

NORTH TEXAS REGIONAL HOUSING ASSESSMENT

**Executive Summary
Dallas, TX**



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Executive Summary

In 2016, a consortium of more than 20 Dallas-Fort Worth (DFW) cities and housing authorities (“regional working group”) formed to respond to the U.S. Department of Housing and Urban Development’s (HUD) requirement to complete an Assessment of Fair Housing (AFH) pursuant to the new rule on “Affirmatively Furthering Fair Housing (the “AFFH Rule”).

Under the lead of the City of Dallas, the regional working group retained the University of Texas at Arlington¹ (UTA) as a consultant to conduct the assessment. The North Texas Regional Housing Assessment (NTRHA) launched in January 2017 and entailed three integrated phases: community outreach, data analysis and the formulation of fair housing goals to address the issues identified.

For the purpose of the assessment, HUD provided data and analytical tools, which the UTA researchers supplemented with local knowledge and local data obtained through outreach activities and additional data collection and analysis.

This report documents the AFH process and findings for the City of Dallas and the North Texas region; it intends to provide meaningful, data-driven insight for the City to develop strategies that affirmatively further fair housing. The following sections discuss the results:

- **Community participation** – Throughout the assessment, the City of Dallas devoted considerable effort and resources to continuously engage the community through a variety of strategies. The UTA researchers collected information from the public, stakeholders and subject matter experts through public meetings, focus groups, consultations and surveys.
- **Assessment of past goals and strategies** – The City of Dallas has made progress toward affirmatively furthering fair housing by promoting decent, safe and affordable housing through rehabilitation, homeownership and housing development programs, rental assistance, and housing for homeless persons and families and other special needs populations.
- **Fair housing analysis** – The UTA researchers conducted a variety of quantitative analyses examining the intersection of poverty, transportation, segregation and housing to create an informed and balanced picture of the fair housing landscape in Dallas and North Texas. Stakeholder and expert knowledge informed the development of analytical procedures. The study focuses on racial and ethnic segregation, the concentration of poverty, and housing problems for families with children, seniors and persons with disabilities and limited English proficiency as well as other protected classes to identify fair housing issues and barriers to access opportunity.
- **Fair housing goals and priorities** – In collaboration with City staff, the UTA researchers identified priorities for action among the fair housing issues that the research process recognizes and consequently developed fair housing goals to address these issues.

Seven preeminent **fair housing issues** transpire from this assessment:

- **Imbalances region/jurisdiction:** The nonwhite population and the population in poverty disproportionately reside in Dallas than in the region. Similarly, the rate of housing problems remains greater in Dallas than in the region.
- **Racial/ethnic inequities:** Black and Hispanic households face housing problems and cost-burden challenges at a higher rate and with greater geographic dispersion than do

¹ Researchers from the Department of Civil Engineering and the College of Architecture, Planning and Public Affairs at the University of Texas at Arlington

white households. The data suggests that nonwhite households have a lower access to opportunity than white households.

- **Persistence and proliferation of racially/ethnically concentrated areas of poverty:** While some R/ECAPs dissipated over time, the number of R/ECAPs in Dallas doubled over the last 26 years, with persistent patterns in south and west Dallas. Two-thirds of the 1990 R/ECAPs retain their designation.
- **Growing segregation:** The data shows an increasing level of nonwhite/white segregation characterized by clear spatial patterns.
- **Source of income discrimination:** The data suggests that the prerogative of landlords to refuse voucher holders affects the residential pattern of housing choice voucher families and the concentration of poverty.
- **Growing affordability pressure:** Home prices, apartment rents and property taxes continue to rise rapidly and exceed the capacity of many residents to afford housing, especially households with income at or below 30% of the area median income, persons with disabilities, persons living on fixed incomes, and single-parent families with small children.
- **Transportation/employment:** Lower income residents have limited access to affordable housing in proximity to good jobs with better wages. The lack of affordable, reliable transit options worsens this problem.

Though public engagement activities, participants identified six additional issues and/or contributing factors to fair housing issues:

- **The location of proficient schools and school assignment policies** contribute to residential sorting across racial and economic lines.
- **The loss of and location of affordable housing** exacerbate neighborhood inequities and tend to contribute to poverty concentration.
- **The lack of integrated, supported, affordable housing for persons with disabilities:** Most persons with disabilities find housing completely unaffordable, especially when they have a limited or fixed income.
- **Discrimination and community opposition:** Discrimination manifests in many compounding ways – through community opposition, source of income discrimination, lending discrimination and private discrimination, which tend to exacerbate housing challenges.
- **Resources for fair housing enforcement:** Residents need more support to know and exercise their rights in relation to problems with landlords and tenancy. Fair housing agencies are being asked to do more with no increase in resources.
- **Investment in and revitalization of neighborhoods:** Older, lower income neighborhoods need more holistic investment to improve and increase public infrastructure, retail services and recreational opportunities.

This report sets forth six **fair housing goals** to affirmatively further fair housing:

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