

# Overcoming Impediments to Fair Housing





*The Fair Housing Act prohibits discrimination based on **race, color, national origin, religion, sex, familial status and disability** when renting or buying a home, getting a mortgage, seeking housing assistance, or in other housing-related activities.*

We **affirmatively further fair housing** when we take meaningful actions, in addition to combating discrimination, that overcome patterns of segregation and foster inclusive communities free from barriers that restrict access to opportunity based on protected characteristics.

THDA Analysis of Impediments (AI) to Fair Housing Choice Research briefs:

<https://thda.org/research-reports/issue-briefs>

# Barriers to Housing

-  Lower income & wealth
-  Poor or no credit
-  Eviction &/or criminal history
-  Rising housing costs & lack of/challenges utilizing rental subsidies

Barriers are often exacerbated for vulnerable or historically marginalized populations, such as those belonging to a protected class.



DISABILITY



RACE



SEX



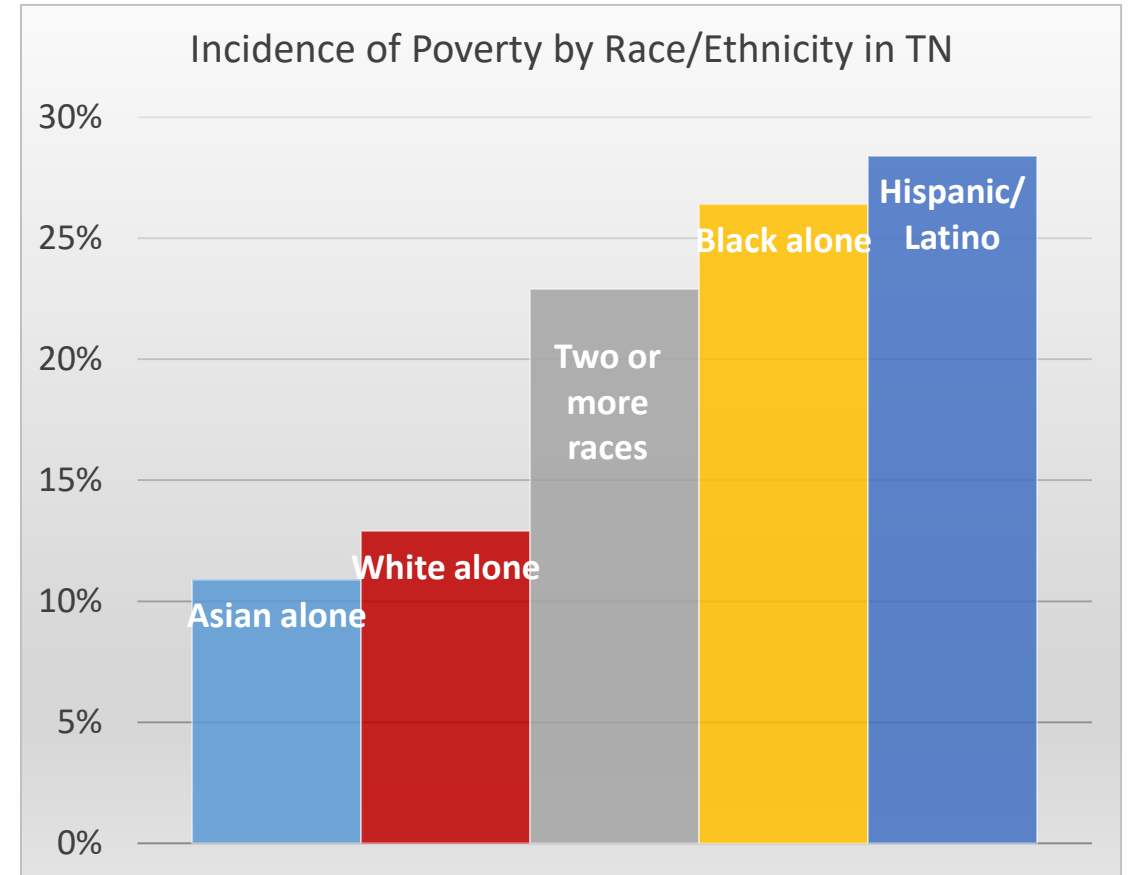
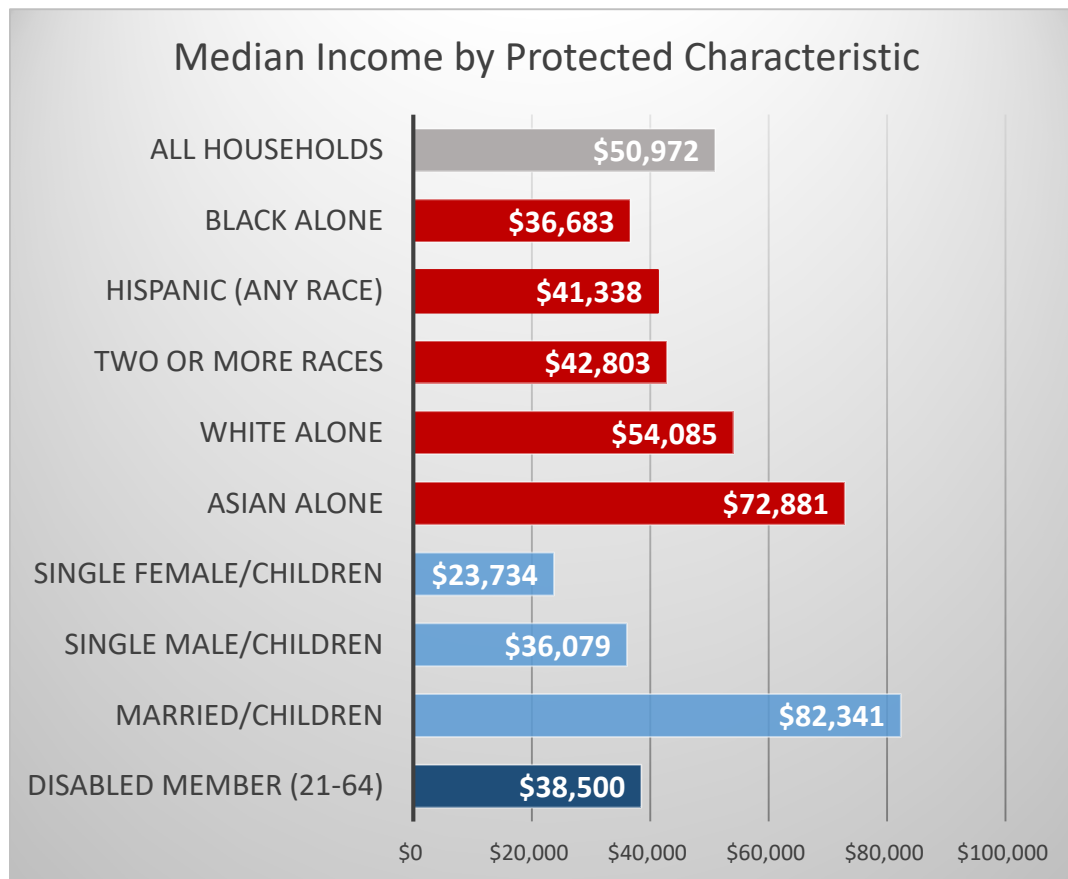
COLOR

NATIONAL  
ORIGIN

RELIGION

FAMILY  
STATUS

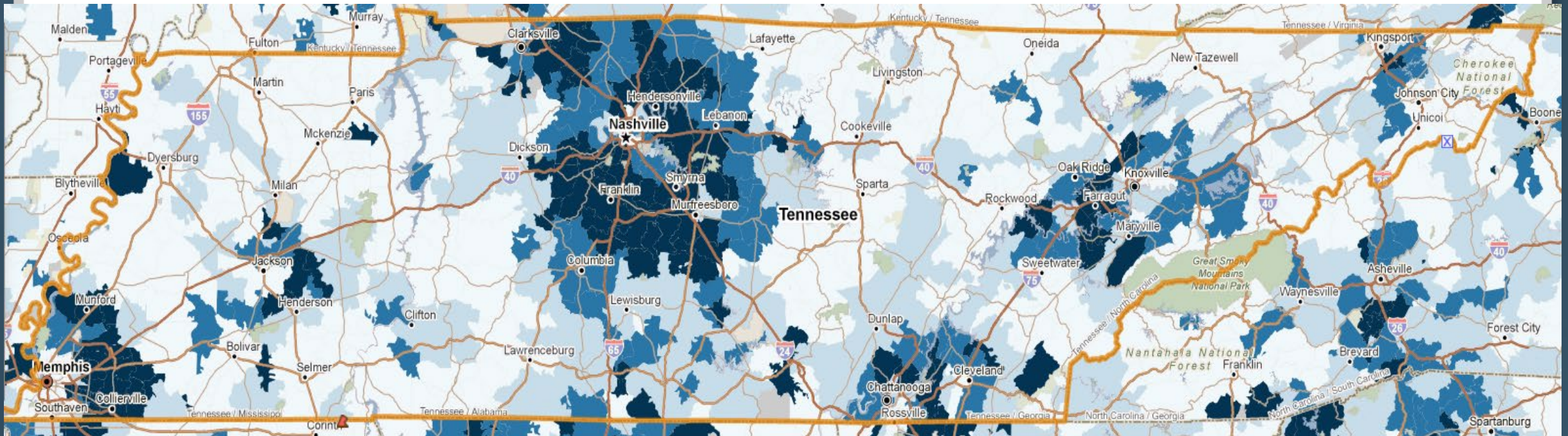
# Income Considerations



Source: ACS 2014-2018

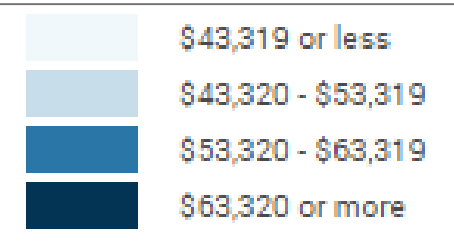


# Income & Geography



The map above shows areas of the state where the income falls above and below the **Tennessee median of \$53,320**

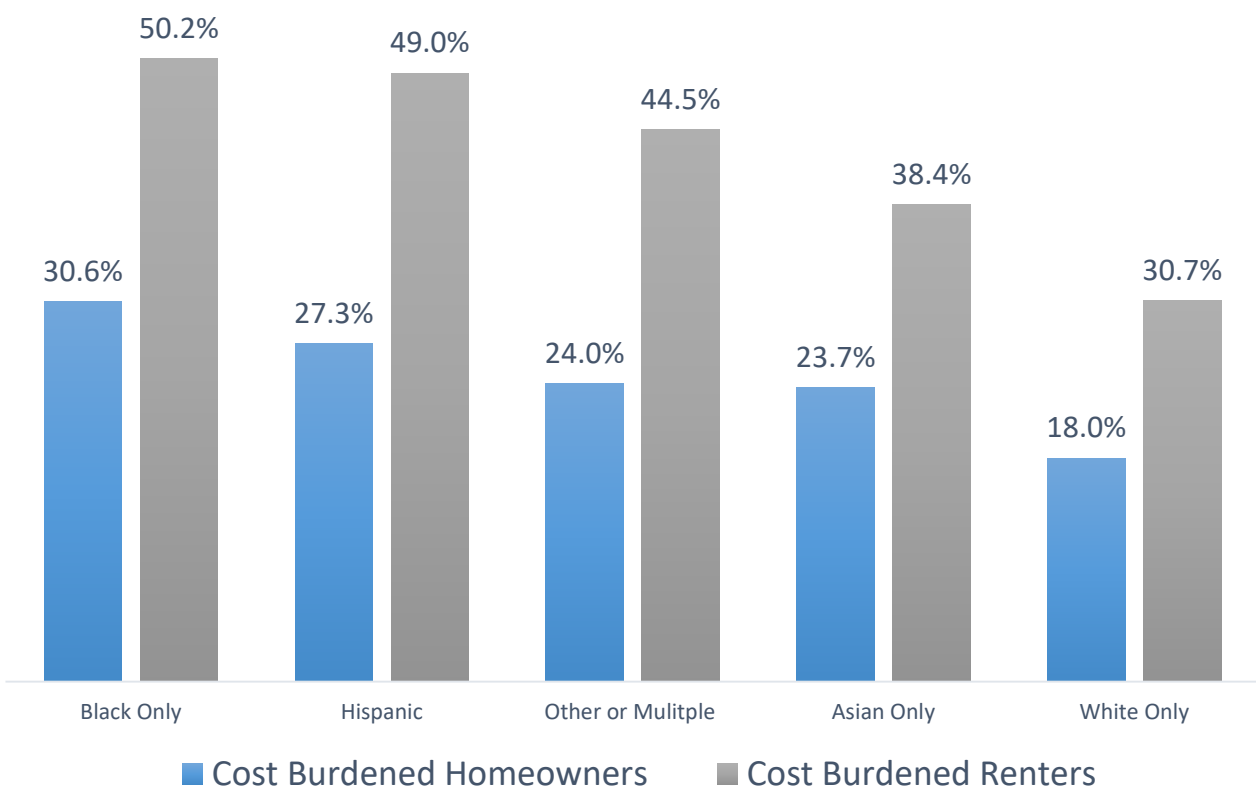
Source Median Household Income by Zip Code: ACS 2015-2019



# TN Housing Cost Burden

Cost burden is defined as **spending 30% or more of income on housing**, and is typically more pronounced for renters.

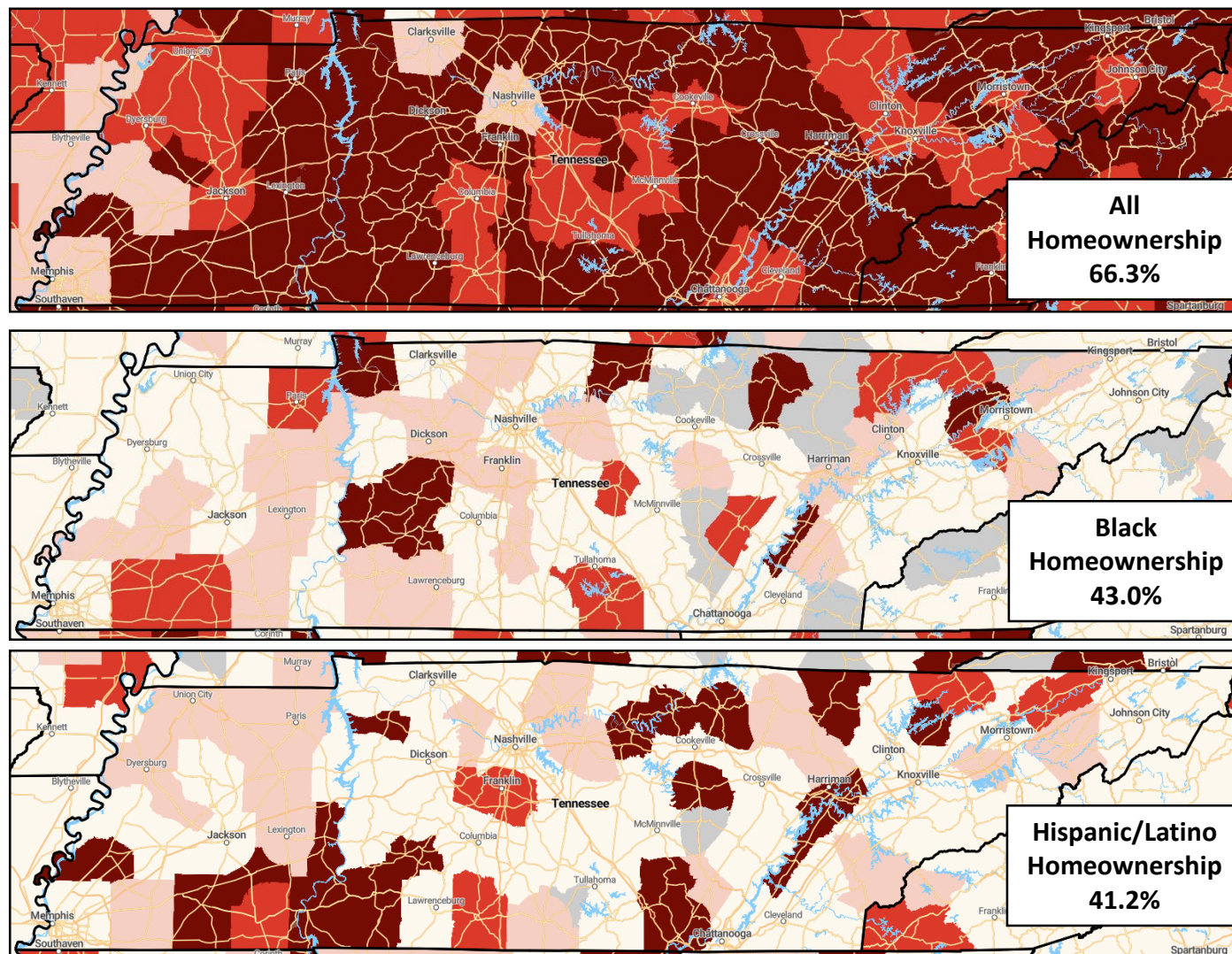
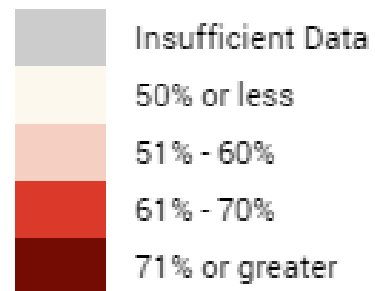
Nearly **half** of Black and Hispanic renters are housing cost burdened.





# Homeownership

Rates of homeownership for Black and Hispanic Tennesseans are not consistent with homeownership trends for all Tennesseans.

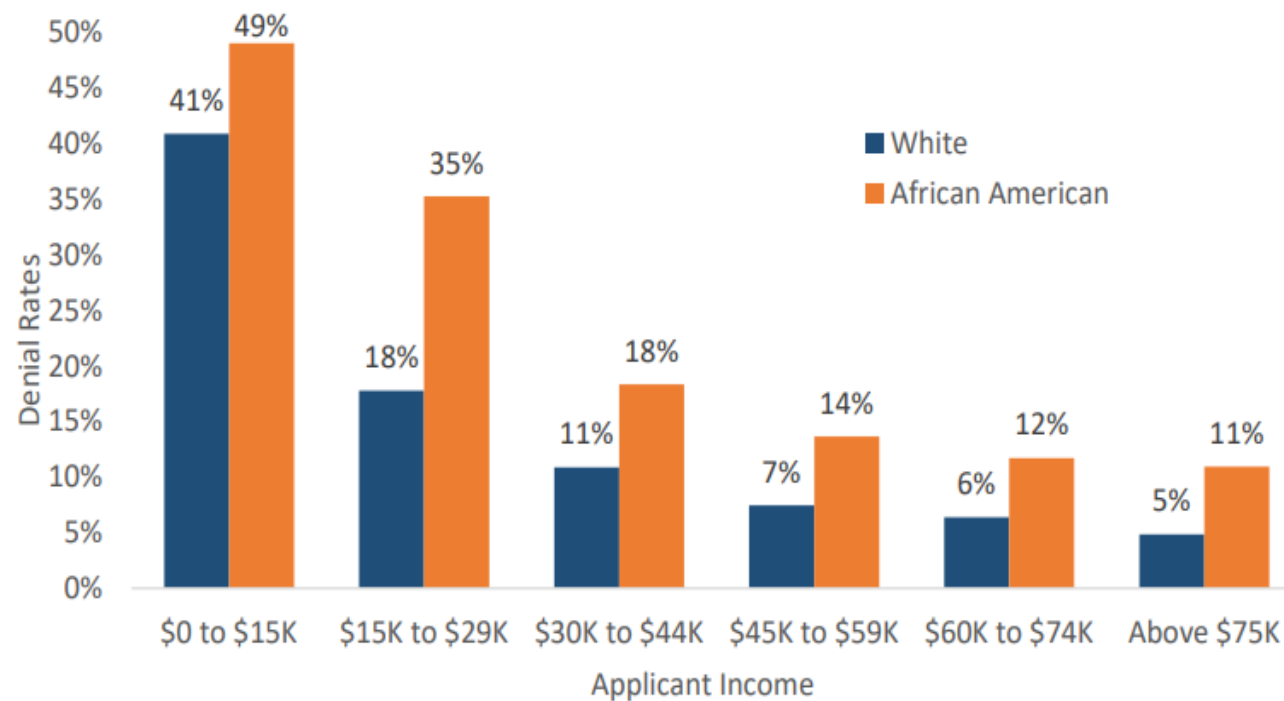


# Homeownership

THDA research found **race to be a stronger predictor of loan denial than income.**

Black applicants are twice as likely as white applicants to be denied for a loan at incomes \$45,000 and greater.

Denial Rates for Home Purchase Loans by Race and Income

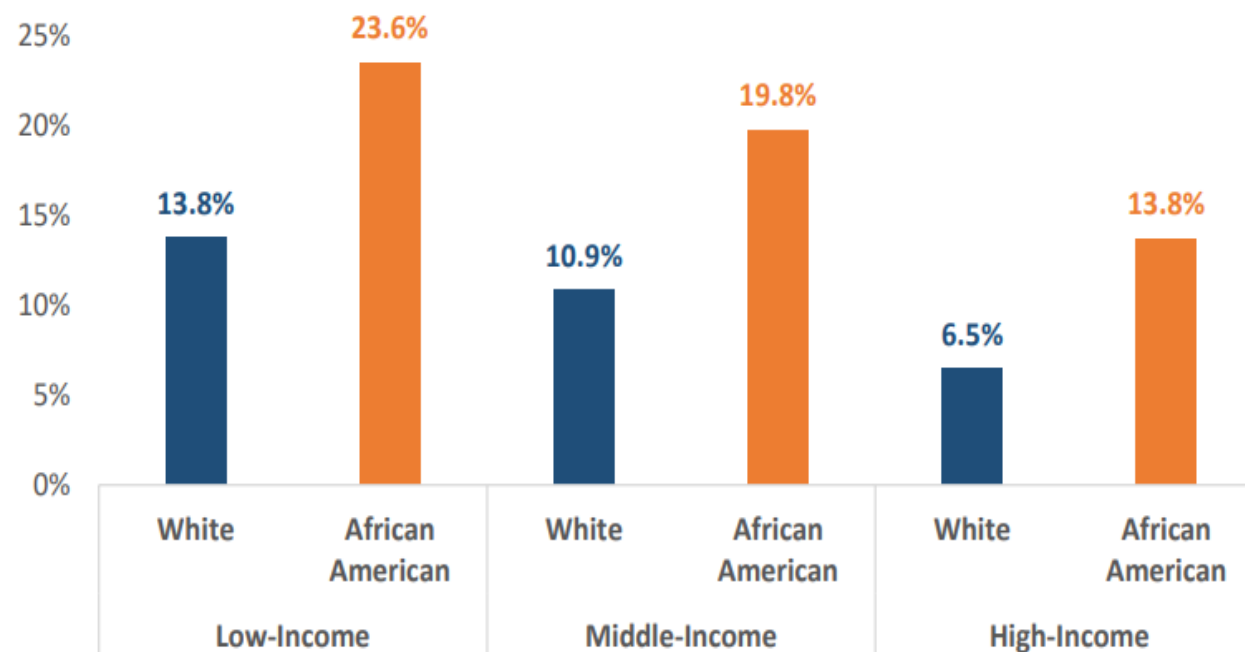


HMDA 2019

# Homeownership

As a result of higher rates of denials for conventional loans and other factors, **non-white borrowers are more likely to take out loans that have high interest rates.**

Percent of Borrowers with Higher-Priced Loans by Race & Income



HMDA 2019