

Fair Housing Office Hour Session 14, Data Collection and Analysis, Tuesday, September 27, 2022

Paul Turner: Thank you for joining our fair housing webinar session on Data Collection and Analysis. My name is Paul Turner and I'll be your host for today's webinar. We are joined by our experts from Enterprise Community Partners and Abt Associates, who will be presenting and taking your questions. We are very glad you've joined us today.

We will start by reviewing some logistical items and move on to the open question period, where you can type in questions for our experts. We will answer as many questions as we have time to address for today. First, a bit about our platform.

We are using Zoom today to facilitate our event. We are recording this session and we will make the recording available to all registrants in a few weeks. We will also share an email survey in the coming weeks to get your feedback on how to improve these sessions. We encourage you to click that survey when you receive it.

If you've not used Zoom before, you will see that the lower center portion of the screen contains the controls. Chat has been disabled and all participants audio has been muted. In order for you to -- in order to ask your question, please click the Q&A button in the Zoom menu, as shown on the screen.

We'll be answering as many questions at the end of the presentation. I'll now pass it to our presenters, Andrea Juracek, director with Enterprise Community Partners; Lauren Walker Lee, senior associate with Abt Associates; and Stephen Whitlow, senior associate with Abt Associates. Thank you all so much.

Andrea Juracek: Good afternoon, everyone. Welcome again to HUD's Affirmatively Furthering Fair Housing office hour. As Paul mentioned, my name is Andrea Juracek, and I am a HUD contracted technical assistance provider as a director of Enterprise Community Partners.

I am joined today by my colleagues, Lauren Walker Lee and Stephen Whitlow of Abt Associates. Just to be sure, we are not employees of HUD, and the views we share are based on our experience as fair housing practitioners and technical assistance providers.

Most of the folks that have joined previous calls are grantees of the U.S. Department of Housing and Urban Development or HUD. As HUD grantees, you must regularly certify compliance with the Fair Housing Act's Affirmatively Furthering Fair Housing, or AFFH, requirement.

The Fair Housing Act prohibits among other things, discrimination in the sale, rental, and financing of dwellings and in other housing related transactions because of race, color, religion, sex, familial status, national origin, and disability.

The Act also extends beyond this non-discrimination mandate by requiring HUD to administer its programs and activities related to housing and urban development, in a manner that affirmatively furthers the purposes of the Act.

Courts have found that this requires HUD grantees to go beyond simply avoiding and barring discriminatory practices. HUD grantees must take meaningful steps to affirmatively further the Fair Housing Act's objectives, such as acting to desegregate communities. In the years prior to 2015, HUD implemented the AFFH mandate by requiring each grantee to complete an Analysis

of Impediments to Fair Housing Choice or AI. Despite this mandate, HUD did not have a process in place to systematically verify AFFH compliance. The 2015 AFFH rule establish a process by which grantees had to conduct a more extensive analysis of local fair housing concerns, called an Assessment of Fair Housing or AFH.

Grantees also had to commit to specific steps to remedy fair housing concerns and then submit their AFH to HUD for review. The 2015 rule also created a regulatory definition of the AFFH requirement to clarify the expectations that HUD had for grantees.

In the summer of 2020, the prior administration replaced the 2015 AFFH rule with one called Preserving Neighborhood and Community Choice, without going through the required notice and common process. That rule not only rescinded the 2015 AFFH rule but also redefined the term fair housing as well as the Fair Housing Act AFFH obligation to eliminate much of HUD grantees responsibility to address fair housing issues.

On June 10th, 2021, HUD published in the federal register, an Interim Final Rule or IFR, entitled restoring Affirmatively Furthering Fair Housing Definitions and Certifications to restore meaningful implementation of the Fair Housing Act's AFFH requirement.

The IFR rescinds the 2020 rule but does not restore the 2015 AFFH's rules provisions that governs how HUD grantees conduct fair housing analysis and planning and how HUD would provide review.

The IFR does not require any particular fair housing planning process, so as long as grantees can meaningfully certify that they are meeting the Fair Housing Act's AFFH obligation. After the IFR becomes effective, HUD will provide technical assistance and support for grantees that want help with fair housing planning to support their certifications.

Consistent with their statutory obligation under the Fair Housing Act, the IFR requires HUD grantees to certify that they will affirmatively further fair housing, which is defined as taking meaningful actions to address specific significant disparities in housing needs and access to opportunity, replacing segregated living patterns with those that are truly integrated and balanced, transforming racially or ethnically concentrated areas of poverty into areas of opportunity, and fostering and maintaining compliance with civil rights and fair housing laws.

The IFR does not require HUD grantees to participate in the fair housing planning process. However, HUD anticipates that many grantees may want to engage in an established form of fair housing planning, and HUD will provide assistance to do so.

While not required, grantees may choose to continue to engage in familiar fair housing planning processes, such as implementing a completed AI or AFH, updated an existing AI or AFH, or conducting a new AI or AFH. Grantees may also choose to engage in other means of fair housing planning that meaningfully supports their certification. The question on many of our minds now is when will HUD issue a new rule.

What we have heard is that the new proposed fair housing planning role is currently at the Office of Management and Budget, and once reported out, there will be a required comment period for up to 60 days. And now I will turn it over to Lauren.

Lauren Walker Lee: Thank you, Andrea, for that excellent review. And so just to support what Andrea is saying, that today's session is related to fair housing planning and any of those

different models such as AI and AFH for a hybrid model of updating any of those different things.

And what we're focusing on today is data and mapping and the different kind of tools that can be used to support a really full fair housing planning process.

So the importance of data is that it paints a picture of segregation and discriminatory patterns in our communities. It provides really powerful visuals to share with community members for feedback and for input. And it lays the groundwork for identifying fair housing issues, impediments and any contributing factors.

And when we talk about meaningful actions, it leads to meaningful actions and action plan and measurable status to affirmatively furthering fair housing.

So at the time that the Analysis of Impediments to Fair Housing Choice was created as an option for fair housing planning, back in 1995, there was a section in the fair housing planning manual that pointed to the importance of data, of demographics, income data, employment, housing profiling and that, but there wasn't a lot of direction.

There were a lot of questions in the fair housing planning manual of the kind of things to consider, but there weren't particular data sets or some kind of place to go to be able to look for different information.

So in 2015, the Assessment of Fair Housing was created, that gave a lot of information for compiling data, but also for mapping.

And the kinds of things that it looked into, which were much more detailed, were looking at demographics and protective characteristics, households and publicly supportive housing and being able to map for those are in our communities, racially or ethnically concentrated areas of poverty, which is an area that you can actually look at in your community that has particular things to focus on, housing problems and disproportionate needs, housing tenure.

And in terms of the Assessment of Fair Housing data indices, it gave the opportunity to look at a dissimilarity index, a low poverty index, school proficiency index, jobs proximity index, labor market engagement index, low transportation cost index, [inaudible] of trips index, and environmental health index.

That also helped with analyzing segregation with a dissimilarity index and then looking at a lot of those just different areas that I talked about as well in a deeper level.

Outside from those different kinds of data sets and mapping opportunities that HUD asked for and provides, there's also an interest in you all taking a look at your own local data, which might be going to government sites, either at your particular jurisdiction level or comparing with a larger area, a county or regional area, or even the state.

It might be going to the transportation -- public transportation organization and getting some of the Title Six data that they might be pulling for their particular routes and other decision-making method that is taking place. It might be going to local community groups.

And what we're going to be doing today with -- we're going to be going back to the HUD index. But in terms of any local data, there's lots of opportunities for pulling that data, but one of the things were going to put in the link at the present time, is the Local Housing Solutions website,

which has some excellent information for taking a look at what you might want to consider for that local data.

But the nice thing that we're doing today, is we're giving you a chance to take a look at HUD's mapping tool and data tools, and Stephen Whitlow is going to be walking us through that process and answering questions as we go along.

So this is a real opportunity for you to take a look at how that works, and the kind of questions that you all ask, will help us to drive that information into the mapping process. So I would like to pass it off to my colleague, Stephen Whitlow.

Stephen Whitlow: Thank you, Lauren. Before we do that, there are a couple of questions in the Q&A. I don't know if we should address those now. I think the question that Megan Morris asked, we will get to as we walk through the tool. But I don't know if anyone wants to respond to the questions [inaudible] should we save that for after the presentation?

Lauren Walker Lee: I would say -- I'm trying to take a look at the question. Bob, how about we take a look at your question a little bit later after the -- after Stephen gives the overview and you could see if some of those questions are answered or if we take a look at it at that time.

Stephen Whitlow: Okay. So let me share my screen. And before we get started, let me just note that just the data and mapping tool that we're going to be looking at, it kind of eats up a lot of bandwidth, so we may go off camera during the presentation to make sure that you can hear and see things well. Let me go ahead and share.

Okay. So what we want to do here is, we are going to do a walk through of the AFFH-T, sometimes referred to as the Data and Mapping Tool.

So when you load it -- this is the first page that you will see when you load it. And the first thing that you do, is you select a geography that you'd like to focus on. And typically, this is going to be -- this will be a HUD grantee, either a jurisdiction but you also have the option at looking at the region as well.

So the first thing you do, is you choose whether you want to -- which program participant type you want to look at. So you have the option of local government, PHAs, or states. I'm going to work with local governments.

And I don't see where -- we're going to see if anyone wanted to volunteer their locality for us to walk through the tool. I don't see any volunteers, so I'm just going to pick one. Tarrant County, is that Texas?

Lauren Walker Lee: Looks like we just got a volunteer for --

Stephen Whitlow: Texas.

Lauren Walker Lee: Okay. Great. Perfect.

Stephen Whitlow: Past. All right. Let's see here. There we go. All right. So you're in the Dallas-Fort Worth area. So the first thing you do after you've identified which location you want to look at, you have the option at this time, of selecting the jurisdiction level for analysis or the region for analysis. For now, I'm going to stick with the jurisdiction. And then your next option is to select a map.

And there's a couple of things here that are worth pointing out. I'm actually going to go ahead and stop my video to make sure that we don't have any lag here.

The first thing is that you have the option of selecting different data versions. Because this tool was developed for -- back in the 2015 AFH rule -- AFFH rule that Lauren was referring to, there are multiple iterations of the data. It automatically loads the most recent version of the data, so I'm just going to keep it there.

This version was released in 2020. So it's a little dated at this point. But even though that rule was rescinded, this tool continues to be updated by HUD. And it has a lot of -- a wealth of data that are available to you for general good fair housing planning.

So even though it was developed for that specific purpose, the Assessment of Fair Housing in 2015, it still remains, I think, a very helpful tool today.

So down here, this is the first time that you see all of the different maps that are available to choose from. There are currently -- it looks like the 18th map is currently grayed out and unavailable. So there are a total of 17 maps that are available.

So I'm going to start with race and ethnicity, then I'm going to load the map. And I will say, Megan, you unfortunately picked a metro area that is a very large metro population. I might need to switch over to a smaller population, otherwise, every time we move the map, it's going to reload all of the dots, which are representing households.

So if we stick with this county, it's going to take a while. So I don't know if anyone wants to volunteer a smaller -- there we go, Greenwood, Indiana. So sorry, Megan, but we're going to switch, but this gives me a good opportunity to show you that you have the ability to switch the geography that you're looking at.

So if you go to that -- sorry, in the very top left corner, there is this little drop-down that's available. You can select AFFH Maps. You can change to a different program participant. And lots of options here. I'm going to go with Greenwood, Indiana. So we'll stick with local government, Indiana, Greenwood. Same thing. We're going to keep it on the race and ethnicity map, and we will let that load.

And you can see up here in the top-right corner that it is still loading. So I don't know if others on the team may want to turn off their cameras as well. It seems to be struggling to load a little bit. This is really taking longer than it should. Let me try a different map. Okay, that did work. So this map is fully loaded.

So let me kind of start just by pointing out some of the features that are available in the tool. So you have a plus and a minus sign here, which enables you to zoom in or zoom out.

Here, this allows you to either toggle on or off an audio setting, which basically every time the map reloads, it makes a sound to let you know that it is completed loading. I tend to turn it off, but you can obviously keep it on if you like. But it will keep dinging every time you load the map.

Moving down into the bottom left corner here, this is just showing you which view we're looking at. So we're currently looking at the jurisdiction level. If we wanted to though, we can toggle to the region. And when you do that, the map will automatically reload at a wider view. I'm going to go back to the jurisdiction model though.

On the map itself, what you can see here, this is the outline of the jurisdiction itself. Underlying the map, you can see kind of this grayed out road map that's available to you. And I'll show you that you're able to change that as well.

If you move over to the right-hand corner of the screen and you open this little information tab, you've got three tabs within it. The first tab is basically telling you what you already know, which is that we're looking at the Greenwood CDBG jurisdiction.

The map that I chose is the LEP map. So there's just basic information there that will change as you change whichever underlying map you're looking at, which topic you're looking at. You also get a legend for any map that you're looking at. So in this case, you can see that it's showing you, here is the outline of the jurisdiction.

If we were zoomed out of the regional view, you would see the darker shaded region, the outline of that entire regional area. And then you've got different limited English proficiency groups. So these are the top five most populous in this area.

You can see, hopefully, there are only -- there are just a very small number of dots that are visible on the map. So presumably, there is -- there are not many households in this jurisdiction that have limited English proficiency. We'll switch to a different map here in a second to show you what it looks like to have more dots in other topic areas.

You can also see -- I don't know if you can see this, but these are the outlines of census tracts, so if you want to kind of drill down a bit and look at data within certain census tracts, you can use that.

And then this kind of hot pink color are R/ECAPs or racially and ethnically concentrated areas of poverty. They're none showing up on the screen right now, so again, this is a jurisdiction that doesn't have any R/ECAPs. If I zoom out to the regional view, you see those hot pink R/ECAPs are now available.

I'm guessing is this maybe Indianapolis. I don't know Indiana super well, but I'm guessing that that is what we're looking at in terms of the overall region. I guess I could go to my map info. Yeah, Indianapolis.

So I'm actually going to stick with the regional view here because there's sort of more to look at in terms of the dots. And then I want to show you -- so I showed you the legend and then there's also this final tab. This is really helpful. This is where a lot of the interactivity of the tool is available to you. And it gives you lots of options to play around with what you're seeing on the screen as well as how you're seeing it.

So anything here that has a checkmark, you can turn off. So if you notice here, you can sort of toggle the jurisdiction outline, the boundaries of the jurisdiction on and off. You can do the same thing for the regional level.

You can turn off all of the dots here. You can turn them all on, or if you want to isolate -- let's say you only want to know where people of -- their primary language is Spanish, you can turn off all of the other languages that are shown.

So this can be really helpful, especially -- let's zoom in a little bit. So this is giving you -- again, we're looking at the dot density map. So these dots represent households. And so here, you can start to see some patterns that emerge.

For example, we have an R/ECAP here that relative to the region overall, has a bit more of a concentration of the Spanish speaking households. So when you're doing your analysis, it would be worth noting that not only is this a racially and ethnically concentrated area of poverty, but just relative to the overall pattern seen elsewhere in the community, it appears here and to this R/ECAP as well to a certain extent.

That population is a bit overrepresented. Maybe a little bit over here as well. So that's one way that you can use the tool to start identifying areas where there are maybe concentrations or segregation.

A couple of other options here -- and this is going -- you know, the way that you will use this tool, it may vary based on whether you're looking a very small population, a small community versus a large community.

What it allows you to do is change the number of households that are represented by a dot. So you can see as I make the number smaller, you start to see patterns emerge more clearly. So let's go all the way down to the lowest level available.

And here, you start seeing patterns that -- when the dot value was all the way up to 75, which is the default setting, you don't really see any patterns in some of these outlying neighborhoods. Right? It looks like a fairly equal distribution in most places aside from a few of the tracts that we talked about.

So it can be very helpful to change that value. And it reloads the map. And suddenly you start seeing real patterns. And you start seeing places where people of a certain population live literally in one census tract or multiple census tracts and then not in others. So we don't appear to have any people in this tract or this tract.

And those are the kind of things that when you're trying to understand segregation, this map can be very helpful to help you see those patterns. And then you would kind of based on your knowledge of the community and through other analysis, you would want to investigate, why is it that Spanish-speaking residents live here but not here.

And there's a story to tell there in all likelihood, and it can be important to try to answer that question. And this tool can be very helpful in that regard.

You also have the option to change the overall size of each dot. Again, that's just another way to sort of tinker with how the data are displayed. Seeing that they're very small. I think four, I believe, is the default setting that it loads as.

Let's see. You can also turn the UGLGs on and off. You can toggle that on and off the tract level, that we've been talking about. You can turn that on and off. And you can also turn your R/ECAP level on and off.

We have a question. "Does this data come from census data or other sources?" It comes -- it definitely comes in part from census data but there are other data represented here as well. That's actually a good segue for me to go back to this top left-hand corner and show you a few other things that are available here.

Actually, I'm going to start at the bottom. So there is a user guide. Which, if this would load. This is sort of your how-to guide of using the tool, so I won't really go through this. But there's just more information to help you understand how to navigate the tool, is available there.

You also can print out your maps. So it basically takes whatever screen we had just been looking at. It creates a printable version of you -- of that for you to print. So if you moved the map and then you tell it print again, it would print at a different area.

Exporting tables. So not only does this tool have the ability to generate maps, but you also have the ability to generate and download tables. And these tables correspond pretty closely to the 17 maps that are available.

So table one in this example or in this list of tables is demographics. Map one is also going to be demographics and etc. So you have a couple of options here.

One thing you can do is you can select on an individual table, and you can generate that table export. You can see that it is generating a table file. And what that is doing is creating an Excel file that includes data based on the jurisdiction or region that you are looking at. Well, to clarify, I think anytime you download -- anytime you generate a table, it includes data both at the jurisdictional level and the regional level,

So that is taking a while to generate. I'm not sure why. Okay, there you go. So when it's done, you're then able to download that table file, which I'm going to skip over that for now, so we can kind of stay in the mapping tool for now.

The only other thing I wanted to show you here, is you also have the ability of just selecting all tables, and again, you could select Generate Table Export. So rather than going table by table, you could generate one giant Excel spreadsheet that would have a tab for each of these tables, rather than doing it individually.

Let's see. Going back here, data version. This has some information about when the different releases of data were issued. So we started way back in 2016. You could see it was pretty regularly updated through 2017. Less so since then but most recently updated in July of 2020.

It also links you to a page on the HUD Exchange. I know someone in the -- I think someone in the Q&A had a question about data sources. Let's see here. There is a data documentation. Let's if that's on here. Yep. So if you go here -- if you really want to get into the leads of the underlying data, you can find this data documentation guide. And for any of the sources of data, you can kind of drill down and you can learn what the various sources are that feed into it.

So again, I won't spend a lot of time here. But let me -- I guess I can probably copy this, and I can share this in the chat with everyone. So I would say that is for people who are pretty wonky. You don't necessarily need to go to that data documentation guide. I just wanted to let you know that it is available.

I'm actually going to go -- I'm going to skip up to the background tool, this feature. So we have been looking at the default view, which is the light gray canvas. You have the ability of just changing what your background layer is.

Some people really like the dark background. It makes your dots jump out, makes your R/ECAPs jump out a lot more. So that could be useful. If you're really trying to orient yourself and you're a person that wants to see road names, there's a street view map that has a lot more detail than the default layer map. You could also do imagery, topographic map, couple of other options here.

But I think primarily it's sort of the light and gray, light and dark gray are the ones that people, I think, tend to use the most. That could be a useful tool for you.

All right, let me -- I'm looking at questions here. "Do R/ECAP areas all have approximately the same total number of people like the census uses block groups?"

I believe, yes, because an R/ECAP is always going to be -- it's drawn at the census tract level. So I think in the same way that census tracts, to the extent that they are similar in terms of population, then R/ECAPs are going to be similar. So it's not exact, but yes, they typically are going to be similar in terms of population.

So let me go back to a couple of different maps that are available. So let's see if we can switch to the race ethnicity map, which we were having a little trouble loading before.

And you can see that this is taking longer to load. Again, and that's because you're going to have few households in a place like Indianapolis metro area that are non-native English speakers, whereas everyone is going to have a race or ethnicity. So these layers that have more population are going to take a little bit longer to load. So do try to be on a strong internet connection when you're working with the tool.

Again, you can do lots of interesting thing. You could, if it will load -- it doesn't seem to be responding. I was going to try to isolate just sort of a comparison of the White and Black population in this area. But it does not seem to be responding right now. It is working, just going slowly.

Let me go -- let's switch back to the jurisdiction view. And it really is working. This is just -- you know, each of those dots has to load in the background, so it's not unusual for it to get a little hung up as you're using it.

So now, let me see if I can just again try to do a -- since we're now in a smaller jurisdiction, make the dot value much smaller. And it does not appear to be loading. Yeah, this is not -- we should be seeing in the legend, White, Black population, etc. I'm not sure why that is not loading.

I'm going to switch to a different -- I'm going to switch to a different area that is maybe less of a big metro area. Let's try -- okay, so this is the Fayetteville, North Carolina area. I was just in Vermont. That might not be so helpful for looking at diverse populations, but it seems to be working out. So this was not showing before for whatever reason.

Let me just quickly try this again. So now we only have the White and Black population turned on with White people being represented by orange dots, Black households being represented by green dots. And if you go here and you drop the value down a bit and it reloads [inaudible].

So again, you can kind of start to see some areas that appear to be predominately Black. And what's important to note is that at least some of them -- it's a little hard to tell -- let's turn the White population off, but you can see that some of them are more concentrated in those R/ECAPs, which would be important to note and to further analyze when you're doing fair housing work.

Let me switch. We've got about 15 minutes left. If folks have other questions, please feel free to put them in here. I just want to show you a few other maps that are available. Let's go to some of the opportunity indices, which Lauren was talking about earlier.

So let's look at -- let's just do proximity to jobs. And we'll look at it by race and ethnicity. We hung up again. I'm going to try this -- I'm going to try to reload. That's taking longer than I feel like it should. So we'll go back to North Carolina. We'll switch to Newburn. That should be a fairly small one. And select job proximity, race ethnicity.

So here, you could look at national origin if you wanted to, relative to job proximity or familial status. So a couple of things to point out here. Oh, it's still loading, so let me give it a second to unload it. Just heard the ding. I'm going to turn that off.

If you wanted to -- you saw before that you have the opportunity to select race ethnicity or national origin, or familial status -- when you have a map like that that has different population groups that can look at, that's when this map variation option becomes available, otherwise, it's grayed out.

The other thing that is probably obvious here, is that we have a different layer on the map than we did before. You still have your dot density layer. We still see the outline of the jurisdiction. We still see where the R/ECAPs are located. We have a new layer.

So if we open this up and we look at the legend, we see that what that layer, that shaded layer is representing, proximity to jobs. So basically, where are jobs located in this community, and by having your race ethnicity dots turned on, you can kind of do some analysis to figure out who lives closest to where jobs are most plentiful. So you can imagine why that would be helpful as you're doing fair housing analysis.

And for the other indices that Lauren touched on before, you can do the same thing. You could look at proximity to quality schools. You could look at proximity to environmentally healthy areas in a community, in a city or a region as well. And then you can play around with your demographic groups to help you describe what may be barriers to fair housing, barriers to areas of opportunity in whatever area it is that you're looking at.

So let me stop there for a second. We've just about 10 minutes left. I know we need to save some time at the end. So Lauren, Andrea, do you want to take things over? Do you want me to stop sharing? What should we do now?

Andrea Juracek: We could take some questions now. And to go back to the initial question that had come up earlier in the discussion, Bob had asked about the AI process -- for entitlement jurisdictions, whether or not the AI is still required.

So there is the planning process that still needs to take place every five years, but it does not have to be following any sort of specific type of analysis.

So a lot of jurisdictions used to create or do the Analysis of Impediments and previously -- I'm sorry -- after that, may have also done in Assessment of Fair Housing under the 2015 rule. But under this Interim Final Rule, there is no requirement to do either or, or any specific prescribed type of fair housing planning.

It's just that HUD recommends or rather, is stating the rule that jurisdictions may feel comfortable continuing the process that had been previously conducted, whether it was an AI or an AFH, and continuing that as they are certifying they're affirmatively further fair housing with their certifications.

So while there is the requirement still to certify that you are affirmatively furthering fair housing, there is not a requirement to specifically undertake any type of fair housing planning analysis. Lauren, anything you want to add to that?

Lauren Walker Lee: I agree with you there. I haven't heard that there's any direction from HUD that you need to do an AI at this particular time. You have those flexible options.

Andrea Juracek: So you may want to point your local office -- your field office to the Interim Final Rule, and we can put that link in the chat. I've got it pulled up right here.

And there's specific language that speaks directly to this, in basically the beginning of the rule. So you don't you even have to go down too far.

Lauren Walker Lee: Paul, do you want to read the next question?

Paul Turner: Yes. So we have another question from Bob. And that states, "Is it usual for planning to add affordable housing units in a non-RECAP area avoid concentrations of low-income people in that RECAP area going forward?"

Lauren Walker Lee: Thanks for the second question, Bob. And I think that Stephen might be able to get into this, too, as well as Andrea. So you can see from the mapping, mapping where the affordable housing is, in terms of those multiplexes, where Public Housing Authority housing is on the map, is a very powerful tool.

So taking a look at that, seeing if they're all concentrated within that R/ECAP or whether there is dispersion equally across the community, especially in the White neighborhoods. Seeing where that is, can be a really powerful tool for both staff in the jurisdictions and also for those elected officials to be able to see what's happening in that particular area and where people are living.

So yes, taking a look at affordable housing, whether it's in those R/ECAPs or whether it's outside, can be very helpful with policy and planning. Anything to add, Stephen or Andrea?

Stephen Whitlow: No. I don't think I have too much to add. I think you covered the gist of it. Yeah. You definitely want to avoid -- if you identify using the map or other tools, if you identify highly segregated areas, especially those R/ECAPS, those are basically areas of concern where segregation may be present. And you want to avoid worsening that problem in that area. Yeah, I'll leave it at that.

Andrea Juracek: Yeah. Really speaks to -- this question speaks to the discussion around increasing choice and fair housing choice for residents with low income and just ensuring that not all affordable housing in a jurisdiction is placed in one or two areas or neighborhoods or types of areas.

Though those areas may have the greatest need for affordable housing, it's also important to ensure that those that are assisted by affordable housing and for instance, voucher programs, public housing, have the ability to -- greater choice throughout your jurisdiction.

Bob, to speak to your second -- your follow-up question, I would probably elevate your discussion to CPD headquarters just to be sure, just to make sure that the field office is getting the correct information as well.

Paul Turner: Thanks, Andrea. We have a question from Brenda. "Is there any recommended analysis that recognizes gated communities?"

Lauren Walker Lee: Really good question, Brenda. And perhaps Andrea and Stephen have some specific examples. I can say that working in the fair housing field at the non-profit level, there was always interest in gated communities. And there would be testing that would take place in those particular areas. And also, we also fielded a number of complaints of people that were trying to move into those particular areas.

I don't know of any data set. I don't -- it might be that you want to talk to the fair housing non-profit agencies in your areas to find out if there's any particular complaints or any testing that's been done with gated communities.

And we -- if perhaps Paul or Michelle could put the link in of the National Fair Housing Alliance that has the list of the non-profit agencies and also the Fair Housing Assistance Program link, that has the -- those entities also are aware of any particular testing or complaints that have taken place in those gated communities or outside those gated community areas. Andrea or Stephen?

Andrea Juracek: Yeah. That basically is what I was going to say, working with your local fair housing enforcement organization, or has there been complaints or testing done. And this also, I think, speaks to -- in the IFR, HUD very adamantly points out that they want to make TA available to -- technical assistance available to jurisdictions.

And so if you have -- if you live in an area that has a lot of gated communities or homeowner's associations, I would recommend -- and you're trying to do fair housing compliance of any kind or planning -- I would recommend seeking out some technical assistance if you have further questions about how to address issues in those communities, because yes, it can really depend on your local environment and how they're addressed.

Stephen Whitlow: And I would just say that I think the mapping tool that we were looking at before, can at least help you maybe get started down that path.

So using the map to identify areas that look unusual or look anomalous in your community. You know, it's -- segregation is segregation, whether it's in a gated community or whether it's in a -- you know, we often go see it in manufactured home parks, for example. You'll have an over representation or complete concentration of one race or ethnicity in those kinds of locations.

And the map can be -- it's not a perfect tool, and I don't know of any perfect tool to do what you're asking. But I do think it can help you identify places where you might need to do additional duty.

Lauren Walker Lee: All right. Well, we are to our last question and the last couple of minutes of AFFH office hours. We really appreciate you joining with us today. And we really appreciate Stephen being here with being able to walk us through HUD's AFH tool. It was really informative for all of us to be able to see those different jurisdictions and the kinds of city maps that came and the kind of information to help us in our fair housing planning.

The next office hour session, I believe, is on October 11th. They are the second and the fourth Tuesdays of each month. I think we're going to get the slide up here. Yes, October 11th is our general question session. And on October 25th, we will be taking a look at goal setting and reporting. Then November 8th, general questions, and November 22nd, we will have community engagement, and then the last session of the '22 year, we'll be having general questions as well.

As Andrea shared at the beginning that we don't have any news about the new rule that will be coming out. There's a chance that that will be coming out with these sessions and we'll -- within the timing of these sessions, and we'll share that information with you. Thank you so much for joining us today, and we will see you next time.

(END)