



# 2015-2019 Analysis of Impediments

## Summary of Impediments and Recommendations

The City of Mesa’s Analysis of Impediments to Fair Housing Choice reviews data from many sources to determine whether barriers may exist to fair housing choice in the community. The Analysis for the City identified three such impediments, outlined below along with selected supporting data and proposed recommendations. The impediments are presented here in ranked priority order.

1	<b>Impediment</b>	<b>Lack of Fair Housing Education</b>
	<b>Supporting Data</b>	<ul style="list-style-type: none"> <li>Survey data showed that only 48.6% of Mesa residents were knowledgeable of their fair housing rights; a majority (50.7%) did not know where to file a complaint if they felt their rights have been violated.</li> <li>Home Mortgage Disclosure Act (HMDA) data showed disparities in loan approvals and denials that followed racial and ethnic trends.</li> <li>Stakeholders and community members cited NIMBY (Not In My Backyard) sentiments as being present among some Mesa residents.</li> </ul>
	<b>Recommendations</b>	<ul style="list-style-type: none"> <li>Reserve a portion of annual CDBG funds to be awarded as a competitive Fair Housing Grant to an organization that will carry out a focused fair housing education program in the area.</li> <li>Fair Housing training should be made mandatory for City staff, subrecipients, and any other entities the City may contract with under its CDBG program.</li> </ul>
2	<b>Impediment</b>	<b>Uneven Distribution of Community Resources</b>
	<b>Supporting Data</b>	<ul style="list-style-type: none"> <li>Researchers heard from residents that bus service in North and East Mesa was inadequate, that bus schedules are not convenient, and that the buses do not run on schedule.</li> <li>More than two-thirds of survey respondents (64.9%) indicated that public transportation was available in their neighborhood, however, only 23.3% believed that available transit service corresponded with their work schedules.</li> <li>Stakeholders told researchers that parks in North and East Mesa tended to be in better condition, and schools data shows lower-performing schools located primarily in lower-income communities.</li> </ul>
	<b>Recommendations</b>	<ul style="list-style-type: none"> <li>Review and monitor local and regional planning efforts for opportunities to advocate public infrastructure improvements that align with the goal of expanding housing choice.</li> <li>Implement an evaluation tool to be used when evaluating new projects that considers factors such as the proximity to public transportation, schools, and public parks.</li> </ul>

<b>3</b>	<b>Impediment</b>	<b>Limited Supply of Decent Affordable Housing</b>
	<b>Supporting Data</b>	<ul style="list-style-type: none"> <li>• 53% of rental households are housing cost burdened, spending in excess of 30% of their income on housing expenses.</li> <li>• More than a third of Mesa’s housing stock was constructed prior to 1980.</li> <li>• Participants in meetings and interviews often stated that West Mesa was particularly affected by issues of substandard housing, absentee landlords, and a need for greater code enforcement.</li> </ul>
	<b>Recommendations</b>	<ul style="list-style-type: none"> <li>• Prioritize investment of HOME and CDBG funds in programs that produce new affordable housing or improve existing units.</li> <li>• Support Low Income Housing Tax Credit (LIHTC) projects proposed by developers in the area.</li> <li>• Continue to supplement the City’s existing code enforcement staff with additional CDBG-funded officers who can work to improve the conditions of substandard housing.</li> </ul>