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Analysis of Choice and Access to Opportunity

Houston-Galveston Region



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Introduction



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Indicators of Opportunity in the Region

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Summary of Findings

An analysis of key factors used to assess opportunity in the Houston-Galveston region found that:

- *The vast majority of Census tracts in the Houston-Galveston area gained racial and ethnic diversity between 2000 and 2010. The strongest gains in diversity occurred within suburban transects. Census tracts that lost diversity were mostly located in northern/east Houston and rural areas.*
- *Despite gains in diversity, the region has a moderate to high level of segregation as measured by the by the dissimilarity index. Racial and ethnic segregation is most pronounced in Brazoria and Matagorda Counties (Asian/white segregation), followed by Harris and Fort Bend Counties.*
- *The clustering of certain racial and ethnic groups is likely to due to a number of factors, including housing preferences, availability and cost **Additional non-housing factors to be added. The visual analysis in this section, in addition to the more detailed Census tract analysis in Section III, suggests that the availability of affordable rental properties influences racial and ethnic concentrations. To wit, the locations of affordable multifamily rentals are almost entirely contained within areas of racial and ethnic concentrations.*
- *Overall, the region's mix of socioeconomic, geographic and employment diversity affords many types of residents access to opportunity. The weak point is for residents living in poverty—especially those in the region's highest poverty Census tracts—whose access to job training centers, homeownership opportunities, areas free from environmental hazards and affordable housing is limited. The residents living in these areas are mostly racial and ethnic minorities.*

Introduction

The Houston-Galveston region is one of the most vibrant areas in the U.S. in terms of industry and employment, evidenced recently by its ability to withstand the recession better than many other large urban areas. The region is diverse in geography, home to the fourth largest city in the country as well as rural landscapes and coastal communities.

The region is also diverse socioeconomically. The draw of the area's strong economy and relatively low cost of living has contributed to changing demographics and housing demands. The region is growing in attractiveness for young adults: in 2012, Houston was ranked first in America for "coolness" by Forbes magazine. The housing preferences and behaviors of these residents are very different from past generations'.

As the region continues to grow and change, it is imperative that thought is given to housing new and existing residents. Just as demographics drive housing demand, the availability of housing affects access to opportunity in terms of employment, education and quality of life.

This section of the report focuses on measures of opportunity in the Houston-Galveston region. The maps and narrative in this section depict the variables that are important to housing choice, fair housing and access to opportunity. These variables range from existence of assisted housing to availability of public transit to concentrated areas of poverty.

The variables discussed in this section include:

- *Racial and ethnic composition and concentration;*
- *Changes in concentration and diversity between 2000 and 2010;*
- *Racially/ethnically concentrated areas of poverty;*
- *Location of subsidized housing;*
- *Areas with low rates of residential capital investment;*
- *Educational quality and access to job training centers; and*
- *Areas with potential environmental hazards.*

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BACKGROUND DEMOGRAPHICS

Between 2000 and 2010, the overall population of the Houston-Galveston region increased by 25 percent. The Hispanic or Latino population increased by a much higher 54 percent, while the non-Hispanic white population increased by 3 percent. The growth of this region overall was 4 percentage points higher than the state as a whole.

The largest county in the region is Harris County, which contains the City of Houston. Harris County had a population of 4.1 million in 2010, an increase of 20 percent over the 2000 population. Much of this increase can be attributed to the 49 percent growth of the Hispanic or Latino population. Fort Bend County had the highest percentage growth (65%) of the region, followed by Montgomery (55%). Figure II-1 to the right displays the population growth by race/ethnicity of all counties the region.

Age. The Houston-Galveston region has a slightly lower proportion of seniors than the State of Texas as a whole. Fourteen percent of the non-Hispanic white population is aged 65 and over and 5 percent is under the age of five. Among Hispanic or Latino residents in the region, 4 percent are 65 or older and 11 percent are under five. Figure II-2 on the following page displays age by race and ethnicity for the region.

Figure II-1.
Population Growth by Race and Ethnicity, Houston-Galveston Region, 2000 to 2010

	Total Population 2000	Total Population 2010	Percent Growth	Percent Growth by Race/Ethnicity			
				Non-Hispanic White	African American	Hispanic	Other Minority*
State of Texas	20,851,820	25,145,561	21%	4%	24%	42%	22%
City of Houston	1,953,631	2,099,451	7%	-11%	1%	26%	9%
Region 6 Total	4,854,454	6,087,133	25%	3%	28%	54%	39%
Region 6 Counties:							
Austin	23,590	28,417	20%	10%	6%	75%	56%
Brazoria	241,767	313,166	30%	5%	84%	57%	61%
Chambers	26,031	35,096	35%	23%	13%	136%	114%
Colorado	20,390	20,874	2%	-5%	-9%	35%	-3%
Fort Bend	354,452	585,375	65%	29%	79%	86%	99%
Galveston	250,158	291,309	16%	9%	4%	45%	35%
Harris	3,400,578	4,092,459	20%	-6%	23%	49%	29%
Liberty	70,154	75,643	8%	0%	-9%	78%	56%
Matagorda	37,957	36,702	-3%	-13%	-13%	18%	-14%
Montgomery	293,768	455,746	55%	36%	89%	155%	130%
Walker	61,758	67,861	10%	7%	3%	31%	64%
Waller	32,663	43,205	32%	18%	12%	98%	71%
Wharton	41,188	41,280	0%	-10%	-6%	20%	-14%

Note: * Other Minority includes American Indian and Alaska Native, Asian, Native Hawaiian and Other Pacific Islander, Some other race and Two or more races.

Source: 2000 and 2010 Census.

Figure II-2.
Age by Race and Ethnicity, Houston-Galveston Region, 2010

	Total Population 2010	Children Under 5	Seniors (65 or older)	Median Age	Non-Hispanic White			African American			Hispanic		
					Under 5	Seniors	Median Age	Under 5	Seniors	Median Age	Under 5	Seniors	Median Age
State of Texas	25,145,561	8%	10%	34	5%	15%	41	8%	7%	32	10%	6%	27
City of Houston	2,099,451	8%	9%	31	4%	17%	41	8%	9%	30	11%	4%	25
Region 6 Total	6,087,133	8%	9%		5%	14%		8%	7%		11%	4%	
Region 6 Counties:													
Austin	28,417	7%	16%	41	5%	20%	48	7%	12%	36	11%	4%	26
Brazoria	313,166	8%	10%	35	6%	13%	40	7%	6%	35	10%	4%	27
Chambers	35,096	7%	9%	36	6%	11%	40	6%	11%	38	11%	2%	24
Colorado	20,874	6%	19%	44	4%	26%	51	7%	14%	38	12%	7%	27
Fort Bend	585,375	7%	7%	35	6%	11%	41	7%	5%	33	10%	4%	28
Galveston	291,309	7%	11%	37	5%	14%	42	8%	11%	34	10%	6%	28
Harris	4,092,459	8%	8%	32	5%	14%	42	8%	7%	31	11%	4%	27
Liberty	75,643	7%	11%	36	6%	14%	40	6%	10%	36	11%	3%	25
Matagorda	36,702	7%	14%	38	4%	21%	48	7%	15%	40	10%	6%	27
Montgomery	455,746	7%	10%	36	6%	13%	40	8%	7%	32	11%	3%	25
Walker	67,861	5%	10%	35	4%	14%	39	5%	6%	34	8%	3%	27
Waller	43,205	7%	10%	32	5%	16%	46	6%	8%	22	12%	3%	24
Wharton	41,280	7%	15%	37	5%	21%	47	7%	14%	36	10%	7%	27

Source: 2010 Census.

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Based on median ages (overall and by ethnicity) the City of Houston is younger than Texas as a whole; however, the proportion of the population that is seniors is higher in Houston for both non-Hispanic whites and African Americans than in the state or region as whole. Colorado County has the oldest population in the region with 19 percent of residents over the age of 65 and a median age of 44.

Across all counties, the non-Hispanic white population has a substantially higher proportion of seniors than the Hispanic or Latino population.

Family characteristics. Forty percent of all households in the Houston-Galveston region are family households with children. Nearly two-thirds of these households are married-couple families with children and the remainder is single parents. Harris County has the highest proportion of single parents in the region (13% of all households).

Figure II-3.
Family Characteristics, Houston-Galveston Region, 2010

	Total Households	Nonfamily Households	Living Alone	Married with Children	Single Parent: Female	Single Parent: Male
State of Texas	8,922,933	30%	24%	26%	10%	3%
City of Houston	782,643	38%	31%	20%	11%	3%
Region 6 Total	2,120,706	29%	24%	27%	10%	3%
Region 6 Counties:						
Austin	10,837	27%	23%	24%	7%	3%
Brazoria	106,589	24%	20%	31%	8%	3%
Chambers	11,952	20%	17%	34%	7%	3%
Colorado	8,182	30%	27%	20%	7%	3%
Fort Bend	187,384	18%	15%	37%	9%	3%
Galveston	108,969	30%	25%	24%	9%	3%
Harris	1,435,155	31%	25%	26%	10%	3%
Liberty	25,073	26%	22%	26%	8%	4%
Matagorda	13,894	30%	26%	22%	9%	3%
Montgomery	162,530	25%	21%	29%	7%	3%
Walker	20,969	41%	28%	17%	8%	2%
Waller	14,040	28%	21%	25%	9%	3%
Wharton	15,132	28%	25%	24%	10%	3%

Source: 2010 Census.

Disability. *The incidence of disability for the counties in the Houston-Galveston region ranges from 7 percent in Fort Bend County to 20 percent in Liberty County. Seniors are substantially more likely to have a disability than non-seniors—over half of all seniors in Liberty County have a disability. Seniors are also more likely to have at least two types of disabilities whereas non-seniors typically have only one.*

Figure II-4.
Disability Status for Seniors and Non-Seniors, Houston-Galveston Region, 2008-2010 ACS

	Percent of the Population with a Disability	Percent of Seniors (65+) with a Disability			Percent of non-Seniors with a Disability		
		Overall	1 Type	2 Types	Overall	1 Type	2 Types
State of Texas	12%	41%	17%	24%	8%	5%	3%
City of Houston	10%	38%	15%	23%	7%	4%	3%
Region 6 Counties:							
Austin	11%	41%	19%	22%	6%	4%	2%
Brazoria	12%	43%	19%	23%	8%	5%	4%
Chambers	13%	45%	23%	22%	10%	6%	4%
Colorado	15%	38%	21%	17%	9%	7%	2%
Fort Bend	7%	34%	15%	19%	5%	3%	2%
Galveston	11%	40%	15%	25%	8%	4%	4%
Harris	9%	38%	15%	22%	6%	4%	3%
Liberty	20%	53%	21%	33%	15%	9%	6%
Matagorda	15%	41%	20%	21%	11%	6%	5%
Montgomery	10%	34%	17%	18%	7%	4%	3%
Walker	10%	35%	19%	15%	7%	4%	3%
Waller	10%	38%	15%	23%	7%	5%	2%
Wharton	14%	45%	23%	22%	9%	6%	3%

Source: 2008-2010 ACS.

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RACIAL AND ETHNIC CONCENTRATIONS

Analysis of racial and ethnic concentrations is important to determine if minorities have the same access to areas of opportunity — e.g., quality schools, employment, safe neighborhoods — as non-minorities. Racial and ethnic minorities are the focus of this analysis because, historically, they have faced barriers to housing choice more often than non-minorities.¹

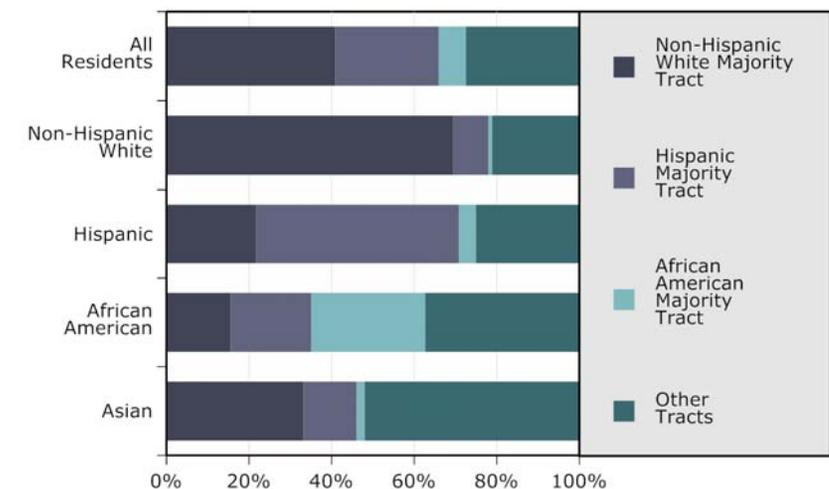
HUD prescribes several methods for analyzing racial and ethnic concentrations, also called “minority impacted areas,” which are discussed on the next page.

In the Houston-Galveston region as a whole, 40 percent of residents are non-Hispanic white and 60 percent are minorities (35% are Hispanic, 17% are African American and 6% are Asian). Despite this overall diversity, residents are likely to live near neighbors who share their race and ethnicity, especially non-Hispanic whites. Figure II-5 displays where different racial/ethnic groups live by Census tract majority.

According to the data in the figure, in 2010, Hispanic residents were twice as likely as the average resident to live in a Hispanic majority tract (49% of Hispanic residents lived in a Hispanic majority tract, compared to 25% of residents overall) and African American residents were four times as likely to live in an African American majority tract (28% of African American residents lived in an African American majority tract, compared to 7% of residents overall).

Sixty-nine percent of non-Hispanic white residents lived in a Census tract that was majority non-Hispanic white, compared to 22 percent of Hispanic residents and 16 percent of African American residents.

Figure II-5.
Population Distribution by Census Tract Majority, 2010



Source: 2010 Census and BBC Research & Consulting.

¹ Throughout this document, “minority” refers to any racial/ethnic group other than non-Hispanic white regardless of whether that group represents a majority share of the total population.

Concentration maps. *The maps on the following pages show geographically where residents of different races and ethnicities live in the region.*

These racial and ethnic concentration maps and analysis use HUD's definition of minority impacted areas:²

- *A “minority area” (also known as a racially/ethnically-impacted area) is any neighborhood or Census tract in which: 1) The percentage of households in a particular racial or ethnic minority group is at least 20 percentage points higher than the percentage of that minority group for the housing market areas; 2) The total percentage of minority persons is at least 20 percentage points higher than the total percentage of all minorities in the housing market areas as a whole; or 3) If a metropolitan area, the total percentage of minority persons exceeds 50 percent of its population.*
- *A “non-minority area” is a neighborhood or Census tract with a greater than 90 percent non-minority population.*
- *A “mixed area” is a neighborhood or Census tract that is not a non-minority or minority area.*
- *The “housing market area” is the region where it is likely that renters and purchasers would be drawn for a particular housing project. Generally the housing market area is the county.*

It is necessary to use two definitions of “concentration” for the Houston-Galveston region due to the geographic diversity of the region. The 20 percentage point threshold previously is used to determine racial and ethnic concentrations in rural and suburban areas. The 50 percent definition is applied to urban areas. Maps of both definitions are provided.

Figure II-6 on the following page displays the racial and ethnic breakdown of each county in the Houston-Galveston region, along with the 20 percentage point threshold used to determine if individual Census tracts are minority impacted.

In general, the maps provided focus on the three most predominant racial and ethnic groups in the region, rather than for minority populations overall, as many Census tracts in the region are “majority minority.”

The information contained in the maps includes the following:

- *The first three maps (Figures II-7 through II-9) show minority impacted Census tracts for the racial and ethnic categories of: 1) African American; 2) Asian; and 3) Hispanic or Latino.*
- *The fourth map (Figure II-10 on page 13) shows Census tracts that are more than 50 percent minority. This includes non-Hispanic residents of all races except for white plus Hispanic or Latino residents of any race.*

² The source of this definition can be found in many of HUD's Notices of Funding Availability (NOFAs).

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- The map in Figure II-11 (page 14) supplements the map in Figure II-10 by showing racial and ethnic majorities for three racial and ethnic categories: African American, Asian and Hispanic residents.
- The map in Figure II-12 (page 15) shows areas defined as “non-minority” by HUD; these are a neighborhood or Census tract with a greater than 90 percent non-minority population. Just a handful of Census tracts in the region meet this definition.
- Figure II-13 (page 16) supplements II-12. It displays Census tracts with a relatively high proportion of non-Hispanic white residents, defined for this analysis as Census tracts in which the proportion of non-Hispanic white residents is at least 20 percentage points higher than the percentage of that minority group for the county overall.
- As mentioned previously, Figure II-6, shown below, shows racial and ethnic proportions for all counties in the region, along with the 20 percentage point concentration threshold.

Figure II-6.
Race and Ethnicity and Minority Impacted Area Threshold, Houston-Galveston Region, 2010

Name	White	African American	American Indian and Alaska Native	Asian	Native Hawaiian and Other Pacific Islander	Some Other Race	Two or More Races	Hispanic	Non-Hispanic White	20 Percentage Point Concentration Threshold for Census Tracts							
										African American	American Indian and Alaska Native	Asian	Native Hawaiian and Other Pacific Islander	Some Other Race	Two or More Races	Hispanic	Non-Hispanic White
Austin	79%	9%	1%	0%	0%	9%	2%	23%	66%	29%	21%	20%	20%	29%	22%	43%	86%
Brazoria	70%	12%	1%	6%	0%	9%	3%	28%	53%	32%	21%	26%	20%	29%	23%	48%	73%
Chambers	79%	8%	1%	1%	0%	10%	2%	19%	71%	28%	21%	21%	20%	30%	22%	39%	91%
Colorado	75%	13%	1%	0%	0%	9%	2%	26%	60%	33%	21%	20%	20%	29%	22%	46%	80%
Fort Bend	51%	22%	0%	17%	0%	8%	3%	24%	36%	42%	20%	37%	20%	28%	23%	44%	56%
Galveston	73%	14%	1%	3%	0%	7%	3%	22%	59%	34%	21%	23%	20%	27%	23%	42%	79%
Harris	57%	19%	1%	6%	0%	14%	3%	41%	33%	39%	21%	26%	20%	34%	23%	61%	53%
Liberty	77%	11%	1%	1%	0%	9%	2%	18%	69%	31%	21%	21%	20%	29%	22%	38%	89%
Matagorda	74%	22%	1%	1%	0%	1%	2%	3%	47%	42%	21%	21%	20%	21%	22%	23%	67%
Montgomery	84%	4%	1%	2%	0%	7%	2%	21%	71%	24%	21%	22%	20%	27%	22%	41%	91%
Walker	67%	23%	0%	1%	0%	7%	2%	17%	58%	43%	20%	21%	20%	27%	22%	37%	78%
Waller	59%	25%	1%	1%	0%	13%	2%	29%	45%	45%	21%	21%	20%	33%	22%	49%	65%
Wharton	72%	14%	0%	0%	0%	11%	2%	37%	48%	34%	20%	20%	20%	31%	22%	57%	68%

Source: 2010 Census and BBC Research & Consulting.

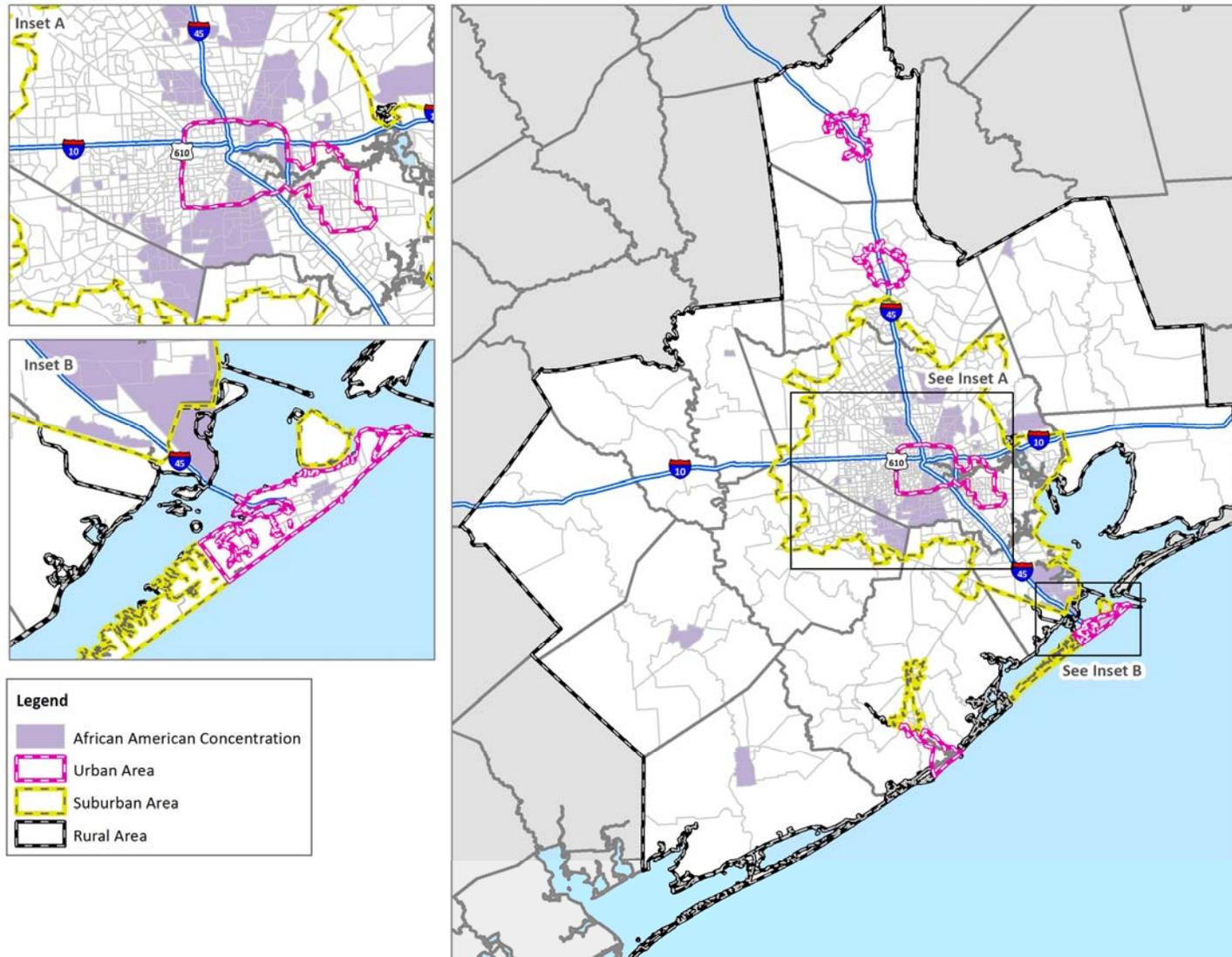
**Figure II-7.
Census Tracts with
African American
Impacted Areas,
Houston-Galveston
Region, 2010**

Note:

This map uses HUD's definition of "racially/ethnically impacted area." A Census tract is "impacted" when the percentages of residents in a particular racial or ethnic minority group is at least 20 percentage points higher than the percentage of that minority group for the county overall.

Source:

2010 Census, H-GAC and BBC Research & Consulting.



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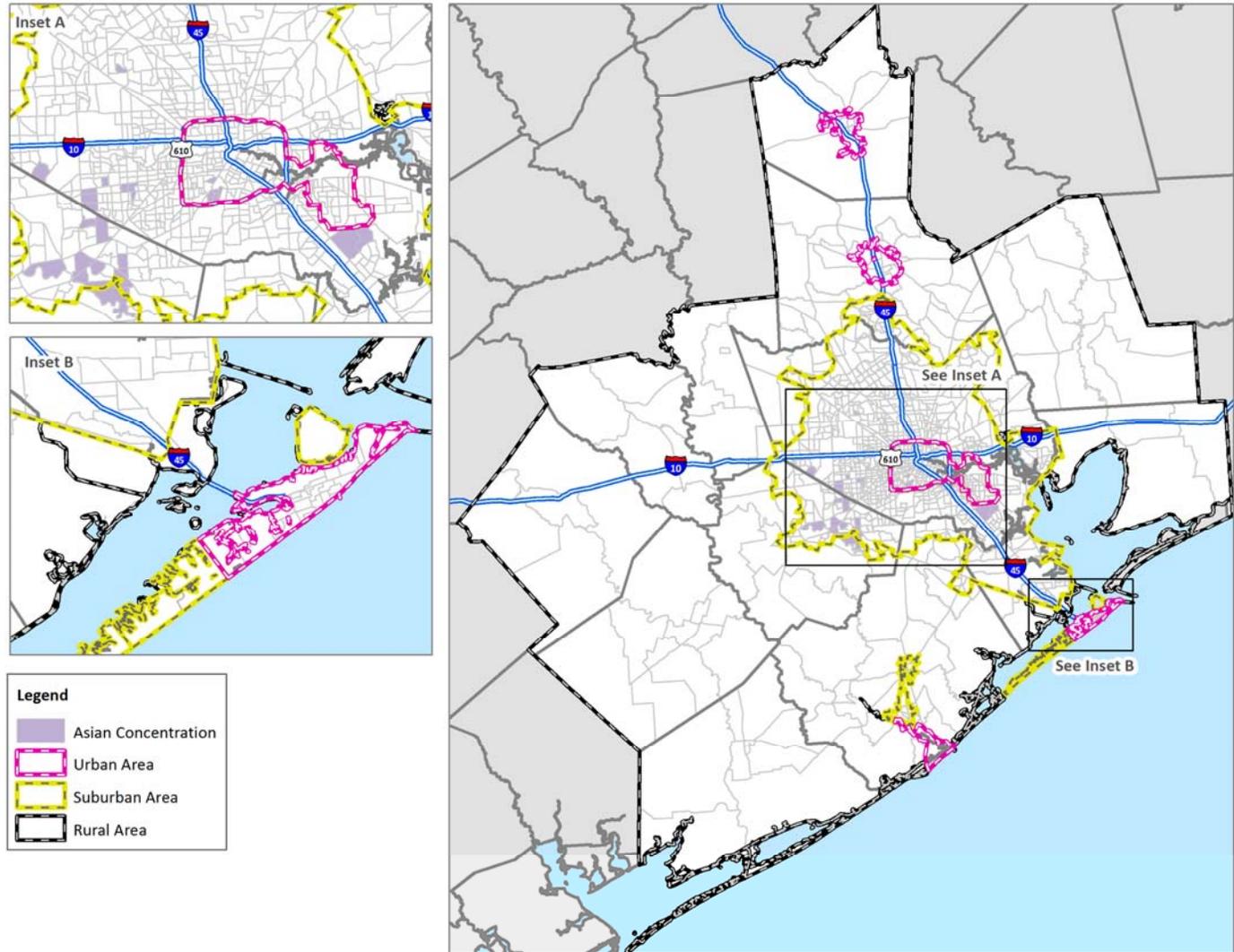
Figure II-8.
Census Tracts with Asian Impacted Areas, Houston-Galveston Region, 2010

Note:

This map uses HUD's definition of "racially/ethnically impacted area." A Census tract is "impacted" when the percentages of residents in a particular racial or ethnic minority group is at least 20 percentage points higher than the percentage of that minority group for the county overall.

Source:

2010 Census, H-GAC and BBC Research & Consulting.



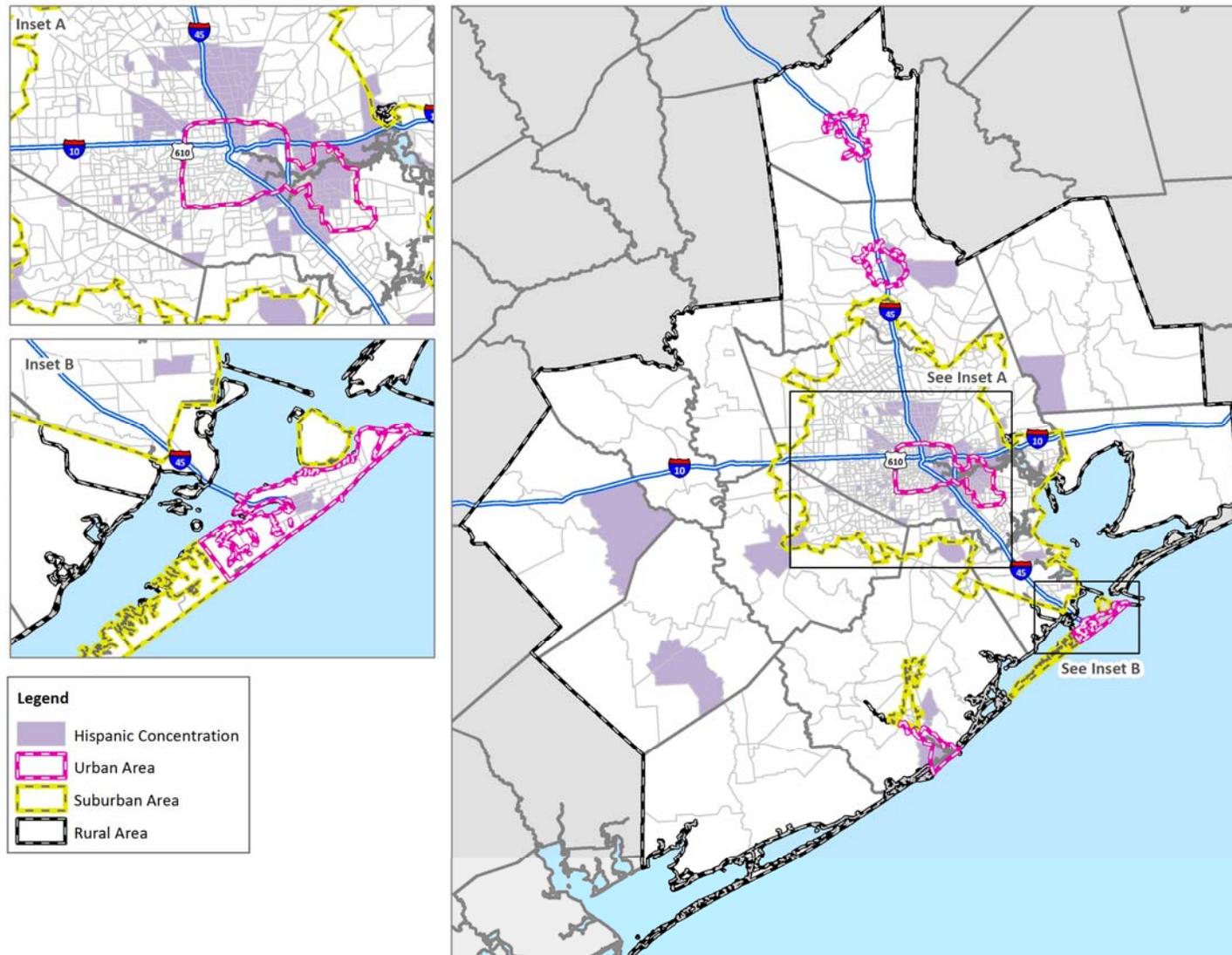
**Figure II-9.
Census Tracts with
Hispanic Impacted
Areas, Houston-
Galveston Region,
2010**

Note:

This map uses HUD's definition of "racially/ethnically impacted area." A Census tract is "impacted" when the percentages of residents in a particular racial or ethnic minority group is at least 20 percentage points higher than the percentage of that minority group for the county overall.

Source:

2010 Census, H-GAC and BBC Research & Consulting.



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Figure II-10.
Census Tracts Greater than 50% Minority Concentration, Houston-Galveston Region, 2010

Note:

This map uses HUD's definition of "racially/ethnically impacted area." In an urban area, HUD defines an "impacted" Census tract as one where more than 50 percent of its population is made up of minorities.

Source:

2010 Census, H-GAC and BBC Research & Consulting.

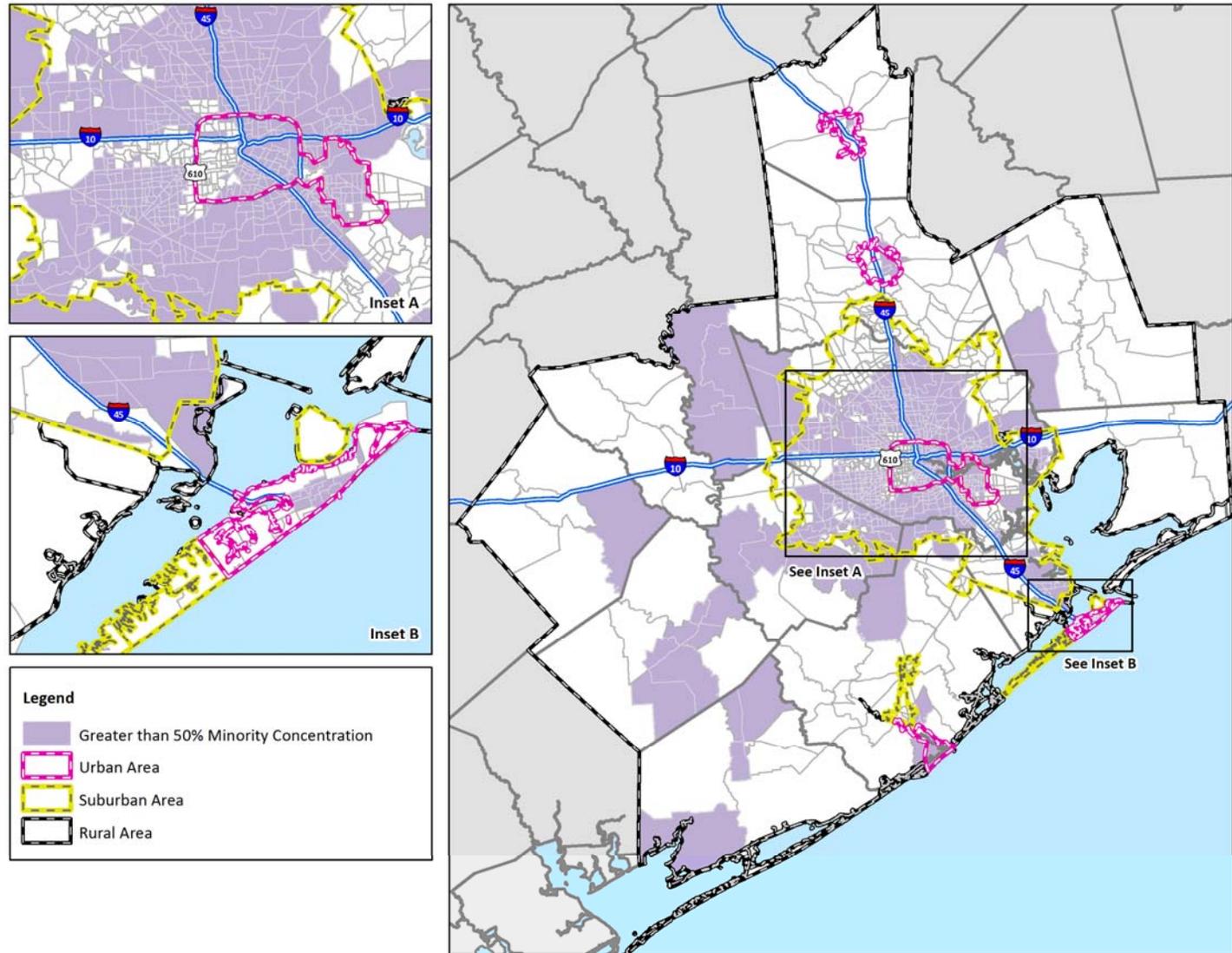
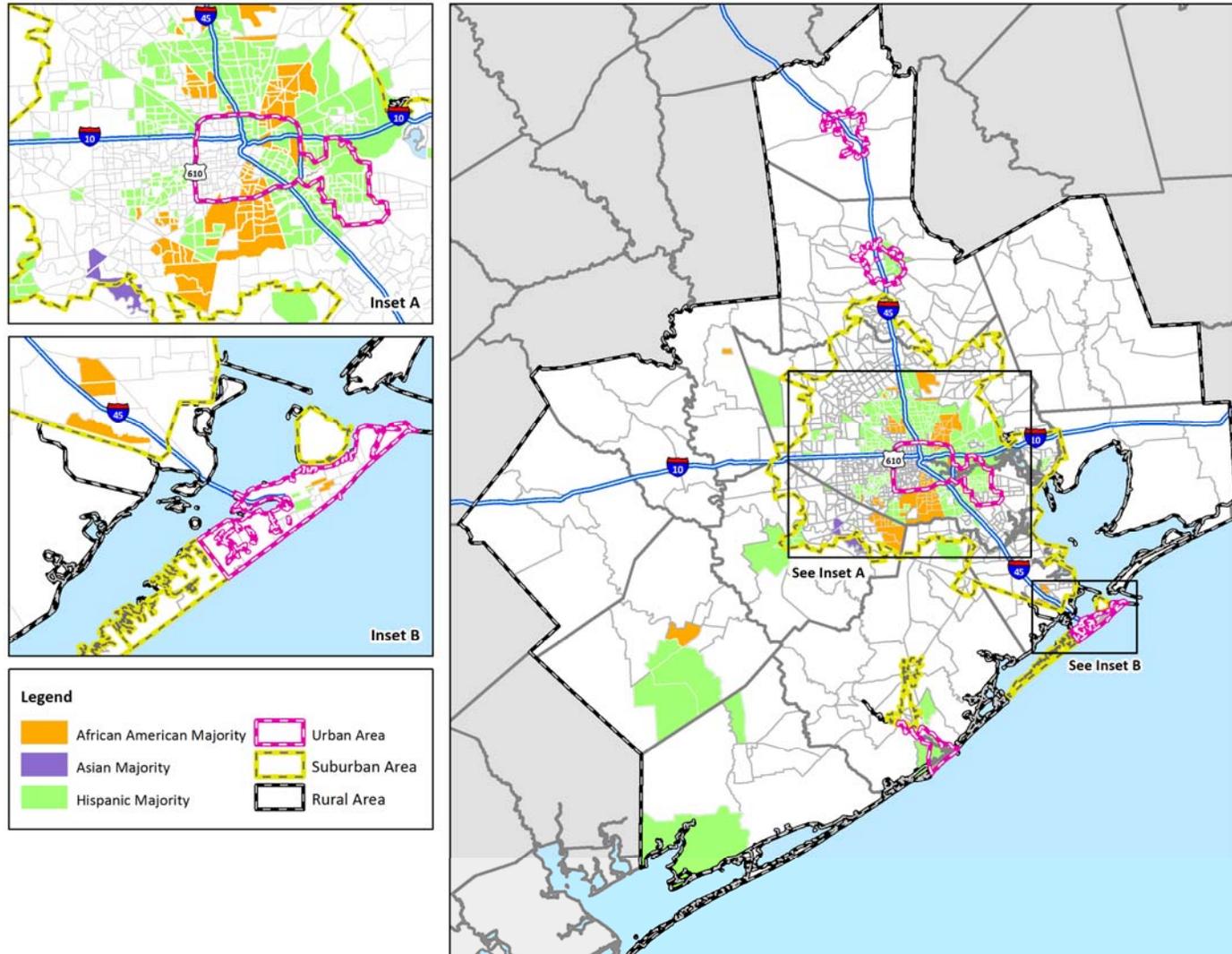


Figure II-11.
Census Tracts Greater than 50% African American, Asian or Hispanic Residents; Houston-Galveston Region, 2010

Source:
2010 Census, H-GAC and BBC
Research & Consulting.



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Figure II-12.
Non-minority Areas,
Houston-Galveston
Region, 2010

Note:

This map uses HUD's definition of "racially/ethnically impacted area." A "non-minority area" is a neighborhood or Census tract with a greater than 90 percent non-minority population.

Source:

2010 Census, H-GAC and BBC
Research & Consulting.

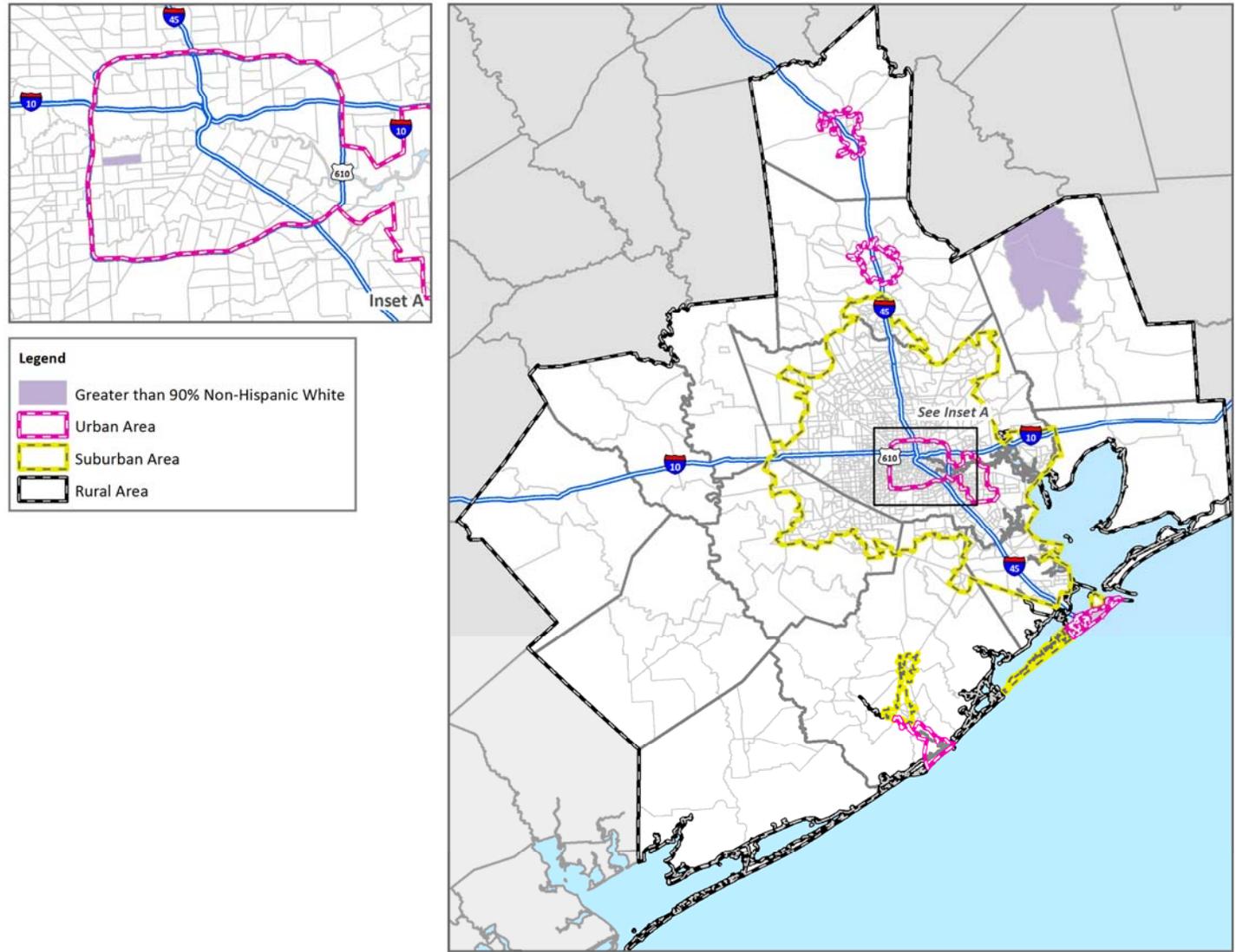


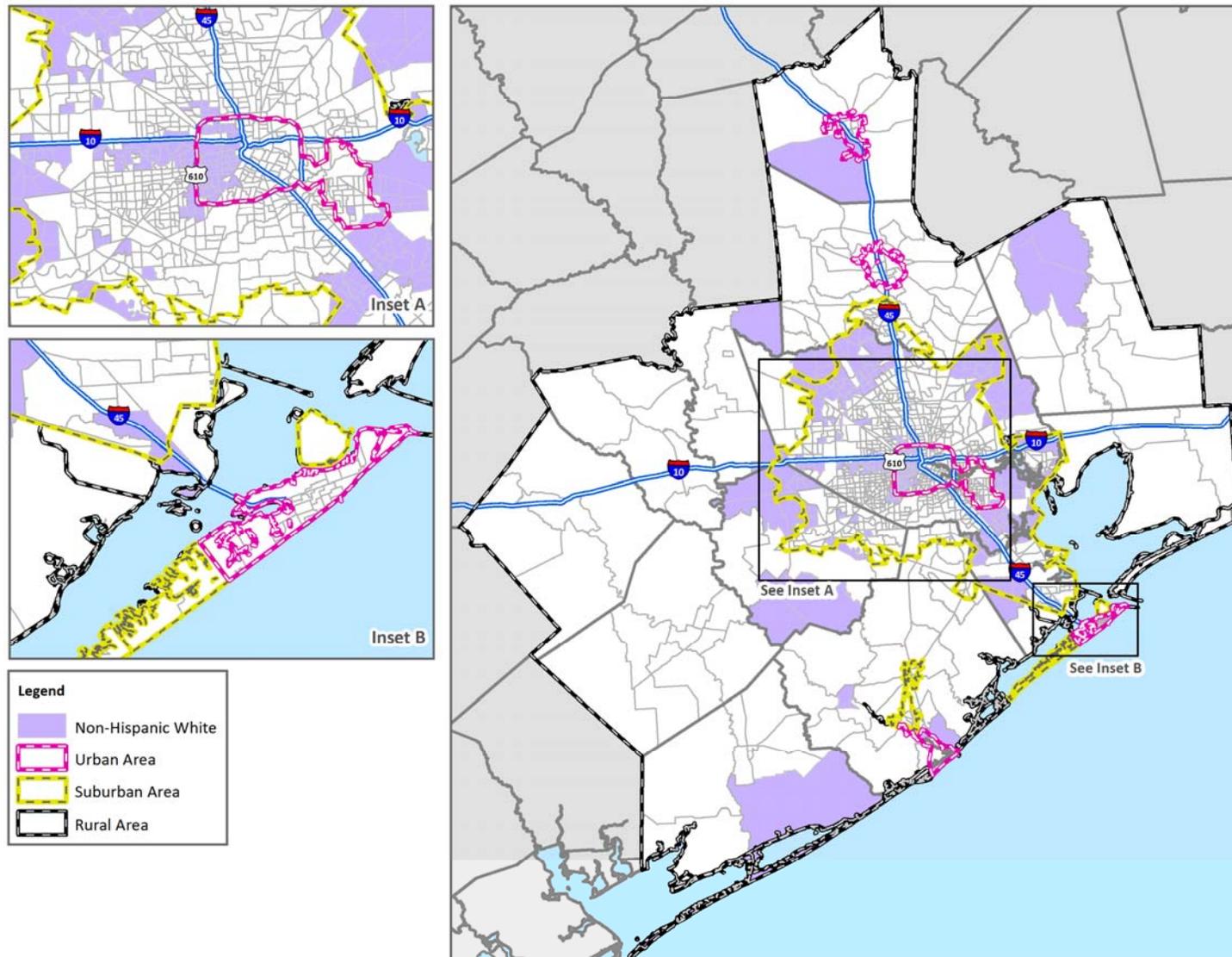
Figure II-13.
Census Tracts with
Non-Hispanic White
Impacted Areas,
Houston-Galveston
Region, 2010

Note:

This does not represent a "non-minority area" as defined by HUD. This map displays Census tracts where the proportion of the population that is non-Hispanic white is greater than 20 percentage points higher than the county as a whole.

Source:

2010 Census, H-GAC and BBC Research & Consulting.



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Changes in concentration and diversity. *Figures II-14 through II-16 show changes in racial/ethnic concentrations and changes in diversity at the Census tract level for the Houston-Galveston region. The base map for those figures displays Census tracts from the 2000 Census. Some tracts were combined for comparability to 2010 Census tracts.*

The “gained a concentration” map (Figure II-14 on page 19) shows areas that added an African American, Asian or Hispanic concentration between 2000 and 2010. For this analysis, a concentration occurs when the percentage of residents in a particular racial or ethnic minority group is at least 20 percentage points higher than the percentage of that minority group for the county as a whole. (Figures II-7, II-8 and II-9 show concentrations of African American, Asian and Hispanic residents in 2010 using the same concentration definition).

Conversely, Figure II-15 (page 20) shows Census tracts that lost a concentrated area between 2000 and 2010.

Figure II-16 (page 21) shows areas in the region that increased in racial and ethnic diversity between 2000 and 2010, which is the vast majority of tracts. Diversity is measured by the proportion of the population that is a racial or ethnic minority: An increase in diversity reflects an increase in the proportion of the Census tract population that is minority between 2000 and 2010. Conversely, a decrease in diversity reflects a decrease in the proportion of the population that is minority (or an increase in the non-Hispanic white population proportion).

The most prominent trend exhibited in Figure II-16 (page 21) and Figure II-17 (page 22) is movement and/or growth of racial and ethnic minorities in first and second ring suburbs (Figure II-16), coupled with a decline of non-Hispanic whites in the central city (Figure II-17).

This trend is consistent with national growth patterns which show a substantial increase in the share of minorities living in metro-area suburbs throughout the 2000s.³ Some explanations posed for the racial/ethnic diversification of American suburbs include employment decentralization and an increase in the affordability of suburban housing stock.⁴

In Houston, much of the increase in diversity in the suburbs can be attributed to Hispanic movement from the city center to outer ring suburbs as well as growth in the Hispanic population overall. Employment decentralization, specifically of service and working class jobs, also draws minorities, who traditionally have lower levels of educational attainment, into the suburbs.⁵

***Language and information to be added concerning additional areas within the region.*

³ http://www.brookings.edu/-/media/research/files/papers/2011/5/04%20census%20ethnicity%20frey/0504_census_ethnicity_frey.pdf

⁴ <http://www.brookings.edu/research/speeches/2011/07/14-census-suburbs-berube>

⁵ <http://www.theatlanticcities.com/neighborhoods/2013/03/class-divided-cities-houston-edition/4850/>

Changing preferences of white residents may be another contributing factor to the increase in diversity in the first and second ring suburbs and the decrease in diversity in the central city. The Houston Survey conducted annually by Rice University's Kinder Institute asks respondents who live in the suburbs how interested they would be in someday moving to the city and it asks respondents who live in the city how interested they would be in someday moving to the suburbs. Although most respondents are content where they currently live, the 2012 results indicate that white residents of Harris County are more likely to prefer the city to the suburbs: 33 percent of white suburbanites expressed an interest in someday moving to the city. This compares to only 28 percent of white city-dwellers who said they would be "very" or "somewhat" interested in moving to the suburbs.

The survey also provides insight on the settlement patterns of Latino immigrants. Results suggest that immigrants typically move into the city center and later migrate to the suburbs. According to the 2012 survey, Latino immigrants who have been in the United States for 10 or 20 years are more likely to live in the suburbs than those who have been in the U.S. for fewer than 10 years. In addition, second and third generation Latino immigrants are more likely to live in the suburbs than first generation immigrants.⁶

⁶ [http://has.rice.edu/uploadedFiles/Houston_Area_Survey/Complete%20Presentation%20\(2012\).pdf](http://has.rice.edu/uploadedFiles/Houston_Area_Survey/Complete%20Presentation%20(2012).pdf)

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Figure II-14.
Census Tracts that Gained a Concentration Between 2000 and 2010, Houston-Galveston Region

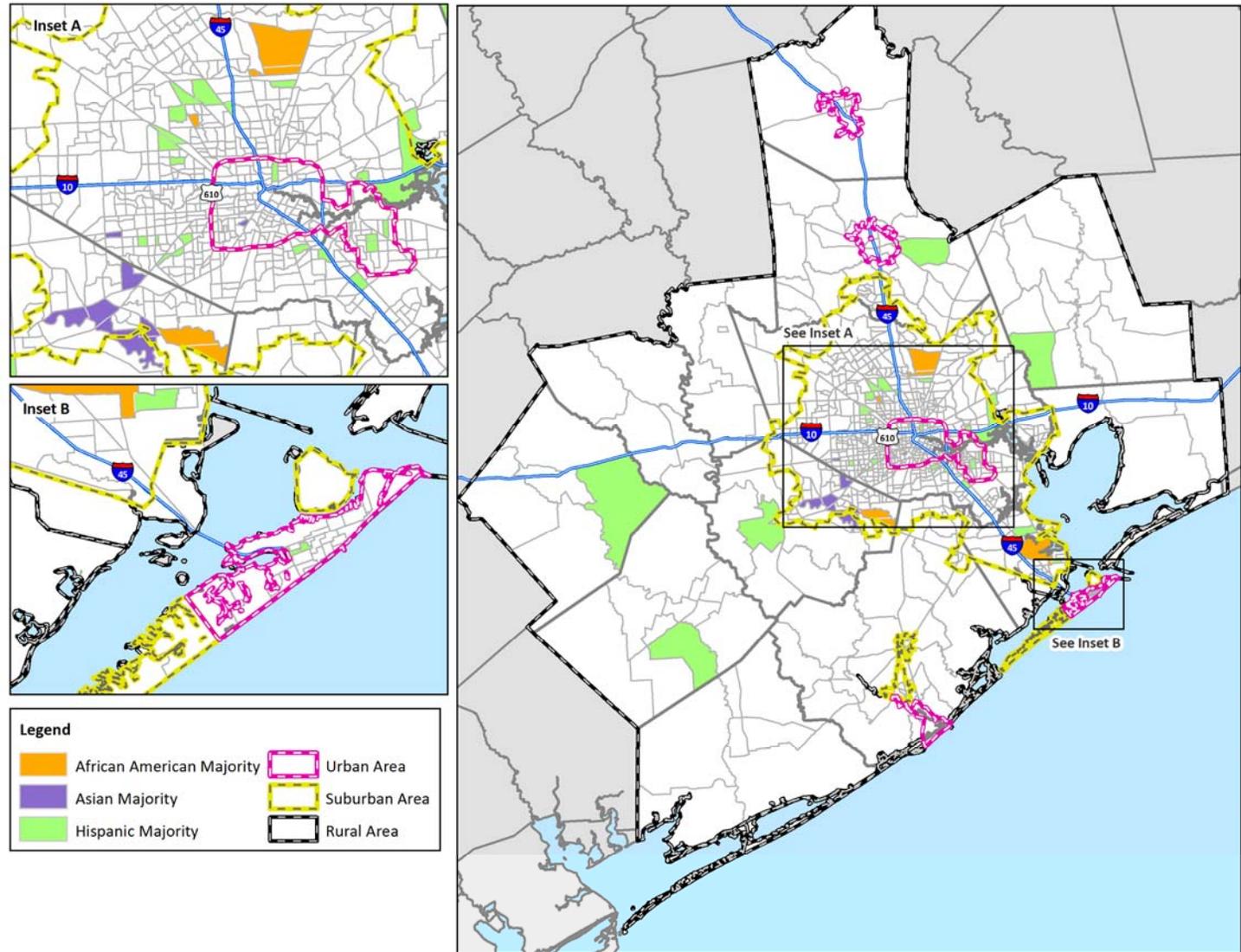
Note:

Base map reflects Census tracts from the 2000 Census. Some tracts were combined for comparability to 2010 Census tracts.

Census tracts gained a concentration if they added an African American, Asian or Hispanic concentration between 2000 and 2010. For this analysis, concentration occurs when the percentage of residents in a particular racial or ethnic minority group is at least 20 percentage points higher than the percentage of that minority group for the county as a whole.

Source:

2000 Census, 2010 Census, H-GAC and BBC Research & Consulting.



**Figure II-15.
Census Tracts that
Deconcentrated
Between 2000 and
2010, Houston-
Galveston Region**

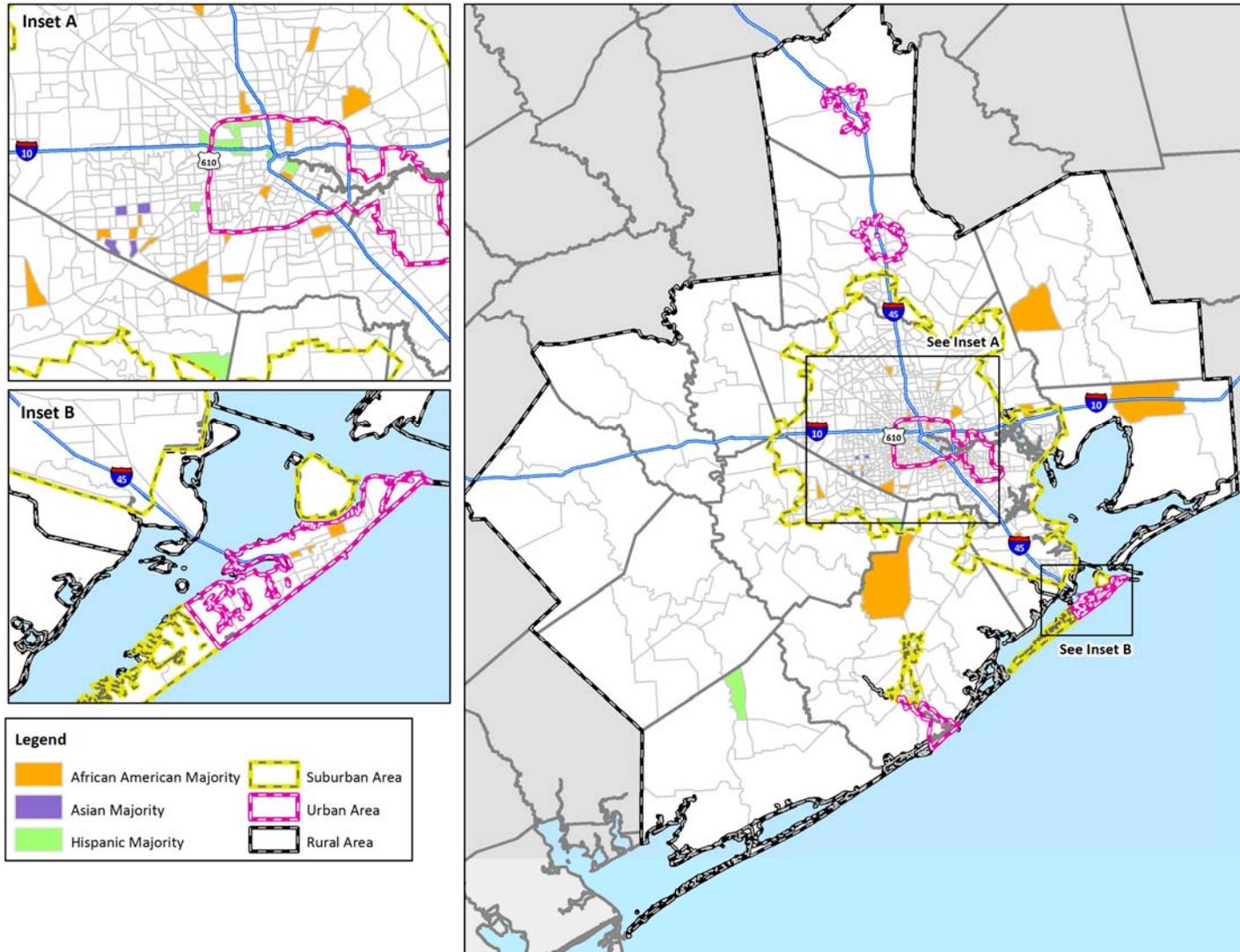
Note:

Base map reflects Census tracts from the 2000 Census. Some tracts were combined for comparability to 2010 Census tracts.

Census tracts deconcentrated if they had an African American, Asian or Hispanic concentration in 2000 but did not have that same concentration in 2010. For this analysis, concentration occurs when the percentage of residents in a particular racial or ethnic minority group is at least 20 percentage points higher than the percentage of that minority group for the county as a whole.

Source:

2000 Census, 2010 Census, H-GAC and BBC Research & Consulting.



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Figure II-16.
Census Tracts That
Increased In Diversity
Between 2000 and
2010, Houston-
Galveston Region

Notes:

Increase in diversity is measured as an increase in the proportion of the population that is minority.

Base map reflects Census tracts from the 2000 Census. Some tracts were combined for comparability to 2010 Census tracts.

Source:

2000 Census, 2010 Census, H-GAC and BBC Research & Consulting.

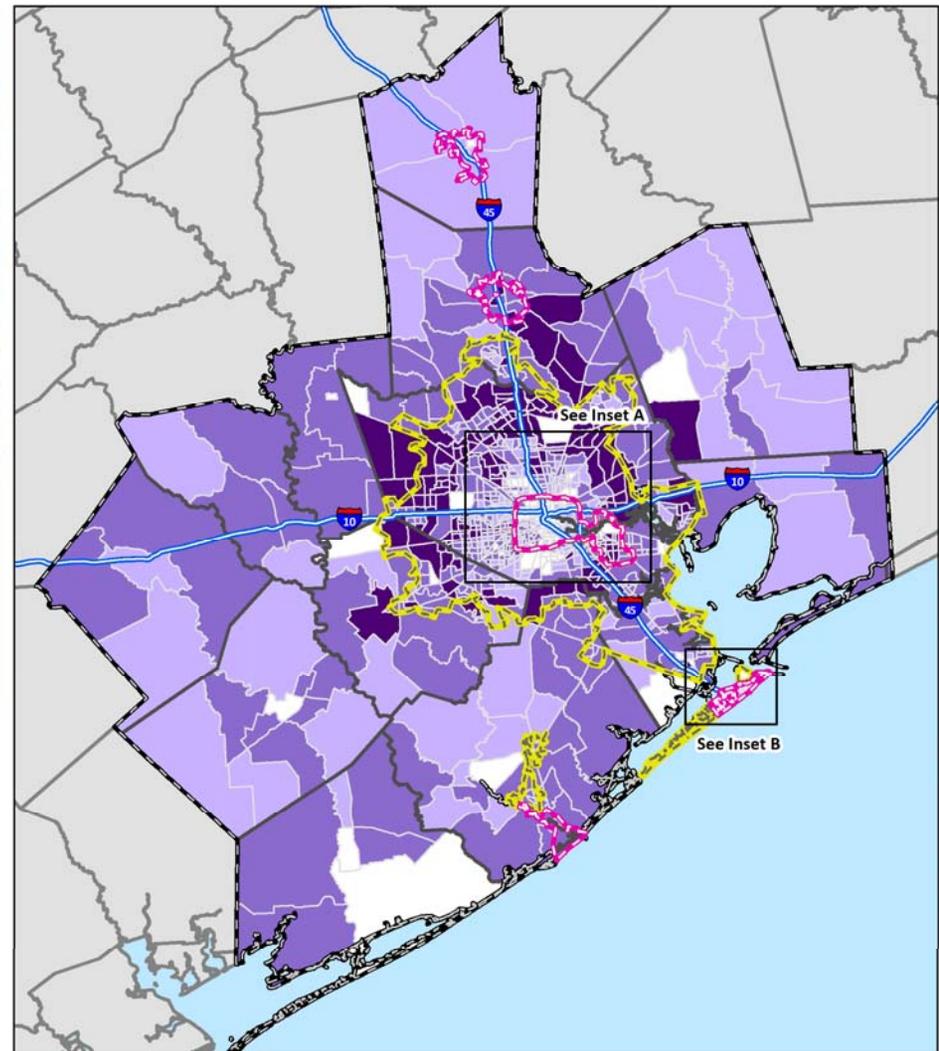
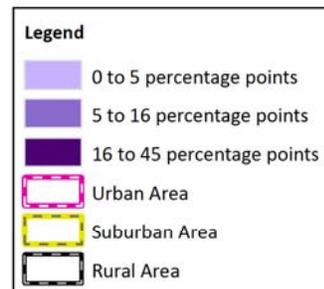
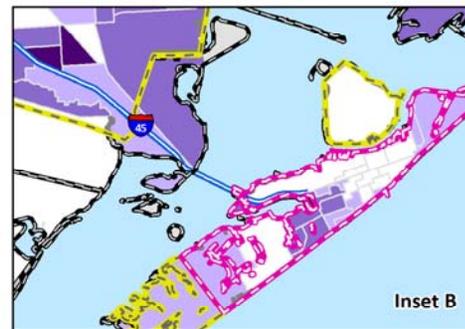


Figure II-17.
Census Tracts That
Decreased In Diversity
Between 2000 and
2010, Houston-
Galveston Region

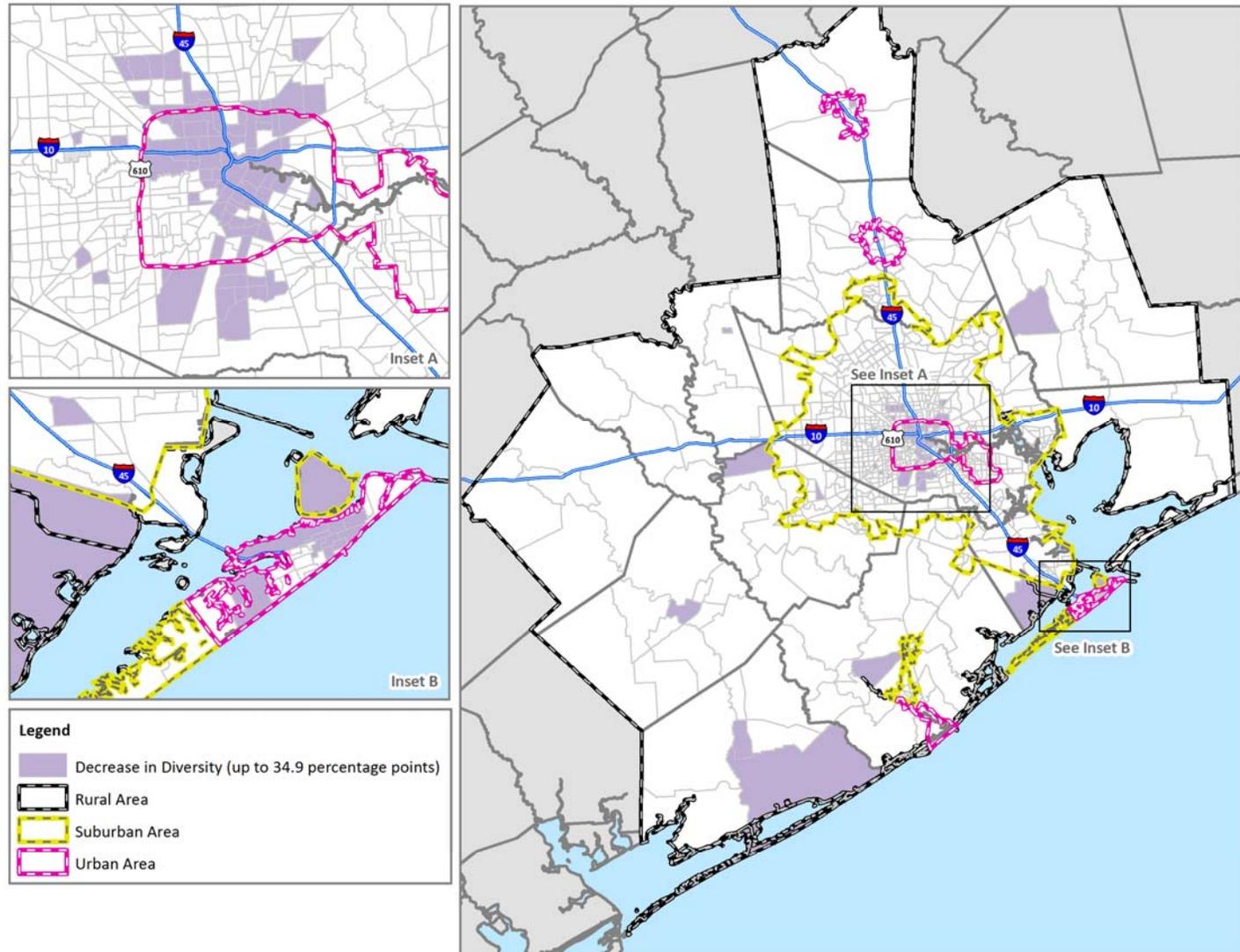
Notes:

Decrease in diversity is measured as an increase in the proportion of the population that is non-Hispanic white.

Base map reflects Census tracts from the 2000 Census. Some tracts were combined for comparability to 2010 Census tracts.

Source:

2000 Census, 2010 Census, H-GAC and BBC Research & Consulting.



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Dissimilarity index. *The dissimilarity index is another measure of racial and ethnic concentration prescribed by HUD. The dissimilarity index is a way to measure evenness in which two separate groups are distributed across geographic units—such as Census tracts—that make up a larger geographic area—such as a county.*

The index typically compares the proportion of the total population of a minority group in a Census tract and the proportion of the total number of the majority population (generally non-Hispanic whites) in that same Census tract.

The dissimilarity index is somewhere between 0 and 1. An index near 0 indicates perfect distribution of racial groups across all Census tracts in a region. An index of 1 indicates perfect segregation of racial groups across the region. As an example, one of the most segregated cities for whites and African Americans in the U.S. is Detroit, which has historically had a dissimilarity index exceeding 0.80.

HUD categorizes the dissimilarity index into three ranges that represent the intensity of segregation:

Figure II-18.
HUD Categorization of Dissimilarity Index

Source:

FHEA Data Documentation
(Attachment C).

Values	Category
< 0.40	Low Segregation
0.41 - 0.54	Moderate Segregation
>0.55	High Segregation

A U.S. Census report on segregation using the dissimilarity index ranked the Houston Primary Metropolitan Statistical Area (PMSA) 20th among urban areas in the U.S. for segregation in 2000, with a dissimilarity index of 0.663. The report showed a declining trend of segregation in the Houston PMSA: The dissimilarity index was 0.754 in 1980. The change in segregation in the Houston PMSA was average among all cities measured in the report.⁷

HUD's calculation of the dissimilarity index by race and ethnicity, which was provided to H-GAC for the FHEA, showed a disparity in segregation by race and ethnicity. The white-black index and the white-Native American index were the highest at 0.62 and 0.64, respectively. The white-Hispanic index was 0.53. The white-non-white index was the lowest at 0.50.

For this analysis, the dissimilarity index was calculated for all 13 counties within the Houston-Galveston region and for the region overall. The 2010 dissimilarity index for the region is 0.52—a moderate to high level of segregation.

⁷ http://www.census.gov/hhes/www/housing/housing_patterns/tab5-4.html

Figure II-19 shows the dissimilarity index for each county in the region for three racial and ethnic groups:

- African Americans and whites,
- Asians and whites, and
- Hispanics and non-Hispanics.

Figures II-20 through II-22 geographically display the dissimilarity index by county by racial and ethnic group.

Figure II-19.
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

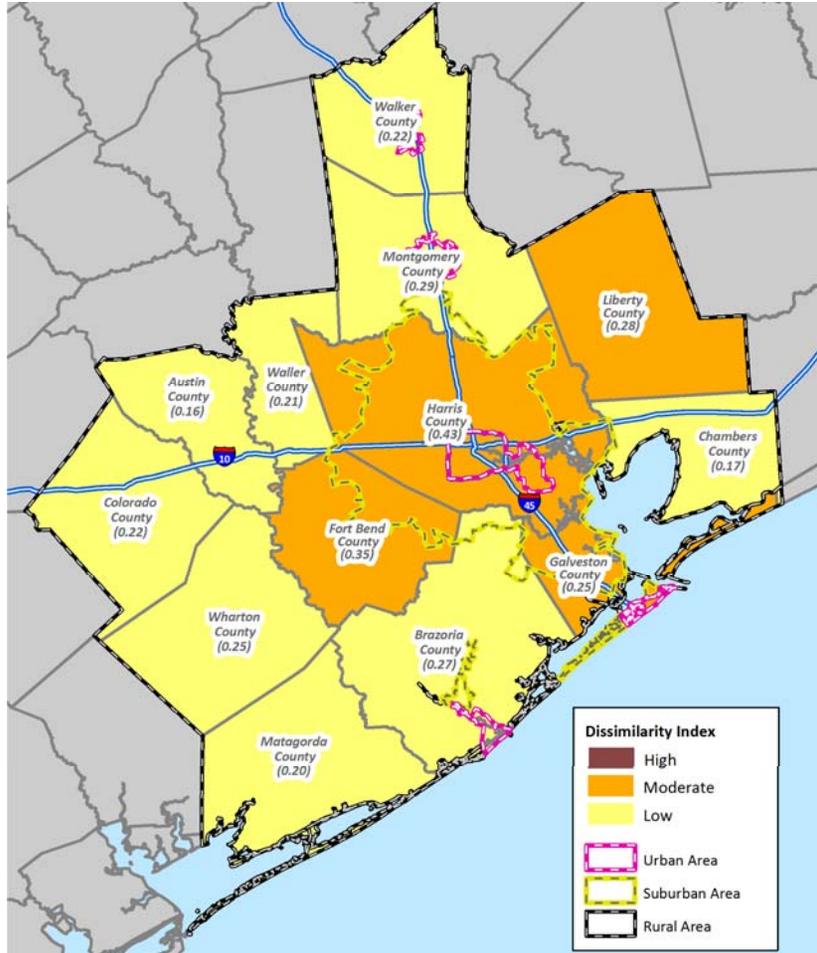
Source: 2010 Census and BBC Research & Consulting.

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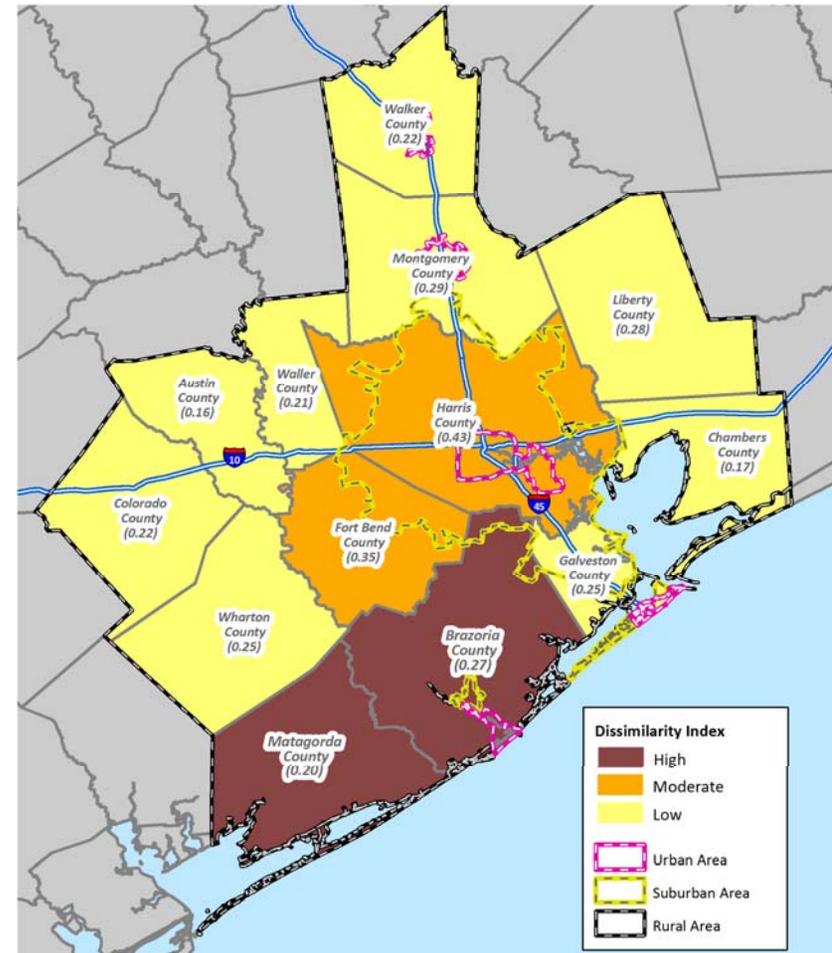
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Figure II-20.
Dissimilarity Index African American/White
by County, Houston-Galveston Region, 2010



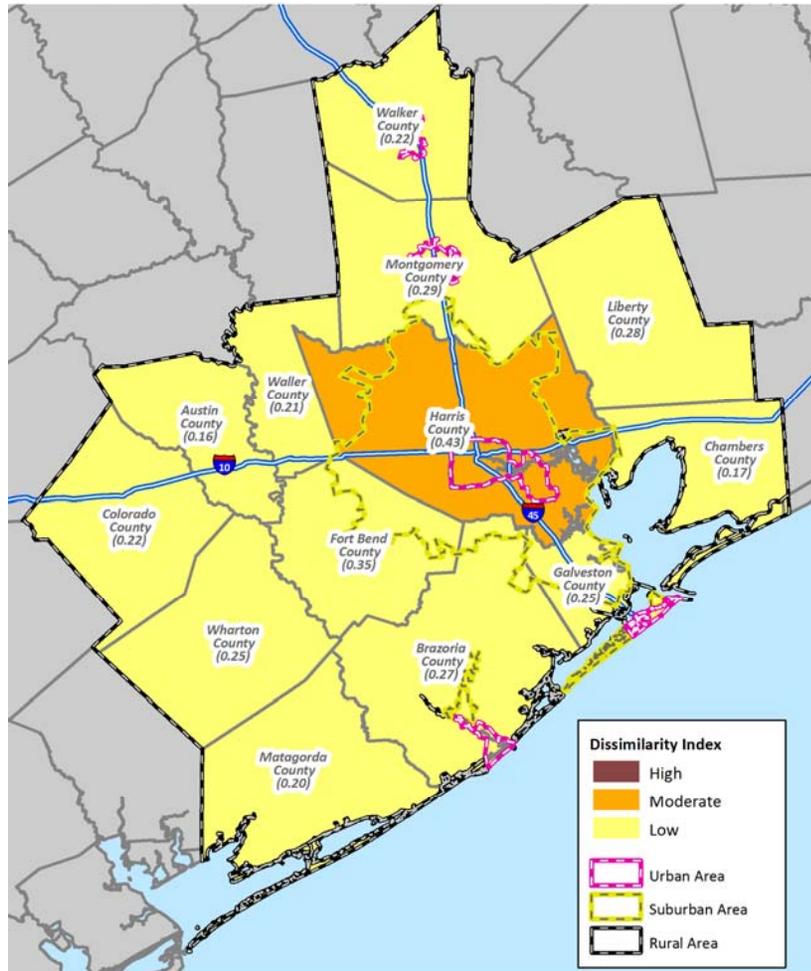
Source: BBC Research & Consulting.

Figure II-21.
Dissimilarity Index Asian/White,
by County, Houston-Galveston Region, 2010



Source: BBC Research & Consulting.

Figure II-22.
Dissimilarity Index Hispanic/Non-Hispanic,
by County, Houston-Galveston Region, 2010



Source: BBC Research & Consulting.

The counties in the region with the highest dissimilarity indices are Brazoria and Matagorda (both high) followed by Fort Bend, Galveston Harris and Liberty (all moderate). In some counties, this is because certain racial or ethnic groups are significantly concentrated in one or more Census tracts: for example, Brazoria County has one Census tract in which one-third of the county's entire Asian population lives. Similarly, 75 percent of the Asian population in Matagorda County resides in one Census tract. Liberty County has three Census tracts which house more than half of the county's African American population.

Many of these concentrated areas contain multifamily assisted housing developments, but this is not always the driving factor behind the concentration. For example, Matagorda's Asian-concentrated Census tract contains the most housing choice vouchers of any Census tract in the county (vouchers can be used wherever affordable rentals can be found) but not the most public housing units.

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RACIALLY/ETHNICALLY CONCENTRATED AREAS OF POVERTY

Areas of racial and ethnic concentration are not, per se, areas lacking opportunity. Many areas that are racially and ethnically concentrated offer high opportunity amenities. This is especially true for diverse areas like the Houston-Galveston region. It is therefore important to examine racial and ethnic concentrations in the context of other variables: poverty and income diversity, existence of affordable housing, neighborhood safety, and location of community amenities.

This section of the report begins by examining racially and ethnically concentrated areas and areas of concentrated poverty.

“Racially or ethnically concentrated areas of poverty,” also known by HUD as RCAPs or ECAPs, are areas in which there are both racial concentrations and high poverty rates. RCAPs and ECAPs can be defined using family or individual poverty rates:

- *Census tracts that have family poverty rates exceeding 40 percent or three times the average Census tract poverty rate in the region (41%) and have a minority concentration (more than half of residents are minorities).*
- *Census tracts that have individual poverty rates exceeding 40 percent or three times the average Census tract poverty rate in the region (51%) and have a minority concentration.*

Figure II-23 (page 28) provides background for the RCAP/ECAP analysis and shows the percentage of the population living in poverty across the Houston-Galveston region. Inset A of the map demonstrates a stark split in low and high poverty areas, with poverty more prevalent in the eastern urban core, inner ring suburbs and some outlying rural Census tracts. There is a strong visual correlation between Figure II-23 and Figure II-11, which shows minority concentrations by racial and ethnic group.

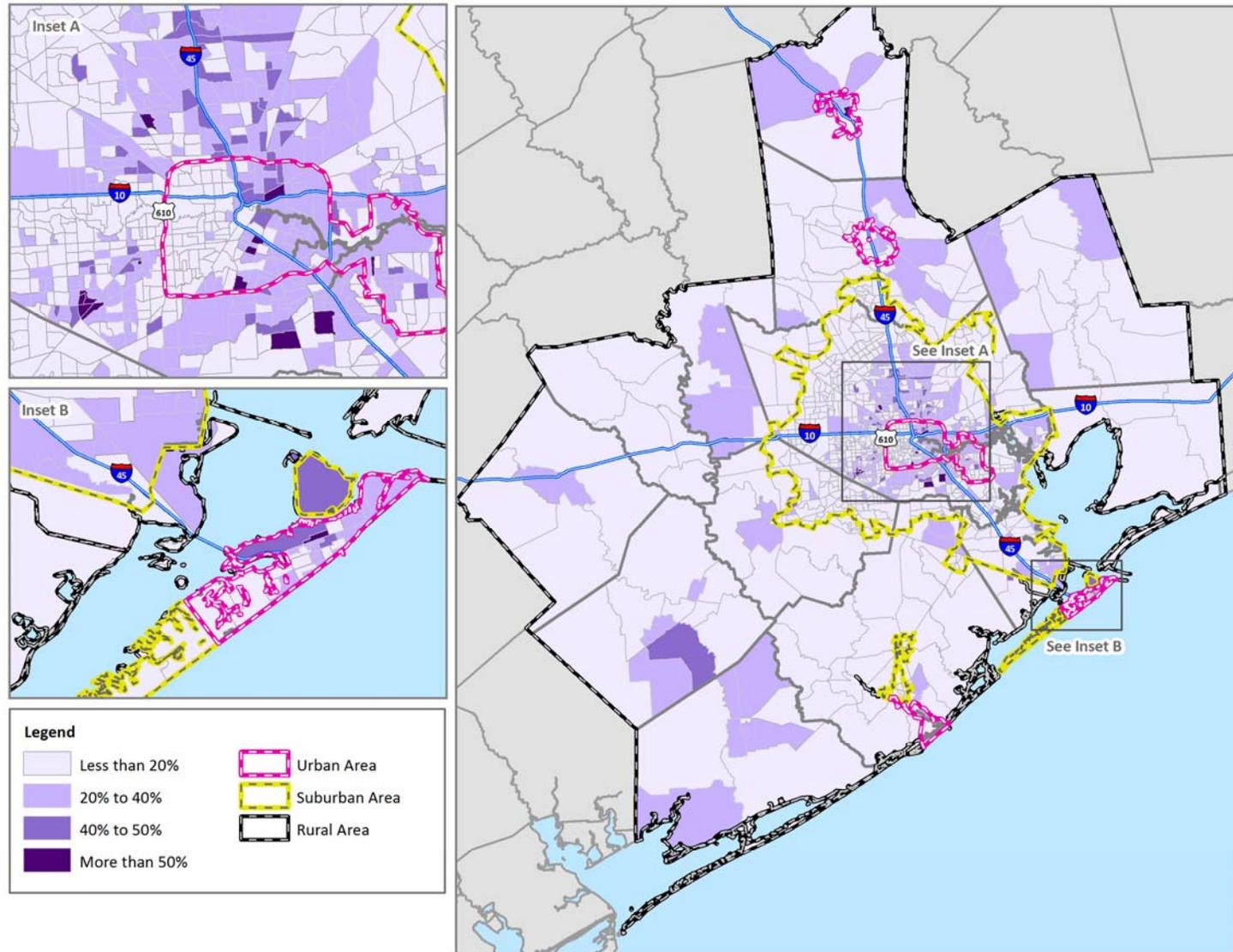
Although poverty is prevalent in many Census tracts, there are very few RCAPs and ECAPs in the region.

RCAPs and ECAPs using the family poverty definition are shown in Figure II-24. Altogether, 35 Census tracts in the region are RCAPs/ECAPs; 33 are located in Harris County and the balance is located in urban areas of Galveston and Conroe. Altogether, these RCAPs and ECAPs represent 3 percent of Census tracts in the region.

Figure II-25 (page 30), which defines RCAPs/ECAPs by individual poverty rates, demonstrates a similar pattern and identifies more RCAP/ECAP tracts, including one in Wharton County. Of the 64 RCAPs/ECAPs using the individual poverty rate, 60 are in Harris County. Altogether, these RCAPs and ECAPs represent 6 percent of Census tracts in the region.

Figure II-23.
Percent of Population
Living in Poverty,
Houston-Galveston
Region, 2010

Source:
2007-2011 ACS, H-GAC and BBC
Research & Consulting.



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Figure II-24.
RCAPs/ECAPs Based
on Family Poverty,
Houston-Galveston
Region, 2010

Source:
2006-2010 ACS and 2010 Census.

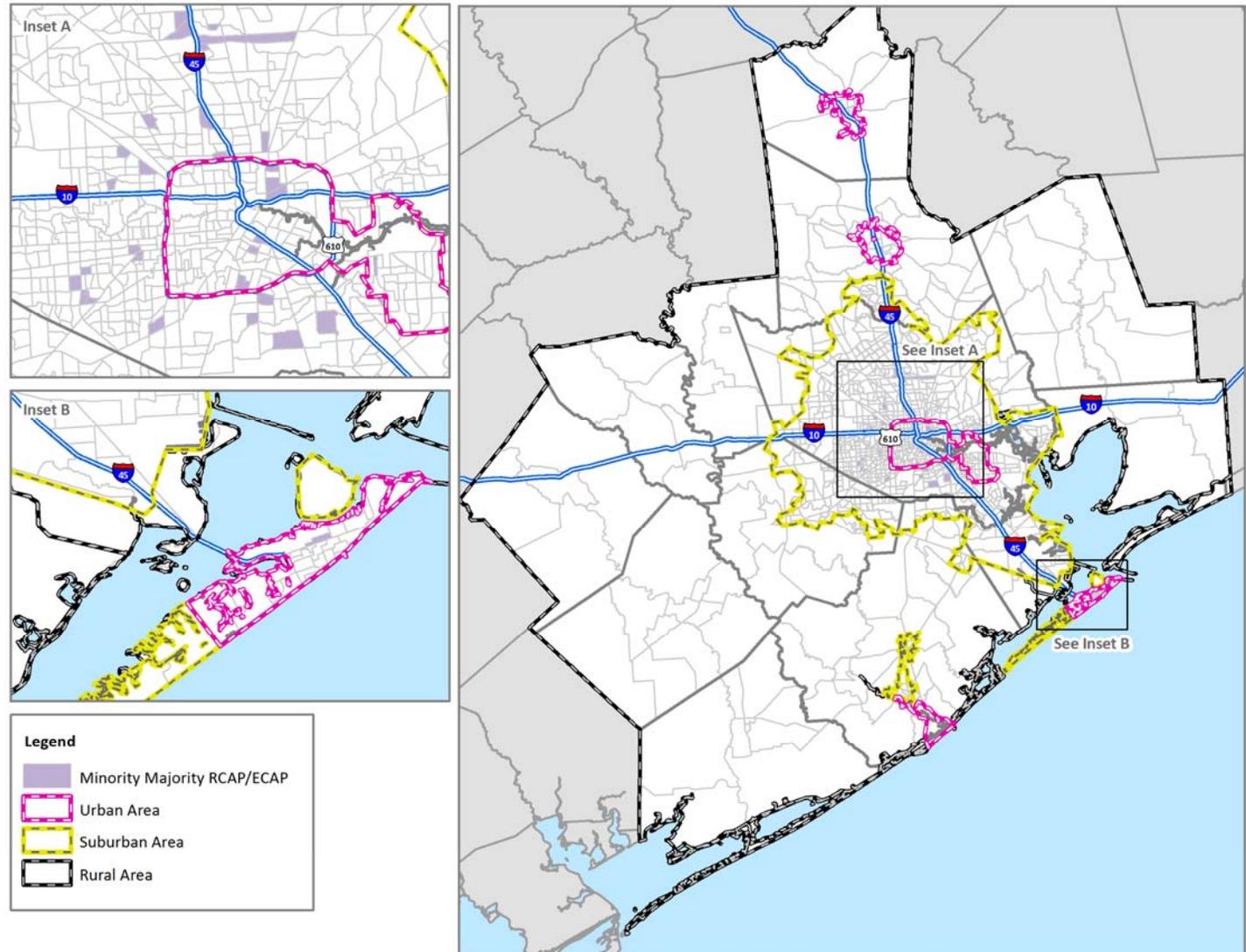
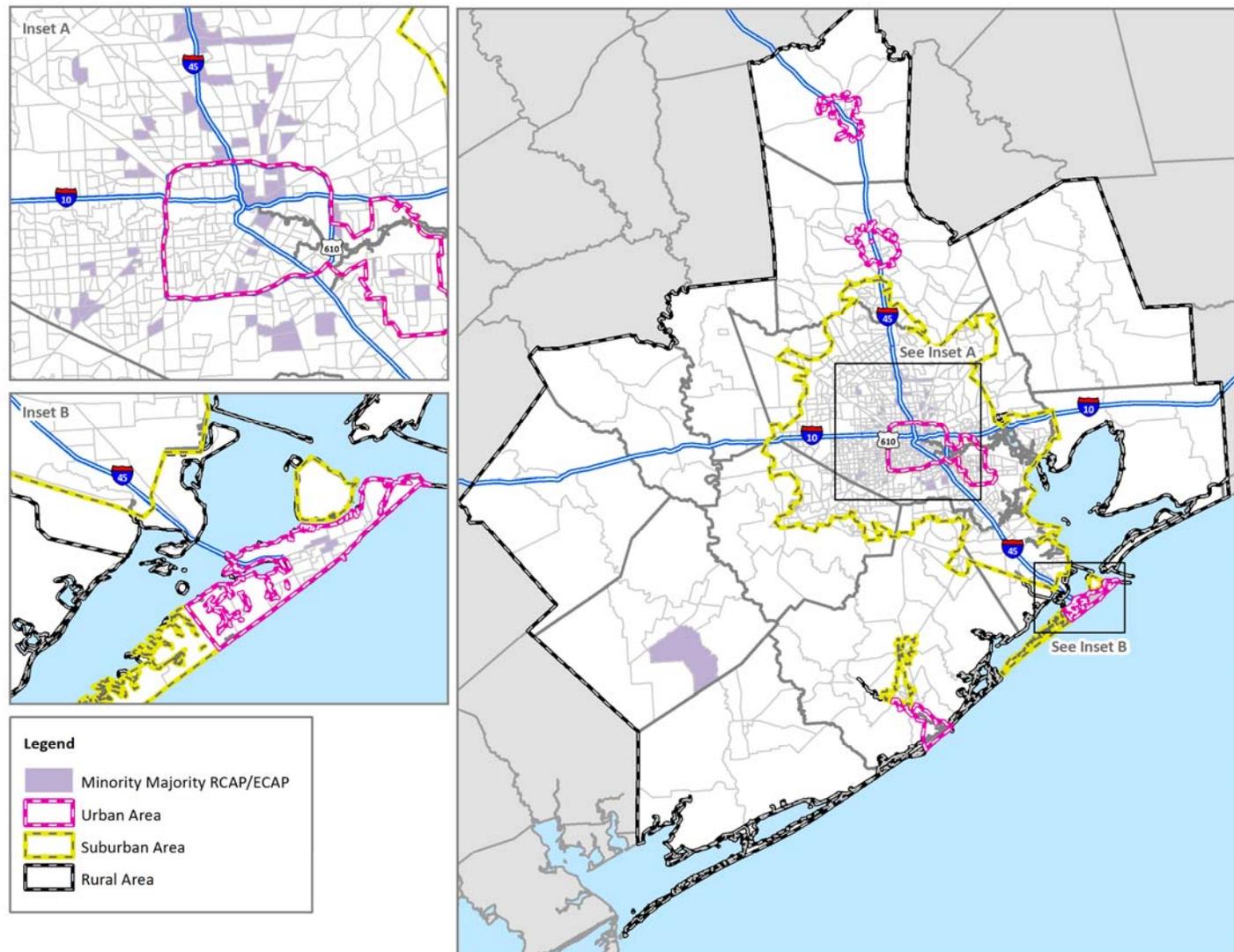


Figure II-25.
RCAPs/ECAPs Based
on Individual Poverty,
Houston-Galveston
Region, 2010

Source:
2007-2011 ACS and 2010 Census.



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INCOME CONCENTRATION

According to the 2006-2010 ACS, there are 439,390 households (22% of all households) in the Houston-Galveston region earning less than \$25,000 per year. Approximately half of these households are in the City of Houston, where 29 percent of all households earn less than \$25,000 per year.

Walker County has the highest percentage of households earning less than \$25,000 (37%) and the lowest median income (\$34,259). Figure II-26 displays households earning less than \$25,000 and median income for counties in the Houston-Galveston region.

Figure II-26.
Households Earning Less Than \$25,000 per Year,
Houston-Galveston Region, 2006-2010 ACS

	Household Earning Less Than \$25,000	Percent of Households Earning Less Than \$25,000	Median Household Income
State of Texas	2,118,973	25%	\$ 49,646
City of Houston	220,811	29%	\$ 42,962
Region 6 Total	439,390	22%	
Region 6 Counties:			
Austin	2,426	23%	\$ 53,263
Brazoria	17,680	17%	\$ 65,607
Chambers	1,835	17%	\$ 66,764
Colorado	2,561	31%	\$ 41,145
Fort Bend	19,867	12%	\$ 79,845
Galveston	22,703	21%	\$ 58,317
Harris	320,725	23%	\$ 51,444
Liberty	6,506	27%	\$ 45,929
Matagorda	4,205	31%	\$ 43,205
Montgomery	24,972	17%	\$ 65,620
Walker	7,441	37%	\$ 34,259
Waller	3,656	27%	\$ 47,324
Wharton	4,813	33%	\$ 41,148

Source: 2006-2010 ACS.

Poverty. The poverty rate in the Houston-Galveston region (15%) is slightly lower than in Texas as a whole (17%). As displayed in Figure II-27, 24 percent of children under five and 11 percent of seniors in the Houston-Galveston region are living in poverty. In the region as a whole, the poverty rate is 22 percent for African American and Hispanic or Latino residents and only 7 percent for non-Hispanic whites.

Figure II-27.
Percent of Population Living in Poverty, Houston-Galveston Region, 2006-2010 ACS

	Average Population 2006-2010	Population Living in Poverty	Percent of Children (Under 18) in Poverty	Percent in Poverty by Age		Percent in Poverty by Race/Ethnicity		
				Children Under 5	Seniors (65+)	Non-Hispanic White	Black or African American	Hispanic
State of Texas	23,707,679	3,972,054	17%	27%	12%	9%	24%	25%
City of Houston	2,038,184	428,044	21%	35%	14%	7%	28%	27%
Region 6 Total	5,746,564	864,332	15%	24%	11%	7%	22%	22%
Region 6 Counties:								
Austin	27,710	2,439	9%	12%	13%	5%	29%	11%
Brazoria	287,910	30,586	11%	15%	9%	7%	13%	19%
Chambers	32,020	3,351	10%	15%	12%	7%	18%	20%
Colorado	20,271	3,090	15%	42%	15%	7%	34%	26%
Fort Bend	535,467	42,631	8%	11%	9%	4%	10%	14%
Galveston	281,176	36,056	13%	19%	9%	8%	25%	19%
Harris	3,908,129	655,742	17%	27%	12%	6%	24%	23%
Liberty	68,640	10,560	15%	23%	12%	12%	29%	23%
Matagorda	36,106	7,782	22%	32%	11%	8%	34%	34%
Montgomery	423,575	45,961	11%	20%	7%	7%	18%	23%
Walker	45,406	10,799	24%	32%	9%	16%	42%	32%
Waller	39,857	8,395	21%	37%	11%	8%	32%	32%
Wharton	40,297	6,940	17%	34%	17%	7%	29%	25%

Source: 2006-2010 ACS.

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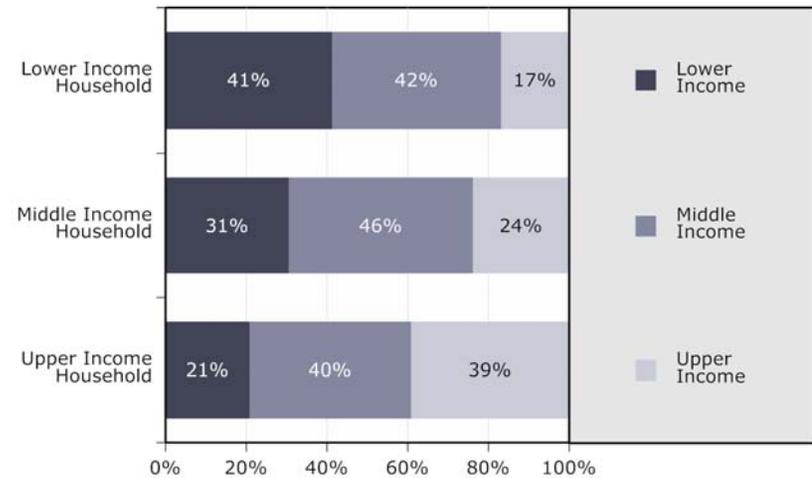
In the Houston-Galveston region, there are 67 Census tracts (6% of all Census tracts) with poverty rates exceeding 40 percent.⁸

These high poverty Census tracts are mostly located in Houston or within close proximity to the city. Of those 67 Census tracts, 64 (96%) contain racial and ethnic concentrations exceeding 50 percent. Twenty-eight tracts are African American concentrations and 29 are Hispanic concentrations. Another seven tracts are minority majority with no specific race or ethnicity as the majority. As mentioned previously, there is a strong visual correlation between Figure II-23 (poverty) and Figure II-11, which shows minority concentrations by racial and ethnic group.

Figure II- 28 shows where households of different income ranges live by Census tract income. The typical lower-income household lives in a Census tract in which 41 percent of households are lower-income, 42 percent are middle-income and 17 percent are upper-income. That is, low income households aren't predominantly segregated into low income Census tracts—a very positive finding.

Yet a recent study by Pew Research, *The Rise of Residential Segregation by Income*, which used a methodology similar to that used to produce Figure II-28, showed the Houston metropolitan area as having relatively high income segregation.⁹ This was also true of the San Antonio and Dallas metropolitan areas.

Figure II-28.
Census Tract Composition by Income for the Typical Lower-, Middle- and Upper-Income Households, 2007-2011 ACS



Note: Lower-income households are those earning less than \$35,000; middle-income households are those earning \$35,000 to \$100,000; and upper-income households are those earning \$100,000 and more.

Source: 2007-2011 ACS and BBC Research & Consulting.

⁸ A 40 percent poverty threshold is widely regarded in the literature as the point at which an area becomes socially and economically dysfunctional.

⁹ For the Pew report incomes below \$34,000 were low income and incomes above \$104,000 were high income.

ASSISTED HOUSING

In the Houston-Galveston region—as well as in most parts of Texas—assisted rental housing is primarily provided through public housing, housing choice vouchers (also known as Section 8) and Low Income Housing Tax Credit (LIHTC) developments.

Altogether, these programs have contributed more than 90,000 affordable rental units to the region. Yet these units make up a very small portion of the total housing stock in the region—just 4 percent of the more than 2.2 million housing units.

Public housing and housing choice vouchers are funded federally, by HUD, and administered at the local level by public housing authorities. In aggregate, the region's public housing authorities report operating 8,600 public housing units (PHUs) and administering almost 27,000 housing choice vouchers (HCVs).

The LIHTC program directs private capital toward the creation of affordable rental housing by offering developers a tax credit in exchange for the production of affordable rental housing. To qualify for the tax credit, either 20 percent or more of the project's units must be rent-restricted and occupied by individuals whose income is 50 percent or less of the median family income; or 40 percent or more of the units must be rent-restricted and occupied by individuals whose income is 60 percent or less of the median family income. The LIHTC program is governed by the Internal Revenue Service, not HUD, and administered at the state level by the Texas Department of Housing and Community Affairs (TDHCA).

The LIHTC program is the largest single provider of affordable rental units in the region, contributing more than 55,000 units to the supply of affordable rentals.

Fair share provision. *Figure II-29 on the following page shows the number of PHUs, HCVs and LIHTC units by county. As the table demonstrates, assisted rentals are a very small proportion of total housing units in all counties. Harris County has the highest proportion of all counties, yet the percentage is still relatively low at 5 percent.*

The far right columns on the table shows each county's share of the region's total assisted rentals. For example, 80 percent of the region's affordable rentals are located in Harris County. It is typical for most assisted housing and related services to be located in the urban core since the residents in urban areas usually have greater needs.

Location of assisted housing. *Figure II-30 on page 36 overlays LIHTC properties with racial and ethnic concentrations in the Houston-Galveston region. The map shows a distribution of tax credit properties mostly in the City of Houston and predominantly located in areas that are majority minority.*

Figure II-31 on page 37 shows the areas in which the market rate two-bedroom rental cost is higher than the allowable, subsidized rent for the Section 8 housing voucher program. The shading indicates submarkets where it would be challenging for voucher holders to find affordable units, mostly southwest Houston and outer suburbs.

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Figure II-29.
Public Housing, Housing Choice Voucher and Tax Credit Units and County Shares, 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%

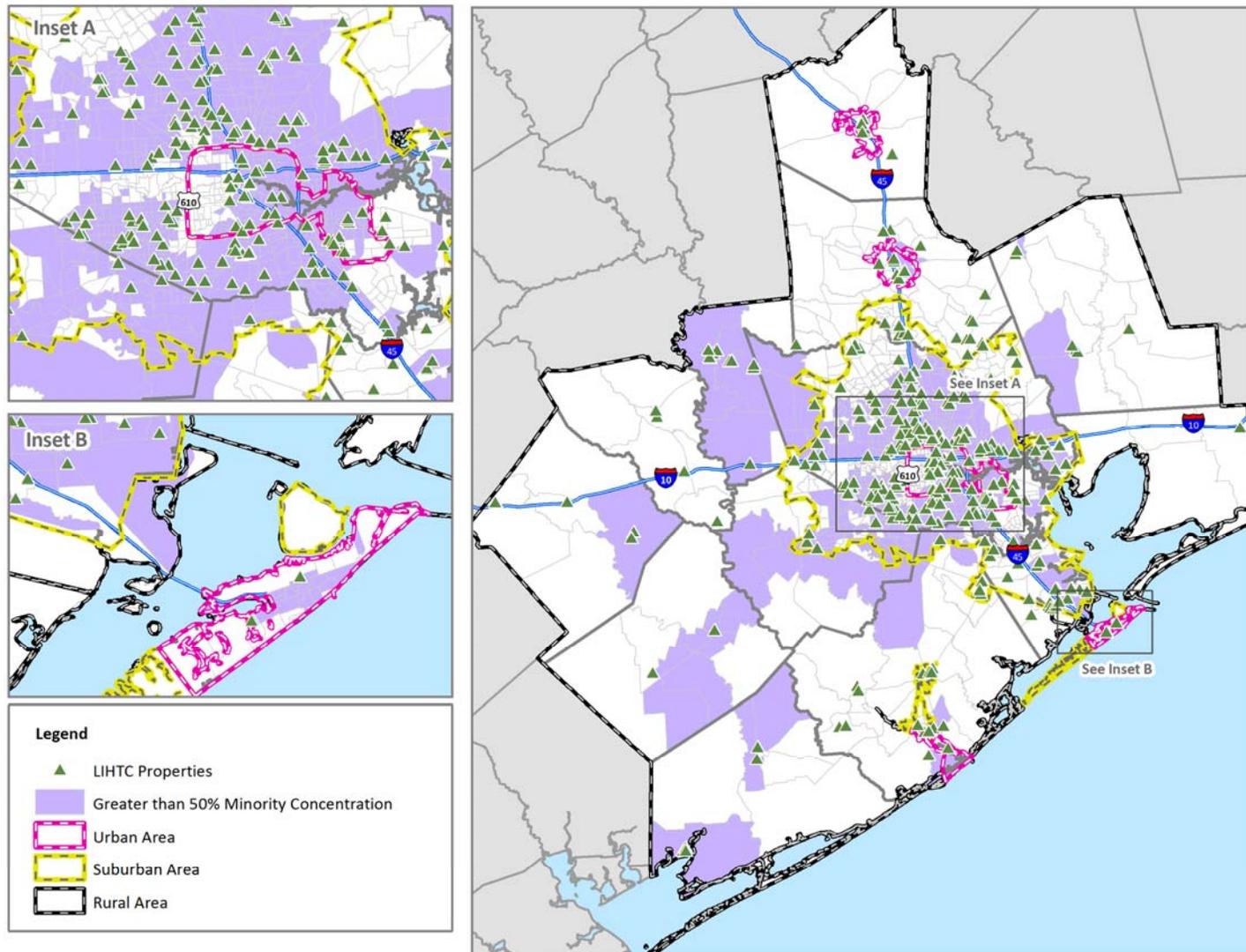
Note: It is important to note that, although the data in this figure represent a large share of assisted housing in the region, the data do not include all types of assisted housing.

Source: 2010 Census, H-GAC and TDHCA.

Figure II-30.
LIHTC Properties and
Greater Than 50%
Minority Concentrations,
Houston-Galveston
Region, 2013

Source:

2010 Census, LIHTC,
H-GAC and BBC Research
& Consulting.



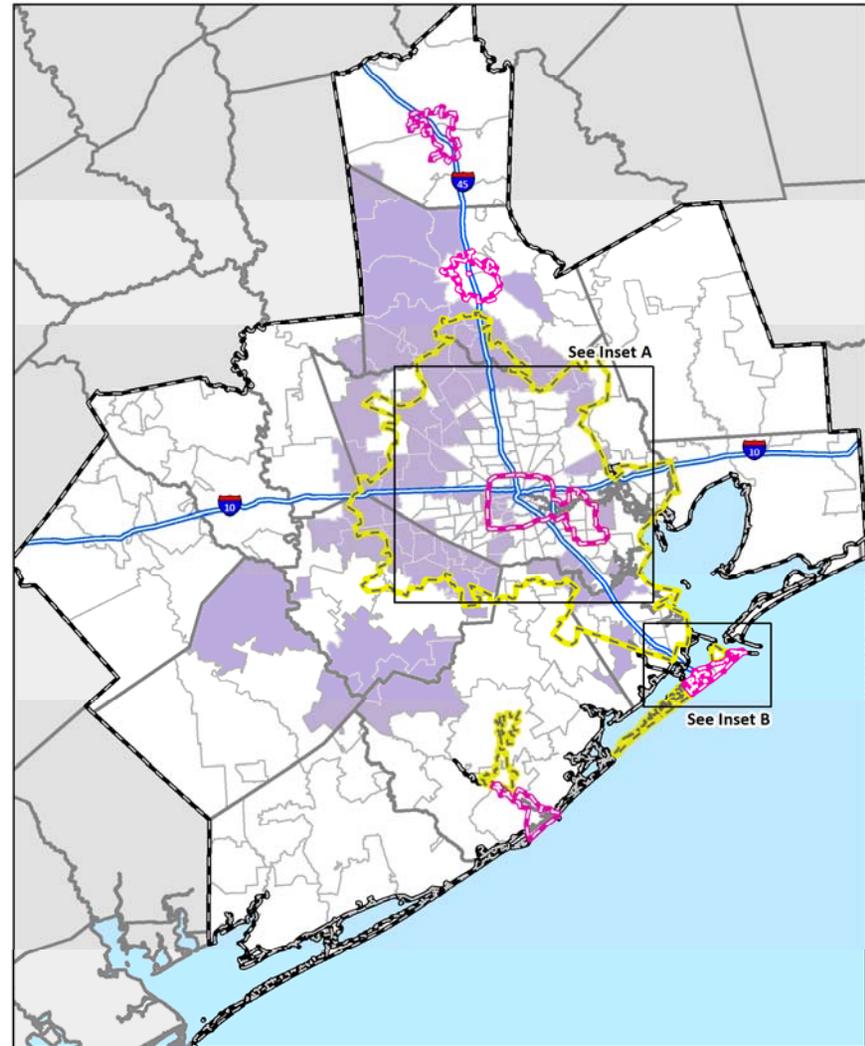
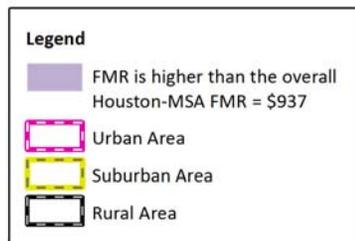
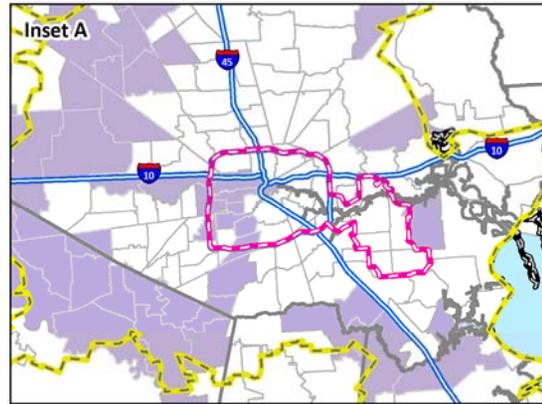
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Figure II-31.
Census Tracts Where
the FMR is Higher
than the Overall
MSA's FMR, Houston-
Galveston Region,
2010

Source:
2010 Census, LIHTC,
H-GAC and BBC Research
& Consulting.



COMMUNITY ASSETS AND CHALLENGES

This final section considers community assets, as well as challenges, that influence housing demand and quality of life. The variables analyzed in this section are not all encompassing, but are meant highlight some of the more important factors influencing community quality.

Private residential capital investment. Communities with low and declining property values—those with the highest need for investment—are usually those that have the hardest time getting capital. Lenders, especially after the subprime mortgage crisis, are reluctant to make loans in communities where property values have decreased for fear of not recouping their investment.

One way to assess residential capital investment is through Home Mortgage Disclosure Act (HMDA) data. HMDA datasets contain mortgage loan application records with information on the race, ethnicity, gender and income of the applicant, as well as loan terms. The data are widely used to detect evidence of discrimination in mortgage lending, although analysis of the publicly available data is limited by lack of applicant credit information. In coming years, HMDA data will include information on credit scores, allowing for a more robust analysis of lending practices.

Overall in the region, 21 percent of mortgage loan applications were denied in 2010. Denial rates are higher for African Americans and Hispanic borrowers than for non-Hispanic white borrowers, as shown in the following table. Note that only counties with at least 500 loan applications in 2010 are included.¹⁰

Figure II-32.
Mortgage Loan Denials by Race and Ethnicity, Houston-Galveston Region, 2010

County	Percent of Loan Applications Denied					Difference	
	All Race and Ethnicity	African American	White	Hispanic	Non-Hispanic	African American / White	Hispanic / Non-Hispanic
State of Texas	22%	30%	20%	31%	19%	10%	13%
Region 6 Total	21%	33%	20%	31%	19%	13%	11%
Austin	26%	34%	25%	43%	23%	10%	20%
Brazoria	19%	27%	18%	27%	17%	9%	10%
Chambers	20%	25%	20%	29%	19%	6%	10%
Fort Bend	19%	30%	17%	27%	17%	13%	9%
Galveston	20%	27%	20%	28%	19%	7%	9%
Harris	22%	34%	20%	31%	19%	14%	12%
Liberty	35%	41%	34%	48%	33%	7%	15%
Matagorda	29%	39%	27%	43%	25%	12%	18%
Montgomery	19%	27%	19%	29%	18%	8%	11%
Walker	26%	49%	21%	27%	24%	28%	3%
Waller	25%	55%	23%	34%	24%	31%	11%
Wharton	31%	49%	29%	39%	28%	20%	11%

Note: Does not include loans for multifamily properties or non-occupants; County-level data displayed for counties with at least 500 loan applications in 2010.

Source: FFIEC HMDA Raw Data, 2010 and BBC Research & Consulting.

¹⁰ Since the denial and subprime analysis examine subsets of all loan applications by race/ethnicity, BBC only presents county-level results for counties with at least 500 loan applications.

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In all of the counties shown in Figure II-32, denial rates were higher for African Americans than for whites and higher for Hispanics than non-Hispanics. Waller County had the highest African American/white denial disparity (31 percentage points) and Austin County had the highest Hispanic/non-Hispanic denial disparity (20 percentage points).

A similar analysis of subprime loans found that non-Hispanic white borrowers are less likely to get subprime loans than minority borrowers—yet the proportion of loans that are subprime and disparities in subprime lending is relatively low for the region overall. That said, some counties (Liberty and Matagorda; to a lesser extent Walker, Waller, Wharton) have very high subprime lending rates as shown in Figure II-33.

Figure II-33.
Subprime Loans by Race and Ethnicity,
Houston-Galveston Region and Select Counties, 2010

County	Percent of Originated Loans That Were Subprime					Difference	
	All Race and Ethnicity	African American	White	Hispanic	Non-Hispanic	African American / White	Hispanic / Non-Hispanic
State of Texas	7%	9%	8%	11%	7%	1%	5%
Region 6 Total	6%	9%	6%	9%	6%	3%	3%
Austin	12%	15%	12%	20%	12%	3%	8%
Brazoria	8%	8%	10%	12%	8%	-2%	4%
Chambers	6%	13%	6%	11%	6%	7%	5%
Fort Bend	4%	6%	5%	5%	4%	2%	1%
Galveston	7%	10%	8%	14%	7%	2%	6%
Harris	6%	10%	6%	8%	5%	4%	3%
Liberty	22%	38%	22%	32%	22%	16%	10%
Matagorda	17%	44%	17%	24%	17%	27%	7%
Montgomery	6%	5%	6%	8%	6%	0%	3%
Walker	16%	26%	16%	33%	15%	10%	18%
Waller	15%	50%	15%	27%	14%	35%	13%
Wharton	14%	27%	15%	27%	12%	12%	16%

Note: Does not include loans for multifamily properties or non-occupants; County-level data displayed for counties with at least 500 loan applications in 2010.

Source: FFIEC HMDA Raw Data, 2010 and BBC Research & Consulting.

Figure II-34 measures the extent of residential investment using Home Mortgage Disclosure Act (HMDA) data. High loan rejection areas are shown with racial and ethnic concentrations.

Areas with high loan rejection rates include the Eastern portion of Houston's urban core as well as the suburbs East and North of the city. Many of these areas also have moderate to high poverty rates. Other tracts with high loan denials are scattered throughout the suburbs and rural areas of the Houston-Galveston region.

The areas where mortgage loan rejection rates are the highest, shown in Figure II-34, are those where the public sector should work to stabilize the market through investments in residential and commercial improvements. Counties with relatively high subprime rates should also be targeted.

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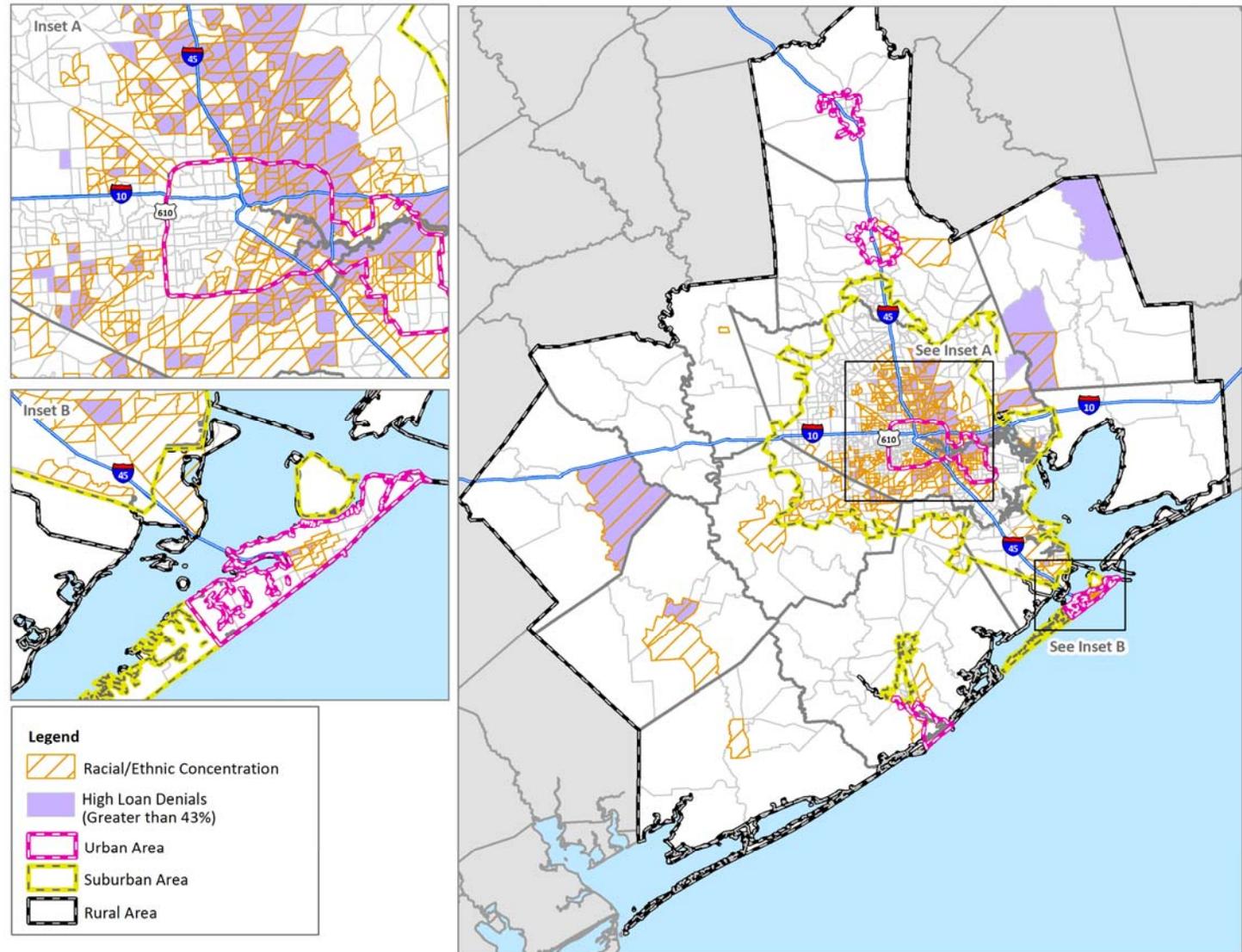
Figure II-34.
Census Tracts with High Rates of Mortgage Loan Denial, Houston-Galveston Region, 2010

Note:

Racial and Ethnic concentrations in this map are Census tracts in which the percentage of African American, Asian or Hispanic residents is at least 20 percentage points higher than the percentage of that minority group for the county overall. They are consistent with concentrations shown in Figures II-7 through II-9.

Source:

2010 HMDA and 2010 Census



Education and training opportunities. *Improving rates of educational attainment, particularly among low income children and oftentimes, minority populations, is imperative for future economic growth and community stability. Figure II-35 shows the proximity of job training centers and libraries to areas where unemployment rates are the highest. Figures II-36 and II-37 show elementary school quality and areas of high poverty.¹¹*

Unemployment is high in the first ring suburbs to the north, east and south of Houston, but there are very few vocational training centers in these areas. Conversely, there are a substantial number of vocational training centers on the southwest side of Houston where unemployment is low.

The Texas Education Agency rated 30 percent of elementary schools in the Houston-Galveston region “Exemplary.” Forty-seven percent were “Recognized,” 21 percent were “Academically Acceptable” and 2 percent received the lowest rating, “Academically Unacceptable.” Figure II-36 displays exemplary rated elementary schools along with areas of poverty. Figure II-37 displays lower-quality elementary schools (rated academically acceptable or academically unacceptable) along with areas of poverty.

Most elementary schools that received a TEA rating of “exemplary” are located in Census tracts with poverty rates below 20 percent. There are particularly few exemplary elementary schools in the rural areas of the Houston-Galveston region.

¹¹ School quality was determined using the Texas Education Agency accountability ratings: Exemplary, Recognized, Academically Acceptable and Academically Unacceptable. Fewer than 5 percent of elementary schools in the Houston-Galveston region did not receive a rating.

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Figure II-35.
Areas of High
Unemployment,
Houston-Galveston
Region, 2010

Note:

"High" (12%-22%) and "Very High" (over 22%) unemployment rate thresholds were determined as a relative measure from the average unemployment rate for the region. "High" reflects rates between one and three standard deviations above average, and "Very High" indicates an unemployment rate that is three or more standard deviations above average.

Source:

2007-2011 ACS, H-GAC and BBC Research & Consulting.

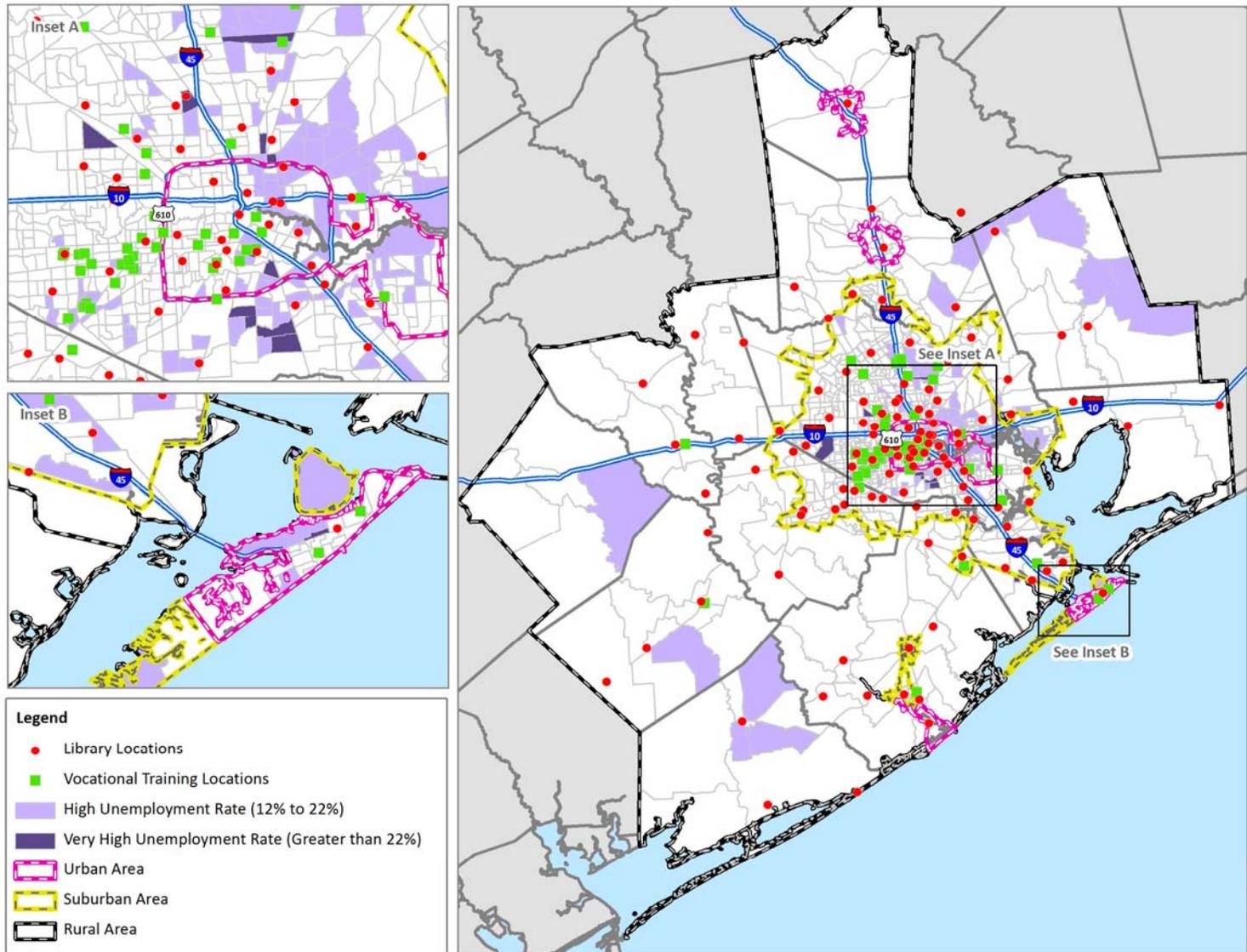
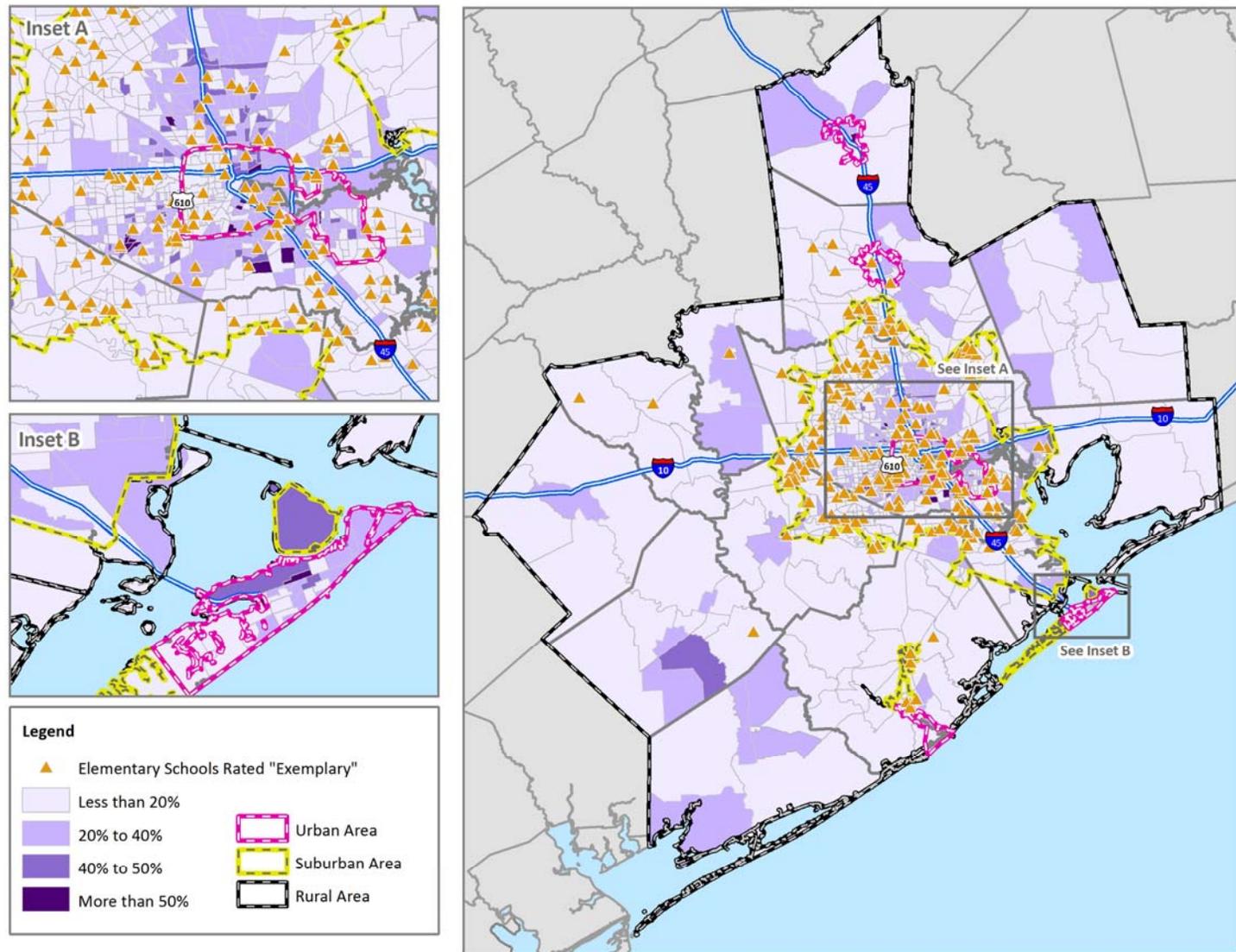


Figure II-36.
“Exemplary”
Elementary Schools
and Poverty,
Houston-Galveston
Region, 2010

Source:

Texas Education Agency,
2007-2011 ACS, H-GAC and
BBC Research & Consulting.



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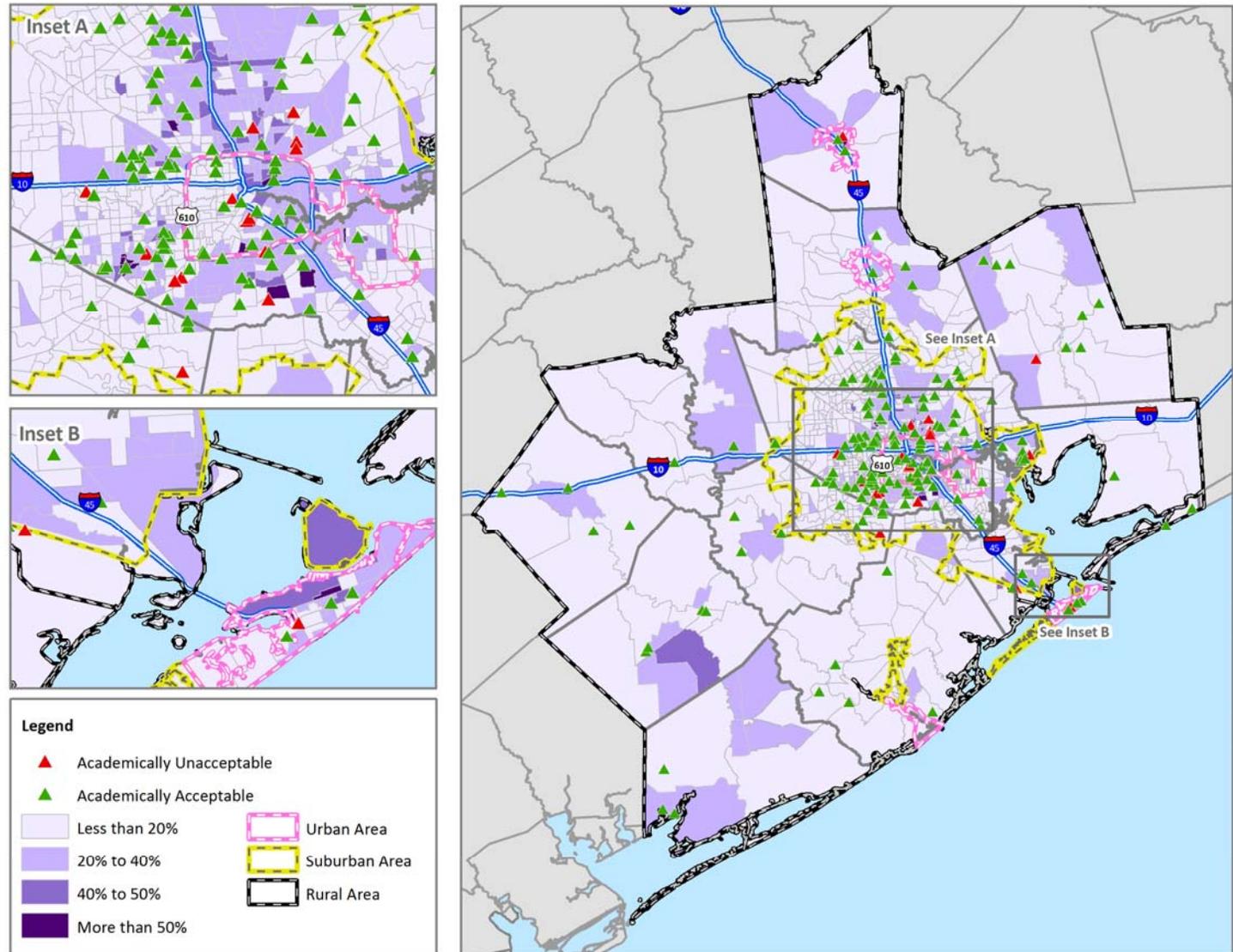
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Figure II-37.
“Academically
Acceptable” and
“Academically
Unacceptable”
Elementary Schools
and Poverty,
Houston-Galveston
Region, 2010

Source:

Texas Education Agency,
2007-2011 ACS, H-GAC and
BBC Research & Consulting.



Environmental factors. *Community quality can also be influenced by environmental factors. Parks and recreation centers may add to the value of a neighborhood while close proximity to areas of heavy industry, pollution and contamination devalue properties, in addition to creating health hazards.*

The following map (Figure II-38) examines the relationship between land parcels with environmental issues and RCAP/ECAPs. The map displays the locations of municipal waste sites (landfills), abandoned industrial/commercial facilities (brownfields) and hazardous waste sites on the National Priorities List (superfund sites) along with Census tracts that are both 50 percent minority and have a poverty rate of at least 40 percent.

Only 11 percent of the 96 waste sites in the Houston-Galveston region are located in minority poverty Census tracts. That is, the superfund sites, landfills and brownfields are not disproportionately concentrated in areas of minority poverty across the region as a whole. However, in Galveston, there is a cluster of brownfields in close proximity to the city's RCAP/ECAPs.

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Figure II-38.
Environmental
Concerns and
RCAP/ECAPs,
Houston-Galveston
Region, 2010

Note:

RCAP/ECAPs shown on this map are defined as Census tracts with a minority majority and individual poverty rates greater than 40 percent, consistent with RCAP/ECAPs shown in Figure II-25.

Source:

2010 Census, H-GAC and BBC Research & Consulting.

