

# NORTH TEXAS REGIONAL HOUSING ASSESSMENT

## DALLAS COMMUNITY DEVELOPMENT COMMISSION BRIEFING



Dr. Stephen Mattingly, Principal Investigator  
Dr. Ivonne Audirac, Co-Principal Investigator  
Myriam Igoufe, Co-Principal Investigator, Project Manager

# AGENDA

- ASSESSMENT OF FAIR HOUSING
- AFH PROCESS
- MAPS REVIEW - DISCUSSION
- WHAT'S NEXT

# AFFH RULE

- AFFIRMATIVELY FURTHERING FAIR HOUSING RULE
  - FEDERAL MANDATE
  - NEW PLANNING PROCESS
  - DATA-DRIVEN



# ASSESSMENT OF FAIR HOUSING

- CITY OF DALLAS & NORTH TEXAS REGION
- FAIR HOUSING ISSUES
- GOALS AND PRIORITIES

**SEGREGATION**

**R/ECAPS**

**HOUSING NEEDS**

**ACCESS TO OPPORTUNITY**

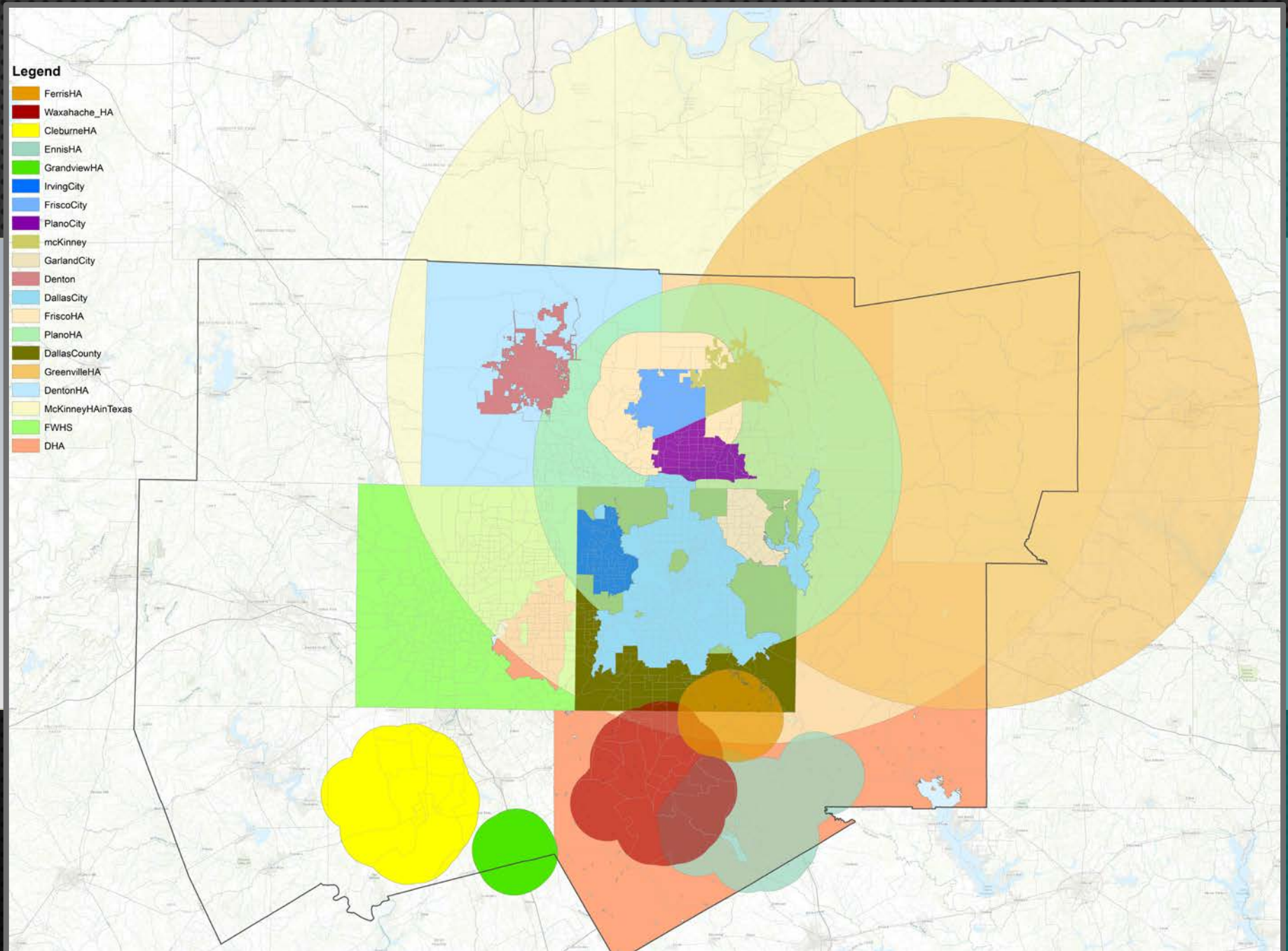
**DISABILITY & ACCESS**

**PUBLICLY SUPP HOUSING**

**FAIR HOUSING  
ENFORCEMENT**



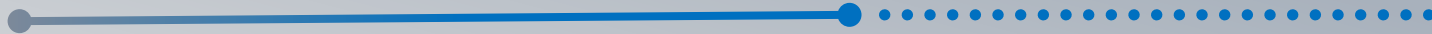
# AFH REGIONAL GROUP



# TIMELINE

JANUARY	FEBRUARY	MARCH	APRIL	MAY	JUNE	JULY	AUGUST	SEPTEMBER	OCTOBER	NOVEMBER	DECEMBER
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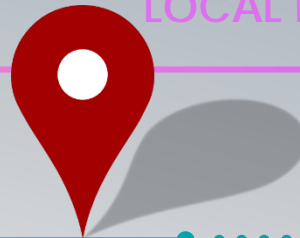
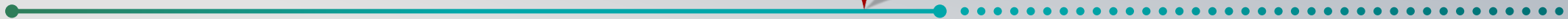
## HUD DATA ANALYSIS



## LOCAL KNOWLEDGE LOCAL DATA ANALYSIS



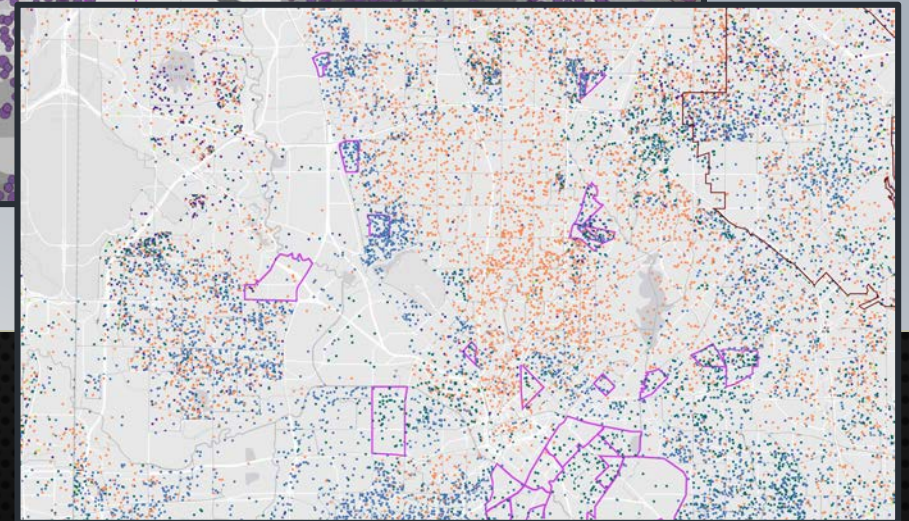
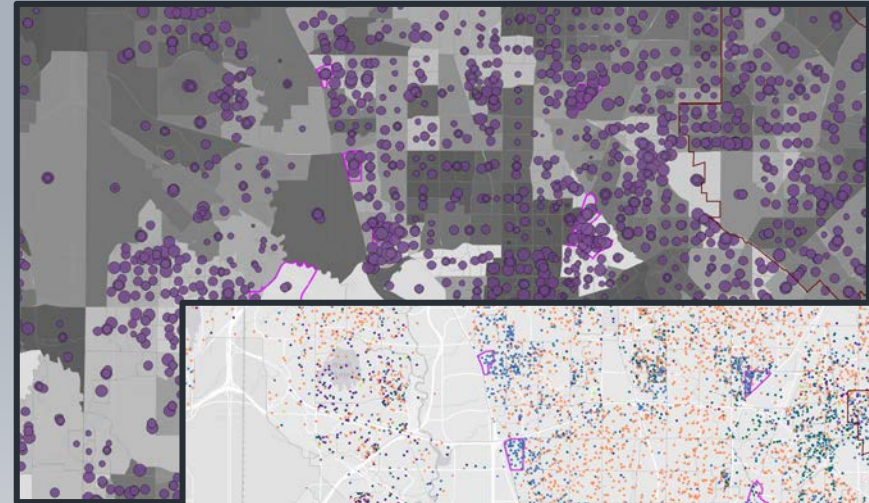
## PUBLIC PARTICIPATION & CONSULTATION





# DATA: MAIN CHALLENGES

- HUD DATA vs. LOCAL DATA



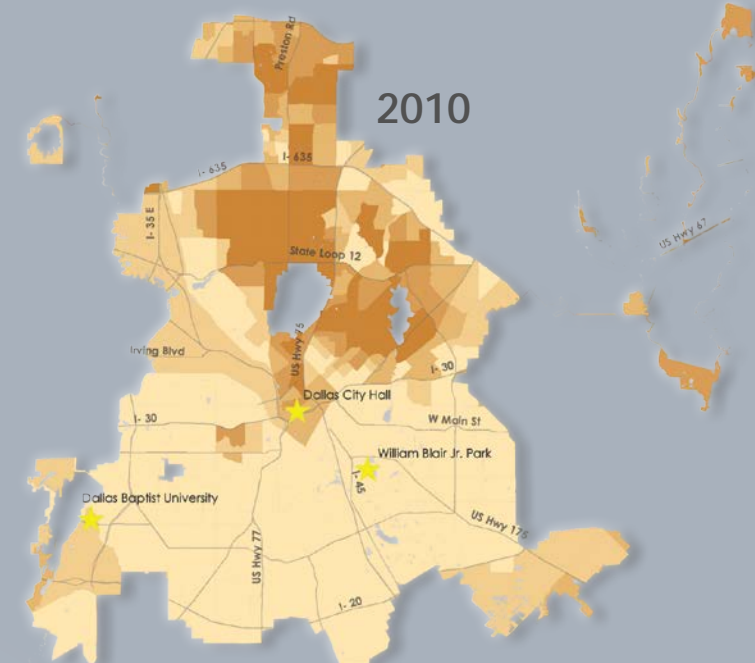
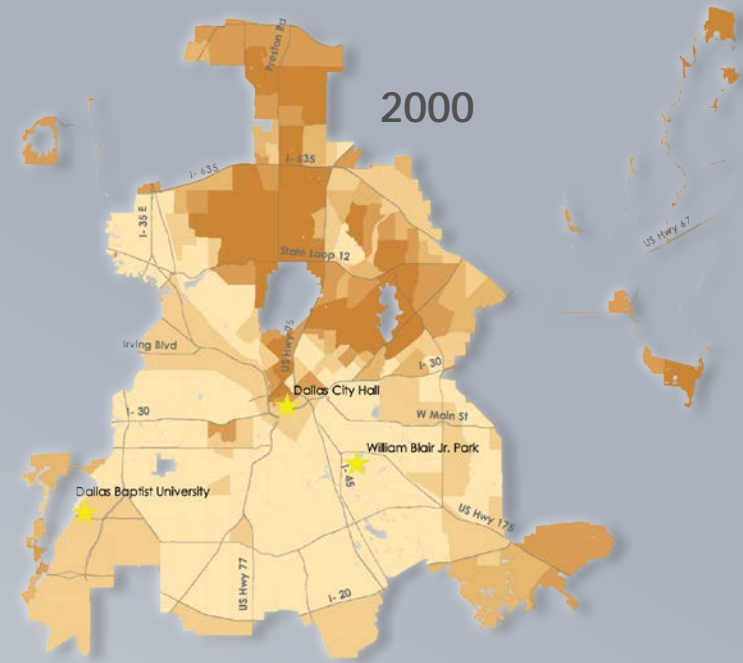
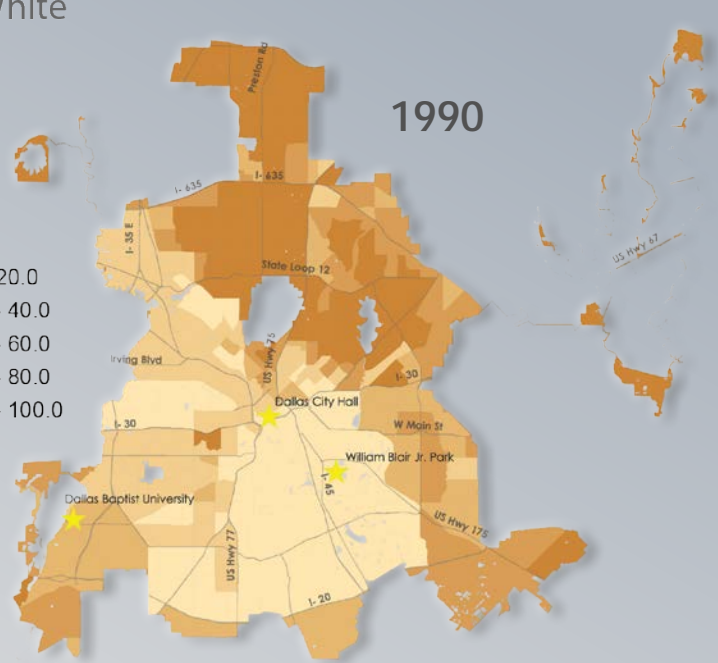
<https://egis.hud.gov/affht/>



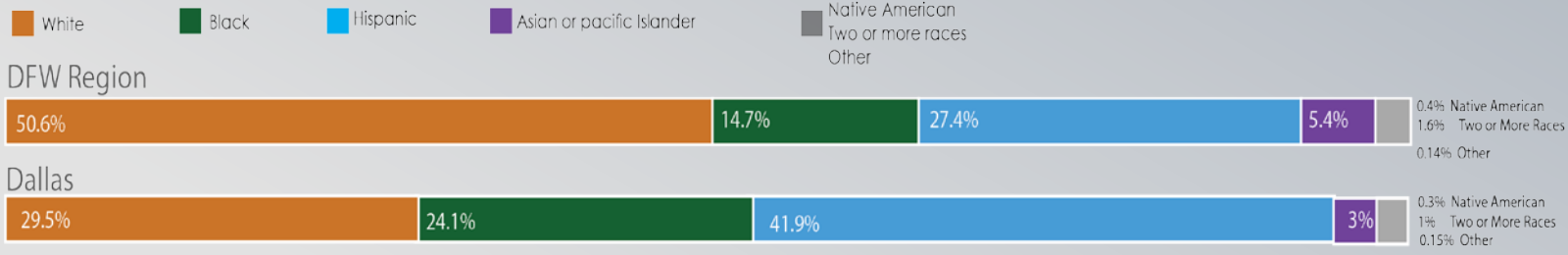
White

Legend

- 0.0 - 20.0
- 20.1 - 40.0
- 40.1 - 60.0
- 60.1 - 80.0
- 80.1 - 100.0

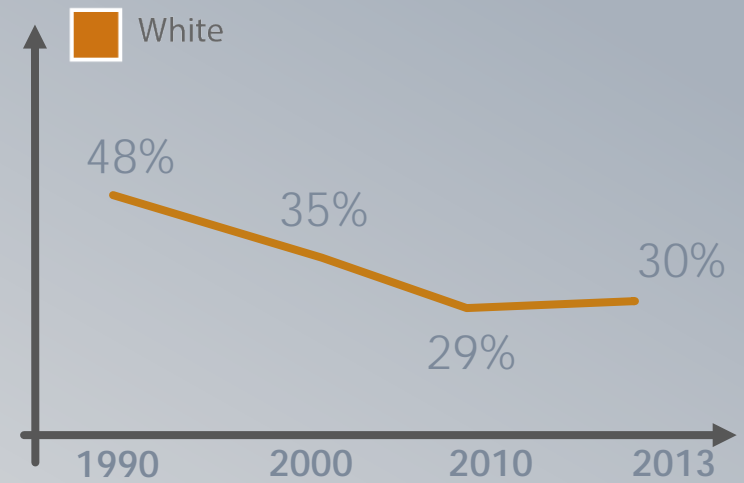


Race/Ethnicity: Jurisdiction/ Region, 2013



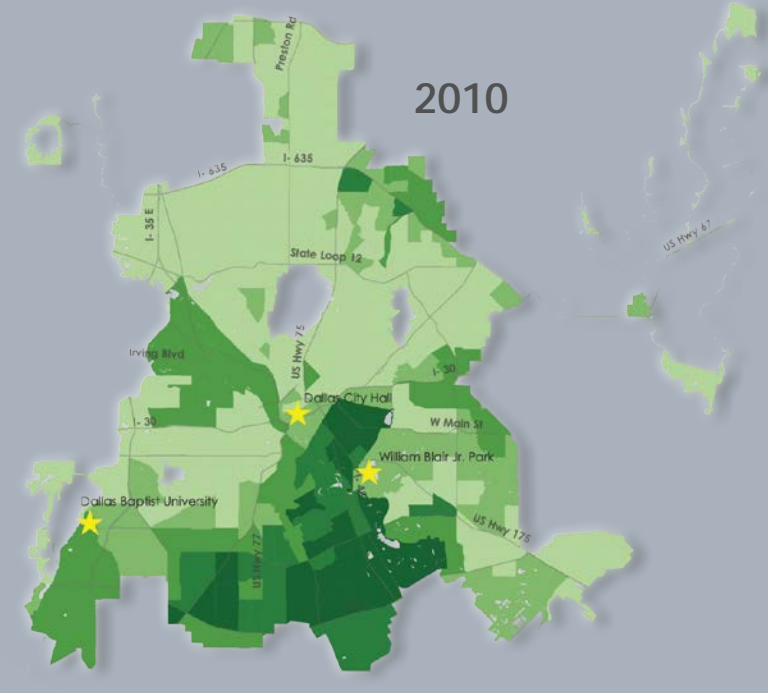
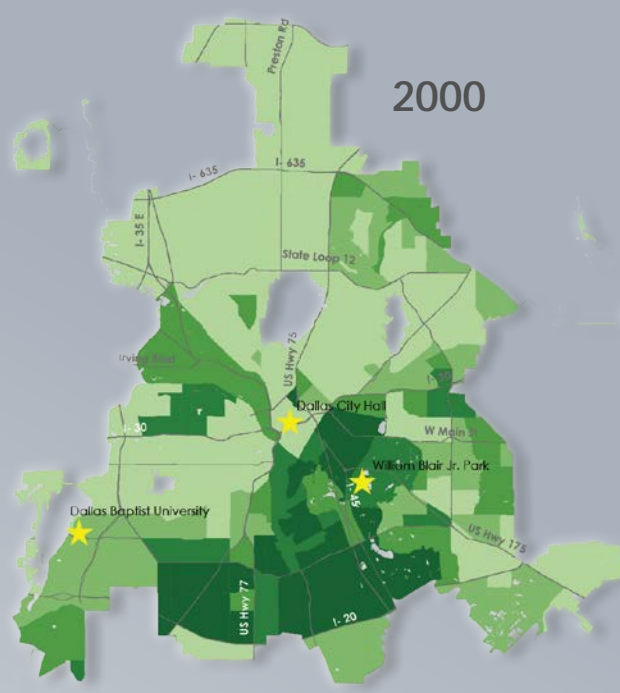
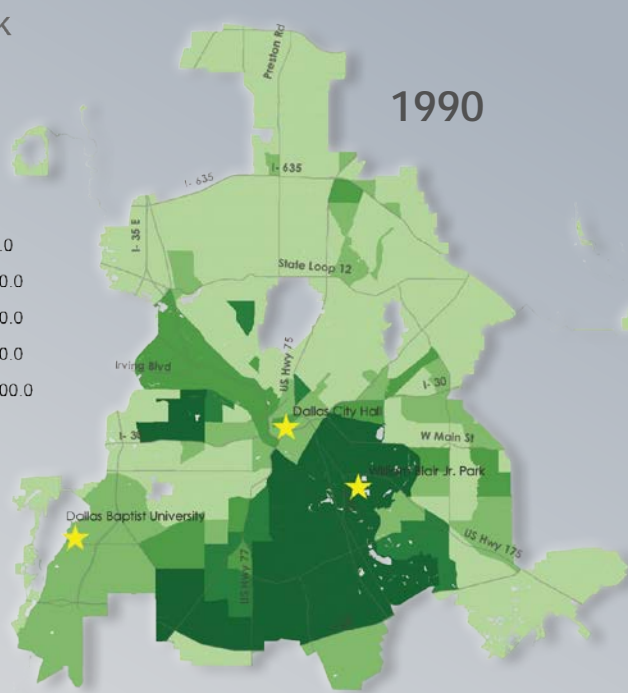
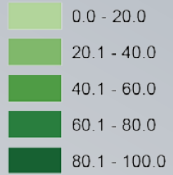
# DEMOGRAPHIC TRENDS

Source: Decennial Census, ACS (2009-2013)



Black

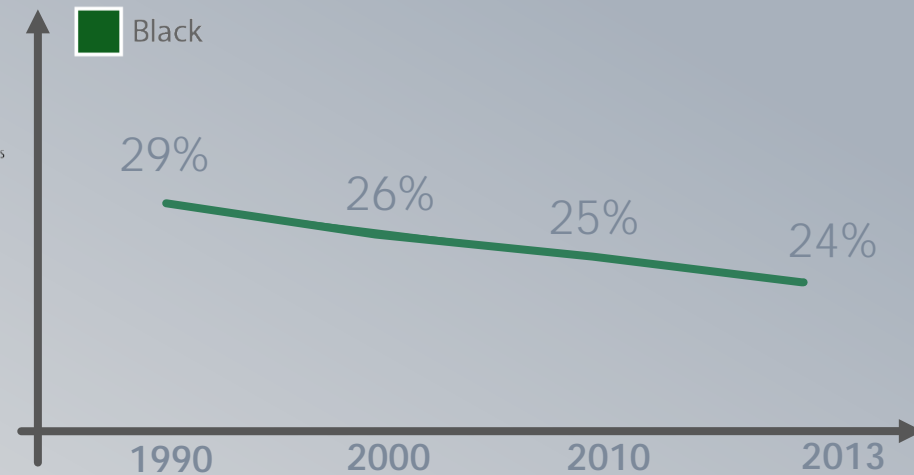
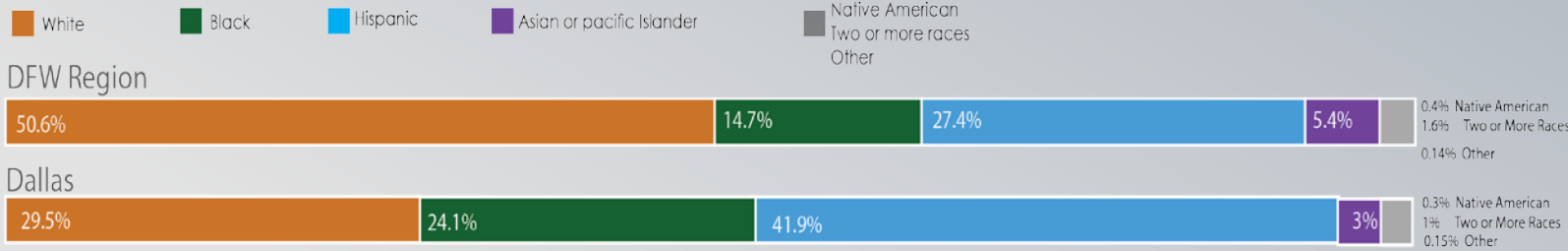
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# DEMOGRAPHIC TRENDS

Source: Decennial Census, ACS (2009-2013)

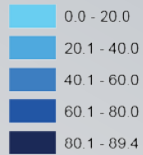
Race/Ethnicity: Jurisdiction/ Region, 2013



1990

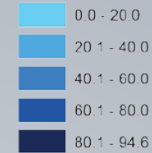
Hispanic

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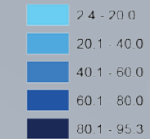
2000

Legend



2010

Legend



## DEMOGRAPHIC TRENDS

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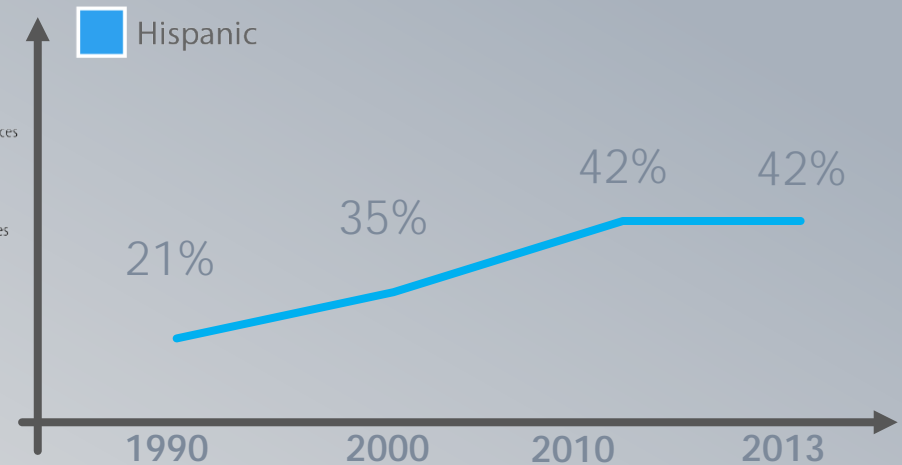
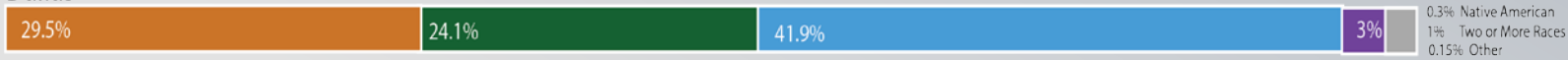
Race/Ethnicity: Jurisdiction/ Region, 2013



DFW Region

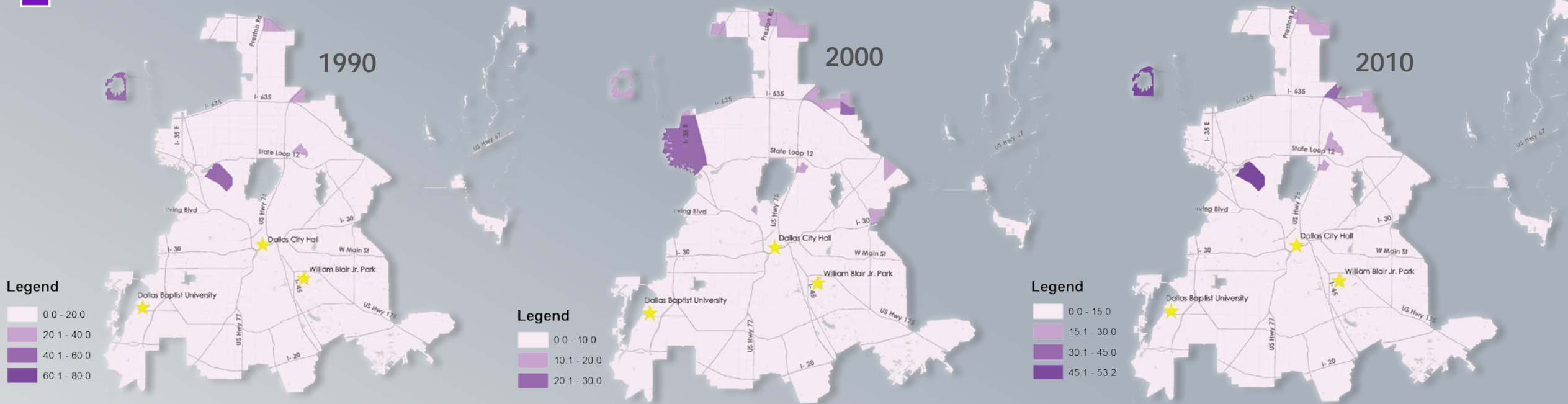


Dallas





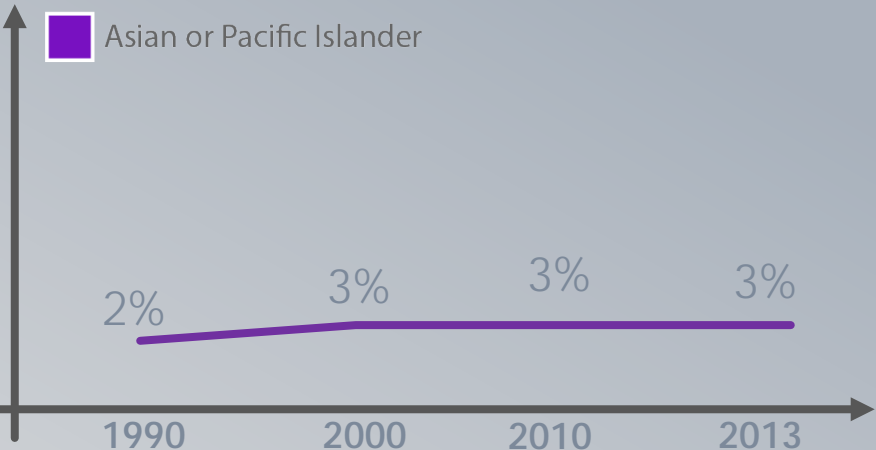
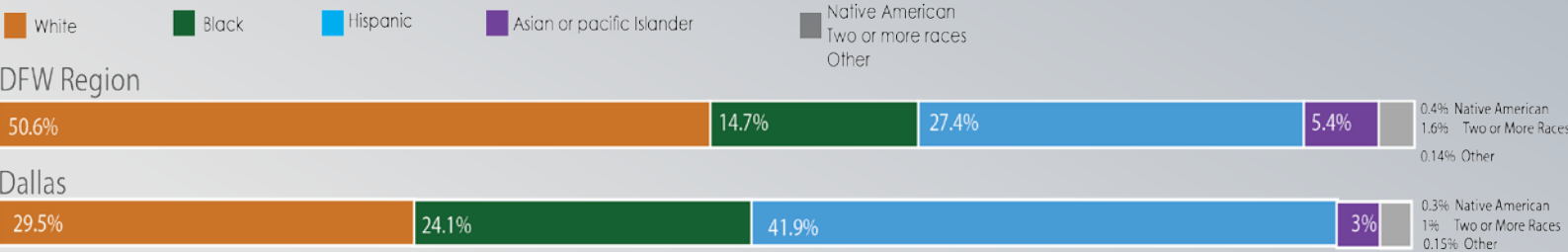
Asian or Pacific Islander



# DEMOGRAPHIC TRENDS

Source: Decennial Census, ACS (2009-2013)

Race/Ethnicity: Jurisdiction/ Region, 2013



# SEGREGATION/INTEGRATION

Source: HUD, AFFH

- relative degree of segregation between two groups.
- does not indicate spatial patterns of segregation.

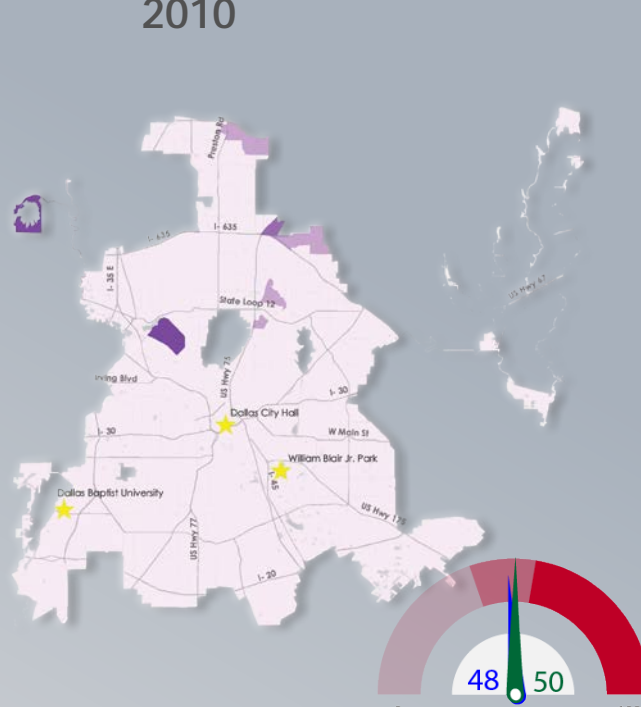
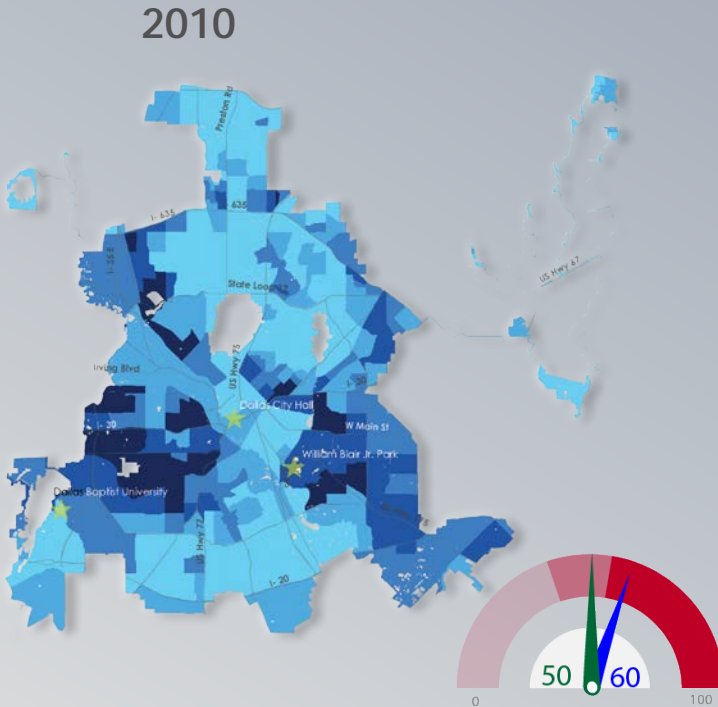
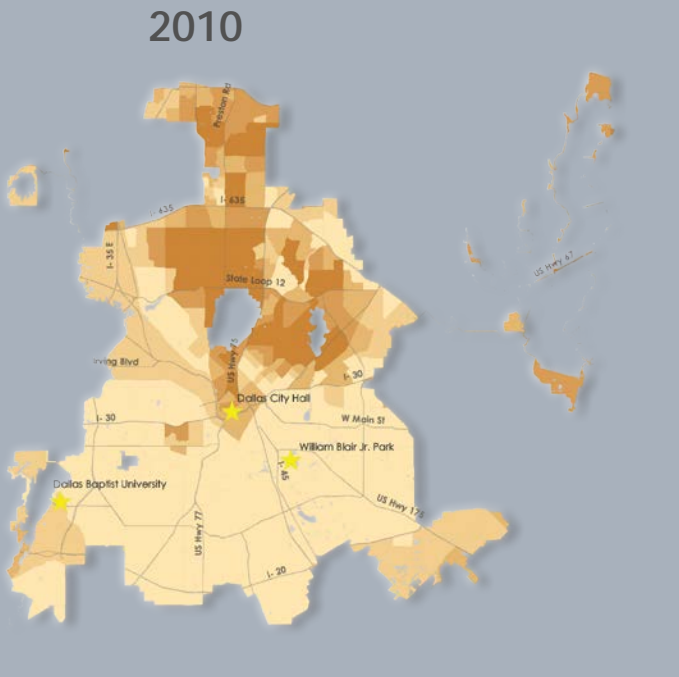
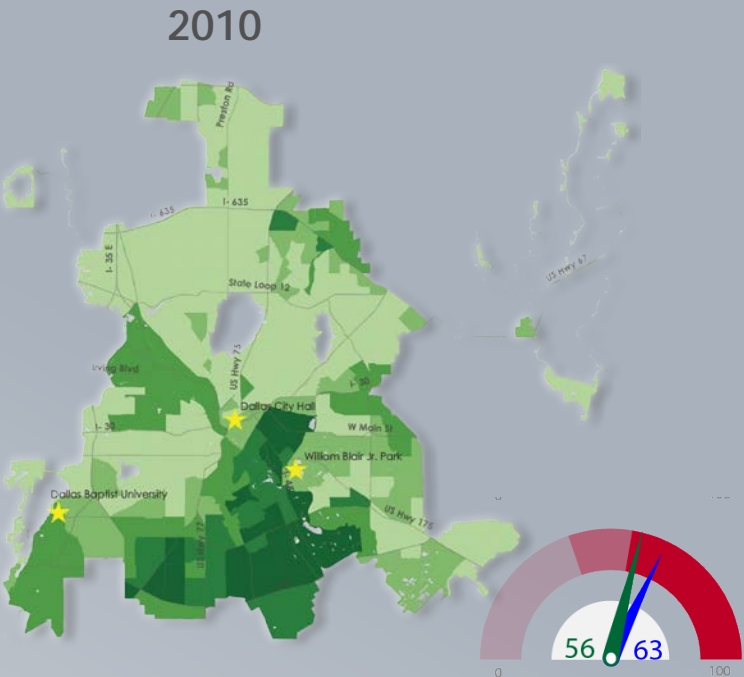
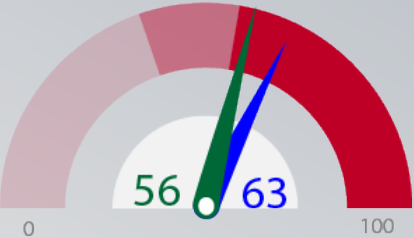
>55 High Segregation

40-54 Moderate Segregation

<40 Low Segregation

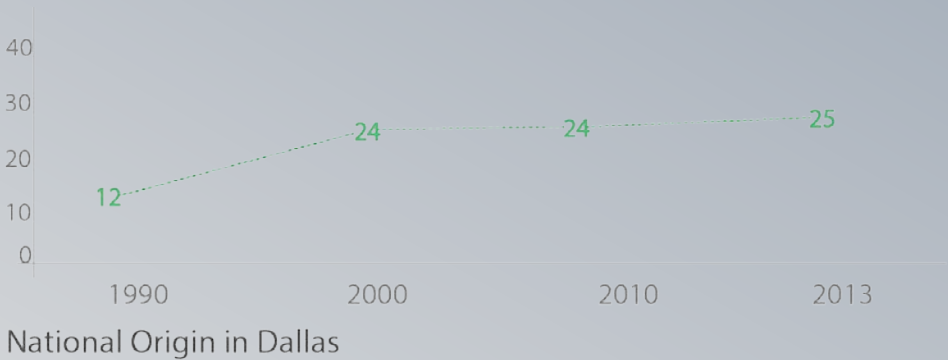
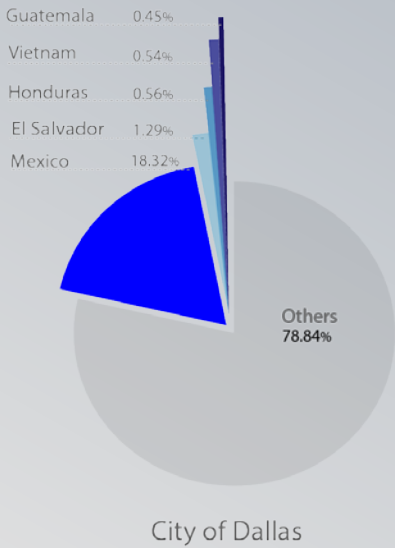
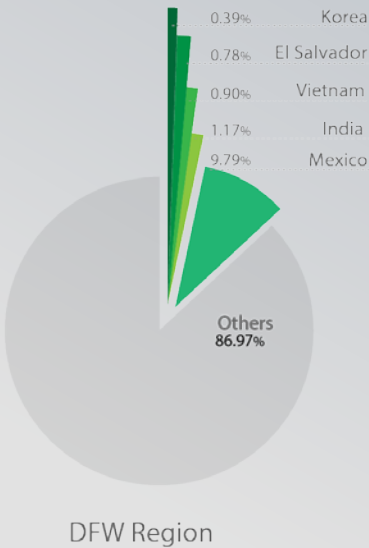
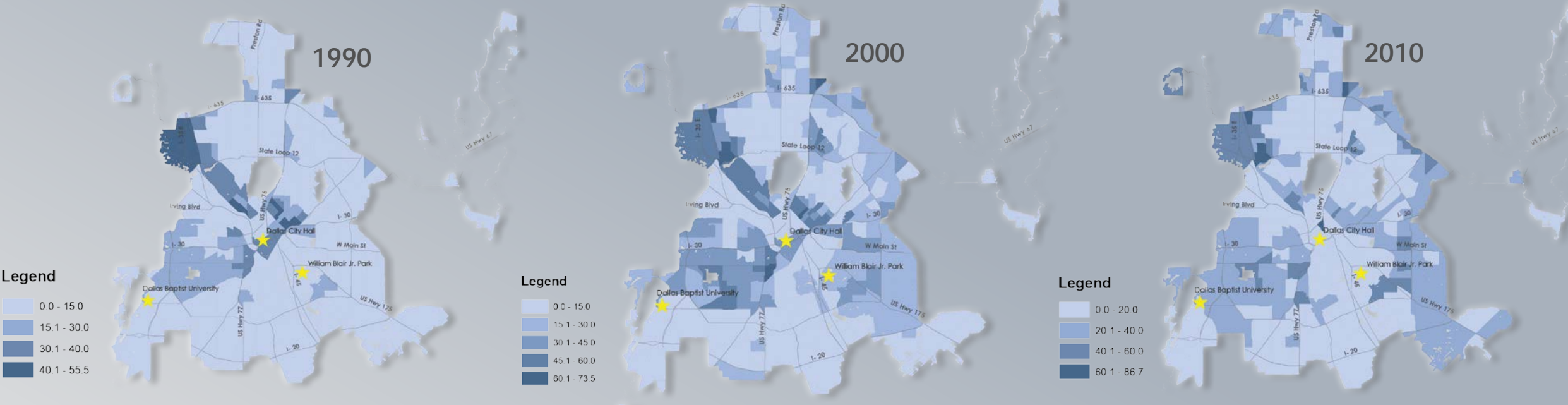
City of Dallas

DFW Region



# NATIONAL ORIGIN

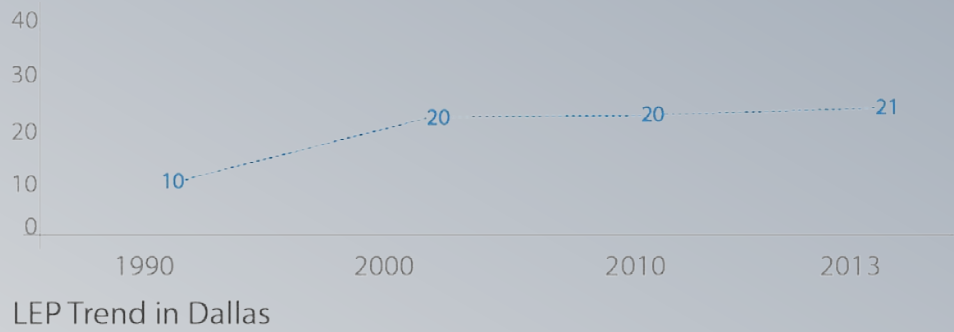
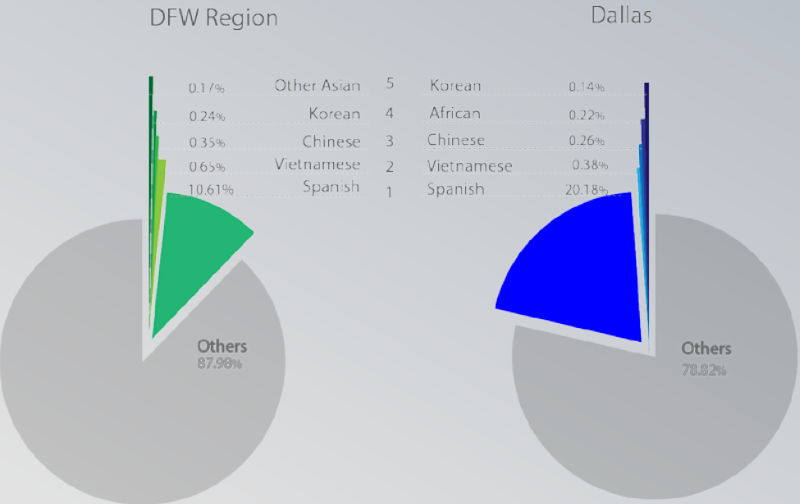
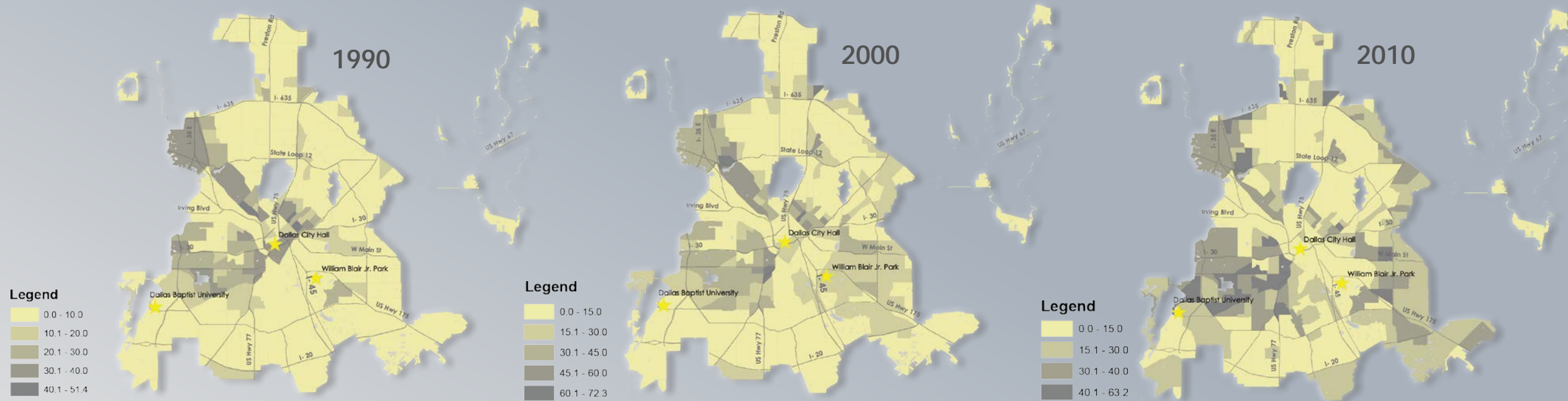
Source: Decennial Census, ACS (2009-2013)





# LIMITED ENGLISH PROFICIENCY

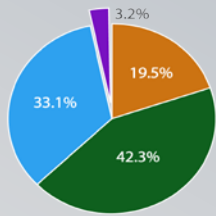
Source: Decennial Census, ACS (2009-2013)



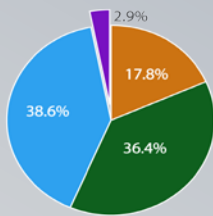
# LOW-INCOME PER RACE

Source: HUD, AFFH

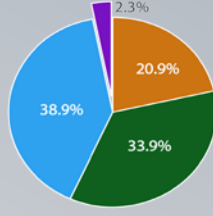
Black Hispanic White Asian or Pacific Islander



0-30% of AMI

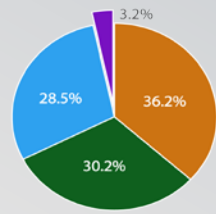
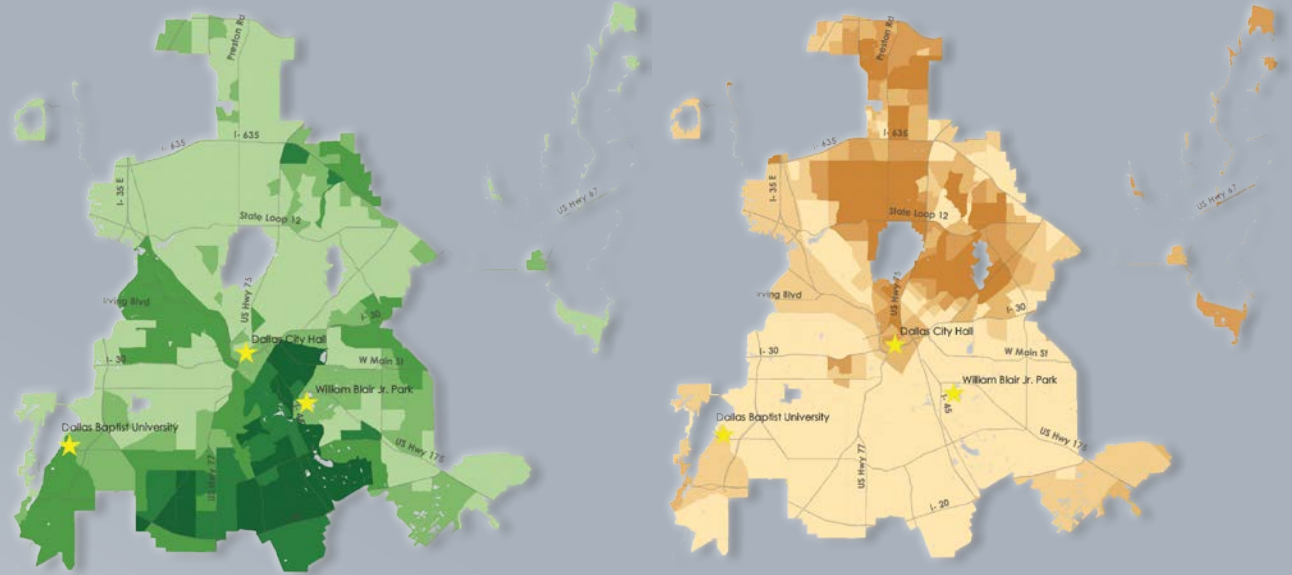


0-50% of AMI

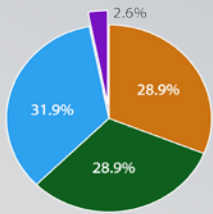


0-80% of AMI

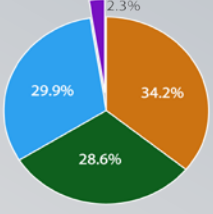
Dallas



0-30% of AMI

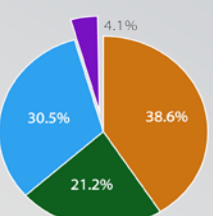
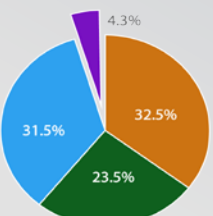
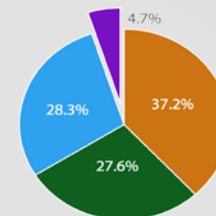
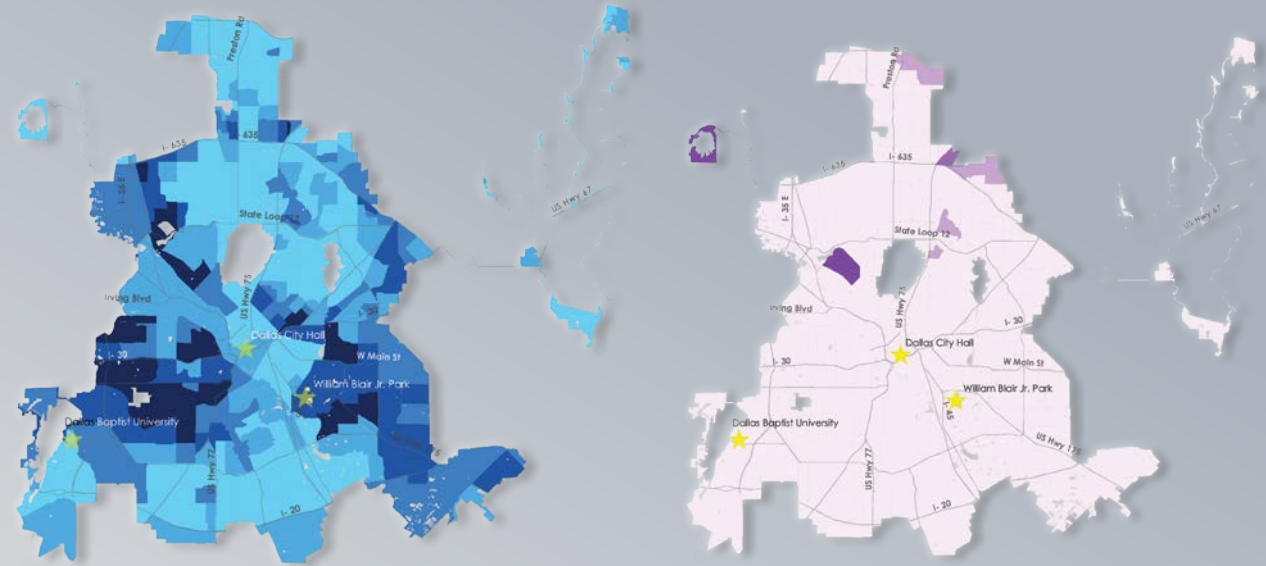


0-50% of AMI



0-80% of AMI

Dallas County



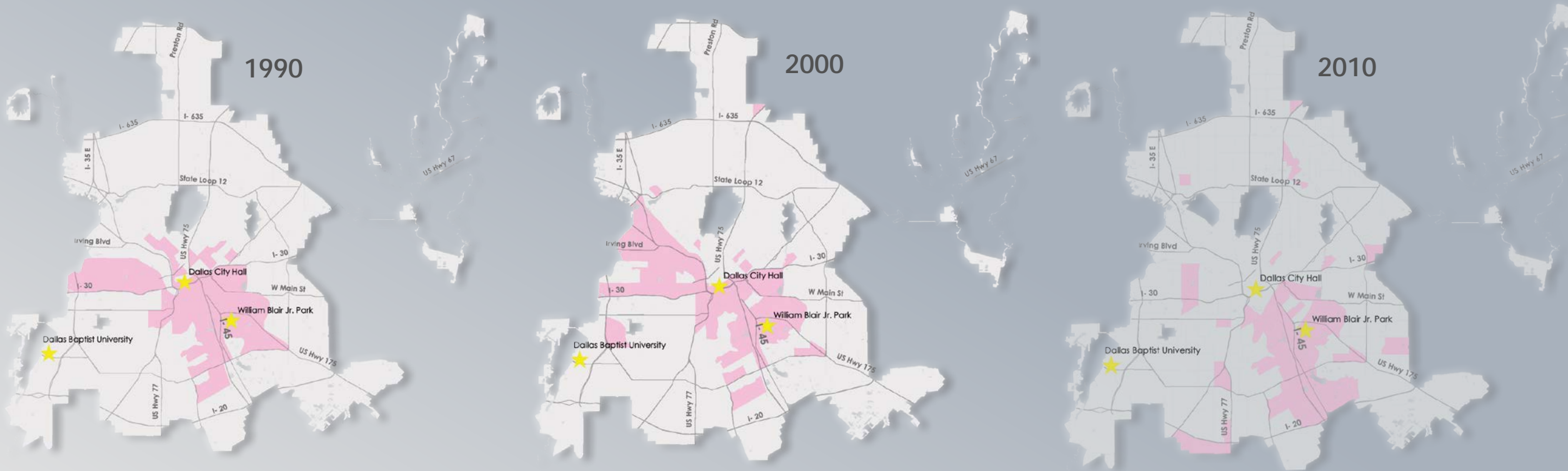
DFW Region

2010

# R/ECAP

## Racially or Ethnically Concentrated Areas of Poverty

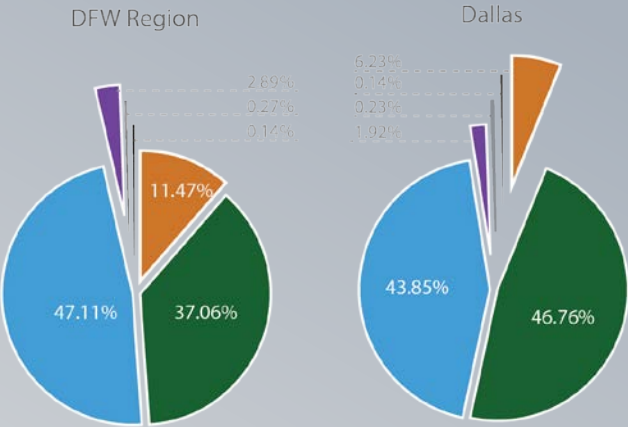
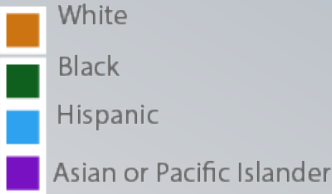
Source: Decennial Census, ACS (2009-2013), LTDB



R/ECAP

50% Non-white and  
40% Household below  
Federal poverty line

In R/ECAPs:

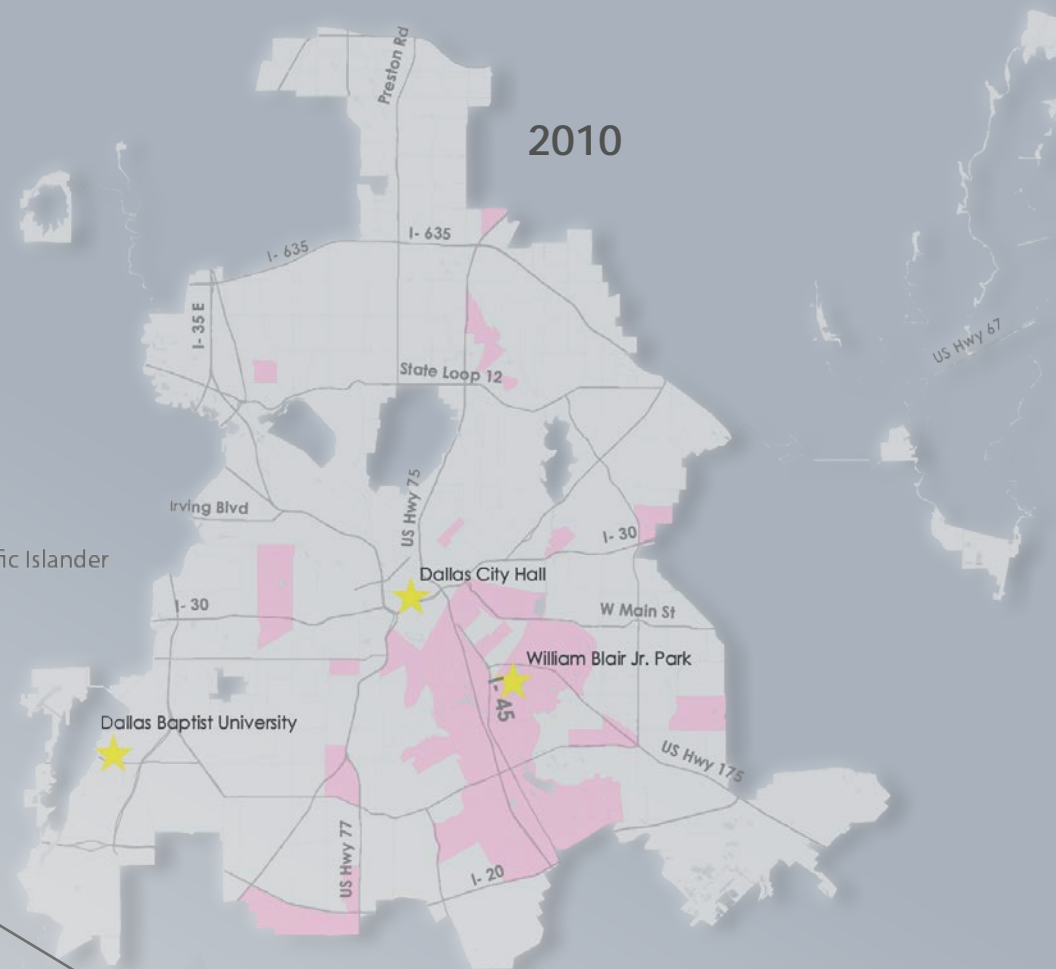
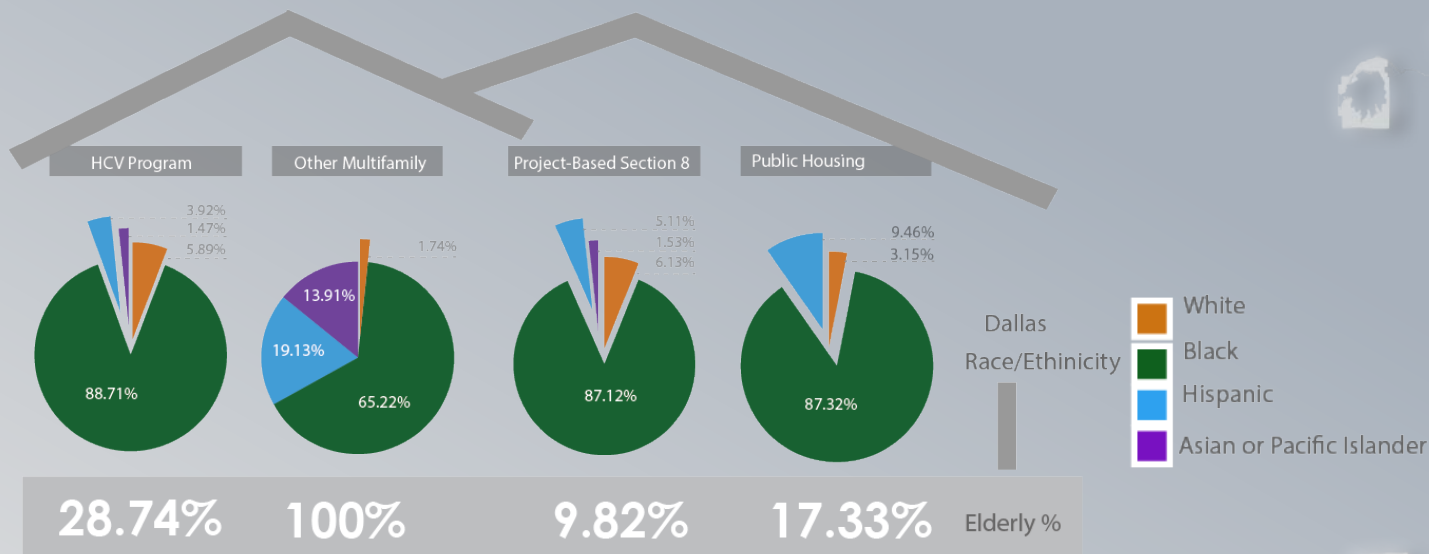




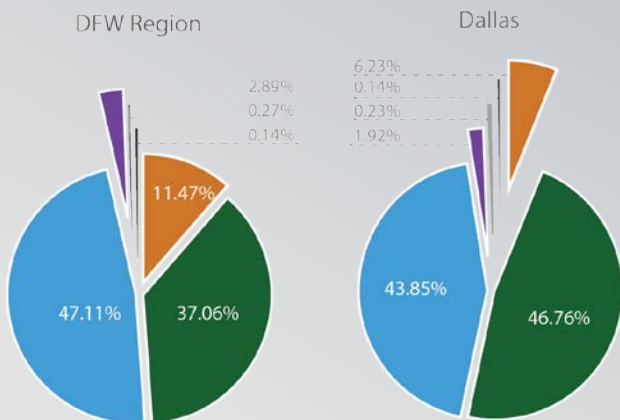
# R/ECAP

## Racially or Ethnically Concentrated Areas of Poverty

Source: Decennial Census, ACS (2009-2013), LTDB, APSH, CHAS



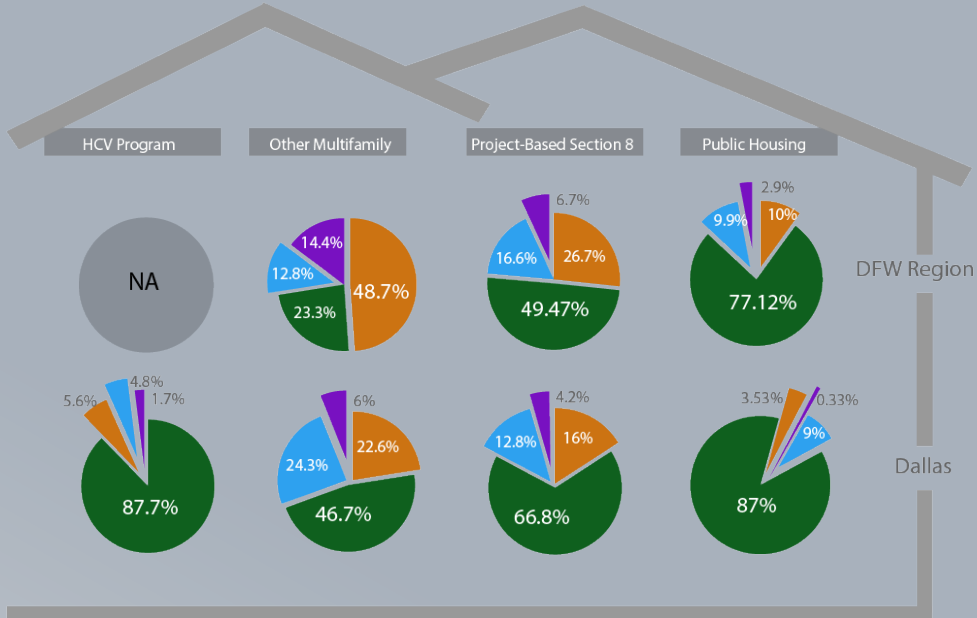
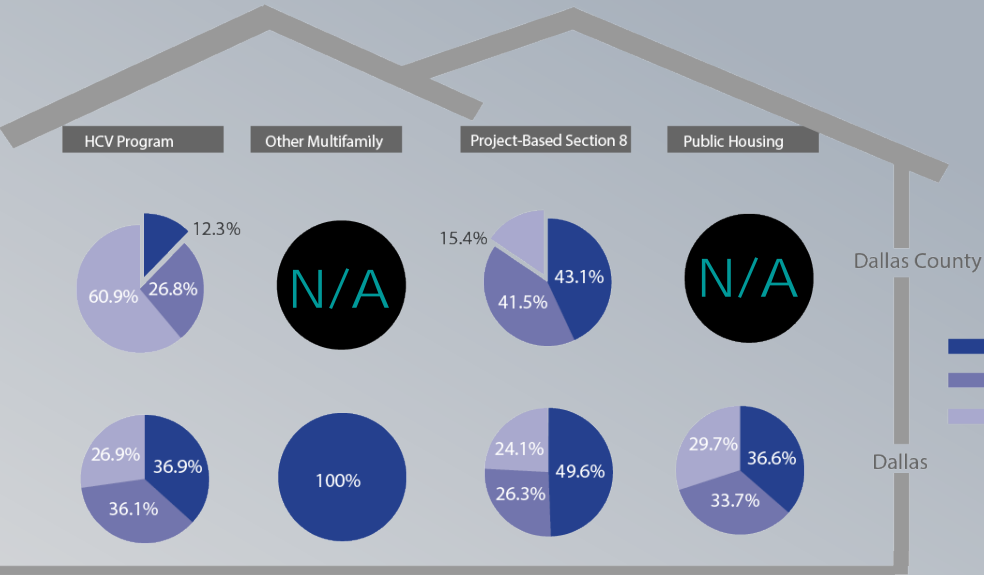
In R/ECAPs:



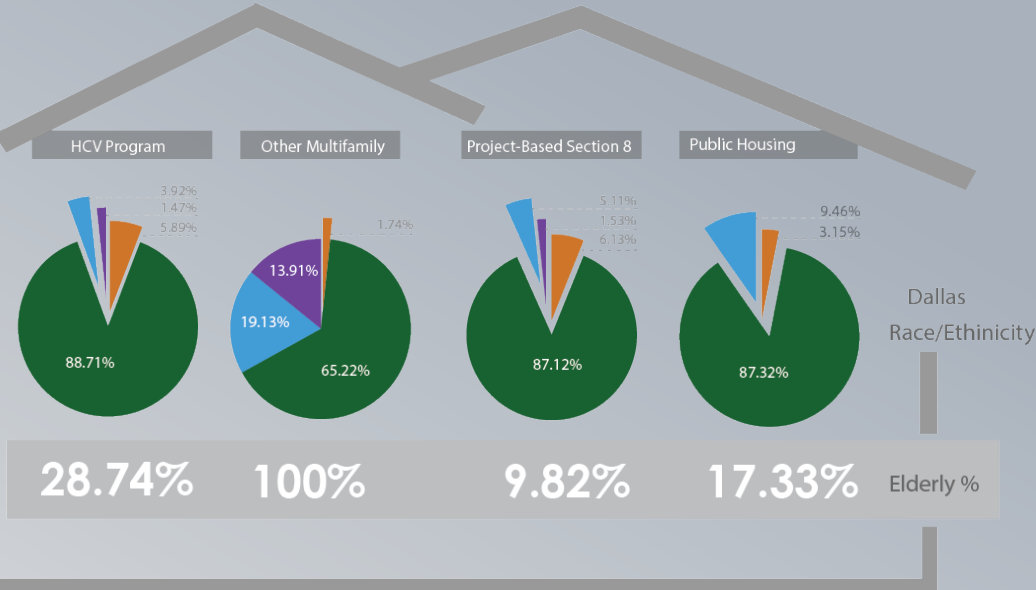
R/ECAP

50% Non-white and  
40% Household below  
Federal poverty line

# PUBLICLY SUPPORTED HOUSING PROGRAMS



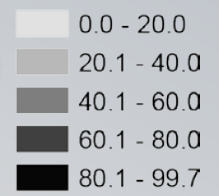
In R/ECAPs:



# TENURE

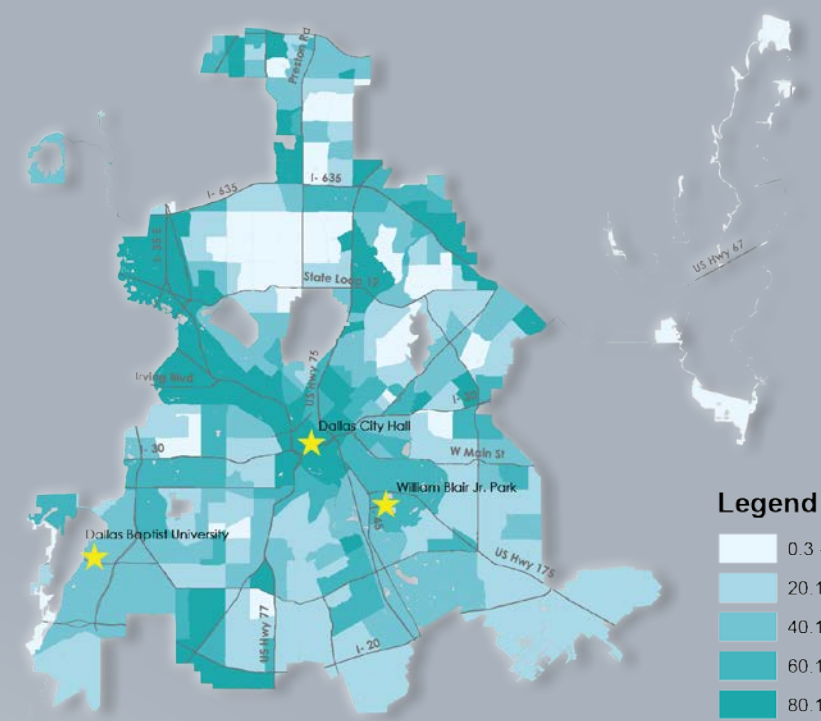
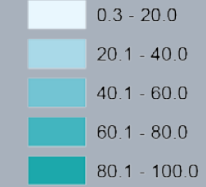
Source: CHAS (2008-2012), ACS (2009-2013)

Legend



Homeowners

Legend



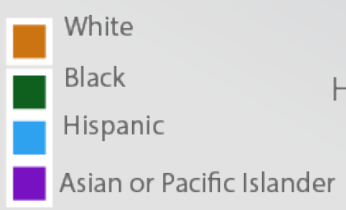
Renters



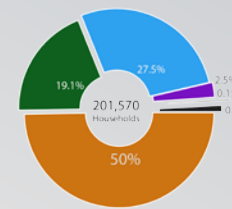
DFW Region

Dallas

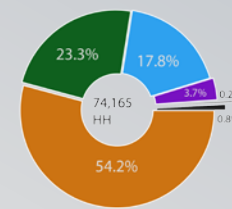
Dallas County



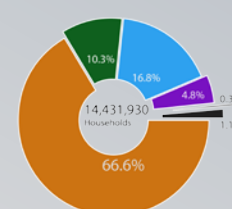
Homeowners



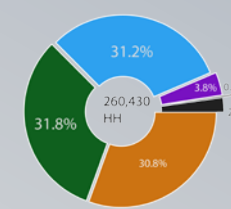
Dallas



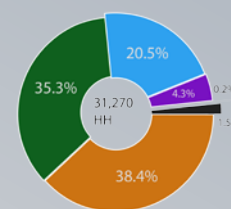
Dallas County



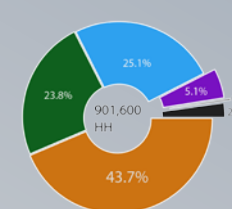
DFW Region



Dallas



Dallas County



DFW Region

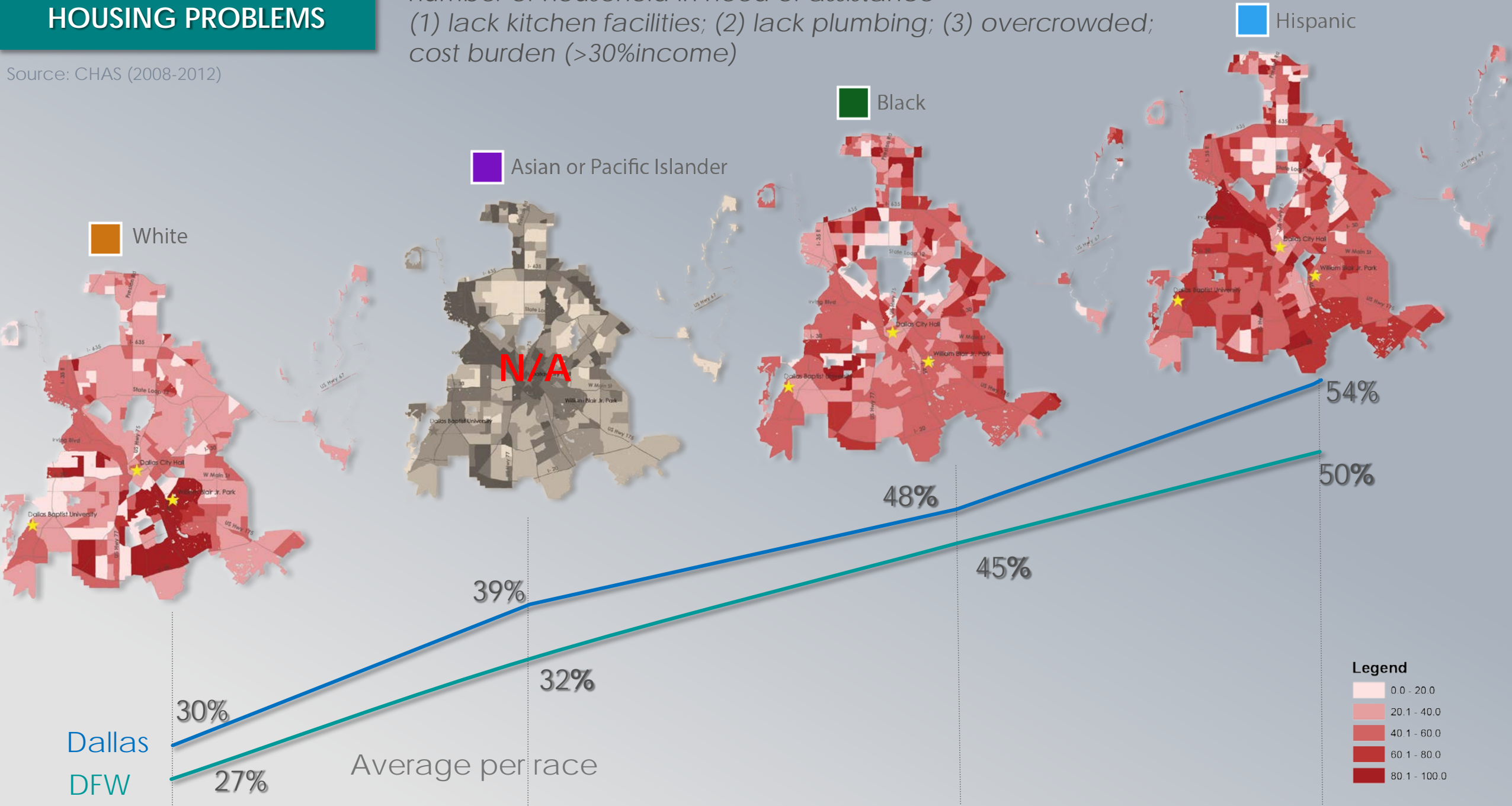
Renters



# HOUSING PROBLEMS

Source: CHAS (2008-2012)

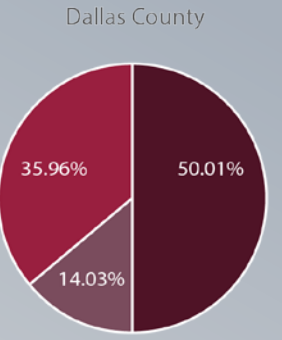
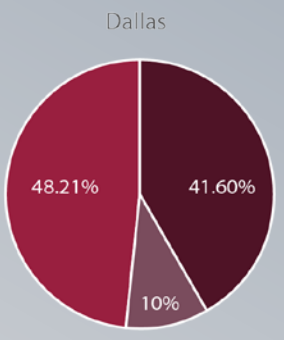
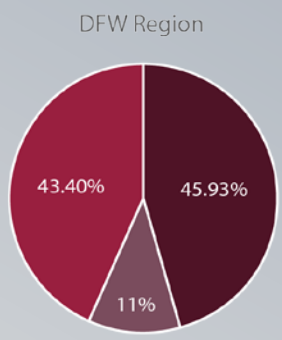
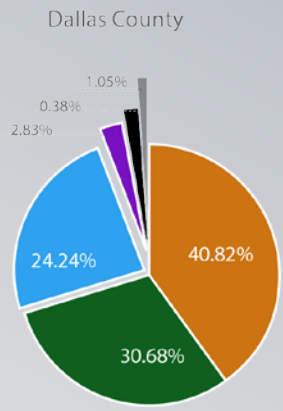
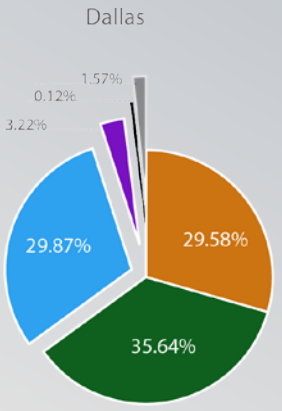
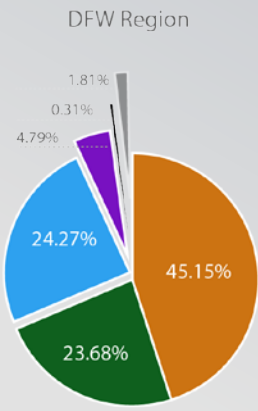
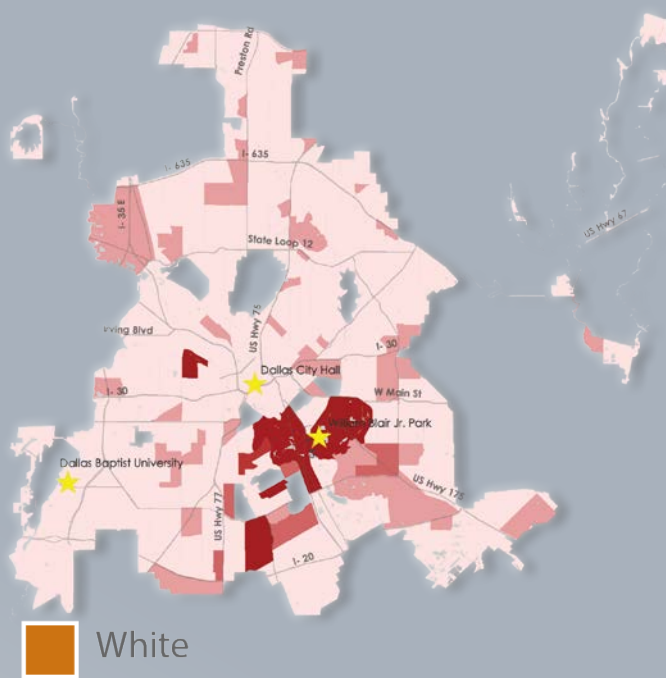
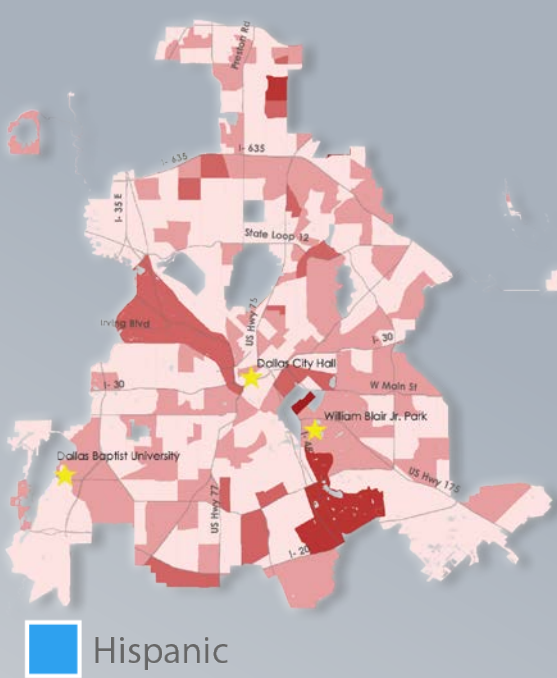
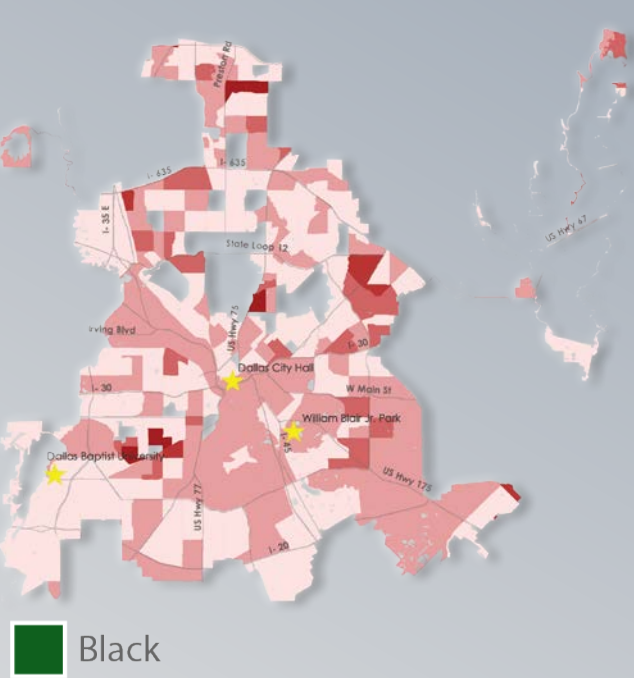
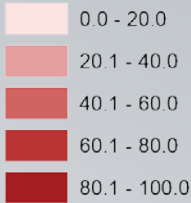
number of household in need of assistance  
(1) lack kitchen facilities; (2) lack plumbing; (3) overcrowded;  
cost burden (>30%income)



# HOUSING COST BURDEN

Monthly housing expenses exceed 30% of household income

## Legend

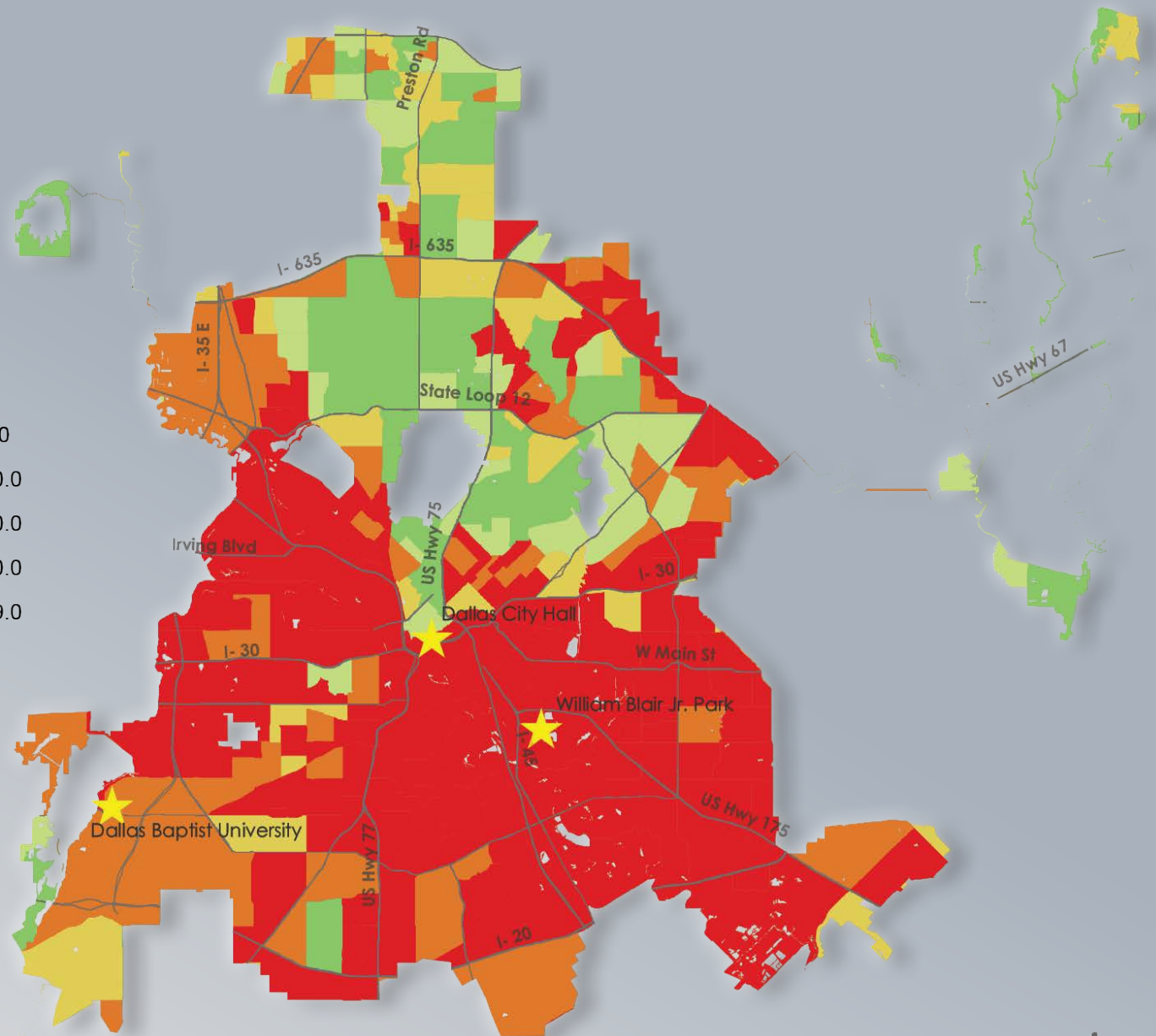
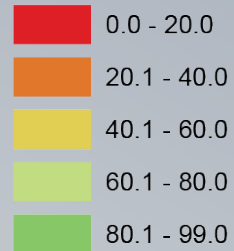


# LOW POVERTY INDEX

ACS (2009-2013)

- Exposure to **poverty** in given neighborhood
- Function of poverty rate at the census tract level

## Legend



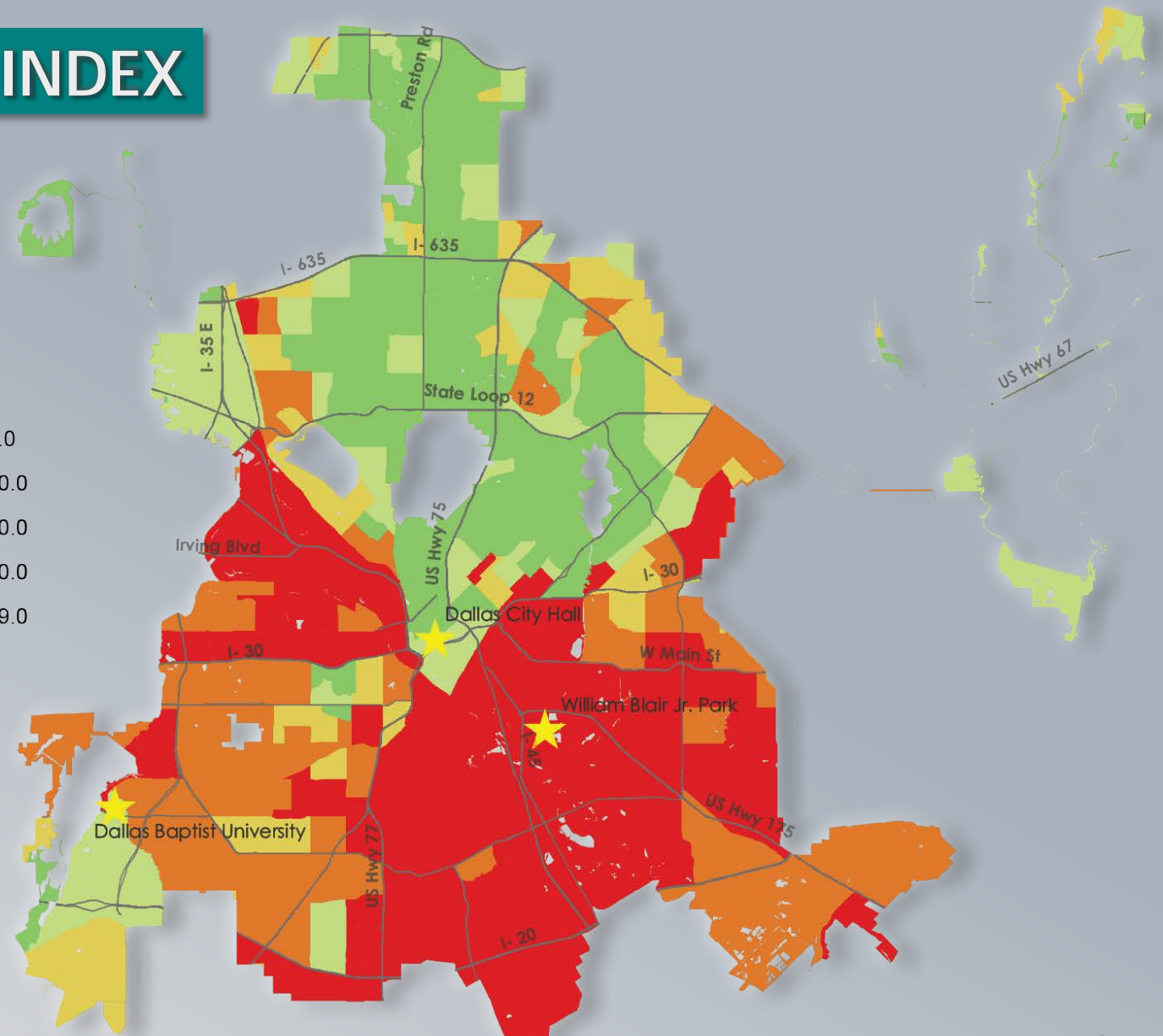
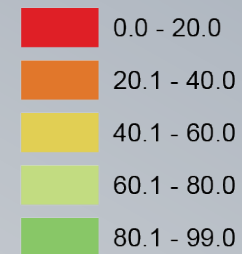


# LABOR MARKET ENGAGEMENT INDEX

ACS (2006-2010)

- Intensity of **labor market engagement** and **human capital**
- Function of:
  - Employment
  - Labor Force Participation
  - Education

## Legend

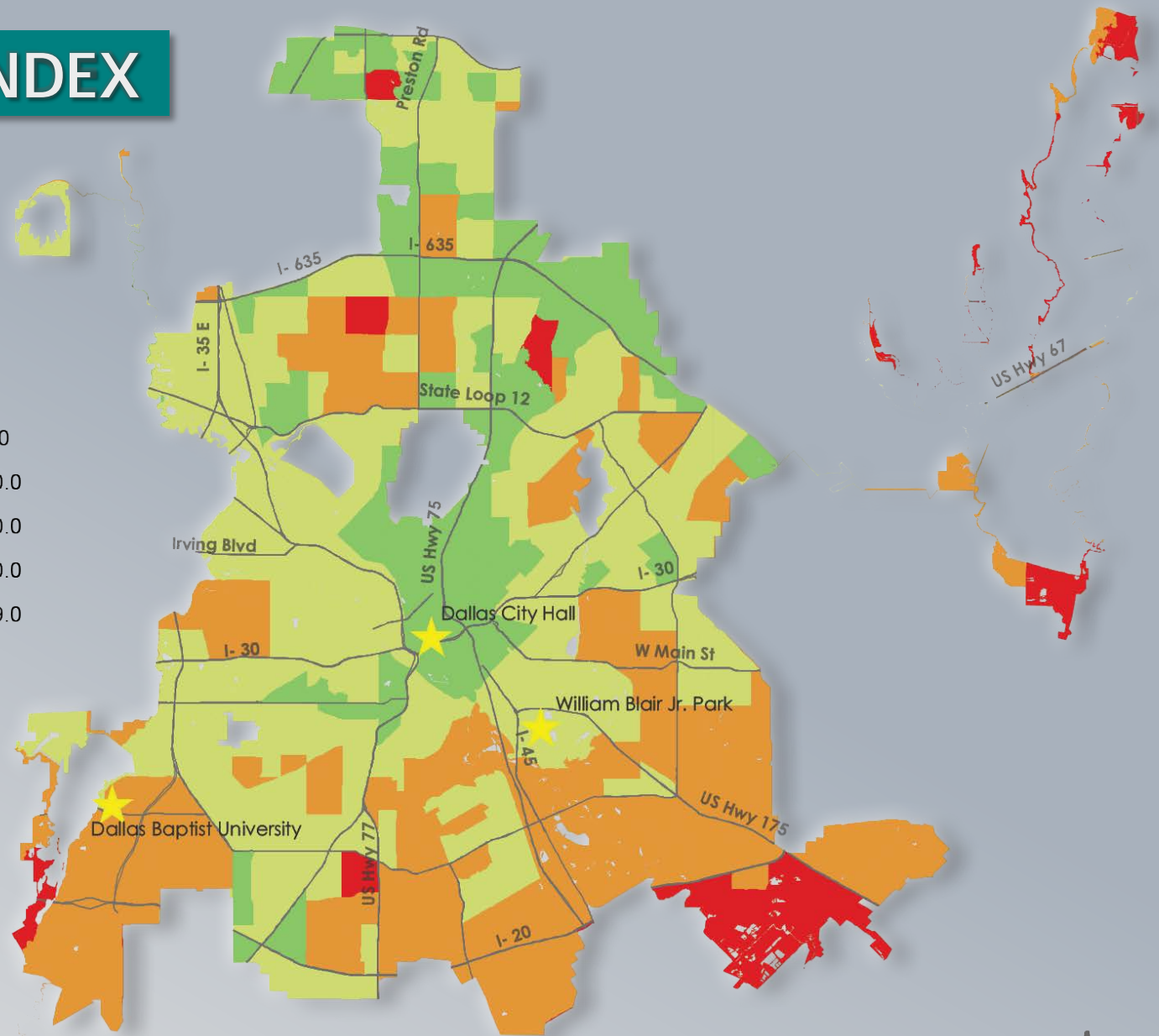
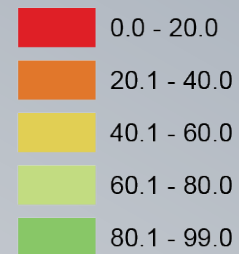


# LOW TRANSPORTATION COST INDEX

LAI (2008-2012)

- Estimate of **transportation costs**
- Based on a 3-person single-parent with income at **50% AMI** for renters

## Legend

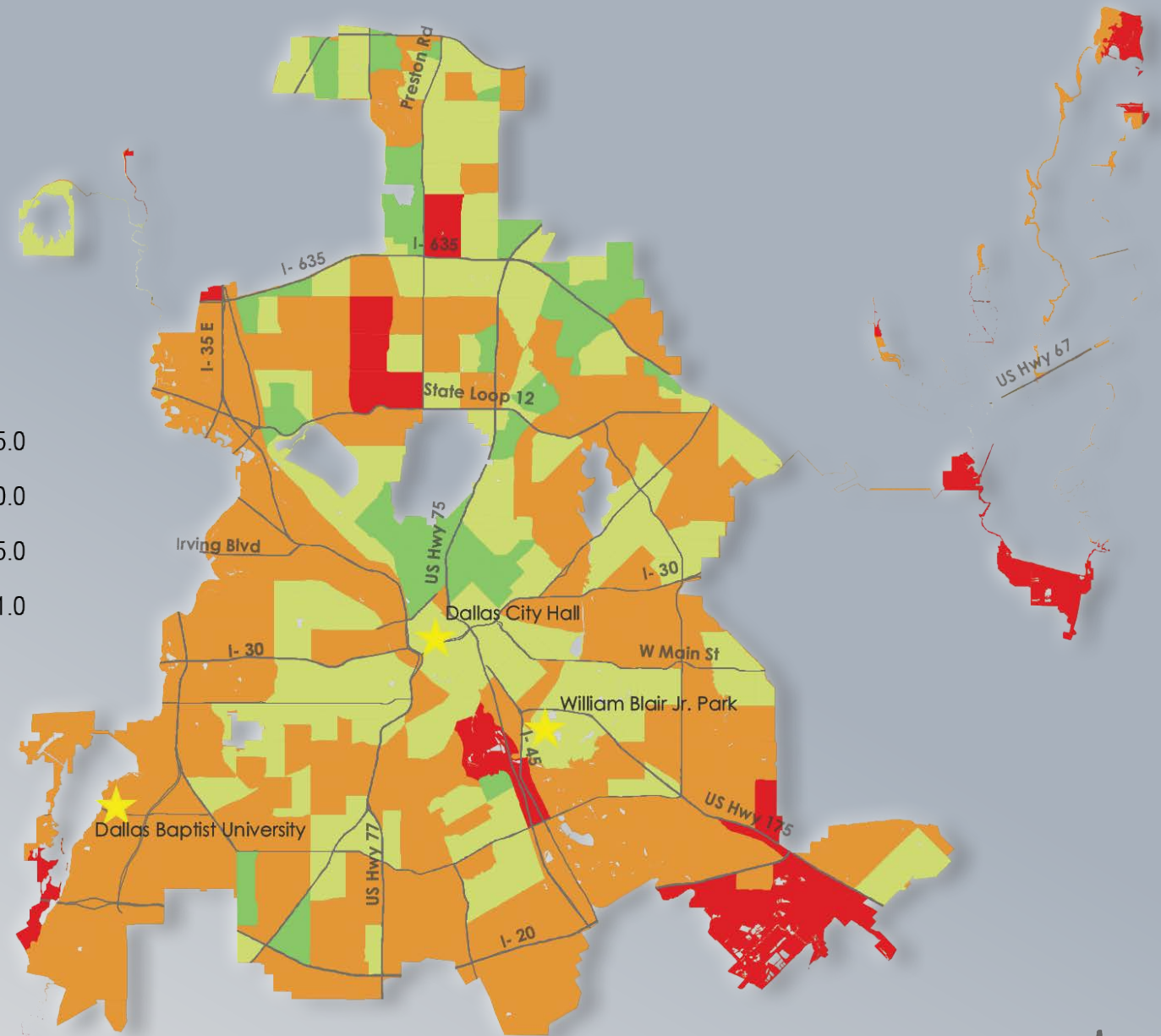
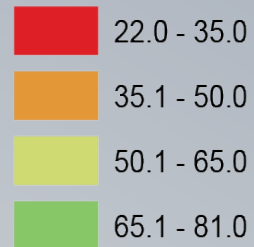


# TRANSIT TRIPS INDEX

LAI (2008-2012)

- Estimate of **transit trips** taken
- Based on a 3-person single-parent with income at **50% AMI for renters**

## Legend



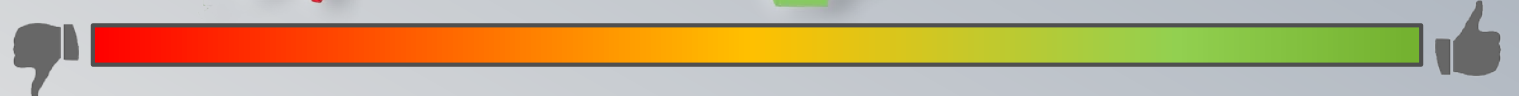
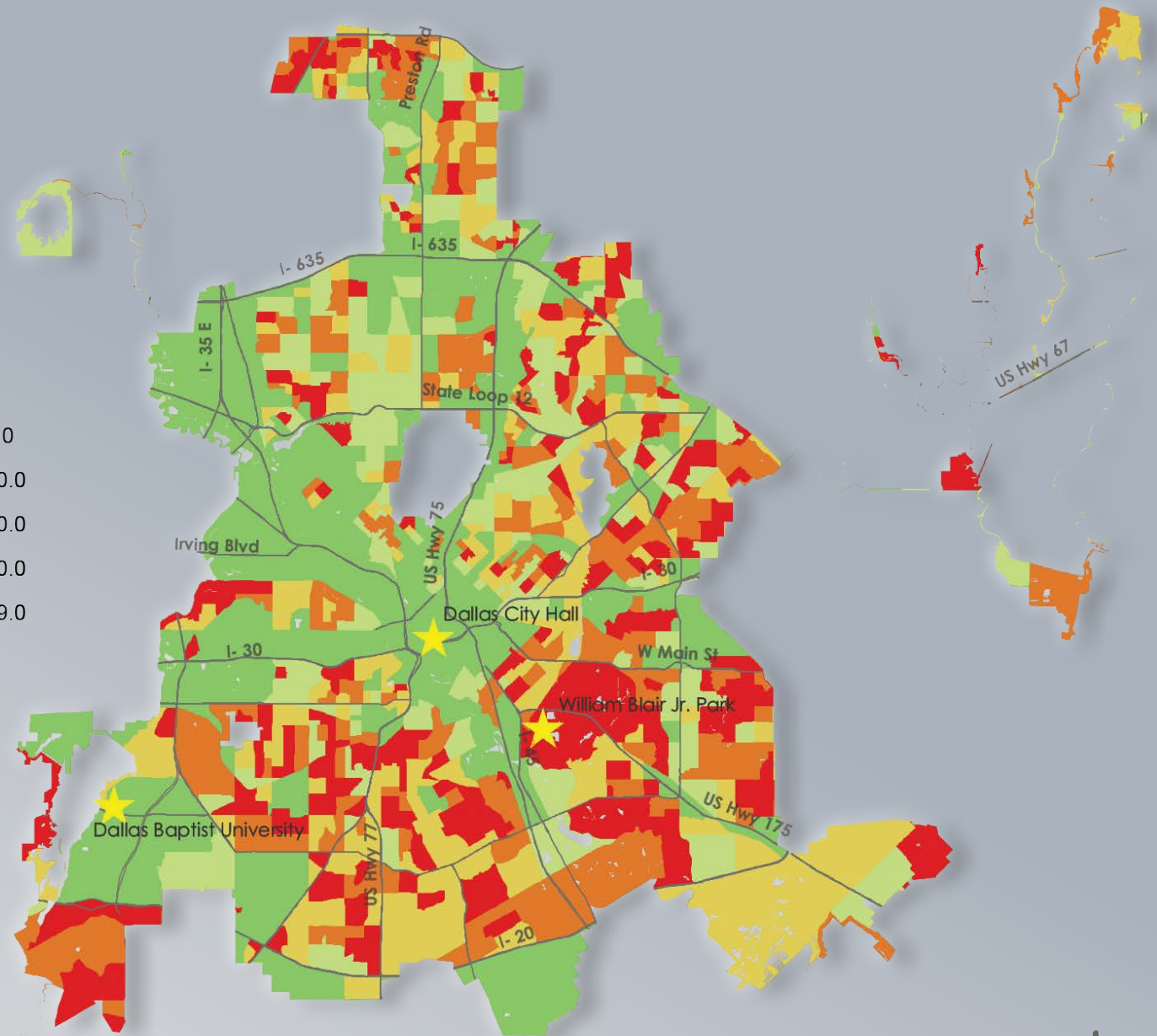
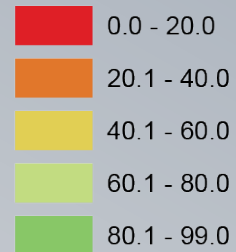


# JOB PROXIMITY INDEX

LEHD (2013)

- Quantifies **accessibility** to **jobs**
- Function of **distance** to all job for a given neighborhood

## Legend

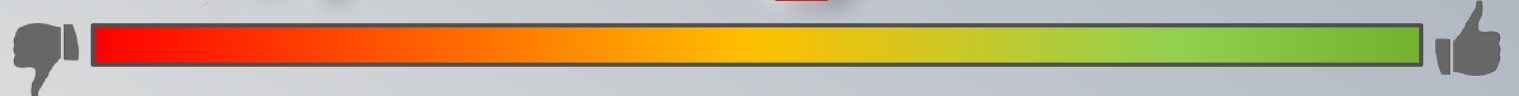
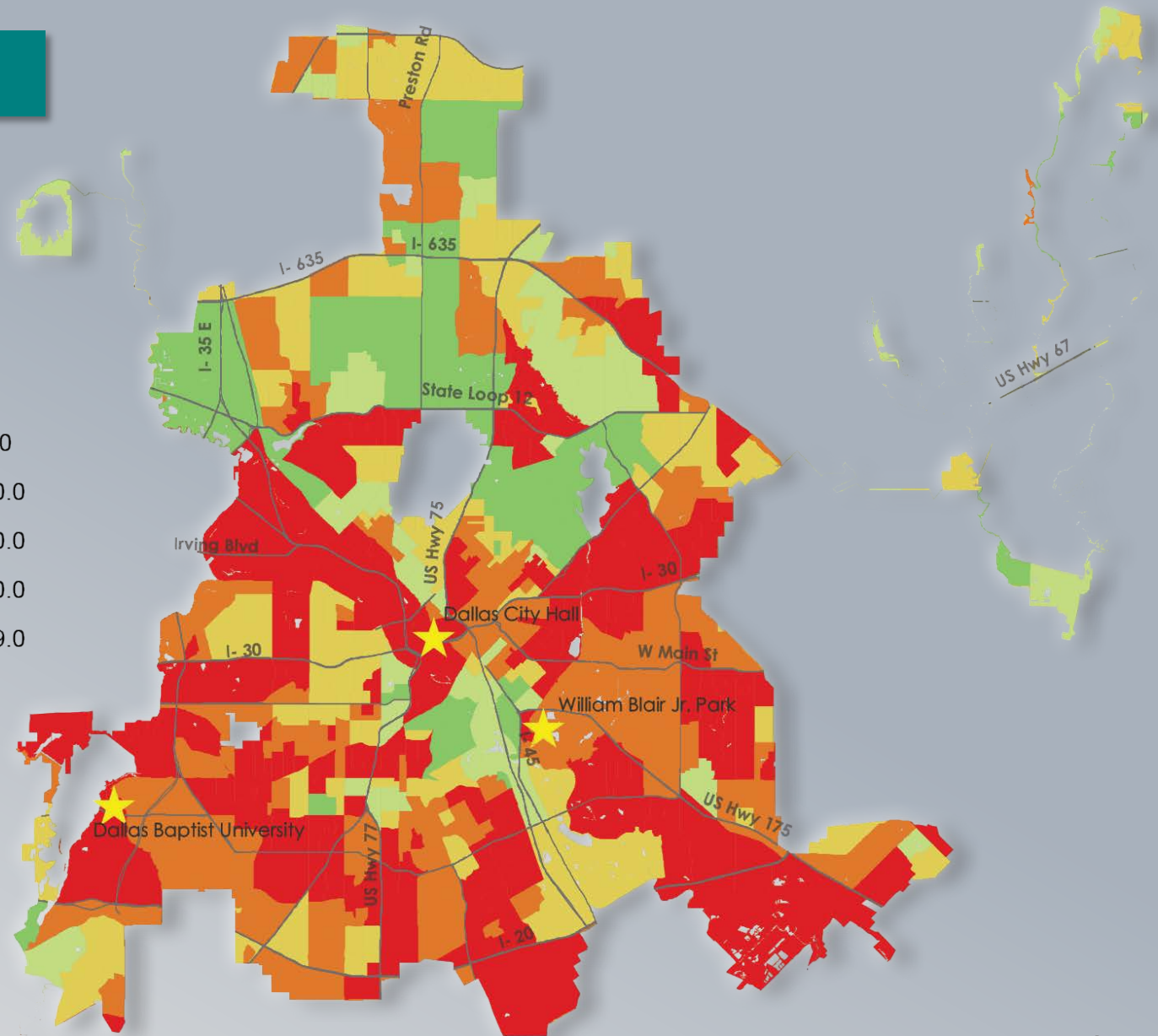
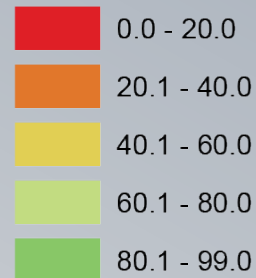


# SCHOOL PROFICIENCY INDEX

Great Schools (2012), SABINS (2012),  
Common Core of Data (2012)

- Describe neighborhoods with **high performing elementary schools**, and lower performing schools
- The higher the index value, the higher school system quality

## Legend

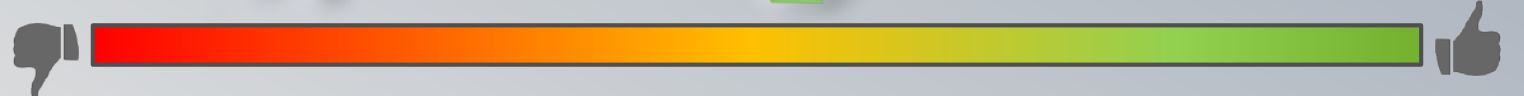
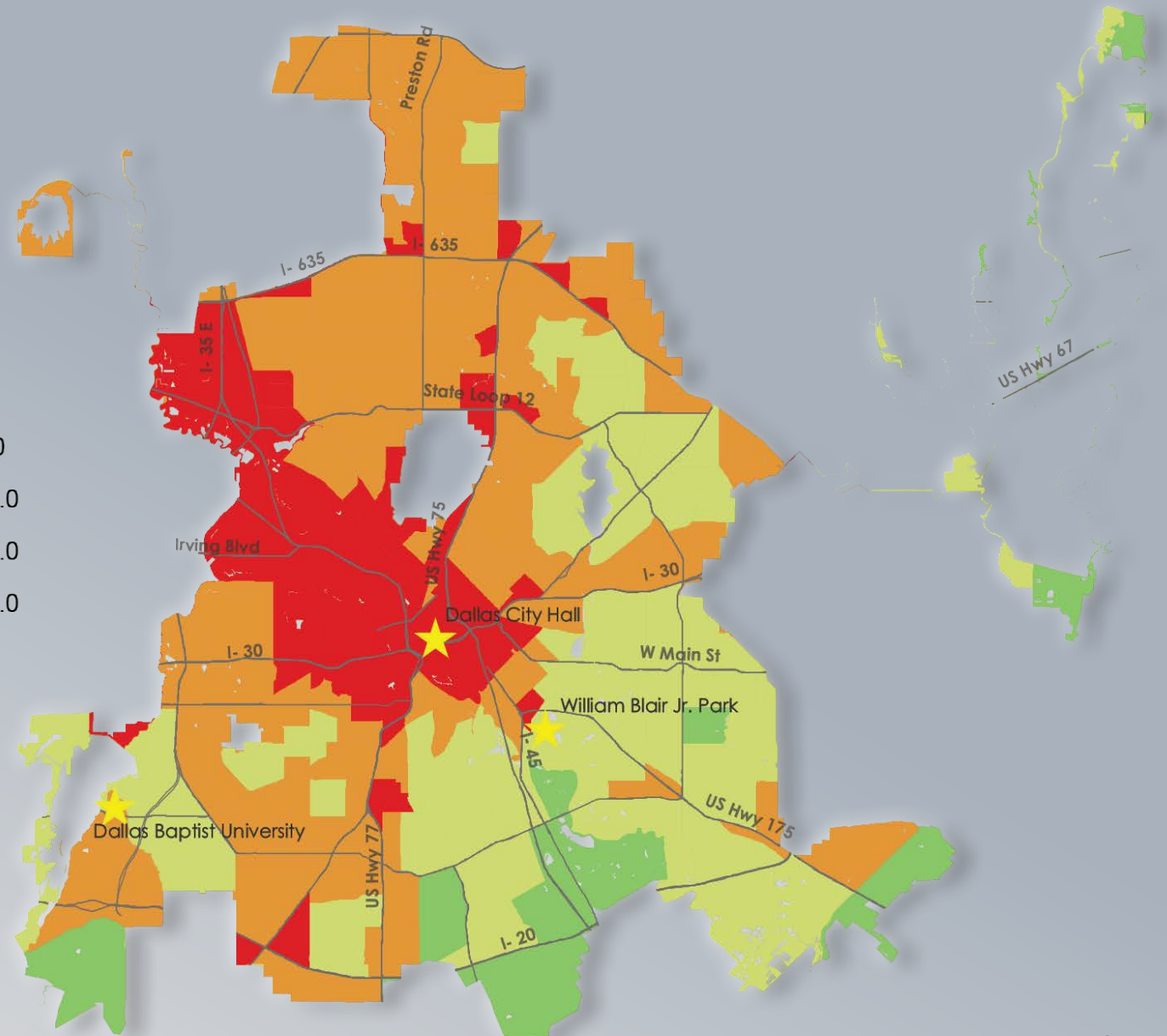
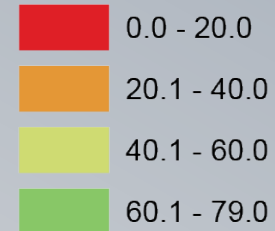


# HEALTH HAZARD INDEX

NATA (2005)

- Potential exposure to harmful toxins
- EPA estimates of air quality and hazards

## Legend





# PHASE II - DATA

- DATA COLLECTION AND MODELING (LOCAL DATA)
- PUBLIC INPUT / CONSULTATION

FOCUS GROUPS  
SURVEY

TECHNICAL ADVISORY BOARD

# TECHNICAL ADVISORY BOARD

Habitat for Humanity

League of United Latin American Citizens (LULAC)

Texas Workforce Commission (TWC), Civil Rights Division (ex-officio member)

Legal Aid of Northwest Texas

Federal Reserve Bank of Dallas

Metro Dallas Homeless Alliance

The Real Estate Council

Coalition of Texans with Disabilities

Rehabilitation, Education and Advocacy for Citizens with Handicaps (REACH)

Tarrant County Homeless Coalition

Texas organizing Project

Dallas Women's Foundation

National Association for the Advancement of Colored People (NAACP)

North Central Texas Aging and Disability Resource Center (NCTADRC)

# QUESTIONS?





# UNIVERSITY OF TEXAS AT ARLINGTON

CIVIL ENGINEERING DEPARTMENT

COLLEGE OF ARCHITECTURE, PLANNING AND PUBLIC AFFAIRS

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