

City of Hammond Indiana DRAFT Fair Housing Assessment
08. Disproportionate Housing Needs

ANALYSIS

- a. Which groups (by race/ethnicity and family status) experience higher rates of housing cost burden, overcrowding, or substandard housing when compared to other groups? Which groups also experience higher rates of severe housing burdens when compared to other groups?
- b. Which areas in the jurisdiction and region experience the greatest housing burdens? Which of these areas align with segregated areas, integrated areas, or R/ECAPs and what are the predominant race/ethnicity or national origin groups in such areas?
- c. Compare the needs of families with children for housing units with two, and three or more bedrooms with the available existing housing stock in each category of publicly supported housing.
- d. Describe the differences in rates of renter and owner occupied housing by race/ethnicity in the jurisdiction and region.

The City used HUD Tables 9 and 10 to analyze disproportionate housing needs. The top of Table 9 shows the percentage of race/ethnicity groups and families with children experiencing housing need, including housing cost burden (defined as paying more than 30% of income for monthly housing costs including utilities), overcrowding (defined as a household with more than one person per room), lacking a complete kitchen, or lacking plumbing. The bottom section of Table 9 provides information on “severe housing problems”, including severe housing cost burden (defined as paying more than half of one’s income for monthly housing costs including utilities), overcrowding, and lacking a complete kitchen, or lacking plumbing. Table 10 provides similar data, except it focuses on severe housing cost burden and excludes overcrowding, lack of kitchen, and lack of plumbing.

Analysis

- The total percent of households in Hammond with a housing problem (38.8%) was slightly lower than the region as a whole (40.88%). The percentage of housing problems for each race/ethnicity and household size within Hammond is lower than the percentage for each category at the regional level, with the exception of the Native American, Non-Hispanic and Other, Non-Hispanic, and Large Family categories. Given the small population sizes of the Native American and Other categories within Hammond, it is difficult to infer much meaning from the percentages. The higher incidence of problems for large families may be attributed to the lack of larger units within

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Hammond. As the underlying cause for the vast majority of housing problems is cost burden, the lower incidence of housing problems within Hammond can be attributed in part to the lower cost of housing within the City.

- When comparing the percentage of housing problems between each race and ethnicity, it is clear that Black, Non-Hispanics (49%) and Hispanics (47%) within Hammond as a whole have a significantly higher incidence of housing problems than White, Non-Hispanics (30%) and the population as a whole (39%). The margin of difference between race and ethnicities is similar at the regional level. At the regional level, Black, Non-Hispanics (52%) and Hispanics (56%) have significantly higher instances of housing problems than White, Non-Hispanics (34%) and the total (41%). Asian/Pacific Islanders (40%) and Other Race, Non-Hispanics (45%) are close to the average.
- Severe housing problems include households that spend more than half of their income on housing costs. This population is vulnerable to loss of housing when a portion of their income is interrupted through sickness or loss of work or due to an unforeseen expense such as a car repair. The same patterns seen earlier are apparent for severe housing problems. Black, Non-Hispanics (28%) and Hispanics (28%) within Hammond have a higher incidence of housing problems than White, Non-Hispanics (15%) and the population as a whole (22%). The margin of difference between race and ethnicities is similar at the regional level. At the regional level, Black, Non-Hispanics (30%) and Hispanics (33%) have significantly higher instances of housing problems than White, Non-Hispanics (16%) and the total (21%). Asian/Pacific Islanders (22%), Native Americans (27%) and Other Race, Non-Hispanics (25%) are closer to the average.
- When comparing the percentage of housing problems among family sizes, large families in Hammond (59%) clearly have a higher incidence of housing problems. This can be attributed to a large family's need for larger units and the higher likelihood that these families will experience overcrowding. As mentioned earlier, this can be partially attributed to the low number of larger units within Hammond.

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ADDITIONAL INFORMATION

- a. Beyond the HUD-provided data, provide additional relevant information, if any, about disproportionate housing needs in the jurisdiction and region affecting groups with other protected characteristics.

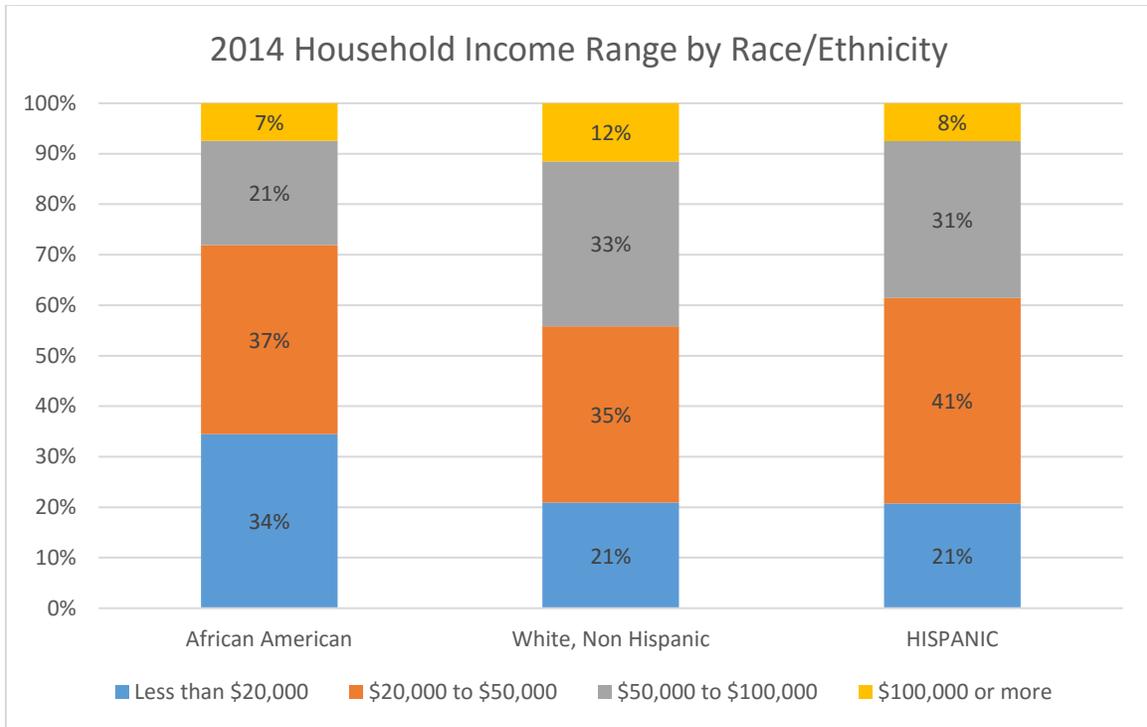
- b. The program participant may also describe other information relevant to its assessment of disproportionate housing needs. For PHAs, such information may include a PHA's overriding housing needs analysis.

Housing problems, in large measure, are caused by cost burdens where the household pays more than 30% of its income on housing costs. Given this, it is important to consider household income in any analysis of cost burden. The table and graph below depict 2014 household income for the three largest race and ethnic categories in Hammond: African American, White Non-Hispanic, and Hispanic.

An affordable housing cost (30% of income) for a household earning \$20,000 is \$500. There are few housing options available in the City at this price range, meaning that most households earning less than \$20,000 will face a cost burden. In Hammond, African American households in Hammond are disproportionately represented in this income range. Thirty-four percent of African American households earn less than \$20,000, compared to 21% for White, Non-Hispanics and Hispanics. Based on this data, one way to address disparities in cost burden is to address the underlying issues that cause disparities in household income.

	African American	White-Non Hispanic	Hispanic
Less than \$20,000	2,215	2,925	1,621
\$20,000 to \$50,000	2,408	4,873	3,187
\$50,000 to \$100,000	1,327	4,561	2,426
\$100,000 or more	477	1,608	588
Source: Household Income 2014 ACS 5 Year Estimates			

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In addition to reviewing household income, it is helpful to review household types and its effect on income, especially on poverty level families. The presence of children and the number of parents within are strong determinants on the poverty status of a family. Single-parent households with children under 18 years are much more likely to be in poverty than married-couple families with children or families with children under 18. According to the 2014 ACS, single parent households with children accounted for 59% of the families in poverty in Hammond. African American households are disproportionately represented in this category as well. Of the African American households in poverty, 86% are single parent households with children under 18.

Persons with Disabilities

A data-driven assessment on levels of need for other protected classes is difficult based on the lack of Census data and other data sets. For persons with disabilities, it can be inferred that the number of cost-related housing problems will be greater for persons with disabilities than the population as a whole based on barriers to employment and housing options. According to the 2014 ACS data for the nation, 73% of persons 16 years and older with a disability are not in the labor force, compared to 29% of the population as a whole. Persons with disabilities are also more likely to be in poverty (21% to 12%). In terms of housing options, persons with

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disabilities will have fewer choices in housing due to physical barriers common in older homes.

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CONTRIBUTING FACTORS OF DISPROPORTIONATE HOUSING NEEDS

Consider the listed factors and any other factors affecting the jurisdiction and region. Identify factors that significantly create, contribute to, perpetuate, or increase the severity of disproportionate housing needs.

- The availability of affordable units in a range of sizes
- Displacement of residents due to economic pressures
- Lack of private investments in specific neighborhoods
- Lack of public investments in specific neighborhoods, including services or amenities
- Land use and zoning laws
- Lending Discrimination
- Other

In reviewing the HUD-provided data, there is clear levels of disproportionate housing needs for African Americans and Hispanic households in both the City and the region. The primary contributing factor for the variation in housing problems, which are mostly caused through cost burdens as opposed to overcrowding or lack of kitchen and plumbing facilities, are the variances in household income for African Americans and Hispanics within the City.

To address disproportionate needs in housing cost burdens, it is necessary to address the underlying issues and contributing factors to the differences in household income. A strong contributing factor to family poverty is the type of household (single parent vs. married couple) and the presence of children.