Analysis of Impediments to

FAIR HOUSING CHOICE

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INTRODUCTION AND EXECUTIVE SUMMARY

The city of Wichita was incorporated in 1870 and is the largest city in Kansas, with over 350,000 residents according to 2006-2008 Census data. It is also the (Sedgwick) County seat. These facts result in many persons looking to Wichita for solutions to a variety of issues as well as for leadership on matters critical to achieving a high quality of life. For these reasons and more, the City has prepared this ***Analysis of Impediments to Fair Housing Choice***, to guide and measure efforts to ensure that all residents have access to quality housing that they can afford. This purpose is consistent with HUD's Community Planning and Development (CPD) goal to expand mobility and widen a person's freedom of choice.

This summary details efforts which have been made in the past to identify and address impediments to fair housing choice. It is designed to build upon the last analysis which was prepared in 1996. Staff of the Housing and Community Services Department prepared this document with a careful eye toward evaluating the current state of each of the impediments identified previously. The results are very encouraging.

Most of the impediments have been addressed as prescribed in the original document. Examples include:

- Improved communication systems have resulted in information being shared through partnerships with community organizations.
- Community awareness continues to be promoted with special recognition and activities during Fair Housing Month (April).
- There has been an increase in the amount of housing available for persons with low to moderate incomes through the Wichita Housing Authority, private tax credit-funded developments and revenue bond financed housing projects.
- Partnerships include realtors and advocacy groups, as well as the local chapter of the National Urban League.

Even with the accomplishments noted above and in the following pages, the City plans to be proactive in enhancing its efforts to increase fair housing choice. The action steps listed on pages 22-23 outline activities that are planned to continue the momentum of the past and lay a foundation for even more progress. In addition, the City is currently surveying citizens for feedback on a variety of City/community issues. That survey document includes a question which specifically addresses barriers to housing choice. This analysis will be updated as necessary when the survey results are available and when new guidance is issued by the U.S. Department of Housing and Urban Development (HUD).

In the course of preparing this document information from the Kansas Human Rights Commission served as the greatest source of pride and motivation. That document reflects that one housing discrimination case was filed with their agency in 2008 and none were filed 2009 and as of September, 2010. It is the City's goal to maintain this record.

DEFINITIONS

In order to achieve fair housing choice through development of the ***Analysis of Impediments to Fair Housing Choice***, HUD has provided the following description of the City's responsibility.

- Conduct an analysis to identify impediments to fair housing choice within the 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.

HUD further clarifies that compliance with the above will mean that the City will:

- Analyze and eliminate housing discrimination in the jurisdiction;
- Promote fair housing choice for all persons;
- Provide opportunities for inclusive patterns of housing occupancy regardless of race, color, religion, sex, familial status, disability and national origin;
- Promote housing that is structurally accessible to, and usable by, all persons, particularly persons with disabilities; and,
- Foster compliance with the nondiscrimination provisions of the Fair Housing Act.

STRATEGY

The City of Wichita ***2010 Analysis of Impediments to Fair Housing Choice*** provides a review of current conditions impacting housing choice, it details progress made on prior analyses and it presents plans to continue the City's efforts to affirmatively further fair housing.

Following is a demographic overview of the Wichita community related to population, income and employment from American Community Survey and U.S. Census data. A general review of housing conditions is also included. Following each set of data is a brief discussion as to the relationship between the data and fair housing choice in Wichita.

DEMOGRAPHICS
City Overview

All information is from the 2006-2008 American Community Survey, unless otherwise noted.

<u>Population Data</u>

- Population
    - Total: 359,306
        - Male: 49.36%
        - Female: 50.64%

- Median Age: 34.5
    - Population 18 years and over: 263,184
    - Population 62 years and over: 50,119
- Race
    - White: 73.5%
    - African American: 10.9%
    - American Indian/Alaska Native: 0.7%
    - Asian/Pacific Islander: 4.6%
    - Some other race: 6.2%
    - Two or more races: 4.1%
- Ethnicity
    - Hispanic/Latino (any race): 12.2%
- Households
    - Total households: 147,885
        - Family households: 61.7%
        - Nonfamily households: 38.3%
- School Enrollment
    - Total children 3 years and over enrolled in school: 98,530
        - Primary: 53.7%
        - Secondary: 21.5%
        - Post-secondary: 24.7%
- Educational Attainment (population 25 years and over: 228,607)
    - No HS diploma or GED: 13.7%
    - HS diploma or GED: 28.6%
    - Some college: 24.2%
    - College degree (associates, undergraduate or graduate): 33.6%
- Disability Status (2000 Census)
    - Population 5-20 years with a disability: 6,347
    - Population 21-64 years with a disability: 36,792
    - Population 65 years and over with a disability: 16,374

Population Demographics Discussion Related to Fair Housing Choice

Wichita is an average size city, though it is the largest city in the state. Residents are equally split by gender which would suggest that discrepancies in access to housing by men or women may point to discrimination. However other factors would need to be considered as well.

Regarding race and ethnicity Wichita's 70% white population is less than the national rate of 77%, and its 10% African American population is less than the national rate of 14%. Wichita's 12% Hispanic population is also less than the national rate of 15%. This suggests that Wichita's population is slightly less diverse than the country as a whole. City strategies to increase fair housing choice based on race and ethnicity will therefore have a smaller target population but the size will also make implementation achievable.

Income Data (2008 real dollars)

- Household Income (Total households: 147,885)
    - Less than $10,000: 7.6%
    - $10,000 to $24,999: 19.0%
    - $25,000 to $49,999: 28.9%
    - $50,000 to $99,999: 29.5%
    - $100,000 or more: 15.0%
    - Median household income: $43,935
- Family Income (Total families: 91,281)
    - Less than $10,000: 5.0%
    - $10,000 to $24,999: 13.3%
    - $25,000 to $49,999: 24.8%
    - $50,000 to $99,999: 35.6%
    - $100,000 or more: 21.3%
    - Median family income: $57,466
    - Per capita income: $25,288
- Other income data
    - Median nonfamily income: $28,545
    - Median earnings for male workers: $44,406
    - Median earnings for female workers: $32,122
- Poverty
    - Families with income below poverty level: 11.6%
        - Married couple families: 5.1%
        - Female headed households: 32.5%
    - Individuals with income below poverty level: 14.9%
        - Under 18 years: 19.9%
        - 18 to 64 years: 13.8%
        - 65 years and over: 9.1%

Income Discussion Related to Fair Housing Choice

Unfortunately Wichita exceeds the national rates of families (11.6% vs. 9.6%) and individuals (14.9% vs. 13.2%) with income below the poverty level. It can therefore be concluded that fair housing choice will be in many ways determined by economic conditions for many families and individuals in Wichita. Strategies to address the income factor will include housing subsidies and other incentives, as well as continued support for the development of housing that is affordable for persons with low incomes.

Employment Data (individuals 16 years and over)

- Labor force
  - Employed: 64.3%
  - Unemployed: 4.7%
  - Armed forces: 0.5%
  - Not in labor force: 30.6%
- Commuting
  - Drove alone: 84.0%
  - Carpooled: 9.7%
  - Public transportation: 0.9%
  - Mean travel time to work: 17.3 minutes
- Occupation
  - Management, professional, and related occupations: 32.9%
  - Service occupations: 15.7%
  - Sales and office occupations: 25.3%
  - Farming, fishing, and forestry occupations: 0.1%
  - Construction, extraction, maintenance, and repair occupations: 10.6%
  - Production, transportation, and material moving occupations: 15.5%
- Class of Worker
  - Private wage and salary workers: 82.2%
  - Government workers: 12.4%
  - Self-employed workers in own non-corporate business: 5.3%
  - Unpaid family workers: 0.2%

Employment Data Discussion Related to Fair Housing Choice

Wichita's statistics compare favorably with national figures with one significant exception. The rate of workers using public transportation for work nationally is 4% while in Wichita it is 0.9%. This is due in large part to the limited public transportation options available in Wichita. The Wichita Area Metropolitan Planning Organization (WAMPO) recently prepared and issued the Metropolitan Transportation Plan 2035. Included in the recommendations of that Plan is a transition of the existing Wichita Transit radial bus network to a grid bus network. Expanded service hours (later in the day and longer on weekends) are also contemplated. The entire planning strategy is the result of planners working with public and private sector stakeholders as well as input from the general public. Housing choices will increase when access to jobs and services increases, as a result of increased public transportation options.

Housing Profile

- Occupancy
  - Occupied housing units: 90.2%
  - Vacant housing units: 9.8%
- Units in Structure
  - 1-unit (attached/detached): 70.6%
  - 2 units: 3.8%
  - 3 to 9 units: 9.4%
  - 10 or more units: 12.9%
  - Mobile home: 3.3%
- Year Structure Built
  - 2000 or later: 7.7%
  - 1980 to 1999: 26.3%
  - 1960 to 1979: 22.0%
  - 1940 to 1959: 31.9%
  - 1939 or earlier: 12.1%
- Bedrooms
  - 0 or 1 bedroom: 16.4%
  - 2 bedrooms: 30.2%
  - 3 bedrooms: 35.5%
  - 4 bedrooms: 12.5%
  - 5 or more bedrooms: 5.3%
- Tenure
  - Owner-occupied: 63.3%
  - Renter-occupied: 36.7%
- Substandard Housing
  - Lacking complete plumbing facilities: 0.4%
  - Lacking complete kitchen facilities: 0.6%
  - Lacking telephone service: 6.1%
- Occupants Per Room
  - 1.00 or less: 97.8%
  - 1.01 to 1.50: 1.7%
  - 1.51 or more: 0.5%
- Value (owner-occupied units)
  - Less than $50,000: 10.7%
  - $50,000 to $99,999: 34.4%
  - $100,000 to $149,000: 27.5%
  - $150,000 to $199,000: 13.7%
  - $200,000 or more: 13.8%
- Gross Rent (occupied units paying rent)
  - Less than $200: 1.3%
  - $200 to $299: 3.0%
  - $300 to $499: 26.5%
  - $500 to $749: 39.4%

    - $750 to $999: 18.6%
    - $1,000 or more: 23.7%
- Gross Rent as a Percentage of Household Income
    - Less than 15 percent: 13.6%
    - 15.0 to 19.9 percent: 16.1%
    - 20.0 to 24.9 percent: 11.5%
    - 25.0 to 29.9 percent: 10.2%
    - 30.0 to 34.9 percent: 9.1%
    - 35.0 percent or more: 39.4%

Housing Discussion Related to Fair Housing Choice

Just under half (44%) of the housing in Wichita was built before 1959. Another 22% was built between 1960 and 1979. The fact that two-thirds of the housing in Wichita is at least 30 years old may suggest that it could be functionally obsolete for current times – and with a strong likelihood of having lead based paint. Fortunately, however, the rate of substandard units is very small and there does not appear to be an issue with overcrowding.

One significant statistic in Wichita's housing environment is the large number of people (nearly 50%) who pay more than 30% of their income for rental housing. For persons with higher incomes, this amounts to a matter of choice and is not likely to create a financial hardship. However when lower income families pay more than 30% of their income for rent, the remaining household funds are often less than adequate for sustaining an acceptable quality of life without additional public assistance. It is this last group which clearly presents challenges for the community and points to the need to continue to develop and maintain safe, affordable housing.

Overview of 1996 Analyses and Updates

The City of Wichita last prepared an analysis of impediments to fair housing choice in 1996. The environment was much different at that time, most notably with a much smaller population – 304,011. The African American population made up 12% of the total, with Hispanics making up 5%. The 1996 analysis reached its conclusions based on reviews of pertinent City documents and a limited survey of the public. Following is a list of impediments, objectives and recommendations identified in the 1996 Analysis of Impediments (1996 AI), and an update on the status of each. Later in this document, strategies will be presented to further enhance progress toward addressing these impediments.

<u>Education/Communication</u>

1. Lack of information/understanding about the City Civil Rights Programs.
   Objective: Increase public awareness of the City's Civil Rights Office.
   Update: The City no longer has a Civil Rights Office or a formal Civil Rights Program, however citizens are encouraged to contact the Urban League of Kansas and/or the Kansas Human Rights Commission.

2. Lack of information on housing programs within the City of Wichita.
   Objective: Improve the availability of information on housing programs in the City.

   1996 AI Recommendation: Develop a brochure that explains the housing programs available in the City of Wichita. **Update:** A brochure was developed and is widely distributed through the Housing and Community Services Department, City Hall, Neighborhood City Halls, and the Urban League of Kansas. Brochures are also available in both Spanish and Vietnamese.

   1996 AI Recommendation: Centralize housing related functions within the City.
   Update: Housing related functions are centralized in the Housing and Community Services Department.

3. Many fair housing issues develop due to tenant-landlord disputes.
   Objective: Improve communication and education for tenants and landlords regarding fair housing issues.

   1996 AI Recommendation: Educate citizens on rights and responsibilities as tenants and landlords. **Update:** For several years the City has contracted with the Urban League of Kansas to serve as a referral source for tenant-landlord questions and complaints. The Urban League reports that such disputes remain the most frequent complaint that they receive.

1996 AI Recommendation: Work with landlord associations to increase the number of responsible landlords. **Update:** The Housing and Community Services Department holds an annual landlord meeting during which presentations and/or information is available to educate landlords on the Kansas Landlord Tenant Act.

1996 AI Recommendation: Contact organizations that may assist with resolving problems between existing landlords/tenants, such as local mediation groups. **Update:** As noted earlier, the Urban League of Kansas has served as the first referral source for complaints that are received by the City of Wichita. In addition the Housing Choice Voucher program provides clients and landlords with fair housing information at the time of lease-up.

4. Need to improve communication with neighborhood organizations on fair housing issues.
   Objective: Develop better communication with neighborhood organizations on fair housing issues.

   1996 AI Recommendation: Distribute information to neighborhood organizations on issues involving fair housing. **Update:** The City does not have a vehicle for communicating this specific message to neighborhood organizations however it can be easily incorporated through regular communication channels with individual organizations as well as through the local umbrella for such organizations (Wichita Independent Neighborhoods).

5. Continued communication with realtors on fair housing issues.
   Objective: Develop better communication tools and create an on-going dialog with realtors on fair housing issues.

   1996 AI Recommendation: Distribute more information on fair housing and civil rights programs to realtors. **Update:** The Housing and Community Services Department works in partnership with local realtor organizations to highlight and provide fair housing information and promote fair housing practices, especially during Fair Housing Month.

6. Need for information/communication on purchasing homes and lending institution practices.
   Objective: Encourage lending institutions to provide public with information on lending practices to improve public perception. Inform public on how to access general information on home purchasing.

   1996 AI Recommendation: Provide information to financial institutions on perception and offer assistance in distributing information to neighborhood organizations and non-profit associations demonstrating their activities throughout the city. **Update:** The Federal Financial Institutions Examination Council (FFIEC) provides information on lending practices in the city. The FFIEC also maintains a database of local lenders and

requires these lenders to report demographic information on the loans they underwrite. New data is available from the FFIEC annually and will be integrated into a City database as it becomes available. A link to the FFIEC will also be placed on the department's website to aid the public in accessing this information.

Resource Identification and Process Improvement

7. The majority of housing stock has physical barriers that limit availability opportunity for people with disabilities.
   Objective: Increase the awareness of housing needs for people with disabilities.

   1996 AI Recommendation: Examine resource options for rehabilitation of homes for people with disabilities. **Update:** The City makes federal funds available for home repair programs, which can and do address rehabilitation needs related to physical barriers for eligible homeowners.

8. Complaint process for fair housing can be time consuming.
   Objective: Streamline complaint process to ensure most efficient method.

   1996 AI Recommendation: Evaluate complaint process and determine if response time can be improved. **Update:** Current research has failed to identify any complaints regarding response time relative to the complaint process. This recommendation would appear to have been sufficiently addressed.

9. Waiting period for public assisted housing can be extremely lengthy.
   Objective: Streamline public assistance process and increase selection to improve service delivery and to ensure availability of housing.

   2006 AI Recommendation: Examine possibilities to increase the number of housing choices. **Update:** The public housing stock has increased from 573 in the early 1990's to 578 in 2010. The number of units is limited by the amount of funds provided by HUD.

   1996 AI Recommendation: Examine possibility of privatizing current public housing. **Update:** This recommendation has not been fully explored.

10. Reductions in Federal Funding for transportation.
    Objective: Ensure the needs of transit dependent riders are met.

    1996 AI Recommendation: Work to identify new funding opportunities, while still providing service throughout the community. **Update:** The City is an active partner in plans to develop an improved regional transit system. This work includes applying for planning and implementation grants to help achieve the goal of expanded public transit options.

11. Single female head of households may have increased difficulties in fair housing possibilities.
    Objective: Examine the relationship between single female head of household and fair housing issues.

    1996 AI Recommendation: Determine the need for special programs for single female head of household in regard to fair housing. **Update:** A review of fair housing-related complaints does not suggest a trend of discrimination against single female heads of households. However the City will continue to work with its partners to ensure that no such trend develops.

Partnership Development

12. Need for more partnerships to address fair housing issues.
    Objective: Form partnerships with external players involved with fair housing.

    Recommendation: Examine the possibility of developing an on-going Fair Housing Task Force. **Update:** The City prefers to incorporate fair housing issues into its general housing business models and not set it apart.

    Recommendation: Create methods to exchange information with private sector institutions and non-profit organizations involved with fair housing. **Update:** The Housing and Community Services Department has strong partnerships with community advocates for fair housing choice, most notably the Urban League of Kansas and the Independent Living Resource Center. Updates on fair housing and other related housing issues are exchanged on a regular basis.

13. Lack of a central database of accessible housing for people with disabilities.
    Objective: Encourage the development of a centralized resource for accessible housing for people with disabilities.

    Recommendation: Contact realtors and non-profit organizations to develop a database of accessible properties for the disabled. Such a database would include owner-occupied and renter-occupied housing choices. **Update:** The Independent Living Resource Center (ILRC) provides information, resources and referrals related to accessible housing for people with disabilities.

    In a related action, in 2005 the City of Wichita and Sedgwick County created an Access Advisory Board (AAB), to address issues of accessibility of City and County property (City Hall, Courthouse, parks, etc.), as well as other areas of concern identified by members of the Board.

CURRENT ANALYSIS OF IMPEDIMENTS and ACTION PLAN

The analysis of current impediments is based on the following sources of information:

- The demographic discussion presented in this document
- Prior impediments in the 1996 analysis
- 2006 general citizen survey results
- Housing studies and community plans
- Housing complaints filed with government or community agencies

Action Plan to Address Demographic Impediment Summary

Housing Choice – Neighborhood Diversity

A review of housing patterns according to race and ethnicity reflects concentrations as may be expected as a result of cultural and other natural choice factors. However as the charts in Appendix B reflect, there has been a significant deconcentration between 1990 and 2000. This suggests a relaxation in barriers that previously existed for minority populations regarding housing choice. No Action Plan is contemplated at this time.

Housing Choice – Income

The City of Wichita serves as the local Housing Authority and in that capacity is responsible for the operation of Public Housing and Section 8 Housing Choice Voucher (HCV) programs. The Public Housing inventory of 578 units represents an increase of 5 units (1% of the inventory) since 1990. In response to the needs of the community, half of this inventory is designated for persons who are disabled or over the age of 50.

The Section 8 Housing Choice Voucher program has seen a significant increase (nearly 50%) in voucher allocations from 1,349 in 1992 to 2,600 in 2010. Included in that amount are vouchers specifically for persons with disabilities. Such persons receive rental vouchers from the HCV program and supportive services from partner agencies through the Shelter Plus Care program. This provides an appropriate housing option for such persons and addresses a community need.

Housing Choice – Employment

Residents who are under employed and not employed at all, have extremely limited housing choices. The following is taken from the 2009-2013 Wichita Consolidated Plan.

According to the HUD Metro Fair Market Area (HMFA) for Wichita, the 2010 Fair Market Rent (FMR) that includes utilities for a two-bedroom apartment is $640. In order to afford this level of rent and utilities without paying more than 30% of income on housing, a household would have to earn $2,133 per month or $25,596 annually. Assuming a 40-hour work week in 52 weeks, this level of income translates into an hourly housing wage of $12.31. This is 40% more income earned by a person working for the 2010 minimum wage of $7.25.

Limited access to jobs via public transportation also contributes to the challenge preventing some persons from having complete housing choice. The Wichita employment sector is dominated by the aircraft industry. The current public bus system serves three of the four

largest aviation companies, but only for the first shift. Thus persons working second and third shift at all companies and first shift workers at the fourth company do not have access to public transportation to and from their homes.

Action: *The City will continue to promote its Community Action programs which are designed to provide job training, counseling and placement for persons who are unemployed or under-employed, to address the housing limitations associated with low employment rates. In addition the City will participate in the local review of the region's transportation needs to ensure that strategies are included which will impact this population.*

Housing Choice – Housing Conditions

The condition of the city's housing stock is not cause for major alarm however its units do continue to age. That aging process combined with the fact that much of the affordable housing stock exists in older neighborhoods where residents are most likely to be of low to moderate incomes, reinforces the need for continued/increased funding to make functional and health and safety related repairs. This becomes an issue of economics which is a companion issue to the overall cost of housing, especially for those who rent property in these areas.

Action: *The City will continue to dedicate resources for home repairs for persons who are low-income, and to encourage continued enforcement of building codes for multi-family housing to ensure a continued supply of safe housing is available for all incomes.*

Action Plan to Address Prior Impediments

The following summarizes steps the City of Wichita will take to enhance strategies which were put in place following development of the 1996 Analysis of Impediments.

Education and Communication

There is much anecdotal evidence to suggest that there continues to be a need for information regarding the protections afforded by federal fair housing laws, and that some violations may not be reported due to a lack of education. That same evidence offers several theories on this phenomenon, primarily as it affects renters. Many renters feel as though they have few options and are forced by economic factors to accept affordable housing that may be in poor condition – just because the rents are low. Further, they are reluctant to report poor conditions for fear of retaliation by their landlords. And finally, discriminatory encounters are rarely viewed as such, again pointing to the need for increased education.

Action: *Run fair housing informational spots on the City's public access TV station which has a large viewership.*

Action: *Provide the Wichita Independent Neighborhood Association with fair housing information and ask that they include it in their written newsletters, and in their annual training workshop for neighborhood leaders.*

Action: *Provide a link on the City website to the FFIEC for lending information updates.*

Tenant/Landlord Disputes

Many tenant/landlord disputes may be resolved by education of tenants and landlords. To that end the City will continue current practices including annual meetings with landlords, to reinforce the importance of fair housing compliance. However additional action steps will be explored.

Action: *Encourage landlords to provide tenants with fair housing information in their native language. If not in all rental properties, at a minimum this should occur in properties that are federally subsidized through tax credits, public housing, housing choice vouchers, etc. It should be noted that making this information readily available may result in fewer complaints due to landlord compliance.*

Realtors and Lenders

In many ways the City views these industries as self-policing. Given the national standards which govern professional realtors and federal regulations which govern banking institutions, providing information to these industries is not an issue. However the public does need to know what the standards and regulations require.

Action: *The City will prepare informational public service announcements with participation by industry representatives as appropriate. These announcements will be scheduled for broadcast on the City's public access channel. In addition, other broadcast media will be invited to air the informational pieces that the City prepares.*

Housing for Persons with Disabilities

The City of Wichita supports the need for housing to address the needs of persons with disabilities, in several ways. The Wichita Housing Authority offers 57 units of housing that will accommodate persons with disabilities. Those units generally remained leased up. In addition, the City works closely with the Independent Living Resource Center which maintains a list of housing resources in the community that address the needs of persons with disabilities. And the City funds a home repair program which can make improvements to accommodate the needs of persons with physical disabilities.

From a policy perspective, the City provides Resolutions of Support for developers seeking tax credits to finance the development of affordable housing. The City's policy regarding tax credit resolutions requires a set aside of 20% of units for market rate rents. However applications which propose to serve special populations, such as persons with disabilities, may receive City support without the market rate requirement. Since July, 2008, the City has granted exceptions to market rate rent requirement for 40 units which are proposed to serve persons with disabilities. This represents 6% of the total number of units receiving City resolutions of support during the same time period.

The City of Wichita also issues tax-exempt revenue bonds in support of affordable housing projects, which carry income requirements for tenants. Over the past 15 years, eight residential projects received such support. Additionally the City issue qualified 501(c)(3) revenue bonds which finance senior projects. In the same time period, eight projects benefited from that support.

Action: *The City will continue the above actions and additionally will explore the use of universal design in the development of private market housing.*

Funding for Affordable Housing and Related Services

Most of the funding available in the community to provide affordable housing for any populations is federal, although state-issued federal tax credits are another source. Local revenues are not directly involved in housing finance although there are tax rebate incentives available for persons who invest in housing in the core of the city. The rebate policy has been used extensively by nonprofit developers of single family homes which are purchased by low to moderate income buyers. The tax rebate not only provides an incentive to purchase and/or improve housing in the core of the city, but it also makes such housing affordable in the long run, especially for those for whom this is their first experience with homeownership.

Funding also determines the availability of Public Housing and Section 8 Housing Choice Vouchers. In the previous AI, the long waiting lists for these programs were identified as an impediment to fair housing choice. To the extent that this is viewed as an impediment, it will continue to exist because of the gap between the growing number of persons in need of subsidized housing, and the fairly static amount of such housing. As noted in earlier portions of this document, this is as much an economic/employment issue as one of housing alone.

Action: *The Wichita/Sedgwick County Community Action Program was transferred to the Housing and Community Services Department in April, 2010. This provides an opportunity for the City to better coordinate job placement and employment enhancement services with access to affordable housing. This opportunity will be monitored for short and long term effectiveness.*

Transit Dependent Housing Choice Impediments

The impact of transit on housing choice has been demonstrated in many communities. In Wichita, the link is not only to housing choice but also to employment – which impacts housing choice.

Action: *The City's leadership on the Wichita Area Metropolitan Planning Organization (WAMPO) will lead to identification of strategies to pursue to close the community's local and regional transportation gaps, through implementation of the Metropolitan Transportation Plan 2035.*

2006 City of Wichita Citizen Survey Summary and Action Steps

The City of Wichita conducted a citizen survey in 2006, to determine local views on a variety of topics. Several questions were indirectly related to issues associated with fair housing choice. For instance, Wichita residents were asked to rate the community's openness and acceptance of people of diverse backgrounds. On a scale of 100 (with 100 being the best), respondents rated this factor at 44. This suggests that work needs to be done to improve understanding and relationships between people of different backgrounds.

The citizen rating of access to affordable quality housing was 50 on a scale of 100. Specific housing needs were not identified in this survey however indicators in the 2006 United Way Community Needs Assessment clearly point to subpopulations who have affordable housing needs, many of whom are among the FHEO's protected classes. (See housing study discussion below).

On the same 100 point scale, citizens gave public transit services low ratings regarding ease of bus travel (32) and in terms of quality (36). This is also mentioned as a concern in the United Way Community Needs Assessment. The consistency with which these issues are expressed by citizens, serves to validate the need to explore strategies to address the role and impact of public transit in the employment and housing choices that Wichita residents make.

Action: *The City of Wichita Citizen Survey is being repeated in 2010 and questions have been added which are specifically related to fair housing issues. (See Appendix C) Once the results have been tallied, appropriate steps will be taken to address citizen concerns which emerge from this data.*

Housing Studies/Community Plans and Action Steps

The primary source document for housing plans is the Consolidated Plan. The current plan covers the period 2009-2013 and identifies a number of strategies to address the availability and location of affordable housing. Priority needs were identified through citizen surveys and housing was the top priority. From that general priority designation, single and multi family rent and mortgage subsidies were among the sub-activities associated with housing as a priority.

Another very valuable planning document is developed by the United Way of the Plains. The United Way periodically conducts a community needs assessment – the 2010 assessment is underway. The last published community needs assessment (2006) identifies affordable housing as having the second largest percentage of responses to the question of the three most important community, health and human service needs. The respondents narrowed the focus to housing needs for children, seniors, disabled, homeless, and victims of domestic abuse. While this assessment does not point to fair housing issues in the most traditional sense, it does provide additional support for the need to address affordable housing for special populations including some in the protected classes.

Housing Complaints Filed with Government or Community Agencies and Action Steps

The Kansas Human Rights Commission is one of the resources available to local residents in Wichita, for filing housing discrimination complaints. No housing complaints were filed with that Commission from Wichita in fiscal year 09 and one was filed in fiscal year 08.

Kansas Legal Services data was also reviewed to determine the extent of housing cases filed with that agency. Their 2009 annual report reflects that housing cases made up only 5% of their total caseload. Following is a chart taken from that 2009 annual report.

	2009	**2008**	**2007**	**2006**	**2005**	**2004**	**2003**
Advice & Brief Service	837	721	900	1,161	1,262	1,495	1,452
Representation	169	160	44	47	49	73	50
Other Service	365	149	78	94	140	274	264
Mediation	3	6	6	12	15	4	8
Total	**1,374**	**1,036**	**1,028**	**1,314**	**1,466**	**1,846**	**1,774**

This chart reflects an overall decrease in the total number of housing cases over the report periods, although there have been fluctuations.

Complaints filed through the U.S. Department of Housing and Urban Development (HUD) Office of Fair Housing and Equal Opportunity is another source for information on housing discrimination in this community. Their records reflect that for the period January 1, 2006 through October 23, 2009, 58 housing discrimination complaints were filed from Sedgwick County. While the numbers are not staggering, of significance for planning purposes, are the complaint categories. In this three and one-half year period, the largest complaint category (37%) is related to disabilities. The next largest complaint category (21%) was for race discrimination– African American or Black.

The number of disability-related complaints in the HUD data, coupled with concern expressed in local community feedback regarding the housing needs of this population, suggests a need to develop strategies to focus on such housing needs.

The Urban League of Kansas is a HUD-approved Housing Counseling Agency and provides another option for residents of Wichita. In 2009, the Urban League reported receipt of over 800 rental housing-related inquiries. Most were from people seeking information regarding their rights in landlord/tenant disputes, many of which have reached the point of eviction. A significant number of requests were for information on the Kansas Landlord Tenant Act.

***Action**: The City will seek opportunities to distribute landlord tenant act information using the City's public access channel and neighborhood association newsletters. Additionally, all City-funded rental agencies and/or properties will be required to provide tenants with information on tenant rights.*

***Action:** The Housing and Community Services Department will convene annual meetings with agencies which are involved in housing related services for the disabled population, to share information and resources.*

CONCLUSIONS

Evidence presented in this analysis supports the local belief that while not perfect, the Wichita community does not face insurmountable impediments to fair housing choice. The community dynamics and demographics have made for a gradual integration of persons in protected classes, into the community's housing options. As demonstrated in this document, the success Wichita has experienced is the result of intentional efforts on the part of the City of Wichita and its community partners, to create an open living environment.

It is with that same sense of intentionality that the City will continue to take the action steps described herein and summarized in Appendix A, and to monitor reports which are generated by our partners at the local, state and federal levels.

It should be noted that while the City will take the lead in many of these areas, it is clear that the importance of fair housing choice is not limited to City or other government-funded programs. Fair housing is the law for everyone. That message and theme will continue to permeate the City's approach to identification and elimination of impediments to fair housing choice.

Note: Staff of the City of Wichita Housing and Community Services Department prepared this document by researching available data and materials. As soon as the U.S. Department of Housing and Urban Development provides additional and updated guidance regarding preparation of the Analysis of Impediments to Fair Housing Choice, this report will be updated with opportunities for community input. However the City has determined that to engage the community in a process which could change within months could create confusion and perhaps reduce the level of involvement during a second outreach effort.

City of Wichita Action Steps

Housing Choice-Employment

Action: *The City will continue to promote its Community Action programs which are designed to provide job training, counseling and placement for persons who are unemployed or under-employed, to address the housing limitations associated with low employment rates.*

Housing Choice-Housing Conditions

Action: *The City will continue to dedicate resources for home repairs for persons who are low-income, and to encourage continued enforcement of building codes for multi-family housing to ensure a continued supply of safe housing is available for all incomes.*

Education and Communication

Action: *Run fair housing informational spots on the City's public access TV station which has a large viewership.*

Action: *Provide the Wichita Independent Neighborhood Association with fair housing information and ask that they include it in their written newsletters, and in their annual training workshop for neighborhood leaders.*

Action: *Provide a link on the City website to the FFIEC for lending information updates.*

Tenant/Landlord Disputes

Action: *Encourage landlords to provide tenants with fair housing information in their native language. If not in all rental properties, at a minimum this should occur in properties that are federally subsidized through tax credits, public housing, housing choice vouchers, etc. It should be noted that making this information readily available may result in fewer complaints due to landlord compliance.*

Realtors and Lenders

Action: *The City will prepare informational public service announcements with participation by industry representatives as appropriate. These announcements will be scheduled for broadcast on the City's public access channel. In addition, other broadcast media will be invited to air the informational pieces that the City prepares.*

Housing for Persons with Disabilities

Action: *The City will continue to waive market rate requirements in resolutions of support for tax credit projects which will house persons with disabilities, and additionally will explore the use of universal design in the development of private market housing.*

Action: *The Housing and Community Services Department will convene annual meetings with agencies which are involved in housing related services for persons with disabilities, to share information and resources.*

Funding for Affordable Housing and Related Services

Action: *The Wichita/Sedgwick County Community Action Program was transferred to the Housing and Community Services Department in April, 2010. This provides an opportunity for the City to better coordinate job placement and employment enhancement services with access to affordable housing. This opportunity will be monitored for short and long term effectiveness.*

Transit Dependent Housing Choices

Action: *The City's leadership on the Wichita Area Metropolitan Planning Organization (WAMPO) will lead to identification of strategies to pursue to close the community's local and regional transportation gaps, through implementation of the Metropolitan Transportation Plan 2035.*

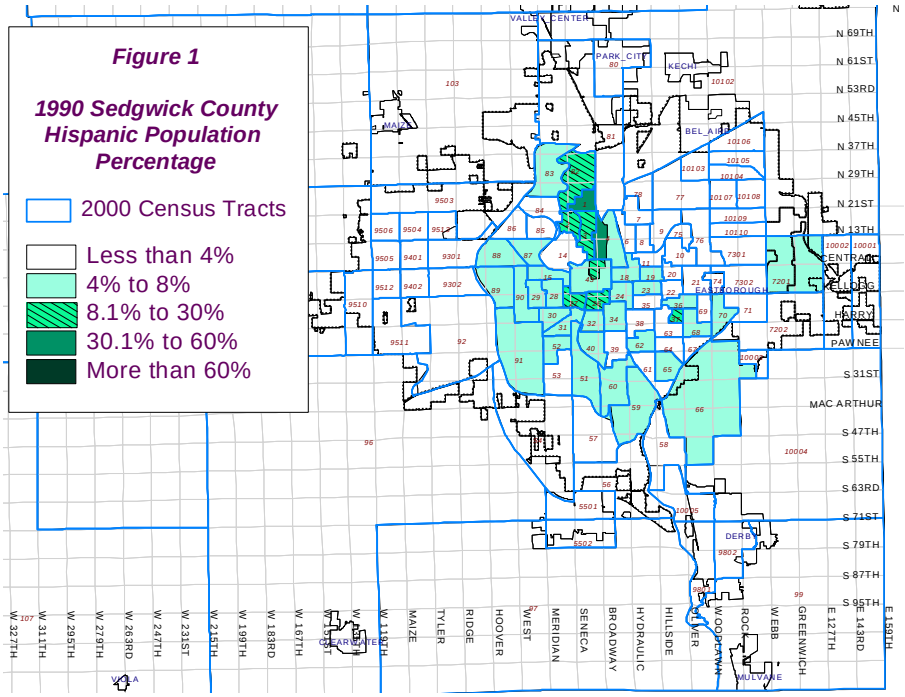
Citizen Surveys

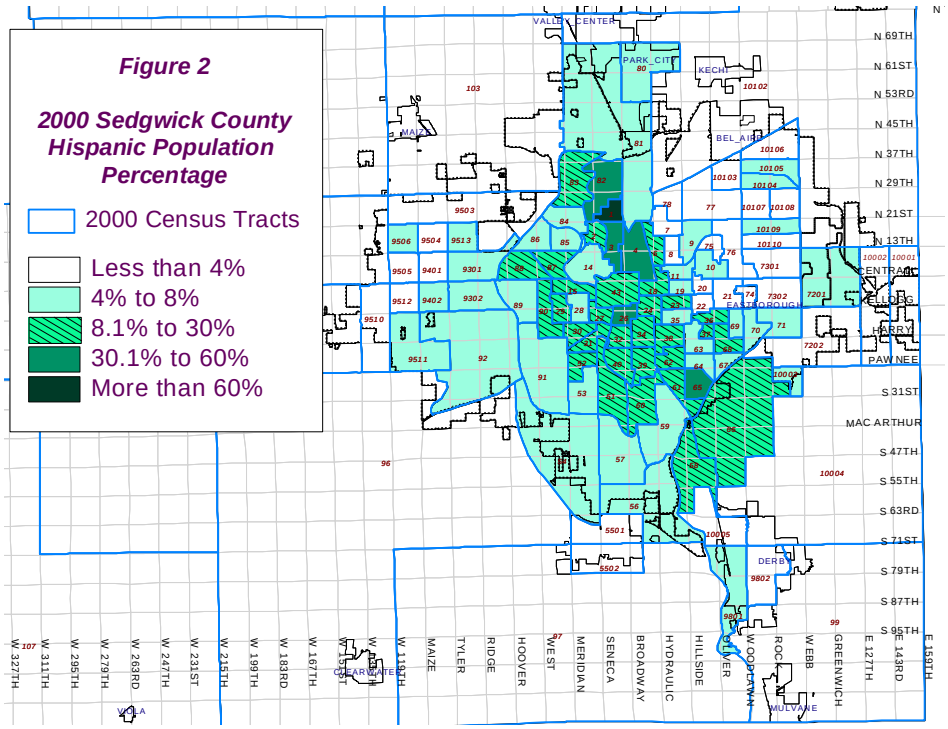
Action: *The City of Wichita Citizen Survey was repeated in 2010 and questions have been added which are specifically related to fair housing issues. Once the results have been tallied, appropriate steps will be taken to address citizen concerns which emerge from this data.*

Housing Studies and Community Plans

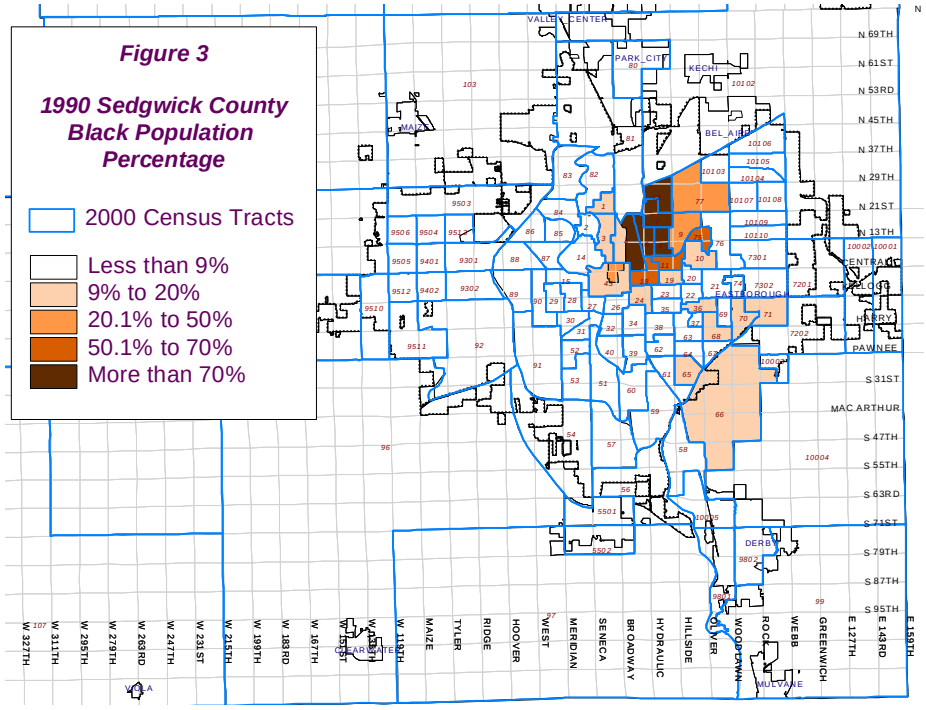
Action*: The City will seek opportunities to distribute landlord tenant act information using the City's public access channel and neighborhood association newsletters. Additionally, all City-funded rental programs and/or properties will be required to provide tenants with information on tenant rights.*

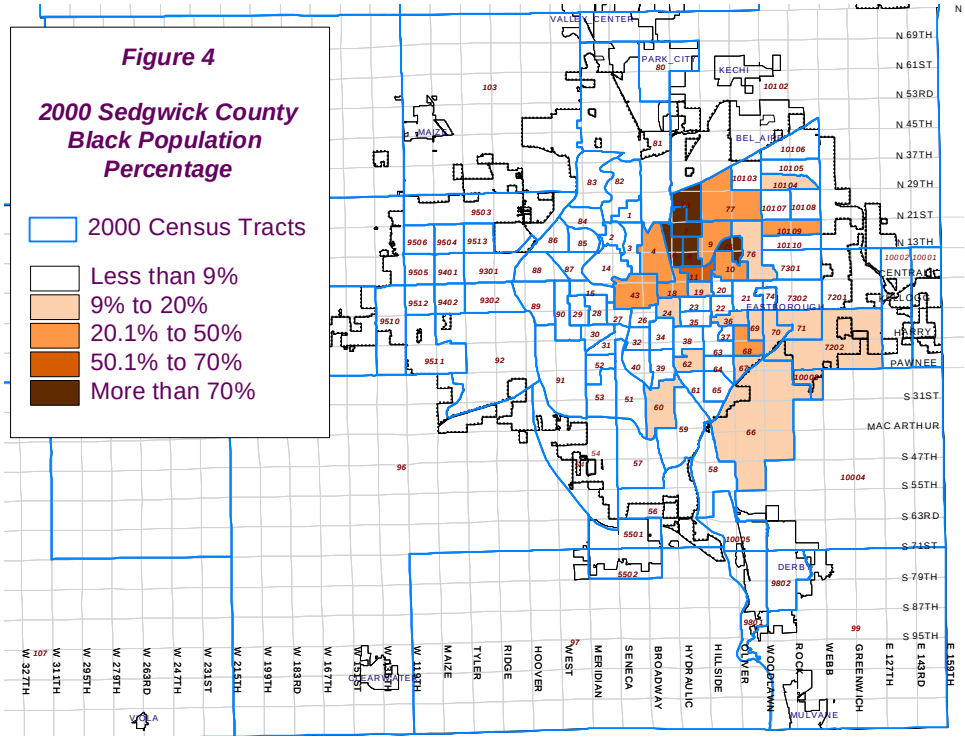
Housing Trends for Hispanic Population



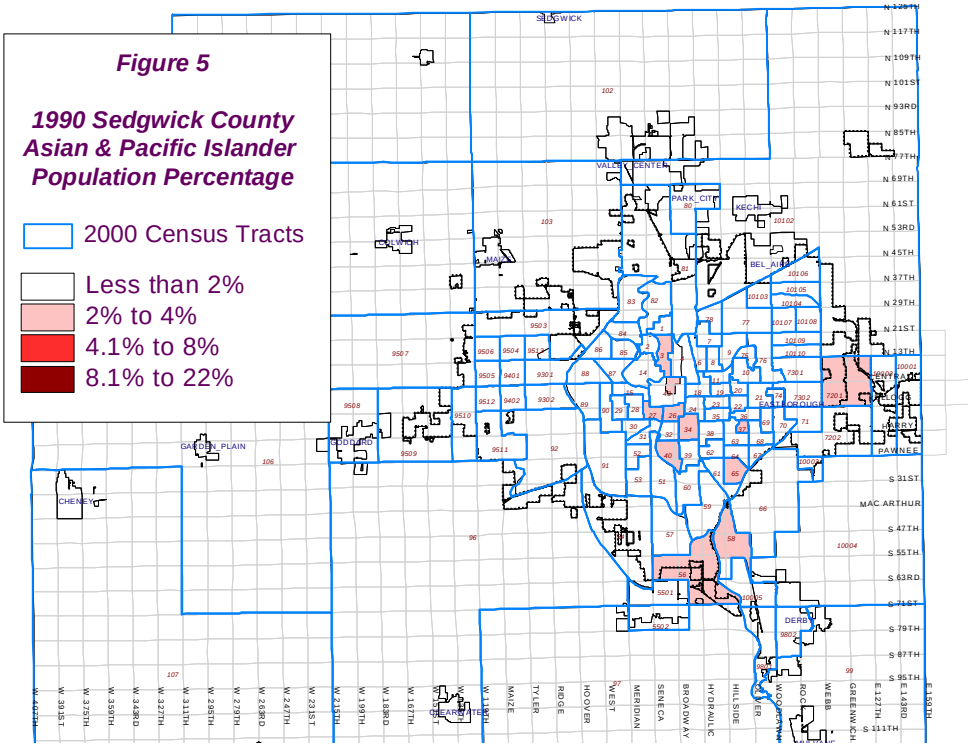


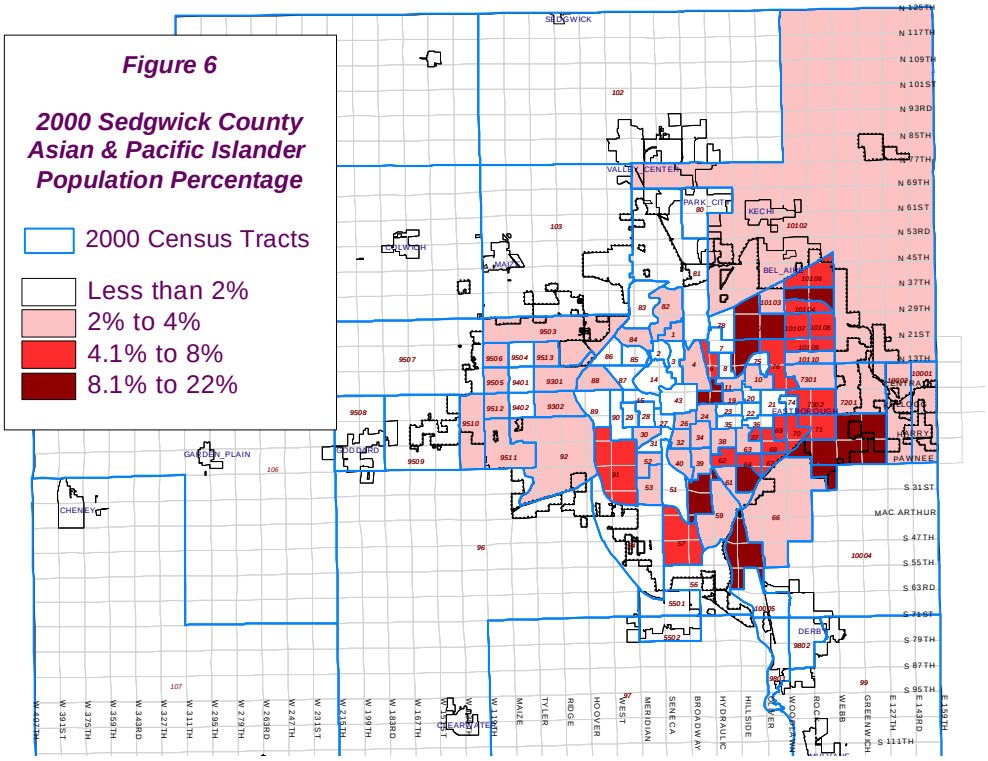
Housing Trends for Black Population





Housing Trends for Asian & Pacific Islander Population





2010 City of Wichita Citizen Survey

APPENDIX C

Question re Fair Housing Perception

To what degree, if at all, do the following barriers exist regarding housing choices in Wichita:

	Not a problem	Minor problem	Moderate problem	Major problem	Don't Know
	1	2	3	4	5
Cost of housing					
Distance to employment					
Location of public transportation					
Lack of accessibility for the disabled					
Language barriers					
Unfair lending practices					
Discrimination on the basis of gender					
Discrimination on the basis of age					
Discrimination on the basis of number of children					
Discrimination on the basis of race and ethnicity					
Discrimination on the basis of familial status					