



HOUSING AND HUMAN RIGHTS

A BRIDGE TO GENERATIONAL WEALTH CREATION

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Right to Adequate Housing

International human rights law acknowledges everyone's right to an adequate standard of living, which includes the right to adequate housing.

The **Committee on Economic, Social and Cultural Rights** defined adequate housing as:

- 01 **Housing which is habitable**
(wind and watertight)
- 02 **Housing which is accessible**
(meets the needs of its occupants)
- 03 **Housing in which the occupant has legal protection to remain, affordable, & close enough to a school, healthcare facilities & employment**



The right to housing is a human right that is critical to a person's:

- **Health**
- **Dignity**
- **Safety**
- **Inclusion and contribution to their community**

Without appropriate housing, it is hard to:

- Get or keep a job
- Have access to health care
- Have proper sanitation
- Recover from mental illnesses
- Get children into schools



What Is Generational Wealth?

Generational wealth is wealth that gets passed down from generation to generation

- Wealth can include money of course, but also other assets such as real estate, stocks and more.
- The families who have been able to generate generational wealth have an advantage over those that don't.
- These people typically don't struggle financially or have food or shelter insecurities.



Where Does Housing Fit In With Generational Wealth?

One of the greatest opportunities for generating generational wealth begins with homeownership

- For many families, housing is the biggest component of wealth
- Homeownership yields strong financial returns
- To be a key channel through which families build wealth



Lack of Affordable Housing

A huge PERCENTAGE OF America's low-income families are stuck under the poverty line due to a lack of affordable housing



Rent and Home Prices Continue to Rise

While the amount of government assistance, job and education opportunities, and other disparities that low-income families struggle with remain the same.



Families Being Forced to Spend the Majority of Their Paychecks on Rent

They don't have the ability or opportunity to save. These savings could go toward a down payment on a home.

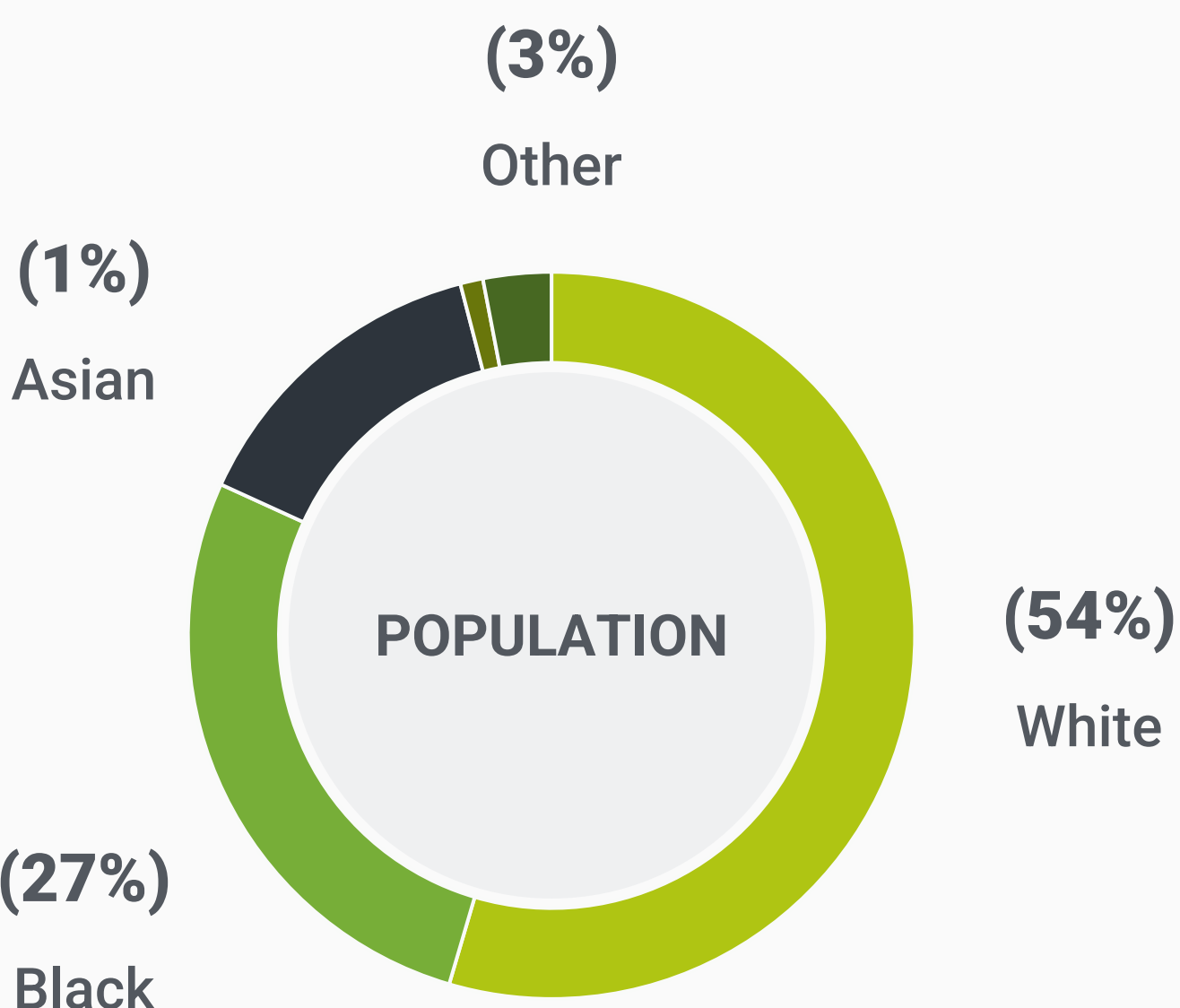


Nothing to Pass On or Ways to Generate Generational Wealth

Because of the families continue to struggle

South Bend Highlights

All racial groups in South Bend exhibit higher-than-average economic insecurity, but data suggest that economic insecurity is particularly pronounced for households of color.



These households are burdened by their housing costs than their White counterparts, to live in liquid asset poverty and to be unemployed. The median African American household income level in South Bend is \$14,000 lower than African American national average and they hold an income poverty rate of 40.2% which is almost two times higher than the country average for African Americans.

Income

Income is lower overall in South Bend but Blacks make 1/2 Of what White households make

Liquid Asset Poverty

Blacks are 2X More likely to be in liquid asset Poverty than Whites

Unemployment Rate



Source: The racial wealth divide in South Bend-www.prosperitynow.org

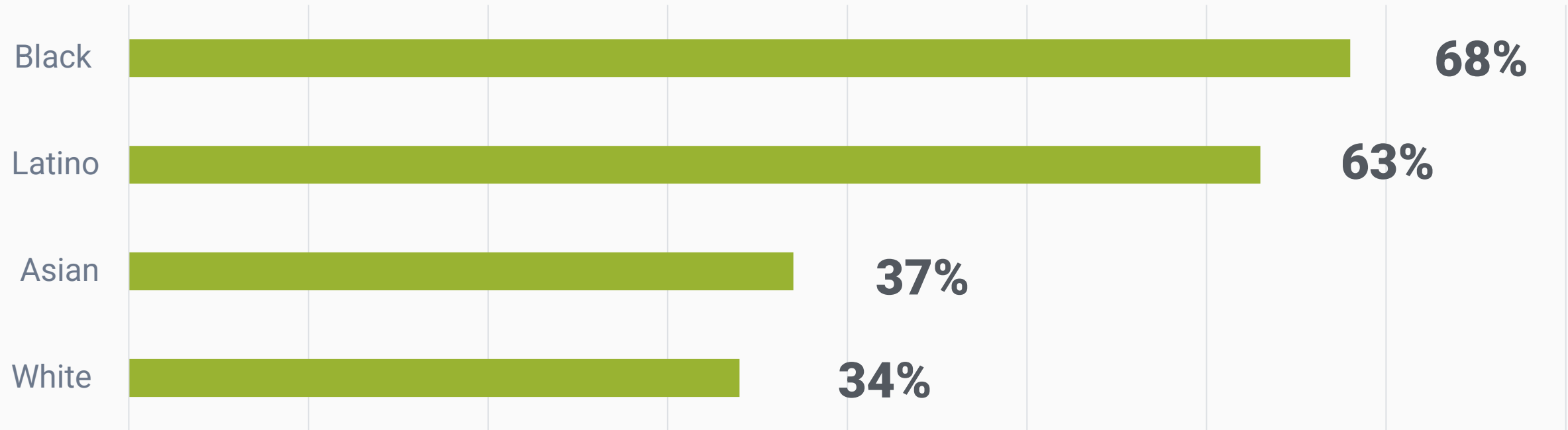
South Bend Highlights

Liquid Asset Poverty: A measure of the liquid savings households hold to cover basic expenses for three months if they experienced a sudden job loss, a medical emergency or another financial crisis leading to a loss of stable income.

- All racial groups in South Bend are more economically insecure than the national median
- This weakened economic state combined with racial economic inequality creates greater financial instability for communities of color.
- South Bend must place addressing racial economic inequality at the forefront of its economic development plans.



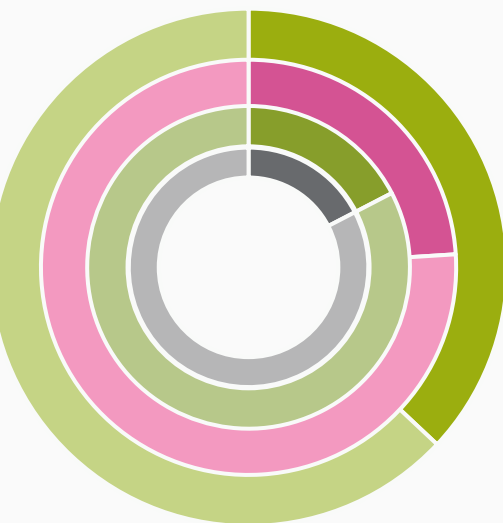
Liquid Asset Poverty by Race



Source: The racial wealth divide in South Bend-www.prosperitynow.org

South Bend Highlights

Households with Zero Net Worth



37%
Black

24%
Latino

16%
Asian

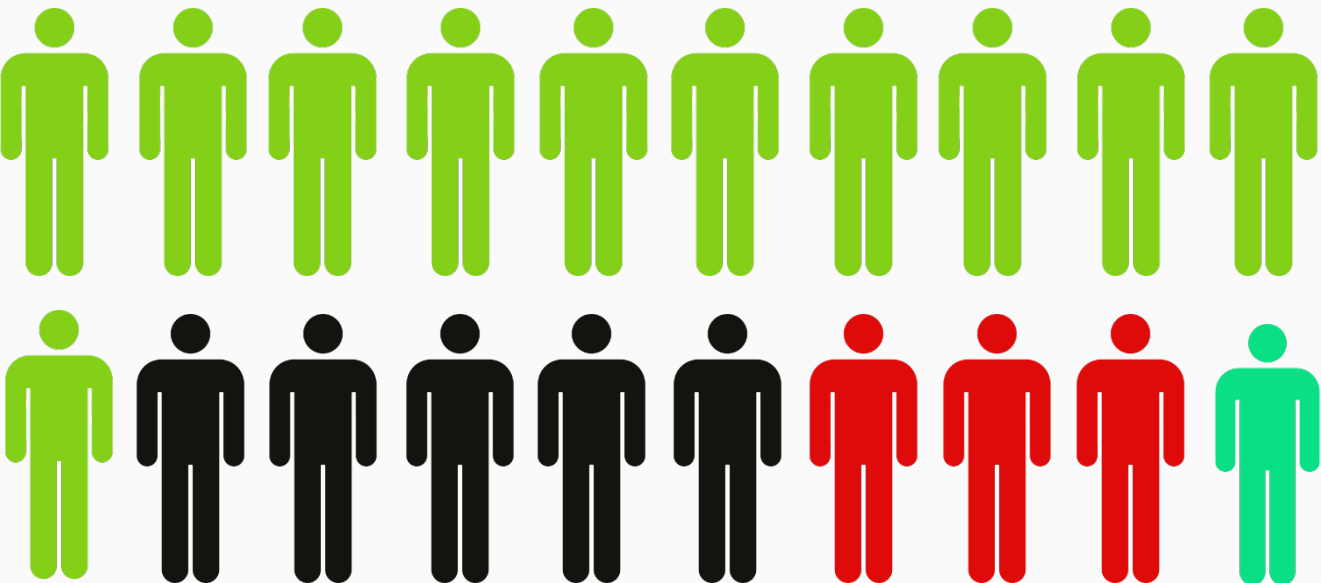
16%
White

Population

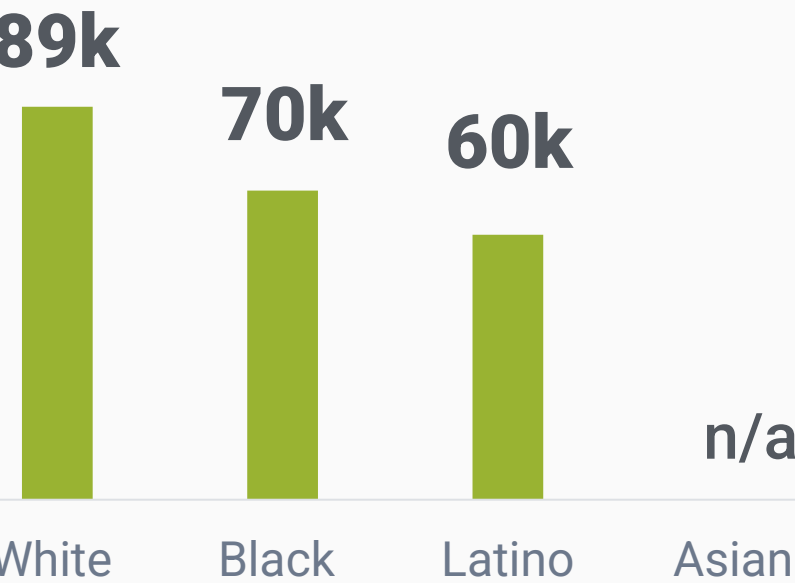
54%
White

27%
Black

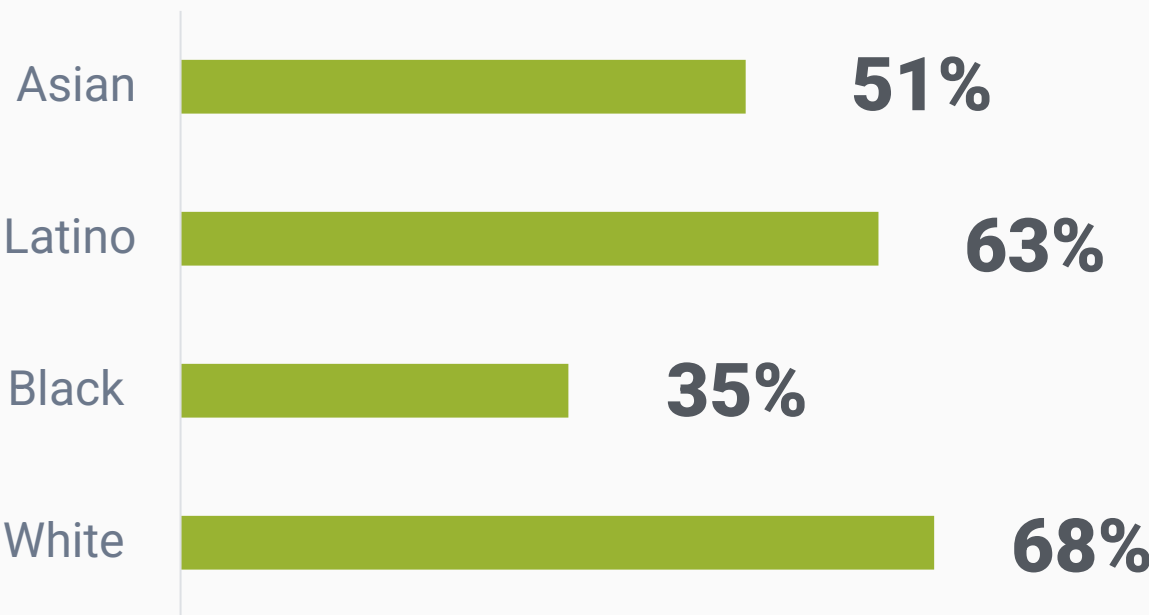
14%
Latino



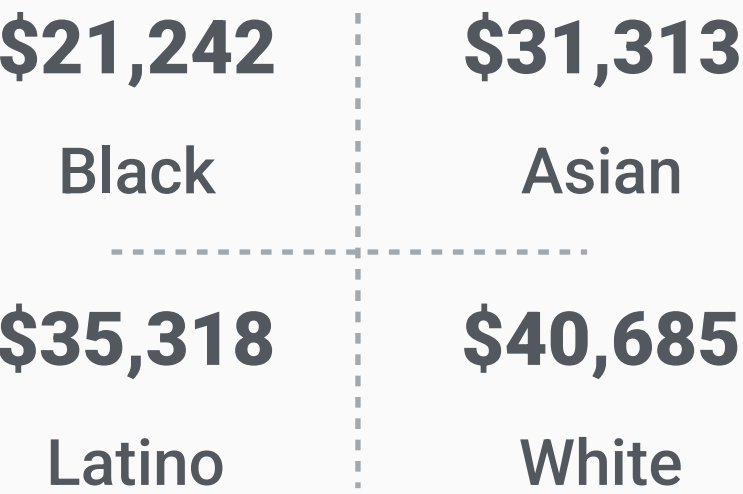
Property Value



Home Ownership Rate



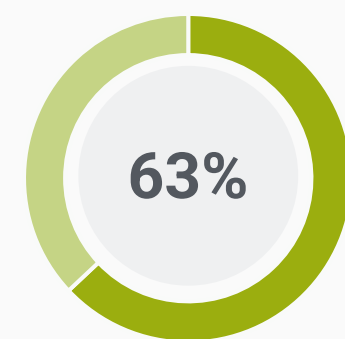
Median Household Income



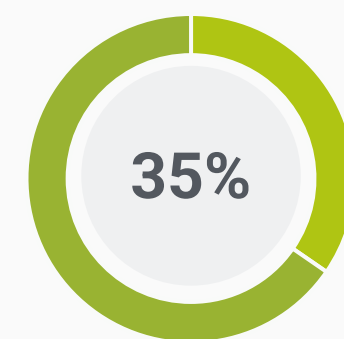
Source: The racial wealth divide in South Bend-www.prosperitynow.org



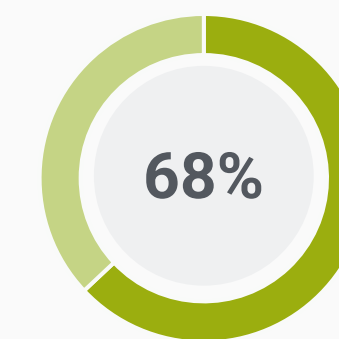
Housing on South Bend



63% of Latinos in South Bend own their homes, which is higher than the national rate for Latinos. However, the median property value for Latino-owned homes in South Bend is actually the lowest among all racial groups in the city at \$60,000.



African Americans are less likely (34.6%) to own their homes, but the median value of African American owned homes stands at \$70,000.



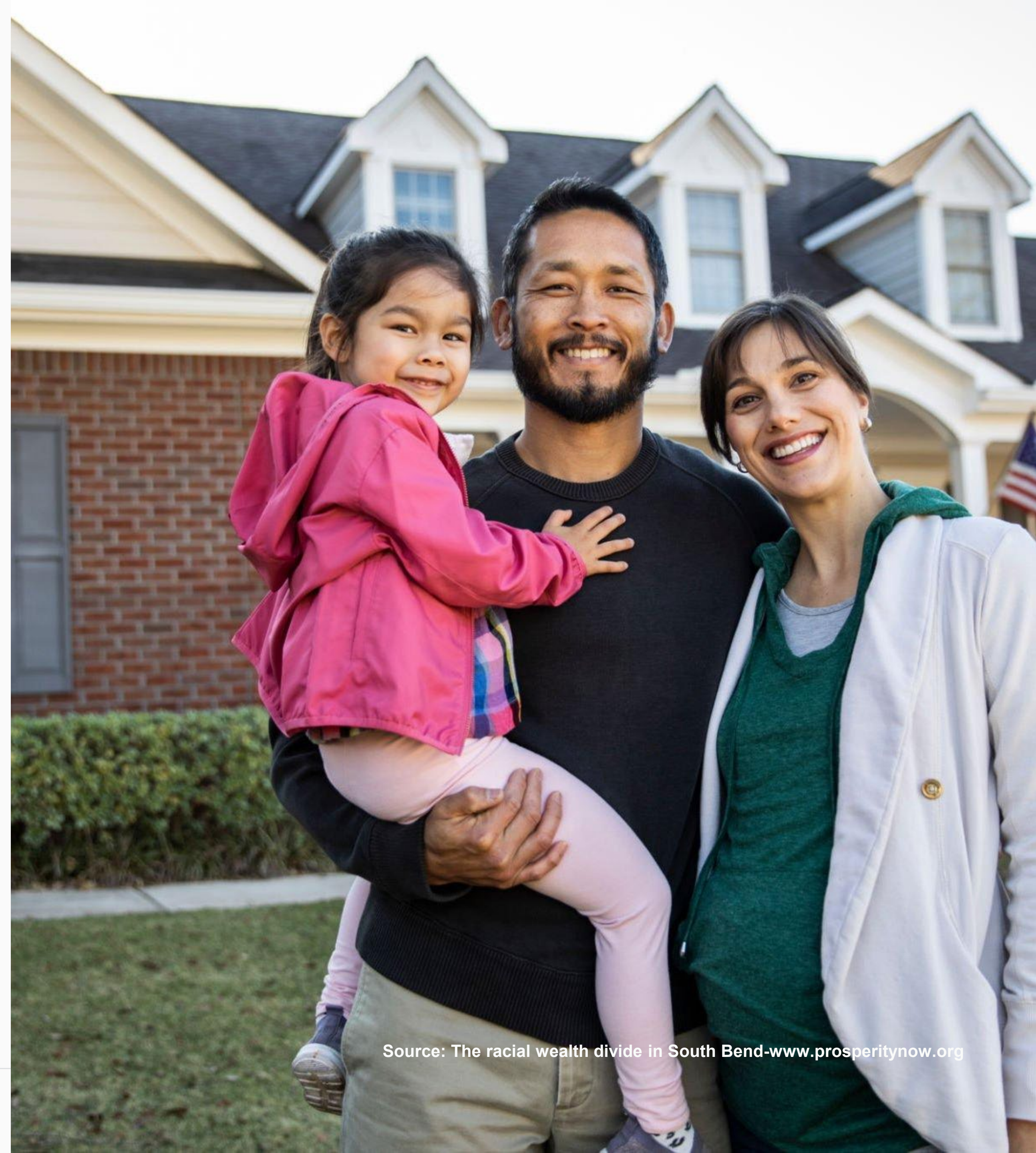
White households are more likely to own their homes (68%), and their homes are likely to be worth more (\$89,000) than their neighbors of color.

Source: The racial wealth divide in South Bend-www.prosperitynow.org

Home Ownership Matters

Homeownership has historically been the greatest source of wealth for middle-income Americans

- 1 in 8 households pay over 50% of their income on housing.
- When it comes to housing cost burdens, only 27% of homeowners in South Bend spend more than 30% of their incomes on housing expenses. However, for renters, that number skyrockets to 55%.



How to Generate Generational Wealth

How can families who are struggling to make ends meet start generating generational wealth?

- Increasing the supply of affordable housing options means families would be able to spend much less on rent and give them the ability to build their savings.
- With more opportunities to save come more opportunities to be able to purchase a home.
- An asset like a home is an investment that can help support families for several generations as property can be passed down.
- This gives parents and their children an opportunity to build generational wealth that can pull them out of the poverty cycle.

Supporting Affordable Housing

- **HUD** Various federal fair housing and civil rights laws require HUD and its program participants to affirmatively further the purposes of the Fair Housing Act.
- HUD's Office of Fair Housing and Equal Opportunity (FHEO) works to **eliminate housing discrimination and promote civil rights and economic opportunity through housing.**



Other ways to support Affordable Housing

The **government** also supports homeownership by providing:

- Mortgage Insurance
- Loan guarantees
- Direct loans for homeowners
- Grants or loans for home repairs



However, federal agencies could improve their efforts to support affordable housing. (In fact, there are a number of priority recommendations for HUD regarding affordable housing.)

For instance:

- HUD is responsible for ensuring that housing units provided under its rental assistance programs are safe and sanitary.
- For its Project-Based Rental Assistance Program, HUD monitors lead paint risks through management reviews and periodic physical inspections.

Examples of priority recommendations for HUD regarding affordable housing

- HUD is responsible for ensuring that housing units provided under its rental assistance programs are safe and sanitary.
- For its Project-Based Rental Assistance Program, HUD monitors lead paint risks through management reviews and periodic physical inspections.



Building Generational Wealth Through Home Ownership

- Building up Equity
- Market Appreciation
- Passing it to your children and grandchildren



When more families have access to affordable housing, they're more likely to be able to pull themselves above the poverty line and create better lives for themselves.





Any Questions?

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In her role as Vice President, Director of Nonprofit & Foundation Engagement, Tina works to assist not-for-profit organizations, charitable trusts, family foundations, and community foundations by offering wealth management services which are specifically tailored for the nonprofit community. Utilizing Indiana Trust's endowment-style asset management and mission fulfillment approach, and beginning with a comprehensive assessment of the mission and cash flow policy, Tina works with the Indiana Trust Wealth Management advisory teams to design a customized investment strategy and administrative process, with deference to the unique environment in which each of these types of entities operate.



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