

Analysis of Impediments to Fair Housing Choice in Akron, Ohio

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I. INTRODUCTION

Fair housing laws exist to counteract the effects of housing discrimination and to protect the right of all people to choose where to live without regard to certain protected characteristics. Discrimination is prohibited under the federal Fair Housing Act (42 U.S.C. Section 3601, *et seq.*) based on race, religion, color, sex, national origin, familial status, and disability. Ohio law (O.R.C. Section 4112.02(H)) prohibits discrimination based on all of these grounds, as well as ancestry and military status.

This report aims to meet the provisions outlined in Section 808(e)(5) of the Fair Housing Act, which requires the Secretary of HUD to administer programs in a manner that affirmatively furthers fair housing. State and local governments that receive community development funding from HUD through the Community Development Block Grant (CDBG) program are required to certify that they affirmatively further fair housing in their usage of those funds.¹ In addition, recipients of Home Investment Partnership (HOME) funding must also affirmatively further fair housing and document their actions to HUD.² As a recipient of CDBG funding, the City of Akron must certify that it affirmatively furthers HUD's fair housing goals.

Although the phrase "affirmatively further fair housing" has never been defined statutorily, HUD defines it as requiring a grantee to:

1. Conduct an Analysis of Impediments to Fair Housing Choice (AI) within the jurisdiction, with a recommendation that the AI be updated "at least once every 3 to 5 years;"
2. Take appropriate actions to overcome the effects of any impediments identified through the analysis, including developing lists of "specific actions ... to be undertaken" including "milestones, timetables, and measurable results;" and
3. Maintain records reflecting the analysis, including the AI, and actions taken to eliminate identified impediments.³

Although the AI itself is not submitted to HUD, local jurisdictions are required to provide HUD with a summary of the AI, in addition to the jurisdiction's accomplishments for the past year as part of its annual performance report under the Consolidated Plan regulations.⁴

An Analysis of Impediments to Fair Housing Choice reviews any barriers to fair housing choice in both the public and private sectors. Impediments to fair housing are defined as:

¹ See 42 U.S.C. §5304(b)(2).

² HUD, *Fair Housing Planning Guide*, Vol. 1, p. 1-2.

³ See 24 CFR §91.425(a)(1)(i); 24 CFR §570.601(a)(2); HUD, *Fair Housing Planning Guide*, Vol. 1, pp. 1-2 to 1-3 and 2-5 to 2-6.

⁴ HUD, *Fair Housing Planning Guide*, Vol. 1, p. 2-7, citing 24 CFR §91.520(a). HUD does note that it "could request submission of the AI in the event of a complaint or as part of routine monitoring." *Id.*

1. Any actions, omissions, or decisions taken because of race, color, national origin, religion, family status, disability, or sex which restrict housing choices or the availability of housing choices; or
2. Any actions, omissions, or decisions which have the effect of restricting housing choices or the availability of housing choices on the basis of race, color, national origin, religion, family status, disability or sex.⁵

While AIs may address affordable housing issues, the HUD Planning Guide notes that the AI should have a “fair housing perspective” and that, while related, affordable housing activities are not the same as fair housing activities.⁶

This Analysis was completed by the Housing Research & Advocacy Center for the City of Akron. The Housing Research & Advocacy Center (the “Housing Center”) is a private not-for-profit fair housing agency whose mission is to promote fair housing and diverse communities, and to work to eliminate housing discrimination in Northeast Ohio by providing effective research, education, and advocacy. The Housing Center works towards its mission by undertaking research into housing and lending patterns and related matters; conducting education and outreach activities for the general public as well as specific constituencies, such as landlords, property managers, real estate professionals, architects, builders, social workers, and attorneys; and engaging in efforts designed to ensure that fair housing laws are adequately enforced. Funding for this project was provided through a contract with the City of Akron under the CDBG Program.

⁵ HUD, *Fair Housing Planning Guide*, Vol. 1, pp. 2-7 to 2-8.

⁶ HUD, *Fair Housing Planning Guide*, Vol. 1, p. 5-4.

II. METHODOLOGY

Data Sources:

Information for this report was collected through a variety of methods, including in-person and telephone interviews, analysis of government data, and the collection of other primary data from the U.S. Census.

The primary census information contained in the report came from the 2010 Census and the 2006-2010 American Community Survey Estimates.

Akron Metropolitan Housing Authority (AMHA) provided information on housing assistance programs, including both project-based public housing and the Housing Choice (“Section 8”) Voucher program.

The Federal Bureau of Investigation (FBI) provided information on hate crimes in Akron.

Home Mortgage Disclosure Act (HMDA) data was analyzed through the use of CRAWiz®. Additionally, information on residential foreclosures was obtained from Northeast Ohio Community and Neighborhood Data for Organizing, NEO CANDO, a social and economic data system of the Center on Urban Poverty and Community Development.

Data on fair housing complaints was obtained from the U.S. Department of Housing and Urban Development. Data on fair housing testing in Akron was obtained from Fair Housing Contact Service.

The Housing Center contacted key stakeholders in Akron to obtain their perspectives on possible impediments to fair housing in Akron. The Housing Center attempted to interview people with knowledge of and expertise in a variety of communities, including among racial and ethnic minorities, foreign-born individuals, disabled individuals, and families with children. We contacted people from a number of professions, including social service providers, government officials, housing developers, fair housing professionals, and realtors. Interviews were conducted either via phone or in-person and usually lasted approximately 60 minutes. Questions were open-ended. In total, the Housing Center staff contacted 31 organizations, 20 of which agreed to interviews. In total, 29 stakeholders were interviewed. Several stakeholders declined to be interviewed or did not respond to repeated contact by the Housing Center.

III. EVALUATION OF AKRON'S FAIR HOUSING PROGRESS

a. Previous AI Study

Akron completed its last Analysis of Impediments to Fair Housing Choice (AI) study in 2000. It was conducted by Akron's Fair Housing Task Force, with participation from representatives from the housing industry, various financial institutions, and Fair Housing Contact Service, Akron's nonprofit fair housing agency.

The 2000 AI identified six areas in which impediments to fair housing in Akron occur. A brief summary of each area and its impediments are listed below.

1. Government Policies

- a. The AI describes certain governmental policies as prohibitive to fair housing choice. These policies fall within the realm of:
 - i. Land using and zoning codes
 - ii. Accessibility of new construction
 - iii. Concentration of low-income housing
 - iv. Rental assistance programs
 - v. Mechanisms to identify housing need
 - vi. Neighborhood amenities
 - vii. Education system
 - viii. Deteriorating infrastructure

2. Education and Outreach

- a. The AI found that there was a lack of effective education and outreach surrounding fair housing rights in Akron. It found that Fair Housing Contact Service lacked the financial resources to aggressively communicate fair housing rights to the public, information on affordable housing for the disabled was not being effectively disseminated, and presentations of lending and credit were difficult to understand.

3. Lending and Credit

- a. The AI cites lack of financial opportunity for low-income or minority residents in Akron as an impediment to housing choice. This includes lack of bank branches in certain neighborhoods, lack of trust in traditional financial institutions, practices that violate the Community Reinvestment Act, and the rate of subprime loans that were being given in poor and minority communities.

4. Insurance

- a. Mortgage insurance was cited as an issue in fair housing choice because there was a lack of data on insurance redlining and community forums on mortgage insurance policies.

5. Enforcement

- a. The AI states several factors related to enforcement of fair housing laws, including a lack of diversity in federally-funded housing developments, funding related to fair housing testing, and owners of rental properties unaware of fair housing regulations.

6. Special Needs

- a. Special Needs impediments include a lack of accessible housing and services for individuals with disabilities.

b. 2001 Action Plan

In 2001, a formal Action Plan was put forth by the Fair Housing Task Force that includes an Identification of Impediments to Fair Housing and Action Plan Matrix which list actions to eliminate identified impediments, the agency primarily responsible for each action, partners to assist the primary agency, and a timetable.

c. Current Impediments to Fair Housing Choice in Akron

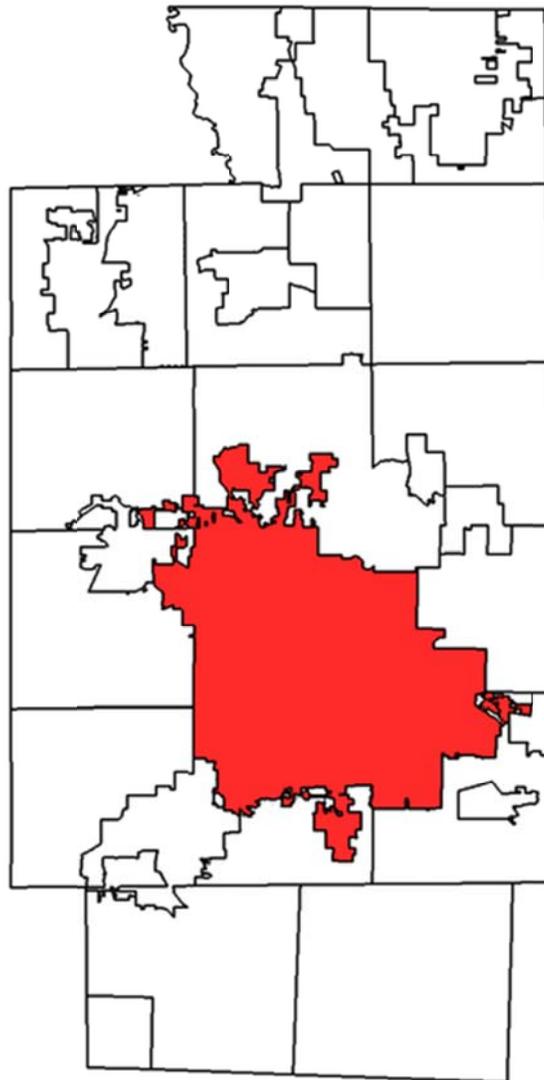
1. Lack of visitable single family housing.
2. Segregation and the concentration of poverty.
3. Number of foreclosures and homes sold “for cheap” has led to a growth in “slumlords.”
4. Areas such as downtown features new development, but this new development displaces residents.
5. Individuals with criminal records have difficulty in finding quality housing.
6. Landlords are still reluctant to rent to families with children.

IV. DEMOGRAPHICS

a. Introduction

Akron, Ohio is the county seat of Summit County. It was founded in 1825 when it had a population of less than 200 residents. Akron experienced dramatic population growth between 1910 and 1920, a more than 200% increase of residents in just one decade. Throughout the twentieth century, Akron's population fluctuated and now stands at its lowest number (199,110) since just before its dramatic growth in the 1910s. Like many other urban areas in the United States, residents have migrated towards the suburbs for a variety of reasons throughout the 20th and 21st centuries. Despite its population loss, Akron stands as the fifth largest city in the state.

Figure 1. Map of Summit County and Municipal Boundaries.



b. Total Population

Table 1. Total Population, Akron, 1910-2010

Year	Population
1910	69,067
1920	208,435
1930	255,040
1940	244,791
1950	274,605
1960	290,351
1970	275,425
1980	237,177
1990	223,019
2000	217,074
2010	199,110

Source: U.S. Census

Akron decreased in population by -10.7% from 1990 to 2010. Summit County grew by 5.4% from 1990 to 2000 but then lost population from 2000 to 2010 (-0.2%).

Table 2. Total Population, Akron & Summit County, 1990, 2000 & 2010

	Akron	Summit County
1990	223,019	514,990
2000	217,074	542,899
2010	199,110	541,781

Sources: U.S. Census

In interviews, several reasons were proposed as to why people move into Akron. Akron offers housing that is affordable to most working- to middle-class residents and a low cost-of-living. According to one stakeholder, “Akron is a city that is always trying to improve itself.” Growth in economic development, specifically downtown, arts and entertainment venues, and quality restaurants have attracted people back into the city. Additionally, Akron’s housing stock features many well-built houses from the early twentieth century, and several noted that the City has been successful in maintaining and rehabilitating many older houses. Some interviewees noted that Akron’s quality housing stock and relative affordability convince many Akron natives to “return home” after moving elsewhere. Additionally, several interviewees mentioned Akron’s robust range of social services, which have been known to attract residents from all over Ohio and even out of state, particularly the homeless population. The

International Institute of Akron draws foreign-born residents, and Akron’s extensive hospital system appeals to people with disabilities who want to be close to their medical provider. In addition, the University of Akron and the burgeoning Akron Biomedical Corridor feature a growing number of jobs and thus, more residents, as does recent neighborhood development in downtown Akron.

The reasons that people move out of Akron include the lack of affordable housing in what are considered “good neighborhoods,” as well as a lack of accessible housing units for those who are disabled or elderly. Akron’s older housing stock makes retrofitting particularly costly, thus those wishing to “age in place” are often forced to move into assisted-living or nursing homes because they lack the finances to retrofit their homes. Others mentioned the lack of jobs, particularly with the loss of industrial and manufacturing industries, high rates of crime, and Akron’s public school system as reasons why people leave the City.

c. Racial Diversity

African Americans make up the largest racial minority in Akron, at 31.5% of the total population and together, whites and African Americans make up 93.7% of Akron’s population. Racial demographics in Akron compared to Summit County show evidence of white flight to Akron’s suburbs in previous decades. Akron’s population of white residents (62.2%) is 22.3% less than Summit’s county overall white population (80.6%).

Table 3. Racial Demographics, Akron & Summit County, 2010

Race/Ethnicity	Akron		Summit County	
	#	%	#	%
White	123,879	62.2	436,487	80.6
African American	62,648	31.5	78,120	14.4
American Indian & Alaska Native	486	0.2	1,015	0.2
Asian	4,270	2.2	12,018	2.2
Other	1,543	0.8	2,602	0.5
Two or more	6,284	3.2	11,539	2.1

Source: U.S. Census

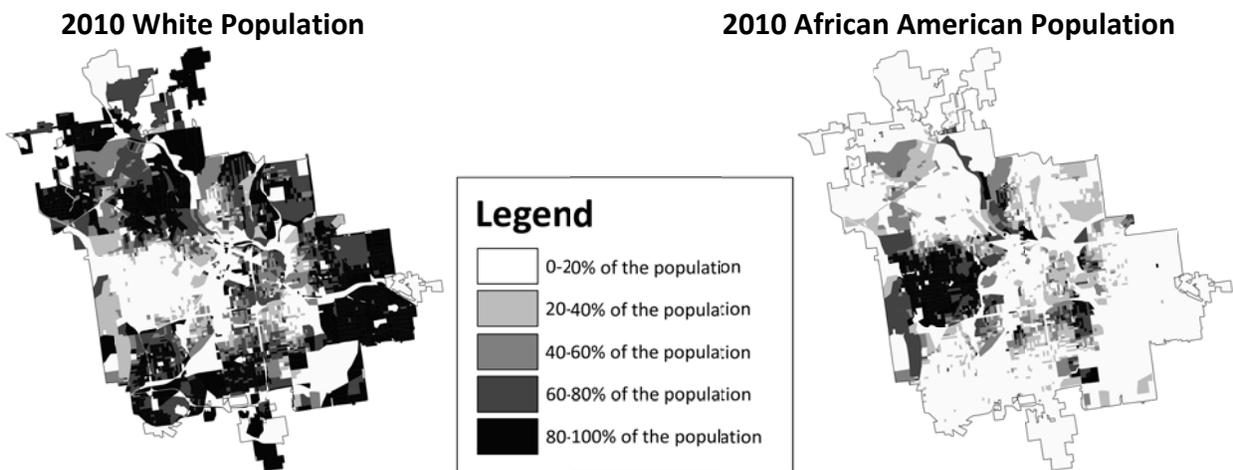
Stakeholders interviewed noted that an increasing number of black middle-class residents have left Akron for the suburbs for better schools and less crime. However, many noted that the suburbs surrounding Akron are still overwhelmingly white despite this influx.

There was no consensus amongst interviewees regarding the extent of racial segregation in Akron. Many noted that racial segregation has decreased in recent decades and that economic or class status tends to be a more dividing force rather than race. Others disagreed, noting that racial segregation in Akron was still potent and problematic, and that it was common knowledge that Akron still had clear geographical lines of racial division. For example, according

to interviewees' perceptions, some areas north of Market Street consist of predominantly African American neighborhoods, while the area to the south consists of predominantly white neighborhoods. Most interviewees agreed that neighborhoods where there is a high number of low-income residents tend to have fewer amenities that would attract people who could afford to live elsewhere.

Some interviewees noted that many white residents express reluctance in moving to subsidized or assisted housing in predominantly African American neighborhoods, particularly to West Akron, which is roughly 80 percent African American.⁷

Figure 2. Distribution of White & African American Population by Census Block in Akron, 2010



Source: U.S. Census

d. Ethnic Diversity & Foreign-Born Population

Akron's Hispanic/Latino population has grown from 0.7% in 1990 to 2.1% in 2010. The Hispanic/Latino population of Summit County has grown from 0.6% in 1990 to 1.6% in 2010.

Table 4. Hispanic/Latino Population Rates, Akron & Summit County, 1990, 2000 & 2010

Geography	1990		2000		2010	
	#	%	#	%	#	%
Akron	1,503	0.7	2,513	1.2	4,255	2.1
Summit County	2,902	0.6	4,781	0.9	8,660	1.6

Source: U.S. Census

⁷ City of Akron Department of Planning and Urban Development, Akron Neighborhood Profiles

Foreign-born individuals are protected under fair housing laws grounded on the prohibition of discrimination based on national origin. Table 5 shows steady growth in Akron and Summit County's foreign-born population from 1990 to 2010.⁸

Table 5. Foreign-Born Population, Akron & Summit County, 1990, 2000 & 2010

Geography	1990		2000		2010	
	#	%	#	%	#	%
Akron	6,811	3.1	6,911	3.2	8,882	4.4
Summit County	15,176	3.0	17,729	3.3	22,707	4.2

Source: U.S. Census

Several interviewees stated that the International Institute of Akron has been a driving force in increasing the foreign-born population in Akron because of its services and reputation.

Table 6 displays that the highest percentage of the foreign-born population, 26.2%, was born in South Eastern Asia.⁹ The highest percentage of the foreign-born population of Summit County was born in Eastern Europe (19.2%).

Table 6. Place of Birth for the Foreign-Born Population, Akron & Summit County, 2010

World Region	Akron		Summit County	
	#	%	#	%
Northern Europe	339	3.8	965	4.3
Western Europe	442	5.0	1,495	6.6
Southern Europe	341	3.8	938	4.1
Eastern Europe	1,424	16.0	4,351	19.2
Eastern Asia	650	7.3	2,243	9.9
South Central Asia	737	8.3	3,151	13.9
South Eastern Asia	2,325	26.2	3,350	14.8
Western Asia (Middle East)	228	2.6	1,036	4.6
Eastern Africa	89	1.0	165	0.7
Northern Africa	97	1.1	256	1.1
Middle Africa	0	0.0	0	0.0
Southern Africa	27	0.3	70	0.3
Western Africa	142	1.6	201	0.9
Latin America	1,597	18.0	2,868	12.6
Central America	1,438	16.2	2,220	9.8
South America	91	1.0	463	2.0
Northern America	184	2.1	1,092	4.8

Source: U.S. Census

⁸ 2010 data is from the 2006-2010 American Community Survey, 5-Year Estimates.

⁹ 2010 data is from the 2006-2010 American Community Survey, 5-Year Estimates.

e. Families with Children

In response to widespread discrimination against families with children, Congress amended the Fair Housing Act in 1988 to prohibit discrimination based on familial status.¹⁰ Table 7 shows a slight decrease from 2000 to 2010 in the number and percent of households with individuals under the age of 18 in Akron and Summit County.

Table 7. Households with Individuals Under 18, Akron & Summit County, 2000 & 2010

Geography	2000		2010	
	#	%	#	%
Akron	28,821	32.0	24,121	28.8
Summit County	72,561	33.3	66,413	29.8

Source: U.S. Census

f. People with Disabilities

The 1988 amendments to the Fair Housing Act also made it illegal to discriminate based on a person’s disability status. Table 8 displays the number of residents with a disability in Akron and Summit County. Table 9 shows the population with a disability by age in Akron and Summit County. In all age groups, Summit County has a lower percentage of people with disabilities compared to Akron.

Almost every person interviewed cited the age, cost of retro-fitting, and accessibility of housing in Akron to be a major barrier in the disabled community. Several interviewees cited a large number of resources for people who are born with developmental disabilities or the elderly, however, limited resources for people who become disabled as an adult.

Table 8. Total Population with a Disability, Akron & Summit County 1990, 2000 & 2010¹¹

Geography	1990		2000		2010	
	#	%	#	%	#	%
Akron	14,579	6.5	43,875	22.0	29,336	14.8
Summit County	27,237	6.9	89,120	17.8	65,416	12.2

Source: U.S. Census

Table 9. Population with a Disability by Age, Akron & Summit County, 2010

Geography	Under 18 Years		18 to 64 Years		65 Years and Older	
	#	%	#	%	#	%
Akron	2,439	5.2	16,884	13.3	10,013	40.2
Summit County	4,903	3.9	32,664	9.7	27,849	36.7

Source: U.S. Census

¹⁰ The Fair Housing Amendment Act of 1988 became effective March 12, 1989. Pub. L. No. 100-430.

¹¹ Note that the U.S. Census collected data on different age cohorts in each of these surveys. In 1990, this data includes individuals age 16 and older, in 2000 it includes age five and older, and in 2010, the total reflects all ages.

V. INCOME

Income directly affects housing choice as it can make certain housing and/or neighborhoods out of reach for an individual or family with limited economic opportunities. As Table 10 illustrates, there are racial and ethnic disparities in median household income in Akron.¹² In 2010, white households' median income was 65% more than African Americans' (\$39,963 compared to \$24,126), and over 30% more than of Hispanic households' (\$29,917).

Table 10. Median Household Income, Akron, 2000 & 2010

Race/Ethnicity	2000	2010
White	35,200	39,963
African American	23,989	24,126
Asian	37,105	32,339
Other	28,253	32,321
Two or more races	21,794	23,453
Hispanic	31,394	29,917
Overall	31,835	34,359

Source: U.S. Census

The U.S. Census defines “poverty thresholds” based on income and family size; if a family falls below its designated income threshold based on its size, the Census Bureau defines the family or household as in poverty. These thresholds were originally designed in the 1960s and based mostly on a family’s budget for food.

Table 11 shows the poverty rate by family for Akron in 2010.¹³ 18.4% of Akron families lived below the poverty line in 2010 compared to 10.0% of Summit County families.

Table 11. Families Below Poverty Rate, Akron & Summit County, 2010

Geography	#	%
Akron	8,985	18.4
Summit County	14,255	10.0

Source: U.S. Census

Table 12 shows the poverty rate by race and ethnicity in Akron. Approximately 31% of African Americans and 28% of Hispanics were at or below the federal poverty rate in 2010. Both African Americans (+7%) and Hispanics (+40%) experienced an increase in poverty rates from 2000 to 2010. White residents experienced a small decrease in poverty rates, from 11.8% to

¹² 2010 data is from the American Community Survey, 5-Year Estimates, 2006-2010.

¹³ 2010 data is from the American Community Survey, 5-Year Estimates, 2006-2010.

11.3%. In 2010, 100% of the American Indians or Alaskan Natives living in Akron were living in poverty. Despite the American Indians or Alaskan Natives being a relatively small population of fewer than 1,000 residents, it is notable that this entire demographic lives in poverty in Akron.

Table 12. Poverty Rate by Race & Ethnicity, Akron, 2000 & 2010

Race/Ethnicity	2000	2010
White	11.8	11.3
African American	29.2	31.3
American Indian or Alaskan Native	25.0	100.0
Asian	23.0	28.3
Other	21.4	16.5
Two or more	34.3	31.2
Hispanic	20.4	28.6
All individuals	17.5	23.9

Source: U.S. Census

Table 13 details poverty rates for several specific categories of households, families, and individuals living in Akron in 2000 and 2010. The overall poverty rate of all individuals increased from 17.5% to 23.9%.

Table 13. Poverty Rate by Category, Akron, 2000 & 2010

Category	2000	2010	Percent Change
Female-headed households with related children under 18	44.6	51.0	14.35
Age 65 and over	9.7	10.9	12.37
All families	14.0	18.4	31.43
Families with related children under 18	21.8	30.0	37.62
All individuals	17.5	23.9	36.57

Source: U.S. Census

VI. EMPLOYMENT

As Table 14 shows, the unemployment rate has risen, from 7.35% in 2000 to 12.8% in 2010.¹⁴

Table 14. Labor Force, Akron, 2000 & 2010

Type	2000	2010
Civilian Labor Force	107,194	103,885
Employed	99,310	90,507
Unemployed	7,884	13,378
Unemployment Rate (%)	7.35	12.88

Source: U.S. Census

There are several types of industries that employ residents in Akron. Census data in 2010 shows the highest number of residents (25.0%) were employed in educational services, health care, or social assistance, followed by 15.7% in manufacturing, and 12.0% in retail trade.¹⁵

Table 15. Employees in Type of Industry, Akron, 2010

Type of Industry	#	%
Agriculture, forestry, fishing/hunting, mining	175	0.2
Construction	4,723	5.2
Manufacturing	14,178	15.7
Wholesale trade	2,255	2.5
Retail trade	10,825	12.0
Transportation, warehousing, utilities	4,097	4.5
Information	1,877	2.1
Finance, insurance, real estate	4,831	5.3
Professional, scientific, management; Administrative/waste management services	7,845	8.7
Educational services, health care, social assistance	22,670	25.0
Arts, entertainment, recreation, accommodation, food services	9,181	10.1
Other services	4,621	5.1
Public administration	3,229	3.6

Source: U.S. Census

¹⁴ Ohio Department of Jobs and Family Services.

¹⁵ Employment data from American Community Estimates (2006-2010).

Table 16 contains an alphabetical list of the largest employers in Summit County and the industry type.

Table 16. Alphabetical List of Major Employers & Industry Type, Summit County, 2010

Employer	Type of Industry
Akron Children’s Hospital	Health
Akron General Health System	Health
Akron Public Schools	Education
Diebold Inc.	Manufacturing
First Energy Corp.	Utility: Electric
Goodyear Tire & Rubber Co.	Manufacturing: Rubber Products
Jo-Ann Stores Inc.	Retail Trade
McDermott Int’l/Babcox & Wilcox	Manufacturing
Signet Group/Sterling Inc.	Trade
Summa Health System	Health
University of Akron	Education

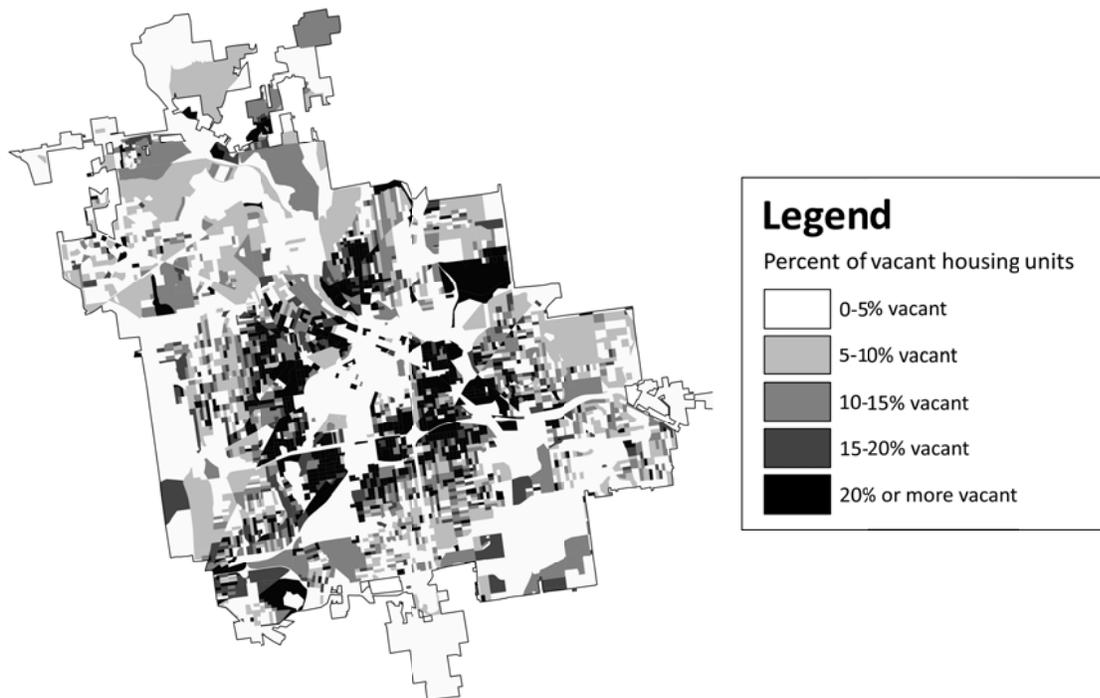
Source: Ohio Department of Development; Cleveland Plus Business

VII. HOUSING

a. Home Ownership Rates

Research has shown that there are several social benefits of home ownership, including those that affect communities (more stable neighborhoods, less resident turnover, increased political participation, and volunteerism) and individuals (greater levels of life satisfaction, better psychological health, and increased self-efficacy).¹⁶ Several stakeholders said that opportunities for home ownership are limited in Akron, as in other cities, because of the financial crash and difficulty in obtaining home mortgage loans. Additionally, some interviewees said they suspected bank redlining, although evidence of redlining and the rationale behind it is difficult to prove.

Figure 3. Percentage of Vacant Housing Units by Census Block in the City of Akron, 2010



Source: U.S. Census

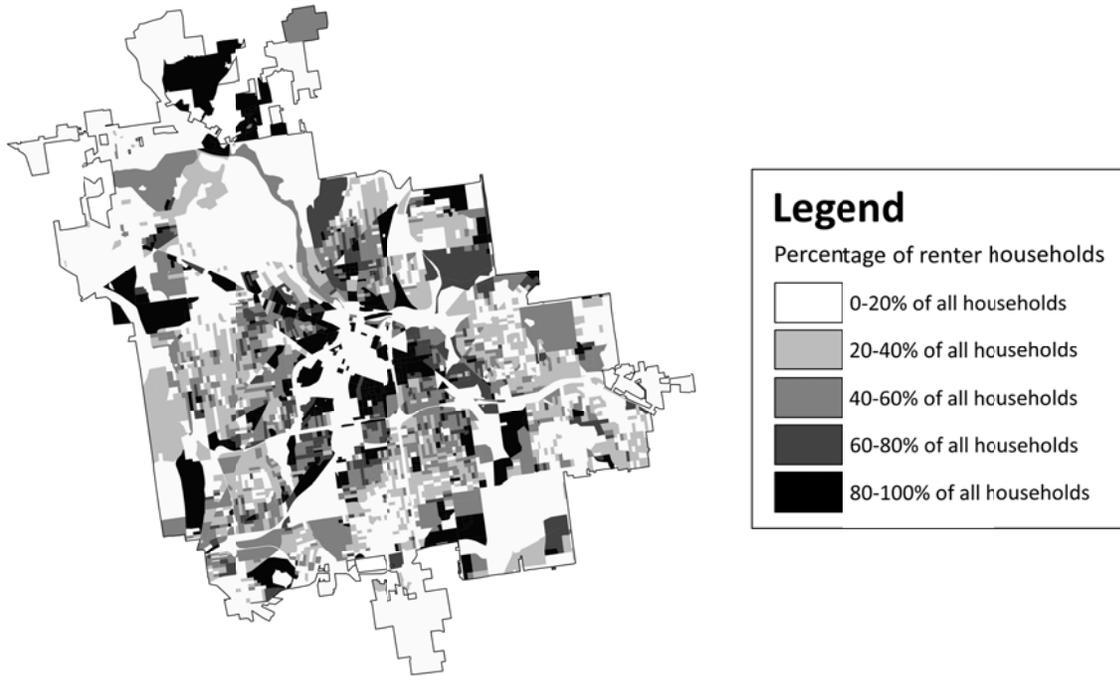
According to the 2010 Census, there were 96,288 total housing units in Akron. Of these units in 2010, 45,651 were owner-occupied units, 38,061 were rental units, and 12,576 were vacant.¹⁷ Figure 3 shows a map of vacant housing units by Census block in Akron. There are several concentrated areas of vacancy surrounding the downtown area and the University of Akron.

¹⁶ Rohe, W., Van Zandt, S., & McCary, G. *The Social Benefits & Costs of Homeownership: A Critical Assessment of the Research*. Joint Center for Housing Studies of Harvard University (October 2001).

¹⁷ Of the 12,576 housing units that were vacant, 35.9% were available for rent, 13.9% were for sale, and approximately 43.8% vacant for some other purpose.

Of the occupied units in Akron, approximately 54.5% were owner-occupied in 2010, with 45.5% of the housing market consisting of rented properties. When looking at home ownership rates by race, the data reveal disparities between racial minorities and whites: only 37.54% of African Americans are homeowners, compared to 63.83% of whites (See Table 17).

Figure 4. Percentage of Renter-Occupied Housing Units by Census Block in the City of Akron, 2010



Source: U.S. Census

Figure 4 shows percentage of renter households by Census block. Neighborhoods with higher concentrations of rental-households line up somewhat with the same areas of high rates of vacancy as shown in Figure 3.

Table 17. Housing Tenure by Race of Household, Akron, 2010

Race/Ethnicity	Owner-occupied	Renter-occupied	Home ownership rate
White	34,724	19,681	63.83%
African American	9,418	15,670	37.54%
American Indian & Alaska Native	94	109	46.31%
Asian	508	816	38.37%
Other	29	50	36.71%
Two or more	444	919	32.58%
Hispanic	434	816	34.72%
Total	45,651	38,061	54.53%

Source: U.S. Census

b. Rental Costs

Overall, the cost of renting in Akron has increased from 2000 to 2010. The number of units rented for less than \$499 has substantially decreased in the past decade, from 17,923 units in 2000 to an estimated 8,938 units in 2010. Conversely, high-cost rentals have increased: in 2000, there were 885 units that cost over \$1,000 per month, but by 2010, this number had risen to 3,817. Table 18 shows a complete listing of rental costs in Akron.¹⁸ The number of high-cost rentals has risen significantly due to the recent addition of new student housing including Envision, 401 Lofts, 22 Exchange, and the recently-approved development planned for the SE corner of S. Broadway and Exchange Streets.¹⁹

These numbers reflect a dramatic loss in affordable housing for low- to moderate-income residents in Akron. Every interview but one conducted by the Housing Center with stakeholders in Akron cited lack of affordable housing as the top barrier to housing access in Akron. Several stakeholders cited the demolition of affordable housing in order for the city to carry out its economic development plans. For instance, several affordable homes around the downtown area have been demolished in order to make room for market-rate housing, condos, and restaurants according to interviews. While some stakeholders disagreed with the city's tactics, others agreed that the city needs to be attractive to middle-class residents in order to be stable. However, almost every stakeholder discussed the need to "de-concentrate" low-income housing in Akron through building or rehabbing homes in areas that are in typically middle-class neighborhoods.

According to the Joint Center for Housing Studies of Harvard University, 19.4% of all households in the Akron metropolitan area were listed as "severely burdened." Severely burdened households have rental and utility costs that are more than 50% of household income. By 2009, that share increased to 31.8%. The Akron region ranks as the sixth highest in severely burdened households for the 100 largest metropolitan areas in the United States, and the highest in Ohio.²⁰

Table 18. Number of Units per Rental Cost Range, Akron, 2000 & 2010

Monthly Rent	2000	2010
\$0-499	17,923	8,938
\$500-749	13,388	13,661
\$750-999	3,066	9,367
\$1000+	885	3,817

Source: U.S. Census

¹⁸ 2010 data is from the American Community Survey, 5-Year Estimates, 2006-2010.

¹⁹ Notes from Fair Housing Resource Center.

²⁰ Harvard JCHS, 2011. *America's Rental Housing: Meeting Challenges, Building on Opportunities*. Available at <http://www.jchs.harvard.edu/americas-rental-housing>

c. Age of Housing Stock

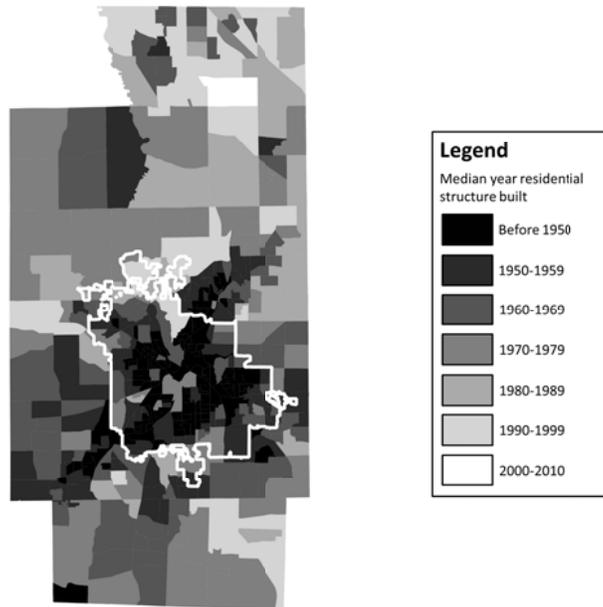
In addition to prohibiting discrimination based on handicap, the 1988 amendments to the Fair Housing Act also require that certain new multifamily housing be constructed with particular accessible features to ensure that people with disabilities have more housing options. While single-family housing is not required to meet these accessibility standards, newer single-family homes are easier to make accessible during construction than older homes for individuals with mobility or other physical challenges. Thus, the age of housing in a region is often an indication of the amount of housing that is potentially more accessible to these individuals. Additionally, the age of housing might reflect the overall quality of the housing market.

Another issue related to the age of an area's housing stock is the presence of lead-based paint. Lead-based paint was banned in the U.S. beginning in 1977. Therefore, it is expected that all housing constructed since that date is lead-free, while housing constructed prior to that date is at risk of having lead-based paint.

The majority of housing in Akron was built prior to 1980 (85.0%), thus much of it may be inaccessible to those with disabilities (See Table 19).²¹ Akron and Summit County follow similar building patterns except in the most recent decades. Since 1990, 19.2% of Summit County's housing stock has been built compared to only 8.9% of Akron's housing stock. As you can see in the map below, Akron has a concentration in the county of older housing (the median year of the housing built is prior to 1950) while Akron's suburbs, specifically those in the northern portion of the county, have much newer housing. This is expected in any suburban area because of white flight and regional sprawl, however, the new housing might make some of these suburbs a more attractive choice to those with physical disabilities.

Figure 5. Median Year Residential Structure Built in Summit County with Outline of Akron

²¹ Table 19 shows the most recent data available is from the American Community Survey, 5-Year Estimates, 2006-2010.



Source: U.S. Census

As such, the age of housing in Akron reflects one of the most prominent barriers to housing, stated by stakeholders, in Akron. Because of the age of the housing stock, many homes are inaccessible (stairs into entry, bathrooms and/or bedrooms on second floor, small doorways, etc.) and are costly to retrofit for disabilities. This is especially an issue for people who become disabled later in life and want to stay in their homes. A disability advocate said that resources for people who become disabled as an adult over 18 but under 60 are limited. Thus, many adults may move to elderly and disabled housing because it is accessible rather than staying in their own homes as they would choose. This puts an extra burden on the system because there are only so many accessible units available.

Stakeholders noted that the Akron’s old housing stock is a mixed blessing. On one hand, affordable, well-designed, well-built, and well-maintained early-twentieth century houses draw residents to the city. In Akron, “You get a lot of house for your money,” one person said. On the other hand, poorly-maintained older houses in declining neighborhoods present problems. It was noted that when older houses fall into disrepair, Akron loses decent and safe affordable housing. This process was only exacerbated by the foreclosure crisis and subsequent recession.

Many older homes lack proper insulation, leading to excessive utility bills. Some families are forced to close off sections of their house during the winter in order to reduce heating costs. In addition, houses with lead-based paint continue to be a problem. Those interviewed noted that the City has a hazard control program, and that East Akron Neighborhood Development Corporation earned a grant to eliminate lead-based paint in older homes. But overall funding levels are not enough to deal with all afflicted houses.

A few stakeholders identified the issues of housing code violations, particularly in homes that belong to elderly people who cannot afford many additional costs. Residents risk losing their homes if they are unable to afford to repair the issues for which they are cited.

Those interviewed noted the problem of landlords renting houses in poor or uninhabitable condition. The Akron Metropolitan Housing Authority (AMHA) has a reputation for strict inspections of units used by participants in the Housing Choice Voucher (HVC) program. But some noted that this means that unsubsidized low- and moderate-income households are often forced to live in the worst housing conditions. Many renters, particularly international residents or residents with limited English, accept poor housing conditions, as they fear complaining will lead to eviction.

According to some stakeholders, the City lacks the authority to force landlords to rehabilitate houses in disrepair. Often, when the City obtains a house after foreclosure, it is in no condition to rehabilitate and must be torn down. Those interviewed also noted that some houses in severe disrepair are marketed at very low prices to low- and moderate-income families, who are unaware of how much rehabilitation the house needs. Similarly, “out-of-town landlords” have bought several properties at a very low cost in order to flip or rent to residents who might not seek out serious problems with the home’s foundation, furnace, or other costly repairs.

Table 19. Year Housing Built, Akron & Summit County, 2010

Year Built	Akron		Summit County	
	#	%	#	%
2005 or later	1,059	1.1	5,147	2.1
2000-2004	2,471	2.5	14,043	5.7
1990-1999	5,206	5.3	27,875	11.4
1980-1989	6,116	6.2	19,882	8.1
1970-1979	9,963	10.1	31,537	12.9
1960-1969	10,751	10.9	31,997	13.1
1950-1959	17,219	17.5	41,815	17.1
1940-1949	10,598	10.7	20,128	8.2
1939 or earlier	35,287	35.8	51,890	21.2
Total	98,670	100.0	244,314	100.0

Source: U.S. Census

VIII. EDUCATION

The Akron Public School District consists of traditional schools and community learning centers (CLCs). Through a partnership between Akron Public Schools and the City of Akron, the school district is rebuilding or remodeling every school to become a CLC, buildings which are schools during the day and community centers during the evening and weekend. The City of Akron is in charge of the evening and weekend activities at the community learning centers. To date, 26 community learning centers are complete.²²

During the 2011-2012 school year, there were 58 schools in the Akron Public School system. This included 33 elementary schools or CLCs, 7 middle schools or CLCs, 7 high schools or CLCs, and 11 specialty schools. Of the 11 specialty schools, 6 specialty schools accept students by application and 4 accept students by assignment. The remaining specialty school is for adult education. The specialty schools offer opportunities for students in visual and performing arts as well as science, technology, engineering, and math. Another specialty school, Akron Alternative Academy, offers small group instruction and individual tutoring for students who were not achieving in the traditional school setting.²³

In November 2012, Akron voters supported a new school operating levy which would provide approximately \$19 million a year for Akron Public Schools. This levy would prevent the school district from making necessary cuts to the budget, including program cuts and staff lay-offs.²⁴

Table 20. Racial and Ethnic Makeup of Akron Public School District, 2011-2012 School Year

Race/Ethnicity	Percentage in District
White	40.5
African American/Black	47.2
Asian	3.2
Hispanic	2.3
American Indian	0.1
Multi-Racial	6.7

Source: Ohio Department of Education

The Akron Public School system earned a “continuous improvement” rating on the Ohio Department of Education’s 2011-2012 school report card. The 16 other school districts in Summit County all earned a higher rating than Akron Public Schools. Cuyahoga Falls received an “effective” rating, while the remaining 15 school districts in Summit County received an

²² See Imagine Akron Schools, <http://www.imagineakronschools.com/content/whatis.htm>.

²³ Akron Public Schools. <http://www.akronschools.com>.

²⁴ Ibid.

“Excellent” or higher rating. School systems in Ohio are graded on four components: State Indicators, Performance Index Score, Value Added, and Adequate yearly Progress.

In 2011-2012, Akron Public Schools met state standards in 5 of the 26, or 19.2%, of the state performance indicators. Performance indicators are based on state assessment tests. Indicators are met if 75% of all students in each grade level are graded as proficient or above in a particular subject. 14 of the 17 school districts in Summit County met 90% or more of their performance indicators, while the remaining two districts met 50% or more. The state median number of indicators met was 24, or 92.3%, of all indicators.

Akron’s Performance Index was 85.6 out of a possible 120. The performance index is based on individual student performance on Ohio’s Achievement Assessments for grades 3-8 and on the 10th grade Ohio Graduation Test. Akron Public Schools’ performance index score was the lowest in Summit County, and the only school system to score below 90. The state median was 99.8.

The Adequate Yearly Progress (AYP) marker is a school district’s minimum performance level required by the *No Child Left Behind* Act and is based on the number of students who are proficient in the entire district. Akron Public Schools did not meet the AYP goals for the 2011-2012 school year.

Akron Public Schools did meet the Value Added (VA) marker in 2011-2012. This measures the growth or improvement of a school system from the previous year by determining the “value” a student gains from the previous year. All school systems in Summit County met VA markers, while 9 of the 17 school systems were “above” standard.

Akron Public Schools’ performance is comparable to the other Ohio school districts that make up the eight large, urban school districts in Ohio. Along with Akron, three other districts (Columbus, Cincinnati, and Canton) earned a “Continuous Improvement” grade. Three others (Toledo, Youngstown, and Dayton) earned an “Academic Watch” grade, while one (Cleveland) earned an “Academic Emergency” grade. Akron’s Performance Index was the second highest of the eight, below only Cincinnati, which had a score of 88.5. None of the eight school systems met the AYP goals, while only two other school systems (Cincinnati and Canton) met the VA goals along with Akron.

Appendix A displays the 2011-2012 the state report card ratings for each elementary school, middle school, high school, specialty school, and community learning center in the Akron school system. In 2011-2012, 9.1% of traditional schools and 8.3% of community learning centers were rated “Excellent,” 22.7% of traditional schools and 12.5% of community learning centers were rated “Effective,” 36.4% of traditional schools and 45.8% of community learning centers were rated “Continuous Improvement,” 27.3% of traditional schools and 29.2% of community learning centers were rated “Academic Watch,” and 4.5% of traditional schools and 4.2% of community learning centers were rated “Academic Emergency.”

Additionally, Table 24 in Appendix A lists the 2011-2012 report card ratings for charter schools located in Akron. Nine out of 14 charter schools are under one of the Department of Education's lowest three ratings (Continuous Improvement, Academic Watch, and Academic Emergency). Many of these schools have a high percentage of economically disadvantaged students. None of the charter schools were rated as Excellent.

IX. TRANSPORTATION

Transportation is an important factor in relation to housing choice, as its availability can often determine where an individual or family can or cannot live.

As Table 22 shows, Akron is a car-dependent city. In 2010, 90.7% of residents drove to work, compared to 2.7% who walked, and just 3.5% who took public transportation.²⁵ Akron’s road infrastructure is not conducive to other methods of travel. Bicycling, a transportation method of choice by many low-income residents, is difficult here due to the multi-lane roads that are heavy with car traffic. Stakeholders said that the city is working becoming friendlier to people who do not drive, however, there is a long way to go as far as driver, cyclist, and pedestrian education.

Pedestrian traffic is low in Akron. According to www.walkscore.com, a website that analyzes how pedestrian-friendly an area is based on how many amenities are within walking distance from most housing, Akron scores just a 51 out of 100. Since many low-income people cannot afford to purchase and maintain a vehicle, walkability status is an important factor when considering where to live.

Table 21. Means of Transportation to Work, Akron, 2010

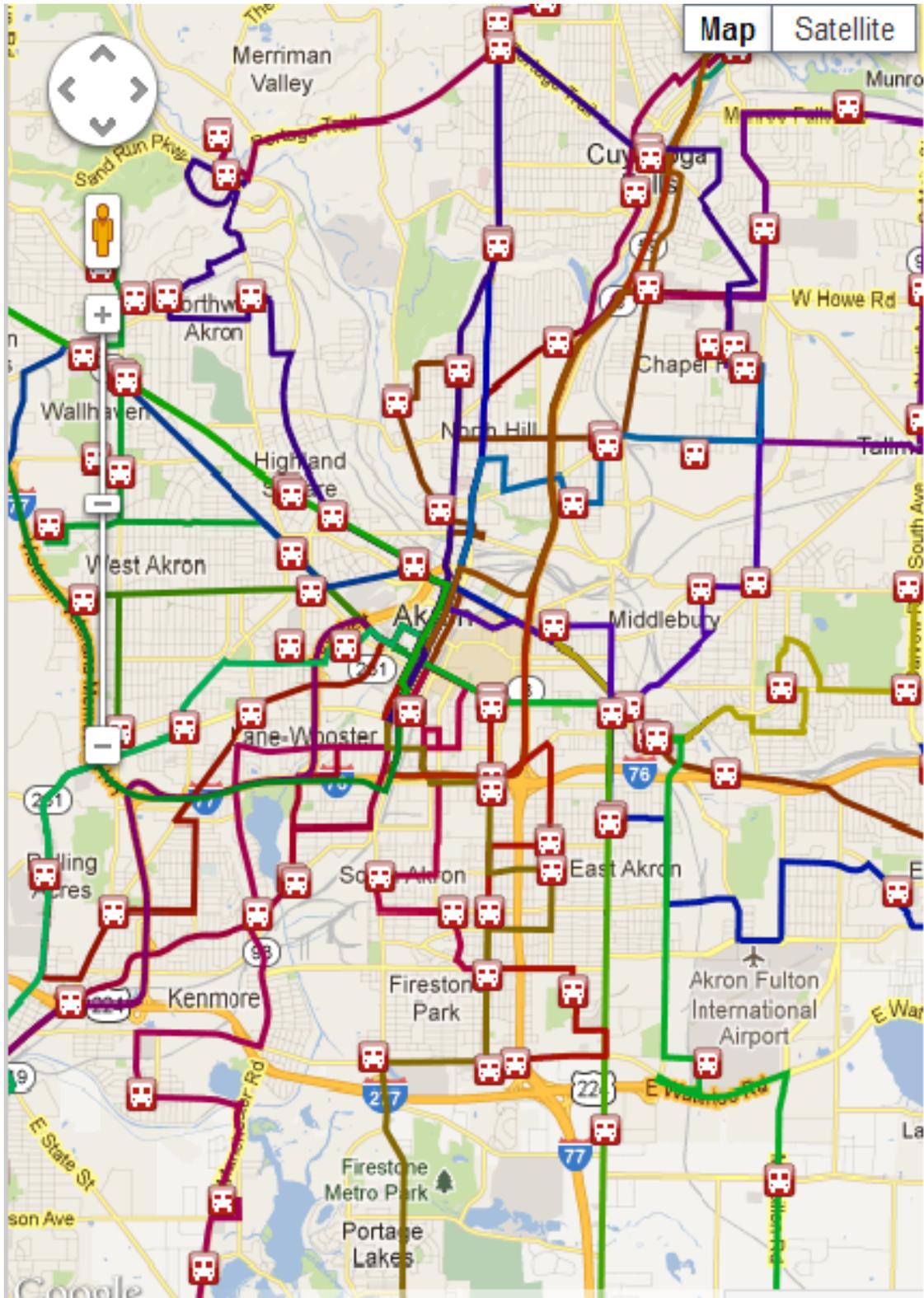
Drove		Public transit		Walk		Other		Worked at home	
#	%	#	%	#	%	#	%	#	%
80,289	90.7	3,067	3.5	2,422	2.7	1,014	1.1	1,742	2.0

Source: U.S. Census

The Metro Regional Transit Authority provides public transportation in Summit County (see System Map on page 26). There are 37 routes across the county, including Neighborhood Circulators, Grocery Bus Services, and two routes into Cleveland. Many stakeholders who work with people with disabilities found Akron’s paratransit services to be effective. However, others who work with low-income people said many residents of Akron who work in low-wage retail or hospitality jobs in the suburbs struggle with using public transportation to and from work.

²⁵ The most recent data available is from the American Community Survey, 5-Year Estimates, 2006-2010.

Figure 6. Map of the Summit County Metro Regional Transit Authority



X. HATE CRIMES

The Housing Center sought data on hate crimes in the Akron to determine if certain individuals were being subjected to criminal acts on account of their membership in a protected class. Hate crimes relate to fair housing choice in that the existence of crimes against racial minorities or other protected classes creates an unwelcoming environment for members of that group and can dissuade individuals from choosing housing in (or remaining in) certain areas.

Table 22: Akron, OH Hate Crime Figures, 2001-2010

Bias Motivation	'01	'02	'03	'04	'05	'06	'07	'08	'09	'10	Total
Race	13	21	9	11	7	11	14	14	10	7	117
Ethnicity or National Origin	2	0	1	4	0	0	1	3	1	4	16
Gender Identity	1	1	2	1	0	0	2	0	1	3	11
Religion	1	1	0	2	0	0	0	0	0	0	4
Mental Disability	0	0	0	0	0	0	0	1	0	0	1
Total	17	23	12	18	7	11	17	18	12	14	149

Source: HRAC Analysis of U.S Department of Justice data

From 2001 to 2010, there were 117 hate crimes reported based on the motivation of discrimination because of race, 16 on ethnicity or national origin, and 11 on gender identity. These numbers probably do not represent all crimes motivated by hate due to underreporting by victims or prosecutors not finding prejudiced motivation when it may have been present.

XI. HOUSING DISCRIMINATION

a. Complaints of Housing Discrimination

Under the federal Fair Housing Act, individuals who have suffered discrimination may choose to file an administrative complaint before the U.S. Department of Housing and Urban Development (HUD), a lawsuit in court, or both. Ohio's fair housing law also allows individuals to pursue remedies administratively before the OCRC or in court. Because Ohio's fair housing law has been designated as substantially equivalent to the federal statute, virtually all housing discrimination complaints filed with HUD are referred to the Ohio Civil Rights Commission (OCRC) for investigation and potential resolution.²⁶ In addition to investigating cases referred by HUD, the OCRC accepts complaints of housing discrimination filed with the agency directly.²⁷

Once the OCRC receives a complaint (or "charge"), the agency assigns it to an investigator. The investigator researches the complaint, speaking with the parties and witnesses and reviewing any available documentation to determine if there is probable cause of discrimination. Prior to making the decision, the OCRC offers the parties the opportunity to voluntarily mediate their dispute. If both parties agree, a mediator meets with the parties and attempts to find a mutually satisfactory resolution. If a settlement is not reached, the case continues to be investigated.²⁸

After the investigator has reached a recommendation, the case is submitted for supervisory approval and ultimately to the Commissioners, who must approve the report before it becomes a final OCRC finding. Based on its review of the report and recommendation of the OCRC's field staff, the Commission makes a finding of "probable cause" or "no probable cause" of discrimination.

If the OCRC finds probable cause of discrimination, the parties are offered a final chance to resolve their differences through a conciliation process. In the event that the dispute cannot be resolved, the case is referred to the Civil Rights Section of the Ohio Attorney General's Office to bring a civil action before an administrative hearing officer or, if the parties request, in state court.

²⁶ According to the agreement between HUD and the OCRC, with several small exceptions, fair housing complaints from Ohio that are filed with HUD are referred to the OCRC for investigation and resolution. In 2005, less than one percent of cases were investigated by HUD. (Email communication with Carolyn Murphy, Director of Columbus Fair Housing Center, U.S. Department of Housing and Urban Development, March 10, 2006.) Starting in 2009, HUD began retaining jurisdiction of cases alleging violations of the design and construction provisions for new multi-family construction due to several decisions by Ohio Courts of Appeal that restricted remedies in these types of cases.

²⁷ The procedures of the OCRC are set forth in ORC 4112.03-4112.06 and in the Ohio Administrative Code 4112-3-01 through 4112-3-17.

²⁸ The Commission has the authority to demand access to records, premises, documents, evidence or possible sources of evidence, and to record testimony or statements from individuals. Further, the agency has the right to issue subpoenas, interrogatories, cease and desist orders, hold public hearings, and collect monetary benefits.

In virtually all instances, cases filed with HUD and/or the OCRC are entered into the Title Eight Automated Paperless Office Tracking System (TEAPOTS) database, which is administered by HUD. In the last 12 years, according to data from TEAPOTS, fair housing complaints in Akron have ranged from a high of 88 (in 2002) to a low of 32 (in 2007), with an average of 53.23 complaints filed per year (See Table 30).

Since 1999, the majority of complaints have been filed on the basis of an individual's disability status (279 complaints), followed by race (216), familial status (152), and sex (104) (See Table 30).

Table 23. Fair Housing Complaints Filed in Akron, by Basis of Complaint, 1999-2011

Year	Race	Color	National Origin	Religion	Sex	Familial Status	Disability	Retaliation	Total
1999	13	2	-	1	9	11	9	1	36
2000	6	-	3	-	4	14	11	3	38
2001	27	-	2	2	10	15	18	10	67
2002	39	2	2	3	13	15	35	13	88
2003	28	-	-	2	10	9	22	14	70
2004	30	-	2	1	9	10	37	9	84
2005	8	-	-	1	11	5	25	8	49
2006	20	1	-	-	11	5	22	7	48
2007	7	-	-	-	4	6	17	6	32
2008	12	8	2	1	10	5	14	9	33
2009	11	2	2	1	6	21	25	4	52
2010	3	-	3	2	7	18	24	2	46
2011	12	-	-	-	-	18	20	1	49
Total	216	15	16	14	104	152	279	87	692

Source: TEAPOTS, U.S. Department of Housing and Urban Development

b. Fair Housing Testing

The U.S. Department of Housing and Urban Development (HUD) has long recognized that controlled testing for housing discrimination is an effective way to both determine the extent of discrimination in a given geography as well as to provide evidence as to whether a housing provider may have potentially violated fair housing laws. Fair housing testing can be grouped into two main categories: systemic testing, which is aimed at examining broader trends of potential discrimination in a given geography, and complaint-based testing, which is done in response to a complaint and is aimed at providing evidence of whether a housing provider potentially violated fair housing laws.

Most fair housing testing is conducted using controlled match-pair testing. This method of detecting housing discrimination is recommended by the U.S. Department of Housing and Urban Development (HUD) and has been used throughout the country in rental, sales, insurance, and mortgage lending testing. Under this methodology, two trained testers are given nearly identical profiles and are instructed to approach a housing provider to attempt to rent or purchase housing, or to obtain homeowners insurance or a mortgage loan. The testers document their experiences and provide written reports to the test coordinator, who debriefs the testers, evaluates their reports, and makes an initial determination of whether it is probable that discrimination occurred. In some cases, follow-up testing is used to corroborate initial probable cause findings and/or to clarify results in inconclusive cases.²⁹

In Akron, the primary agency that has conducted fair housing testing has been Fair Housing Contact Service (FHCS). FHCS provided the Housing Center records for 171 fair housing tests from 2008 to 2011, the vast majority of which were match-pair tests. Of these tests, 67 were based on familial status, 55 were for possible discrimination based on disability, 42 were based on race, 3 were based on sex, 2 were based on religion, and 1 was based on national origin (See Table 24). Because FHCS tests based on two concepts: systemic methodologies (choosing to test advertisements) and complaint-based testing, some tests were only performed a few times based on a complaint (for instance, color or religion). Thus, complaint-based tests were more likely to have probable cause because a person had already felt that they had been discriminated against because of their protected class.

The Housing Center evaluated each test result and action provided by the FHCS and labeled it as “probable cause,” “no probable cause,” and “inconclusive.”³⁰ Overall, from 2008 through 2011, in 55.6% of the cases, the FHCS’s testing found probable cause of discrimination, compared to 39.8% that found no probable cause, and 3.5% of tests that were inconclusive (See Table 25).

Over half of disability and race tests (52.7% and 57.1%, respectively) and 37.3% of tests based on familial status found probable cause of discrimination.

²⁹ Although match-pair testing is used for most fair housing testing, other methodologies are also sometimes used. For example, most testing for compliance with the design and construction requirements of fair housing laws is not done with match-pair testing and some testing is performed using more than two testers.

³⁰ The Housing Center labeled each test as probable cause, no probable cause, or inconclusive based on the FHCS notes provided on each test.

Table 24. Results of Fair Housing Tests Conducted in Akron, by Basis of Tests, 2008-2011

Basis	Probable Cause		No Probable Cause		Inconclusive		Total
	#	%	#	%	#	%	#
Color	-	-	-	-	1	100	1
Disability	29	52.7	25	45.5	1	.2	55
Familial Status	38	56.7	25	37.3	4	6.0	67
National Origin	1	100	-	-	-	-	1
Race	24	57.1	16	38.1	2	.5	42
Religion	2	100	-	-	-	-	2
Sex	1	33.3	2	66.7	-	-	3
Total	95	55.6	68	39.8	6	3.5	171

Source: Fair Housing Contact Service

XII. MORTGAGE LENDING & FORECLOSURES

a. Mortgage Lending

Historically, many lending institutions engaged in discrimination against racial and ethnic minorities and in “redlining,” in which individuals living in minority neighborhoods were denied access to mortgage credit.³¹ Although discrimination in mortgage lending and redlining were made illegal by the Fair Housing Act in 1968 and are also prohibited by Ohio law,³² many recent studies have found continuing racial disparities in mortgage lending in Ohio based on race.³³

To assess whether such disparities exist in Akron, the Housing Center analyzed 2011 mortgage lending data (the most recent available). We focused on two aspects of the 2011 Home Mortgage Disclosure Act (HMDA) data: loan denial rates and “high-cost” lending rates based on race, ethnicity, and income.

Denial rates are important in determining whether individuals of different races or ethnicities have fair access to credit in order to purchase a home or refinance their mortgage. High-cost lending rates provide further evidence of possible biases in the lending industry for those individuals who are approved for loans.³⁴ Loans made for home purchases and refinancing were examined separately to determine if there were any significant differences between the two groups.

The Home Mortgage Disclosure Act requires lenders to report data on the race, ethnicity, gender, and income of an applicant; the type, amount, and, in some instances, price of the loan; the disposition of the application; the type and location of the property; and whether the loan was sold.³⁵ While some HMDA data on race and ethnicity is not reported, under Federal Reserve Board guidelines, lenders are required to complete this information based on “visual observation or surname.”³⁶

We examined the following racial categories: African Americans, Asians, Native Americans, non-Hispanic whites, not reported, and “other.” Because the total number of Native Hawaiians and Other Pacific Islanders were relatively small in each of the geographic areas studied, these two

³¹ See, e.g., HUD Preamble I, 53 Fed. Reg. 44998 (Nov. 7, 1988).

³² 42 U.S.C. Sec. 3605; O.R.C. Sec. 4112.02(H)(3).

³³ See, e.g., HRAC, “Racial and Ethnic Disparities in 2008 Ohio Mortgage Lending” (2009).

³⁴ “High-cost” lending refers to mortgage loans in which the annual percentage rate (APR) is more than 3% (or, for second-lien mortgages, 5%) above the rate on Treasury securities of comparable maturity. This rate was chosen by the Federal Reserve Board for all HMDA-reporting lenders as the threshold for lenders to report certain pricing information about their mortgage loans to the federal government beginning with the 2004 HMDA submissions. The Federal Reserve Board has indicated that it chose the 3% and 5% thresholds in the belief that they would exclude the vast majority of prime-rate loans and include the vast majority of subprime-rate loans. Federal Reserve, “Frequently Asked Questions About the New HMDA Data,” p. 4.

³⁵ Federal Reserve, “Frequently Asked Questions About the New HMDA Data,” p. 1; Avery, *et al.*, (2010), p. A169.

³⁶ 12 C.F.R. §202.13(b).

groups were combined into the “Asian” category. “Other” includes individuals classified as “two or more races” as well as those categorized as “some other race.”

Under U.S. Census definitions, “Hispanic” is considered an ethnic designation and not a racial designation; individuals categorized as “Hispanic” may be of any racial group.³⁷ The U.S. Census considers the vast majority of Hispanic individuals as white.³⁸ Therefore, adding up the racial and ethnic categories will result in double-counting of those who identify as Hispanic or Latino.

As shown in Table 25, there were 2,273 mortgage loans originated in Akron in 2011, of which 36 (or 1.58%) were high-cost. Additionally, Table 25 shows mortgage lending by race and ethnicity in Akron. Racial disparities in mortgage lending loan application denial rates were found in Akron. In Akron, Native Americans were denied single-family mortgage loans 71.43% of the time, compared to 54.29% of the time for Hispanics, 52.93% for African Americans, 46.38% of the time for Asians and 32.50% for whites.

Table 25. Mortgage Lending Data in Akron by Race & Ethnicity, 2011

Race/Ethnicity	Applications	Denials	Denial Rate	Originations	Origination Rate	High Cost	High-Cost Rate
African American	464	186	52.93%	186	40.09%	5	2.69%
Asian	80	36	46.38%	36	45.0%	0	0%
Native American	8	2	71.43%	2	25.0%	0	0%
White	3195	1813	32.50%	1813	56.74%	25	1.38%
Other	40	18	42.42%	18	45.00%	0	0%
Not Reported	522	202	48.31%	202	38.70%	5	2.48%
Hispanic	40	16	54.29%	16	40.0%	1	6.25%
Total	4349	2,273	37.15%	2273	52.26%	36	1.58%

Source: 2011 HMDA Data

³⁷ See U.S. Census, “About Hispanic Origin,” available at <http://www.census.gov/population/hispanic/about/>

b. Foreclosures

The number of foreclosures cases filed in Akron has steadily decreased since 2007; however, a number of stakeholders said the foreclosure crisis is still very much an issue for residents in Akron. Not only are many residents underwater on their mortgages and facing foreclosure, but out-of-town landlords who have bought foreclosed homes at a very low price are either renting or flipping houses that are not suitable for living.

Table 26. Bank Foreclosures Filed, Akron, 2005-2011.

Year	Foreclosures
2007	4,520
2008	4,092
2009	4,333
2010	3,883
2011	3,378
2012³⁹	2,875

Source: Summit County Clerk of Courts.

³⁹ 2012 foreclosure data as of 11/01/12.

XIII. LOCAL ORDINANCES & POLICIES

a. Local Fair Housing Ordinances in Akron

Fair housing laws exist in each level of government. Federally, the Fair Housing Act outlaws refusal to sell or rent to a person based on race, color, religion, national origin, sex, familial status, and disability. The State of Ohio also prohibits discrimination based on ancestry and military status. Additionally, in 2010, Akron City Council voted to expand discrimination protection based on sexual orientation and gender identity.

While the mere enactment of a local fair housing ordinance by a city or village does not in itself increase fair housing choice, particularly if the ordinance does not expand upon the protected classes in federal or state law, such ordinances do serve as a signal to local residents that the jurisdiction is concerned about housing discrimination. Moreover, when the local ordinance is broader than federal or state law, such as Akron’s law, it can serve a mechanism to provide greater housing choice to individuals in the community, contributing to an atmosphere of inclusiveness.

Table 27. Local Fair Housing Ordinance, Akron

Protected Class	Akron
Race	X
Color	X
Religion	X
National Origin	X
Sex/Gender	X
Familial Status	X
Handicap/Disability	X
Ancestry	X
Military Status	
Age	
Creed	
Marital Status	
Parental Status	
Sexual Orientation	X
Gender Identity	X
Ethnic Group	
Military Discharge Status	
Vietnam/Disabled Veteran Status	
Source of Income	
Occupation	

Source: Akron Municipal Codes

b. Local Occupancy Codes in Akron

i. Legal Standards

The familial status provisions of federal and state fair housing laws are designed to prohibit discrimination against families with children. “Familial status” is defined under federal and Ohio law to mean one or more individuals under 18 years of age living with a parent, legal custodian, or the designee of such a parent or legal custodian. In addition, discrimination is prohibited against pregnant women and against individuals in the process of securing legal custody of a minor. *See* 42 U.S.C. Section 3602(k); O.R.C. Section 4112.01(A)(15).

Local occupancy codes – codes which limit the number of individuals who can occupy a given residence and/or the configurations of individuals who can occupy a residence – are relevant to fair housing law as they can be used to discriminate not only based on familial status and disability but also as a proxy for racial/ethnic and national origin discrimination.

Occupancy codes can be discriminatory in several ways: (a) by limiting occupancy in a dwelling to “families” and a certain number of people who are not related, (b) by limiting the total number of residents in a dwelling, and (c) by being selectively enforced against certain racial, ethnic, and other groups.⁴⁰ The history of occupancy codes in the U.S. provides evidence for all three of these.

The U.S. Department of Housing and Urban Development (HUD), which is charged with implementing the Fair Housing Act, has taken several different positions on how to evaluate whether occupancy codes discriminate based on familial status. On March 20, 1991, then-General Counsel Frank Keating issued a memorandum regarding HUD’s position in the area of occupancy codes. The memorandum, widely referred to as the “Keating Memorandum,” stated that the Department “believes that an occupancy policy of two persons in a bedroom, as a general rule, is reasonable under the Fair Housing Act.”⁴¹ The memo further noted that in addition to considering the number of bedrooms, HUD should consider their size, the ages of children, the configuration of the unit, other physical limitations (such as septic, sewer or other limitations), state and local law, and “other relevant factors.” Although the memo noted that this two-person-per-bedroom reasonableness presumption is “rebuttable,” some have noted that this has rarely happened.⁴²

⁴⁰ *See, e.g.*, Ellen Pader, “Restricting Occupancy, Hurting Families,” Planners Network (1999) (“[P]roperty owners and municipalities have long used overly restrictive occupancy codes explicitly to keep out unwanted populations and maintain a particular ethnic status quo in a community.”); Leadership Council for Metropolitan Open Communities, for the Immigrants’ Fair Housing Roundtable, “A Basic Guide to Property Maintenance Codes and Code Enforcement,” March, 2003 (“[D]isparate impact against families with children is arguable if occupancy standards are too low”).

⁴¹ Available at 63 Federal Register 70983 (December 22, 1998).

⁴² *See, e.g.*, Pader, “Housing Occupancy Standards,” p. 303.

Four years later, on July 12, 1995, then-General Counsel Nelson Diaz issued a memorandum which rescinded the Keating memo and affirmed that occupancy codes should be evaluated based on the size, in square feet, of a dwelling.⁴³ However, just two months later, on September 25, 1995, Elizabeth Julien, Acting Deputy Assistant Secretary for Policy and Initiatives, issued a memorandum that stated that because of “considerable confusion [that had] arisen about the interpretation of the [Diaz] memorandum,” HUD would “not use that memorandum as a basis for conducting investigations or making determinations.” Rather, HUD would conduct such work as it had “prior to the issuance of the [Diaz] memorandum.” That is, HUD returned to following the Keating Memorandum in evaluating the legality of occupancy codes.

Subsequently, Congress legislated the Keating Memorandum as official HUD policy in passing the Quality Housing and Work Responsibility Act of 1998, which provided that “the specific and unmodified standards provided in the March 20, 1991, Memorandum from the General Counsel of [HUD] to all Regional Counsel [the Keating Memorandum] shall be the policy of [HUD] with respect to complaints of discrimination under the Fair Housing Act ... on the basis of familial status which involve an occupancy standard established by a housing provider.”⁴⁴

ii. Akron Occupancy Codes

The Akron occupancy code mandates a habitable unit must provide 70 square feet of space for sleeping purpose for one occupant, 120 square feet for two occupants, and 50 additional square feet per additional occupant. Additionally, the code mandates at least 150 square feet of living space for the first occupant and 100 additional square feet for each additional occupant.⁴⁵

c. Local Zoning Ordinances

The Fair Housing Act applies to local governments and prohibits land use laws and policies that discriminate against people based upon protected classes. “The Act does not preempt local zoning laws. However, the Act applies to municipalities and other local government entities and prohibits them from making zoning or land use decisions or implementing land use policies that exclude or otherwise discriminate against protected persons, including individuals with disabilities.”⁴⁶

The Housing Center analyzed zoning code provisions to identify if there are impediments to fair housing in Akron.

⁴³ Available at www.fairhousing.com. The Diaz memo further stated that “consideration by a housing provider of the sex of the children in establishing occupancy standards violates the provisions of the Fair Housing Act with respect to sex discrimination.”

⁴⁴ See 63 Fed. Reg. 70256-57 (Dec. 18, 1998).

⁴⁵ See Akron Municipal Code Chapter 150.011.

⁴⁶ Joint Statement of the Department of Justice and the Department of Housing and Urban Development, “Group Homes, Local Land Use, and the Fair Housing Act,” page 1 (August 18, 1999.)

i. People with Disabilities

Some people with disabilities choose to live in group homes. For the purposes of this analysis, “group home refers to housing occupied by groups of unrelated individuals with disabilities.”⁴⁷ Zoning codes that treat groups of unrelated people with disabilities worse than groups of related people could violate the fair housing laws.

Akron’s municipal codes allow for group homes if the number of occupants is five or less.

ii. Definitions of “Family” in Zoning Codes

In addition to limiting occupancy based on the number of people based on the size of a given unit, many local jurisdictions have zoning codes which limit what combinations of people can occupy a structure based upon the type of neighborhood they are in. While such restrictions can play an important part in ensuring that neighborhoods remain stable (so that a factory or hotel could not be sited in the middle of a residential neighborhood, for example), such restrictions can potentially reflect and impose discriminatory attitudes about what types of living situations are appropriate in a particular neighborhood.

One of the most common types of zoning restrictions is to limit certain areas to “single family occupancy.” In enacting such restrictions, local jurisdictions have defined “family” in a variety of ways, from a very restrictive definition that focuses entirely on relationships based on blood and marriage, to broader ones that allow non-related individuals to share housing. Restrictive definitions of “family” may violate fair housing laws, as well as federal and state constitutional rights to freedom of association, equal protection, and due process. For example, if a zoning code defines “family” as including only persons related by blood or marriage, two married parents with children would be permitted to reside on the premises, while two unmarried individuals with an adopted child would not.

Restrictive definitions of “family” can have a disparate impact based on race – as African Americans and Hispanics/Latinos are more likely to live with people they are not related to⁴⁸ – as well as based on familial status and disability, by preventing or putting barriers in the way of group homes from operating in residential neighborhoods.

⁴⁷ Joint Statement of the Department of Justice and the Department of Housing and Urban Development, “Group Homes, Local Land Use, and the Fair Housing Act,” p. 2 (August 18, 1999).

⁴⁸ More than 8 in 10 Asian children lived with two married parents, compared to more than three-quarters of white children, more than two-thirds of Hispanic/Latino children, and more than one-third of African American children. Rose M. Kreider and Diana B. Elliott, U.S. Census Bureau, “The Complex Living Arrangements of Children and Their Unmarried Parents,” Issued May 2009, available at <http://www.census.gov/population/www/socdemo/complex-abstract.pdf>, p. 4.

Akron’s municipal code provides an open definition of family. By its definition, a “family” is a group of five or fewer individuals living together in a dwelling unit. If the number exceeds five, they must be related by blood, marriage, or adoption.

iii. Multi-Family Housing Restrictions & Minimum Lot Sizes

The Housing Center also reviewed local codes’ provisions regarding multi-family housing and lot sizes for single family homes. Akron’s codes affirmatively further fair housing for families with children by providing for higher density multi-family housing, lower minimum lot sizes for single family homes, and (as was noted above) broad definitions of “family” that make it possible for a greater number of families with children to obtain housing within their borders.

Table 28. Akron Comparative Zoning Analysis

	Affirmatively Furthering Fair Housing			Neutral Impact			Impediments to Fair Housing			Group Homes for Disabled		
	Multi-Family > 4 units	High Density - SF Lots < .25 acres	Open Family Definition	Multi-Family < 4 Units	Mid Density - SF Lots from .25 to ≤ 1 acre	No Family Definition	Multi-Family - None	Low Density - SF Lots ≥ 1 acre	Restrictive Family Definition	Permitted Use (conditions noted in text)	Conditional Use	No Provision
Akron	X	X	X							X		

XIV. HOUSING PROGRAMS

a. Homeless Programs

Based on a Point-in-Time count arranged by the Coalition on Homeless and Housing in Ohio in January 2011, the total homeless population in Akron/Barberton/Summit was 857, accounting for 6.6% of the total homeless population in Ohio. This was a 2.1% increase from 2010 and a 14.4% increase from 2008. Most of the Akron/Barberton/Summit homeless population was sheltered at the time: 83.0% were sheltered, while 17.0% were unsheltered. Additionally, 36.8% of the counted homeless were in families, while the remaining 63.2% were either individuals or couples (households without children).

Akron provides a range of shelters for the homeless population, including short- and medium-term care, as well as shelters exclusively for women and children, shelters for single adults, shelters for those requiring mental health services, and day shelters. Stakeholders interviewed noted the City of Akron draws many homeless individuals from outside the Akron metropolitan area, and even from outside of the state due to the breadth of services aimed at the low-income and homeless.

Despite the excellent reputation of services, there are barriers to connecting Akron's homeless population with stable housing. Interviewees stated that the process of connecting homeless individuals and households remains difficult, as there is currently no centralized intake process exclusively for homeless individuals and families (although several stakeholders said this was being addressed). It was also noted that Akron's homeless shelters are concentrated in and around downtown, making them difficult to access for some.

Other issues for the homeless population include length of residence limits in shelters often force individuals to return to the streets if they cannot quickly secure stable housing. Additionally, some homeless individuals choose to remain on the street (or as several interviewees noted, in wooded areas of the county) because they are unwilling to give up drugs or alcohol in order to seek temporary housing in a shelter. Finally, many in the homeless population have felonies, which make them ineligible for many housing programs, including AMHA, which generally does not admit individuals with felonies from the past five years unless it is successfully appealed.

b. Federally-Assisted Housing Programs

The Akron Metropolitan Housing Authority (AMHA) operates 19 family and 15 senior public housing facilities in the Akron Metropolitan area. Of these, 13 family and 10 senior public housing sites are in the city of Akron. The 14 family public housing facilities combine to offer 1,725 units in Akron. The median year built of the family public housing structures is 1972. The

10 senior public sites offer 1,336 units for Akron senior citizens. The median year built of the senior public housing structures is 1970.⁴⁹

AMHA received Hope VI funding to rehabilitate two public housing facilities. Elizabeth Park Homes, the oldest public housing site in Akron, was redeveloped into 242 mixed-income family rental units, now called Cascade Village. Three-bedroom homes are also available as buyer-subsidized and market rate options. Edgewood Homes, built in 1941, was redeveloped into Edgewood Village, a mixed-income neighborhood. Edgewood Village offers single family homes and 2, 3, and 4 bedroom townhomes (172 units).⁵⁰

Several interviewees noted that these mixed-income housing developments have not been perceived as successful. One interviewee said, “Why would a person want to pay market rent in a bad neighborhood when they can pay the same rent in a good neighborhood?” Several stakeholders related to this statement and connected this sentiment to the idea that Akron has areas that are heavily low-income with limited opportunities for advancement, fewer assets, and fewer amenities than neighborhoods where more middle-income people live.

Table 29. Akron Metropolitan Public Housing Authority, Senior Public Housing Units

Property Name	Number of Units	Address	Year Built
Buchtel Apartments	89	770 E. Buchtel Avenue	1969
Paul E. Belcher North & South	229	400 Locust Street	1968, 1970
Cotter House	62	50 Cotter Avenue	1969
Darrow Road	48	600 Darrow Road	1979
Edgewood Village	48	491 Vernon Odom Blvd.	2012
William E. Fowler Apartments	180	65 Byers Avenue	1973
Martin P. Lauer Apartments	141	666 N. Howard Street	1970
Fred W. Nimmer Place	241	1600 Brittain Road	1970
Saferstein Towers I	134	525 Diagonal Road	1969
Saferstein Towers II	211	585 Diagonal Road	1972

Source: Akron Metropolitan Housing Authority

⁴⁹ Akron Metropolitan Housing Authority. (2010). Retrieved July 18, 2012, from <http://www.akronhousing.org>

⁵⁰ Akron Metropolitan Housing Authority. (2010). Retrieved July 18, 2012, from <http://www.akronhousing.org>

Table 30. Akron Metropolitan Housing Authority, Family Public Housing Units in Akron

Property Name	Number of Units	Address	Year Built
Bon Sue	84	65 Byers Ave	1970
Cascade Village	242	212 East North Street	2006
Colonial Hills Apartments	150	27 Colonial Hills Drive	1978
Darrow Road	48	600 Darrow Road	1979
Dorothy O. Jackson Terrace	28	70 West Bartges Street	1982
Edgewood Village	178	491 Vernon Odom Blvd.	2008-2012
Jenkins Annex	36	524 Fuller Street	1970
Joy Park Homes	180	524 Fuller Street	1970
Kimlyn Circle	43	20 Kimlyn Circle	1973
Mohawk Apartments	101	22 Safer Plaza	1970
Roulhac Circle	10	1269 Roulhac Circle	1999
Summit Lake Apartments	239	9 Plato Avenue	1965
Thornton Terrace	36	943 Springdale Street	1982
Wilbeth-Arlington	328	910 Eller Ave.	1943
Willow Run Apartments	76	1367 Doty Drive	1981

Source: Akron Metropolitan Housing Authority

b. Housing for People with Disabilities

AMHA and several other organizations in Akron provide subsidized or unsubsidized housing for people with disabilities. However, several interviewees remarked that affordable housing for those with disabilities generally is not available for families. There are subsidized and accessible apartments for single disabled individuals; multi-bedroom units are not as available. As such, low-income families who have a family member with a disability have difficulty finding affordable housing that meets their needs.

A recurring topic during the interview process was a disagreement over the method in which those with mental disabilities should be housed. Madeline Park, a permanent-supportive housing project to be built in the upcoming months, will be run by Community Support Services (CSS), an agency that works with people with mental health illnesses. Although the housing project is not intended to be solely for people with mental health disabilities, and CSS states that it will house people who are homeless without any disabilities as well, other groups have argued that this project will isolate people with mental health disabilities and create a type of “warehouse” for the mentally ill. However, others argue that projects like these have worked across the city and will fill one of Akron’s desperate needs.

d. Housing for People with Criminal Backgrounds

Several stakeholders cited housing people with criminal backgrounds as a major issue in Akron. AMHA initially denies people with felonies housing but offers an appeal process in which a

person is able to prove that they have improved their life, generally with the help of caseworkers at local social services agencies. Oriana House is one of the few agencies that provide subsidized housing for people who have a criminal background as well as a mental health issue. However, individuals who are able to afford market rate rent are often turned down rental housing because of their criminal backgrounds. Unfortunately, there are few resources for these residents because having a criminal background is not a protected class under the Fair Housing Act.

XV. IMPEDIMENTS TO FAIR HOUSING CHOICE & RECOMMENDATIONS

- 1) Lack of visitable single-family housing.** There is a lack of accessible housing in Akron that impedes housing choice for people with disabilities. This is a common occurrence in in cities with older housing stock. Elderly people and people who become disabled have difficulty staying in their homes even when it's what they choose.

Recommendations: To address this, Akron should adopt a visitability policy or ordinance to encourage single-family homeowners to make homes visitable when they renovate or build new single-family homes.

- 2) Segregation and the concentration of poverty.** Despite stakeholders' feeling that neighborhoods are segregated based on income rather than race, these two factors are closely related. Furthermore, Figure 2 clearly demonstrates segregation between Whites and African Americans in Akron, suggests bank mortgage redlining, steering in the real estate industry, and discrimination in rental housing. New affordable housing tends to be built in already low-income areas, thus certain neighborhoods are continuing to be unobtainable for low-income residents with little work to address the issue. Additionally, voucher users are concentrated in certain neighborhoods. Segregated neighborhoods mean a lack of community assets, potential differences in the quality of schools, and an overall negative impact on communities and the residents who live in them.

Recommendations: Akron must continue to take steps to integrate its neighborhoods. There are a number of methods in which to affirmatively further fair housing, including sales and lending testing to find discriminatory practices in the sales industry, continued rental testing, an affirmative marketing plan to attract people of different racial and ethnic backgrounds into homogenous neighborhoods, and making affordable housing available in neighborhoods where it typically has not been located.

- 3) Number of foreclosures and homes sold "for cheap" has led to a growth in "slumlords."** Residents are afraid to complain for fear of being evicted. Particularly residents who have limited English or minorities feel disempowered, unaware of their rights, or are unsure of how to address landlord/tenant issues.

Recommendations: Actively promote the services of Fair Housing Contact Service and other agencies that can assist with landlord/tenant issues. Educate residents on their rights and swiftly address bad landlords. Additionally, work with banks to emphasize and encourage owner-occupied home buyers.

- 4) Areas such as downtown features new development, but displaces low- and moderate-income residents.** Although almost every stakeholder agreed that development and new jobs are great for the city, many feel that "fair development" tactics should be used in order to create a city where everyone can live without fear of

being removed from their own neighborhoods because of rising rent costs, the demolition of affordable housing, and a proliferation of student and upscale housing. A recent project of concern in the rehabilitation of the Mayfield Manor and where the current tenants will be forced to relocate. Additionally, several stakeholders are concerned about the University of Akron's usage of eminent domain in order to procure properties to develop for campus expansion that may negatively impact long-term residents and communities.

Recommendations: Consider development without displacement or development with diversity techniques enacted in several communities across the country, including areas of Boston and San Francisco. Such techniques include small business loans for minority-owned businesses, mixed-income housing, and connecting low-income residents to the benefits of economic growth through new jobs and assets.

- 5) **Individuals with criminal records have difficulty in finding quality housing.** AMHA accepts people with criminal backgrounds based on an appeal process, however, there is a question as to whether or not their treatment in the appeal process is consistent. The appeal process is subjective, thus, it is uncertain if people with similar criminal backgrounds and similar positive growth might be treated differently based on innumerable factors.

Recommendations: Ensure that AMHA's appeal process for individuals with criminal backgrounds is consistent and fair. Promote fair housing for people with criminal backgrounds through landlord testing of consistent background check and policies for residents with criminal backgrounds, suggesting landlords maximize the amount of time since the crime occurred, and discourage discrimination based purely on arrest records rather than criminal records.

- 6) **Landlords still reluctant to rent to families with children.** Many stakeholders feel this continues to be an issue despite Akron's progress in fair housing. This is especially true for single parents. Some interviewees suggested that if a landlord suspects that someone is a single mother with children, the landlord will run a credit check and then deny the unit based on that. Also, FHCS reports that many familial status complaints have to do with square footage occupancy code.

Recommendations: Continue to promote fair housing in Akron with special emphasis on familial status as a protected class. Affirmatively market the merits of renting to families and their positive impact on neighborhoods and communities.

APPENDIX A

Table 31. Akron Public School District Data, Elementary Schools, 2011-2012

School	Report Card Rating	Students with Disabilities (%)
Barrett Elementary	Academic Watch	27.8
Bettes Elementary	Academic Watch	10.6
Case Elementary	Academic Watch	16.2
Essex Elementary	Continuous Improvement	19.6
Firestone Park Elementary	Effective	12.0
Harris Elementary	Continuous Improvement	17.7
Hatton Elementary	Effective	15.3
King Elementary	Excellent with Distinction	6.4
Lawndale Elementary	Continuous Improvement	22.6
Pfeiffer Elementary	Academic Emergency	17.3
Rankin Elementary	Academic Watch	20.5
Seiberling Elementary	Effective	17.5
Smith Elementary	Continuous Improvement	12.9

Source: Ohio Department of Education

Table 32. Akron Public School District Data, Elementary CLCs, 2011-2012

School	Report Card Rating	Students with Disabilities (%)
Barber CLC	Academic Emergency	14.7
Betty Jane CLC	Academic Watch	17.1
Crouse CLC	Continuous Improvement	20.4
Findley CLC	Academic Watch	14.5
Forest Hill CLC	Continuous Improvement	14.8
Glover CLC	Continuous Improvement	18.8
Helen Arnold CLC	Continuous Improvement	15.5
Hill CLC	Academic Watch	18.1
Judith A Resnik CLC	Excellent	15.8
Leggett CLC	Effective	30.9
Mason CLC	Continuous Improvement	15.3
McEbright CLC	Academic Watch	22.8
Portage Path CLC	Continuous Improvement	13.5
Ritzman CLC	Excellent	15.6
Rimer CLC	Continuous Improvement	15.7
Robinson CLC	Continuous Improvement	20.3
Sam Salem CLC	Continuous Improvement	22.0
Schumacher CLC	Academic Watch	14.7
Voris CLC	Continuous Improvement	15.8
Windemere CLC	Effective	13.8

Source: Ohio Department of Education

Table 33. Akron Public School District Data, Middle Schools, 2011-2012

School	Report Card Rating	Students with Disabilities (%)
Litchfield Middle	Continuous Improvement	16.0
Perkins Middle	Academic Watch	25.5
Roswell Kent Middle	Effective	19.0

Source: Ohio Department of Education

Table 34. Akron Public School District Data, Middle School CLCs, 2011-2012

School	Report Card Rating	Students with Disabilities (%)
East CLC 7-8 Campus	Continuous Improvement	24.6
Hyre CLC	Effective	17.6
Innes CLC	Academic Watch	24.1
Jennings CLC	Academic Watch	18.7

Source: Ohio Department of Education

Table 35. Akron Public School District Data, High Schools, 2010-2011

School	Report Card Rating	Students with Disabilities (%)
Buchtel High	Academic Watch	23.3
Ellet High	Effective	21.4
Firestone High	Excellent	14.6
Garfield High	Continuous Improvement	22.1
Kenmore High	Continuous Improvement	24.3
North High	Continuous Improvement	25.8

Source: Ohio Department of Education

Table 36. Akron Public School District Data, High School CLCs, 2011-2012

School	Report Card Rating	Students with Disabilities (%)
East CLC 9-12 Campus	Continuous Improvement	24.6

Source: Ohio Department of Education

Table 37. Akron Public School District Data, Specialty Schools, 2011-2012

School	Report Card Rating	Students with Disabilities (%)
Akron Alternative Academy	Continuous Improvement	27.8
Akron Early College High School	Excellent	N/A
Akron Opportunity Center	Continuous Improvement	15.9
Akron Science, Technology, Engineering and Mathematics High School	N/A	N/A
Bridges Learning Center	Academic Watch	100.0
Miller South School for the Visual and Performing Arts	Excellent	7.0
National Inventors Hall of Fame School, Center for STEM	Excellent	5.1

Source: Ohio Department of Education

Table 38. Akron Charter Schools Data, 2011-2012

School	Report Card Rating	Students with Disabilities (%)
Akron Digital Academy (K-12)	Academic Watch	23.8
Akros Middle School (Grades 6-8)	Effective	30.3
Edge Academy, The (Grades K-6)	Continuous Improvement	96.3
Hope Academy Brown Street Campus (Grades K-8)	Continuous Improvement	15.7
Hope Academy University (Grades K-8)	Effective	19.6
Life Skills Center of Akron (Grades 9-12)	Academic Watch	30.4
Life Skills Center of North Akron (Grades 9-12)	Academic Watch	28.3
Life Skills Center of Summit County (Grades 9-12)	Academic Emergency	28.7
Lighthouse Community & Professional Development	N/A	19.3
Pathway to Success Akron (Grades K)	Not Rated	N/A
Romig Road Community School (Grades K-8)	Academic Emergency	11.7
Summit Academy Community School for Alternative Learners of Akron (Grades K-10)	N/A	N/A
Summit Academy Middle School-Akron (Grades 5-10)	Academic Emergency	82.5
Summit Academy Secondary – Akron (Grades 8-12)	Continuous Improvement	82.5

Source: Ohio Department of Education