ANALYSIS OF CHOICE AND ACCESS TO OPPORTUNITY IN THE H-GAC REGION

Presented to
Houston-Galveston Area Council
Fair Housing Equity Workgroup

Presented by
Heidi Aggeler, *BBC Managing Director*
Jen Garner, *BBC Senior Consultant*
1999 Broadway, Suite 2200
Denver, Colorado 80202
(303) 321-2547
aggeler@bbcresearch.com
jgarner@bbcresearch.com

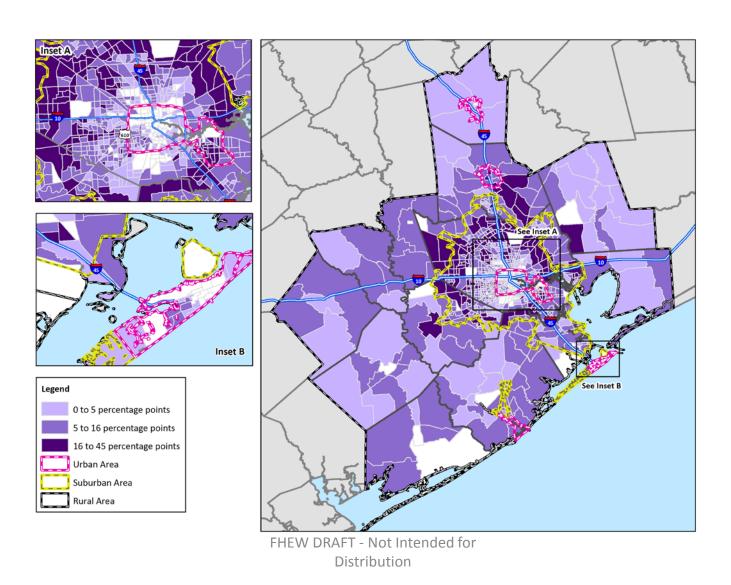April 25, 2013

FHEW DRAFT - Not Intended for Distribution

BBC'S APPROACH

- Analyze segregation, RCAPs/ECAPs and opportunity areas

- Examine factors contributing to regional inequity

- Assess fair housing landscape

- Analyze impacts of future growth on social equity
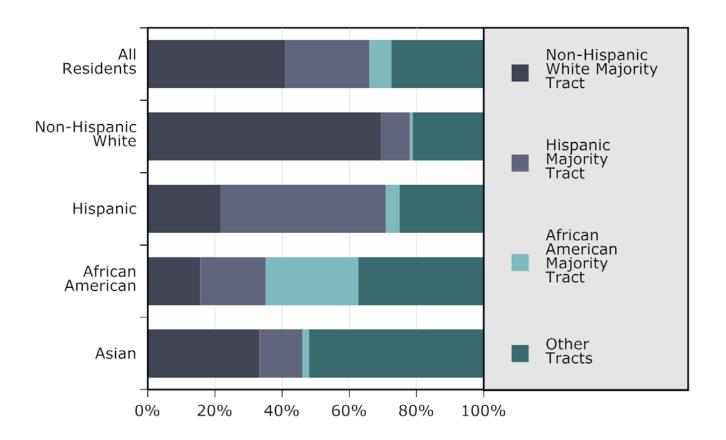
- Assess best practices

PRIMARY FINDINGS SUMMARY

- The region is very diverse and has grown in diversity during the past decade. Most change has occurred outside of the urban core.

- Non-Hispanic White residents are most likely to live in a homogeneous Census tract, followed by Hispanics.

- Census tracts that are majority African American or Hispanic are most located in eastern Houston, the inner ring suburbs and, for Hispanics, in rural Census tracts.

- The dissimilarity index—a measure of segregation—shows moderate levels of segregation in Harris and Fort Bend Counties, and, to a lesser extent, in Brazoria, Galveston, Liberty, and Matagorda.

- Poverty concentrations occur in many racially and ethnically concentrated areas—mostly within and surrounding the urban core.

- Many Census tracts contain a range of households by income.

- Harris County provides a disproportionate share of subsidized housing given the county's share of the region's households.

- High performing schools are present throughout the region but job training sites are not correlated with areas of high employment.

PRIMARY FINDINGS

Census Tracts That Increased In Diversity Between 2000 and 2010, Houston-Galveston Region

Legend
- 0 to 5 percentage points
- 5 to 16 percentage points
- 16 to 45 percentage points
- Urban Area
- Suburban Area
- Rural Area

Population Distribution by Census Tract Majority, 2010

PRIMARY FINDINGS

Census Tracts Greater than 50% African American, Asian or Hispanic Residents; Houston-Galveston Region, 2010

Legend
- Urban Area
- Suburban Area
- Rural Area
- Hispanic Majority
- African American Majority
- Asian Majority

PRIMARY FINDINGS

Dissimilarity Index by County, Houston-Galveston Region, 2010

Name of County	African American/White		Asian/White		Hispanic/Non-Hispanic	
	Dissimilarity Index	Level of Segregation	Dissimilarity Index	Level of Segregation	Dissimilarity Index	Level of Segregation
Austin	0.20	Low	0.27	Low	0.16	Low
Brazoria	0.35	Low	0.57	High	0.27	Low
Chambers	0.22	Low	0.24	Low	0.17	Low
Colorado	0.27	Low	0.31	Low	0.22	Low
Fort Bend	0.49	Moderate	0.43	Moderate	0.35	Low
Galveston	0.49	Moderate	0.33	Low	0.25	Low
Harris	0.52	Moderate	0.42	Moderate	0.43	Moderate
Liberty	0.43	Moderate	0.31	Low	0.28	Low
Matagorda	0.39	Low	0.59	High	0.20	Low
Montgomery	0.35	Low	0.36	Low	0.29	Low
Walker	0.20	Low	0.34	Low	0.22	Low
Waller	0.36	Low	0.06	Low	0.21	Low
Wharton	0.33	Low	0.22	Low	0.25	Low

Percent of Population Living in Poverty, Houston-Galveston Region, 2010

PRIMARY FINDINGS

Census Tract Composition by Income for the Typical Lower-, Middle- and Upper-Income Households, 2007-2011 ACS

PRIMARY FINDINGS

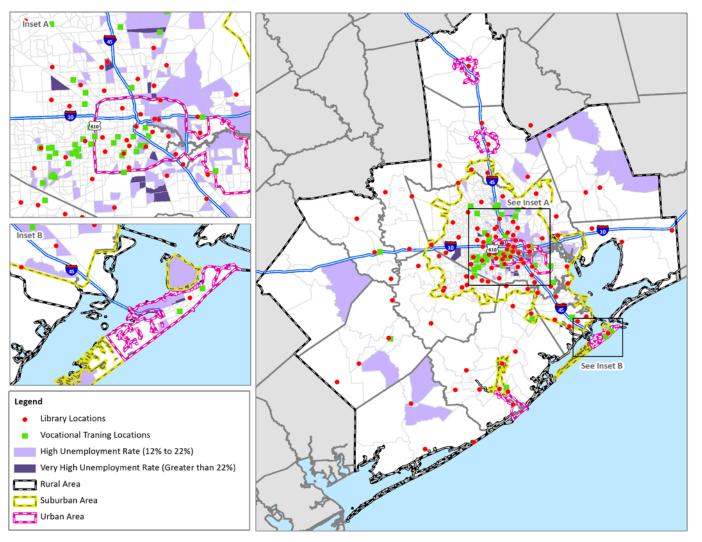Public Housing, Housing Choice Voucher and Tax Credit Units
Houston-Galveston Region, 2013

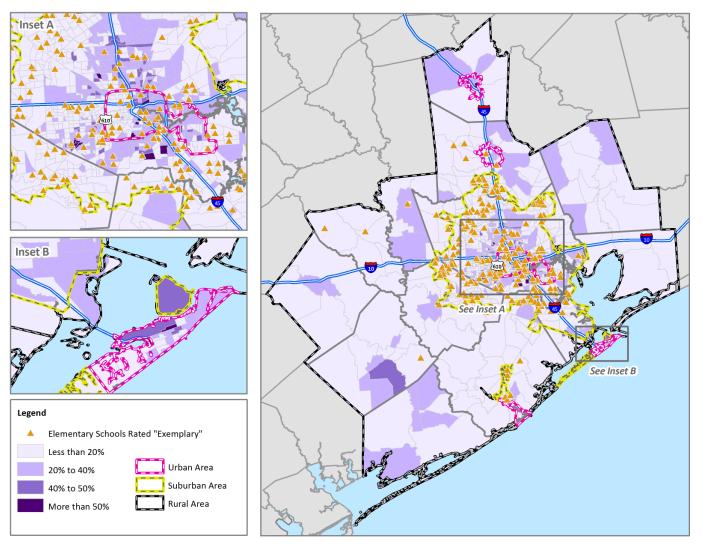| County	Total Housing Units	Subsidized Housing				Percent of Total Units				County's share of Total Housing Units			
		PHU	HCV	LIHTC	Total Subsidized Units	PHU	HCV	LIHTC	All Subsidized Units	PHU	HCV	LIHTC	All Subsidized Units
Region Overall	2,332,155	8,621	26,635	54,945	90,201	0%	1%	2%	4%	100%	100%	100%	100%
Austin	12,734	34	-	150	184	0%	0%	1%	1%	0%	0%	0%	0%
Brazoria	116,744	-	261	1,952	2,213	0%	0%	2%	2%	0%	1%	4%	2%
Chambers	13,125	-	7	32	39	0%	0%	0%	0%	0%	0%	0%	0%
Colorado	10,450	-	-	174	174	0%	0%	2%	2%	0%	0%	0%	0%
Fort Bend	189,391	260	1,212	1,246	2,718	0%	1%	1%	1%	3%	5%	2%	3%
Galveston	131,558	493	2,462	2,886	5,841	0%	2%	2%	4%	6%	9%	5%	6%
Harris	1,580,658	7,281	21,772	42,695	71,748	0%	1%	3%	5%	84%	82%	78%	80%
Liberty	28,634	170	215	456	841	1%	1%	2%	3%	2%	1%	1%	1%
Matagorda	18,798	132	31	222	385	1%	0%	1%	2%	2%	0%	0%	0%
Montgomery	173,447	-	424	3,893	4,317	0%	0%	2%	2%	0%	2%	7%	5%
Walker	23,857	101	251	507	859	0%	1%	2%	4%	1%	1%	1%	1%
Waller	15,654	-	-	618	618	0%	0%	4%	4%	0%	0%	1%	1%
Wharton	17,105	150	-	114	264	1%	0%	1%	2%	2%	0%	0%	0%

Note: It is important to note that, although the data in this figure represent a large share of assisted housing in the region, the data do not include all types of assisted housing.

Source: 2010 Census, H-GAC and TDHCA.

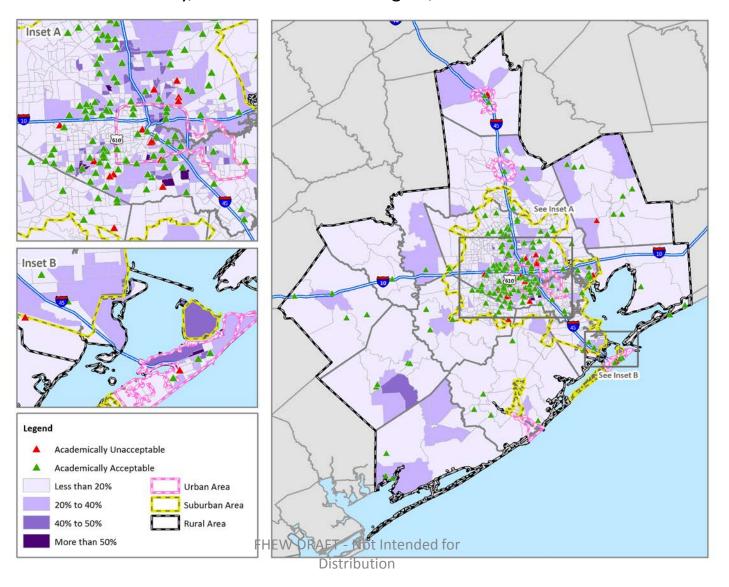## Areas of High Unemployment, Houston-Galveston Region, 2010

Legend
- 🔴 Library Locations
- 🟩 Vocational Traning Locations
- High Unemployment Rate (12% to 22%)
- Very High Unemployment Rate (Greater than 22%)
- ▢ Rural Area
- ▢ Suburban Area
- ▢ Urban Area

PRIMARY FINDINGS

"Exemplary" Elementary Schools and Poverty, Houston-Galveston Region, 2010

"Academically Acceptable" and "Academically Unacceptable" Elementary
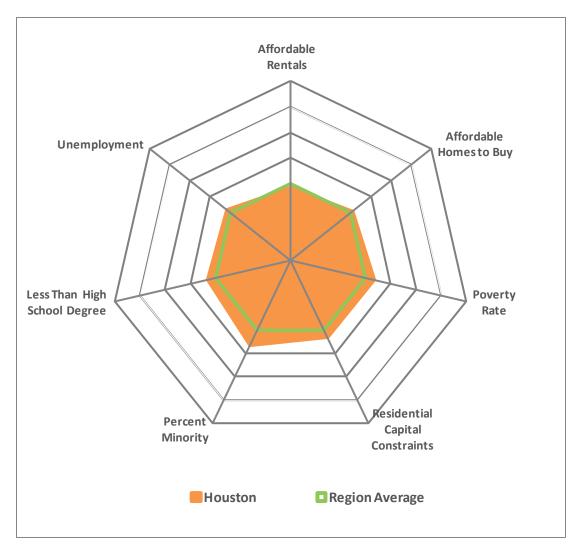Schools and Poverty, Houston-Galveston Region, 2010

OPPORTUNITY MODEL METHODOLOGY

- Identify variables to indicate access to opportunity at the Census tract level

  ➢ Housing affordability

  ➢ Education and unemployment

  ➢ Community assets and challenges

  ➢ Poverty and income integration

- Analyze opportunity indicators by Census tract for the region, transects, counties and a selection of FHEA communities
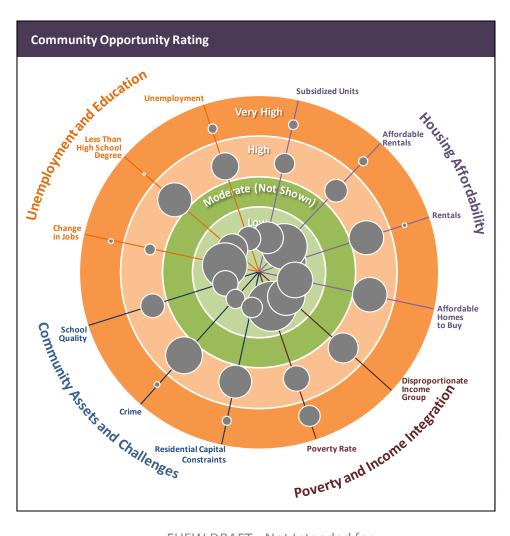
OPPORTUNITY MODEL

Characteristics of Low Opportunity Areas

	Rating(s)
Housing Affordability	
Subsidized Units	Low
Affordable Rentals	Low
Rentals	Low
Affordable Housing to Buy	Low
Poverty and Income Integration	
Poverty rate	High or Very High
Disproportionate Income Group	Low, High or Very High
Community assets and challenges	
School Quality	Low
Crime	High or Very High
Residential Capital Constraints	High or Very High
Unemployment and Education	
Change in Jobs	Low
Less than High School Degree	High or Very High
Unemployment	High or Very High

OPPORTUNITY MODEL RESULTS:
HOUSTON EXAMPLE

Radar chart with axes: Affordable Rentals, Affordable Homes to Buy, Poverty Rate, Residential Capital Constraints, Percent Minority, Less Than High School Degree, Unemployment. Legend: Houston (orange), Region Average (green).

OPPORTUNITY MODEL RESULTS: HOUSTON EXAMPLE

OPPORTUNITY MODEL RESULTS: HOUSTON EXAMPLE

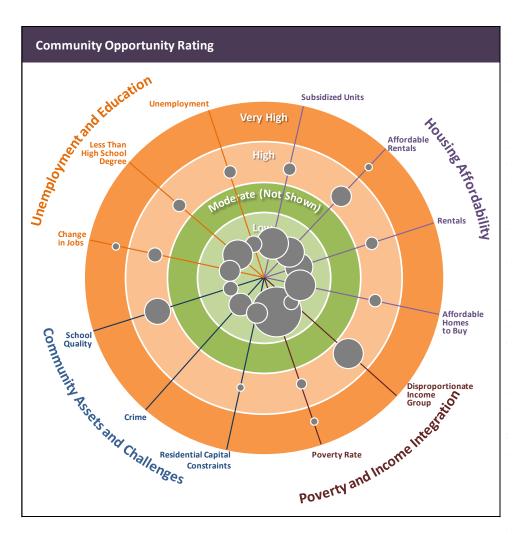|	Houston	Houston-Galveston Region
Total Population, 2010	**3,520,113**	**6,081,217**
Total Housing Units, 2010	**1,374,003**	**2,332,155**
Number of Census tracts	**666**	**1,102**
Housing Affordability		
Percent of housing units that are rentals	39%	32%
Percent of rental units that are subsidized [1]	12%	12%
Percent of rentals units affordable to <30% AMI [2]	7%	8%
Percent of homes valued at < $150,000	58%	55%
Poverty and Income Integration		
Poverty rate, 2010	18%	15%
Percent of region's R/ECAPs in community	83%	100%
Percent of Census tracts that are mixed-income	40%	43%
Racial and Ethnic Diversity		
Percent of Census tracts that gained diversity, 2000-2010	87%	90%
Percent of Census tracts that lost diversity, 2000-2010	13%	10%
Community assets and challenges		
Percent of Census tracts with high crime	28%	18%
Percent of Census tracts with low residential capital investment rating [3]	23%	16%
Percent of Census tracts with low school quality ratings [4]	24%	23%
Percent of residents unemployed	8%	8%
Percent of Census tracts lacking grocery stores	53%	57%
Percent of Census tracts with environmental hazards *(brownfields, municipal waste sites, superfund sites)*	9%	8%

NOTES:

(1) Includes public housing units, housing choice vouchers and LIHTC units.

(2) Units renting for less than $500/month.

(3) Based on percentage of home mortgage loans denied.

(4) Based on state quality ratings of elementary schools in Census tract.

OPPORTUNITY MODEL RESULTS: MONTGOMERY COUNTY EXAMPLE

Opportunity model results: Montgomery County example

Community Opportunity Rating

OPPORTUNITY MODEL RESULTS: MONTGOMERY COUNTY EXAMPLE

	Montgomery County	Houston-Galveston Region
Total Population, 2010	**455,746**	**6,081,217**
Total Housing Units, 2010	**173,447**	**2,332,155**
Number of Census tracts	**59**	**1,102**
Housing Affordability		
Percent of housing units that are rentals	23%	32%
Percent of rental units that are subsidized [1]	11%	12%
Percent of rentals units affordable to <30% AMI [2]	9%	8%
Percent of homes valued at < $150,000	45%	55%
Poverty and Income Integration		
Poverty rate, 2010	11%	15%
Percent of region's R/ECAPs in county	0%	100%
Percent of Census tracts that are mixed-income	53%	43%
Racial and Ethnic Diversity		
Percent of Census tracts that gained diversity, 2000-2010	100%	90%
Percent of Census tracts that lost diversity, 2000-2010	0%	10%
Community assets and challenges		
Percent of Census tracts with high crime	0%	18%
Percent of Census tracts with low residential capital investment rating [3]	2%	16%
Percent of Census tracts with low school quality ratings [4]	13%	23%
Percent of residents unemployed	7%	8%
Percent of Census tracts lacking grocery stores	54%	57%
Percent of Census tracts with environmental hazards *(brownfields, municipal waste sites, superfund sites)*	7%	8%

NOTES:

(1) Includes public housing units, housing choice vouchers and LIHTC units.

(2) Units renting for less than $500/month.

(3) Based on percentage of home mortgage loans denied.

(4) Based on state quality ratings of elementary schools in Census tract

DISCUSSION:
HOW CAN THE DATA WE HAVE COLLECTED AND ANALYZED IN THE OPPORTUNITY MODEL PROVIDE INFORMATION THAT CAN BE USED BY H-GAC AND THE VARIOUS, DIVERSE COMMUNITIES?