

Defining Opportunity Areas

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A scenic view of Washington, DC, featuring the Washington Monument on the left, the Jefferson Memorial in the center, and cherry blossom trees in the foreground. The scene is reflected in the water of the Tidal Basin.

NCHMA SPRING MEETING

June 16-17, 2014 | NCHMA/NH&RA Conference Center | Washington, DC

Opportunity Areas

A Historical Context

- Various definitions of opportunity areas are being used and have been for some time; for many housing agencies the definition is still in flux.
- The historic Gautreaux program, based on the 1976 Supreme Court decision, enabled low-income African American public housing residents in Chicago to have access to better neighborhoods and better housing.



Opportunity Areas

A Historical Context

- Public housing residents received Section 8 certificates or vouchers. The city neighborhoods or suburban municipalities chosen by participating Gautreaux families could not be more than 30% African American.
- The only indicator for an opportunity move within the Gautreaux Program was race based.



Opportunity Areas

A Historical Context

Thompson v. U.S. Department of Housing

- In 1995, a federal judge ruled that HUD was responsible for violating fair housing laws by not making units available beyond the Baltimore city limits to low-income families interested in low poverty and more racially diverse areas.
- Two thousand vouchers were made available and the program is still on-going.



Opportunity Areas

A Historical Context

Thompson v. U.S. Department of Housing (cont.)

- The original criteria for opportunity moves are still in place and must meet the following benchmarks:
 - No more than 30% African American
 - A poverty level less than 10%
 - No more than 5% of housing units are subsidized



Opportunity Areas

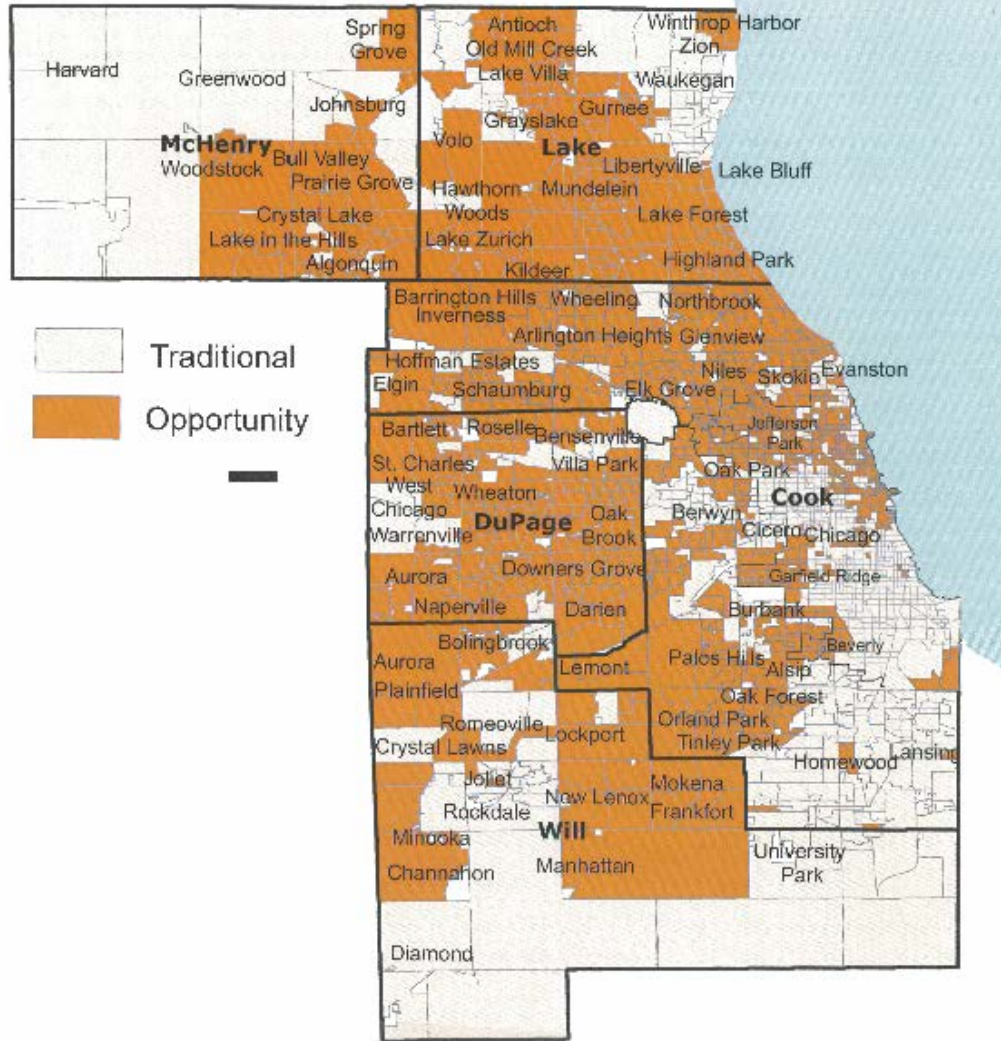
A Historical Context

Current Definitions of Opportunity Areas - 2014

- The Chicago Regional Housing Choice Initiative (CRCHI) is a HUD-funded demonstration program that is attempting to expand housing opportunities and housing choices for lower-income households utilizing housing choice vouchers and project based vouchers.
- Eight public housing authorities as well as certain municipalities are participating.



Chicago Regional Opportunity Map



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Defining Opportunity Areas

HUD has created an opportunity index which includes six dimensions which may affect access to opportunity

- Poverty
- Neighborhood school proficiency
- Labor market engagement
- Job access
- Housing/neighborhood stability
- Neighborhood health access

*Subsidized housing and racial concentration considered in some cases



Defining Opportunity Areas

Each dimension includes multiple subcategories or variables

<i>Opportunity Dimensions</i>	<i>Variables</i>	<i>Source</i>
1. Poverty	Family Poverty Rate	ACS 2005-2009
	Pct. Households Receiving Public Assistance	ACS 2005-2009
2. School Proficiency	School Math Proficiency / State Math Proficiency	Dept. of Education
	School Reading Proficiency / State Reading Proficiency	Dept. of Education
3. Labor Market Engagement	Unemployment Rate	ACS 2005-2009
	Labor force Participation Rate	ACS 2005-2009
	Pct. with a Bachelor's or higher	ACS 2005-2009



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<i>Opportunity Dimensions</i>	<i>Variables</i>	<i>Source</i>
4. Job Access	Tract-level Job Counts	LEHD, 2009
	Tract-level Job Worker Counts	LEHD, 2009
	Origin-Destination Flows	LEHD, 2009
	Aggregate Commute Time	ACS 2005-2009
	Tract-Tract Average Commute Time by Mode	CTPP 2000
5. Housing Stability	Homeownership Rate	ACS 2005-2009
	Pct. Loans Low-Cost (Re-Fi)	HMDA, 2009
	Pct. Loans Low-Cost (New Purchases)	HMDA, 2009
	Pct. Vacant (Non-Seasonal)	ACS 2005-2009
6. Neighborhood Health Access (under construction)	Health Professional Shortage Areas	HRSA, HHS 2010
	Food deserts	ESRI business analyst

