

ATTACHMENT A- ADVANCING RACIAL EQUITY

Research conducted by SVdP to advance racial equity finds that race and ethnicity disparately impact housing stability in Georgia.² Black and Hispanic households have lower median incomes than White and Asian households and Georgians who identify as Black or African American are more likely to experience homelessness. In 2021, Black or African American individuals represented 30.8% of the statewide population and 77.6% of people experiencing homelessness. The proportion of Georgians over the age of 55 experiencing homelessness increased from 20% in 2018 to 23% in 2021 with a larger share of those individuals being over age 65.

Among the most marginalized renters, according to 2021 U.S. Census data, the share of Black, Indigenous, and Asian households suffering from moderately inadequate housing conditions across the U.S. is 7%, 10%, and 4%, respectively, while 6% of white households suffer from moderately inadequate housing conditions.¹ Moderately inadequate is described as “lack of upkeep of a rental unit and its exterior premises.” In Georgia, 21% of Black families are identified as living in substandard housing conditions.² Substandard housing conditions, which can include lacking kitchen or plumbing facilities, pose significant risks to well-being. People who are housing insecure have medical expenditures over the twice the average.³

In Georgia, significant racial inequities exist in homeownership rates and related economic indicators. As of 2020, the homeownership rate for White households was around 75%, compared to 47% for Black households and 50% for Hispanic households.⁴ Income disparities contribute to this gap, with the median household income for White households being approximately \$71,000, while it is around \$44,000 for Black households and \$49,000 for Hispanic households.⁵ Wealth disparities also play a critical role, as White families have a median net worth of about ten times that of Black families.⁶ Black and Hispanic applicants face higher mortgage denial rates, with 19% of Black applicants and 11% of Hispanic applicants being denied, compared to 8% of White applicants in 2019.⁷ Historical redlining practices have long-term effects, leading to lower property values and limited access to credit in affected areas, disproportionately impacting Black and Hispanic communities.⁸ Additionally, Black and Hispanic homeowners in Georgia are more likely to face foreclosure during economic downturns, a trend that was evident during the 2008 financial crisis and continues today.⁹ These statistics underscore the need for targeted interventions to promote racial equity in housing.

To reduce these barriers and advance racial equity, SVdP will affirmatively market its Project in the highest need census tracts. SVdP will engage diverse stakeholders in the planning process through community surveys and multilingual meetings to ensure all voices are heard. SVdP will provide both affordable rental homes and accessibility to homeownership for diverse household structures and engage diverse stakeholders and further racial equity in all stages of planning, development, and management of “A Place to Call Home.” SVdP will implement and enforce strict anti-discrimination policies and provide bias training for staff.

For beneficiaries of the MHC and HLP, SVdP will provide educational opportunities, healthcare access, and workforce development programs that advance racial equity. In the MHC development, SVdP will focus on environmental justice and sustainable building practices to ensure a healthy living environment, which will further advance racial equity.

SVdP will regularly evaluate the community's impact on racial equity and disability status and adapt policies based on feedback and to respond to barriers. SVdP will continue to partner with local organizations to advocate for broader policy changes to promote racial equity. SVdP will ensure compliance with fair housing laws and maintain transparency in all housing-related dealings to create an inclusive, equitable, and supportive mobile home community for all residents. And SVdP will collect data and track its effectiveness in advancing racial equity, analyze the data, and adapt policies to further effectiveness.