

Memorandum



CITY OF DALLAS

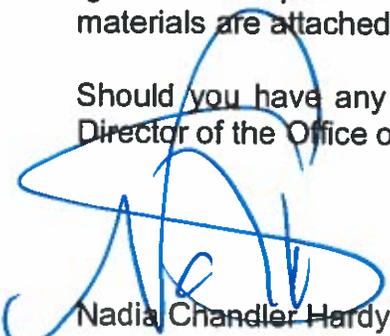
DATE November 2, 2018

TO Honorable Mayor and Members of City Council

SUBJECT **Assessment of Fair Housing and North Texas Regional Assessment of Fair Housing Report**

On Tuesday, November 6, 2018, you will be briefed on the Assessment of Fair Housing by Beverly Davis, Director of the Office of Equity and Human Rights, and Drs. Myriam Igoufe and Stephen Mattingly from the University of Texas at Arlington (UTA). The briefing materials are attached for your review.

Should you have any questions or concerns, please contact myself or Beverly Davis, Director of the Office of Equity and Human Rights.



Nadia Chandler Hardy
Assistant City Manager and Chief Resilience Officer

[Attachment]

c: T.C. Broadnax, City Manager
Chris Caso, City Attorney (I)
Carol A. Smith, City Auditor (I)
Biliera Johnson, City Secretary
Preston Robinson, Administrative Judge
Kimberly Bizzor Tolbert, Chief of Staff to the City Manager

Jon Fortune, Assistant City Manager
Joey Zapata, Assistant City Manager
Majed A. Al-Ghafry, Assistant City Manager
Directors and Assistant Directors

NORTH TEXAS REGIONAL HOUSING ASSESSMENT

**DALLAS CITY COUNCIL BRIEFING
NOVEMBER 6, 2018**

Dr. Myriam Igoufe
Co-Principal Investigator and Project Manager

Dr. Stephen Mattingly,
Principal Investigator

PRESENTATION OVERVIEW

- Background, Structure, and Purpose
- Key Findings
- Fair Housing Goals
- Moving Forward

ASSESSMENT OF FAIR HOUSING

- Requirement set forth by HUD in 2015 pursuant to new rule on **Affirmatively Furthering Fair Housing**
 - Data-driven examination
 - Regional collaboration
- North Texas working group formed (21 entities), led by the City of Dallas
- UT Arlington retained as a consultant in January 2017

STRUCTURE

Assess Disparities:
Among groups, Dallas/Region

FAIR HOUSING ISSUES

SEGREGATION

RACIALLY/ETHNICALLY
CONCENTRATED AREAS OF POVERTY

HOUSING NEEDS

ACCESS TO OPPORTUNITY

DISABILITY & ACCESS TO HOUSING

PUBLICLY SUPPORTED HOUSING

FAIR HOUSING ENFORCEMENT



HUD data



Supplemental Data



Outreach

**Place-based
investments/ Policies**

Quantitative Analysis

FAIR HOUSING GOALS

PURPOSE

- For the City of Dallas to be better positioned to Affirmatively Further Fair Housing
 - Address inequities (segregation, poverty...)
 - Remove obstacles to access to opportunity
 - Integrated and balanced living patterns
- “The duty to affirmatively further fair housing **extends to all of a program participant’s activities and programs relating to housing and urban development.**”
- Five-year Consolidated Plan (August 2019)

AFFIRMATIVELY FURTHERING FAIR HOUSING



For purposes of the rule, **affirmatively furthering fair housing** “specifically, means taking meaningful actions that, taken together, address significant disparities in housing needs and in access to opportunity, replacing segregated living patterns with truly integrated and balanced living patterns, **transforming racially and ethnically concentrated areas of poverty into areas of opportunity**, and fostering and maintaining compliance with civil rights and fair housing laws. **The duty to affirmatively further fair housing extends to all of a program participant’s activities and programs relating to housing and urban development.**”

(Source: HUD, 2017)

KEY FINDINGS

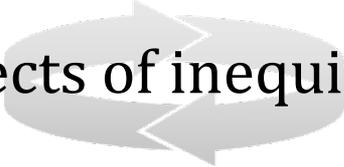
- REGION
 - Persisting patterns of segregation
 - Racial/ethnic inequities
 - Affordability Pressures
 - Dallas/Region imbalances

KEY FINDINGS, DALLAS

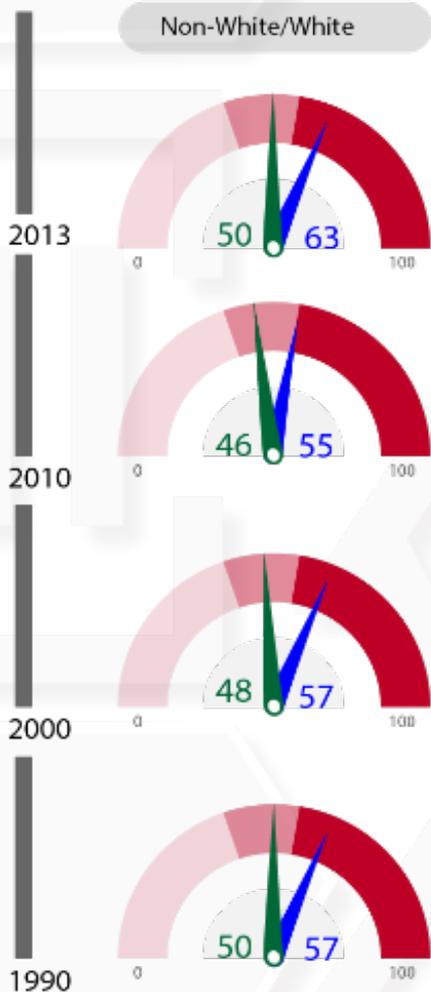
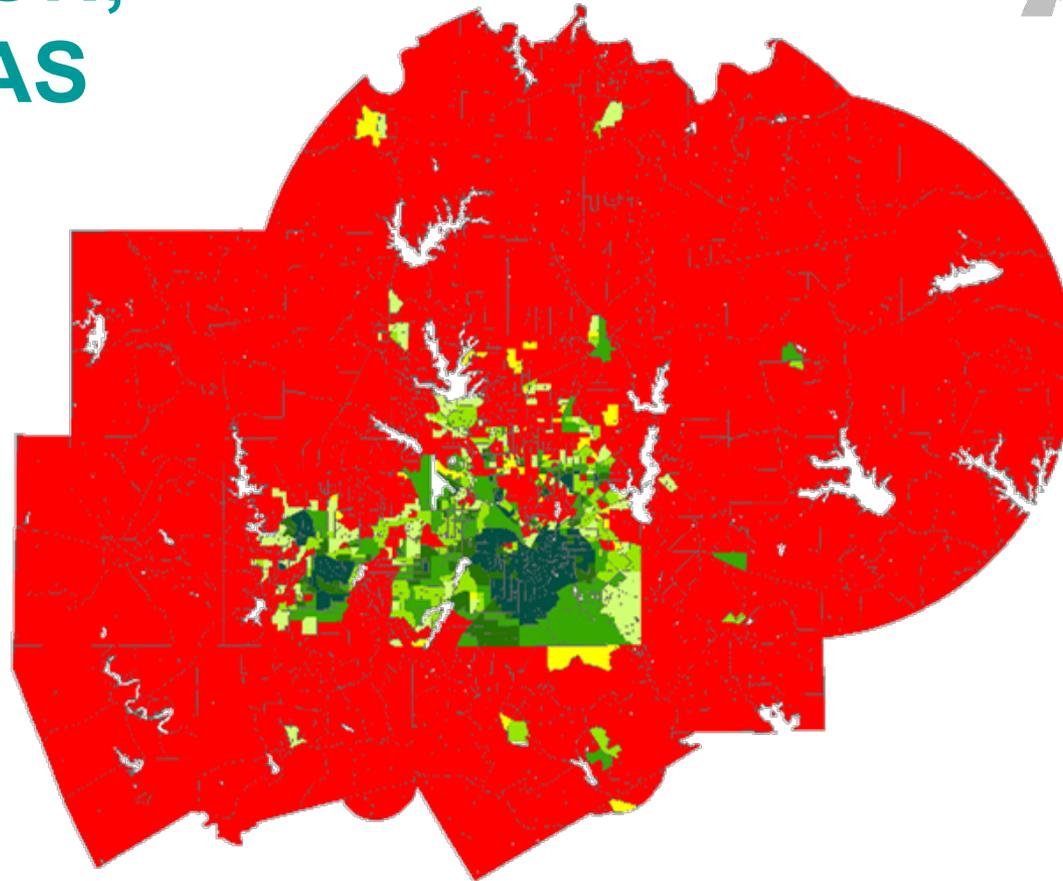
Stark geography of inequity

- Growing racial/ethnic and economic segregation
- Racial/ethnic inequities
- Affordability pressures
- Dallas/Region imbalances
- Systemic barriers to access opportunities

Compounding effects of inequitable geography



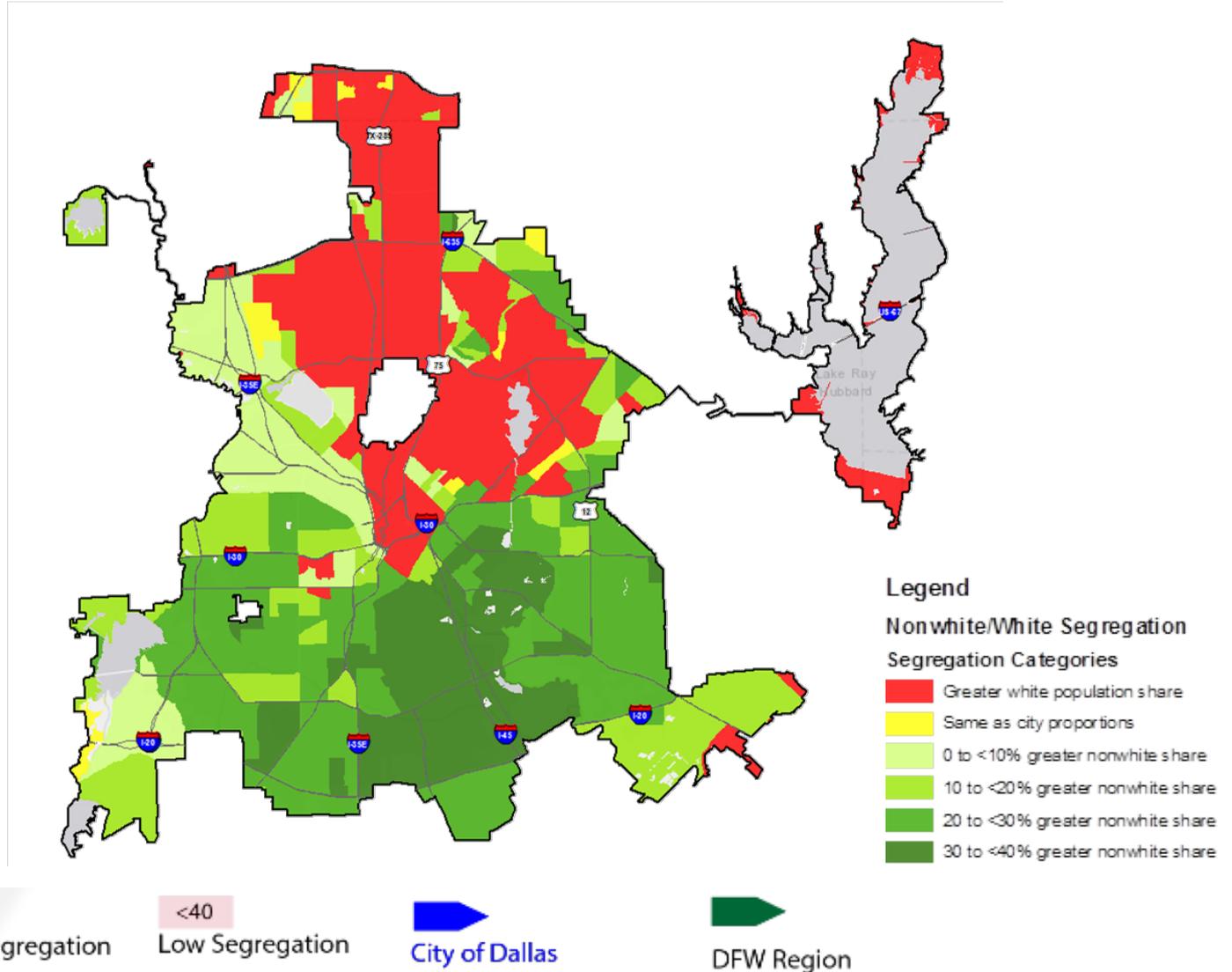
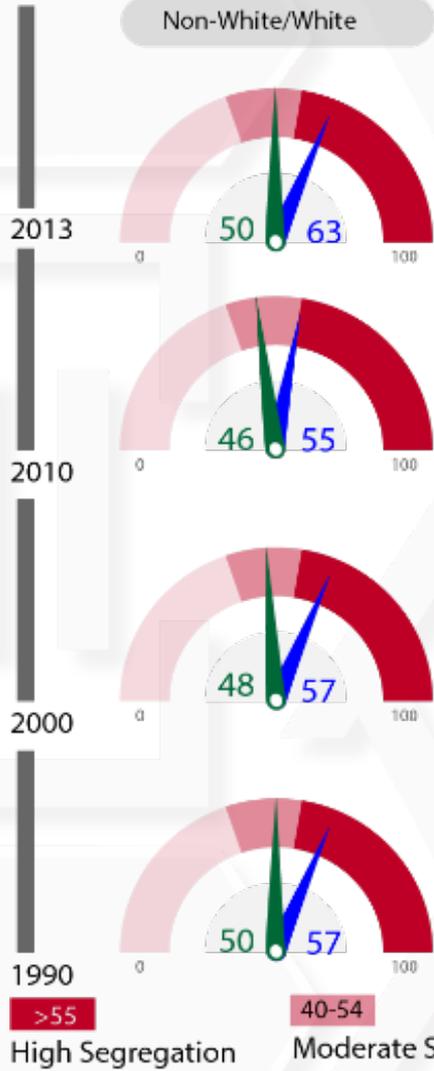
SEGREGATION, NORTH TEXAS



Description	Category
Non-white share more than 40% greater than jurisdiction	7
Non-white share 30% to 40% greater than jurisdiction	6
Non-white share 20% to 30% greater than jurisdiction	5
Non-white share 10% to 20% greater than jurisdiction	4
Non-white share 0% to 10% greater than jurisdiction	3
Non-white share similar to jurisdiction's share	2
Greater White population share than jurisdiction	1

>55 High Segregation
 40-54 Moderate Segregation
 <40 Low Segregation
 ▶ City of Dallas
 ▶ DFW Region

SEGREGATION, NORTH TEXAS



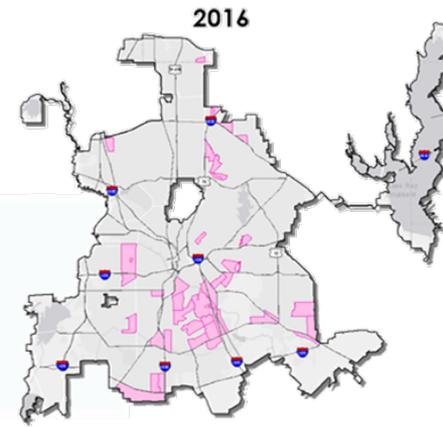
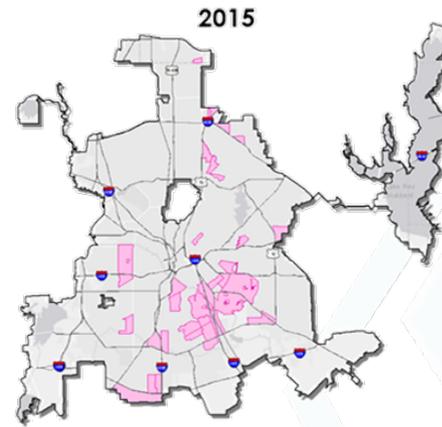
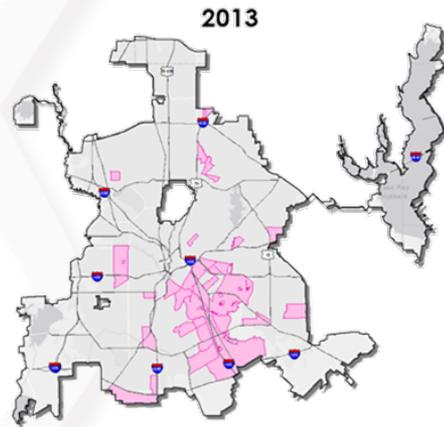
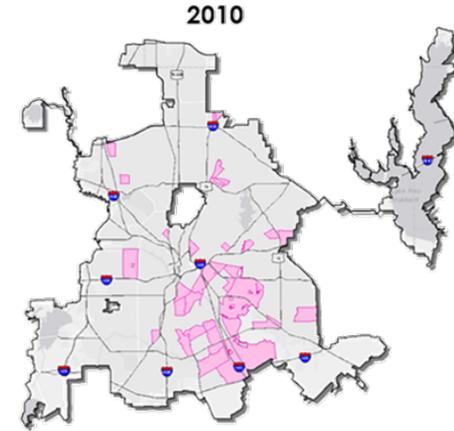
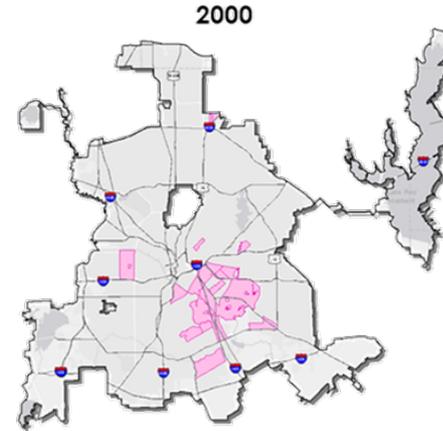
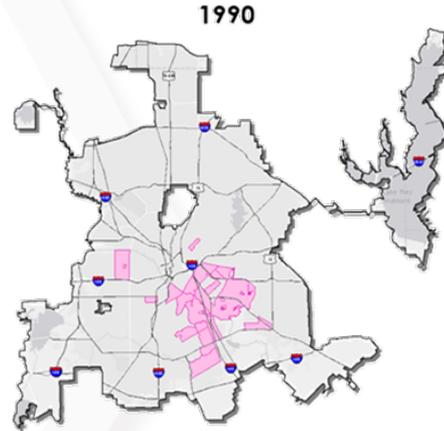
Source: U.S. Census Bureau, 1990, 2000, 2010 American Community Survey

RACIALLY/ETHNICALLY CONCENTRATED AREAS OF POVERTY



R/ECAPs

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

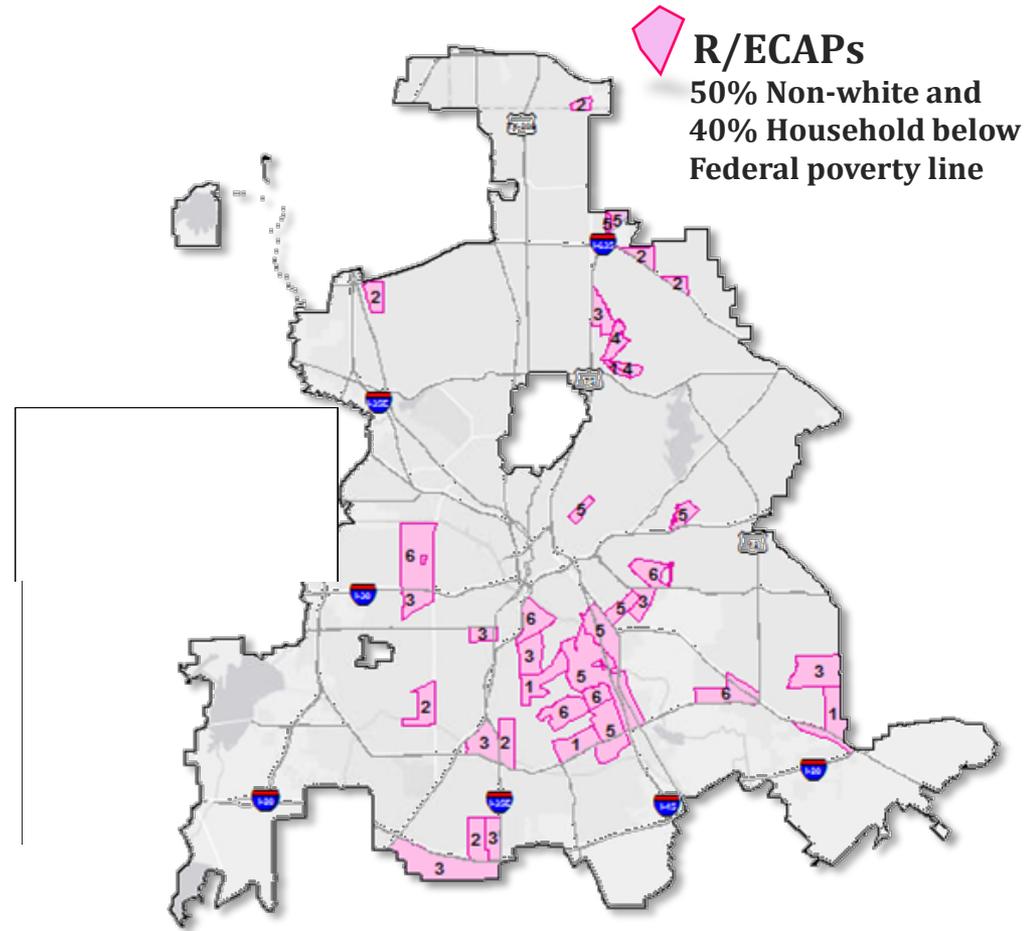


RACIALLY/ETHNICALLY CONCENTRATED AREAS OF POVERTY

- Long-lasting R/ECAPs in Southern sector of Dallas and West Dallas
- Proliferation of R/ECAPs over time

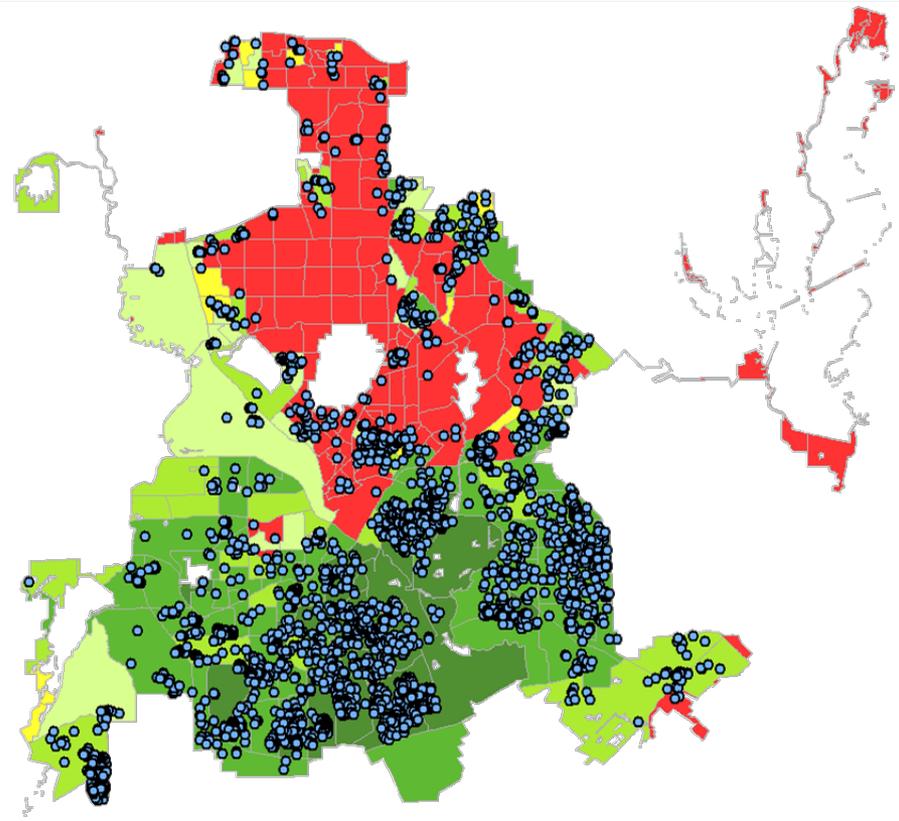
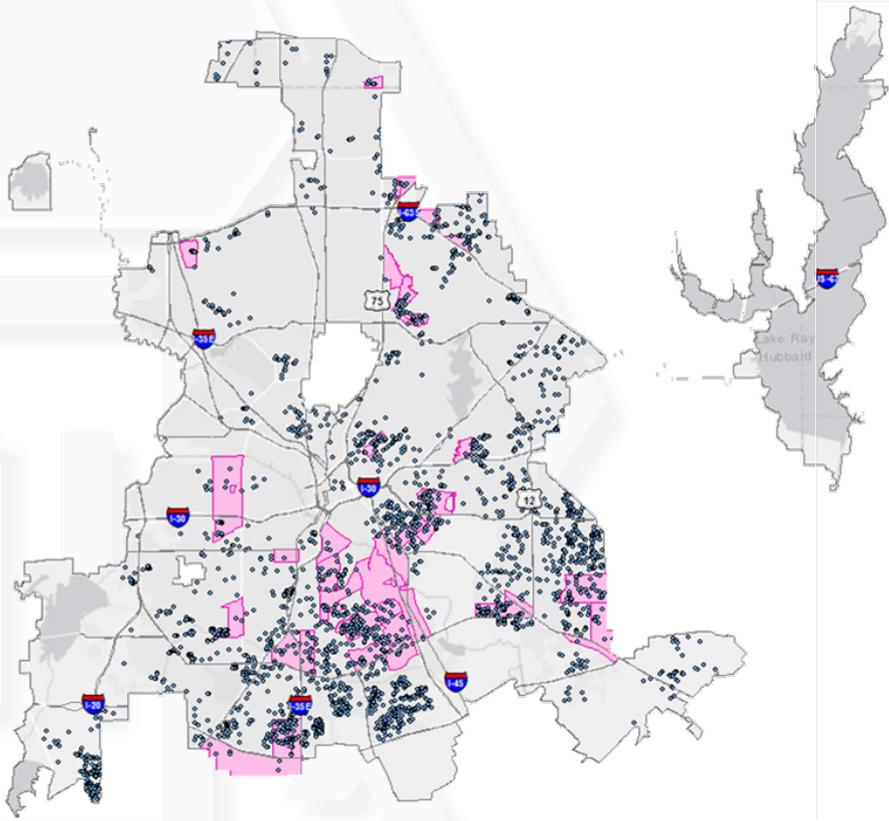
1990: (18) 2000: (18) 2010: (32)
2013: (33) 2015: (32) 2016: (36)

- Spatial dispersion of R/ECAPs across the city and region
- Segregation *Nonwhite concentration*
- R/ECAPs tend to emerge as a result of poverty increase, as opposed as to a nonwhite population increase.



R/ECAPs (2016)

R/ECAP , Segregation, and HCV

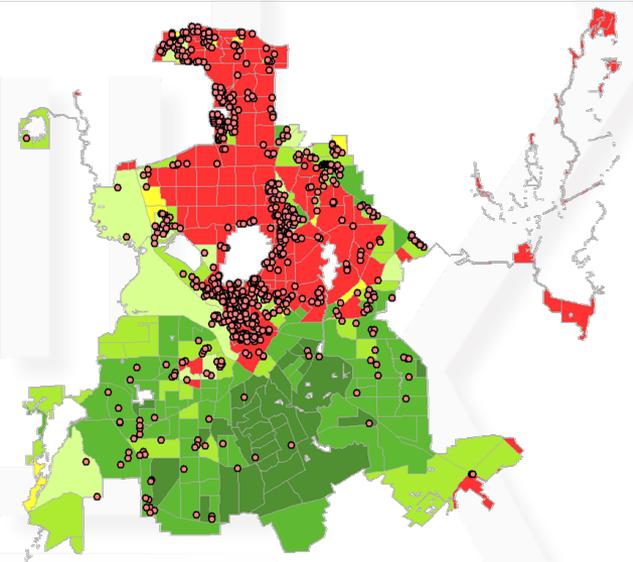


- 503** HCV families in one census tract
- 85** HCV families in average in R/ECAP
- 22** HCV families in average in non-R/ECAP

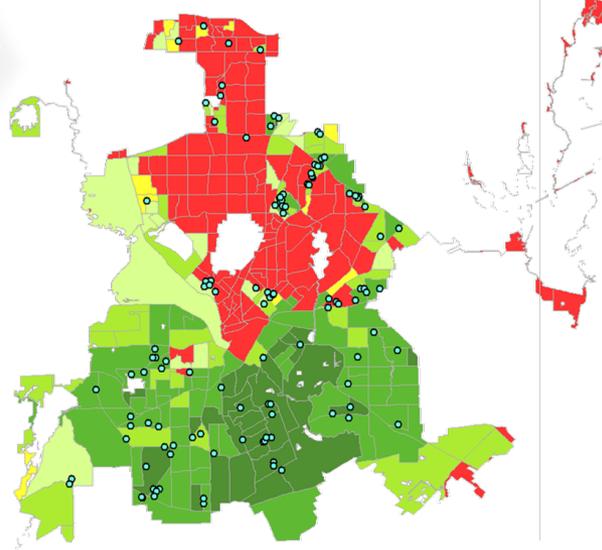
HCV families tend to live in the most segregated areas in Dallas, and region

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

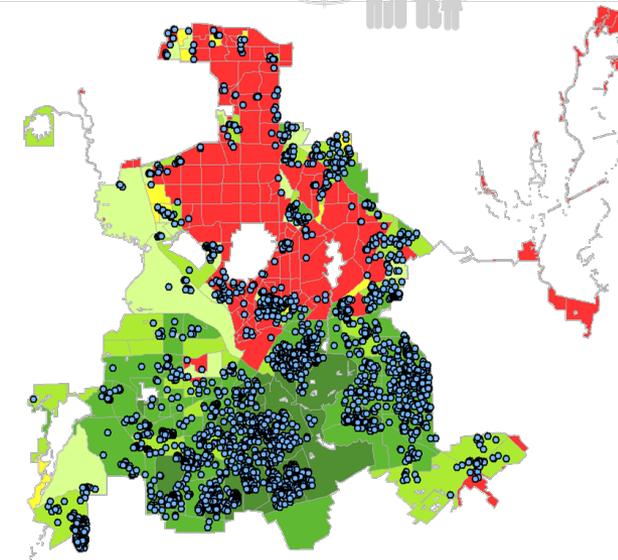
Source of Income Discrimination and Residential living patterns of HCV



Surveyed landlords refusing vouchers



Surveyed landlords accepting vouchers



Residential patterns HCV families

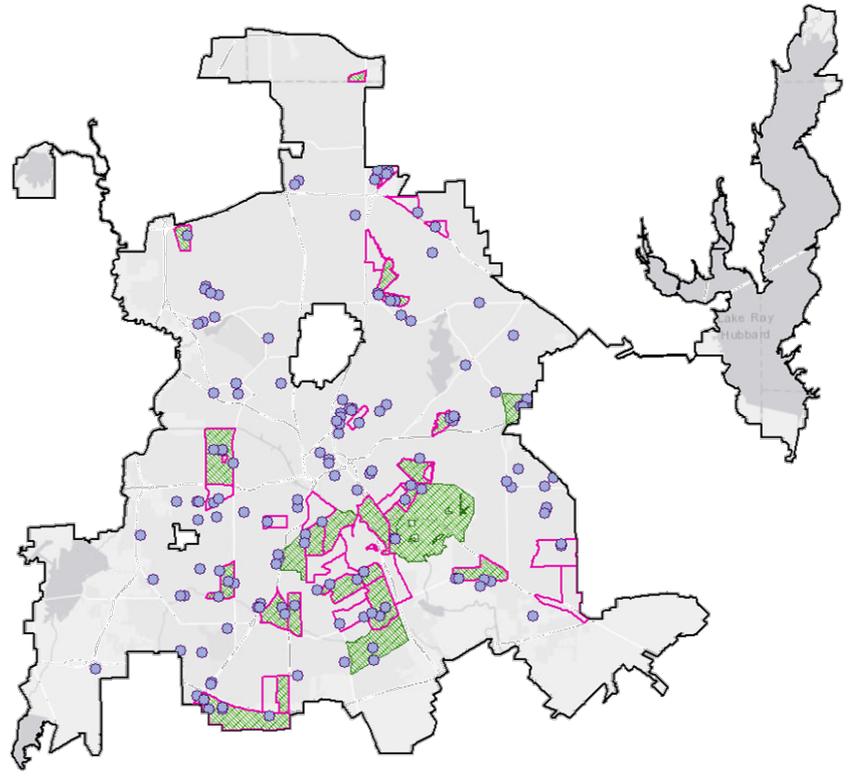
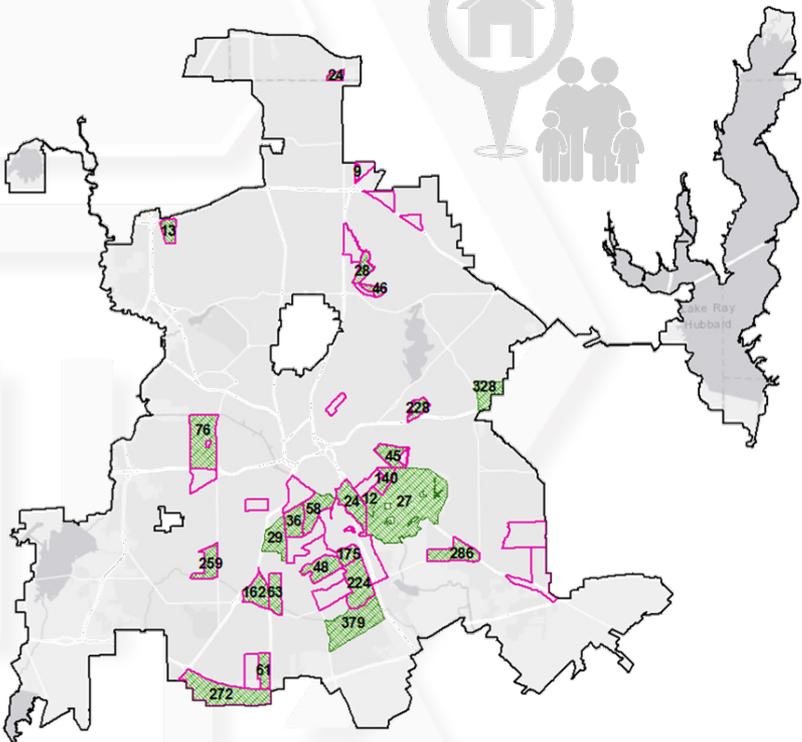
Source: Raw data made available by Inclusive Communities Project, analyses conducted by UTA Researchers

HCV disproportionately concentrated in R/ECAPs

91 % of surveyed landlords reside outside R/ECAPs

If each of these landlords would house four families, **no HCV family would reside within a R/ECAP in Dallas**

R/ECAPs and Accessibility Challenges



1.8 LIHTCs per LILA tracts

Legend

- Low Income Housing Tax Credit
- R/ECAP 2016
- Low Income Low Access to Food

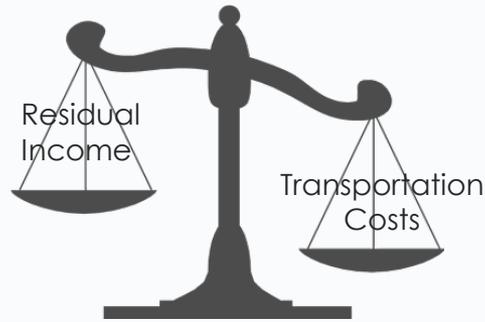
35

Low-Income Low-Access (LILA) tracts: characterized by extreme poverty rate (40%) as well as low access to food and vehicle availability

Transportation Barriers

Overwhelming majority of HCV families have insufficient resources to meet transportation needs

Affordability pressures faced by 30%AMI, 50%AMI, 80% AMI households



Percent of HCV families **unable to afford** transportation



Car Scenario

Buy, maintain and operate a car

75%

Maintain and operate a car

63%



Transit Scenario

Regional Monthly Transit Pass

For all family members

57%

For all adults and 1/2 of the dependents

55%

For all adults

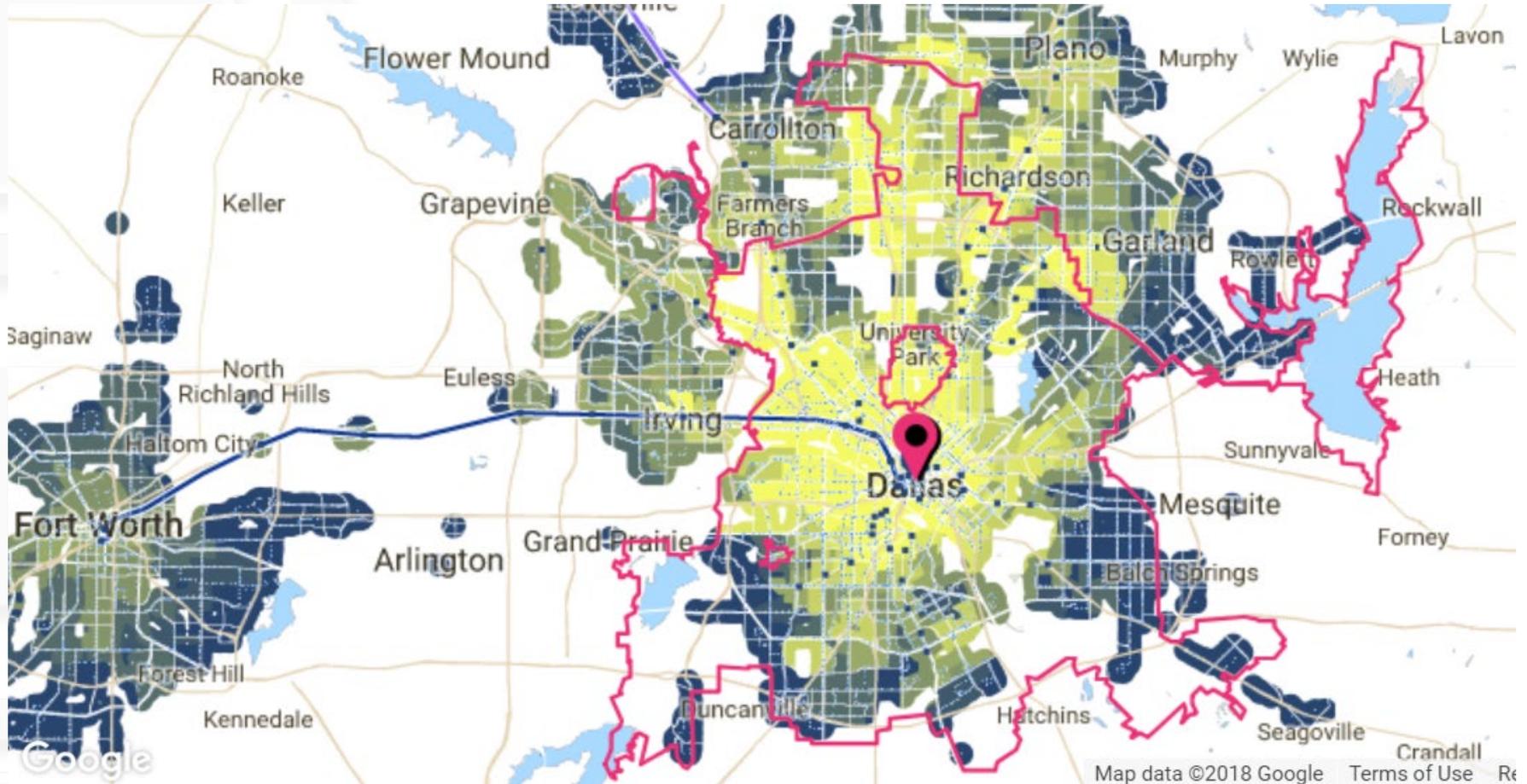
54%

For head of household only

52%



R/ECAPs and Accessibility Challenges



Number of jobs accessible within a 30 minute transit commute held by workers with earnings greater than \$3333/month on average for households.

- < 12,500 Jobs
- 12,500-25,000 Jobs
- 25,000-50,000 Jobs
- 50,000-75,000 Jobs
- 75,000-100,000 Jobs
- 100,000-125,000 Jobs
- 125,000-150,000 Jobs
- 150,000 Jobs+

AFFORDABILITY PRESSURES

#21

Texas



View State Map

State Facts

MINIMUM WAGE	\$7.25
AVERAGE RENTER WAGE	\$18.20
2-BEDROOM HOUSING WAGE	\$19.32
NUMBER OF RENTER HOUSEHOLDS	3,542,096
PERCENT RENTERS	38%

Working at minimum wage
\$7.25/hr
 Each week you have to work
86 HOURS!
 To afford a modest 1 bedroom rental home at Fair Market Rent

Affordable Rent for Low Income Households

Minimum Wage Worker

\$377/mo

Household at 30% of Area Median Income

\$524/mo

Worker Earning Average Renter Wage

\$946/mo

Fair Market Rent

1-Bedroom Fair Market Rent

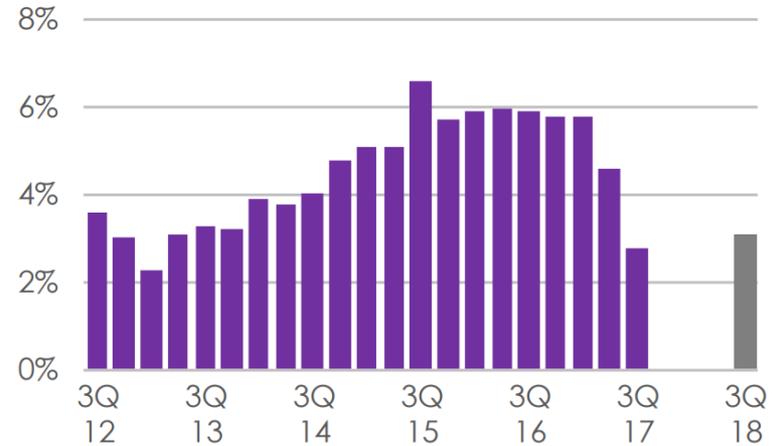
\$812/mo

2-Bedroom Fair Market Rent

\$1,005/mo

Source: Out of Reach (2018) National Low Income Housing Coalition

Annual Rent Change



Source: MPF Research



Source: Housing production, bcWorkshop (2018)

AFFORDABILITY PRESSURES

Burden is greater for:

Renters > Owners

Households below or at
30%AMI

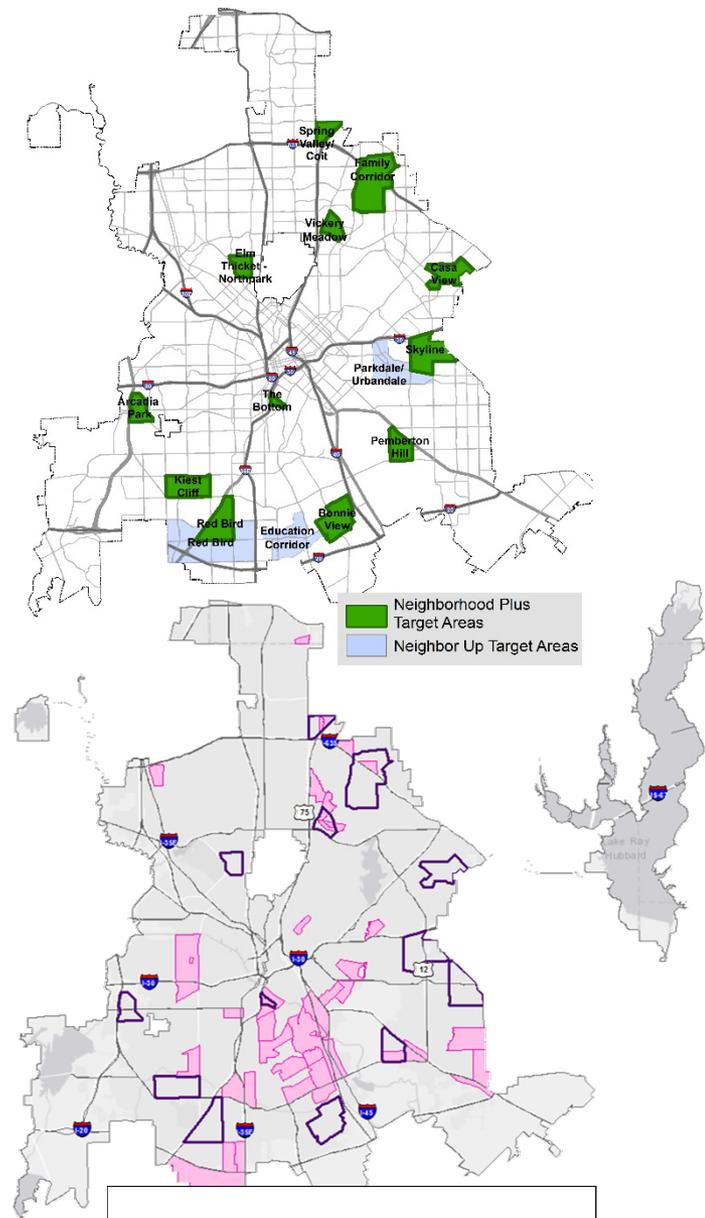
Households below or at
50%AMI

Dallas, Texas (2015)					
Income by Cost Burden (Renters only)	Cost burden > 30%	%	Cost burden > 50%	%	Total
Household Income less-than or= 30% HAMFI	57,575	79%	46,910	64%	72,830
Household Income >30% to less-than or= 50% HAMFI	38,270	75%	10,020	20%	50,985
Household Income >50% to less-than or= 80% HAMFI	18,130	32%	2,490	4%	56,555
Household Income >80% to less-than or= 100% HAMFI	3,625	14%	380	2%	25,030
Household Income >100% HAMFI	3,170	5%	340	0.5%	70,000
Total	120,770		60,140		275,395
Income by Cost Burden (Owners only)	Cost burden > 30%	%	Cost burden > 50%	%	Total
Household Income less-than or= 30% HAMFI	15,860	71%	11,490	51%	22,425
Household Income >30% to less-than or= 50% HAMFI	14,095	56%	6,060	24%	25,105
Household Income >50% to less-than or= 80% HAMFI	11,655	35%	3,335	10%	33,530
Household Income >80% to less-than or= 100% HAMFI	4,080	22%	995	5%	18,925
Household Income >100% HAMFI	8,890	9%	1,520	1%	101,865
Total	54,580		23,400		201,855

REVITALIZATION PROGRAMS

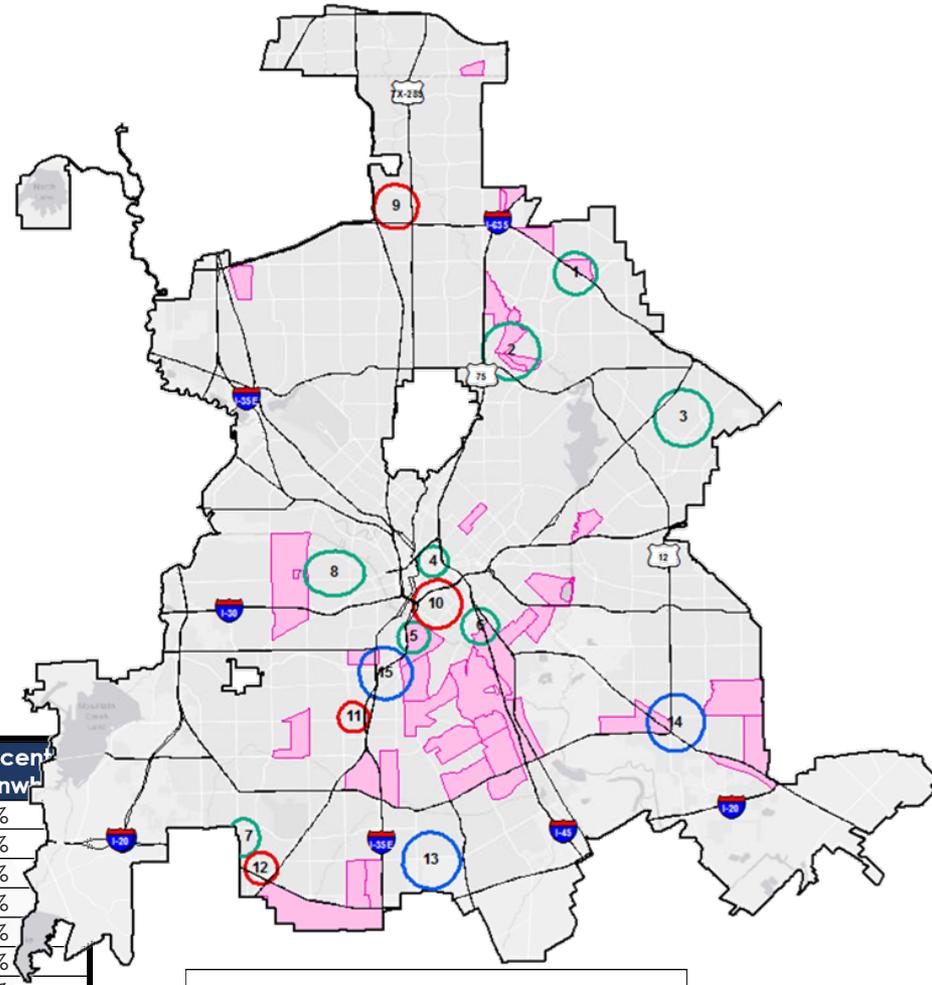
Neighborhood Plus Plan

Neighborhood Plus Focus Areas Overlapping with R/ECAPs	Number of R/ECAPs at least partially within NP areas in 2015	Number of R/ECAPs at least partially within NP areas in 2016	Average Poverty Rate (2016)	Average Nonwhite concentration (2016)
The Bottom	1		26%	31%
Vickery Meadow	2	2	33%	43%
Pemberton Hills	1	1	41%	53%
Family Corridor	1	1	24%	50%
Coit/Spring Valley	2	2	30%	73%
Elm Thicket-Northpark			9%	49%
Bonnie View			27%	87%
Kiest Cliff/Kimball Heights			14%	46%
Red Bird			24%	76%
Casa View			20%	46%
Skyline			29%	46%
Arcadia Park			27%	21%
Pleasant Grove			24%	39%
Total	7 (out of 32)	6 (out of 36)	26%	50%



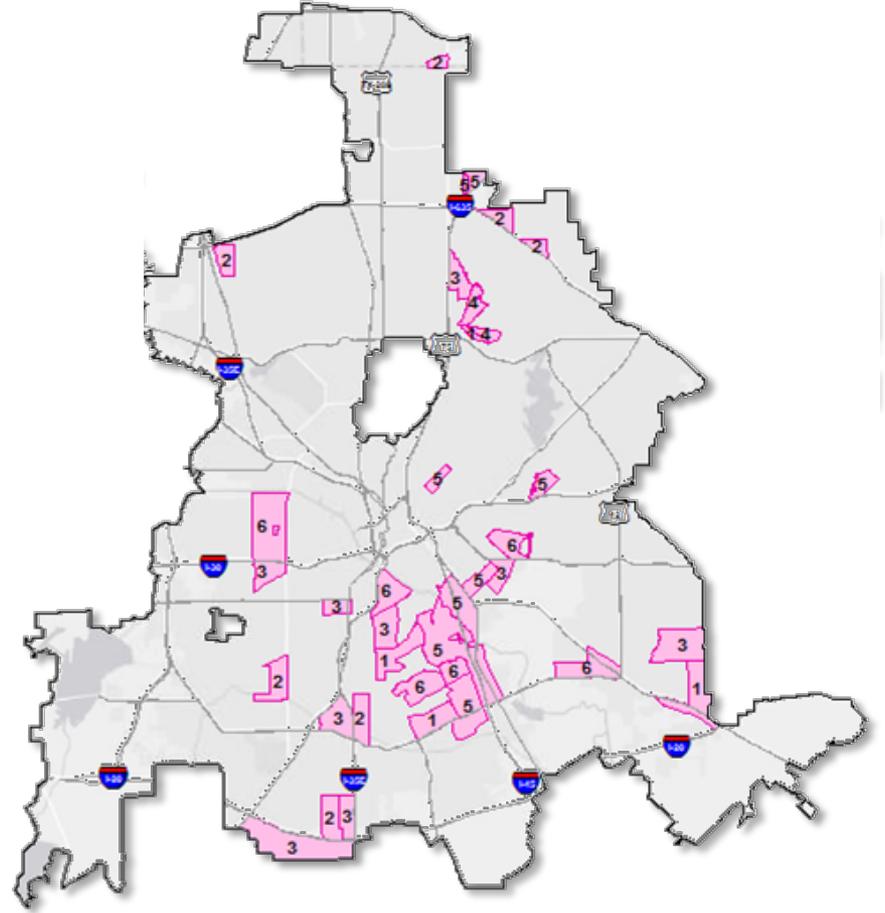
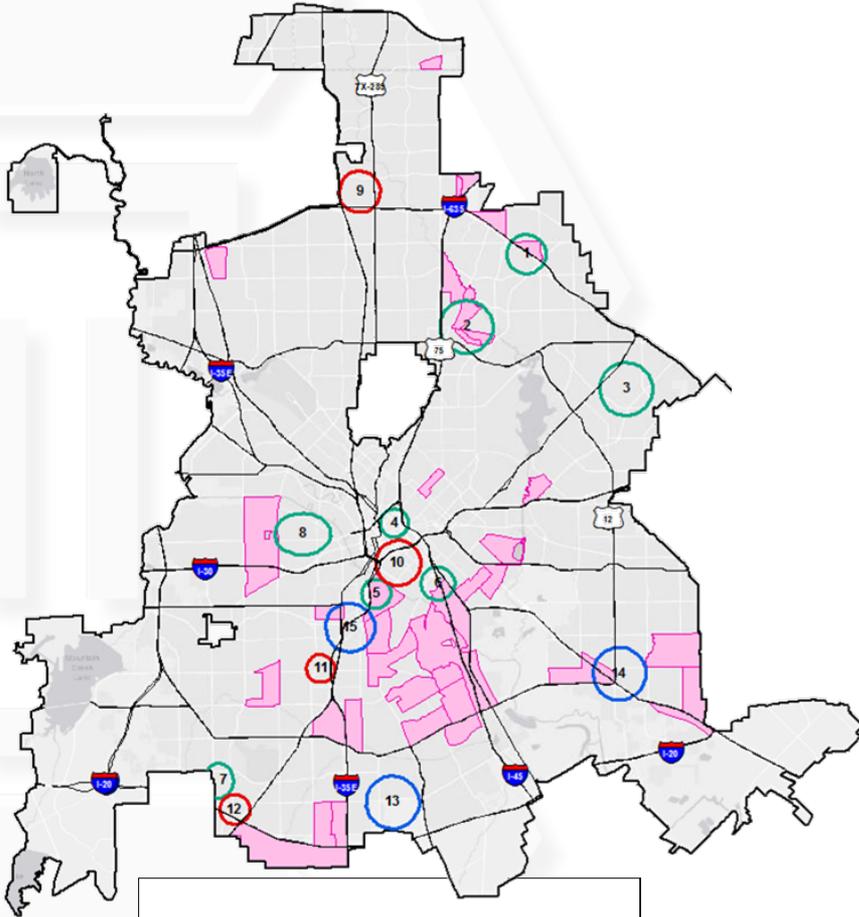
REVITALIZATION PROGRAMS

MVA/ Housing Policy

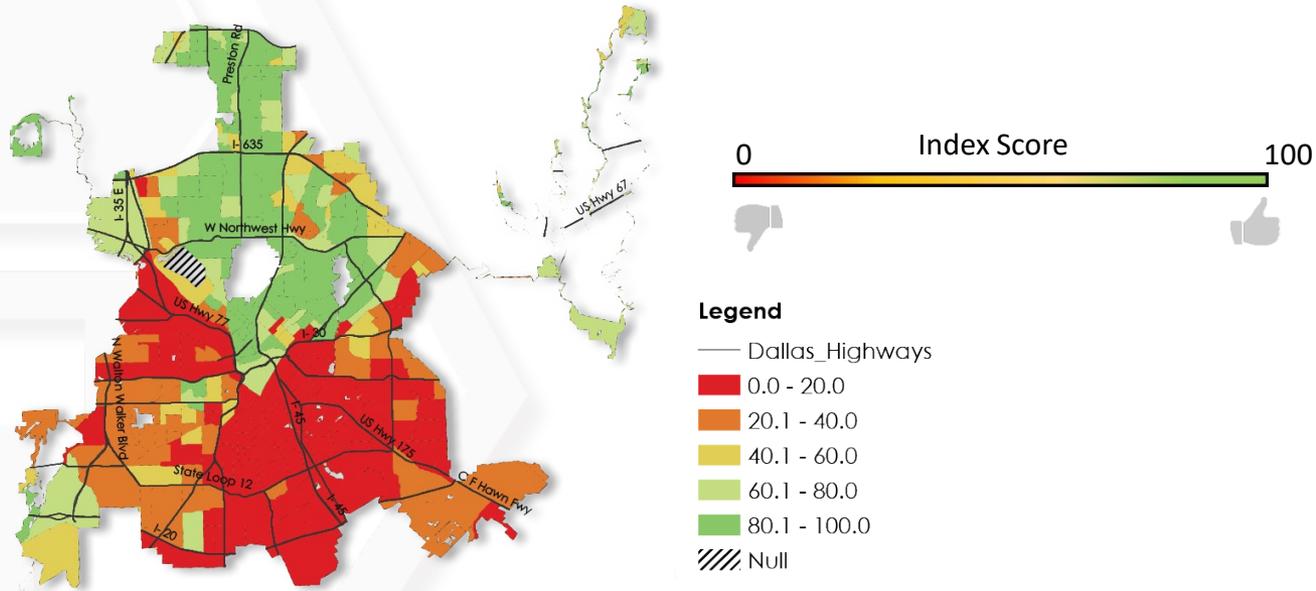


MAP ID	NAME	TYPE	R/ECAP Overlap?	Poverty Rate	Percent Nonwhite
1	LBJ - Skillman	Stabilization Areas	Complete	30%	79%
2	Vickery Meadow	Stabilization Areas	Complete	30%	65%
3	Casa View	Stabilization Areas	No	18%	66%
4	East Downtown	Stabilization Areas	No	26%	50%
5	The Bottom	Stabilization Areas	Substantial	31%	75%
6	Forest Heights	Stabilization Areas	Partial	34%	94%
7	Red Bird	Stabilization Areas	No	23%	89%
8	West Dallas	Stabilization Areas	Slight	36%	87%
9	Midtown	Redevelopment Area	No	17%	62%
10	High Speed Rail	Redevelopment Area	No	31%	68%
11	Wynnewood	Redevelopment Area	No	23%	90%
12	Red Bird	Redevelopment Area	No	34%	95%
13	University Hills	Emerging Market Area	No	23%	97%
14	Pleasant Grove	Emerging Market Area	Partial	37%	93%
15	Southern Gateway	Emerging Market Area	Partial	31%	89%

REVITALIZATION MVA/ Housing Policy PROGRAMS



Labor Market Engagement – Opportunity Index



Dallas Index Score	Number census tracts	Percent White	Percent Black	Percent Hispanic	Percent Asian/PI	Percent 30%AMI	Percent 50%AMI	Percent 80%AMI	Percent Families with Children
0-9	36	1.4	20.5	8.1	0.7	15.4	10.5	7.2	15.4
10-19	40	3.7	21.2	17.2	2.9	17.6	15.0	12.4	17.6
20-29	33	3.1	9.2	17.9	5.3	12.0	12.6	11.9	12.0
30-39	35	5.5	10.7	16.4	6.8	11.8	13.7	12.7	11.8
40-49	22	3.7	5.5	10.3	7.0	7.7	9.6	8.8	7.7
50-59	25	6.6	7.9	7.8	6.7	5.9	7.3	8.7	5.9
60-69	32	9.7	7.6	6.4	12.6	6.6	7.9	8.3	6.6
70-79	33	14.3	7.9	5.5	12.5	5.3	7.1	8.4	5.3
80-99	36	15.1	4.0	5.0	12.1	6.7	5.8	7.0	6.7
90-100	87	37.0	5.5	5.5	33.2	10.9	10.5	14.6	10.9

KEY FINDINGS

- Stark geography of inequity
 - Growing racial/ethnic and economic segregation
 - Racial/ethnic inequities
 - Affordability pressures
 - Dallas/Region imbalances
 - Systemic barriers to access opportunities

Compounding effects of inequitable geography



- Promising initiatives:
 - Housing Policy, Office of Equity and Human Rights

FAIR HOUSING GOALS



Outreach

- Analysis of public input (coding and ranking)
- Prioritization of contributing factors to fair housing issues
- Synthesis quantitative data/qualitative data

City of Dallas, Texas	Number	Percent
Contributing Factors of Disparities in Access To Opportunity	1153	100%
Contributing Factors of Segregation	196	17%
Contributing Factors of Disproportionate Housing Needs	195	17%
Contributing Factors of R/ECAPs	169	15%
Contributing Factors of Publicly Supported Housing Location and Occupancy	128	11%
Disability and Access Issues Contributing Factors	92	8%
Fair Housing Enforcement	10	1%

FAIR HOUSING GOALS

- Foster collaboration (Region/City/Housing authorities)
- Acknowledge and address inequitable geography
- Both substantive and procedural
 - See handout for potential strategies

Final Goals	
Goal A	Increase access to affordable housing in high opportunity areas
Goal B	Prevent loss of existing affordable housing stock and increase supply of new affordable housing, especially in higher opportunity areas
Goal C	Increase supply of accessible, affordable housing for persons with disabilities
Goal D	Make investments in targeted and segregated neighborhoods to increase opportunity while protecting residents from displacement
Goal E	Increase support and services for residents of publicly supported housing, and maintain and improve the quality and management of publicly supported housing
Goal F	Increase access to information and resources on fair and affordable housing

NORTH TEXAS REGIONAL ASSESSMENT

Dr. Myriam Igoufe
Co-Principal Investigator and Project Manager

Dr. Stephen Mattingly,
Principal Investigator