2011

Homeless Individuals and Families

Table 2-18, below, depicts county-wide population data relating to the total number of homeless individuals and families with children, by region, in Florida. Homeless individuals in the Central Florida Region make up 8 percent of the 42,477 total homeless individuals statewide. Homeless families with children make up 16 percent of the 30,382 total homeless families statewide.

Table 2-18 Homeless Individuals and Families by Region, 2012		
Region	Individuals	Families with Children
Central (Orange, Osceola and Seminole Counties)	3,296	4,647

Source: Shimberg Center for Housing Studies, University of Florida, 2012

Table 2-19, below, depicts county-wide and statewide population data relating to homeless transitional and permanent cost-effective units available to serve Seminole County homeless population. According to the data provided, the

Central Florida region has the highest number of transitional and permanent supportive housing beds for homeless individuals. The Central Florida region has the highest number of transitional housing units available for homeless families in Florida.

Table 2-19 Homeless Transitional and Permanent Housing Supply, 2012				
Region	Individuals		Families	
	Transitional Housing Beds	Permanent Supportive Housing Beds	Transitional Housing Units	Permanent Supportive Housing Units
Northwest	915	887	177	79
Northeast	683	971	328	299
Central	2,252	2,281	533	285
Southeast	556	719	224	304
South	2,060	2,887	380	910
Southwest	601	410	100	208
Total	7,067	8,155	1,742	2,085

Source: Shimberg Center for Housing Studies, University of Florida, 2012

The data and statistics provided in Chapter 2 reveal pertinent data utilized in the analysis of impediments to fair housing in Seminole County. Gender and demographics, race distribution, national origin, native language, income, education and growth patterns are presented which provide a foundation of information from which impediment analysis can be evaluated, tested, and ultimately prevented. Chapter 3 provides a closer examination of Seminole County and its housing market.

CHAPTER 3: **FAIR HOUSING CHOICE ANALYSIS**

This section of the AI provides an overview of the various conditions, trends and activities that have impacted fair housing in recent years, such as foreclosure rates; fair market rental rates; public financial resources for affordable housing units; housing cost burden, and mortgage lending and insurance practices.

The review will examine recent trends and outcomes in the state of Florida and in Seminole County as they impact affordable housing units, including public housing; federally-assisted housing (privately owned); Section 8 Voucher programs, tax credit and grant-assisted housing and private section affordability encouraged by other governmental intervention efforts such as mandates in local comprehensive plans.

The review will highlight, based upon available data, the current affordable housing inventory through all of the affordable housing creation sources indicated above and determine their positive or negative impact on fair housing choice within the state and in Seminole County specifically.

STATUS OF FORECLOSURE RATES

Florida’s foreclosure rate is approximately 2.5 times the national average and the state accounts for approximately 10% of the national foreclosure inventory. Seminole County’s foreclosure rate is 1 foreclosure per every 468 properties. (www.realtytrac.com/statsandtrends/foreclosures/fl, March, 2015.) This amounts to .22% in Seminole County while Florida’s overall foreclosure rate is .23% and the national rate is .1%. Nonetheless, Florida does have the highest foreclosure rate in the nation.

The following Table 3-1 shows Florida entitlement counties state ranking and foreclosure rate.

Table 3-1

Entitlement County	Ranking	Foreclosure rate
Seminole County	County w/in state #29	1 in every 468
State of Florida	State w/in country #1	1 in every 446
United States	NA	1 in every 1,082

<http://www.wesh.com/money/real-estate/list-fla-counties-with-the-most-foreclosures/17777778>, 12/15/14

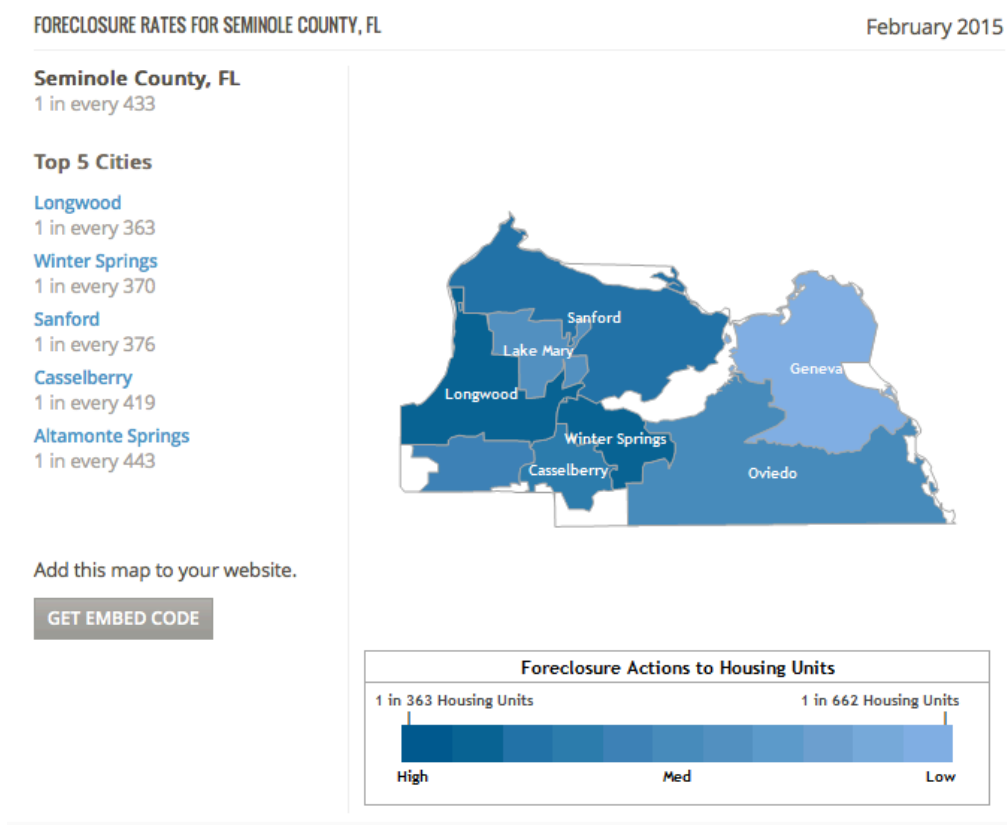
Below, Seminole County's foreclosures are displayed by recent foreclosure activity.

The Tables below demonstrate a few key findings:

- Foreclosure activity is slowing.
- The number of properties that were facing foreclosure or are bank owned increased between 2014 and 2015.

Please refer to Tables 3-2 through 3-4 below for a more complete picture of Seminole's recent foreclosure experience.

Table 3-2



Source: Realty Trac <http://www.realtytrac.com/statsandtrends/foreclosuretrends/fl>, February 2015

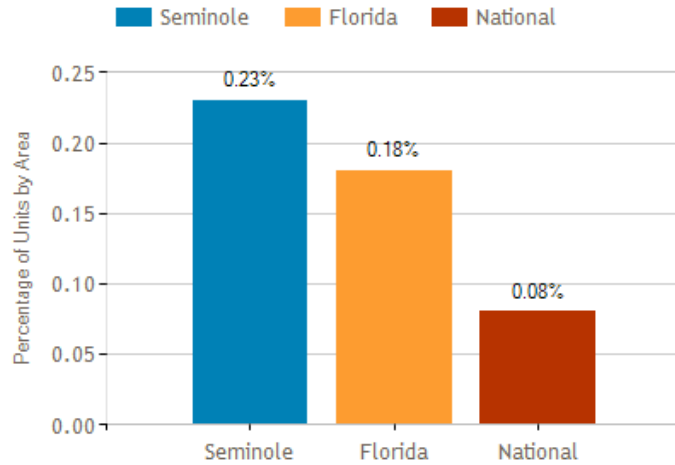
Table 3-3

GEOGRAPHICAL COMPARISON FOR SEMINOLE COUNTY, FL

Total number of foreclosures broken down by type of filing.

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Source: Realty Trac <http://www.realtytrac.com/statsandtrends/foreclosuretrends/fl>, February 2015

Table 3-4

FORECLOSURE STATUS DISTRIBUTION FOR SEMINOLE COUNTY, FL

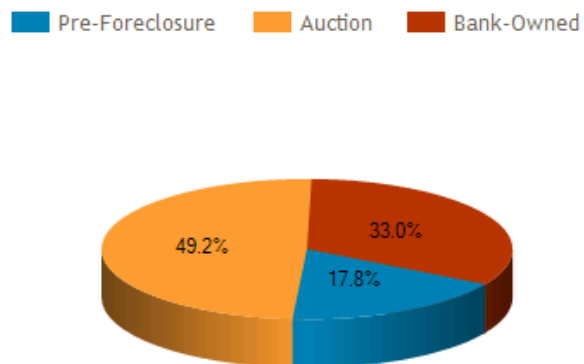
February 2015

The current distribution of foreclosures based on the number of active foreclosure homes in Seminole County, FL.

Pre Foreclosures	
Prior Month	Prior Year
↑ 7.9 %	↓ 38.7 %

Auction	
Prior Month	Prior Year
↓ 26.3 %	↑ 86.1 %

Bank Owned	
Prior Month	Prior Year
↑ 13.5 %	↓ 36.4 %



Source: Realty Trac <http://www.realtytrac.com/statsandtrends/foreclosuretrends/fl>, February 2015

Initially high foreclosures increased the supply of homes for sale and depressed prices. After a period of time, the low prices attract buyers. As the inventory reduces, prices rise. However, the entire process can take years.

As homeowners are foreclosed upon, they often lose access to low-cost lending sources, which may cause them to reduce expenditures in other areas. For example, foreclosed homeowners generally are unable to obtain new mortgage loans for at least two years, removing many potential homebuyers from the market. Also, neighborhood foreclosures increase blight and depress home values, causing even more foreclosures. The greatest impact of the housing crash is the reduced capital to homeowners and investors, thus leading to a reduction in housing stock quality.

While the numbers of foreclosure filings has dropped dramatically in the last two years, damage has been done to the available owner-occupied affordable housing units in Seminole County. Most, if not all of these prior homeowners are entering the rental market as an alternative, seeking affordable fair market rents. This increased pressure on the number of available affordable units is further exacerbating that issue.

The foreclosure crisis caused by the Great Recession of 2008 will have a long-term negative impact on the status of availability of affordable housing units and, as a result, fair housing choice for Seminole County residents.

STATUS OF FAIR MARKET RENTAL RATES

The population of Seminole County, according to the 2010 Census, is 422,718. The total number of households in the county is 164,706. The average household size for Seminole County is 2.48. The total number of renter households in the county is 55,207, which means that 33.5% of households are renter households.

HUD establishes a Fair Market Rent (FMR) each year for each Metropolitan Statistical Area in the country. This rent standard is used to establish payment limits for Section 8 Housing Choice Vouchers, maximum rents in HOME financed rental projects and initial or renewal rents for Section 8 project based assistance.

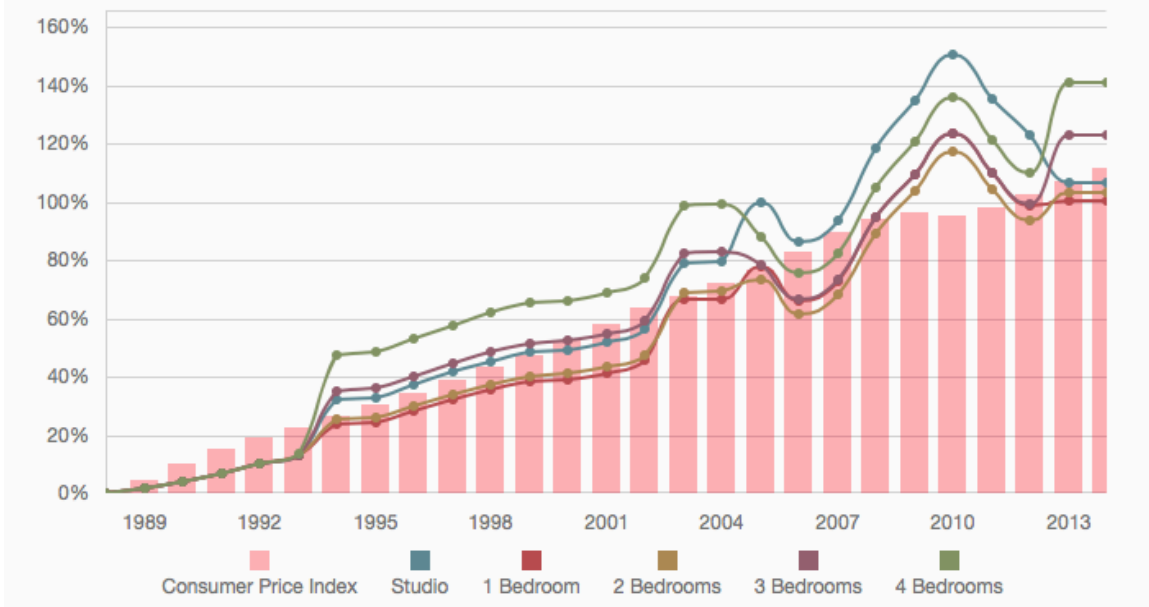
The FMR is largely a statistical derivative of the US Census Bureau's American Community Survey (ACS) 5-year estimates for 2-bedroom median rent. For the most part, in Seminole County, a landlord with a 2-bedroom apartment to rent, could not receive more than \$997. Likewise, a renter in need of a 3-bedroom apartment with a Section 8 voucher would have to find a rental in Seminole County that rented for less than \$1,330. See Table 3-5 & 6 for more information.

Table 3-5

2015 Fair Market Rents					
Bedrooms	0	1	2	3	4
Price	\$707	\$836	\$997	\$1,330	\$1608

Table 3-6

Fair Market Rent Percentage Change Since 1988



The affordable housing industry has long used the FMR as barometer for local rents. Though the geographic areas FMR's are based on are broad and there are often wide variations in neighborhood rents throughout a Metropolitan Statistical Area (MSA), in general, the FMR is one of the best quick tools one can use to judge housing costs in a place.

A historic look at FMR's in Seminole County found that they have risen an average of 2.82% year over year. The first year in our sample is 1985 when the two bedroom FMR was \$420. That same 2 bedroom apartment rent had increased to \$983 by 2013. In 2003 the two bedroom FMR in Seminole County saw its largest single year increase going up by 14.43%.

It's also interesting to look at the FMR compared to the Consumer Price Index's (CPI) housing index to understand how Seminole County rents have fluctuated in comparison to the rest of the Nation. The consumer price index grew an average of -0.89% year over year. The two bedroom FMR in Seminole County has grown faster than the CPI indicating faster than average rent growth in the market.

The largest single year of 2 bedroom FMR growth was in 2003 at 14.43% while the smallest year of growth was 2006 with a 6.68% decrease.

CONCLUSION

Rental Housing for residents of Seminole County; low and moderate population groups are becoming less affordable. Local rental rates are worsening at a greater rate than CPI, state and national rates.

STATUS OF PUBLIC FINANCIAL RESOURCES FOR AFFORDABLE HOUSING UNITS

Assisted housing properties

Since 1993, Florida has lost 432 assisted housing properties with over 38,000 affordable rental units. Most of these were early low-income housing tax credit and mortgage revenue bond developments that are no longer under income and rent restrictions. The state also lost over 7,000 units of HUD and Rural Development subsidized housing during that time, including over 2,000 units with project-based rental assistance.

Seminole County’s federally assisted affordable rental housing stock includes properties financed through the following programs:

Table 3-7

Program	Properties	Units
Section 8	2	198
LIHTC	17	3,896
Section 811	1	12
Public Housing	1	30
Total	21	4,136

The average number of units per property for affordable rentals in Seminole County is 219.90. The largest federally assisted affordable rental community in the county is Logan Heights at 360 units and the smallest is The Hacienda at 13 unit(s). 0 apartment properties provide housing for seniors containing units. Of the 4,397 units, 717 units include some form of rental assistance (like Section 8) to make rent more affordable for very low-income families.

Table 3-8

Cities with Federally Assisted Projects in Seminole County		
City	Properties	Units
Sanford	12	2,854
Oviedo	4	821
Casselberry	1	304
Lake Mary	1	284

Longwood	1	13
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Table 3-9

Federally Assisted Units By Property						
Name	Sec 8	Sec 811	Sec 202	LIHTC	RD 515	Sr
Stratford Point	-	-	-	384	-	-
Loma Vista	-	-	-	379	-	-
Logan Heights	-	-	-	357	-	-
Two Ninety-five Ltd	-	-	-	348	-	-
Seminole Pointe	-	-	-	335	-	-
Castle Woods Housing Associates Ltd	-	-	-	300	-	-
Charleston Club	-	-	-	245	-	-
Regal Pointe Apartments	-	-	-	283	-	-
Wyndham Place	-	-	-	260	-	-
Barrington Place Apartments	-	-	-	47	-	-
Mystic Cove	-	-	-	183	-	-
Lake Monroe Associates Lp	-	-	-	184	-	-
Hatteras Sound	-	-	-	138	-	-
Tompkins/rosecliff Ltd	-	-	-	168	-	-
Cedar Creek	-	-	-	140	-	-
San Jose Apartments	-	-	-	121	-	-
Seminole Garden Apartments	108	-	-	-	-	-
Georgia Arms Apartments	90	-	-	-	-	-
Oviedo Town Centre I	-	-	-	24	-	-
The Hacienda	-	12	-	-	-	-

Rental Assistance for Tenants in Seminole County

Rental assistance is a type of housing subsidy that pays for a portion of a renter's monthly housing costs, including rent and tenant paid utilities. This housing assistance can come in the form of Section 8 Housing Choice Vouchers, project-

based Section 8 contracts, public housing, USDA Rental Assistance (in Section 515 properties) as well as HUD Section 202 and 811 properties.

In Seminole County, there are 4 affordable housing properties providing rental assistance to 240 very low income households. In addition, Seminole County Housing Authority provides 334 Section 8 rental vouchers in Seminole County and the surrounding area.

To qualify for most rental assistance programs a renter must earn no more than 50% of the Area Median Income (AMI). In some cases, rental assistance is reserved for renters earning 30% or less of the AMI. In Seminole County, to qualify for Section 8 assistance, a renter household containing four persons must earn \$29,150 or less. For some targeted rental assistance programs, a renter household of four can't earn more than \$24,250.

It's important to remember that in many rental assistance programs there are minimum rent regulations requiring assistance recipients to make a minimum payment of between \$25 and \$50 per month no matter how low their income.

Table 3-10

HUD Assistance Income Limits								
Persons	1	2	3	4	5	6	7	8
50% AMI	\$20,450	\$23,256	\$26,250	\$29,150	\$31,500	\$33,850	\$36,150	\$38,500
30% AMI	\$12,250	\$15,930	\$20,090	\$24,250	\$28,410	\$32,570	\$36,150	\$38,500

Income Limits

All affordable housing programs provided by or through the government have maximum income limits to qualify for assistance. These income limits are typically derived from the Area Median Income (AMI), the theoretical family income of the average household in a given geography.

The AMI is updated each year for each geographical area taking into consideration numerous economic indicators. The geographical areas used for establishing the AMI are either MSA or counties.

Seminole County is in the Orlando-Kissimmee-Sanford, FL MSA. The 2014 AMI for a family of four in Seminole County is \$58,300. The income limits used for Section 8, public housing, Low Income Housing Tax Credits, the HOME program and other Federal programs all are derived from the HUD defined AMI.

Table 3-11

Low Income Housing Tax Credit Income Limits								
Persons	1	2	3	4	5	6	7	8
60% AMI	\$24,120	\$27,540	\$30,960	\$34,380	\$37,140	\$39,900	\$42,660	\$45,420
50% AMI	\$20,100	\$22,950	\$25,800	\$28,650	\$30,950	\$33,250	\$35,550	\$37,850
40% AMI	\$16,080	\$18,360	\$20,640	\$22,920	\$24,760	\$26,600	\$28,440	\$30,280
30% AMI	\$12,060	\$13,770	\$15,480	\$17,190	\$18,570	\$19,950	\$21,330	\$22,710

Rent Limits for Affordable Rental Housing

All apartment units that receive Federal assistance, whether that assistance is used to subsidize rents or the cost of construction and development, have dollar limits on the amount of rent a landlord may charge each month. These rent limits are based on the incomes of the renters the property is meant to serve.

The maximum income a renter can earn to qualify is based on the Area Median Income (AMI) for the market where the apartment community is located. Likewise, the maximum rent is usually determined by multiplying the annual income limit by 30% (the National housing affordability standard) and dividing by 12 months.

In Seminole County, a family of four that qualifies for a three bedroom apartment under the Low Income Housing Tax Credit program will not pay more than \$894. Rent limits can range greatly within the same apartment community. If the same apartment property in this example also targets persons earning less than 30% of AMI, our four person family's 68 year old neighbor who earns less than \$12,060 will never pay more than \$323.

Table 3-12

Low Income Housing Tax Credit Rent Limits					
Persons	0	1	2	3	4
60% AMI	\$603	\$646	\$774	894	\$998
50% AMI	\$503	538	\$645	\$745	\$831
40% AMI	\$402	\$430	\$516	\$596	\$655
30% AMI	\$302	\$323	\$387	\$447	\$499

Inventory of available units at affordable rates supported by public financial resources are on the decline due to falling funding from public sources. State funding for affordable housing programs comes from taxes on property sales, and as those sales fell, so did the revenue for funding. State Housing Initiatives Partnership (SHIP) and *State Apartment Incentive Loan* [SAIL] programs are capitalized through funding established by the William E. Sadowski Affordable Housing Act, passed by the Florida Legislature in 1992. The Sadowski Act created a dedicated source of revenue for affordable housing programs based on a documentary stamp tax paid on all real estate transactions. Both SHIP and SAIL play a key role in enabling affordable housing developers to leverage federal resources.

SHIP provides funds to local governments as an incentive to create partnerships that produce and preserve affordable homeownership and multifamily housing. A minimum of 30% of SHIP funds are reserved for households with income at or below 50% of the area median income (AMI).

SAIL provides low-interest loans for affordable multifamily developments, with a minimum of 20% of the units set aside for households with income at or below 50% of AMI. When federal Low Income Housing Tax Credits are used in conjunction with SAIL, a minimum of 40% of the units are set aside for residents with income at or below 60% of AMI.

Following the onset of the recession in Florida in 2007, the Florida Legislature transferred Sadowski Act funds to non-housing uses.¹

As demand for affordable housing increased during the downturn, funding decreased, thus increasing the cost burden to renters and homeowners. Wages have not kept pace with housing costs and thus the cost burden on both homeowners and rental owners has reduced income for repairs and upkeep. The data demonstrates that the housing stock is aging and as this occurs upkeep costs will increase.

From fiscal years 2009-10 to 2011-12, when SHIP communities were feeling the worst effects of the Local Housing Trust Fund being used to fund general operations, an average of 2,036 units were assisted per year.² (Much of this activity was made possible by SHIP funds carried over from previous years and

¹ National Low Income Housing Coalition - Florida Housing Trust Funds Back on Track, June 13, 2014

² Florida Housing Coalition. 2014, December 17. State and Local Housing Trust Funds in the 2015 Legislative Session. <http://www.flhousing.org/wpcontent/uploads/2012/04/SHIP-Advocacy-Webinar-2014-12-17-v5JR-edits.pdf>. Last accessed 1/22/15.

by program income.) However, when Local Housing Trust Fund monies are fully appropriated for housing and available to SHIP communities, 8,000 to 10,000 units can be assisted each year.³ Clearly, full SHIP funding would allow local communities to significantly increase their efforts to provide housing for key populations, including those who are homeless or have developmental disabilities. Seminole County's SHIP allocation for FY 2015-2016 is estimated to be over \$1 million, which will be a big help in reversing this trend.

STATUS OF HOUSING COST BURDEN

A household is considered cost burdened when it spends more than 30 percent of its income for housing. A household is considered severely cost burdened when housing costs are more than 50 percent of its income.

Of those households with a cost burden, some choose, and are capable of affording, higher rents and mortgages, i.e., those with higher incomes have more flexibility and may be able to spend more than 30 percent of their income on housing and still have enough left over for other expenses. However, households with lower incomes (generally those earning 80 percent or less of area median income) are less capable of paying rent or mortgages above 30 percent of their income because they have less income remaining after housing costs for other basic needs.

In addition to housing cost burden, many low-income families spend a large amount of their income on transportation costs. Many homebuyers cannot afford to buy a home in dense urban areas where the most jobs are available. Purchasing a house in the suburbs and commuting is often a more attractive option for these households. However they often are burdened with more cost for gasoline, car payments, car repairs and insurance, and they contribute to traffic congestion and greenhouse gas emissions.

For purposes of the consolidated planning process, the following income categories were used in relation to the AMI as defined by Community

³ Florida Housing Finance Corporation. 2014. Strategic Plan [adopted 9/19/14]. <http://www.floridahousing.org/FH-ImageWebDocs/Aboutus/StrategicPlan/2014StrategicPlanningProcess/2014%20Adopted%20Strategic%20Plan%20-%20September%2019-2014.pdf>

Florida Housing Coalition. 2014, December 17. State and Local Housing Trust Funds in the 2015 Legislative Session. <http://www.flhousing.org/wpcontent/uploads/2012/04/SHIP-Advocacy-Webinar-2014-12-17-v5JR-edits.pdf>.

Development Block Grant guidelines:⁴

- Extremely low income: less than 30% of AMI
- Low income: 30.01-50% of AMI
- Moderate income: 50.01-80% of AMI
- Middle income: 80.01-120% of AMI

Additional data on Seminole County's housing cost burden issue is provided by Florida Housing Data, prepared by the Shimberg Center for Housing Studies, University of Florida, in Tables 3-14 & 15 below.

Table 3-14

Household Demographic Data - Households by:			
Jurisdiction	Year	Housing Cost Burden	Household Count
Seminole	2010	30% or less	97477
Seminole	2010	30.1-50%	34996
Seminole	2010	more than 50%	32137
Seminole	2013	30% or less	100489
Seminole	2013	30.1-50%	35997
Seminole	2013	more than 50%	33172

Notes: Not Available.
Sources: Estimates and projections by Shimberg Center for Housing Studies, based on 2000 and 2010 U.S. Census data and population projections by the Bureau of Economic and Business Research, University of Florida.

Source: Florida Housing Data, Shimberg Center for Housing Studies, University of Florida, www.flhousingdata.shimberg.ufl.edu

Table 3-15

Rental Market Study, 2013 - Households by:					
	Household Income	Housing Cost Burden	Estimated Number of Households	Lower Bound	Upper Bound
	30% or Less of AMI	40% or Less	3611	-957	6747
	30% or Less of AMI	40.01 to 60%	1028	-1707	2862
	30% or Less of AMI	Greater than 60%	8677	4435	11635
	30.01% to 60% of AMI	40% or Less	6880	4127	8836
	30.01% to 60% of AMI	40.01 to 60%	5967	2639	8260
	30.01% to 60% of AMI	Greater than 60%	9549	5467	12328
	More than 60% of AMI	40% or Less	115695	119928	112820
	More than 60% of AMI	40.01 to 60%	12786	8045	16090
	More than 60% of AMI	Greater than 60%	5059	1739	7378

based on estimates and projections from the 2009-2011 American Community Survey (ACS). Because of sampling, there is a margin of error for each estimate. The "Estimated s" column reflects the actual estimate, while the "Lower Bound" and "Upper Bound" columns show the estimate minus or plus the margin of error. Where the value in the "Lower ative, the "Estimated Number of Households" is not statistically significantly different from zero. For more information on margins of error, see [ACS documentation](#). Shimberg Center for Housing Studies, [2013 Rental Market Study: Affordable Rental Housing Needs](#). Data from estimates and projections based on U.S. Census Bureau, [2009-2011 Survey](#).

⁴ 24 CFR 81.17 - Affordability

Source: *Florida Housing Data*, Shimberg Center for Housing Studies, University of Florida, www.flhousingdata.shimberg.ufl.edu

Frequent moves, overcrowding, and homelessness have also been linked to lower educational attainment in children.⁵ Additionally, both subsidized rental housing and homeownership have been linked to better educational outcomes for children.⁶

Cost burden is growing in Seminole County. Housing cost burden increases when a larger percentage of family income is spent maintaining housing. To maintain stability, incomes must increase with cost.

Affordable housing—like any other housing development—stimulates state and local economies. When a developer creates affordable housing through new construction or rehabilitation, the community gains jobs through direct, indirect, and induced economic impacts.⁷ Once the development is finished and occupied, the residents create demand for ongoing jobs to meet their needs. As a result, each dollar of Sadowski state and local housing trust funds leverages \$4 to \$6 in private investment, federal tax credits, and other funding sources. If the Sadowski state and local housing trust fund monies are fully appropriated for housing in Fiscal Year 2015-16, the projected economic impact will be:

- 24,950 jobs
- \$3.1 billion in total economic output
- Over \$1 billion in labor income⁸

Affordable housing helps to attract employers to a region. In one survey, employers were asked which factors they consider when choosing a new branch

⁵ Brennan M. 2007. *The Positive Impacts of Affordable Housing in Education: A Research Summary*. Washington, DC: Center for Housing Policy. http://www.nhc.org/media/documents/Housing_and_Education.pdf

⁶ Brennan M. 2007. *The Positive Impacts of Affordable Housing in Education: A Research Summary*. Washington, DC: Center for Housing Policy. http://www.nhc.org/media/documents/Housing_and_Education.pdf

⁷ Florida Department of Economic Opportunity [DEO]. 2014. *Occupational Employment Statistics and Wages (OES)*. <http://www.floridajobs.org/labormarket-information/data-center/statistical-programs/occupational-employment-statistics-and-wages>

⁸ Sadowski Coalition. 2014. Estimate based on December 2014 revenue projections from the Florida Revenue Estimating Conference, 2012 IMPLAN Sector multipliers, and data on 2010 Sadowski fund expenditures compiled by Dr. Alan Hodges (Extension Scientist, University of Florida). An exception is the Total Development Cost multiplier for SAIL, which was adjusted by the Florida Housing Finance Corporation to be configured for an economically viable tax-exempt bond/SAIL structure expected in 2014.

location. Housing availability and cost were among the most important “quality of life” factors—only low crime rates and healthcare facilities ranked higher. When local housing costs are out of reach for entry-level and midlevel employees, they must live remotely and commute to work, increasing traffic congestion. Not only will entry-level and mid-level employees likely incur additional commuting expense, but employers may find it harder to attract skilled workers, and have more problems with employee absenteeism and turnover.⁹

STATUS OF MORTGAGE LENDING AND INSURANCE PRACTICES

Since little information is available for Seminole County specifically, this section is written from a statewide perspective. We believe Seminole County’s experience is similar if not identical to the State. Refer to Table 3-18 for limited Seminole County data on loan approval and denial rates for 2013.

HUD’s 2009 *The State of Fair Housing* report states that African Americans and Latinos have the lowest homeownership rates in the United States—less than 50 percent, as compared to 76 percent for whites. The discrepancy in homeownership has been attributed, in large measure, to the significant problem of mortgage lending discrimination, with private lenders denying mortgages to potential African American and Latino homebuyers at disproportionate rates. Some studies indicate that large differences in mortgage rejection rates based on race occur because loan officers are far more likely to overlook flaws in the credit scores of white applicants or to arrange creative financing for them than they were in the case of black applicants.

According to the most recent estimates from the U.S. Census Bureau 2009-2013 American Community Survey, Latinos constitute 22.9 percent of the United States population, while the non-Latino population is 57.2 percent white, 15.3 percent African American, 2.4 percent Asian, 0.2 percent American Indian or Alaska Native, and 0.1 percent Native Hawaiian and other Pacific Islander. However, the average white person in metropolitan America lives in a neighborhood that is 80 percent white and only seven percent black. A typical black individual lives in a neighborhood that is only 33 percent white and as much as 51 percent black.

Segregation remains correlated with race, not simply socioeconomic status. The racial and ethnic makeup of neighborhoods experienced by the average White American is starkly different than those experienced by the average Black or

⁹ Gambale, G. 2009. The 24th Annual Corporate Survey and 6th Annual Consultants Survey. Westbury, NY: Area Development. In Wardrip et al. 2011.

Latino American.¹⁰ The degree of *economic* segregation facing families of color is even starker. Although there are more poor Whites than poor Blacks and Latinos, high poverty neighborhoods (30 percent poverty and higher) are disproportionately Black and Latino; the higher the poverty concentration, the more likely that the neighborhood will be racially isolated. For Blacks and Latinos, relatively high incomes are no protection against segregation: “Disparities between neighborhoods for blacks and Hispanics with incomes above \$60,000 are almost as large as the overall disparities, and they increased more substantially in the [1990s].”¹¹

Segregation has a plurality of causes, including private discrimination, historical and current government policies, income differentials and preference. Although housing discrimination against African Americans and residential desegregation declined slightly between 1980 and 2000, racial steering continues at high levels, and racial isolation within America’s cities and schools increased during that same period based on racial dissimilarity scores.¹²

Reports on marketplace practices demonstrate that Florida has a disproportionate amount of mortgage related fraud. Florida’s LexisNexis Mortgage Fraud Index (MFI) ranked first in the nation for loans investigated in 2013.¹³ Florida’s reported MFI of 529 is more than five times the expected rate of fraud for the state, based on its origination volume. The state had a mortgage fraud index of 529 in 2013. Under the formula, a score of 100 would be expected for each state based on individual amounts of loan originations. While Florida’s index figure has slowly dropped steadily during the past five years — down from a high of 717 in 2009 — the state’s 2013 index was more than double that of Nevada, which ranked second on the list. Nevada had an index figure of 221. Florida has held the nation’s top ranking for instances of mortgage-related fraud since 2009.¹⁴

While fair housing laws have been relatively effective in reducing obvious and overt discriminatory practices in housing sales and rentals, discrimination and discriminatory attitudes still exist in more subtle forms. Real estate and rental property brokers still utilize steering and block busting techniques and continue to misrepresent circumstances and conditions in order to discourage certain persons (i.e., because of race, color, national origin, sex, disability, familial status or

¹⁰ The Leadership Conference: Future of Fair Housing: Housing Discrimination and Segregation Continue – Dec. 2008

¹¹ Lewis Mumford Ctr. for Comparative Urb. & Reg’l Res., *Separate and Unequal: The Neighborhood Gap for Blacks and Hispanics in Metropolitan America 2* (2001).

¹² Segregation has a plurality of causes, including private discrimination, historical and current government policies, income differentials and preference - December 2007

¹³ The MFI is an indication of the amount of mortgage-related fraud and misrepresentation involving industry professionals found through LexisNexis Mortgage Industry Data Exchange (MIDEX) subscriber fraud investigations in various geographical areas within any particular year.

¹⁴ LexisNexis® 16th Annual Mortgage Fraud Report – December 2014

religion) from residing in particular areas of a community. Even though they represent a small portion of fair housing complaints filed, advertising, statements or notices that directly or indirectly indicate an intent to make a limitation, specification or to discriminate with respect to members of one of the protected categories still occur, as do threats or intimidation designed to limit the benefits of renting or buying housing or to interfere in any way with the use and enjoyment of housing.

Discriminatory mortgage lending practices further compound fair housing problems. Equal access to lending is one of the most significant impediments to housing choice for members of protected classes. An analysis of data from 2004 to 2013 collected under the Home Mortgage Disclosure Act has determined there was a significant decrease in home mortgages to African Americans and Latinos since the onset of the housing downturn. The share of non-Hispanic white borrowers increased from 68.1 percent of the total in 2001 to 71.2 percent of the total in 2012, and the share of Asian borrowers rose from 3.8 to 5.7 percent. By contrast, the share of African American borrowers spiked from 6.0 percent in 2001 to 8.0 percent in 2005, before dropping to 4.8 percent in 2012. The pattern for the Hispanic share is similar: 8.85 percent in 2001 to 13.3 percent in 2005, before dropping to 8.6 percent in 2012.¹⁵ For further detail please reference Table 3-17 below.

According to a report issued by Compliance Tech, an Arlington, Virginia-based provider of technology and mortgage data analysis, African Americans and Latinos borrowed 62 percent less to buy or refinance homes in 2009 than they borrowed in 2004. In comparison, mortgages to non-Latino whites declined only 17 percent while Asian Americans obtained nearly an equal amount in mortgages to non-Latino whites. The study also found that African Americans and Latinos have significantly less access to prime loans than whites. Between 2004 and 2009, the number of prime loans to African Americans and Latinos decreased 76 percent while white borrowers only saw a 31 percent decrease and Asian Americans experienced a 28 percent decline.¹⁶

The emergence of peer-to-peer lending in 2006 gave average Americans the ability to issue loans themselves. Peer-to-peer lending, the process of direct loan provision by lenders to borrowers through internet platforms, has surpassed \$1 billion of outstanding loan volume and is still growing rapidly, even accelerating its growth over the last year. In peer-to-peer lending, an investor has the credit history of a prospective borrower and, while race is not included, a lot of personal

¹⁵ The Urban Institute - Where Have All the Loans Gone? The Impact of Credit Availability on Mortgage Volume, March 2014

¹⁶ Compliance Tech - The Foreclosure Crisis and Racial Disparities in Access to Mortgage Credit 2004-2009, February 9, 2011

descriptors still are. Most interesting is the presence of a borrower's geography. Certain areas of the United States have a lower rate of return than others, particularly the state of Florida¹⁷. Studies have determined that Florida residents are less likely, in a statistically significant way, to pay back their peer-to-peer loans¹⁸. As a result, less peer-to-peer lending is available to Florida's residents.

¹⁷ Lending Club releases issued loan data quarterly. Last Release: 09/01/2014

¹⁸ Trans Union 2013 Q4 Report [60-Day Mortgage Loan Delinquency Rate by State](#)

Table 3-17 Distribution of Home Loans, by Purpose of Loan, 2004-2013

Percent except as noted										
Characteristic of borrower and of neighborhood	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013
A. Home purchase										
Borrower race and ethnicity¹										
Asian	4.8	5.0	4.5	4.5	4.9	5.3	5.5	5.2	5.3	5.7
Black or African American	7.1	7.7	8.7	7.6	6.3	5.7	6.0	5.5	5.1	4.8
Other minority ²	1.4	1.3	1.1	1.0	.9	.9	.9	.8	.8	.7
Hispanic white	7.6	10.5	11.7	9.0	7.9	8.0	8.1	8.3	7.7	7.3
Non-Hispanic white	57.1	61.7	61.2	65.4	67.5	67.9	67.6	68.7	69.9	70.2
Joint	2.3	2.3	2.3	2.5	2.8	2.8	2.7	2.8	2.9	3.1
Missing	19.8	11.5	10.5	10.1	9.6	9.3	9.1	8.6	8.3	8.2
All	100	100	100	100	100	100	100	100	100	100
Borrower income³										
Low or moderate	27.7	24.6	23.6	24.7	28.1	36.7	35.5	34.4	33.4	28.4
Middle	26.9	25.7	24.7	25.2	27.1	26.7	25.6	25.2	25.2	25.2
High	41.4	45.5	46.7	47.0	43.1	34.7	37.4	38.8	40.0	44.8
Income not used or not applicable	4.0	4.2	5.0	3.1	1.8	1.8	1.4	1.5	1.5	1.5
All	100	100	100	100	100	100	100	100	100	100
Neighborhood income⁴										
Low or moderate	14.5	15.1	15.7	14.4	13.1	12.6	12.1	10.8	12.8	12.7
Middle	48.7	49.2	49.5	49.6	49.8	50.2	49.4	48.6	43.6	43.7
High	35.8	34.7	33.7	35.1	35.9	35.8	37.7	38.6	43.2	43.2
All	100	100	100	100	100	100	100	100	100	100
B. Refinance										
Borrower race and ethnicity¹										
Asian	3.5	2.9	3.0	3.1	3.1	4.1	5.2	5.4	5.5	4.7
Black or African American	7.4	8.3	9.6	8.4	6.0	3.5	2.9	3.1	3.3	4.4
Other minority ²	1.4	1.4	1.3	1.1	.8	.6	.5	.6	.6	.7
Hispanic white	6.2	8.6	10.1	8.7	5.3	3.2	3.0	3.3	3.9	5.0
Non-Hispanic white	57.2	60.9	59.6	62.7	70.7	74.6	74.3	73.5	72.5	70.5
Joint	2.1	2.1	1.9	2.0	2.2	2.6	2.7	2.8	3.1	3.1
Missing	22.1	15.7	14.6	14.1	11.9	11.4	11.4	11.3	11.1	11.6
All	100	100	100	100	100	100	100	100	100	100
Borrower income³										
Low or moderate	26.2	25.5	24.7	23.3	23.5	19.6	19.0	19.2	19.6	21.1
Middle	26.3	26.8	26.1	25.6	25.5	22.5	22.5	21.3	21.8	21.7
High	38.8	40.8	43.7	46.1	44.8	45.8	49.6	48.1	47.7	46.3
Income not used or not applicable	8.6	6.9	5.4	4.9	6.2	12.1	8.9	11.4	10.9	10.8
All	100	100	100	100	100	100	100	100	100	100
Neighborhood income⁴										
Low or moderate	15.3	16.5	17.9	16.1	11.9	7.7	7.2	7.3	10.1	12.1
Middle	50.0	51.3	52.0	52.2	51.9	47.5	46.1	45.5	41.9	43.8
High	33.9	31.6	29.4	31.0	35.2	43.5	46.0	45.6	47.6	43.9
All	100	100	100	100	100	100	100	100	100	100
Memo										
Number of home-purchase loans (thousands)	4,660	4,836	4,298	3,331	2,533	2,391	2,157	2,018	2,286	2,615
Number of refinance loans (thousands)	6,412	5,692	4,397	3,588	2,869	5,243	4,481	3,823	5,890	4,341

Source: The 2013 Home Mortgage Disclosure Act Data, www.federalreserve.gov

After declines each year from 2005 through 2011, home purchase originations for one- to four-family, owner-occupied, site-built properties grew significantly in 2012 and 2013. However, the degree of growth over these two years varied substantially across demographic groups. Loans to Asian and high-income borrowers have grown most quickly at 42 percent and 50 percent, respectively, while loans to African American and low- or moderate-income (LMI) borrowers have grown most slowly at just 12 percent and seven percent, respectively.¹⁹

In terms of borrower income, the share of home purchase loans to LMI borrowers declined significantly in 2013 from 2012, from 33.4 percent to 28.4 percent. In fact, the *number* of loans to LMI borrowers declined slightly from 2012 despite growth in the overall number of home-purchase loans.²⁰

Table 3-18 depicts home loan approval and denial rates specifically for Seminole County in 2013, information provided by the federal financial institutions examination council, known as HMDA data.

Table 3-18 Home Purchase Loan Approval/Denial by Race, 2013					
Race	Loan Originated	Application Denied	Other	Total	% Denied
American Indian or Alaska Native	23	6	9	38	15%
Asian	558	128	174	860	14%
Black or African American	377	153	83	613	24%
Native Hawaiian or Other Pacific Islander	26	6	14	46	13%
White	7,287	1,526	1,818	10,631	14%
Information Not Provided	852	270	310	1,432	18%
Not applicable	18	1	17	36	.02%

Source: HMDA 2013

Another area of discrimination related to housing sales and rentals involves the availability and affordability of property insurance. Florida has been ranked the nation's most expensive homeowners insurance market by the latest National Association of Insurance Commissioners Annual Report. The average premium for a typical homeowner's policy in Florida is \$1,933, according to NAIC data ranking it first among the states²¹. Thus, the absence of easy access to affordable homeowners insurance with favorable terms is a major issue for poor, minority families attempting to purchase their first home and for all home owners in minority neighborhoods, hindering housing and community development efforts.

¹⁹ The 2013 Home Mortgage Disclosure Act Data Federal Reserve Bulletin November 2014 Vol. 100, No. 6

²⁰ The 2013 Home Mortgage Disclosure Act Data Federal Reserve Bulletin November 2014 Vol. 100, No. 6

²¹ National Association of Insurance Commissioners Annual Report 2013

Furthermore, disparities in homeowner’s insurance options available to minorities contribute to more declinations of coverage among minority homebuyers and limit opportunities for integration. Neighborhoods composed predominantly of minority populations are often excluded from the best homeowner’s insurance coverage. As the U.S. 7th Circuit Court of Appeals explained in its NAACP v. American Family Mutual Insurance decision²², procuring insurance is critical to the home purchasing process: “No insurance, no loan; no loan, no house; lack of insurance thus makes housing unavailable.”

Examples of insurance discrimination include providing inattentive service to minority customers, offering policies with different terms to members of different racial groups, requiring inspections only in non-white neighborhoods and requiring credit checks for only minority applicants. Unfortunately, the unavailability of data on insurance redlining makes it difficult to determine the scope and nature of discriminatory insurance practices that might exist and, therefore, prevents this potential problem from being appropriately addressed.

The difficulty in providing statistics and analysis on the impact of redlining is demonstrated in the testimony provided to the United States Senate Committee on Banking, Housing and Urban Affairs on March 17, 2009 where J. Robert Hunter, Director of Insurance Consumer Federation of America in discussing the “failure to take recent steps on redlining or insurance availability or affordability. Many states no longer even look at these issues, 30 years after the federal government issued studies documenting the abusive practices of insurers in this regard. Yet, ongoing lawsuits continue to reveal that redlining practices harm the most vulnerable consumers.”

CONCLUSION

Many factors affect the supply of affordable housing, including low wages for common occupations, high market prices for homes and apartments in decent condition, and limited federal funding for housing programs²³. Seminole County’s market for home sales is steadily improving—prices are increasing, the inventory of homes for sale is approaching competitive levels, and the share of homebuyers paying cash, including institutional investors, is declining. Although institutional investors are expected to pull back from the home sale market in the coming year, wealthy retirees and international buyers paying cash are likely to maintain a strong presence in Central Florida markets. The prevalence of cash sales in

²² 978 F.2d 287 (7th Cir. 1992)

²³ Hoag, C. 2015, January 13. “Low-Income Housing Funds are Drying Up All Over America.” TakePart [online magazine]. <http://www.takepart.com/article/2015/01/13/low-income-housing>.

Florida reduces the inventory of affordable homes available to low-income and first-time homebuyers.²⁴

Additionally, access to mortgage credit has become more restricted for these buyers. Key provisions of the Dodd-Frank Act Wall Street Reform and Consumer Protection Act, passed by Congress in 2010, took effect in 2014, including more stringent underwriting standards for residential mortgages, and requirements for banks to hold increased capital. As mortgage lenders have implemented the new rules, they have made fewer loans to homebuyers with low incomes or less-than-ideal credit.²⁵

²⁴ Institute for Economic Competitiveness. 2014. Florida and Metro Forecast: 2014-2017. Orlando: University of Central Florida College of Business Administration.

<http://iec.ucf.edu/file.axd?file=2014%2f12%2ffl-forecast-december-2014-s.pdf>

RealtyTrac. 2014, November 4. "Institutional investor share of U.S. residential sales drops to four-year low in Q3 2014, cash sales also lower."

<http://www.realtytrac.com/content/foreclosure-market-report/us-institutional-investors-and-cash-sales-report-q3-2014-8179>.

Owers, P. 2014, November 6. "Cash sales dominate South Florida's housing market." SunSentinel [online article]. <http://www.sun-sentinel.com/business/realestate/fl-home-cash-sales-20141106-story.html>. Last accessed 12/30/14.

²⁵ Institute for Economic Competitiveness 2014.

Eavis, P. 2014, October 22. "U.S. loosens reins, but mortgage lenders want more slack." New York Times [online article]. http://dealbook.nytimes.com/2014/10/22/u-s-loosens-reins-but-mortgage-lenders-want-more-slack/?_r=0

CHAPTER 4: **FAIR HOUSING COMPLAINTS**

Complaints filed under fair housing laws are useful tools in targeting which types of discrimination are most prevalent among Seminole County households and which neighborhoods are most commonly affected. This section of the AI compiles data from the U.S. Department of Housing and Urban Development (HUD), including its Office of Fair Housing and Equal Opportunity (FHEO). Using data collected from these sources the following analysis and reporting will identify:

- The number of complaints filed in Seminole County with HUD;
- Complaint closures and outcome of cases; and
- Complaint rates identifying areas with higher rates of complaints, which may indicate areas of concern.

Limitations to be considered in this data are:

- The data relies on the self-reporting by those that believe they have experienced discrimination; therefore, all cases or types of discrimination may not be reported.

COMPLAINTS BY AGENCY

The following section of the AI will focus on complaints made to HUD's Fair Housing and Equal Opportunity Office. In this section, the data is arranged to view complaints in the context of the basis for the complaint. Often, the total cases will outnumber the individual complaints. This is due to the fact that complaints may be made on more than one basis but counted as a single complaint.

Total complaints to HUD in Seminole County reported between 2009 and 2013 were 41. The majority of complaints were made on the basis of disability (25). The second highest category was familial status (7), followed by sex (5), race (4), national origin (4), and retaliation (1). There were no complaints received based on religion.

Table 4-1 HUD FHEO Complaints by type 2009-2013								
	Race/Color	National Origin	Disability	Familial Status	Religion	Sex	Retaliation	Total Closed:
HUD	4	4	25	7	0	5	1	41
	4	4	25	7	0	5	1	41

Source: HUD Fair Housing and Equal Opportunity Annual Report 2013

HUD Complaints

In housing-related transactions, the Federal Fair Housing Act prohibits discrimination based on race, color, religion, national origin, sex, disability or familial status. As with the Florida Commission on Human Relations (FCHR) data, complaints filed with HUD are on the basis of the protected class status of the person alleged to have been aggrieved. Complaints filed with HUD may also be referred to FCHR, and vice-versa, if there is a violation against a state law. Complaints are categorized by race, national origin, disability, familial status, religion, sex and retaliation.

COMPLAINT RESOLUTIONS BY AGENCY

This section of the AI examines housing complaint outcomes and closures and the breakdown of the most common categories of closures.

HUD Complaint Closures

The closing categories provided by HUD are:

- Charges;
- Administrative Closures;
- Conciliations and Settlements;
- No Reasonable Cause Determinations;
- Post-Cause Closures by State and Local Partner Agencies;
- Administrative Law Judge Closures;
- Elections to Federal District Court;
- Appeals or Supreme Court Closures, and
- Open Cases.

Cases closed due to administrative closures comprised 68 percent of the closures. The second largest category was cases ending in settlements (24%), followed by merit closures (8%).

PRESENCE AND ROLE OF FAIR HOUSING EDUCATION AND ENFORCEMENT ORGANIZATIONS

Problem areas for fair housing cannot be identified by simply looking at the number of complaints; more context is necessary to ascertain where needs lie.

A high number of complaints could point to a problem with rampant discrimination, or it could simply demonstrate the effectiveness of an education plan operating in that area so that awareness is higher and more identifiable. Meanwhile, an area with a low number of complaints may identify a lack of support services to assist in the protection of rights.

The citizens of Seminole County have access to a broad array of local and regional housing services in enforcement and education as detailed in Table 4-2 below. By educating residents about fair housing, discrimination, how to properly identify issues and how to file a complaint, citizens are empowered to help organizations be more effective. Although some organizations offer housing services, they may not all provide enforcement services. However, their presence in the community demonstrates that, although it may not be the primary focus of an organization, access to knowledgeable professionals who understand and are able to assist alleged victims with the filing of complaints with HUD or FCHR exists.

Organization	Phone	Website	Address
Seminole County Community Services	(407) 665-2380	http://www.seminolecountyfl.gov/departments-services/community-services/	534 West Lake Mary Blvd Sanford, FL 32773
Homes in Partnership	(352) 383-7300	http://www.homesip.org	235 E. 5th Street Apopka, FL 32703
Legal Advocacy Center of Central Florida	(407) 708-1020	http://www.laccf.org	315 S Magnolia Ave, Sanford, FL 32771
Orange County Housing Finance Authority	(407) 894-0014	http://www.ochfa.com	2211 Hillcrest St, Orlando, FL 32803

Orlando Regional Realtors Association	(407) 253-3580	www.orlandorealtors.org	1330 Lee Rd, Orlando, FL 32810
Apartment Association of Greater Orlando (AAGO)	(407) 644-0539	www.aago.org	340 N Maitland Ave, Maitland, FL 32751

Two local/ regional programs of note to inform and educate the citizens of Seminole County about fair housing opportunities are:

- Financial Assistance Orientation performed by the Seminole County Community Assistance Division where information on Fair Housing is distributed.
- The Orlando Regional Realtors Association and the Apartment Association of Greater Orlando offer Seminole County citizens and real estate professional's participation in housing discussions and workshops and fair housing training at their meetings and events.

Many of these organizations are recipients of funding through HUD's Fair Housing Initiatives Program (FHIP) and Fair Housing Assistance Program (FHAP) to address housing discrimination. An FHIP-eligible entity is often a non-profit, local community-based agency providing contractual fair housing services to cities and assisting them in meeting Affirmatively Furthering Fair Housing (AFFH) obligations. Three FHIP initiatives provide competitive grants to eligible organizations:

- The Fair Housing Organizations Initiative (FHOI) provides funding that builds the capacity and effectiveness of non-profit fair housing organizations by providing funds to handle fair housing enforcement and education initiatives more effectively.
- The Private Enforcement Initiative (PEI) offers a range of assistance to the nationwide network of fair housing groups. The Initiative funds non-profit fair housing organizations to carry out testing and enforcement activities to prevent or eliminate discriminatory housing practices.
- The Education and Outreach Initiative (EOI) offers a comprehensive range of support for fair housing activities, providing funding to state and local government agencies and non-profit organizations for initiatives that explain to the general public and housing providers what

equal opportunity in housing means, and what housing providers need to do to comply with the Federal Fair Housing Act.

In addition to FHIP or FHAP funding, many organizations receive other types of local funds from the communities they serve to provide specified services to the public. These include private fair housing agencies including FHIP recipients as well as agencies that exist primarily to provide tenant-landlord information and counseling, or provide other forms of advocacy such as services for persons with disabilities or resources for seniors or families with children.

CONCLUSION AND SUMMARY OF FINDINGS

In Seminole County, the highest number of housing discrimination complaints are based on disability. There are differences in how disability discrimination and racial discrimination are perceived.

Many of the complaints filed by the disabled are due to the lack of adequate facilities--housing that has not been adequately adapted to their needs. This cause is easily identifiable and is accompanied by clear, tangible evidence of the discrimination. However, racial discrimination is subtler. It is unknown if there are systematic differences in knowledge between the disabled and racial minorities because many minorities in Seminole County are immigrants and/or speak English as a second language. It could be inferred that these households may not be as knowledgeable about anti-discrimination and fair housing laws or, perhaps, they are not willing to file a complaint. These individuals may find it easier to find housing elsewhere rather than file a claim against a landlord. For the disabled, many units are not adequately equipped to meet their needs so these individuals have fewer housing options and, therefore, may have a higher incentive to file a complaint.

CHAPTER 5: **IMPEDIMENTS TO FAIR HOUSING CHOICE AND** **RECOMMENDED STRATEGIES AND ACTIONS**

In review of Seminole County's 2012 AI and the recommendations for enhancement of Fair Housing Choice, the county has successfully completed 6 out of the 8 strategies and is in the process of completing the remaining 2 actions. The following recommendations are new actions and strategies based on the updated data presented in this revised AI.

Impediment #1: Lack of knowledge and communication on issues of discrimination in Housing Sales and Available Rental Options

Case study evidence of discrimination and the rate of loan denial and home ownership of minority populations shows a need to increase the awareness and education of fair housing choice and civil rights protection in the Fair Housing Choice process.

Recommendations:

- 1.1 Provide links on the County website to information on Fair Housing, including federal and state regulations that pertain to Fair Housing.
- 1.2 The County will promote fair housing awareness in underserved communities. Examples include targeted TV stations, radio and print media.
- 1.3 Encourage the County to publish a public notice in the newspaper and post a copy of this notice on the County website stating the name of their Fair Housing Coordinator and the availability of local and regional fair housing counseling services.

Timeline for Completion: Years 1-2

Impediment #2: Shortage of Affordable Housing Stock Opportunities

There are currently not enough units of affordable housing stock in place for the number of individuals that are seeking affordable housing. The administration staffs of these programs are also overburdened, slowing down the process of approval and placement.

Recommendations:

2.1 With the expansion of the housing choice voucher program, funding programs such as CDBG and HOME should consider multi-family housing rehabilitation and new construction as a funding priority under the 2015-2020 Consolidated Plan.

2.2 Work with housing providers, landlords and property management companies to increase the development of affordable housing and to be better informed regarding their responsibilities to comply with the Federal Fair Housing Act.

Timeline for Completion: Years 3-4

Impediment #3- Access to Loans and Capital for Homeownership

There is a need to increase the rate of financially sound loans approved for home ownership, especially among minority populations.

Recommendations:

3.1 Create materials on predatory lending, foreclosures and mortgage modification scams so that individuals do not fall victim to these abusive practices that could hinder their ability to later receive a loan for homeownership.

Timeline for Completion: Years 1-2

Impediment #4 - Inadequate access for minority households to housing outside of areas of minority concentration

A large majority of the affordable housing stock is located in high concentrations of minority areas. A lack of geographic distribution throughout the county inhibits minority populations from relocating out of those concentrated areas.

Recommendations:

4.1 Encourage more single-family housing acquisition with CDBG funds through the use of incentives such as project preference.

4.3 Track citing of HOME activities relative to minority concentration (jurisdiction citing practices over time) to encourage activity outside of minority concentration areas.

4.4 Consider ways to increase application from inactive housing providers, landlords and property managers; including but not limited to individual meetings to discuss what particular barriers to participation.

4.5 Convene AI working group to discuss progress on AI recommendations and solicit feedback for future AI updates.

Timeline for Completion: Years 4-5

Impediment #5 - Failure to make reasonable accommodation or modification for disabled persons

People with disabilities have difficulty finding suitable and accessible housing to meet their needs.

Recommendations:

5.1 Conduct outreach and education activities with housing providers, landlords and property managers about inexpensive modifications that can be achieved.

5.2 Refocus fair housing enforcement and monitoring procedures in order to spot these violations and clearly define consequences for violators.

5.3 Investigate expanding the County's accessibility program to serve rental properties.

Timeline for Completion: Years 4-5

CHAPTER 6: **ATTACHMENTS**

Attachment #1: Public Hearing Agenda (Attached)

Attachment #2: Public Hearing Minutes (Attached)

Attachment #3: Public Input Form (Attached)



Seminole County
2015-2020 Analysis of Impediment to Fair Housing Choice (AI)
Public Hearing #1
September 11, 2014 6:00 p.m. to 9:00 p.m.

AGENDA

Welcoming Comments

Introduction of Staff & Consultant Staff

Description and Purpose of the Public Hearing:

Seminole County receives annual funding from the U.S. Department of Housing and Urban Development (HUD). As a recipient of these funds, Seminole County is required to prepare an **Analysis of Impediments to Fair Housing Choice (AI) Plan**. The AI is a five (5) year planning document that identifies impediments to fair housing choice and includes actions to be implemented to overcome these impediments.

Discussion of the Timeline for 2015 AI

- Public Hearings/Meetings
- Drafting/Editing Process
- 30-Day Comment Period
- Board Approval

Public Input Methods

The public is invited to provide input in a variety of methods including:

- Oral Testimony at this public hearing
- Written Comments on the Public Input Form (provided at this meeting)
- Via e-mail at hpullen@langtonconsulting.com

Public Comment Period

Wrap-Up & Adjournment

SEMINOLE COUNTY
PUBLIC HEARING FOR THE DEVELOPMENT OF THE 2015 ANALYSIS OF
IMPEDIMENTS TO FAIR HOUSING CHOICE PLAN (AI)
SEPTEMBER 11, 2014 6:00 P.M. to 9:00 P.M.
MEETING MINUTES

1. Meeting called to Order and Introductions

The meeting opened with a welcome and staff introduction by Michael Langton, President of Langton Associates, Inc.

Other staff present:

Heather Pullen, Langton Associates, Inc.
Ben Weaver, Langton Associates, Inc.
Frances Dejesus, Seminole County Community Development
Carmen Hall, Seminole County Community Development

2. Purpose of the *2015 Analysis of Impediments to Fair Housing Choice (AI) Plan*

Michael Langton provided an overview of the purpose of conducting the public hearing to solicit public input for the purpose of identifying current/potential impediments to fair housing choice in Seminole County, as well as suggestions for resolutions to the identified impediments.

3. Timeline of the Development Process of the 2015 *AI Plan*

Michael Langton described the timeline of events expected to complete the *AI Plan*. A public hearing is being conducted to receive public input prior to the drafting of the *AI Plan* which will be completed and available for public review in June 2015. A thirty (30) day comment period will take place in June 2015 for the public to make comments on the draft *AI Plan*. A final Draft *AI Plan*, including the public comments, will be published, approved by the BOCC and submitted to HUD by August 15, 2015.

4. Citizen/Advocacy Organization/Stakeholder Input Forum Open

Attendees were call upon to speak in an open discussion style forum.

Impediments Identified:

- High Risk Tenants (Landlords want higher deposits/rental payments)
- Discrimination based on minority and disability (if violating landlords are punished, they correct the problem for a short time, but soon continue discrimination practices)
- Lack of affordable housing for very-low and low-income residents due to demolition of public housing units in City of Sanford.

Suggested Resolutions to Impediments Identified:

- More monitoring of property management/housing providers by local governments or housing program agents
 - Spend more funds on development of new affordable housing
5. Closing Remarks were provided by Michael Langton regarding upcoming meeting dates and locations, *AI* survey, and other ways of submitting public comment
 6. Adjournment 7:00 p.m.



**Seminole County
Meetings/Public Hearings to Receive Public Input
Analysis of Impediments to Fair Housing Choice (AI) Plan**

PUBLIC INPUT FORM

Public Input/Comments:

Personal Information (optional):

NAME: _____

ADDRESS: _____

EMAIL: _____

For more information, you may contact: Heather Pullen, Consultant with Langton Associates, at (904) 598-1368 or by email: hpullen@langtonconsulting.com.