

Assessment of Fair Housing

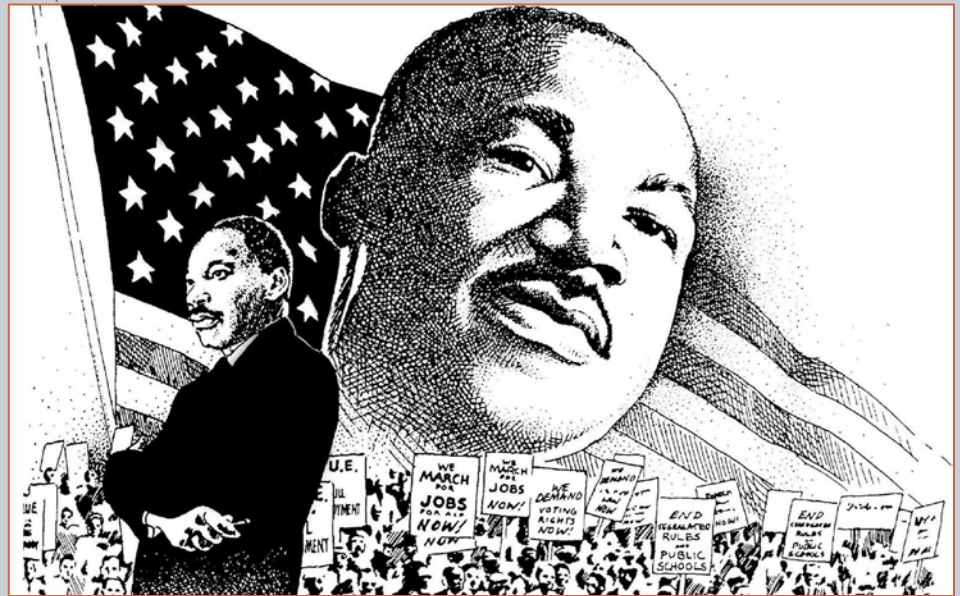


**ST. LAWRENCE COUNTY
FAIR HOUSING TASK FORCE**

Fair Housing Act



- Enacted to outlaw housing discrimination
 - Renting
 - Buying
 - Financing
- Protected Classes
 - Race, National Origin, Religion, Gender, Disability, Familial Status and Sexual Orientation



Community Development Block Grants

- **Housing Rehabilitation**
 - 27 awards; \$11 million
 - 579 households
- **First Time Homebuyer**
 - 23 awards; \$13.5 million
 - 570 households
 - Leveraged \$19.8 million
- **Affirmatively further fair housing**



Affirmatively Further Fair Housing



- Identify & remedy:
 - Disparities to equal access to housing opportunity
 - May be un/intentional
- Examples:
 - Different interest rates
 - Apartment no longer available
 - Higher rent
 - Tenant harassment



**DISCRIMINATION IS RARELY THIS OBVIOUS,
BUT IT'S JUST AS REAL. AND JUST AS ILLEGAL.**

Fair Housing Task Force



REFUSING TO RENT TO PERSONS
BECAUSE THEY HAVE CHILDREN
IS ALMOST ALWAYS
AGAINST THE LAW.

LIVE FREE

EQUAL HOUSING
OPPORTUNITY

REPORT HOUSING DISCRIMINATION

1-800-669-9777 TTY, 1-800-927-9275
WWW.HUD.GOV/FAIRHOUSING

- Established in 1991, 13 Members
- Workshops, PSAs, sample lease, emergency housing directory, information booth
- Referral for periodic complaints of discrimination
- Assessment of Fair Housing

Assessment Process

- Partner with Fair Housing CNY
- Stakeholder meetings
- Map housing data by census tract



US Census Bureau American Community Survey

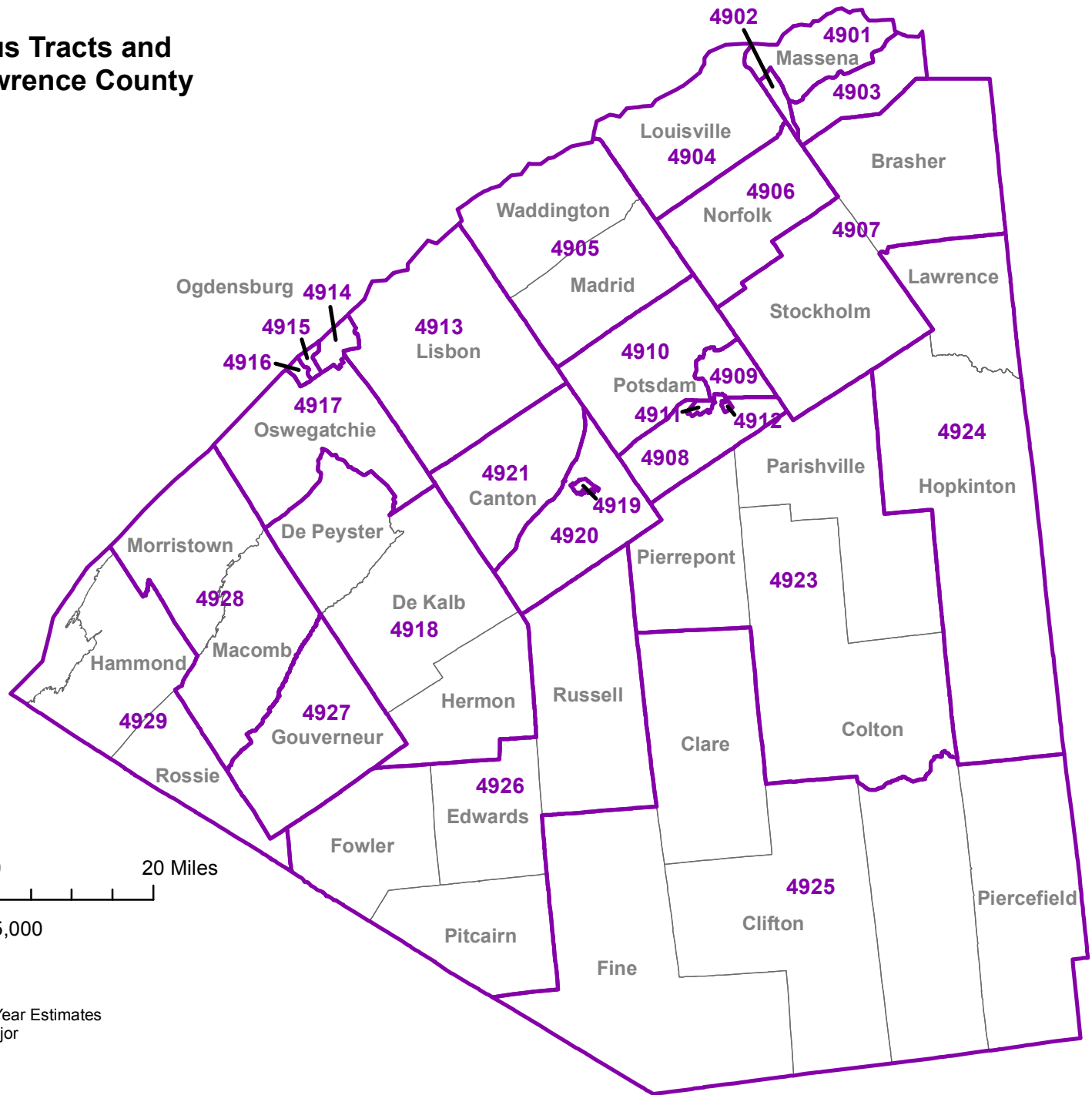


ST. LAWRENCE COUNTY

**SELECT SOCIOECONOMIC AND
HOUSING DATA BY CENSUS TRACT**

Names of Census Tracts and Towns in St. Lawrence County

32 Towns
28 Census Tracts



Source: 2010 - 2014 ACS 5 -Year Estimates
Dylan Arpey '17 Sociology Major
St. Lawrence University

Population & Socio-Economic Characteristics

Distribution of Non-Institutionalized Population in Housing Units by Census Tract






2010 County Total = 101,193 Residents

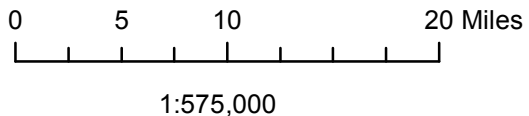
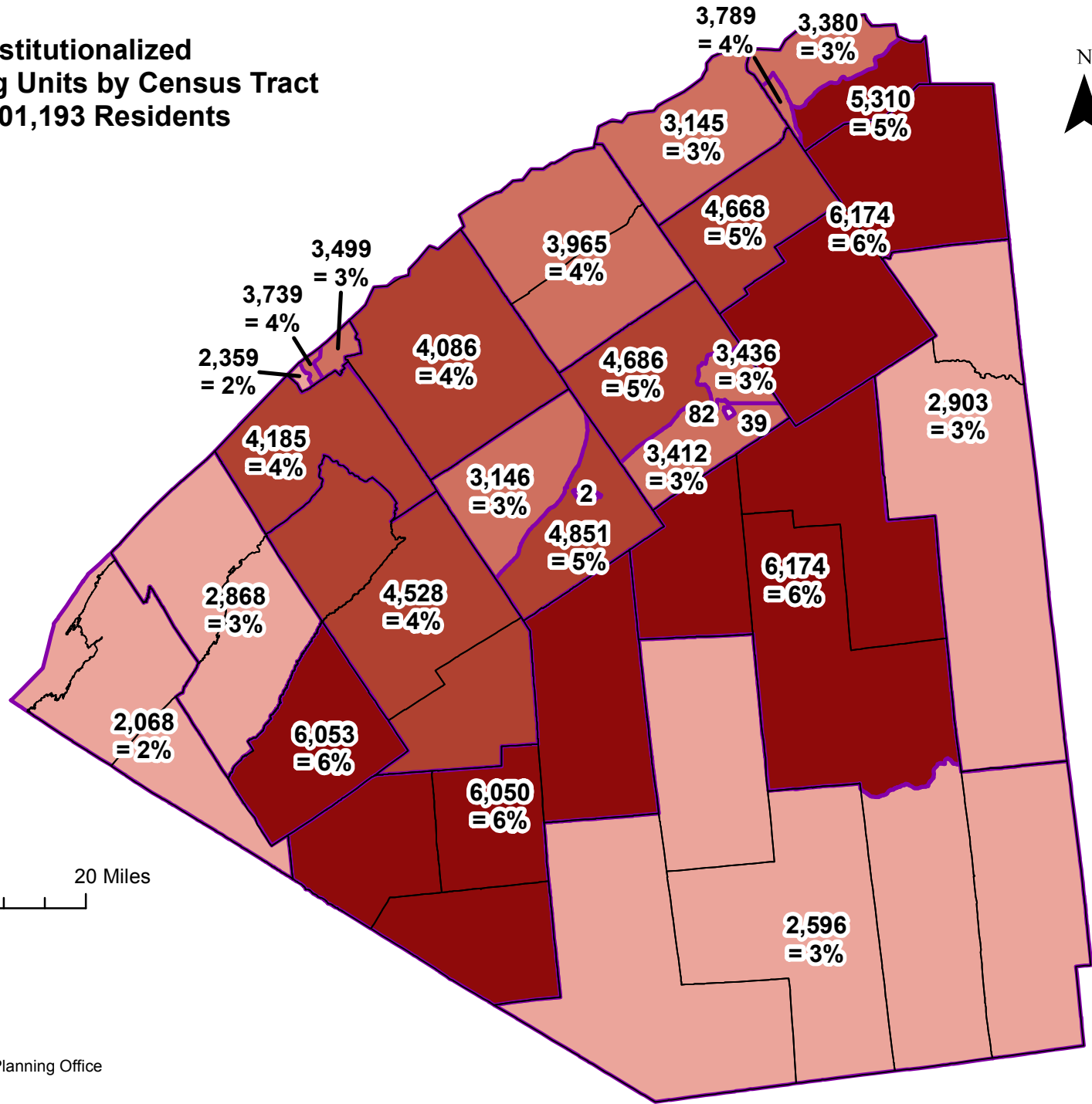


Legend

 Town Boundaries

Population in Census Tract

-  2 - 2,000
-  2,001 - 3,000
-  3,001 - 4,000
-  4,001 - 5,000
-  5,001 - 6,174



Source: 2010 ACS Population Estimate
Map Prepared by St. Lawrence County Planning Office

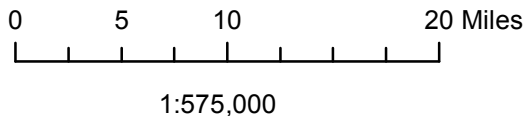
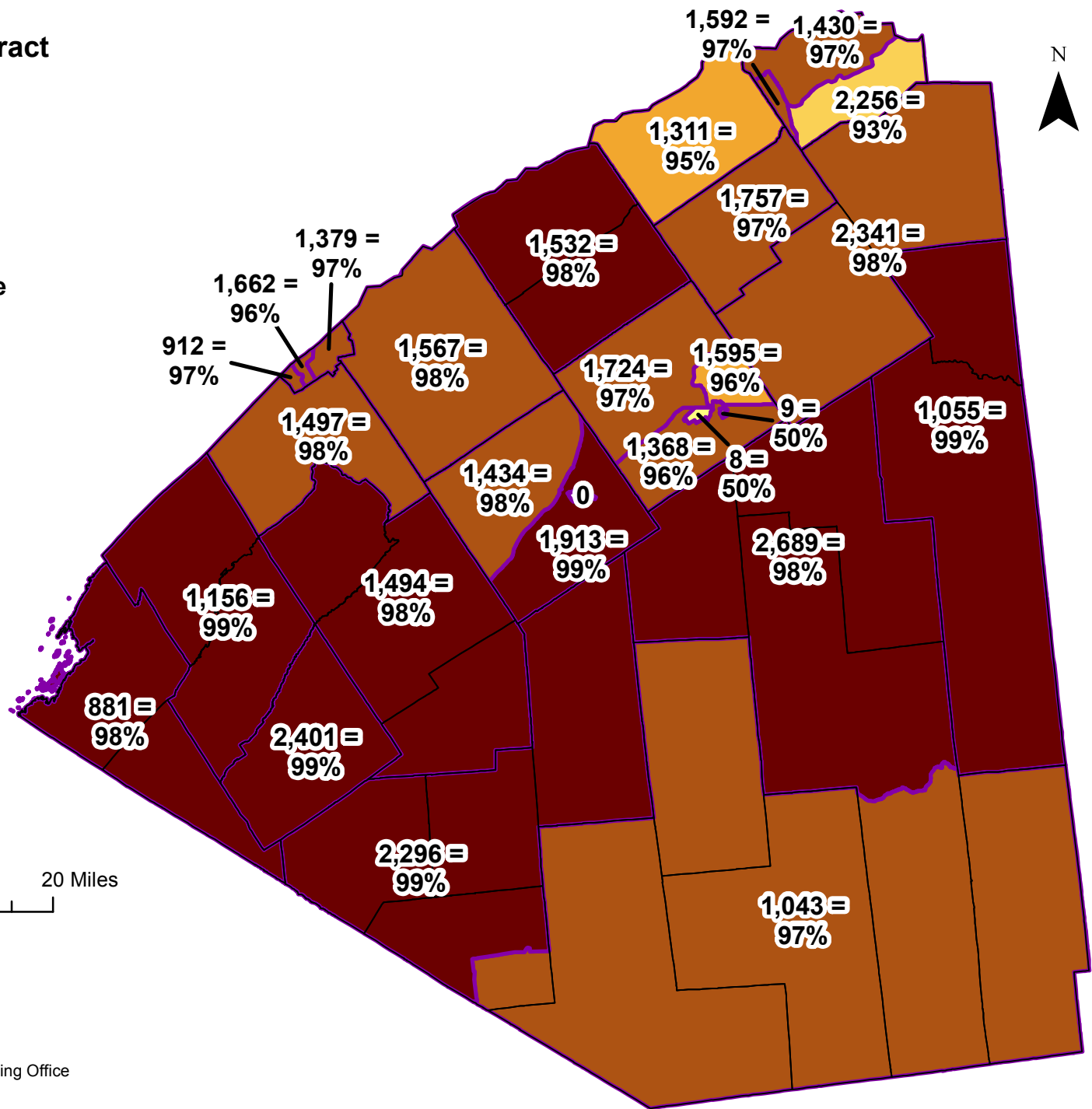
Households in Census Tract Who Are White

Legend

Percent of Households in Census Tract Who Are White

- Up to 92%
- 93 - 94%
- 95 - 96%
- 97 - 98%
- 99 - 100%

Town Boundaries









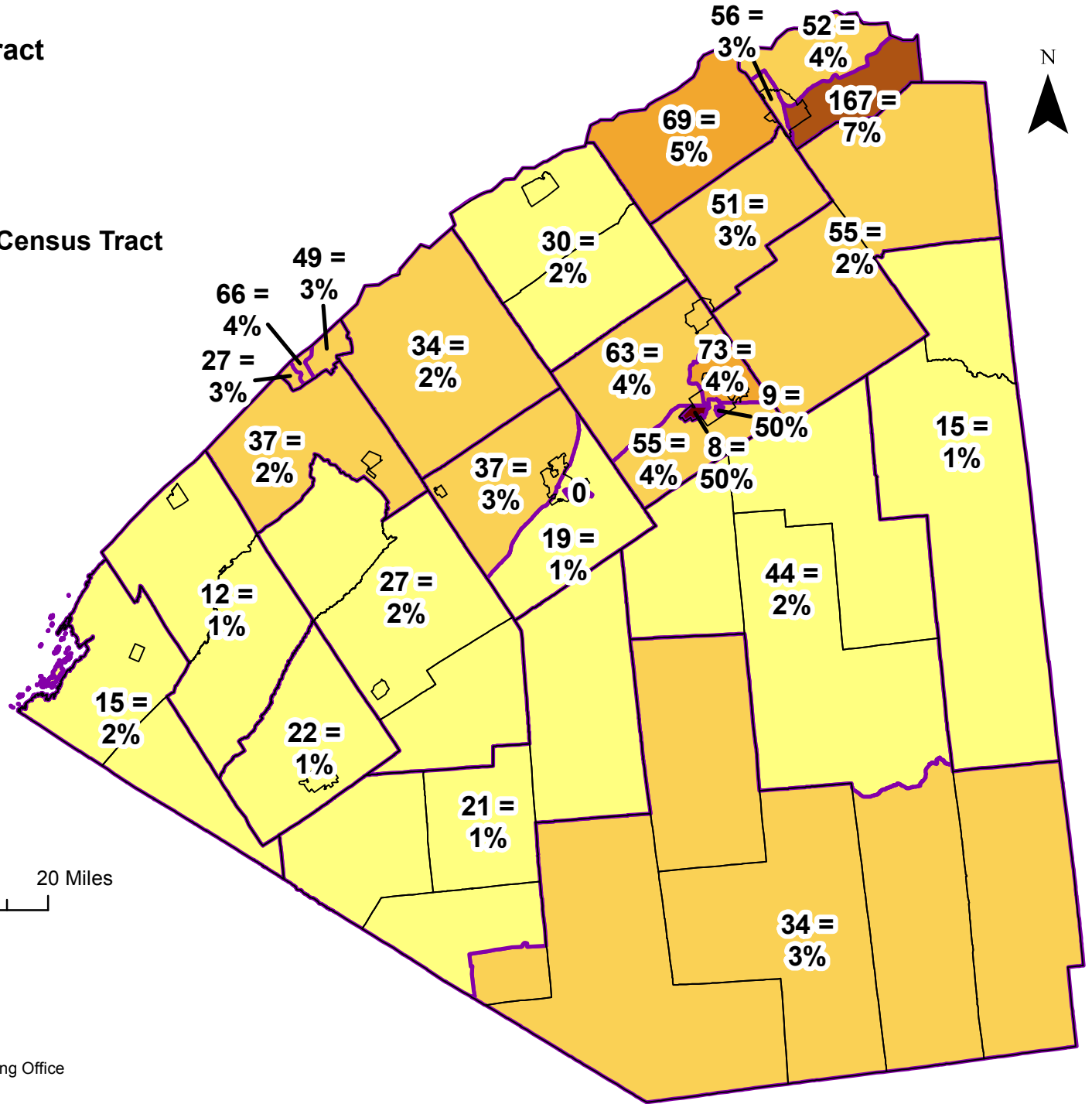
Source: 2011 - 2015 ACS 5 -Year Estimates
Map Prepared by St. Lawrence County Planning Office

Households in Census Tract Who Are Not White

Legend

Percent of Households in Census Tract Who Are Not White

-  Up to 2%
-  3 - 4%
-  5 - 6%
-  7 - 8%
-  9% and Higher
-  Town Boundaries



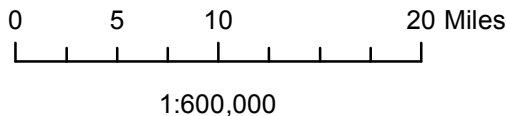
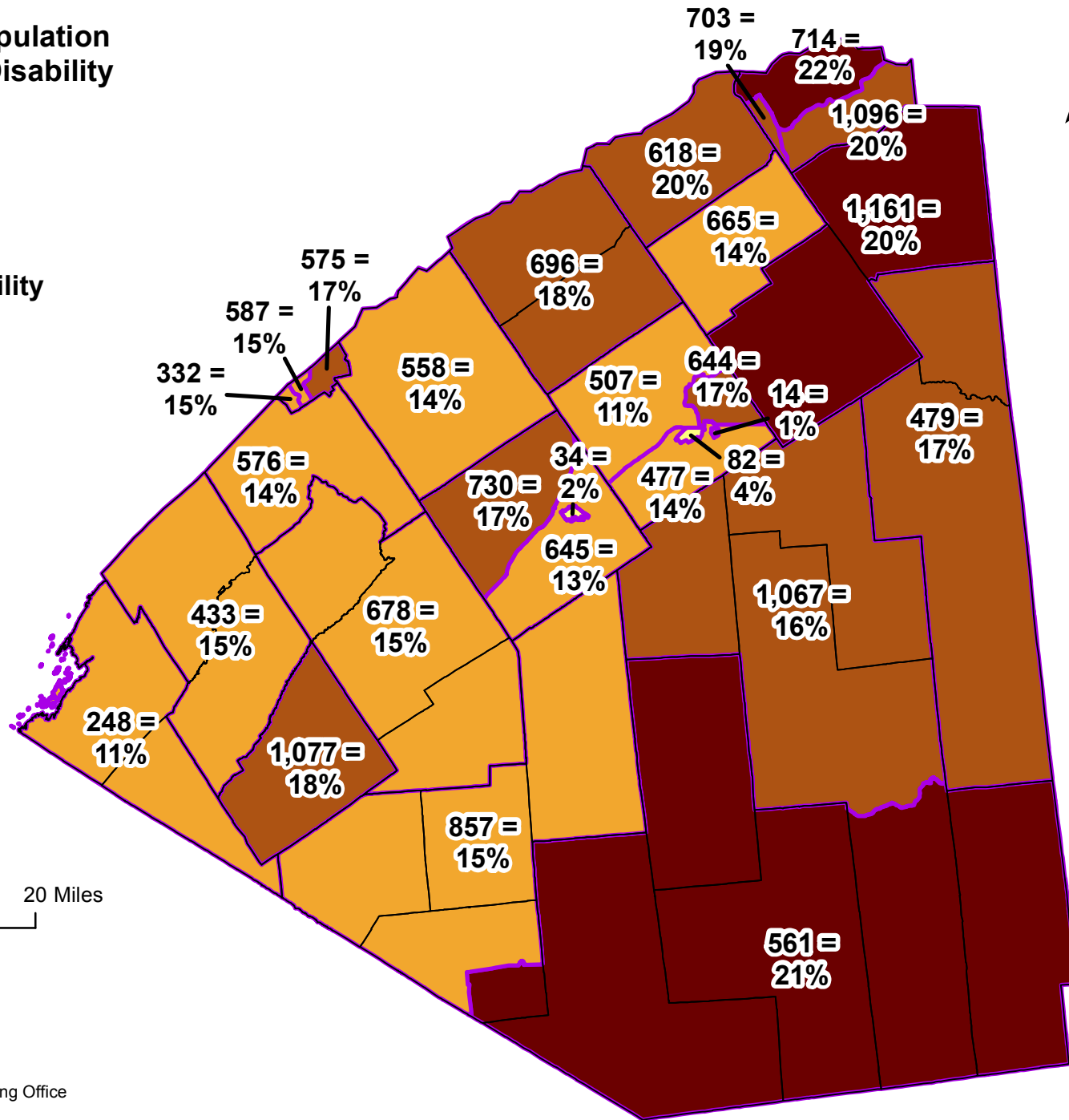
Source: 2011 - 2015 ACS 5 -Year Estimates
Map Prepared by St. Lawrence County Planning Office

Non-Institutionalized Population in Census Tract With a Disability

Legend

Percent of Population in Census Tract with a Disability


- 1 - 5%
- 6 - 10%
- 11 - 15%
- 16 - 20%
- 21 - 25%
- Town Boundaries



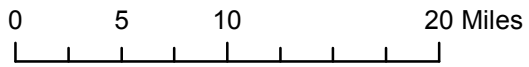
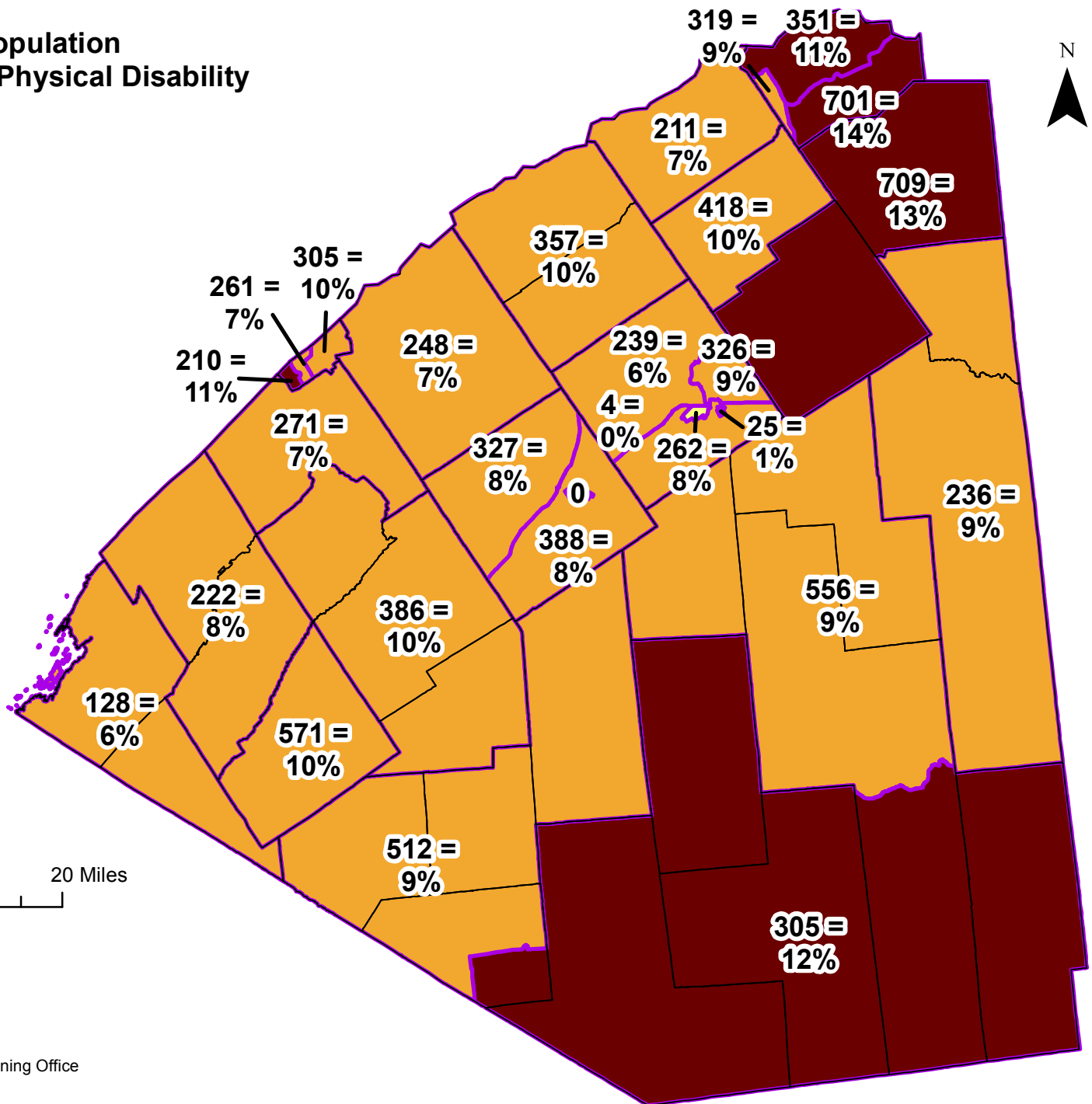
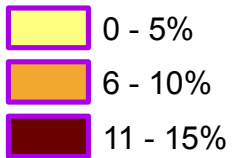
Source: 2011 - 2015 ACS 5 -Year Estimates
Map Prepared by St. Lawrence County Planning Office

Non-Institutionalized Population in Census Tract With a Physical Disability

Legend

 Town Boundaries

Percent of Population with Physical Disability



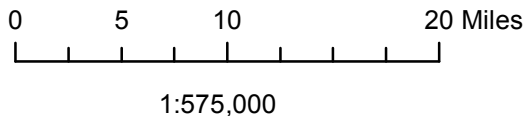
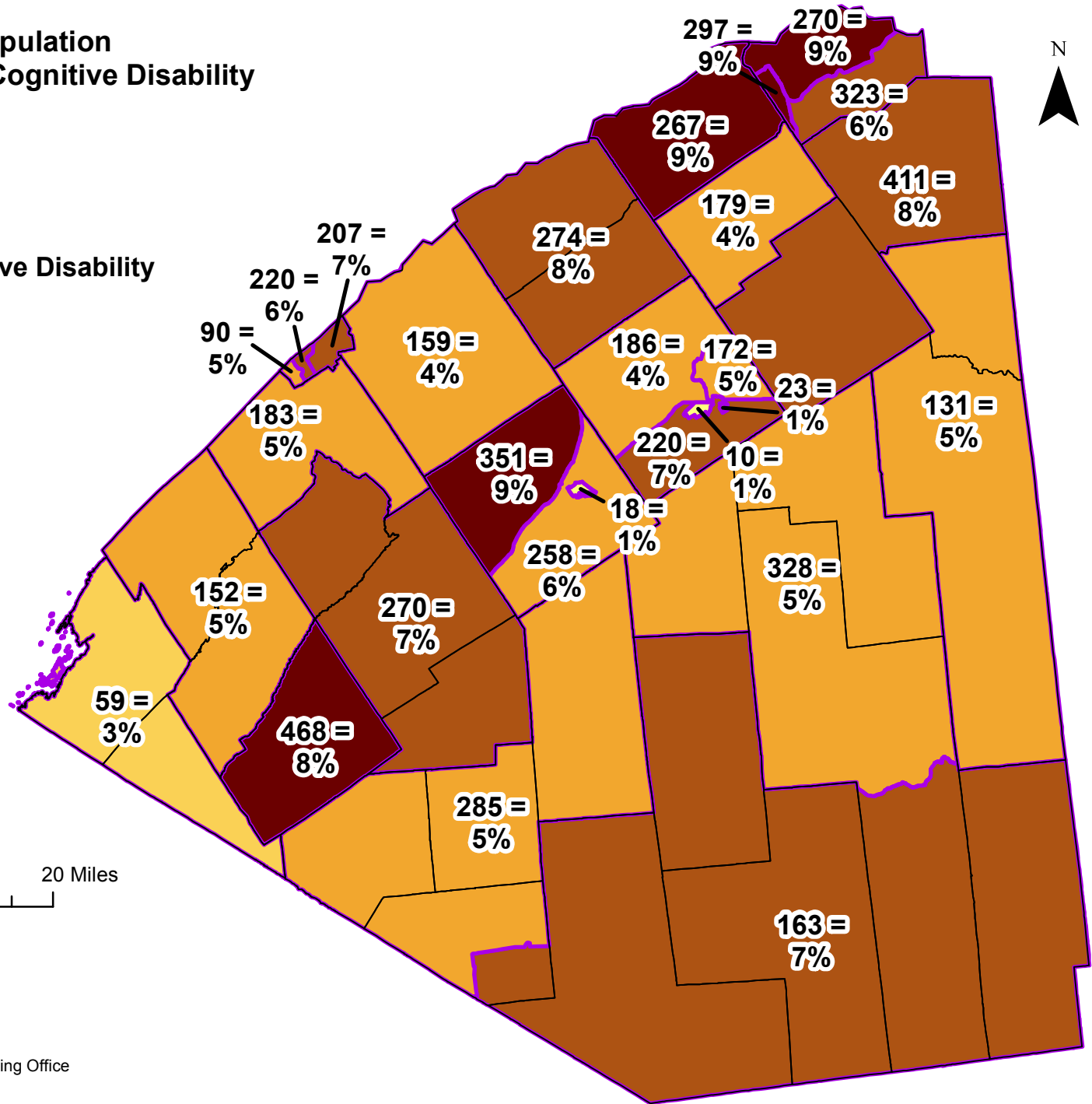
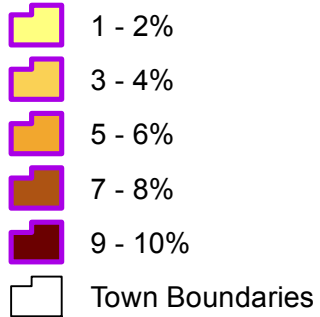
1:575,000

Source: 2011 - 2015 ACS 5 -Year Estimates
Map Prepared by St. Lawrence County Planning Office

Non-Institutionalized Population in Census Tract With a Cognitive Disability

Legend

Percent of Population in Census Tract with Cognitive Disability



Source: 2011 - 2015 ACS 5 -Year Estimates
Map Prepared by St. Lawrence County Planning Office









Median Household Income by Census Tract in St. Lawrence County

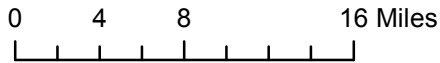
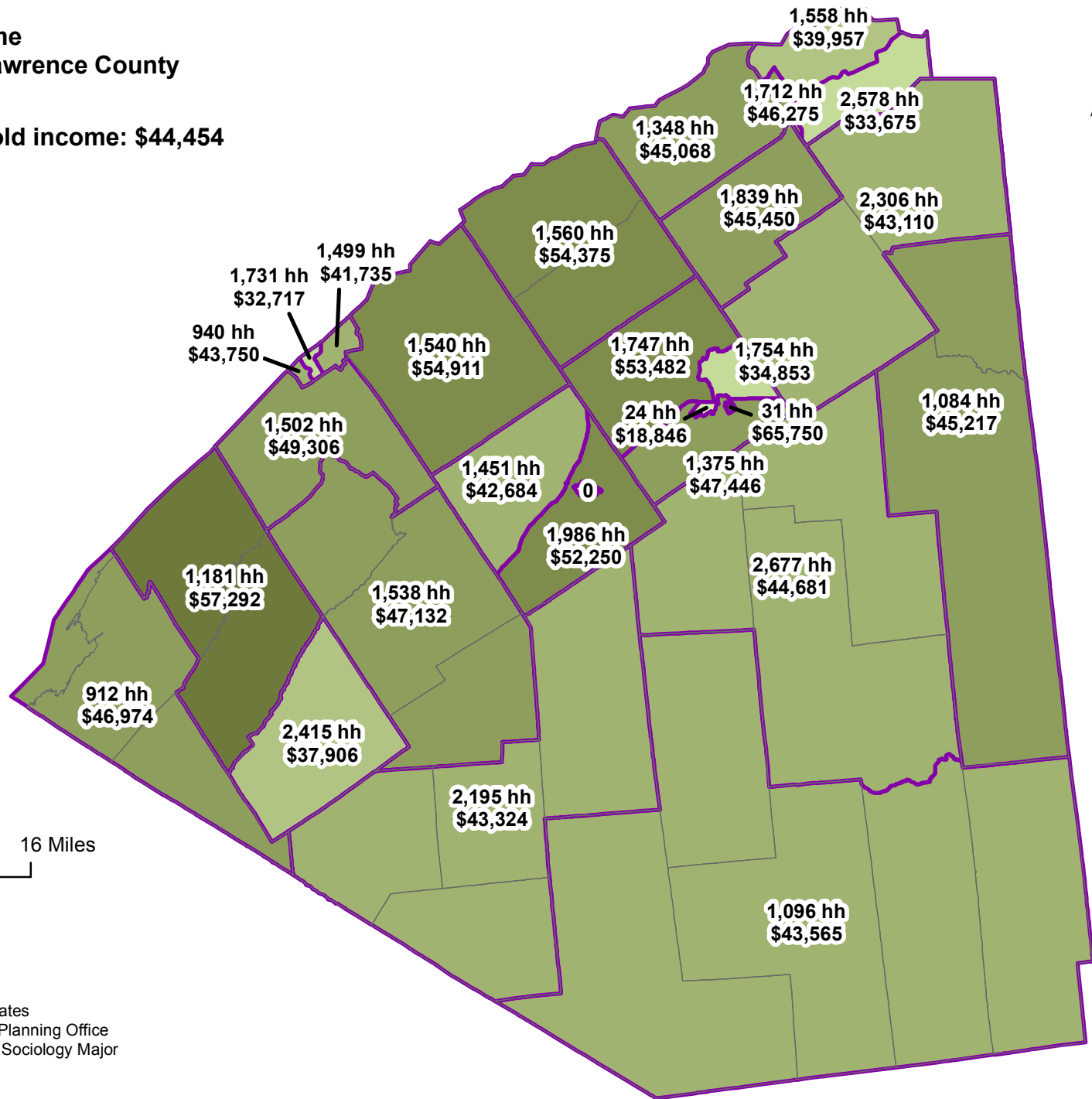
County median household income: \$44,454

Legend

 Town Boundaries

Median Household Income

-  0 - \$30,000
-  \$30,001 - \$35,000
-  \$35,001 - \$40,000
-  \$40,001 - \$45,000
-  \$45,001 - \$50,000
-  \$50,001 - \$55,000
-  \$55,001 - \$60,000
-  \$60,001 and higher



1:575,000



Source: 2010 - 2014 ACS 5 -Year Estimates
 Map Prepared by St. Lawrence County Planning Office
 with Contributions from Dylan Arpey '17 Sociology Major
 St. Lawrence University

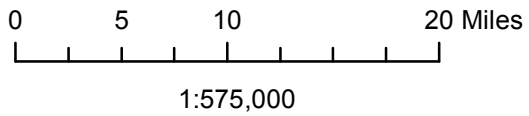
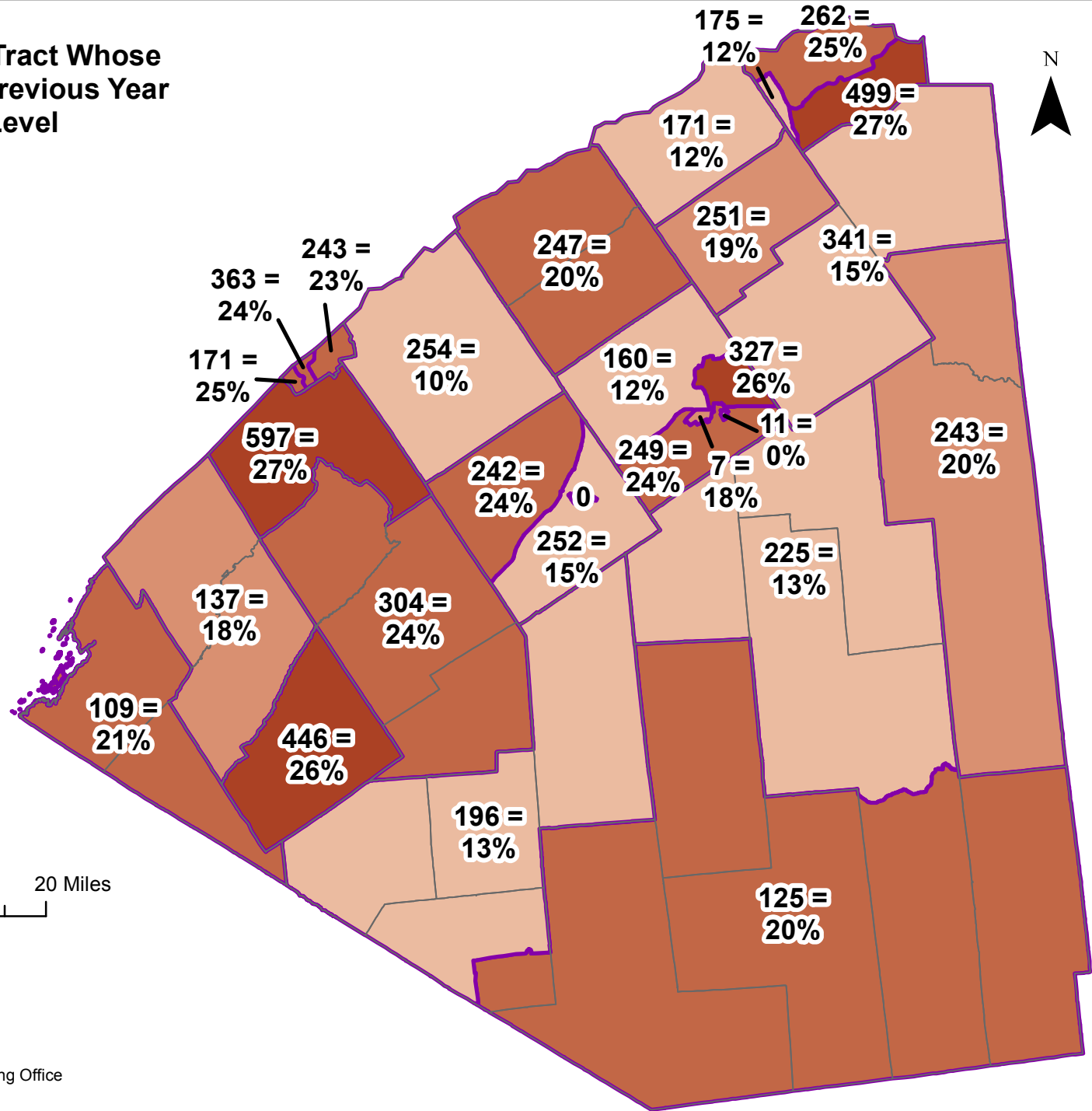
Households in Census Tract Whose Annual Income in the Previous Year Was Below the Poverty Level



Legend

Percent Living in Poverty

-  0 - 10%
-  11 - 15%
-  16 - 20%
-  21 - 25%
-  26 - 30%
-  Town Boundaries



Source: 2011 - 2015 ACS 5 -Year Estimates
Map Prepared by St. Lawrence County Planning Office



Percentage of Households that Earned \$10,000 to \$14,999 Last Year

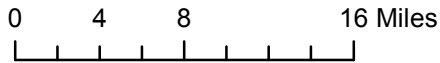
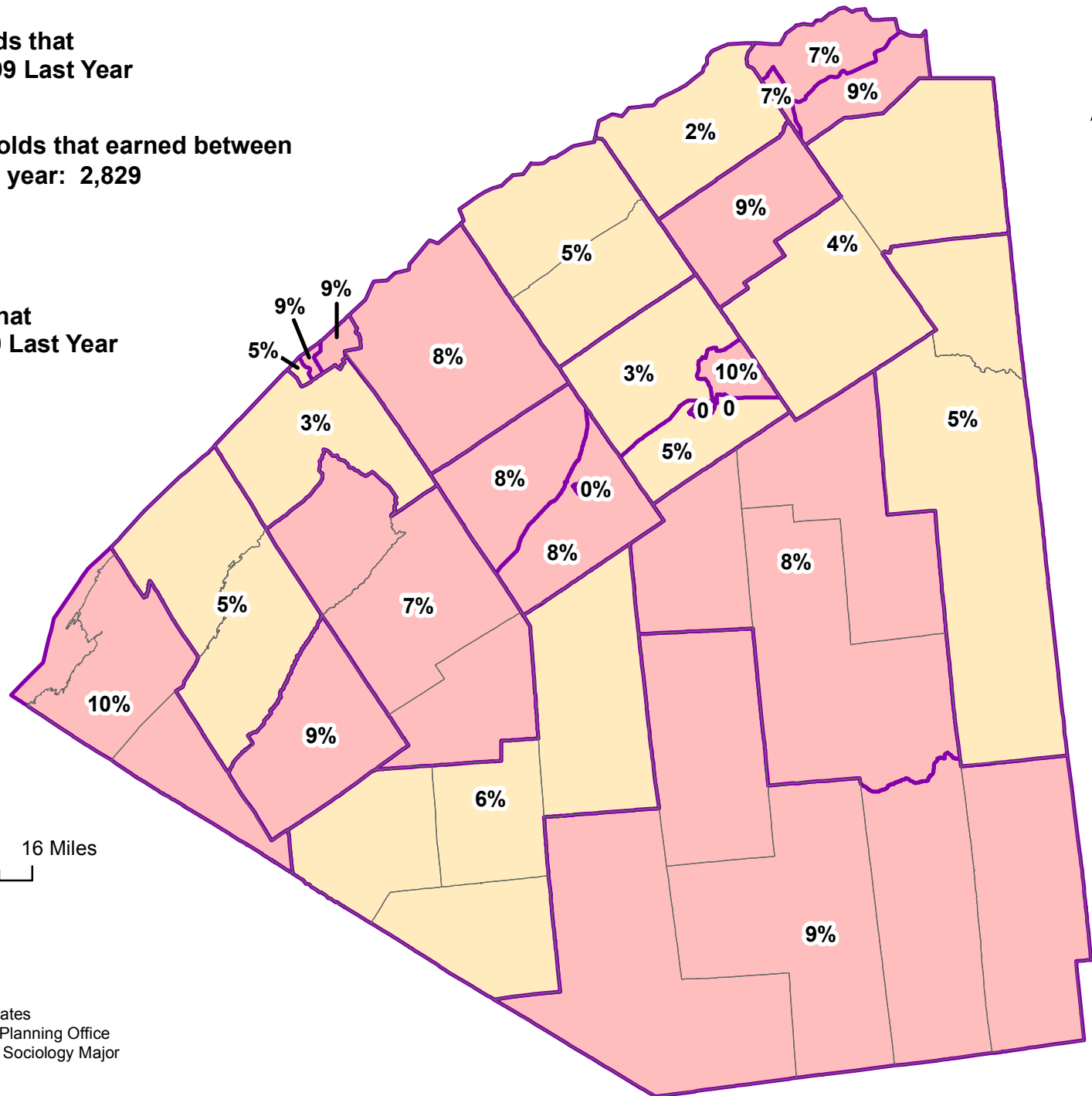
Total number of households that earned between \$10,000 and \$14,999 last year: 2,829

Legend

 Town Boundaries

Percent of Households that Earned \$10,001 - \$14,999 Last Year

-  0% - 6%
-  7% - 10%




1:575,000

Source: 2010 - 2014 ACS 5 -Year Estimates
Map Prepared by St. Lawrence County Planning Office
with Contributions from Dylan Arpey '17 Sociology Major
St. Lawrence University






Percentage of Households that Earned Less than \$10,000 Last Year

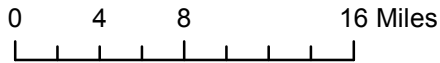
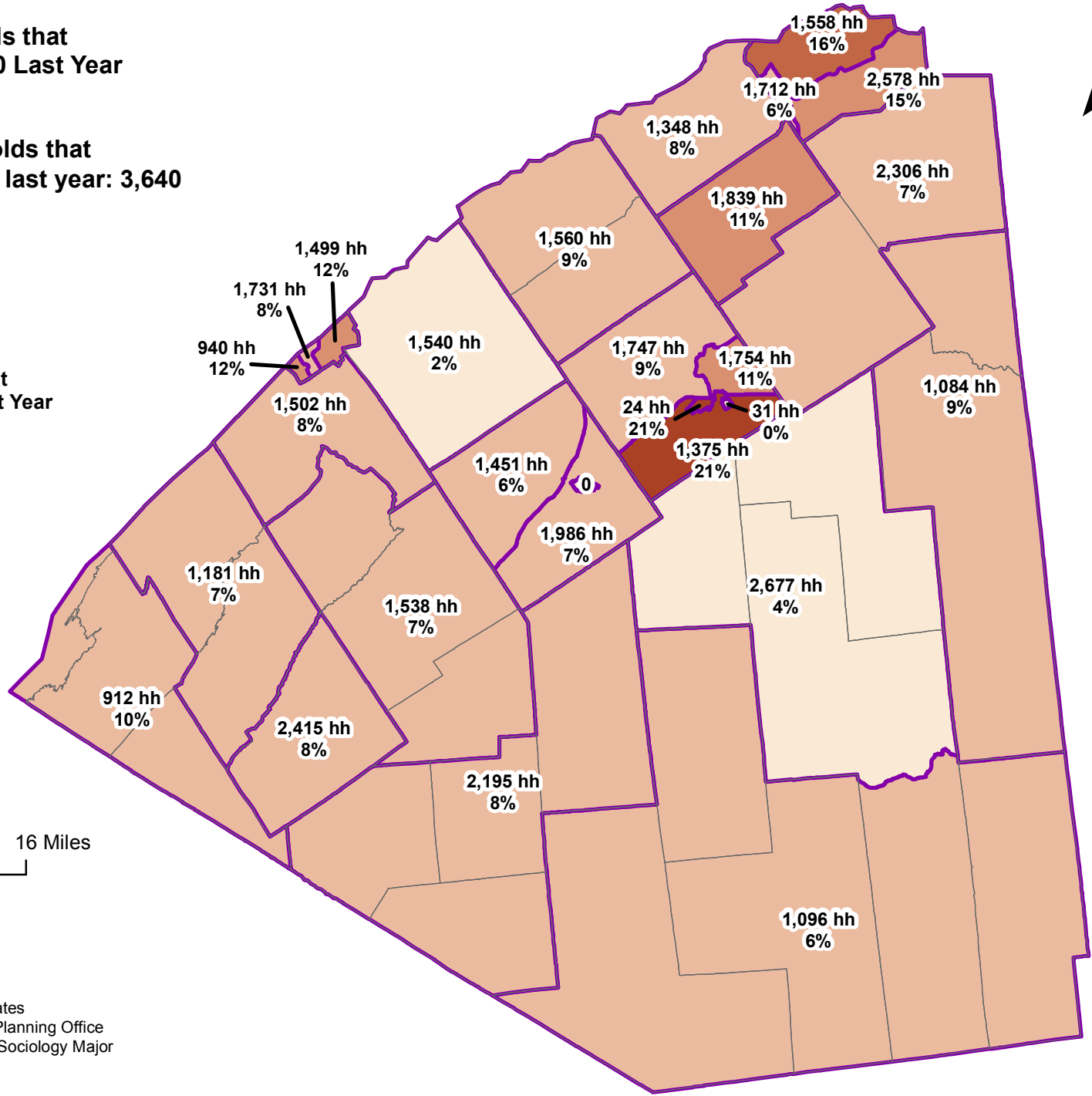
Total number of households that earned less than \$10,000 last year: 3,640

Legend

 Town Boundaries

Percentage of Households that Earned Less than \$10,000 Last Year

-  0 - 5%
-  6% - 10%
-  11% - 15%
-  16% - 20%
-  21% and higher



1:575,000

Source: 2010 - 2014 ACS 5 -Year Estimates
 Map Prepared by St. Lawrence County Planning Office
 with Contributions from Dylan Arpey '17 Sociology Major
 St. Lawrence University

Housing Characteristics

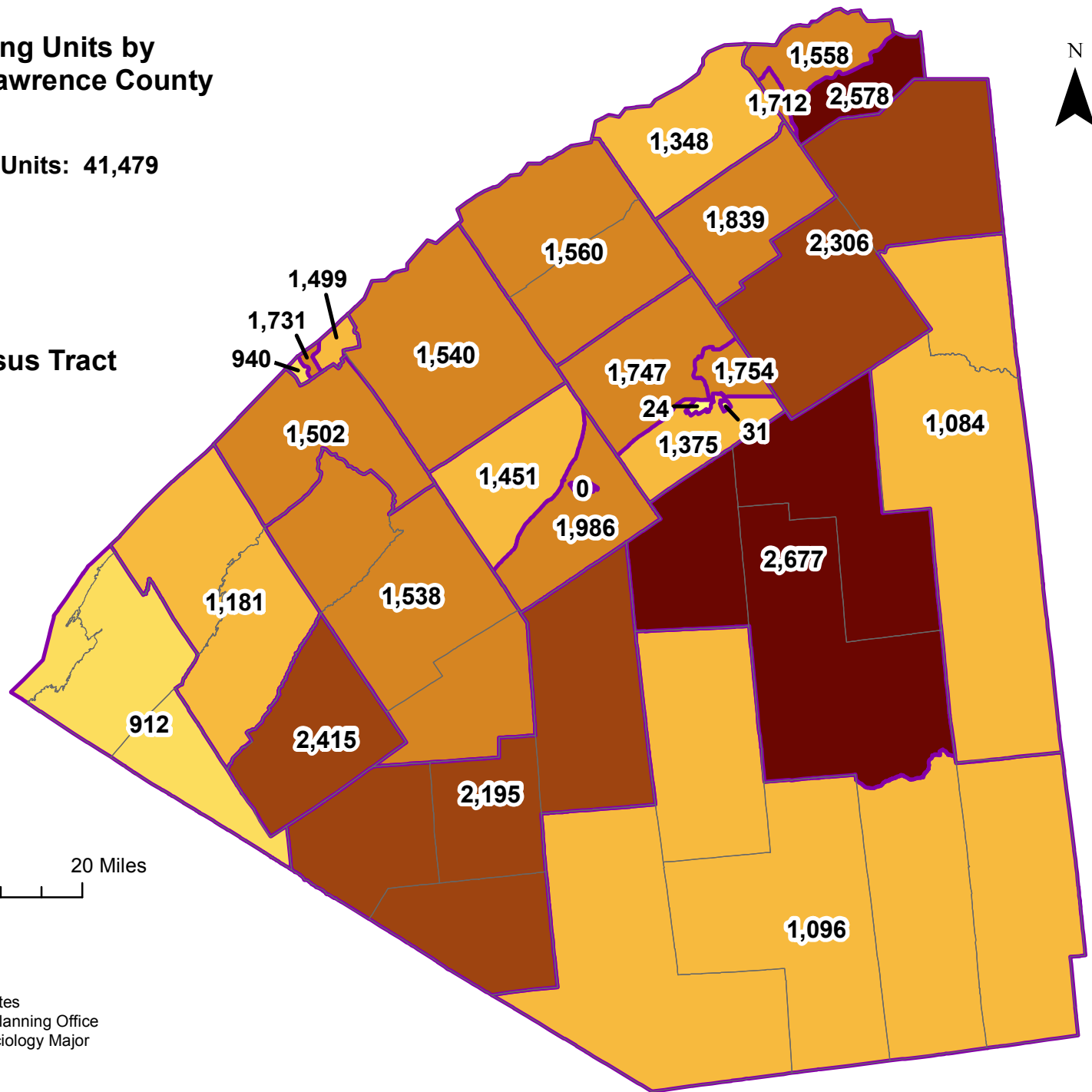
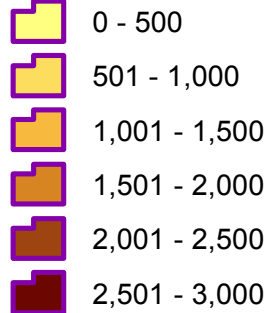
2014 Occupied Housing Units by Census Tract in St. Lawrence County

Total Occupied Housing Units: 41,479

Legend

 Town Boundaries

Number of Occupied Housing Units in Census Tract



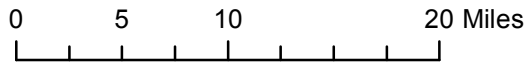
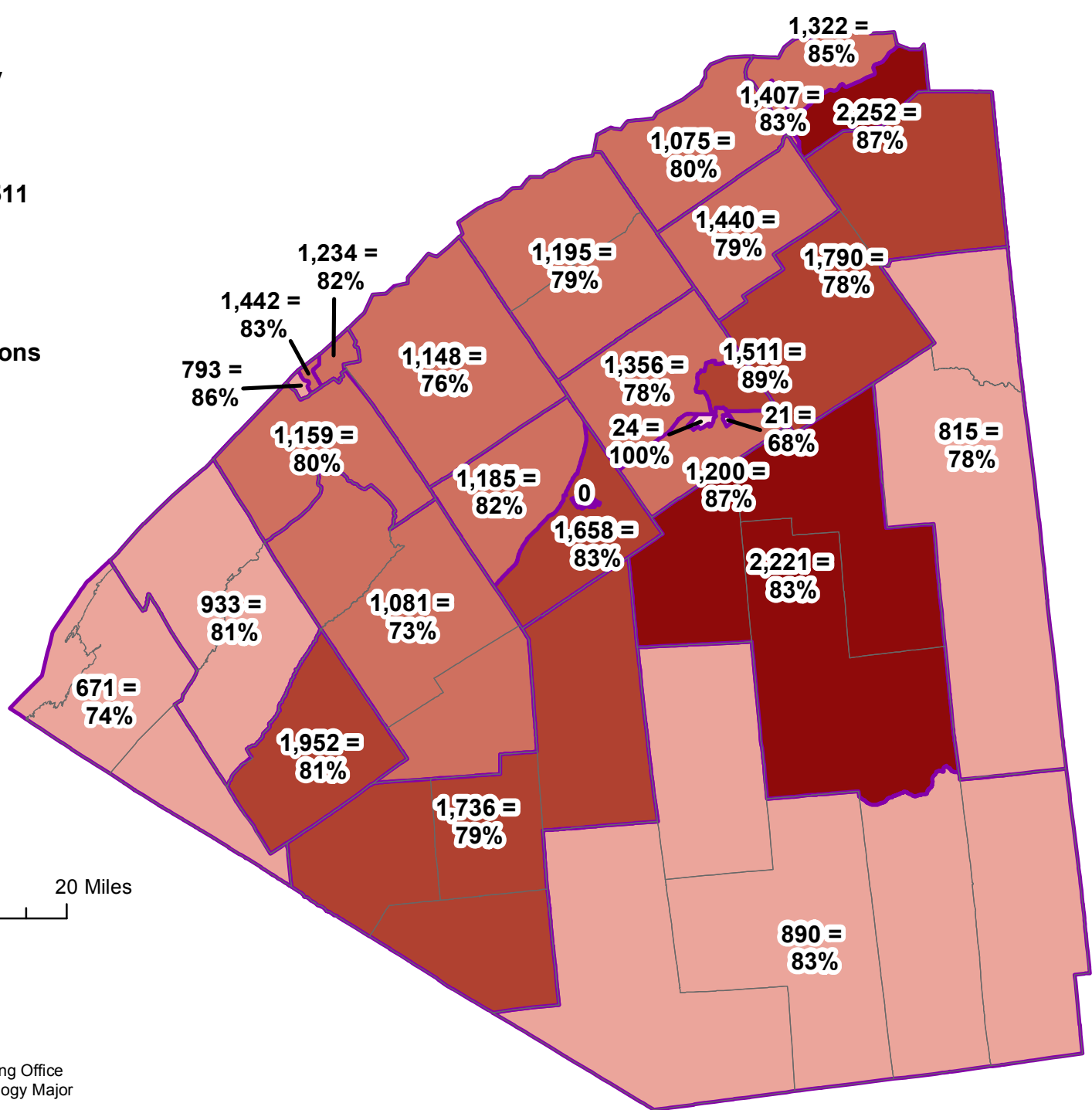
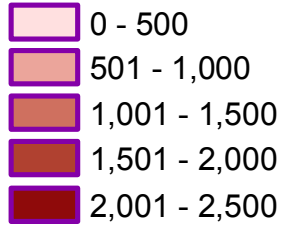
Source: 2010 - 2014 ACS 5 -Year Estimates
 Map Prepared by St. Lawrence County Planning Office
 with contributions by Dylan Arpey '17 Sociology Major
 St. Lawrence University

2014 Number of 1 - 3 Person Households by Census Tract in St. Lawrence County

Total number of 1-3 person households: 33,511

□ Town Boundaries

Households with 1 to 3 Persons



1:575,000

Source: 2010 - 2014 ACS 5-Year Estimates
 Map Prepared by St. Lawrence County Planning Office
 with Contributions from Dylan Arpey '17 Sociology Major
 St. Lawrence University

2014 Number of 4 - 6 Person Households by Census Tract in St. Lawrence County

N

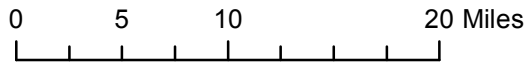
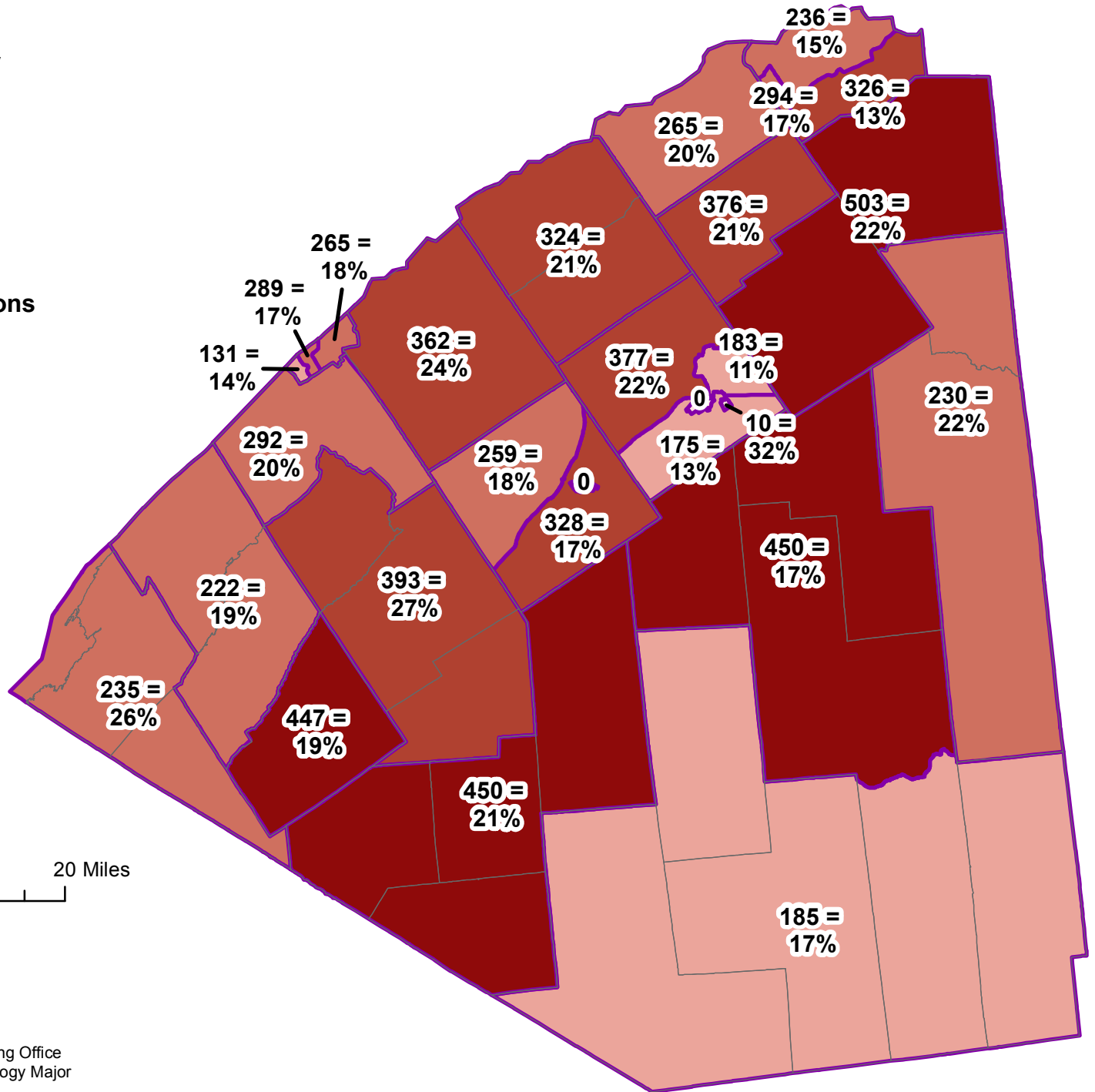


Legend

Town Boundaries

Households with 4 to 6 Persons

- 0 - 100
- 101 - 200
- 201 - 300
- 301 - 400
- 401 - 503



1:575,000

Source: 2010 - 2014 ACS 5 -Year Estimates
 Map Prepared by St. Lawrence County Planning Office
 with Contributions from Dylan Arpey '17 Sociology Major
 St. Lawrence University







Distribution of Overcrowded Housing Conditions by Census Tract in St. Lawrence County in 2014

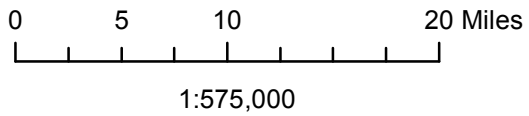
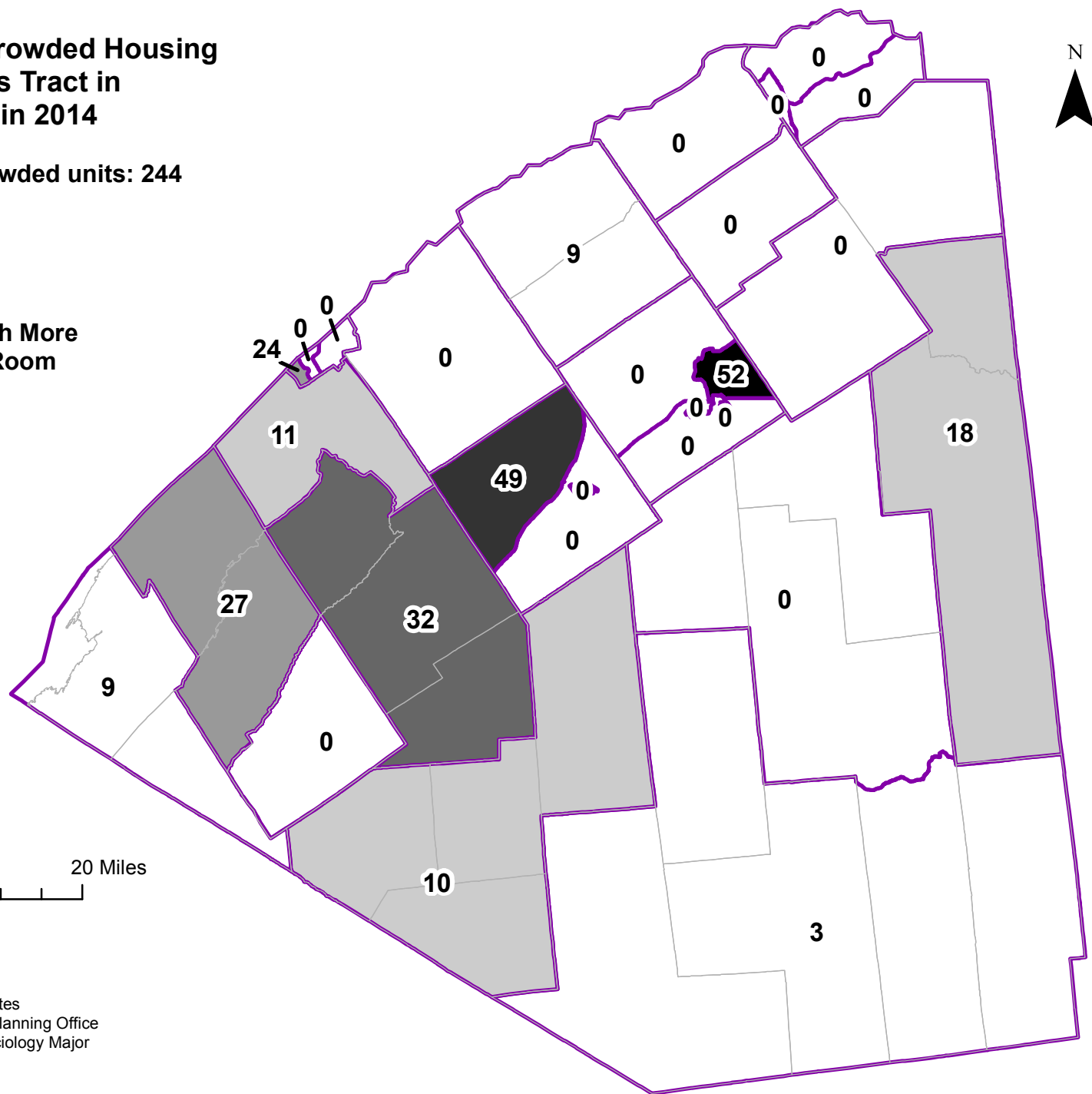
Total number of overcrowded units: 244

Legend

 Town Boundaries

Number of Houses with More than 1.5 Persons per Room

-  0 - 9
-  10 - 19
-  20 - 29
-  30 - 39
-  40 - 49
-  50 - 59



Source: 2010 - 2014 ACS 5 -Year Estimates
 Map Prepared by St. Lawrence County Planning Office
 with contributions by Dylan Arpey '17 Sociology Major
 St. Lawrence University






Number of Houses that are Single Family Residences

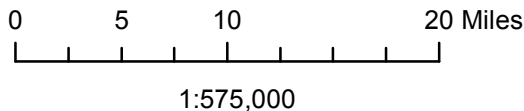
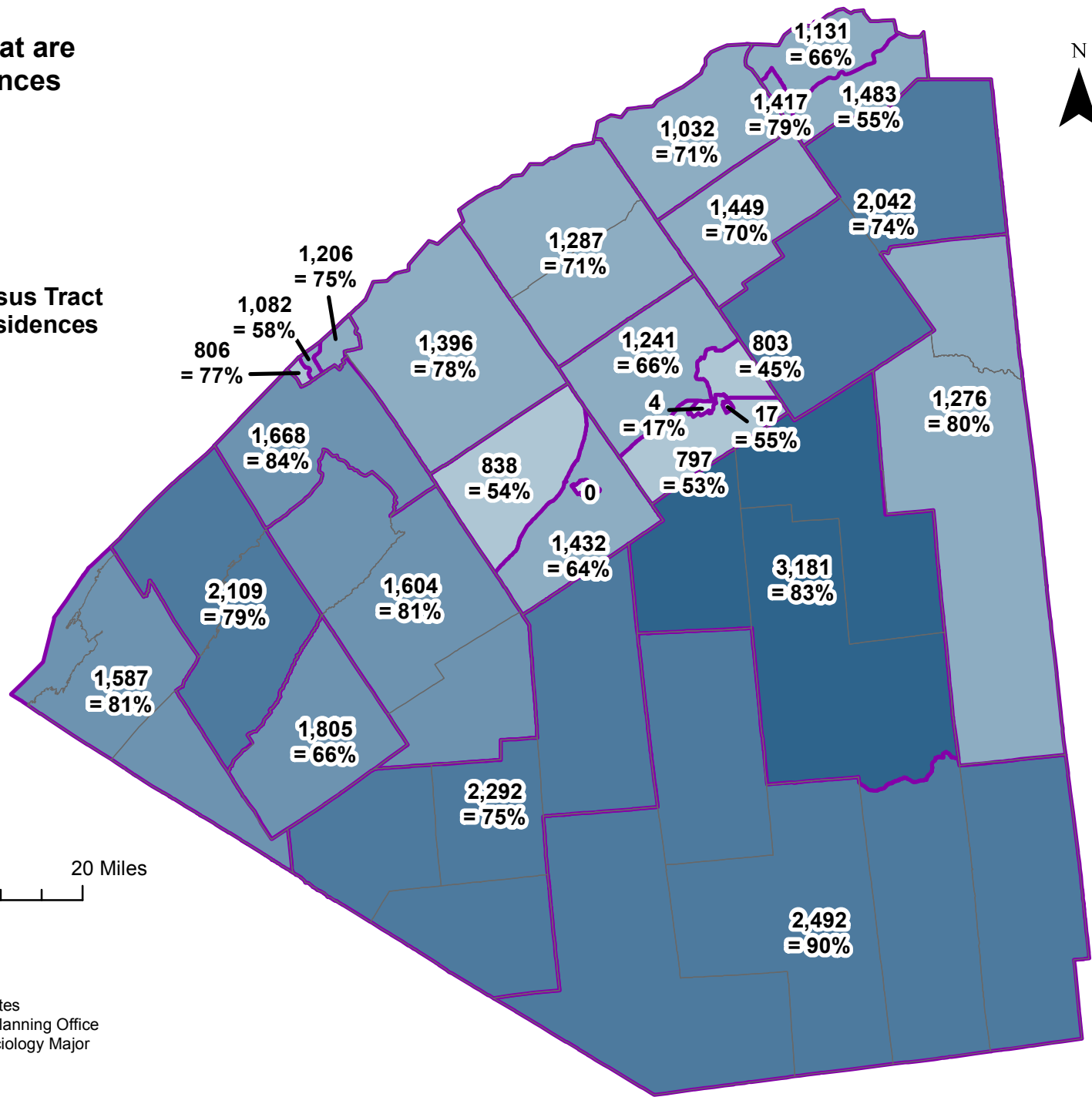
Total SFRs: 37,477

Legend

 Town Boundaries

Number of Homes in Census Tract that are Single Family Residences

-  0 - 500
-  501 - 1,000
-  1,001 - 1,500
-  1,501 - 2,000
-  2,001 - 2,500
-  2,501 and higher



Source: 2010 - 2014 ACS 5 -Year Estimates
 Map Prepared by St. Lawrence County Planning Office
 with contributions by Dylan Arpey '17 Sociology Major
 St. Lawrence University

2014 Renter Occupied Housing Units by Census Tract in St. Lawrence County

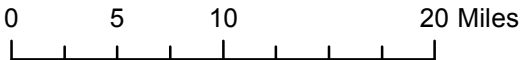
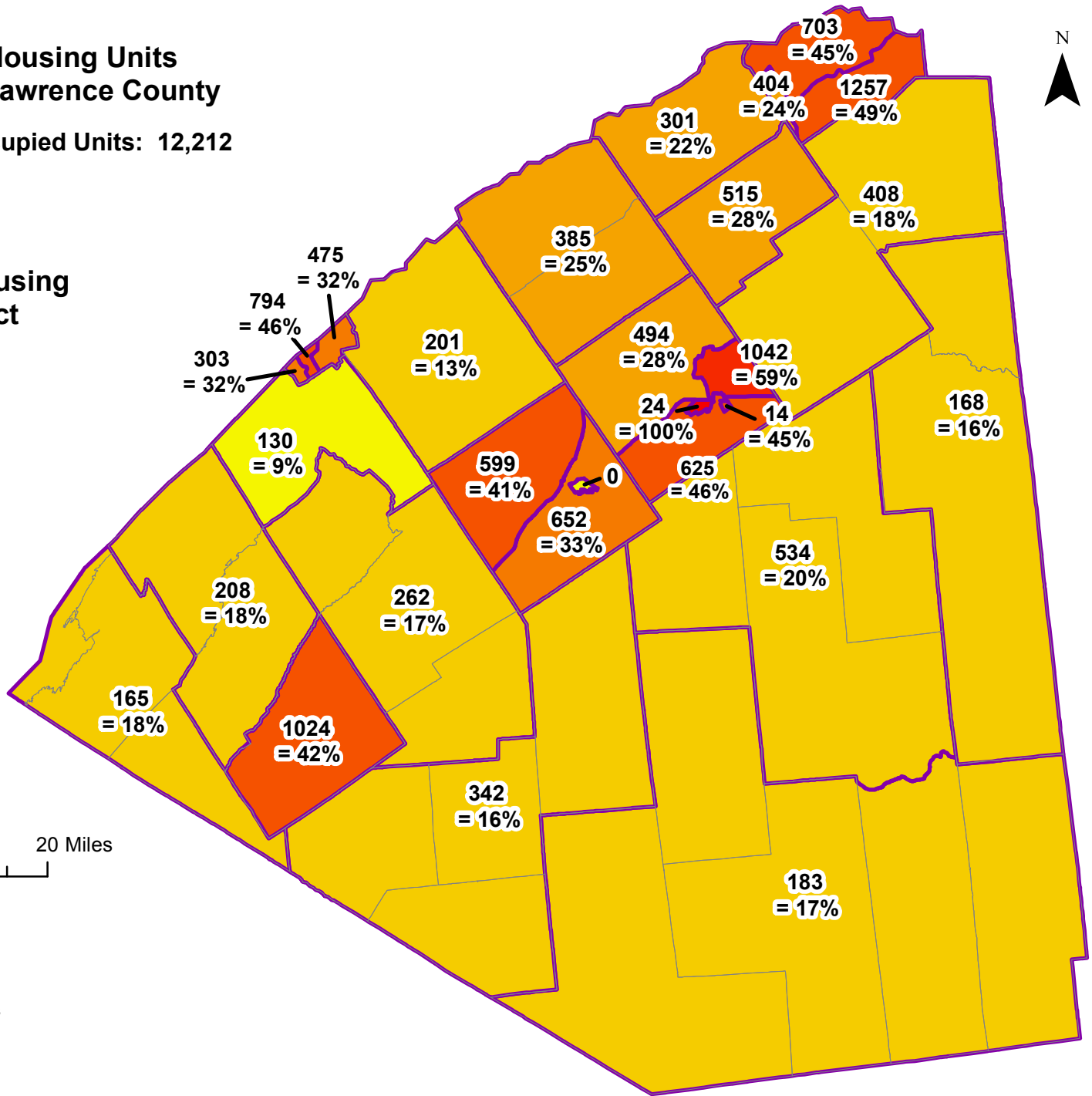
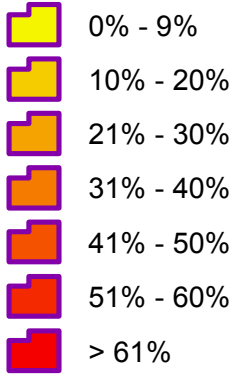
Total Number of Renter Occupied Units: 12,212



Legend

 Town Boundaries

Renter Occupied Housing Units by Census Tract



1:575,000

Source: 2010 - 2014 ACS 5 -Year Estimates
 Dylan Arpey '17 Sociology Major
 St. Lawrence University
 2014 - in St. Lawrence County







Distribution of Two to Four Unit Residences by Census Tract in St. Lawrence County

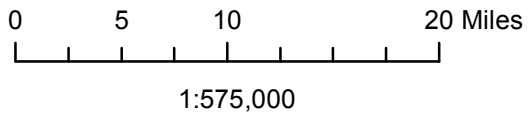
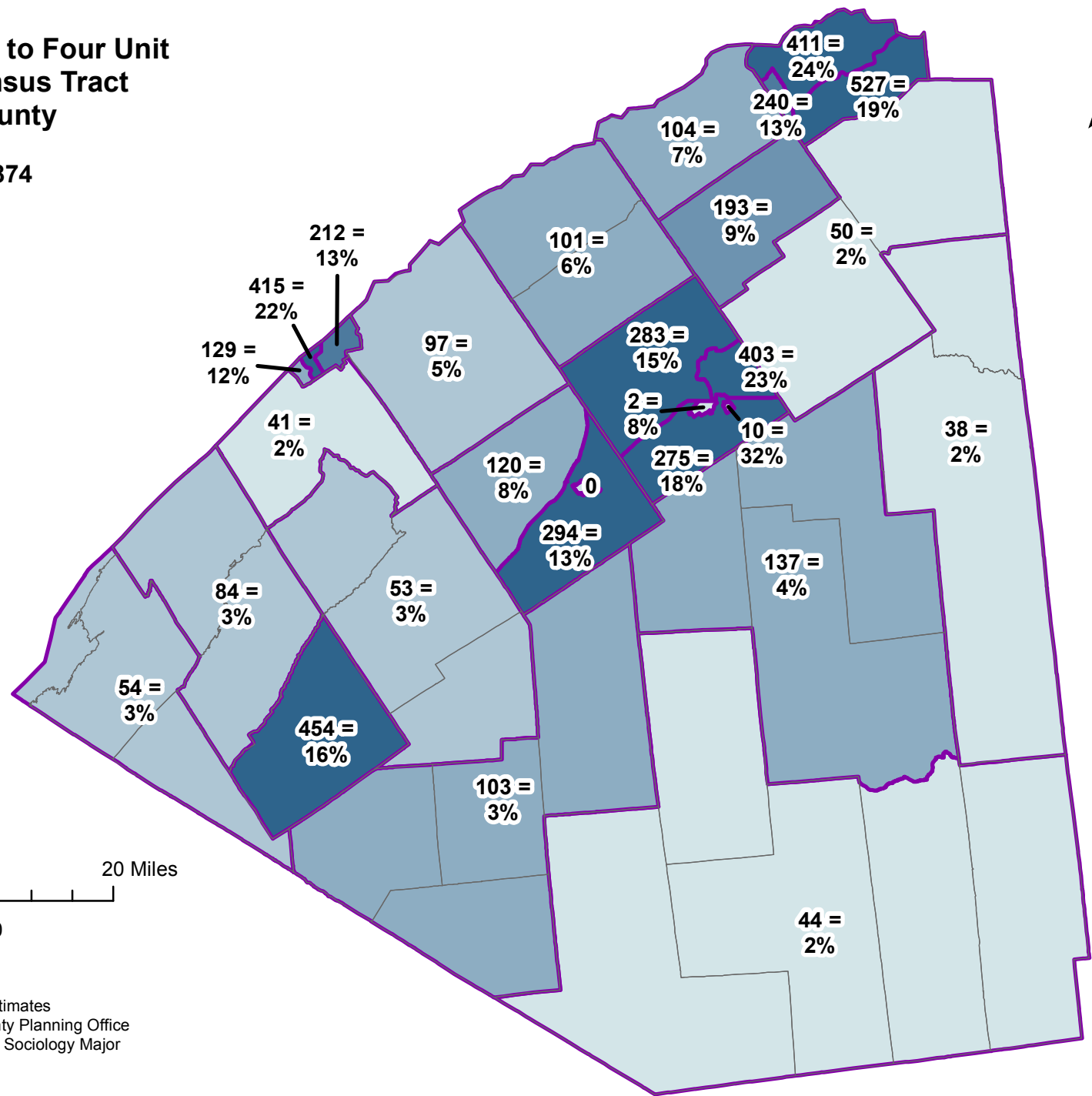
Total 2FRs - 4FRs: 4,874

Legend

 Town Boundaries

Number of Two to Four Unit Residences

-  0 - 50
-  51 - 100
-  101 - 150
-  151 - 200
-  201 - 250
-  251 and higher



Source: 2010 - 2014 ACS 5 -Year Estimates
 Map Prepared by St. Lawrence County Planning Office
 with contributions by Dylan Arpey '17 Sociology Major
 St. Lawrence University

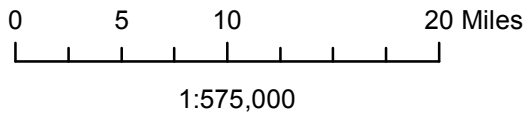
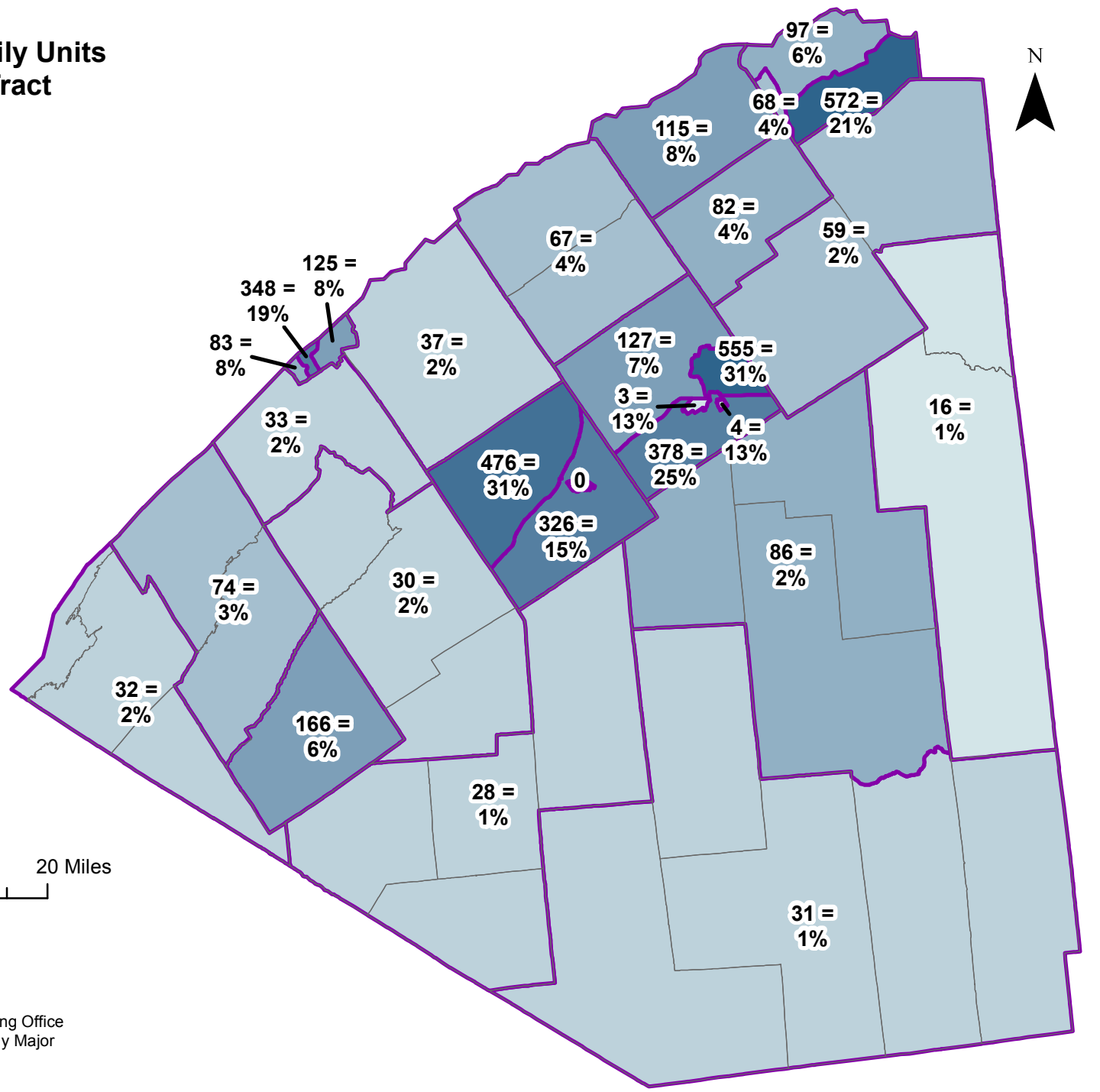
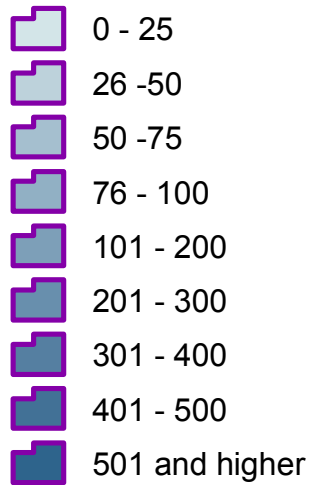
Distribution of Multifamily Units (5 or More) by Census Tract in St. Lawrence County

Total MFRs: 4,018

Legend

 Town Boundaries

Number of Five or More Unit Residences



Source: 2010 - 2014 ACS 5 -Year Estimates
Map Prepared by St. Lawrence County Planning Office
with contributions by Dylan Arpey '17 Sociology Major
St. Lawrence University








Distribution of Mobile Homes by Census Tract in St. Lawrence County

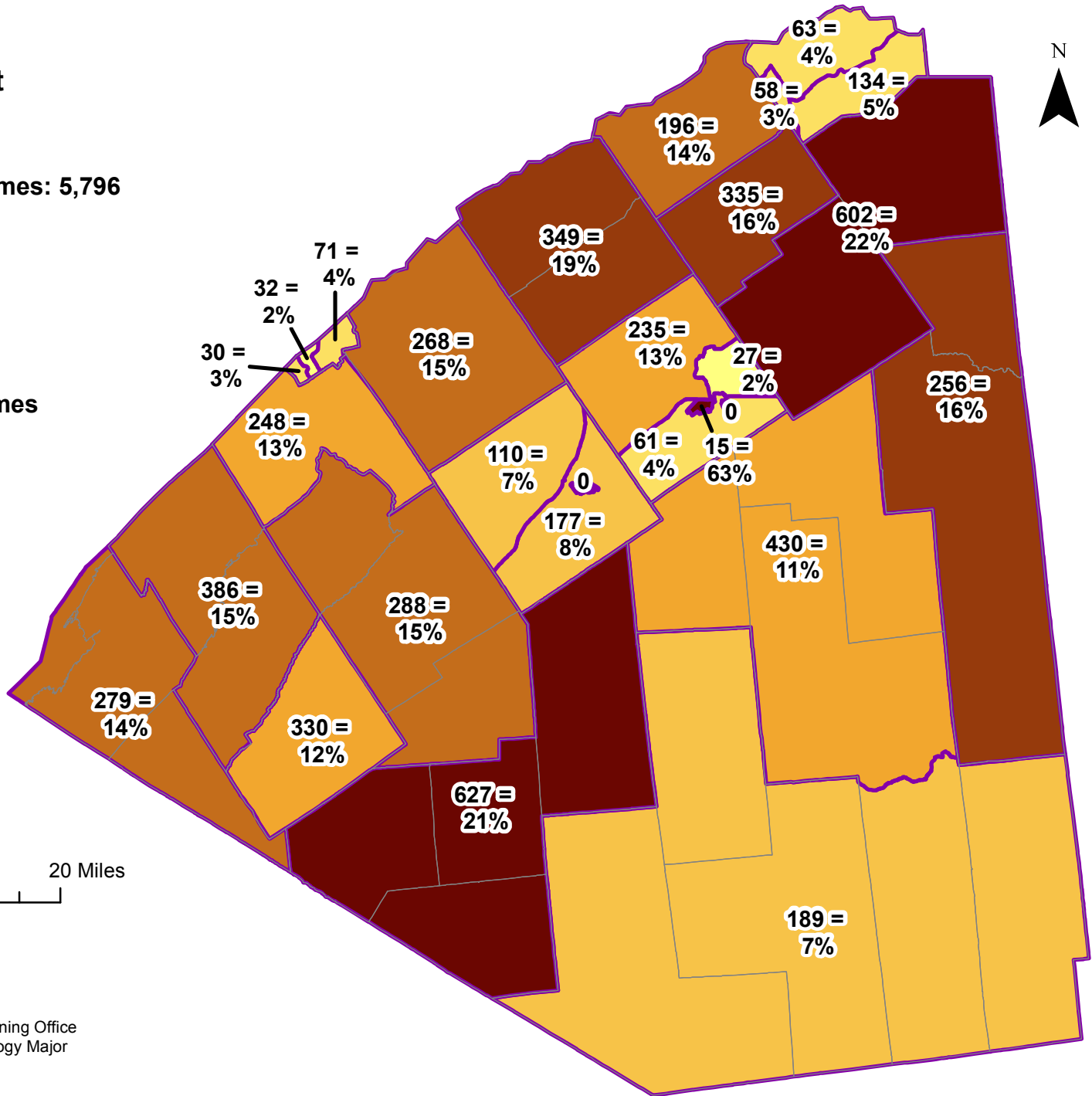
Total Number of Mobile Homes: 5,796

Legend

 Town Boundaries

Percent of Housing Stock that Consists of Mobile Homes

-  0 - 2%
-  3% - 5%
-  6% - 8%
-  11% - 13%
-  14% - 15%
-  16% - 20%
-  20% and higher



Source: 2010 - 2014 ACS 5 -Year Estimates
 Map Prepared by St. Lawrence County Planning Office
 with contributions by Dylan Arpey '17 Sociology Major
 St. Lawrence University







Median Year Housing Stock was Constructed in St. Lawrence County

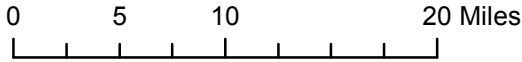
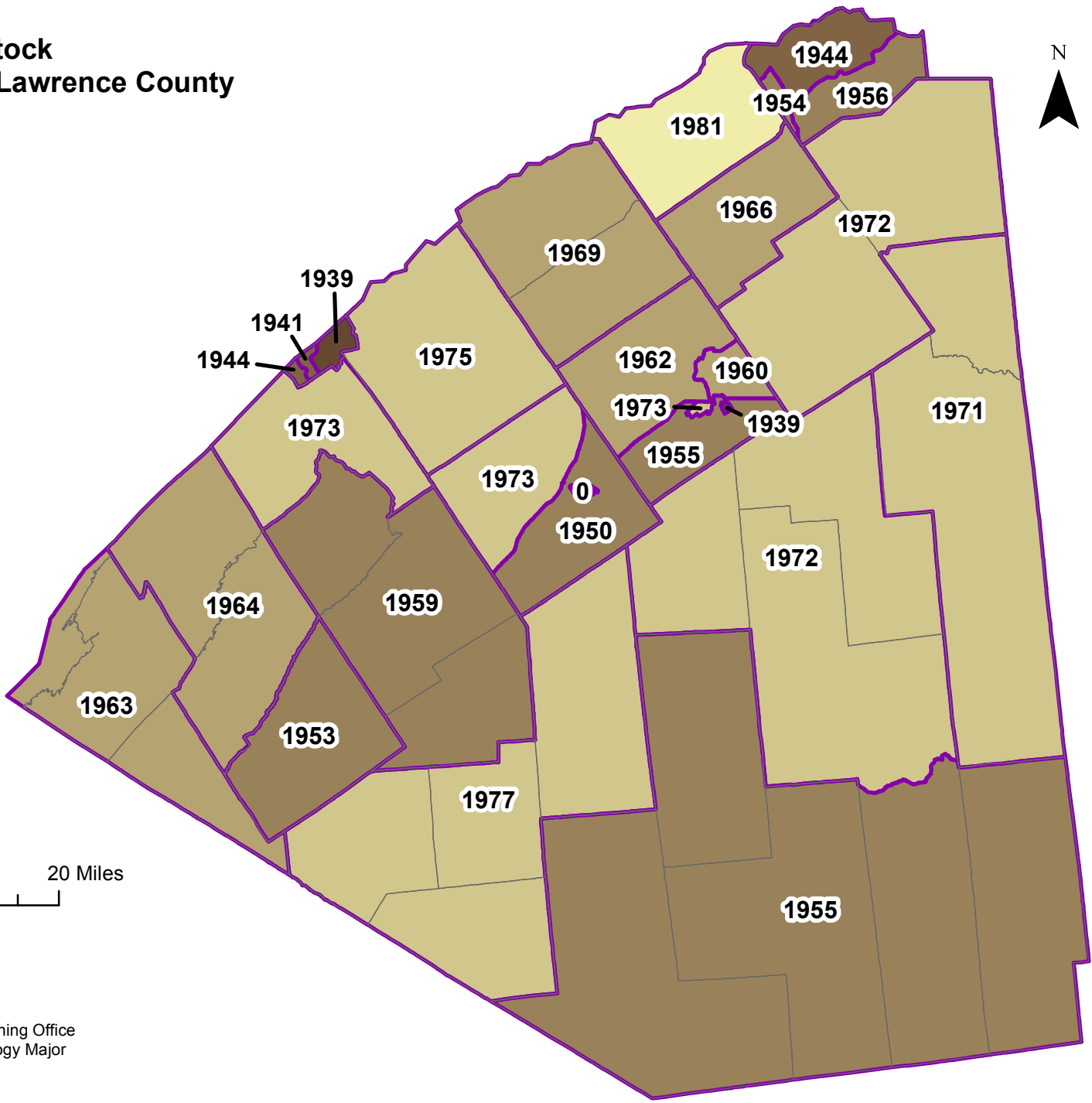
County Median: 1960

Legend

 Town Boundaries

Median Year Housing Stock was Constructed

-  1939 and Earlier
-  1940 - 1949
-  1950 - 1959
-  1960 - 1969
-  1970 - 1979
-  1980 - 1989



1:575,000

Source: 2010 - 2014 ACS 5 -Year Estimates
 Map Prepared by St. Lawrence County Planning Office
 with contributions by Dylan Arpey '17 Sociology Major
 St. Lawrence University








2014 Median Value of Housing Stock by Census Tract in St. Lawrence County

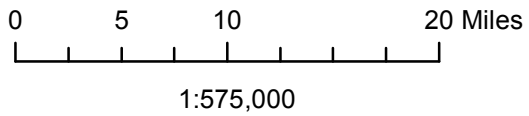
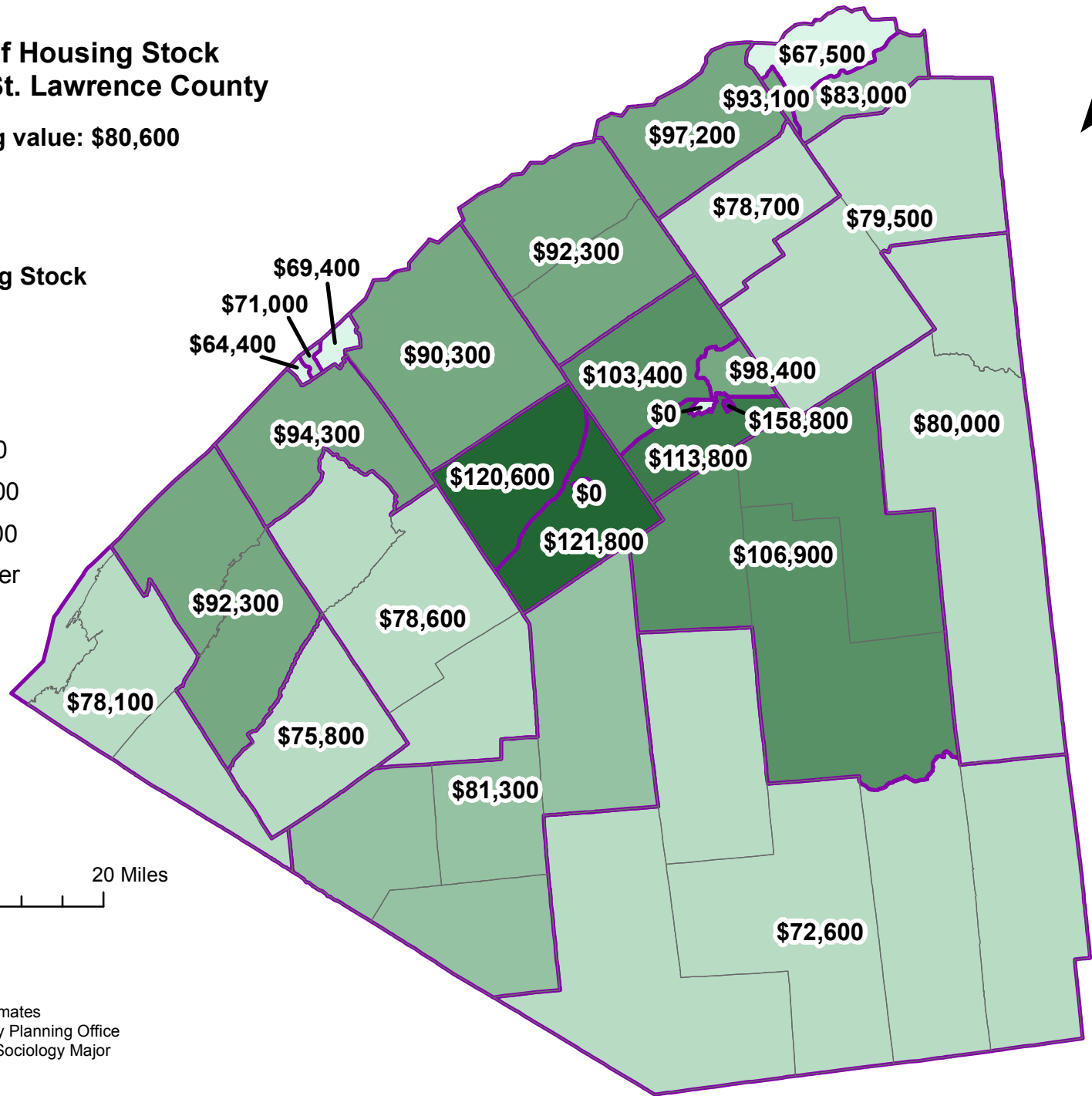
County median housing value: \$80,600

Legend

 Town Boundaries

Median Value of Housing Stock

-  Up to \$70,000
-  \$71,000 - \$80,000
-  \$81,000 - \$90,000
-  \$91,000 - \$100,000
-  \$101,000 - \$110,000
-  \$111,000 - \$120,000
-  \$121,000 and higher




Source: 2010 - 2014 ACS 5 -Year Estimates
 Map Prepared by St. Lawrence County Planning Office
 with contributions by Dylan Arpey '17 Sociology Major
 St. Lawrence University






2014 Distribution of Affordable Housing - Number of Households Paying 20% or Less of Income on Rent

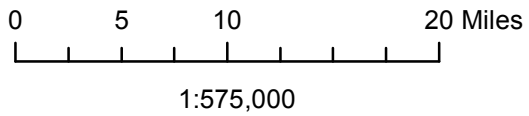
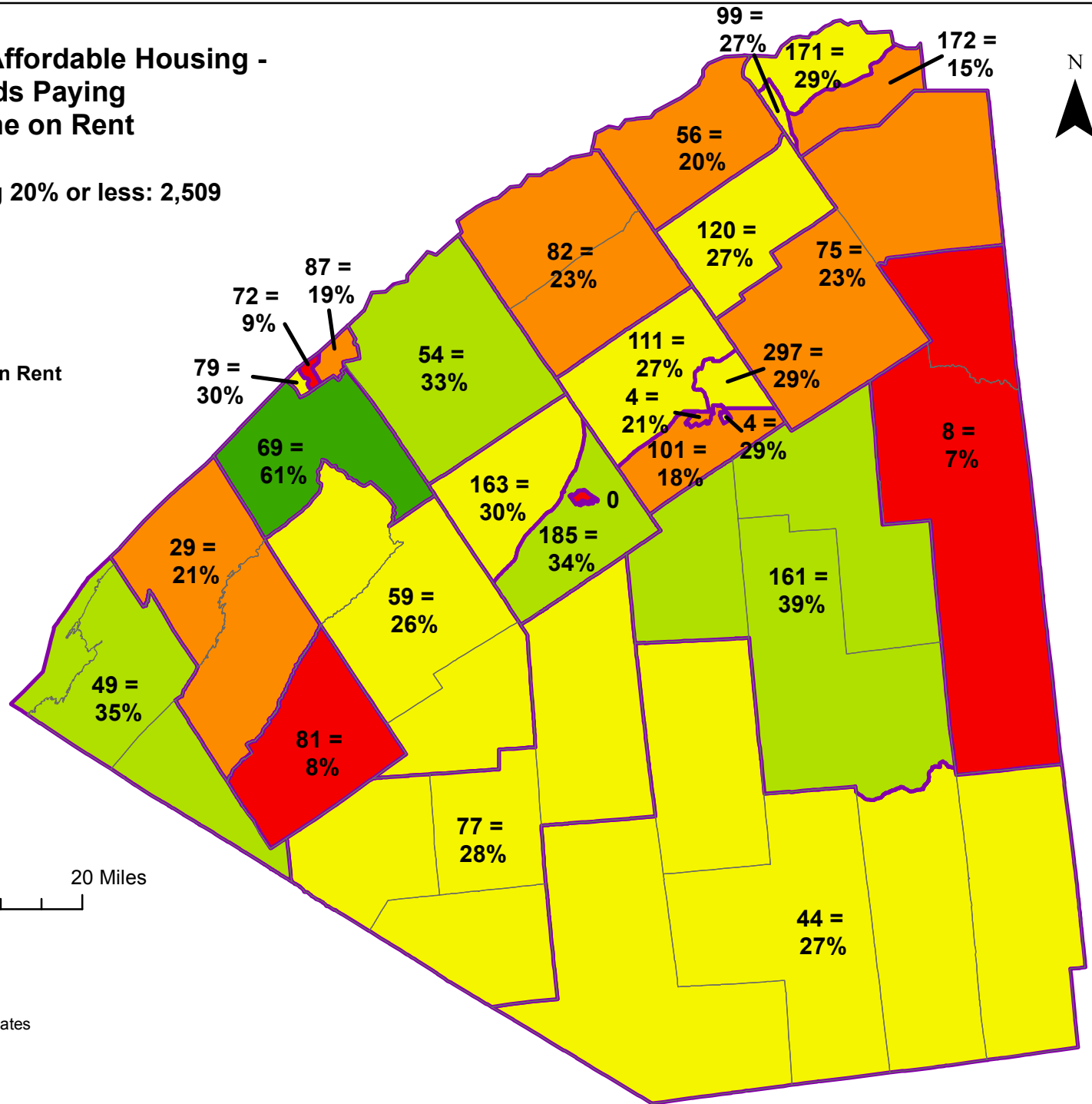
Total households paying 20% or less: 2,509

Legend

 Town Boundaries

Number of Households Who Pay 20% or Less of Income on Rent

-  0% - 9%
-  10% - 23%
-  24% - 30%
-  31% - 39%
-  40% - 61%



Source: 2010 - 2014 ACS 5 -Year Estimates
Dylan Arpey '17 Sociology Major
St. Lawrence University






Households Who Are Cost Burdened and Spend Between 30% to 50% of Monthly Income on Housing Expenses

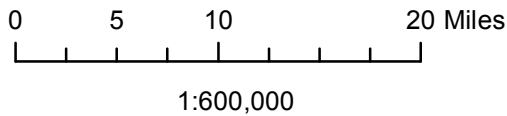
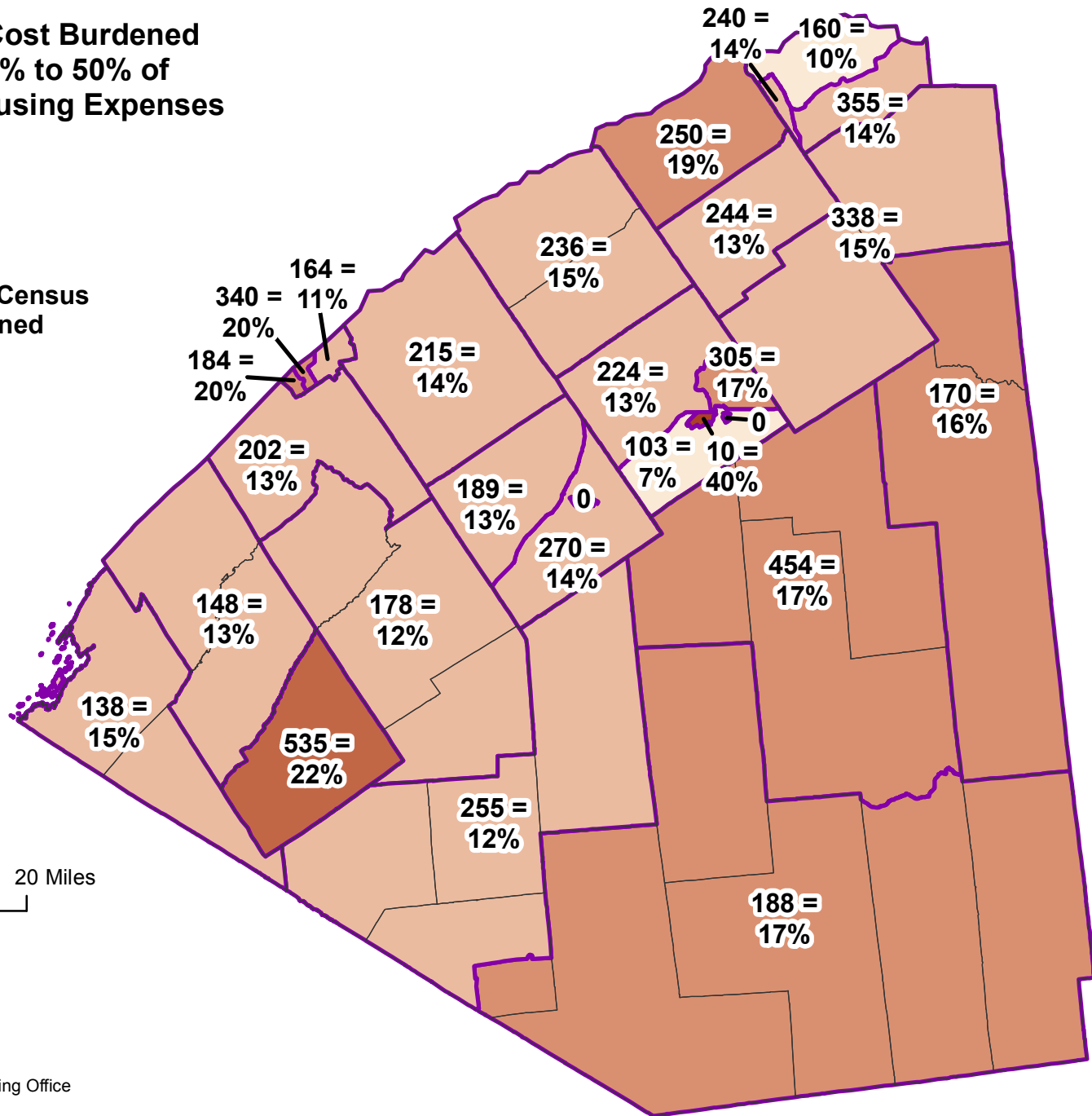


Legend

 Town Boundaries

Percent of Households in Census Tract Who Are Cost Burdened

-  0 - 10%
-  11 - 15%
-  16 - 20%
-  21 - 25%
-  26 - 40%



Source: 2010 - 2014 HUD CHAS
Prepared by the St. Lawrence County Planning Office



Households Who Are Severely Cost Burdened and Spend More than 50% of Monthly Income on Housing Expenses

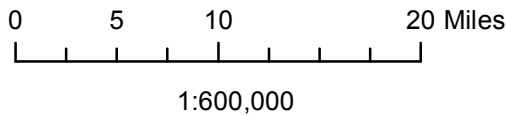
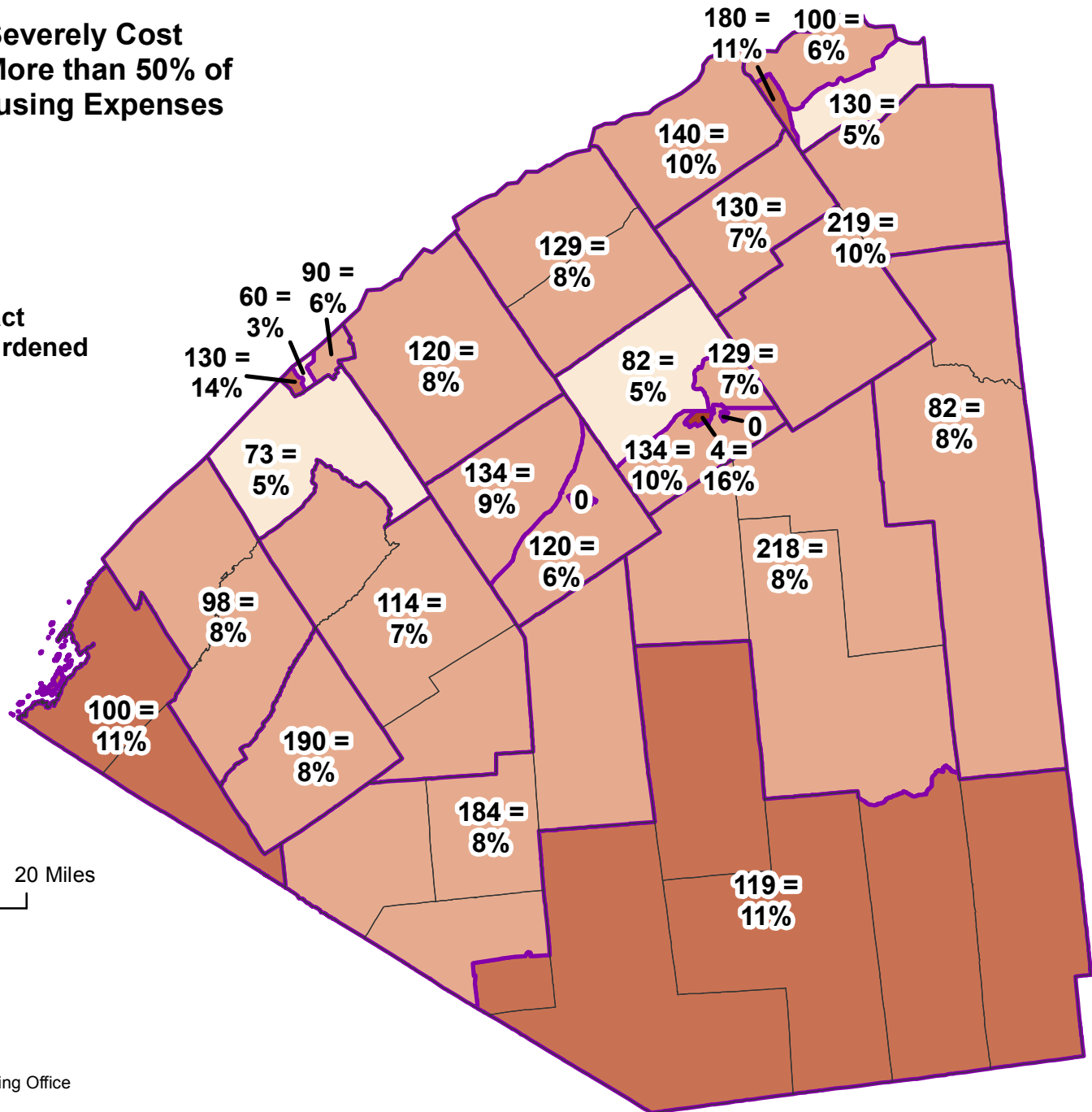


Legend

 Town Boundaries

Households in Census Tract Who Are Severely Cost Burdened

-  0 - 5%
-  6 - 10%
-  11 - 15%
-  16 - 20%



Next Steps:

Receive draft at end of September

Public forum in October

Present report to County Legislators for adoption
before end of year

Receive updates, give comments,
ask questions:

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