

Highlights of Fair Housing Data for Fort Worth

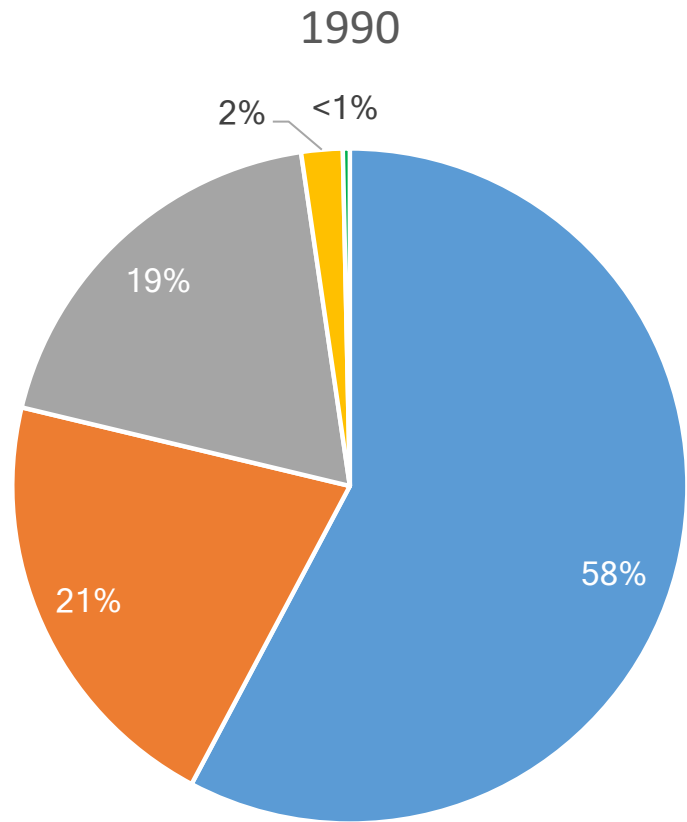


Neighborhood Services Department

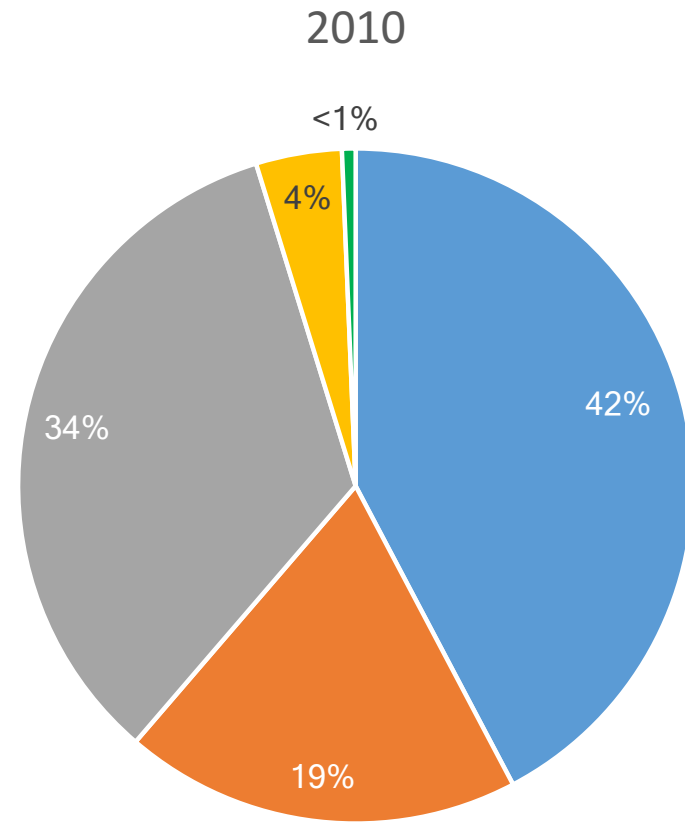
Notes about HUD Data

- HUD has compiled data from a number of different sources, and consequently, numbers may be inconsistent from one dataset to another
- Datasets were often compiled using old data – sometimes in excess of 10 years
- HUD encourages jurisdictions to supplement HUD-provided data with local data wherever possible
- Data included in the Assessment of Fair Housing submitted to HUD will be informed by community input and participation
 - This community engagement process will provide vital contextual information to support local planning and development efforts

Fort Worth Demographics



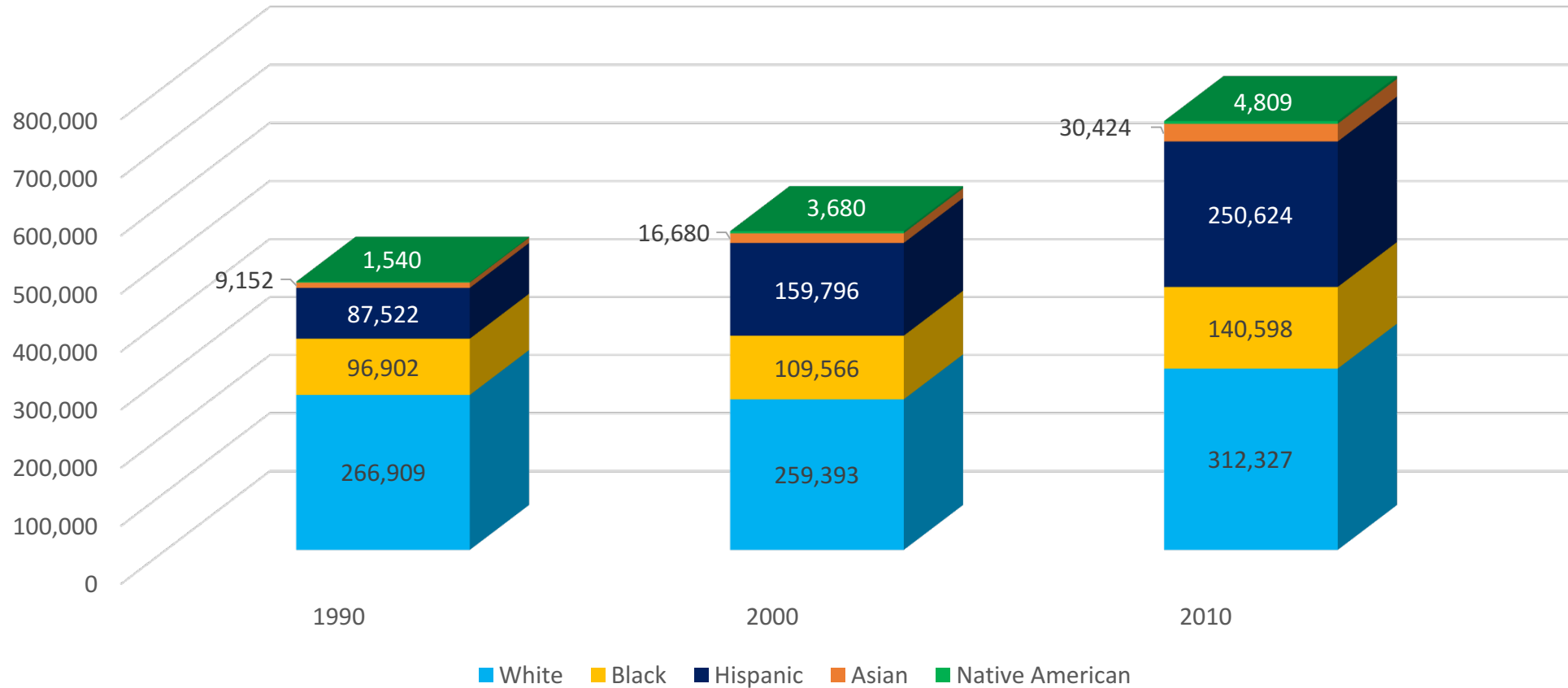
■ White ■ Black ■ Hispanic ■ Asian ■ Native American



■ White ■ Black ■ Hispanic ■ Asian ■ Native American

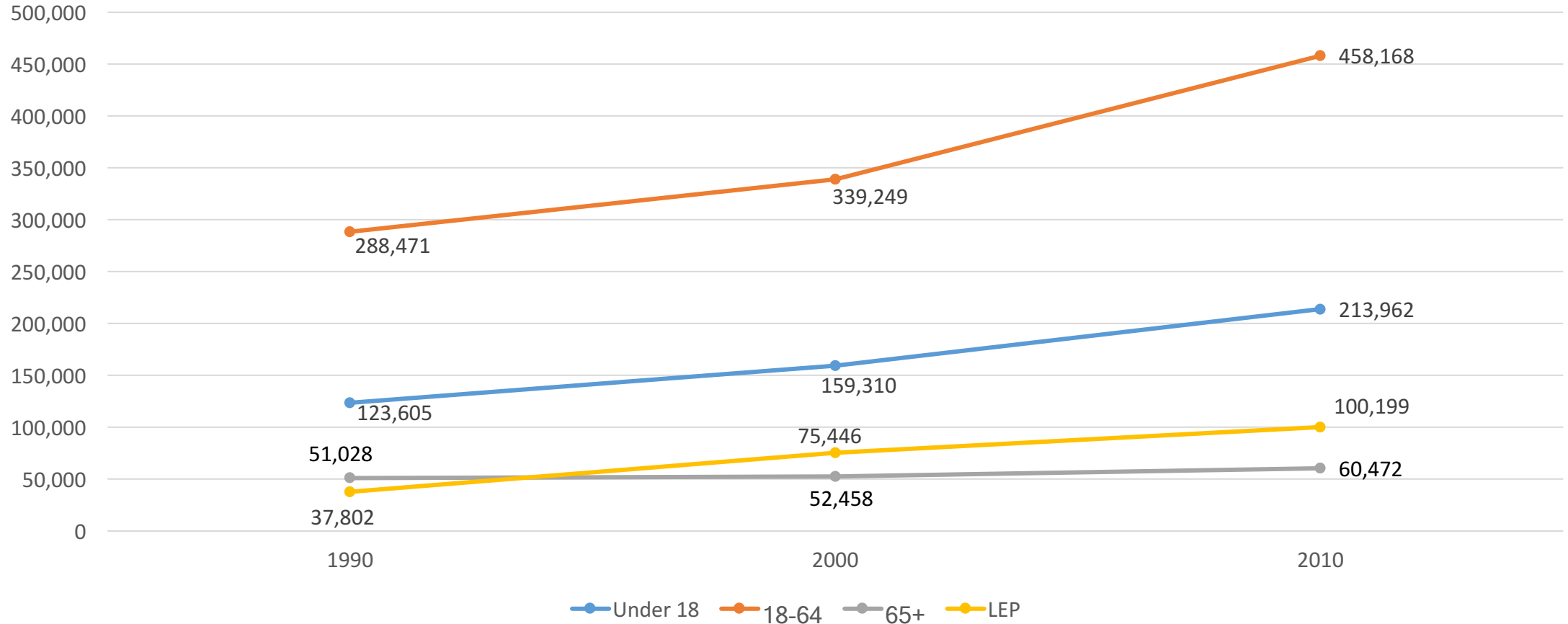
Hispanics constitute a large and growing population – from 19% in 1990 to 34% in 2010

Demographic Trends



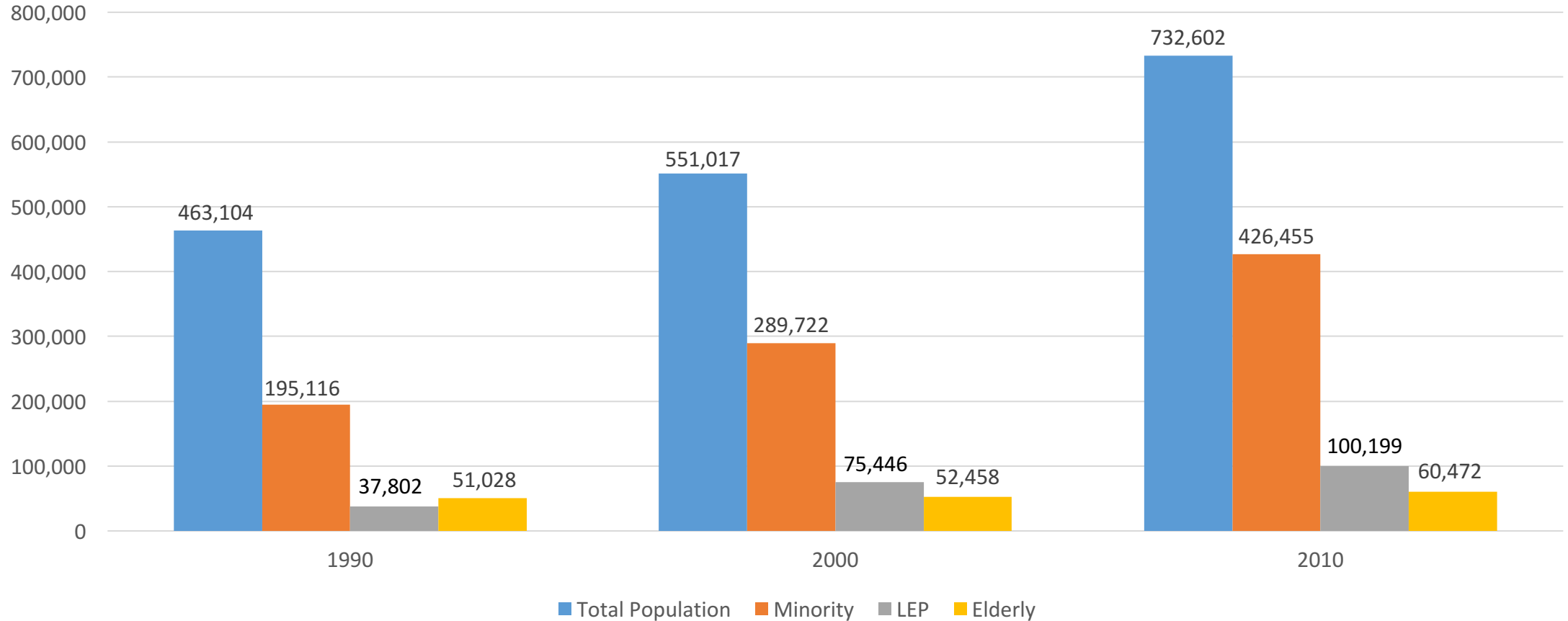
Minorities constitute a growing share of the population – from 42% in 1990 to 57% in 2010
Hispanics comprise much of this growth – from 19% in 1990 to 34% in 2010

Demographic Trends



All age groups show some gain in share of population, save those aged 65+, who lost nearly 3% from 1990 to 2010
The percent of individuals with limited English proficiency (LEP) has grown by 6% from 1990 to 2010

Demographic Trends



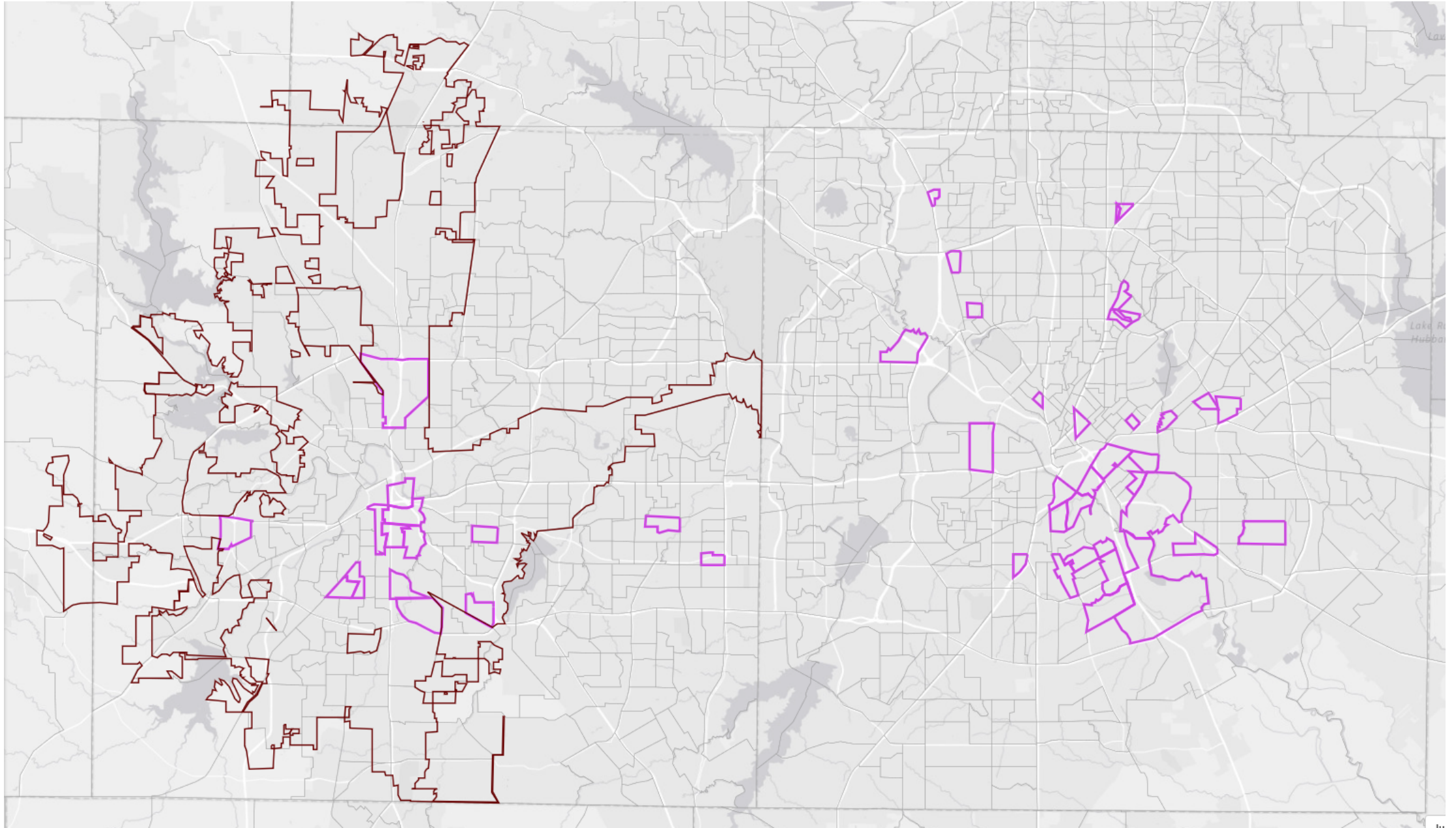
While total population, percent minority, and limited English proficiency (LEP) have grown over time, the percent of elderly as a share of the total population has decreased over time

What is a R/ECAP?

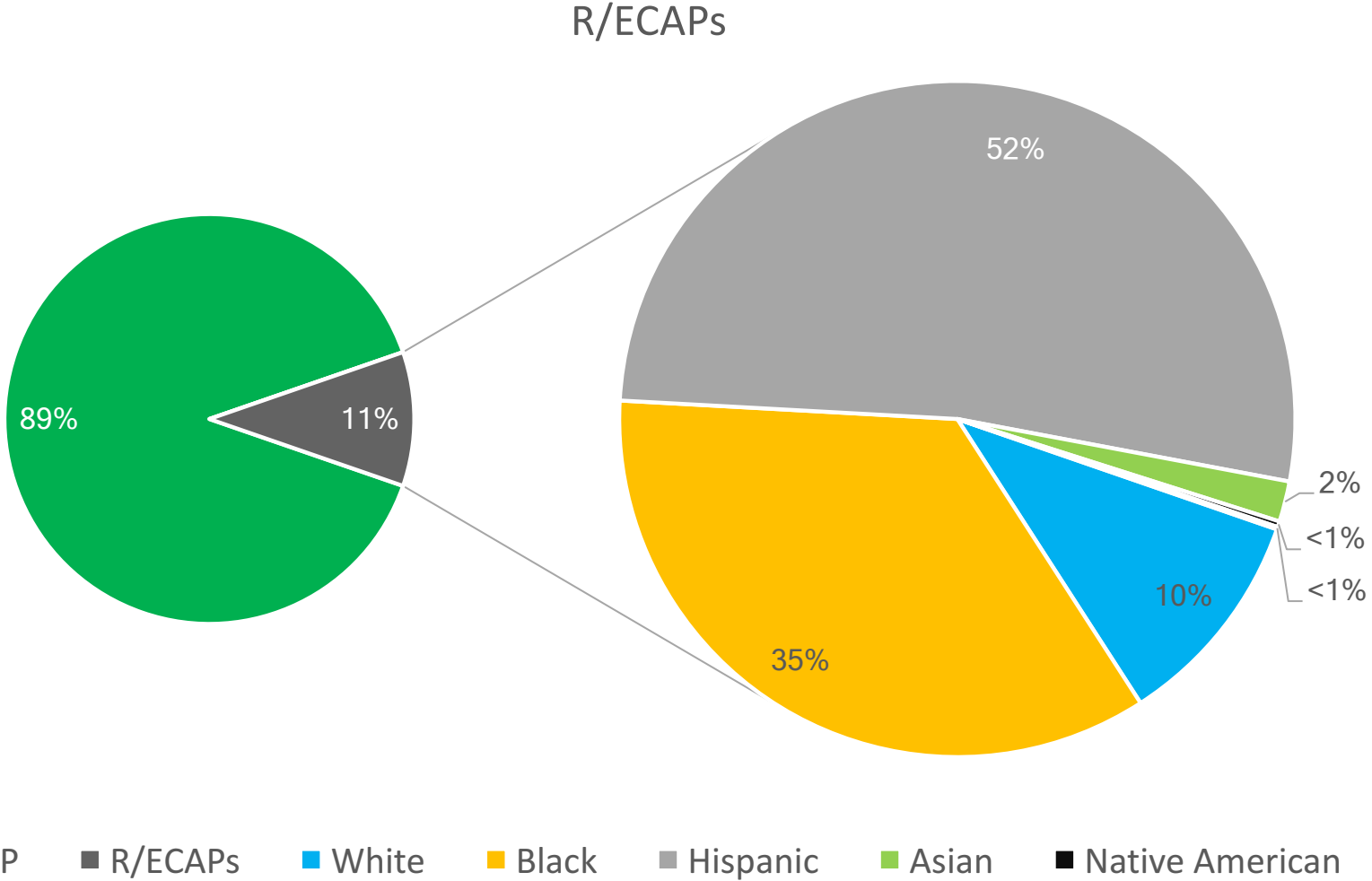
- Racially or Ethnically Concentrated Areas of Poverty (R/ECAP)
 - Census tract with over 50% non-white population
 - Poverty is :
 - Over 40%, OR
 - Over 3 times the average census tract poverty rate for the metro area

*Based on U.S. Census tracts/data

Map of Regional R/ECAPs



R/ECAP Demographics



By HUD definition, R/ECAP demographics are heavily minority, as they must have a white population that is less than 50% of the total

Publicly Supported Housing Units by Category

Housing Units	#	% of Rentals
Total Housing Units	288,415	-
Rental Units	110,175	-
Low income Housing Tax Credits (LIHTC)	10,476	9.5%
HCV Program (Section 8)	7,121	6.5%
Project-based Section 8	2,184	2.0%
Public Housing	998	1.0%
Other Multifamily (i.e. Elderly, Disabled)	462	0.4%
Total Publicly Supported Housing Units	21,241	19.2%

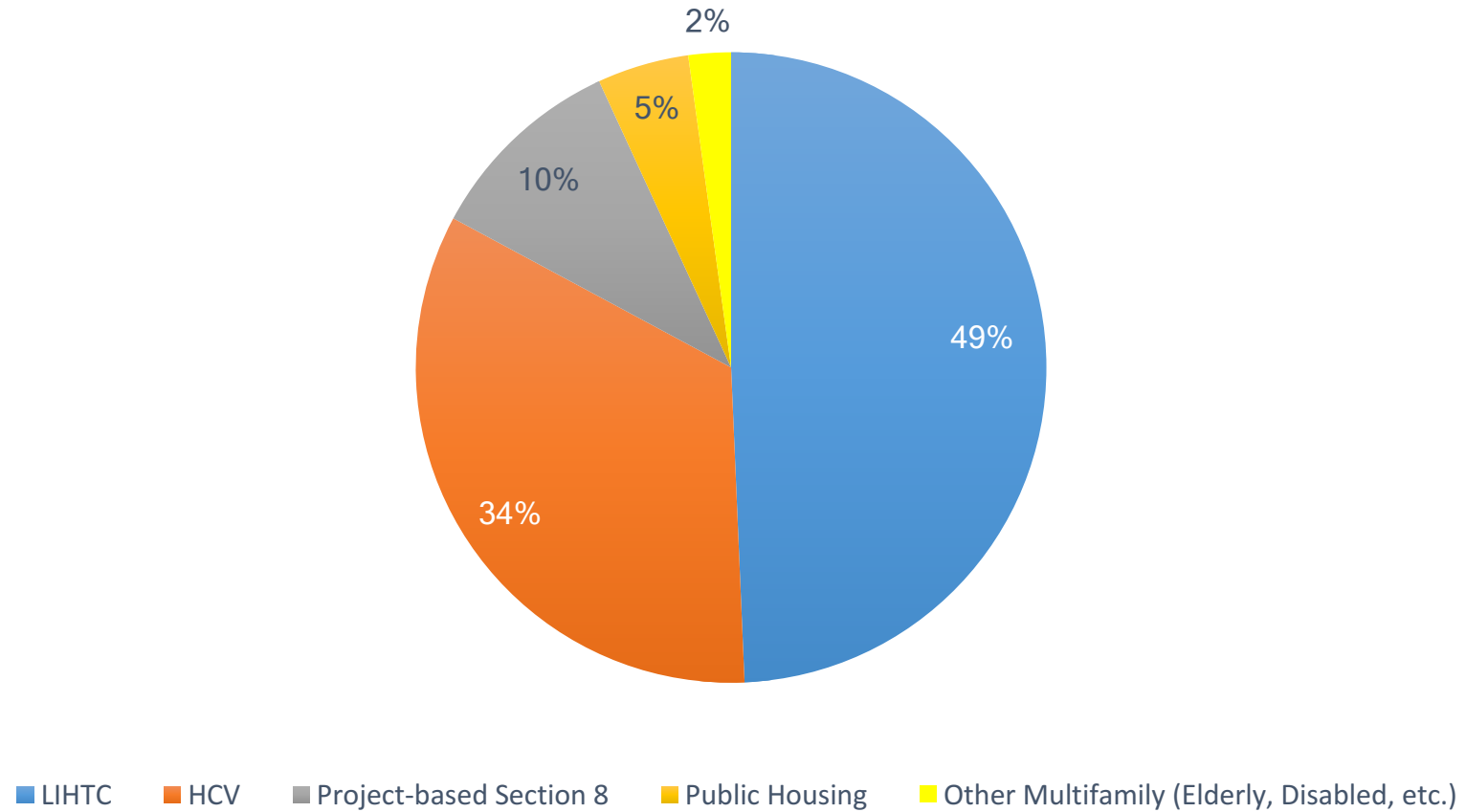
Data Sources (HUD):

Inventory Management System/PIH Information Center (PIC), (2013)

Tenant Rental Assistance Certification System (TRACS), (2013)

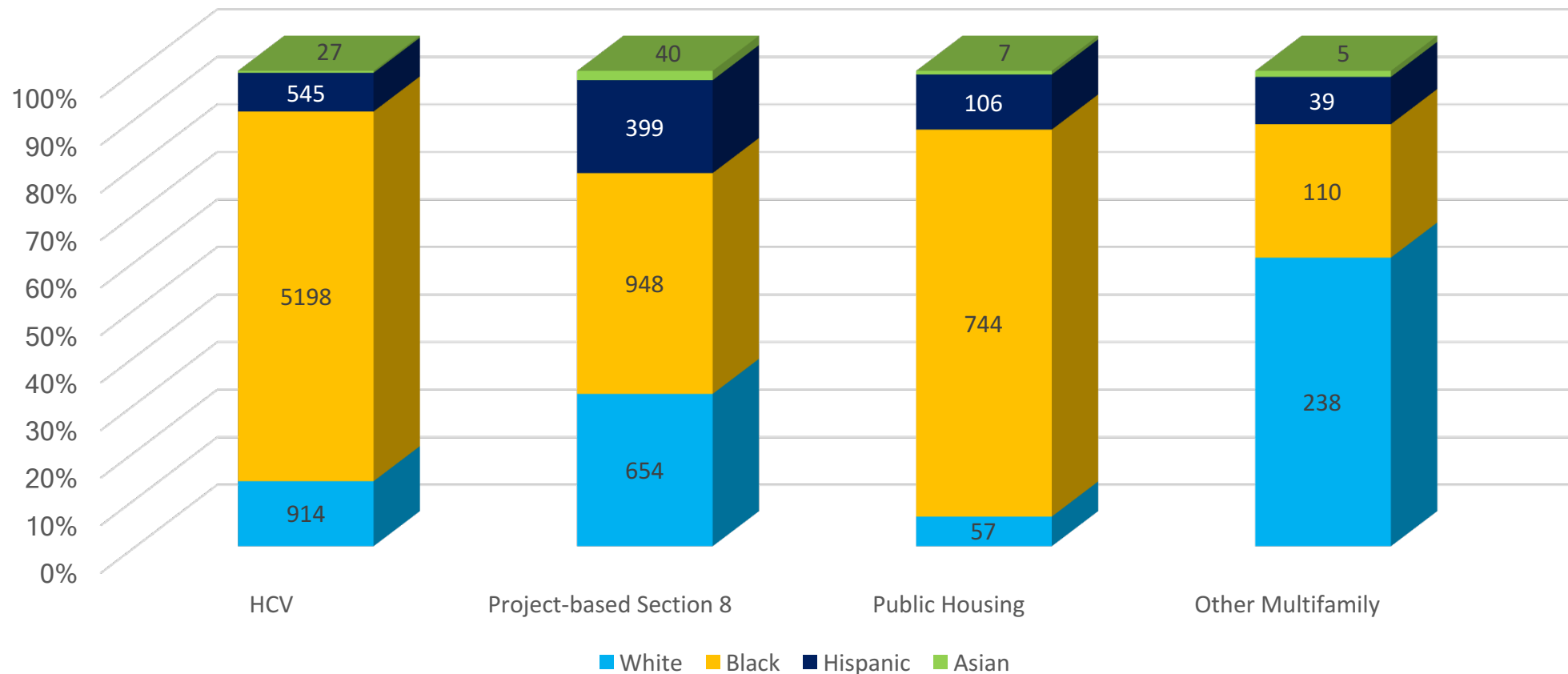
Texas Department of Housing and Community Affairs (TDHCA), (2016)

Publicly Supported Housing Units by Category



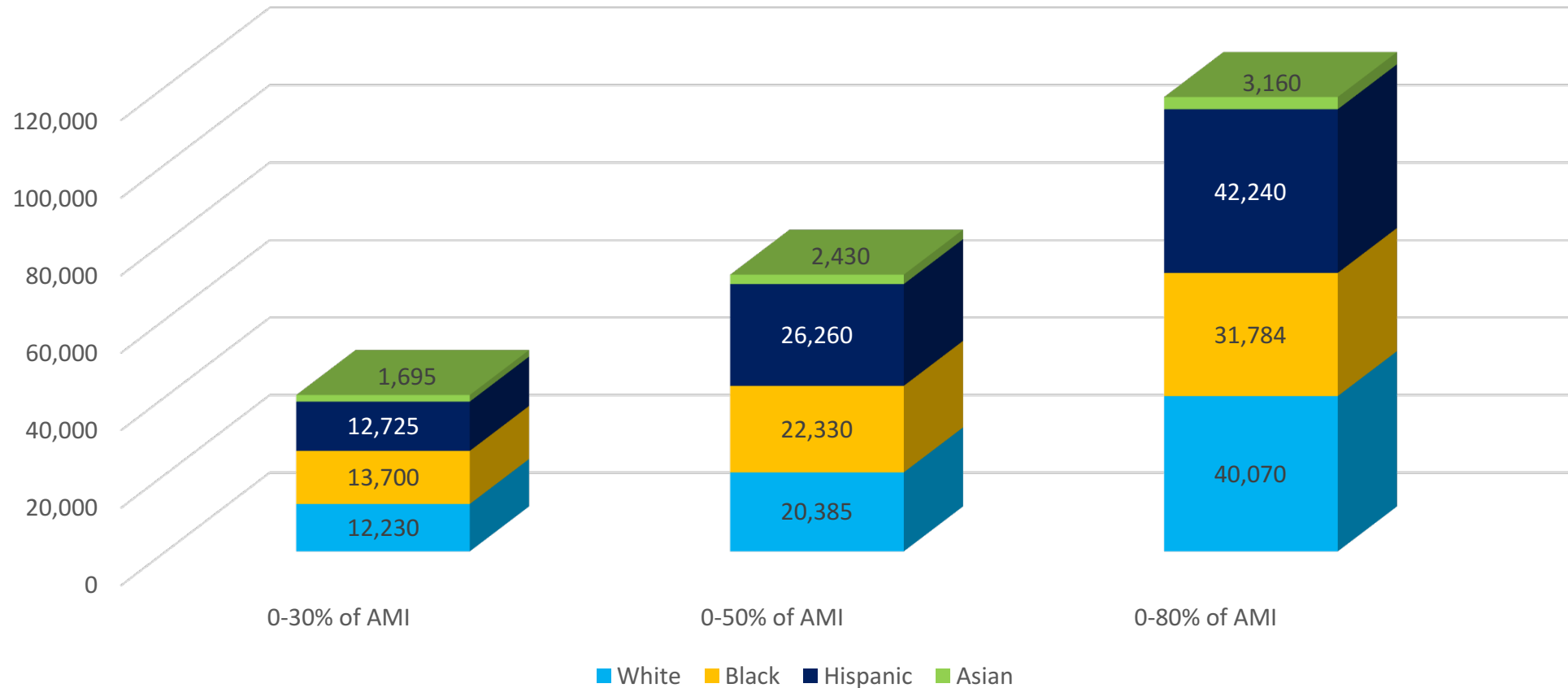
Low-income Housing Tax Credit (LIHTC) projects constitute the largest portion of publicly supported housing units in Fort Worth, with a significant portion also comprised of Housing Choice Vouchers

Publicly Assisted Households by Race/Ethnicity & Type



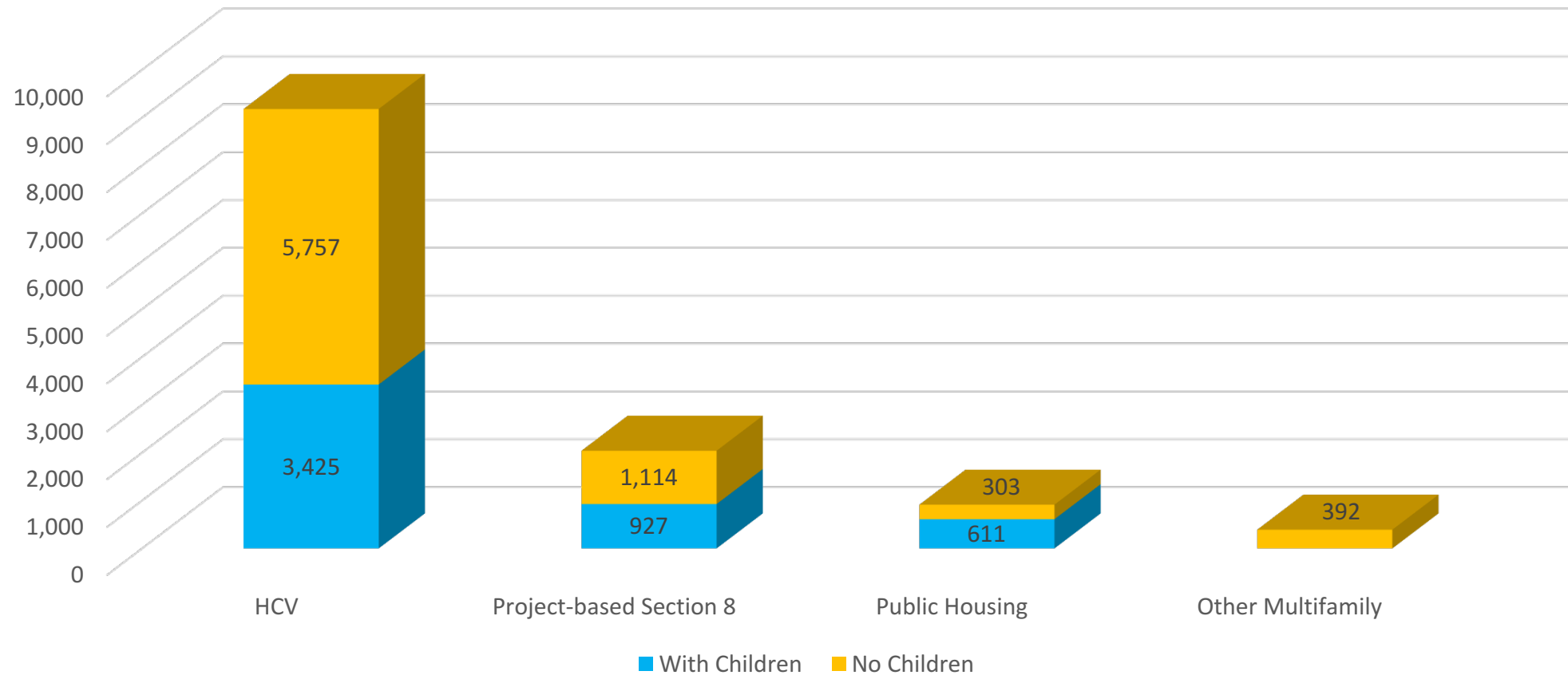
While public housing residents, HCV holders, and project-based Section 8 residents are predominantly black, those categorized as publicly assisted “other multifamily” households are predominantly white. Hispanics also make up a significant portion of each category, but most substantially in project-based Section 8 households.

Publicly Assisted Households by Race/Ethnicity & Income



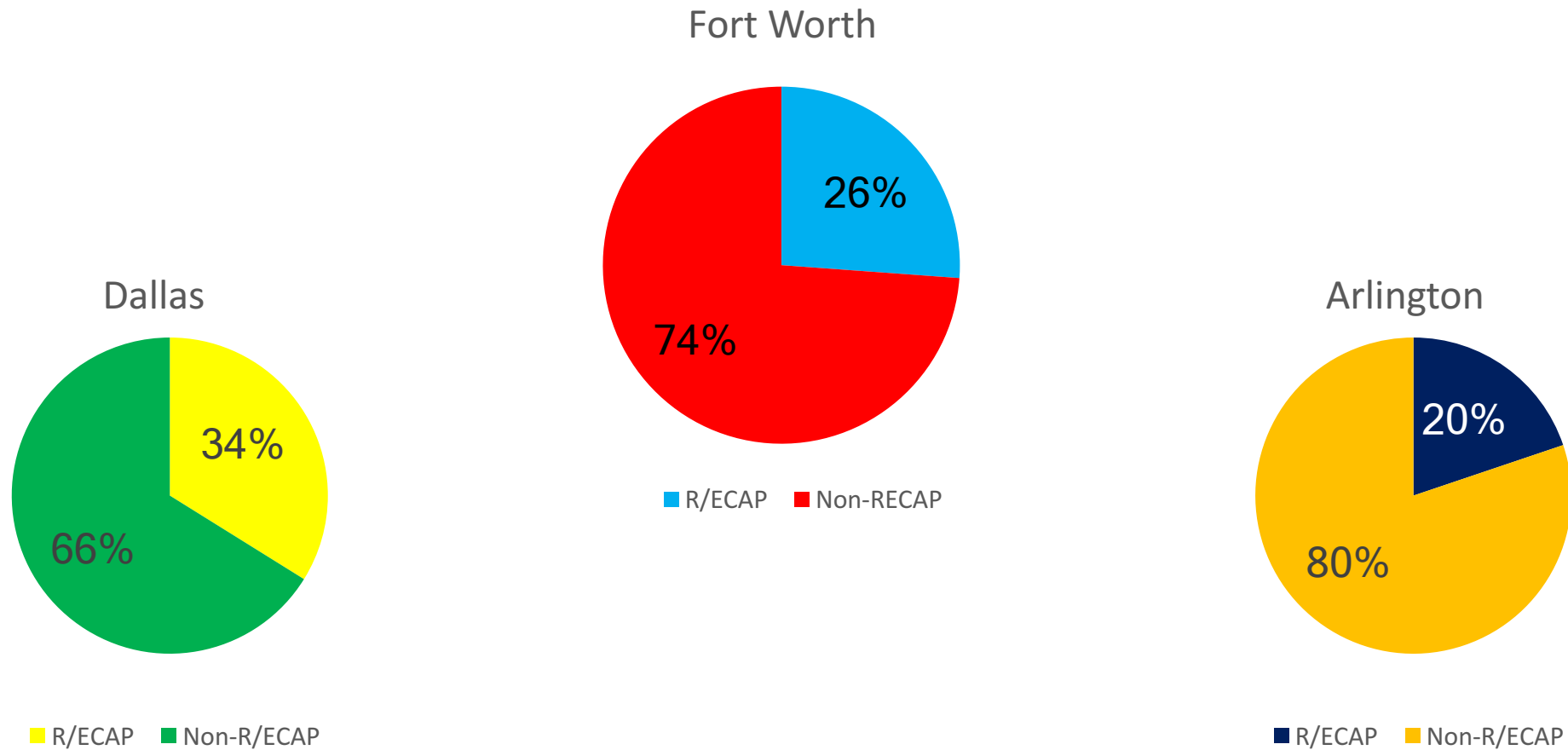
Although numerically similar amounts of white, black, and Hispanic households are represented in each category of low-moderate income levels, white households make up a much larger share of the total city population. Therefore, a smaller percentage of white households are classified as low or moderate income as compared with minority populations.

Publicly Assisted Households by Familial Status



Although HCV holders, project-based Section 8 residents, and other multifamily residents are mostly households without children, public housing residents are predominantly households with children. There are also significant percentages of households with children represented in HCV holders and project-based Section 8 housing.

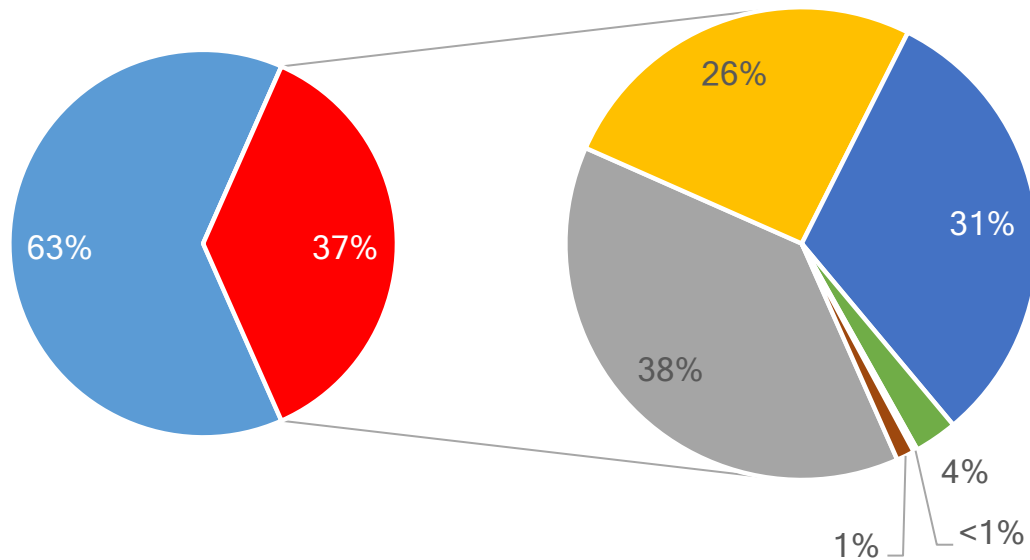
Publicly Assisted Housing in R/ECAPs – Regional Comparison



Fort Worth compares favorably to the other major cities in the region with only 26% of publicly assisted housing located within R/ECAPs

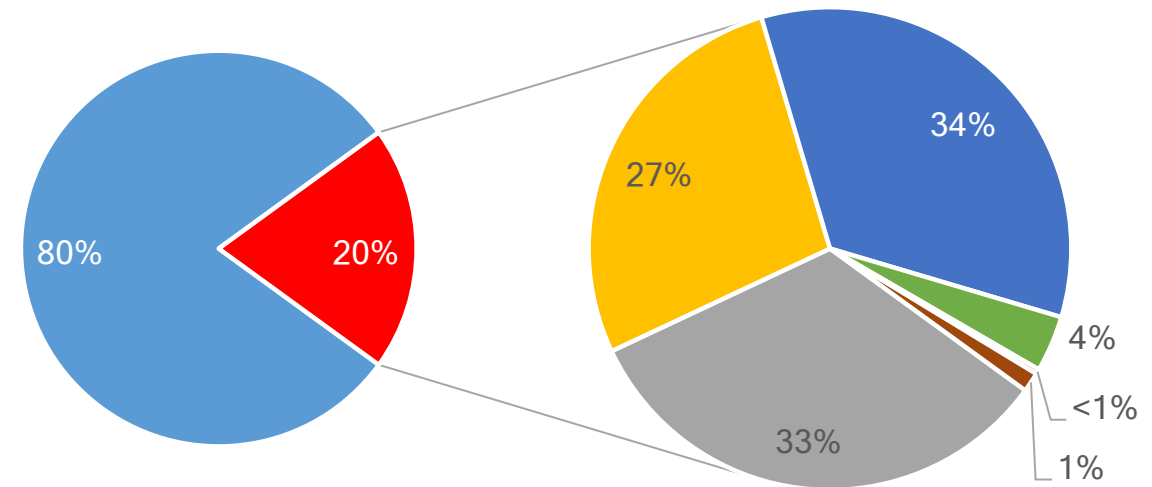
Households with Disproportionate Housing Needs

Housing Problems*



■ # of Households ■ # with Problems ■ White ■ Black
 ■ Hispanic ■ Asian ■ Native American ■ Other

Severe Housing Problems**

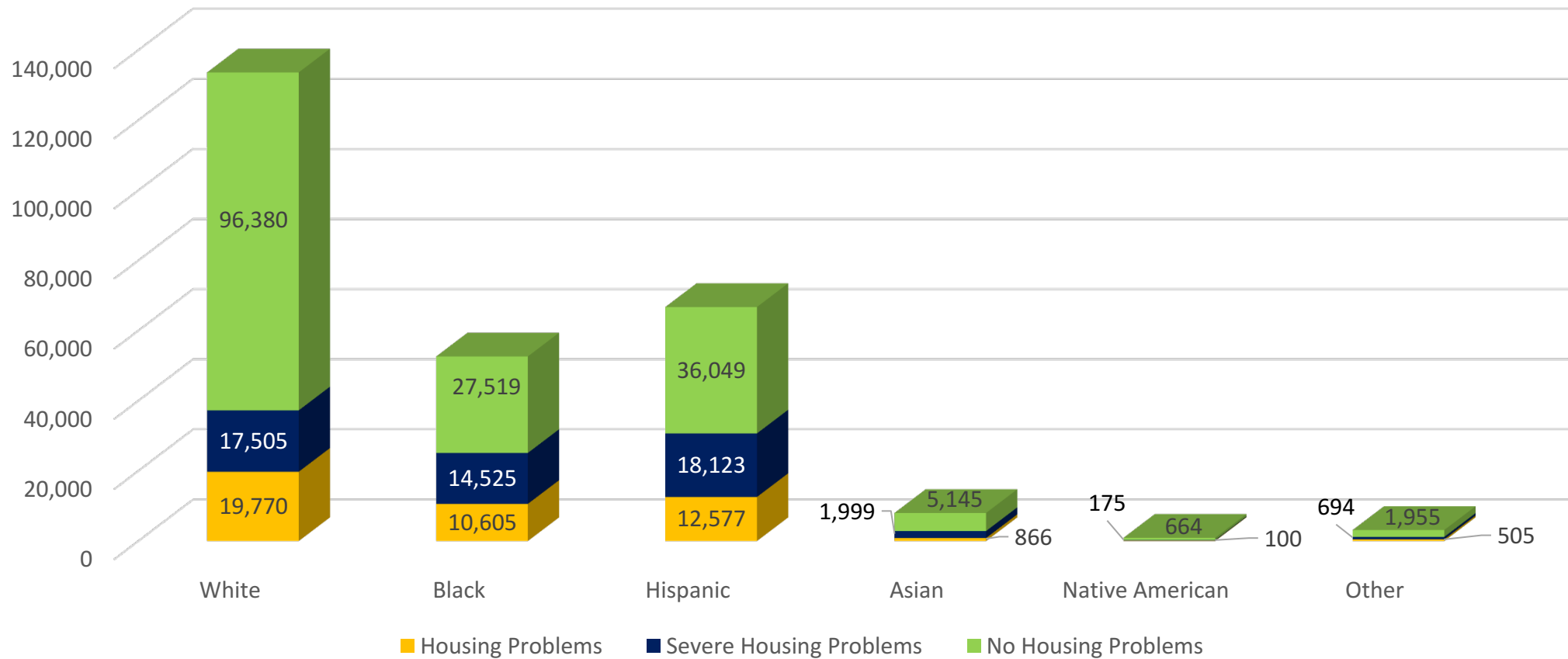


■ # of Households ■ # with Problems ■ White ■ Black
 ■ Hispanic ■ Asian ■ Native American ■ Other

*Households with housing problems lack complete kitchen facilities, plumbing facilities, have more than one person per room, or have a monthly housing cost greater than 30% of monthly income;

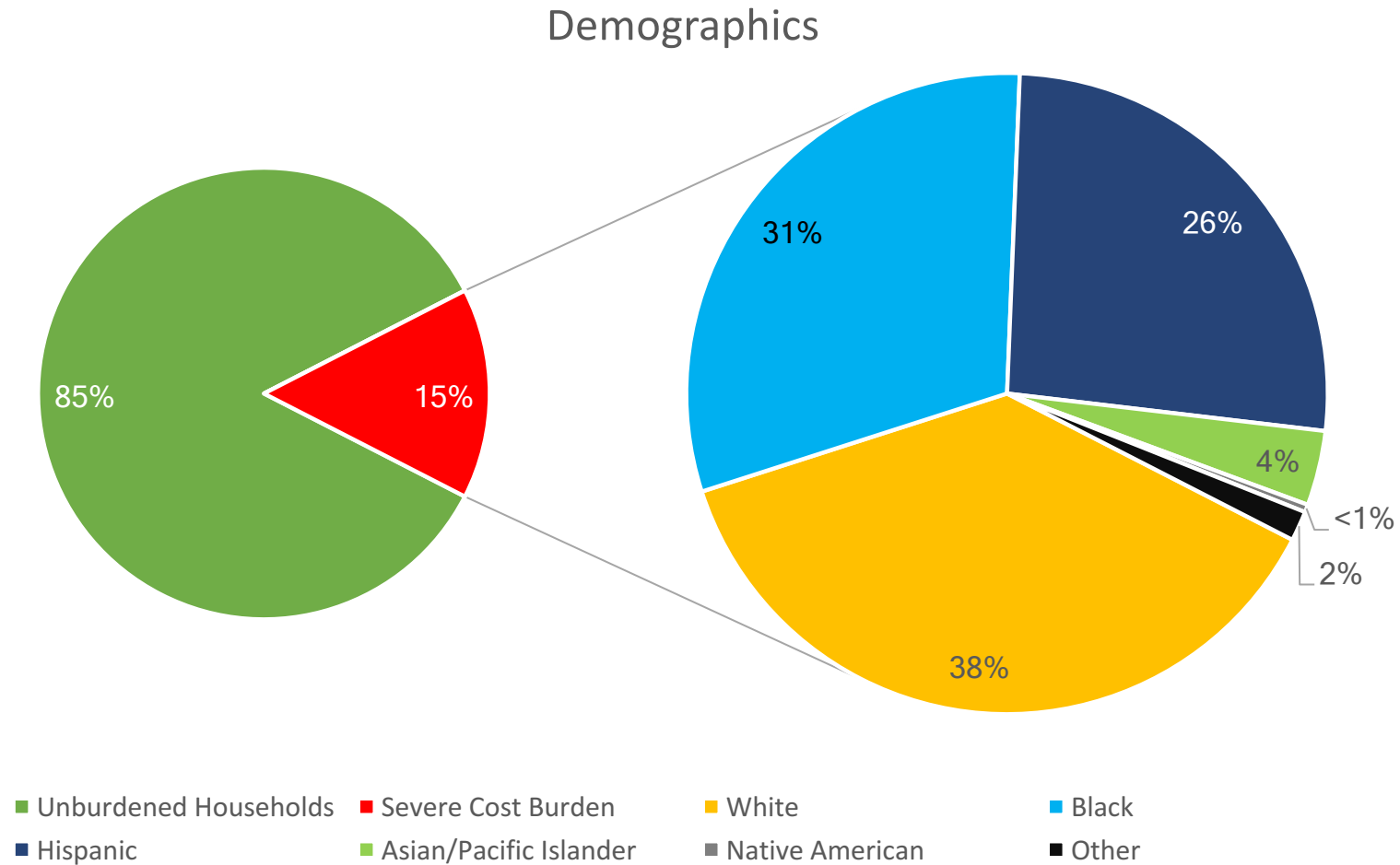
**Households with severe housing problems meet any of the first three criteria, or have a monthly housing cost greater than 50% of total monthly income; Households with (severe) housing problems are fairly evenly split amongst the top three demographic groups. However, the greater proportion of whites as a share of total city population means that the minority groups with (severe) housing problems have a greater percentage of their population represented here.

Households with Disproportionate Housing Needs (Alternative Graph)



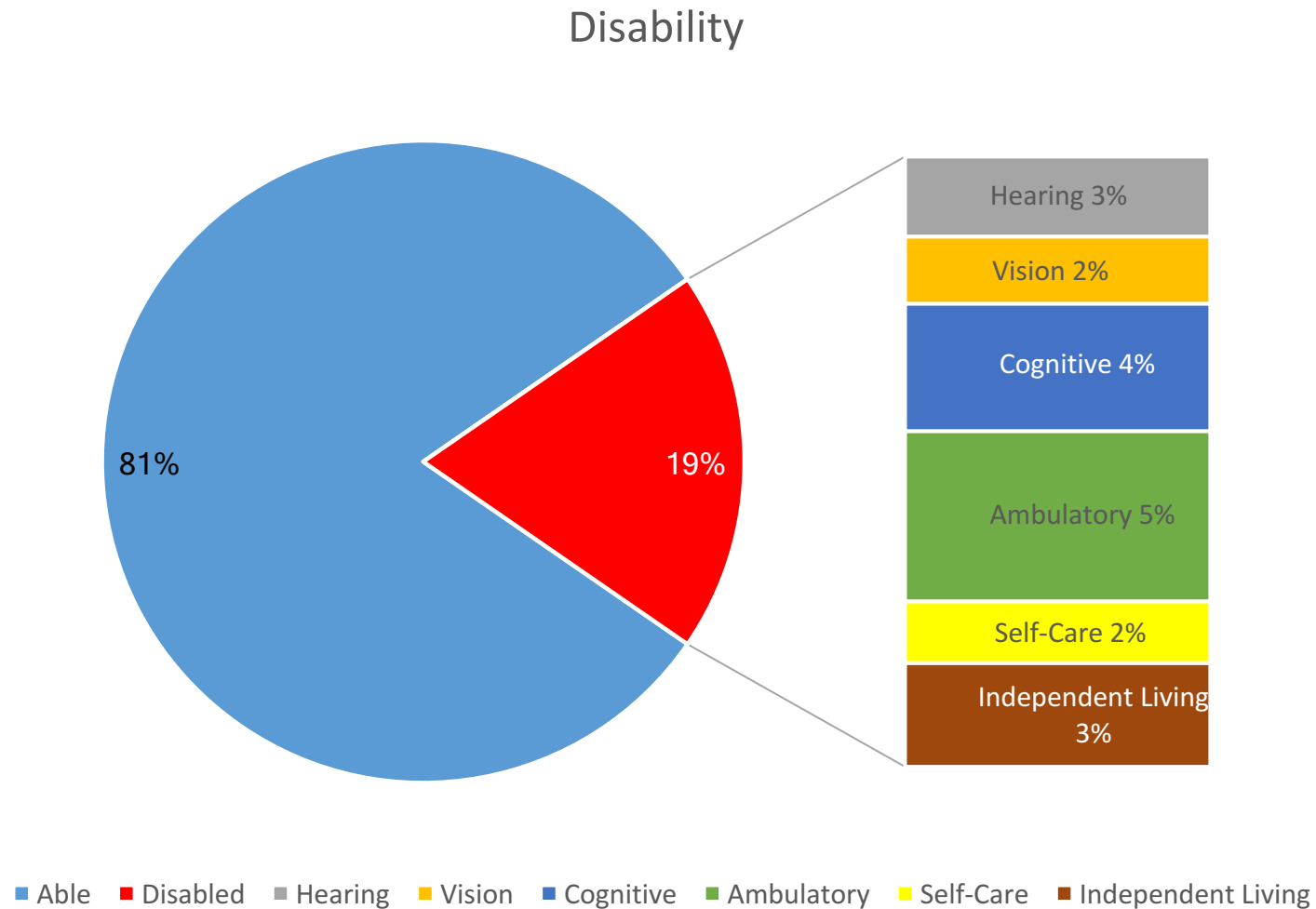
Minority populations in Fort Worth, particularly blacks and Hispanics, are disproportionately affected by (severe) housing problems.

Households with Severe Cost Burden*



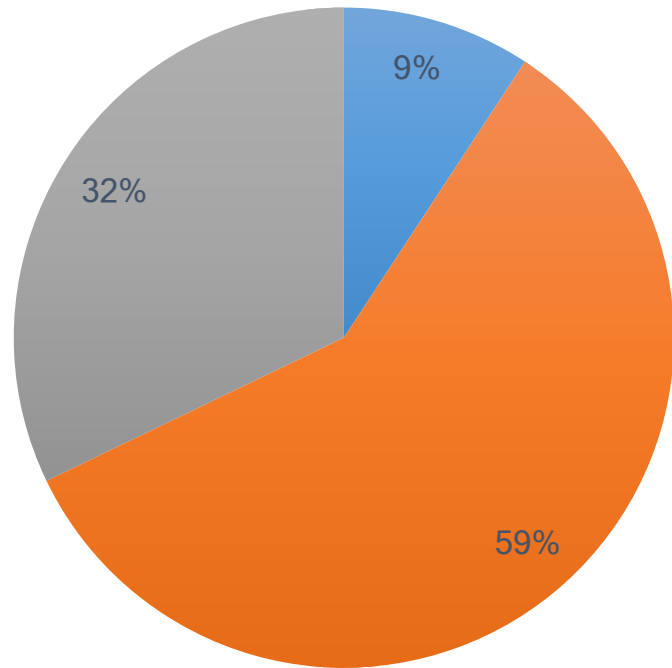
*Severe Cost Burden is defined as paying more than 50% of monthly income on housing costs (rent and utilities)
Of the 265,175 households in Fort Worth, 15% are severely cost burdened

Disability by Type

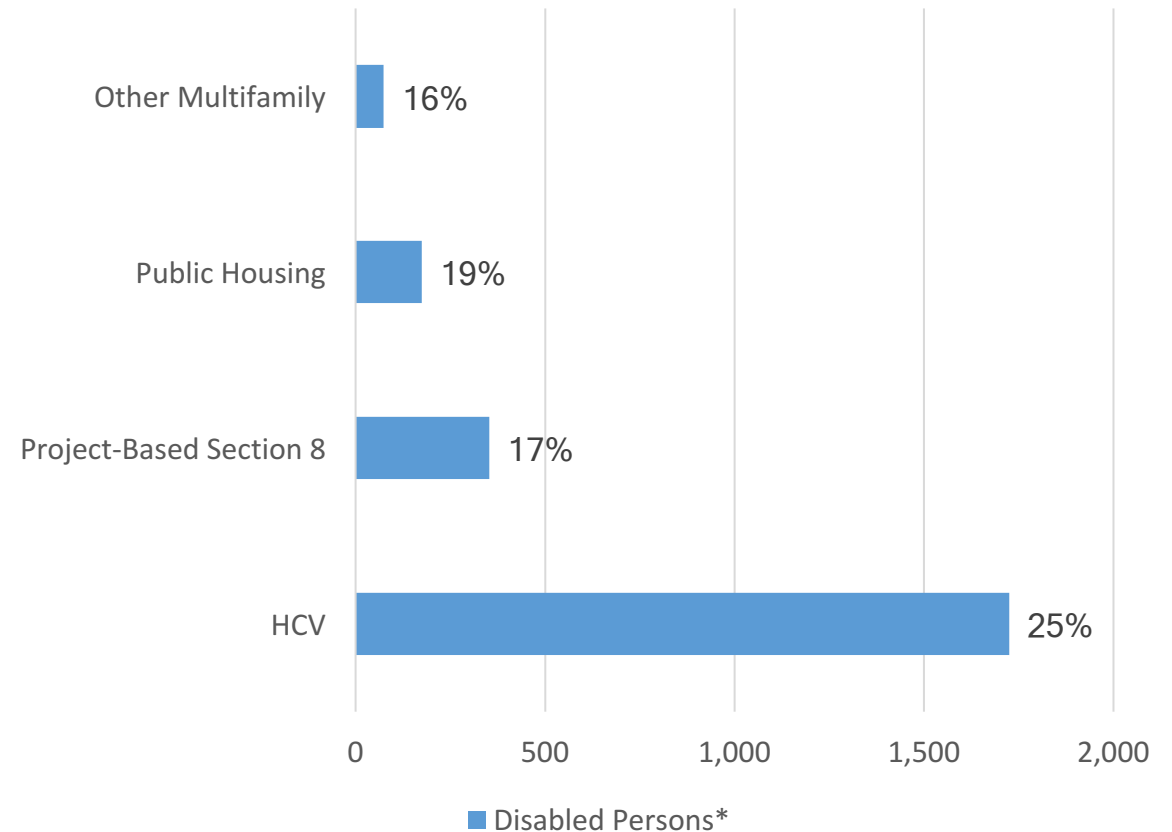


Nearly 20% of Fort Worth residents have one or more disabilities, with the largest portion identified as possessing an ambulatory disability. Percentage values on the right are calculated as a share of the total population

Disability by Age/Housing Program Category



■ Age 5-17 ■ Age 18-64 ■ Age 65+

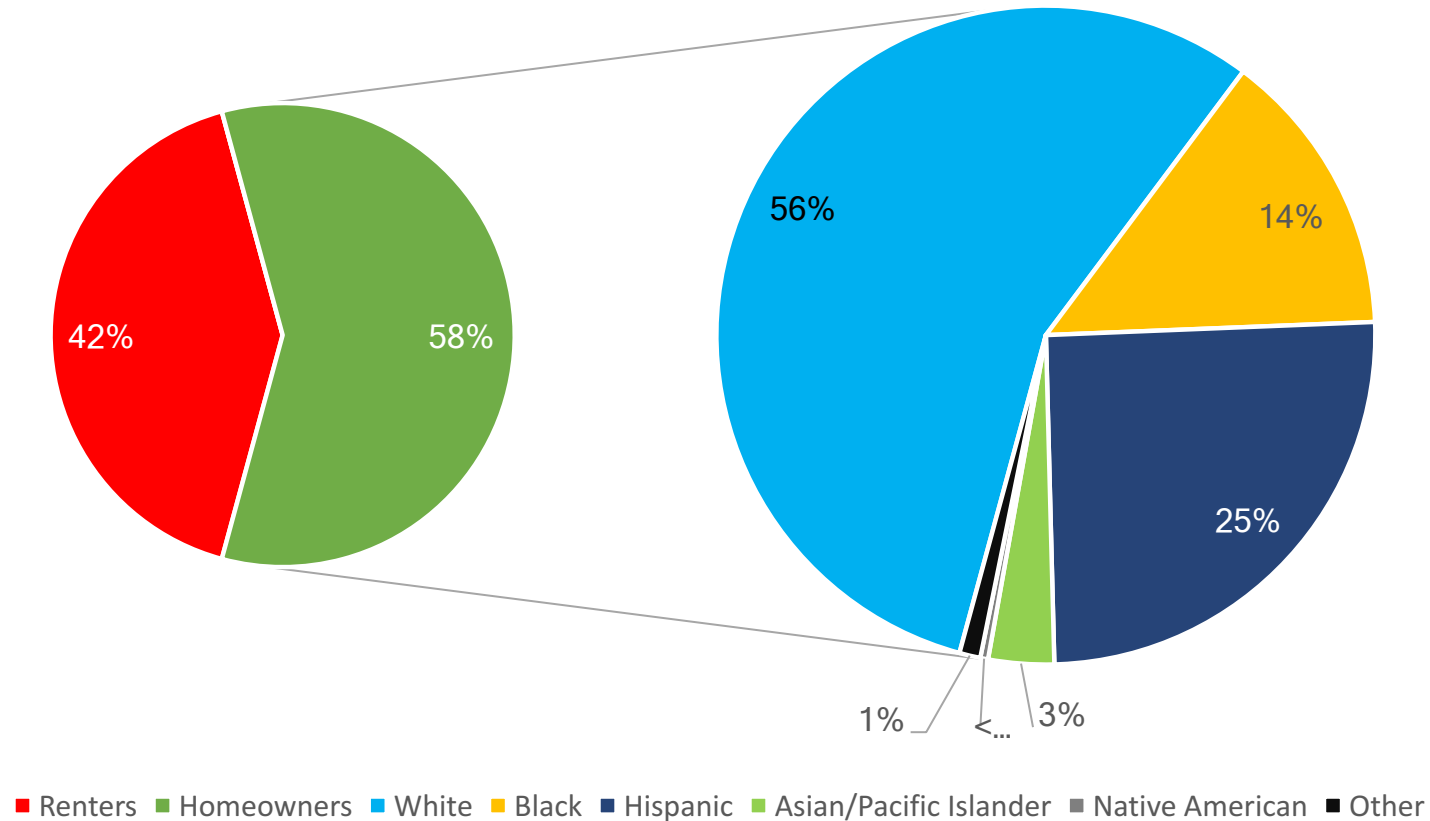


*Percentage values on the right are calculated as a share of the total population of each housing program

Although the disabled population is predominantly aged 18-64, there is also a large share of this population that is age 65+. Meanwhile, HCV holders represent the greatest share of disabled housing program beneficiaries, and disabled individuals represent $\frac{1}{4}$ of all HCV holders.

Fort Worth Homeowner Demographics

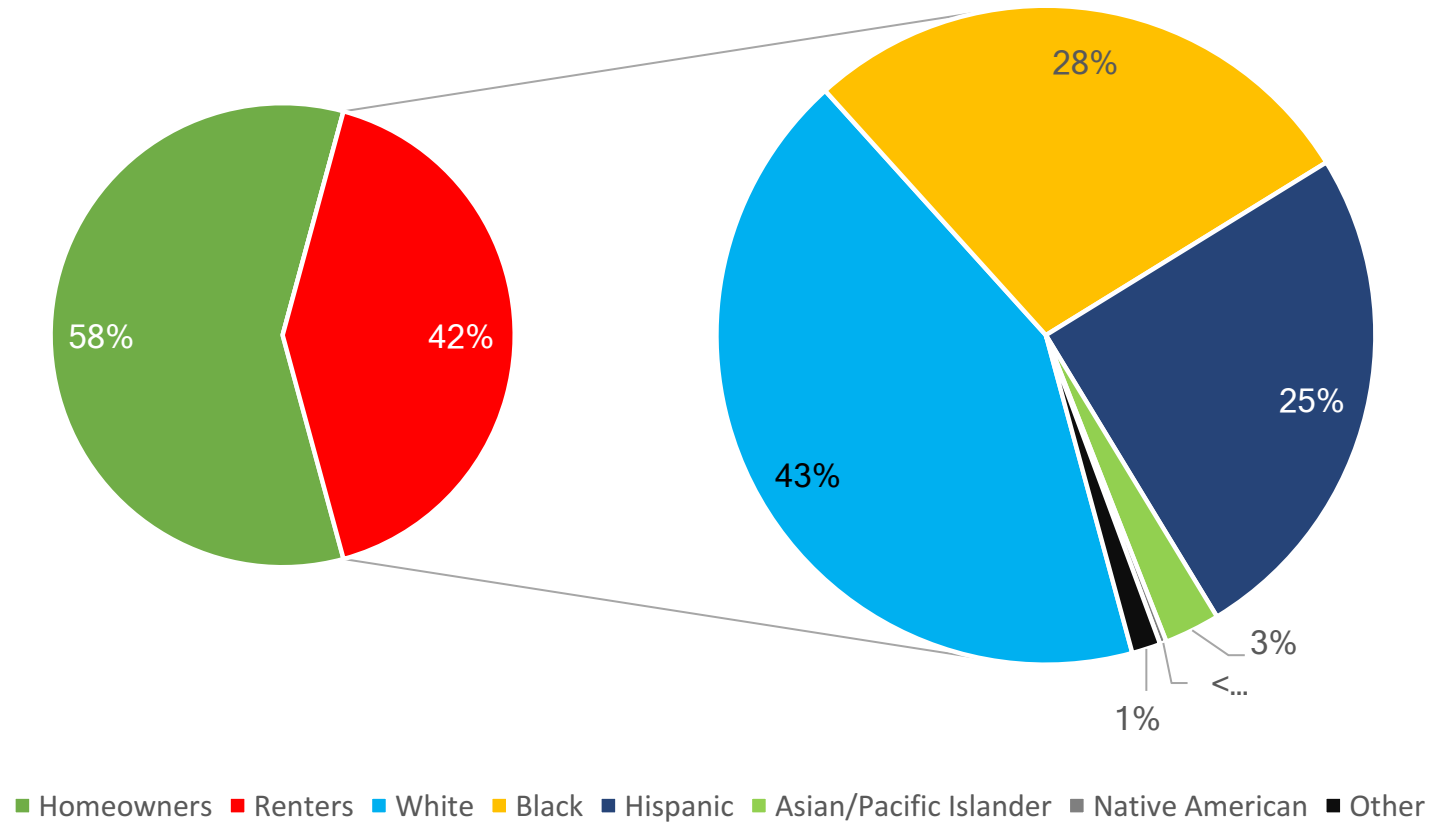
Demographics



Fort Worth has a fairly balanced mix of renters and homeowners, with a slight majority of homeowners. As compared with population demographics, whites are slightly overrepresented in homeownership while blacks and Hispanics are somewhat underrepresented

Fort Worth Renter Demographics

Demographics



Somewhat conversely, white renters are fairly proportionate with total population figures, while blacks are overrepresented and Hispanics are underrepresented.

Notes about HUD's Opportunity Indices

- **Low Poverty Index¹:**
 - Index is based off of the poverty rate
 - Higher value indicates less exposure to poverty
- **School Proficiency Index²:**
 - Based on the performance of 4th grade reading and math state test scores.
 - Higher values indicate higher levels of proficiency in the region.
- **Labor Market Index³:** Higher values indicate-
 - Higher labor force participation
 - Lower unemployment
 - Higher percent of population with a bachelor's degree or higher
- **Transit Index⁴:**
 - Estimates of number of public transit trips taken by 3-person, single-parent families, with one commuter, and an income at 50% AMI for renters
 - Higher values indicate a higher likelihood that residents utilize public transit

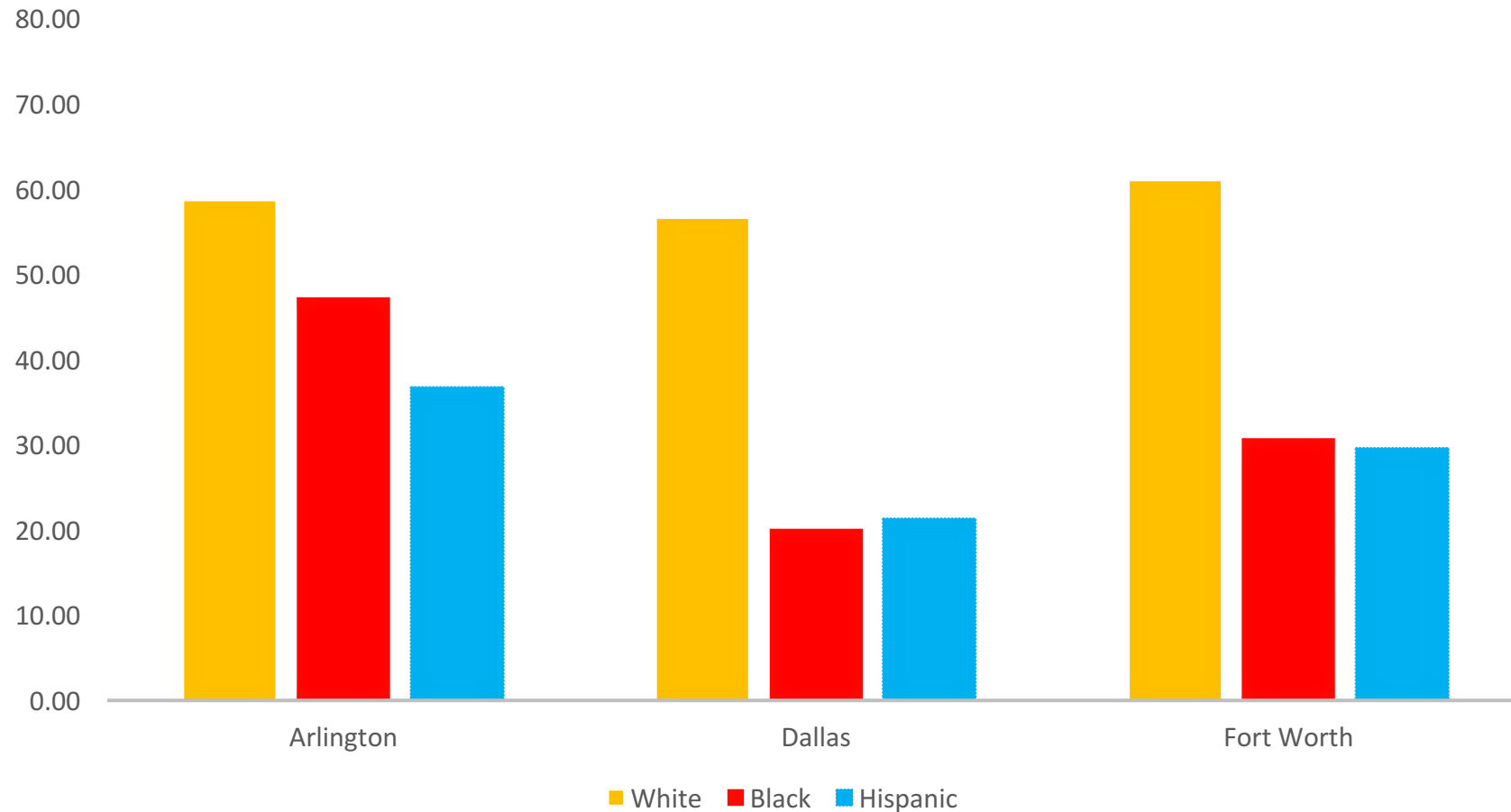
1. American Communities Survey (ACS), 2009-2013

2. Great Schools, 2011-2012 (Private NPO)

3. American Communities Survey (ACS), **2006-2010**

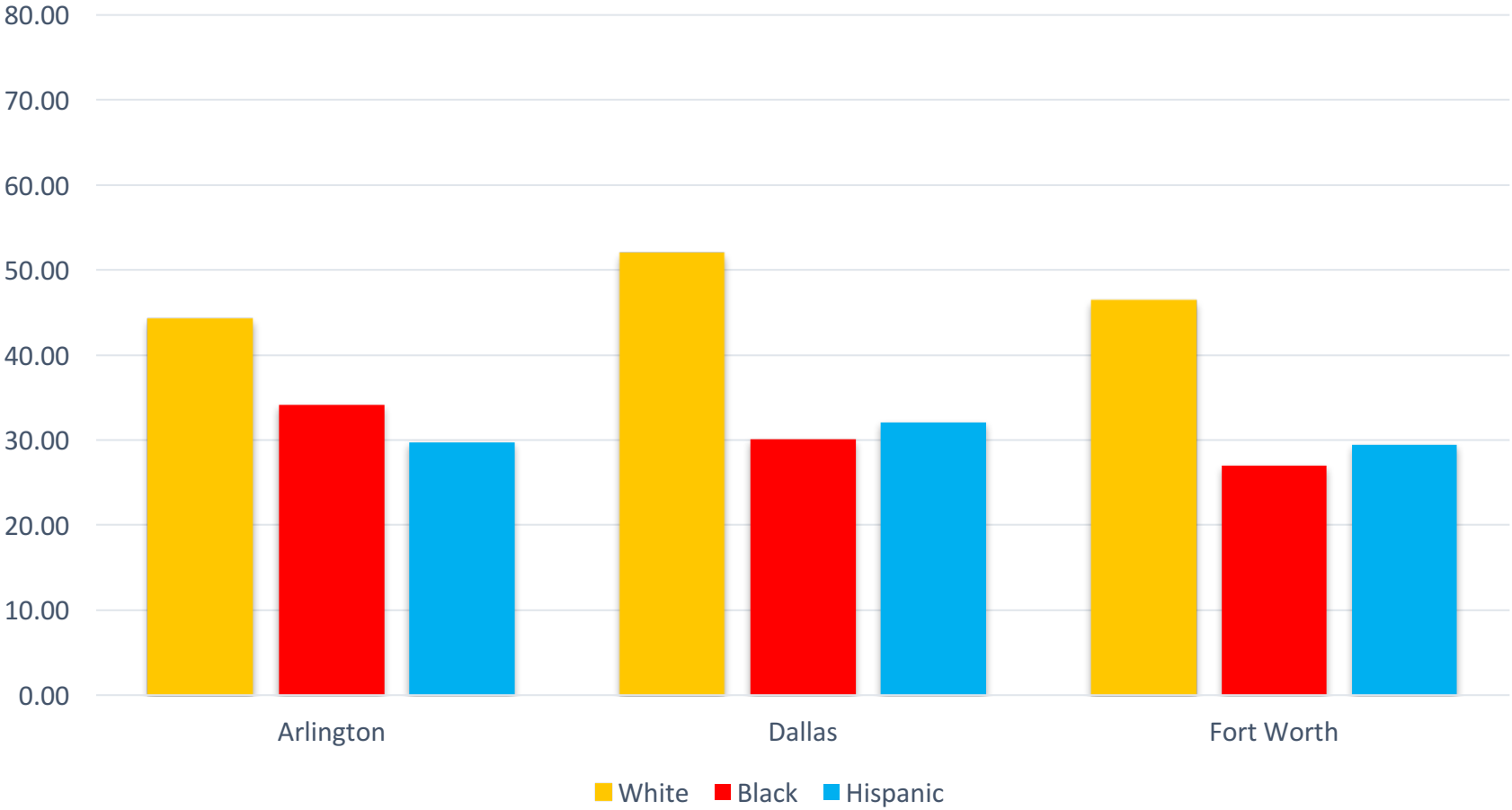
4. Location Affordability Index (LAI), 2008-2012 – HUD/DOT

Low Poverty Index – Regional Comparison



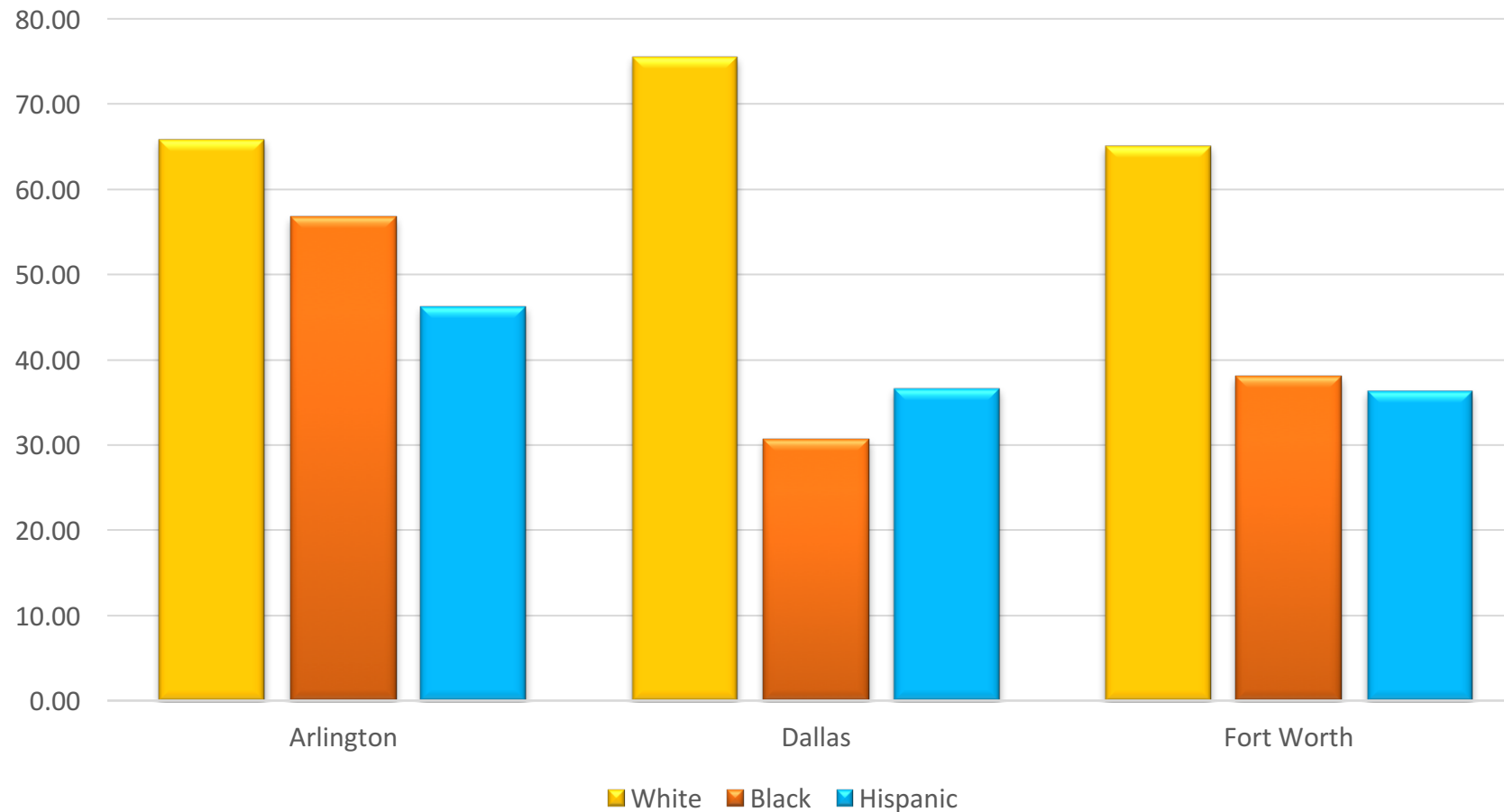
While Dallas, Fort Worth, and Arlington have comparable Low Poverty Index scores for their white populations, Fort Worth scores slightly better than Dallas with regards to blacks and Hispanics, and scores slightly worse than Arlington in these categories.

School Proficiency Index – Regional Comparison



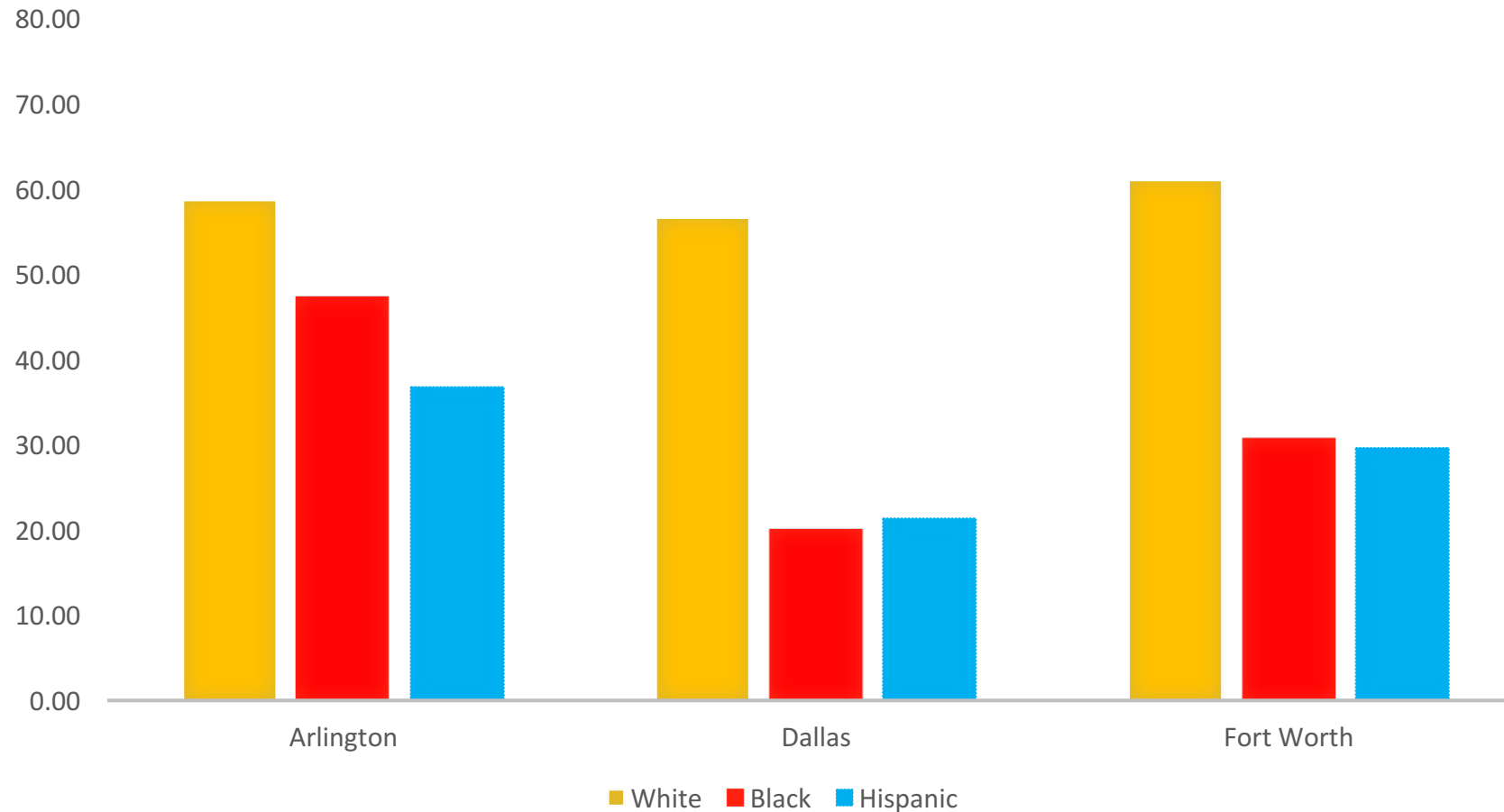
School Proficiency Index scores across the top three Metroplex cities are comparable in all three major demographics groups.

Labor Market Index – Regional Comparison



In the Labor Market Index, Fort Worth scores within one point or better than Dallas for blacks and Hispanics, and within one point of Arlington for whites. Labor market disparity between races is also significantly lessened in Fort Worth when compared with Dallas.

Transit Index – Regional Comparison



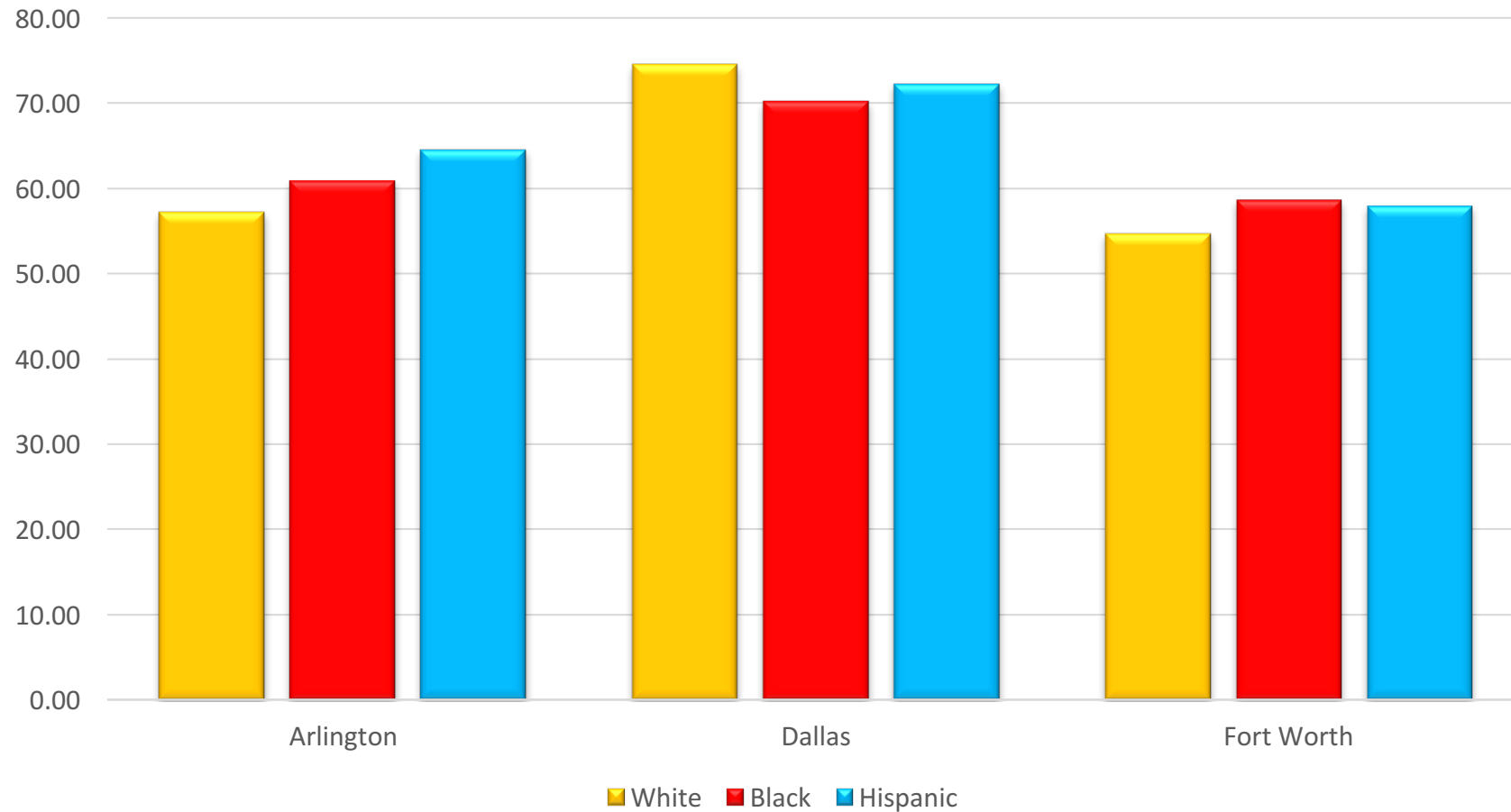
For the Transit Index, Fort Worth scores better than Dallas in all three major demographics categories, and leads the three cities in Transit Index scores for whites.

Notes about HUD's Opportunity Indices

- **Low Transportation Cost Index¹:**
 - Estimates transportation costs for 3-person, single-parent families, with one commuter, at 50% of AMI for renters
 - Represents the cost of transportation as a percent of income for renters
 - Higher values indicate lower cost of transportation
- **Job Proximity Index²:**
 - Estimates the accessibility of a given area to all job locations within the CBSA (Core-based statistical area)
 - Higher values indicate better access to employment opportunities
- **Environmental Health Index³:**
 - Summary of estimated potential exposure to harmful toxins at the neighborhood level
 - Higher Values indicate less exposure to toxins harmful to human health

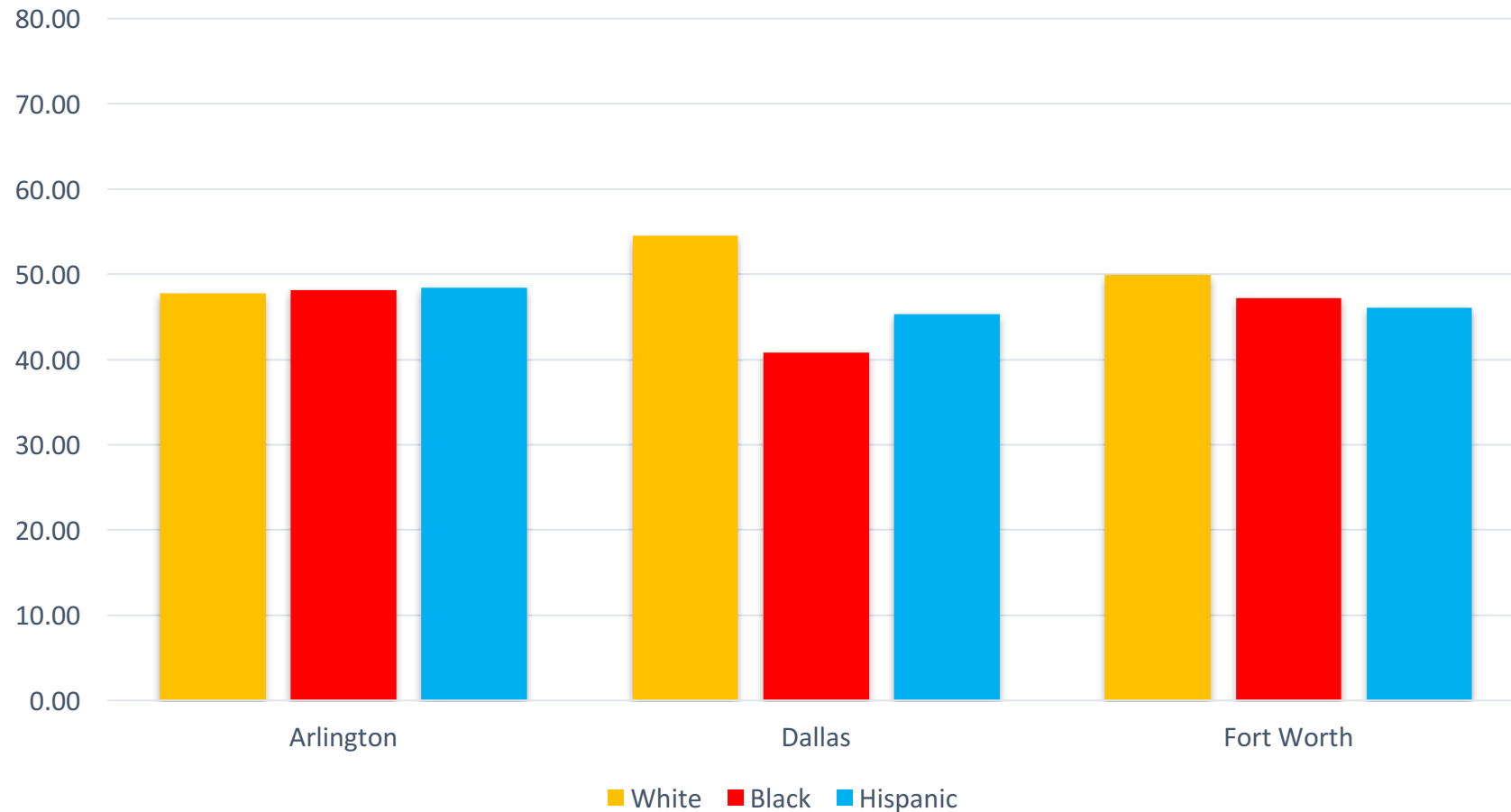
1. Location Affordability Index (LAI), 2008-2012 – HUD/DOT
2. Longitudinal Employer Household Dynamics (LEHD), 2013 – Census
3. National Air Toxics Assessment (NATA), 2005 – EPA

Low Transportation Cost Index – Regional Comparison



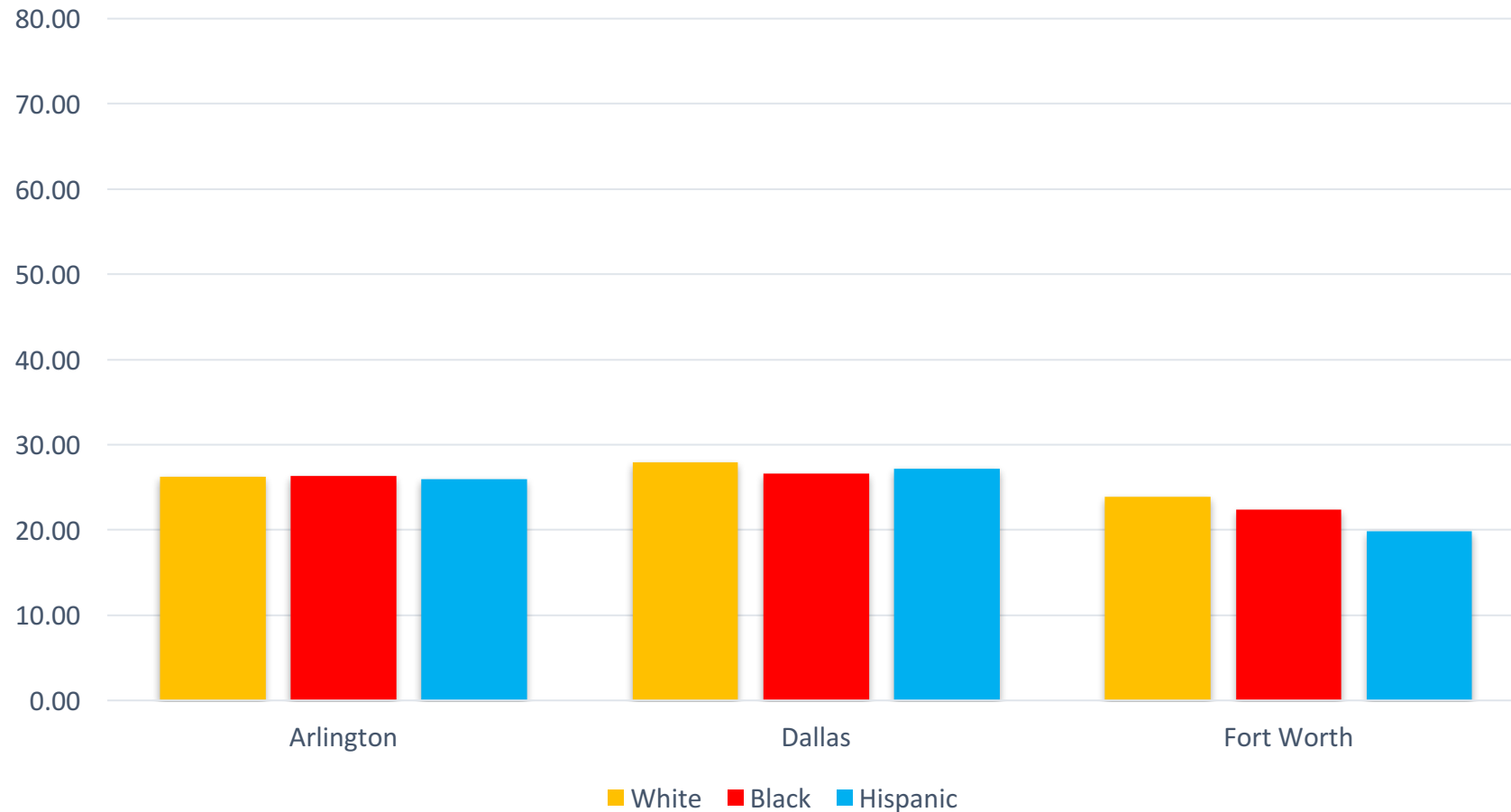
Fort Worth has higher transportation costs relative to Arlington and Dallas, with a larger variance from Dallas. Much of this variance is likely due to the greater geographical distribution of Fort Worth as compared with neighboring cities.

Job Proximity Index – Regional Comparison



Fort Worth Job Proximity Index Scores are comparable to the rest of the region, with each measure within 10 points of the other major cities

Environmental Health Index – Regional Comparison



All three major cities in the Metroplex fall within 10 points of each other in this index with no major variations between races

What is HUD's Dissimilarity Index?

- Measure of concentration of racial/ethnic groups in comparison to one another, based on census tract data
- Measure of segregation, where completely segregated = 100, and completely integrated = 0
 - High segregation = 55 or more
 - Moderate segregation = 40-54
 - Low level of segregation = 39 or less
- *Can be interpreted as percent of one group's population that would have to move from local neighborhood, to other neighborhoods so that its average racial/ethnic concentration would be the same across the larger geographic area*

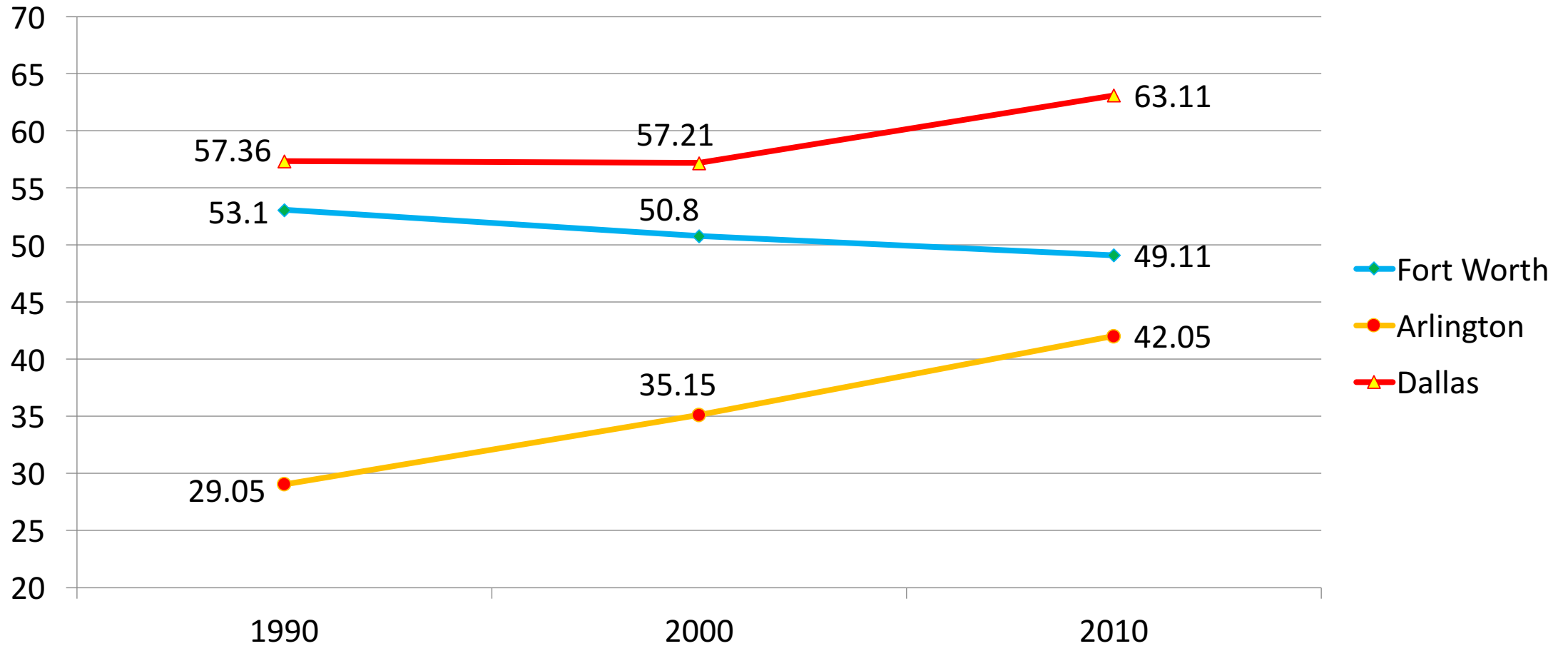
Data Sources:

Decennial Census (2010)

Brown LTDB (2010/2000/1990)

**Block Group level data were used for 2010, and census tracts were used for 2000 and 1990

Dissimilarity Index Trends – Regional (Non-White/White)



Fort Worth has become less segregated since 1990, while many surrounding cities have moved in the opposite direction

Assessment of Fair Housing



Thank you for your interest in this process and in
your community