

HOUSTON
FAIR HOUSING FORUM
2015

#FHF15



PANEL DISCUSSION

Defining the Problem:
The Impact of Housing Discrimination

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Fair Housing Forum

January 29, 2015

Panelist: Alfred B. Henson, Ph.D.



Annise Parker, Mayor



Neal Rackleff, Director

Sustaining Housing Affordability: Progress Matters

Talking Points:

- **Measuring Equity**
 - Housing Affordability Impacts for Low to Moderate Income Families
- **Measuring Segregation**
 - Regional and City-Wide Impacts on Equal Distribution
- **Local Government Actions**
 - Impacting Concentrated Poverty and Minority Areas

Measuring Equity

Equity in Fair Housing Choice

- Economic and environmental sustainability have received most of the attention as it relates sustainability and sustainable housing development
- Equity, as it relates to social sustainability, is essential for implementing the intent of sustainability/sustainable housing development: All three components work together
- Equity is defined as the quality of being fair or impartial towards all income target groups
- Equity in housing choice and mobility impacts where lower income households reside

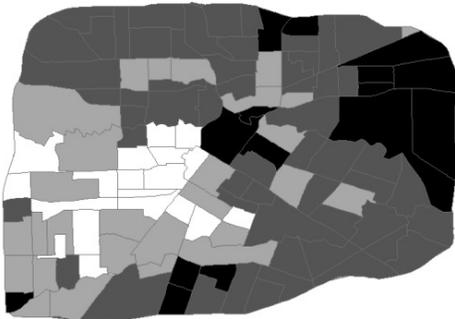
Measuring Equity

Equity = Housing Affordability

- The lack of housing choice in central urban neighborhoods for low to moderate income (LMI) groups (Bratt, 2003) impacts the equity in the housing distribution (Campbell, 1996; Chiu, 2002).
- Social sustainability literature suggests that equity in housing is based on the equitable distribution of housing.
- The loss of any percentage of housing affordability will represent a loss of equity, especially for low to moderate income households.
- $\text{Housing Affordability} = \text{Housing Cost} / \text{Household Income}$

Lost Housing Affordability in Central Houston

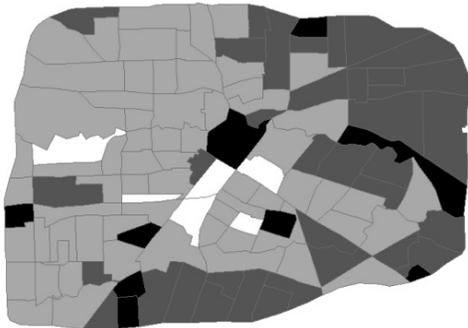
1980



1990



2000



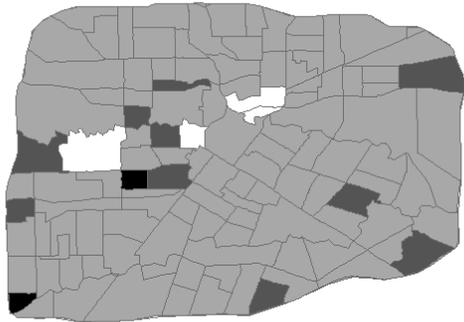
2009



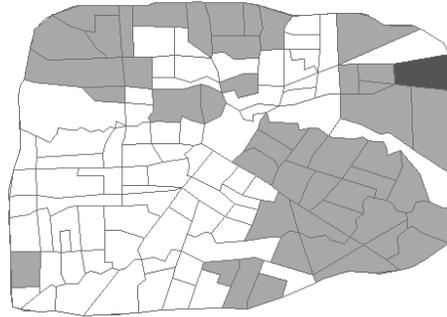
- Affordable Tracts with Lowest Ratio < Mean
- Affordable Tracts with Ratios \leq Mean

Lost LMI Family Households in Central Houston

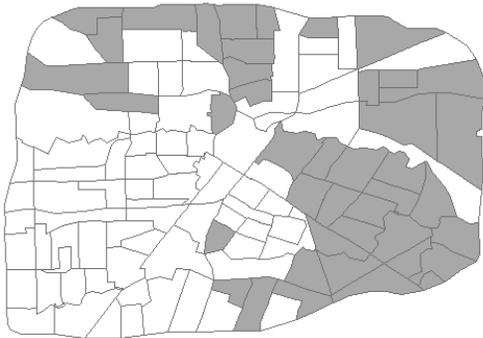
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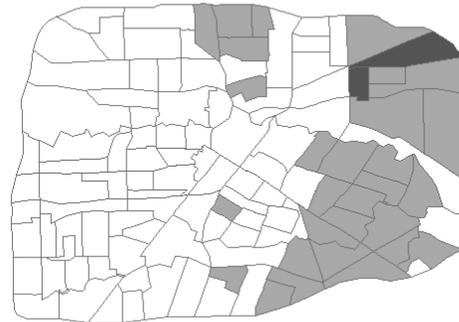
1990



2000



2009



- 75% or More Low to Moderate Income Families
- 50% or More Low to Moderate Income Families

Measuring Segregation Regionally

Residential Segregation/Entropy Index

- The entropy index is a measure of “evenness”—the extent to which groups are evenly distributed among organizational units (Massey and Denton 1988).
- It is also known as the information theory index (H)
- Segregation is measured by the entropy index, which ranges from a value of **0**, meaning that **all census tracts have the same racial/ethnic composition** as the entire metropolitan area (**maximum integration**), to a high of **1**, if **all census tracts contained one group only (maximum segregation)**

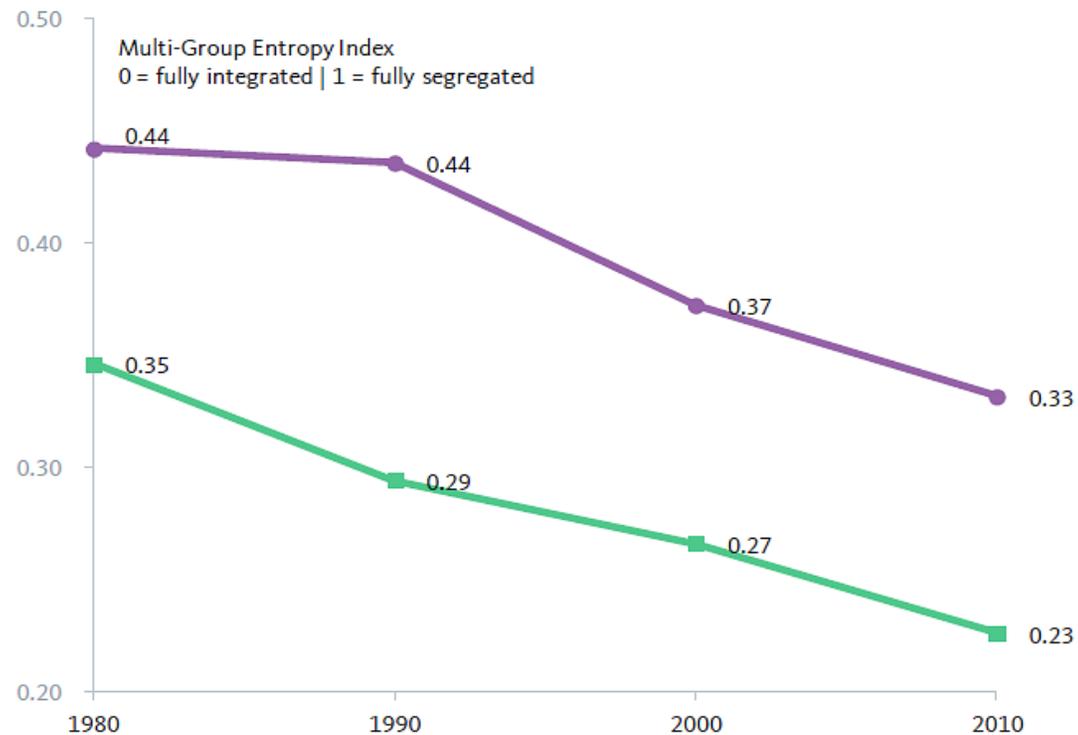
Measuring Segregation Regionally

Residential segregation is decreasing over time at the regional scale

56. Residential Segregation, 1980 to 2010

■ Houston-Galveston

● United States



Sources: U.S. Census Bureau; Geolytics. See the "Data and methods" section for details of the residential segregation index calculations.

Measuring Segregation

Racial and Ethnic Dissimilarity

The dissimilarity index measures whether one particular group is distributed across census tracts in an area in the same way as another group...high dissimilarity would reflect high segregation, meaning that members of one group would need to move to a different tract in order for the two groups to be equally distributed.

Census Tract Level

Low Segregation < .30

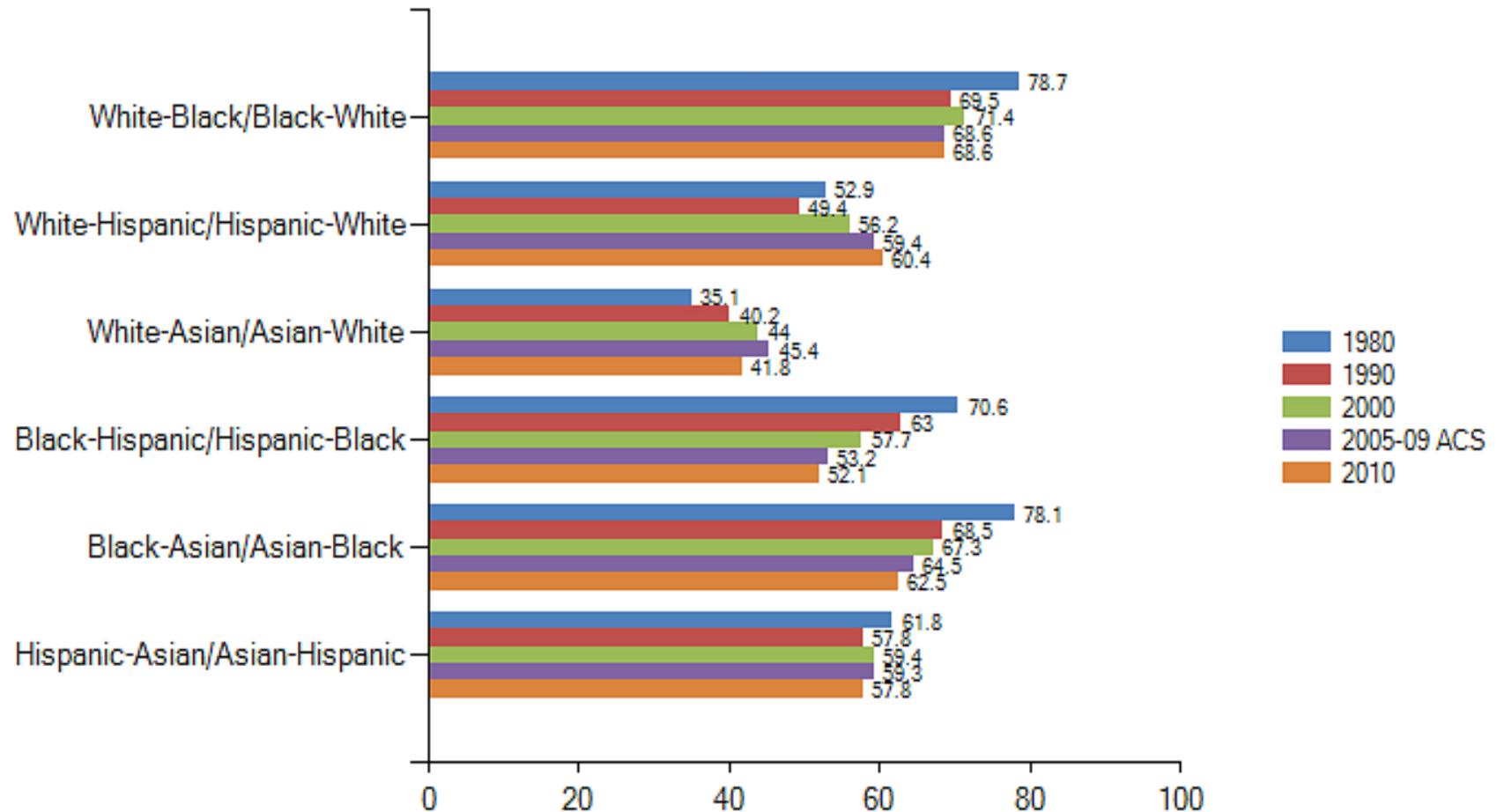
Moderate Segregation .40 to .50

High Segregation >.60

Sources: Spatial Structures in the Social Sciences, Brown University

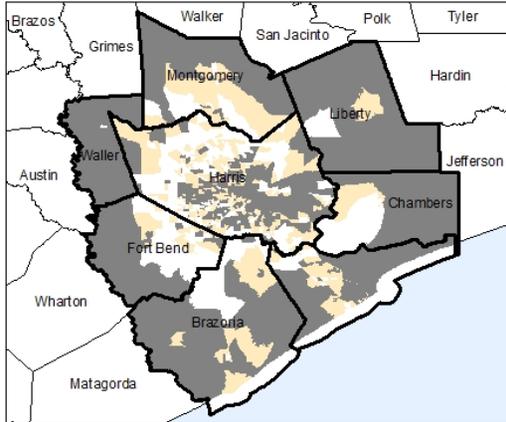
Measuring Segregation in Houston

Source: Spatial Structures in the Social Sciences, Brown University

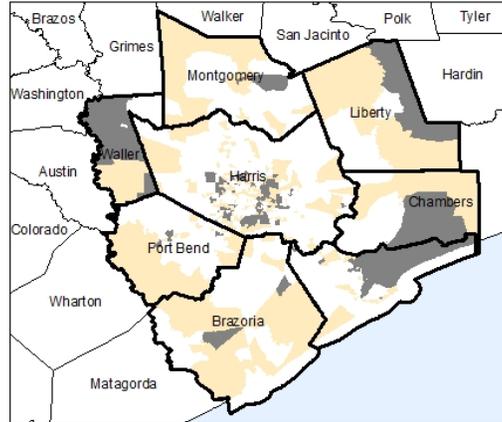


Racial and Ethnic Segregation by Dissimilarity in Houston's MSA

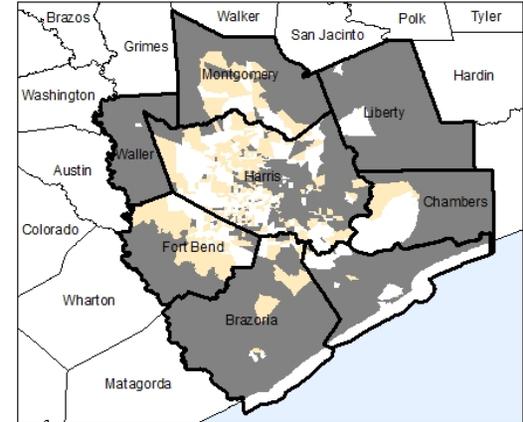
NH White- NH Black/NH Black-NH White



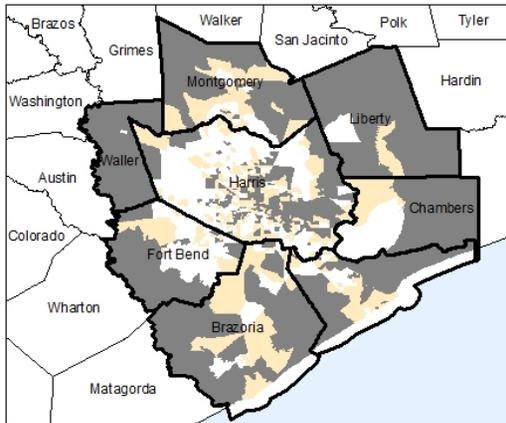
NH White-Hispanic/Hispanic-NH White



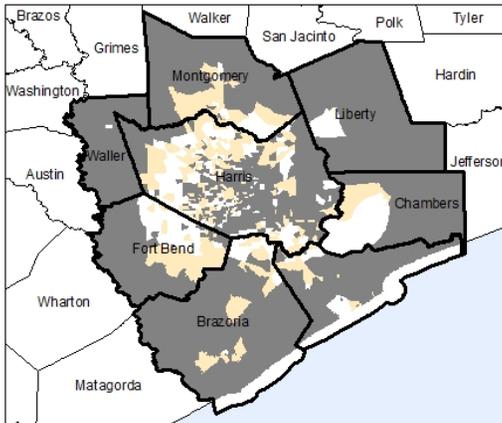
NH White-NH Asian/NH Asian-NH White



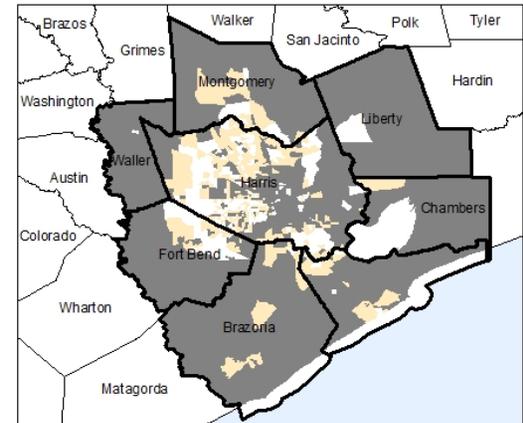
NH Black-Hispanic/Hispanic-NH Black



NH Black-Asian/Asian-NH Black



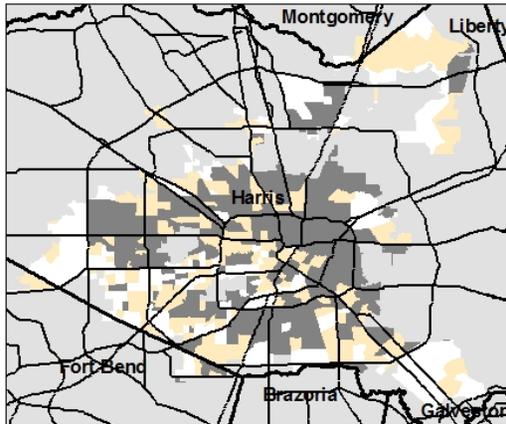
Hispanic-Asian/Asian-Hispanic



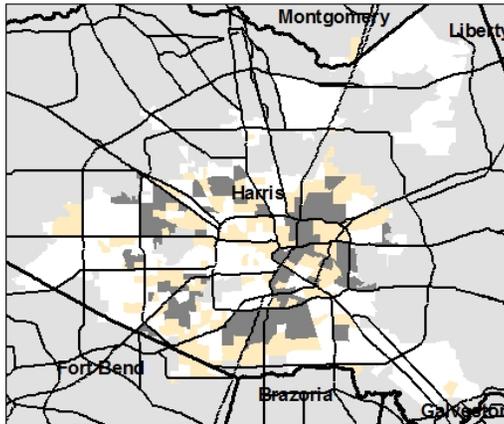
County Lines
 Low Segregation < 40%
 Moderate Segregation 40% - 54%
 High Segregation > 54%
 Major Freeways

City of Houston's Neighborhoods with Racial and Ethnic Segregation by Dissimilarity

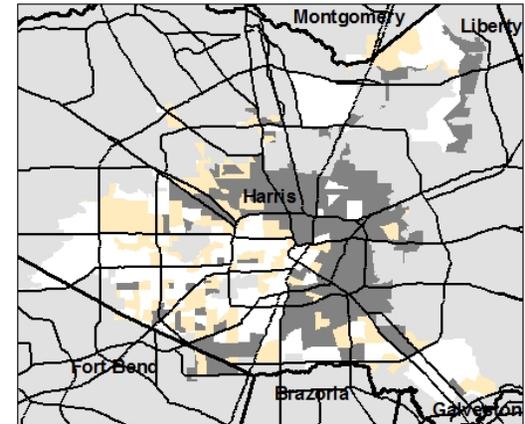
NHWhite-NHBlack/NHBlack-NHWhite



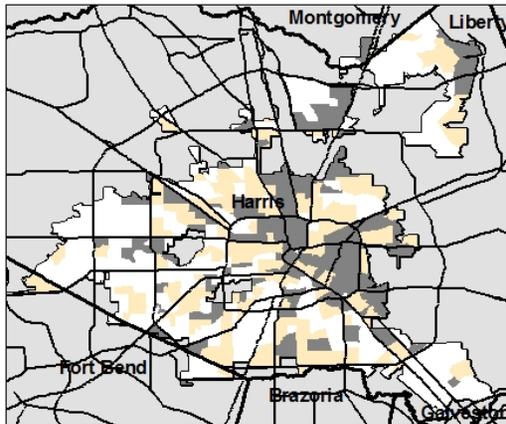
NHWhite-Hispanic/Hispanic-NHWhite



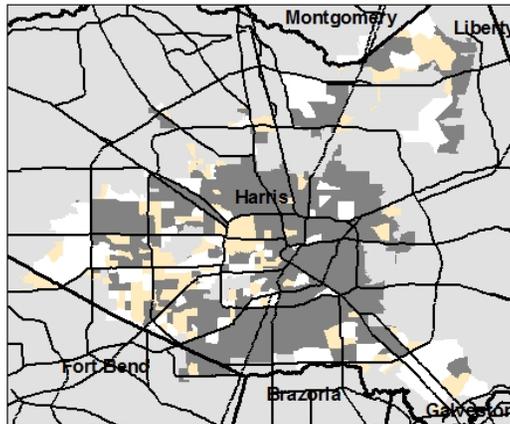
NHWhite-Asian/Asian-NHWhite



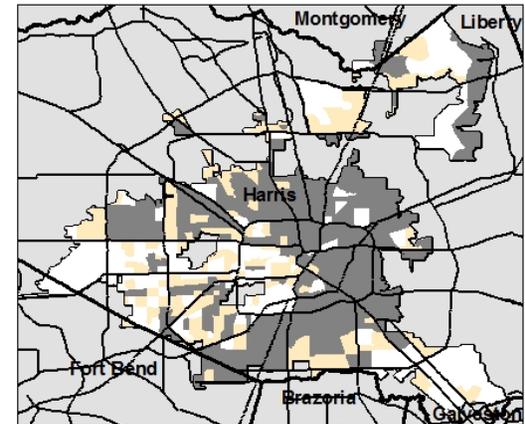
NHBlack-Hispanic/Hispanic-NHBlack



NHBlack-Asian/Asian-NHBlack

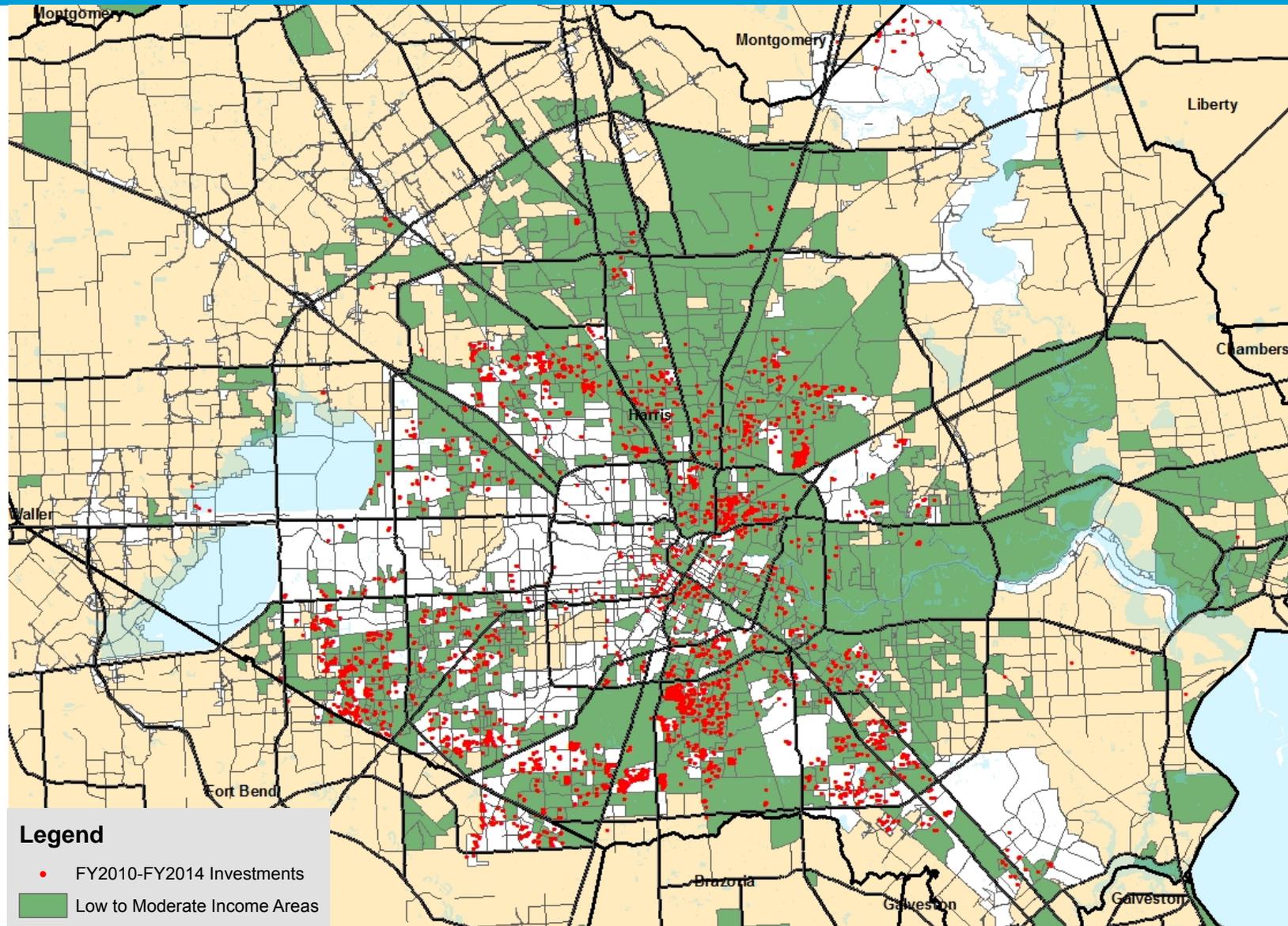


Hispanic-Asian/Asian-Hispanic

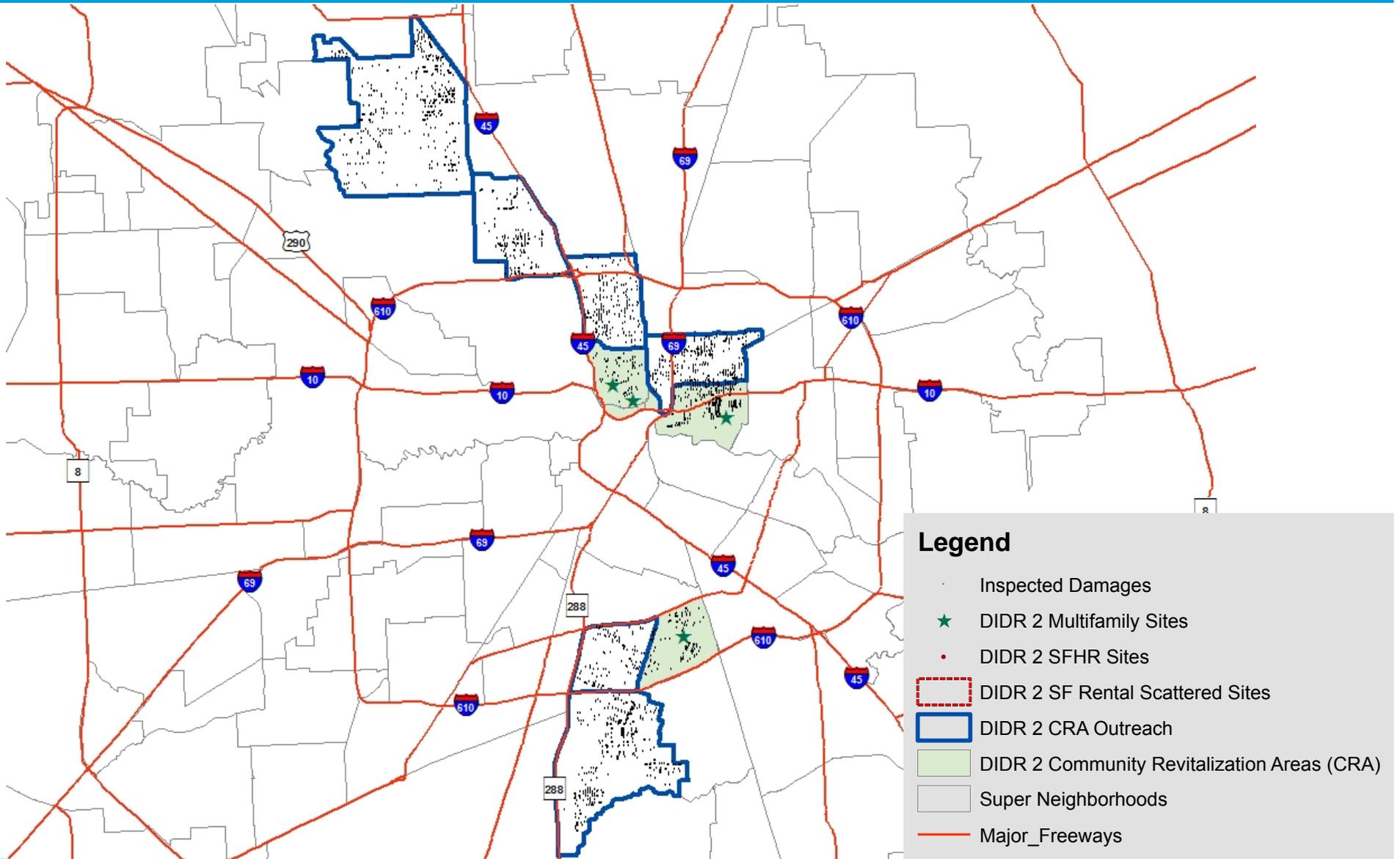


County Lines
 Low Segregation < 40%
 Moderate Segregation 40% - 54%
 High Segregation > 54%
 — Major Freeways

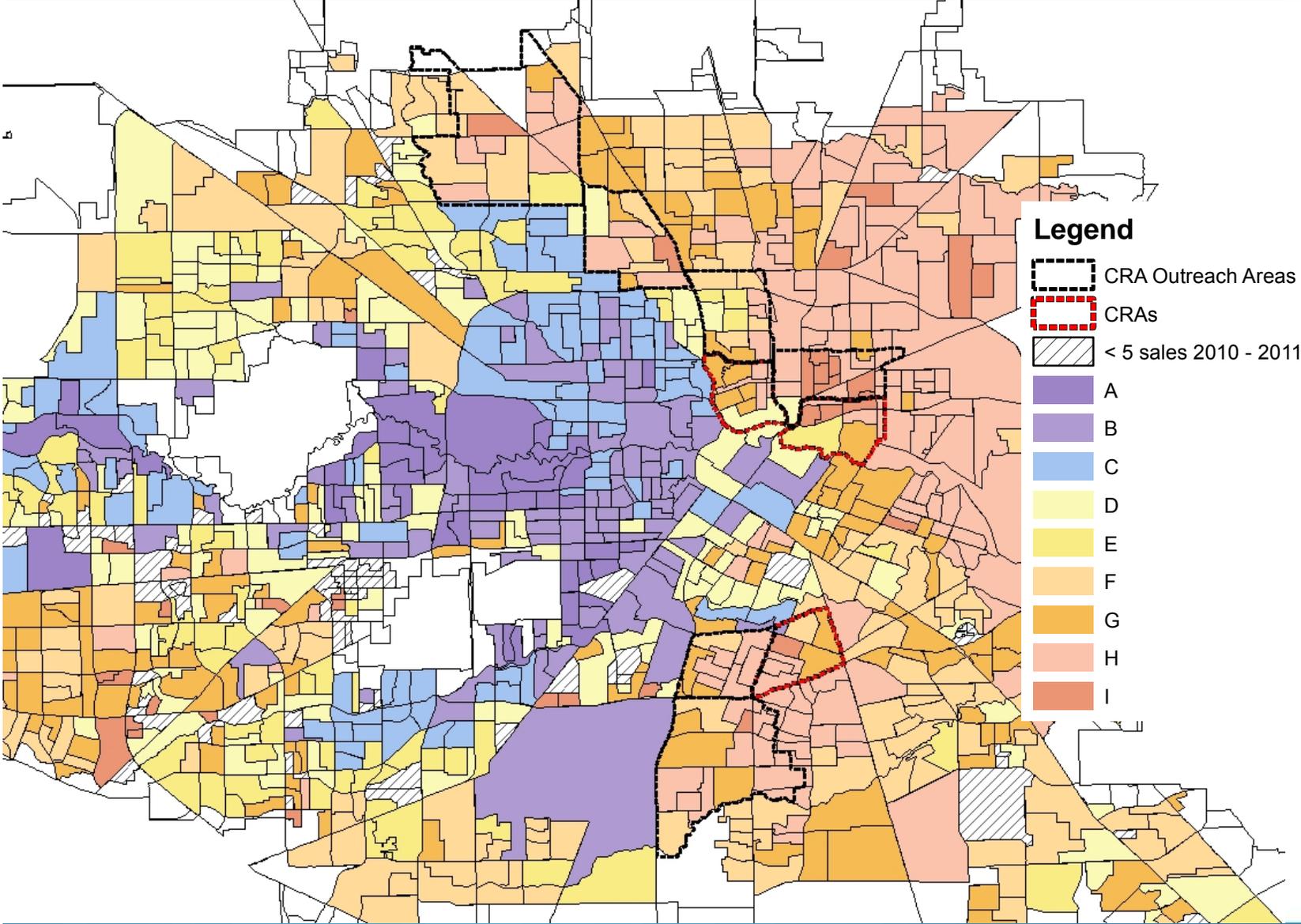
City of Houston Public Investments FY2010-FY2014



Community Revitalization



Market Value Analysis



THANK YOU



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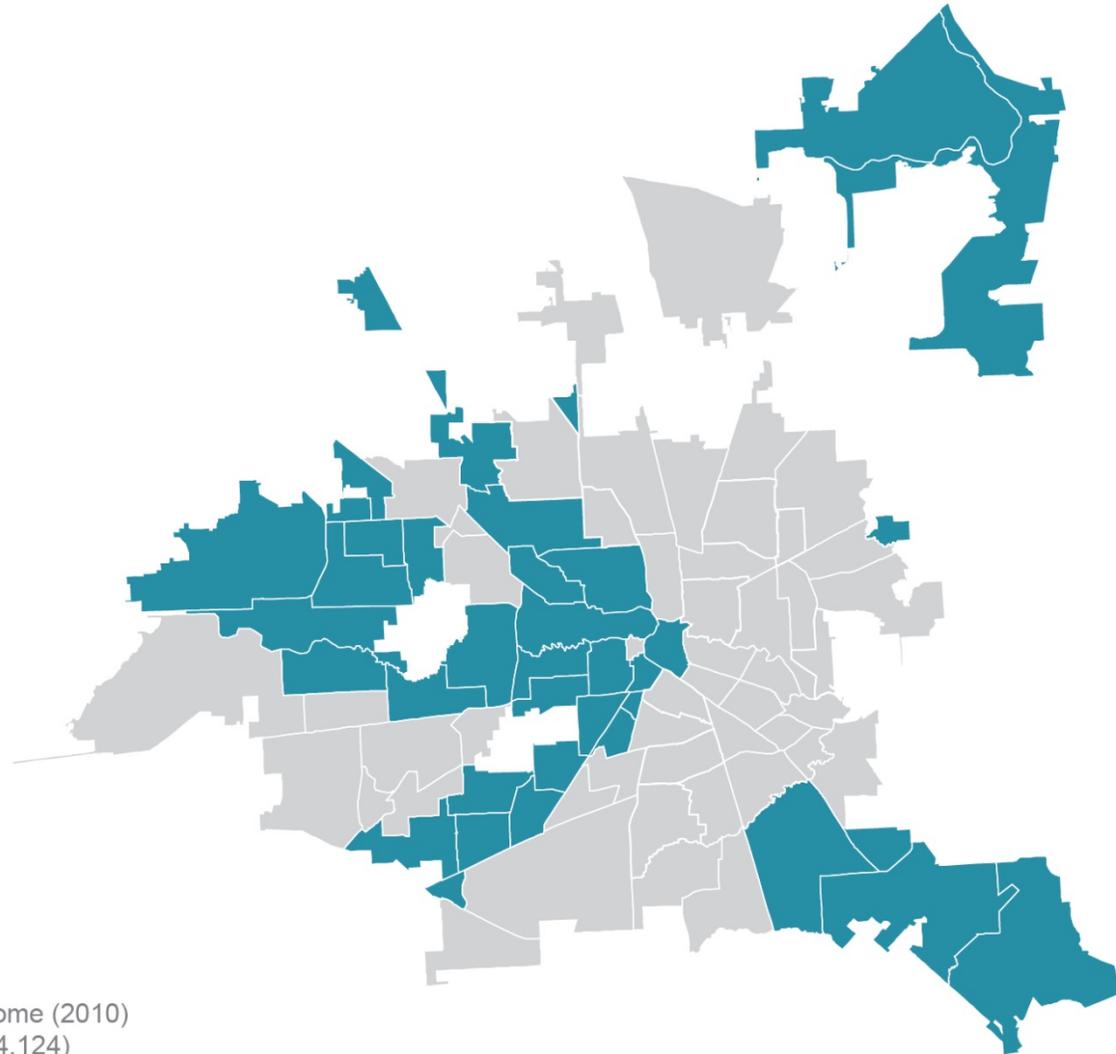
[f](#) [t](#) @HoustonHCDD



HOUSTON HOUSING FORUM

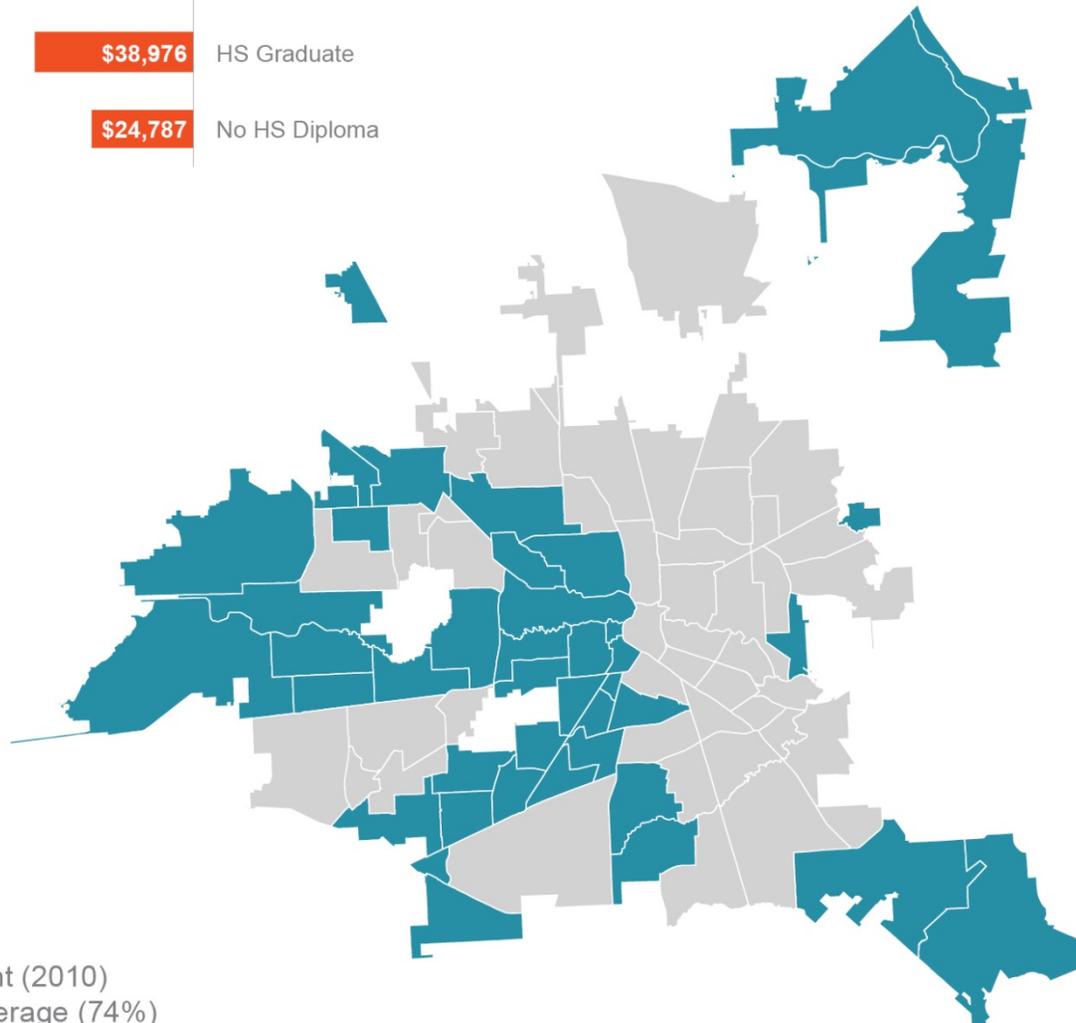
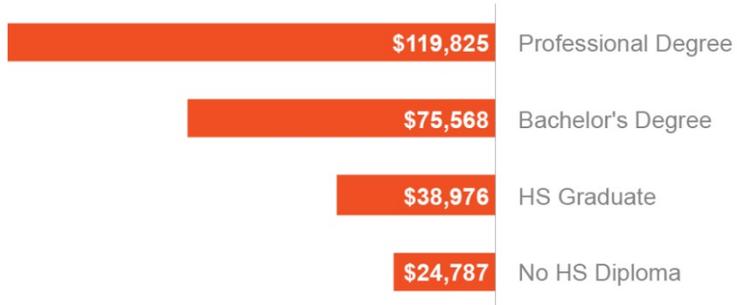
Susan Rogers
Director, Community Design Resource Center
Hines College of Architecture
University of Houston
<http://cdrchouston.org>

The distribution of wealth in Houston is clearly divided east from west. In 2012 the Pew Research Center found that of the nation's 10 largest cities Houston had the highest score on an index used to measure residential segregation by income.



Median Household Income (2010)
■ Above Median (<\$44,124)
■ Below Median (<\$44,124)

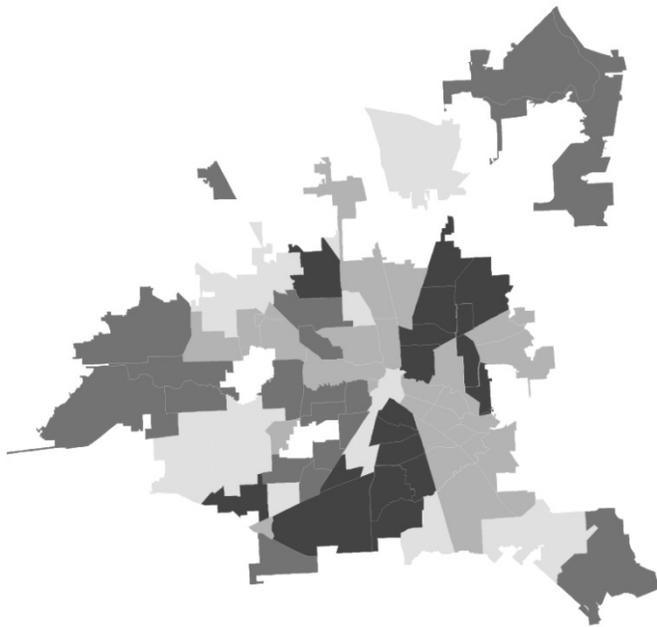
Income is directly tied to education.



Educational Attainment (2010)
■ Above Houston Average (74%)
■ Below Houston Average

48% of Houston residents reported experiencing economic hardship in 2010. More Black (62%) and Hispanic (57%) residents experienced hardship compared to other groups."

Source: Health of Houston Survey 2010

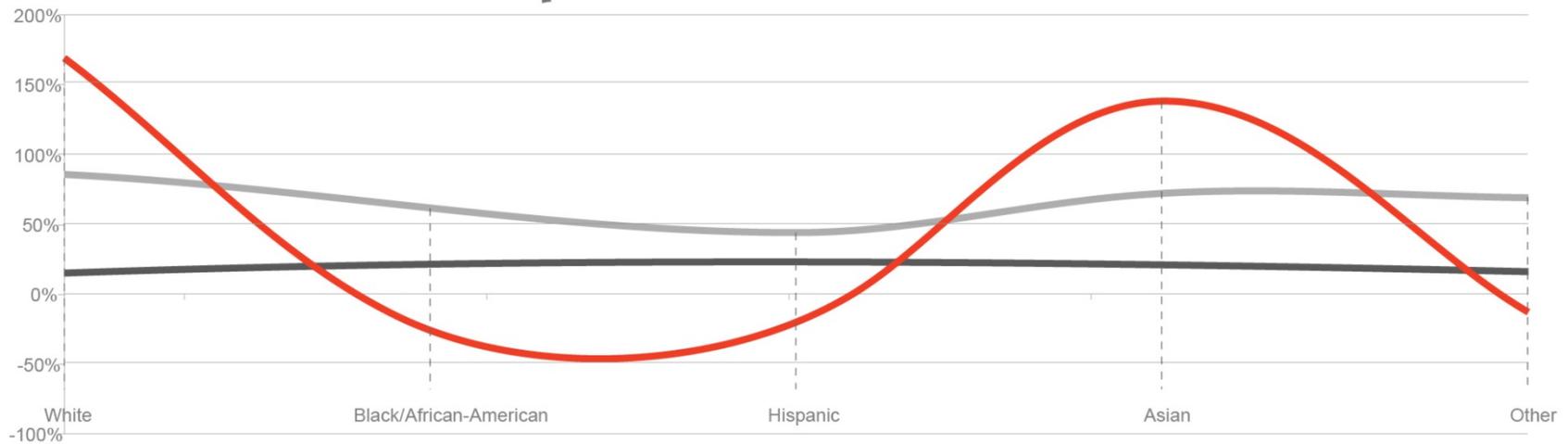


LEFT: Ethnic Majority by Super Neighborhood (2012)

- White ■
- Black/African-American ■
- Hispanic/Latino ■
- No Majority ■

BELOW: Health and Socio-Economic Factors by Race/Ethnicity 2010, for Houston

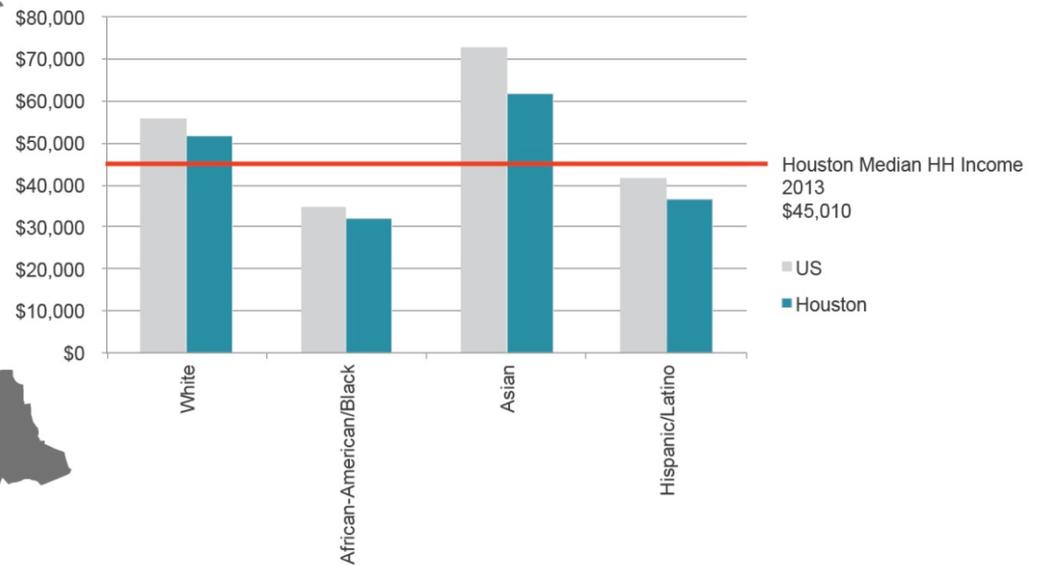
- Income ■
 - Health Insurance ■
 - Reported Fair or Poor Health ■
- Source: Health of Houston Survey 2010



Equity is an ongoing challenge in Houston. In 1980 the median household income for African-Americans/Blacks in Houston was 61% of White median, by 2013 it had only risen to 62%.

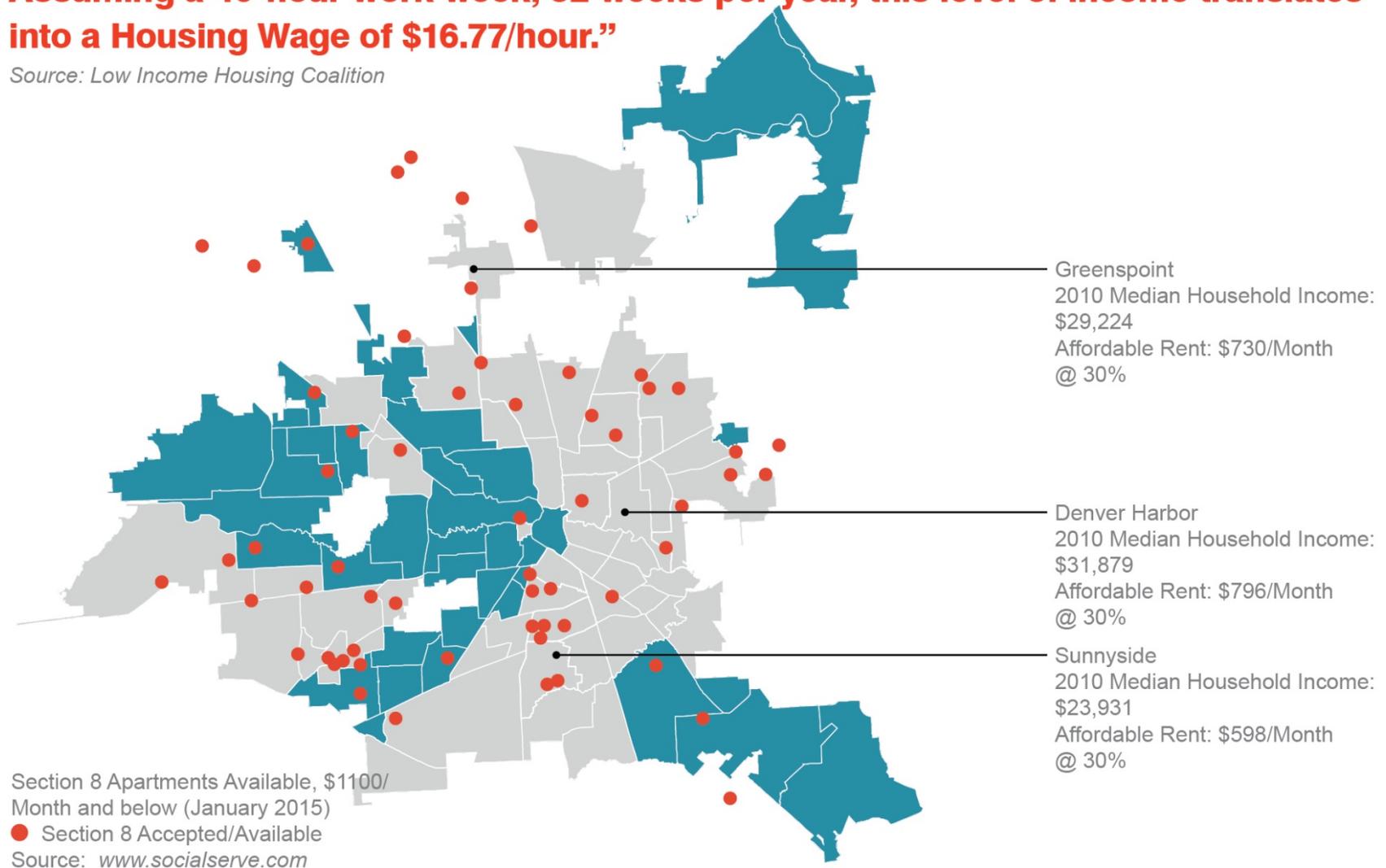


Majority Race/Ethnicity 2010
 ■ >50% African-American/Black
 ■ >50% Hispanic
 ■ >50% White
 ■ No Majority

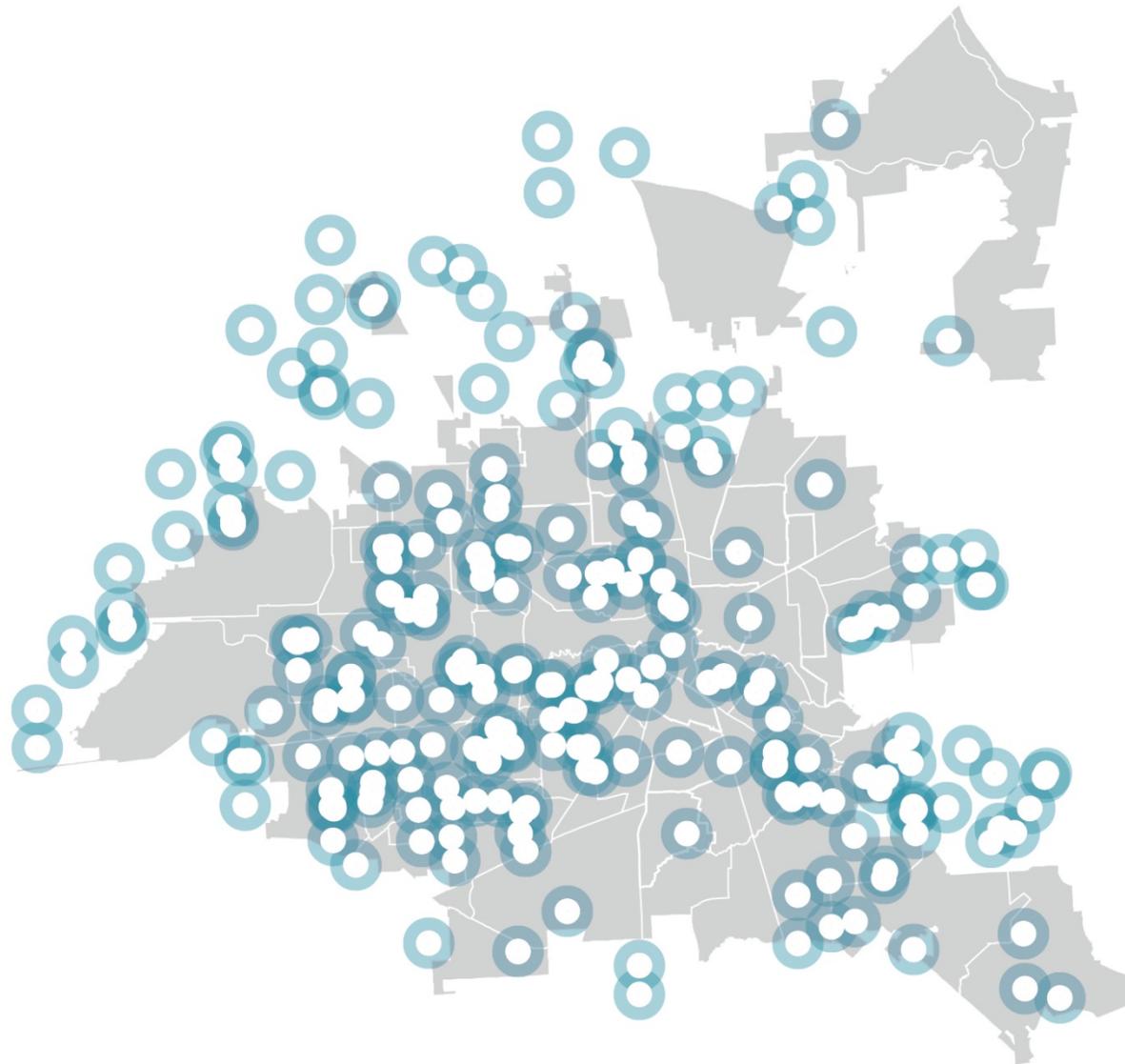


“In Texas, the Fair Market Rent (FMR) for a two-bedroom apartment is \$872. In order to afford this level of rent and utilities – without paying more than 30% of income on housing – a household must earn \$2,906 monthly or \$34,876 annually. Assuming a 40-hour work week, 52 weeks per year, this level of income translates into a Housing Wage of \$16.77/hour.”

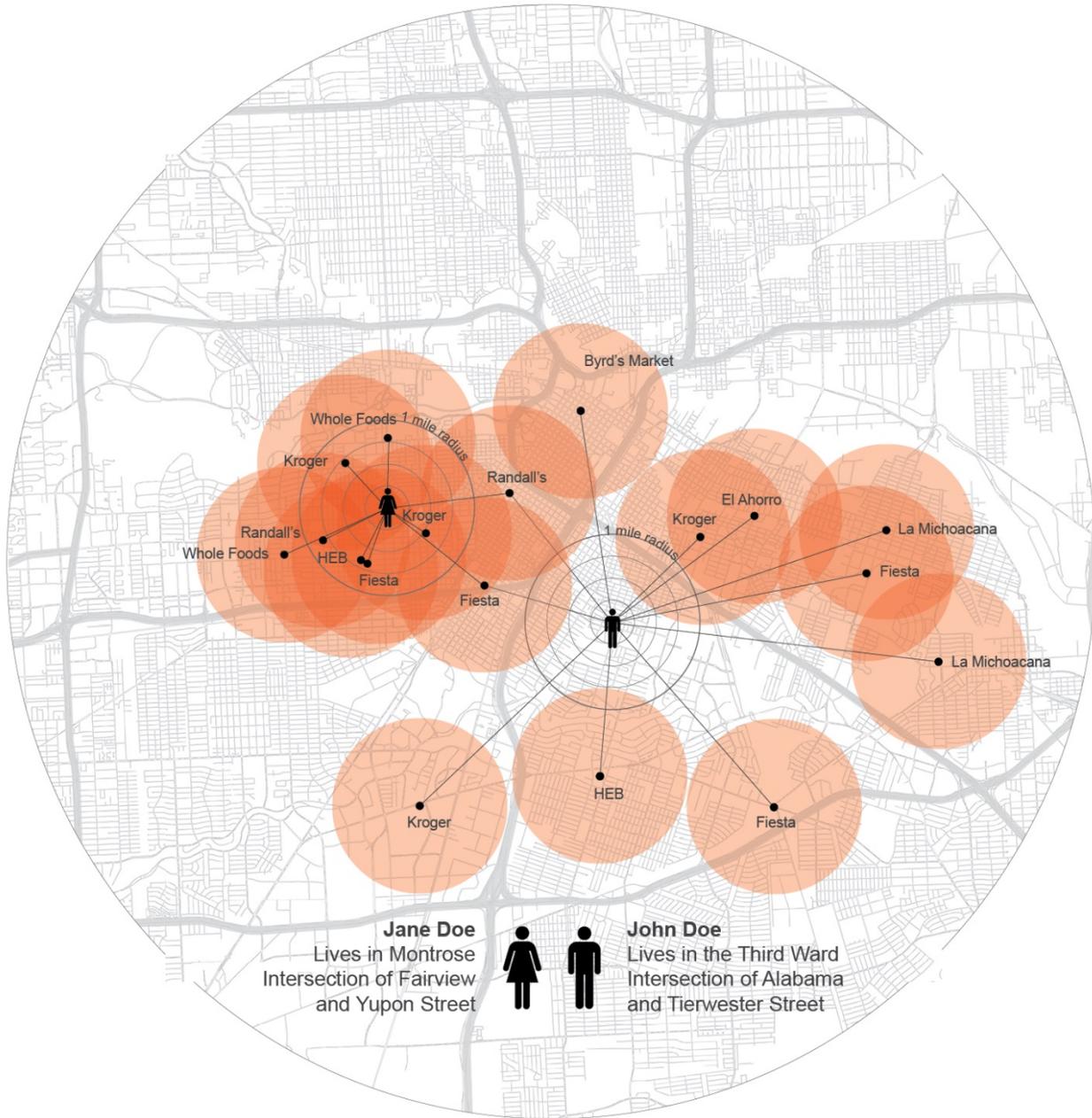
Source: Low Income Housing Coalition



According to the Food Trust Houston has fewer grocery stores per capita than other major cities.



Map of Grocery Stores (2011)



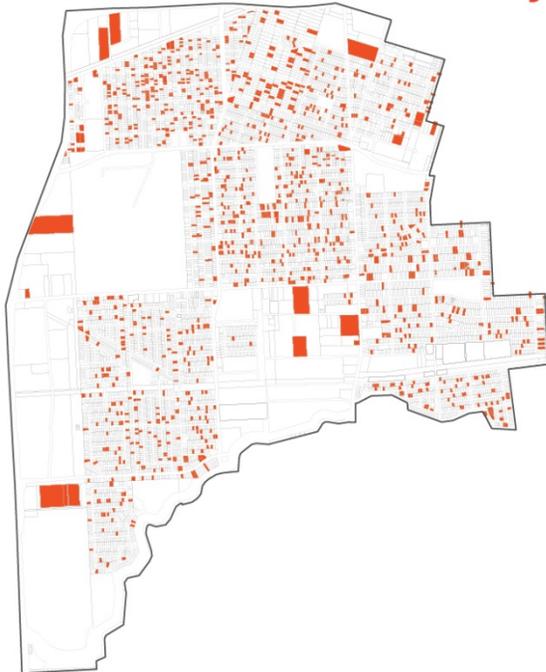
The 2013 “State of Nation’s Housing” report notes that “at 43.9 percent, the homeownership rate for African-American households is at its lowest level since 1995.”

Source: Joint Center for Housing Studies, Harvard University

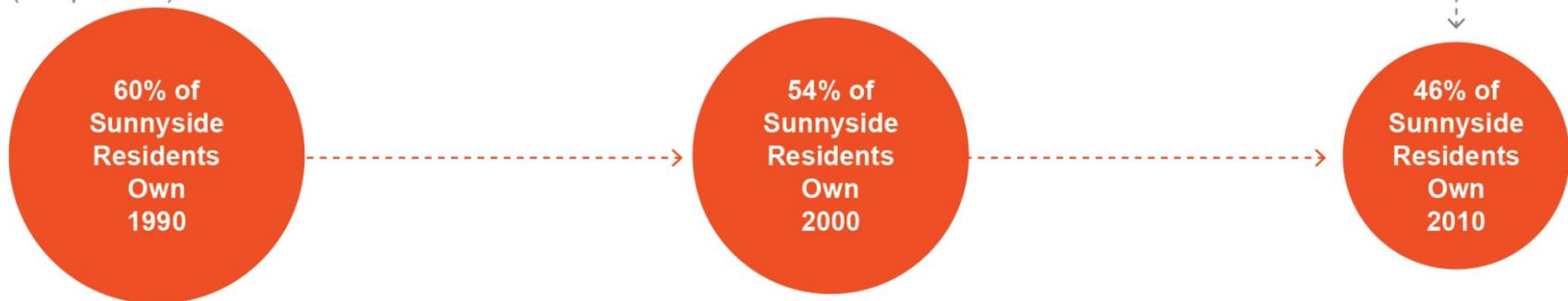


Single-Family Housing Permits (2012)

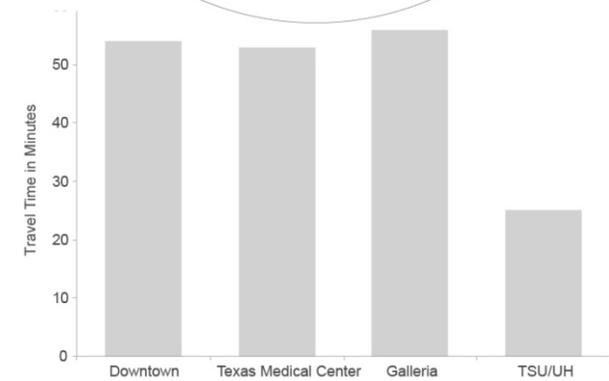
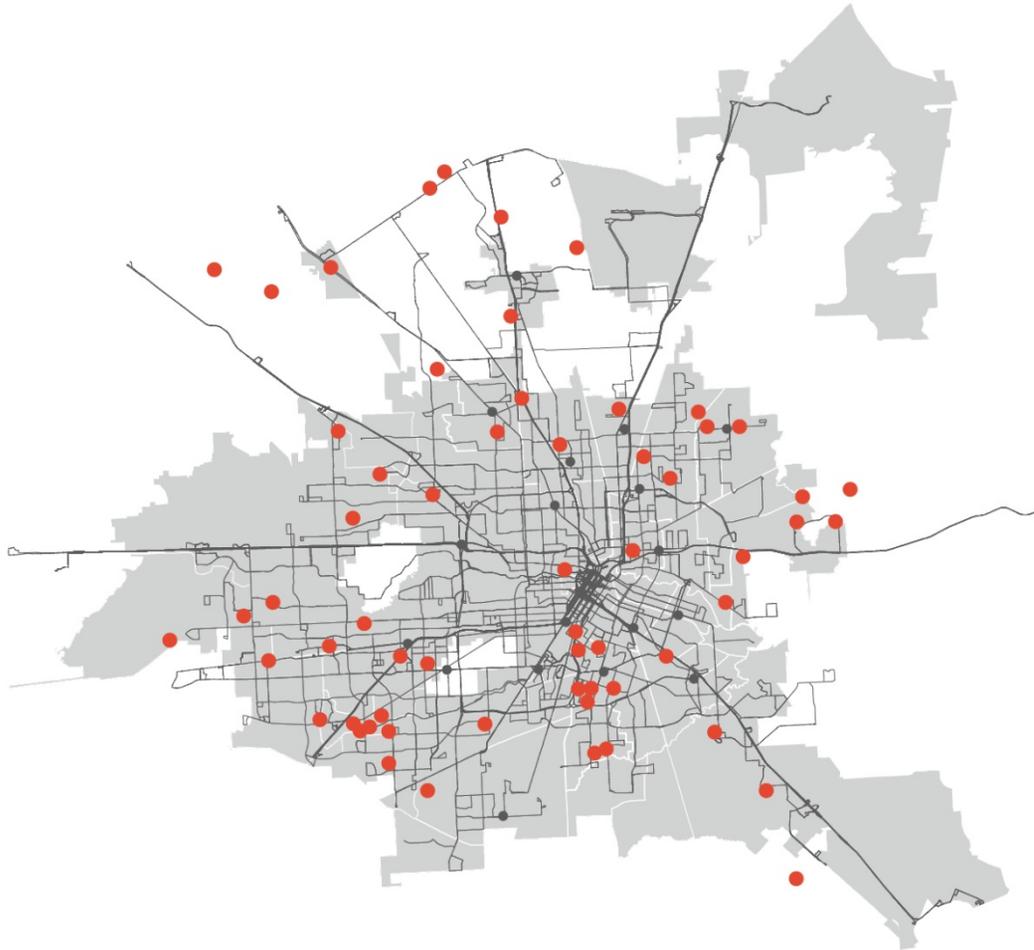
For example, the percent of residents who own their homes in Sunnyside has declined by 23% over the last twenty years. The same trend is occurring in OST/ South Union and other majority African-American neighborhoods.



ABOVE: Change in Ownership, 2009-2011 (red parcels)



According to the Federal Highway Administration transportation costs in an auto dependent area can be as high as 25% of household income, in transit efficient areas the cost can be reduced to as low as 9%. For the average Houston household this means either \$11,250 annual cost or \$4,000.





Challenges to fair housing exist in Houston's historic core where change is occurring rapidly and in the multi-family neighborhoods on the periphery.



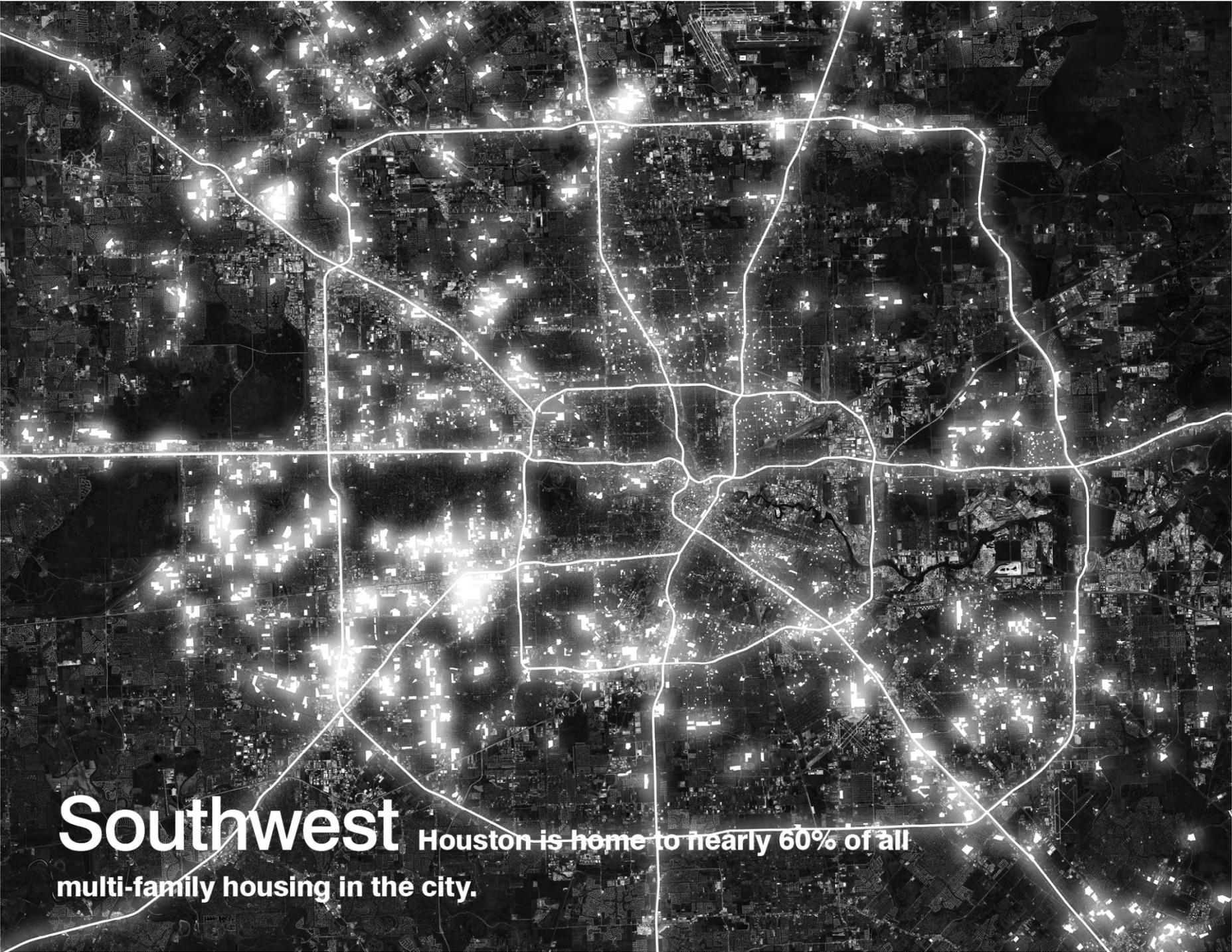
315,357 — the number of multi-family units in Houston housed in buildings with 10 or more units. 40% of this housing, or just over 140,000 units were constructed between 1960 and 1979.



One-third of all rental housing in the United States was built between 1960 and 1979.



129,319 — is the number of housing units required to meet the needs of
extremely low-income households in Harris County. For every **100** extremely
low income renter households there are only **17** affordable units.

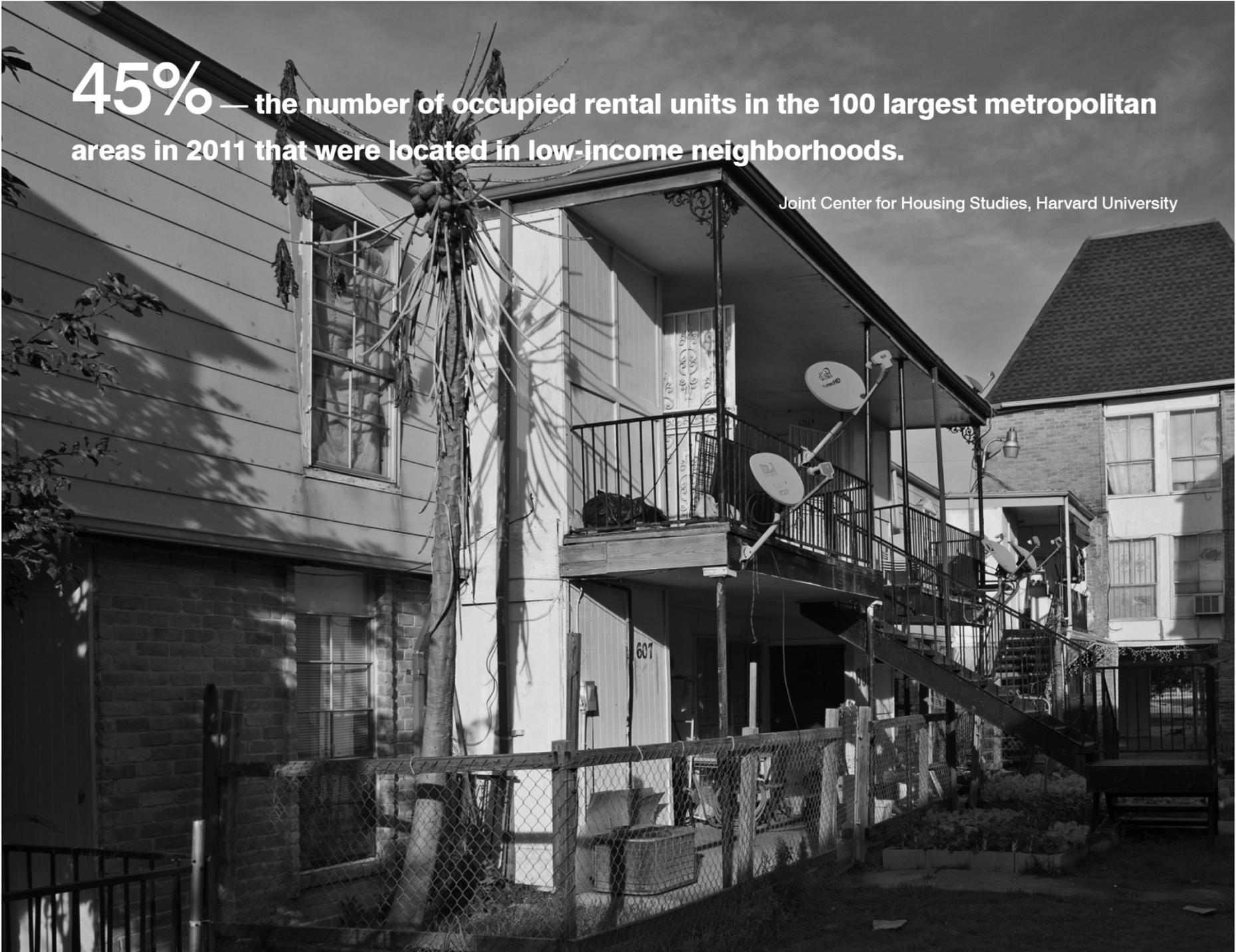


Southwest

Houston is home to nearly 60% of all multi-family housing in the city.

45% — the number of occupied rental units in the 100 largest metropolitan areas in 2011 that were located in low-income neighborhoods.

Joint Center for Housing Studies, Harvard University

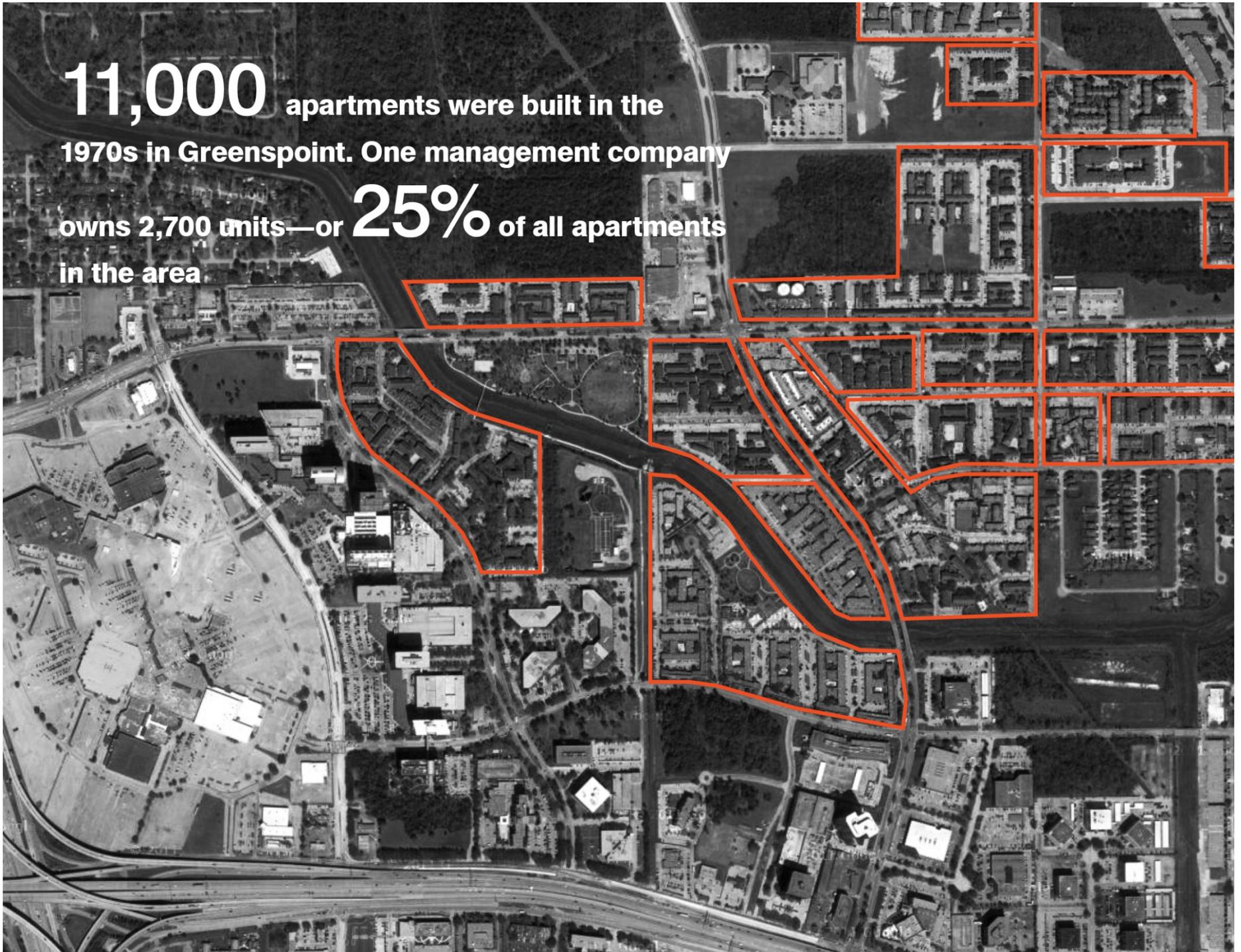


12.8% — of all rental units offered for less than \$400 per month were
demolished between 2001 and 2011

Joint Center for Housing Studies, Harvard University



11,000 apartments were built in the
1970s in Greenspoint. One management company
owns 2,700 units—or **25%** of all apartments
in the area

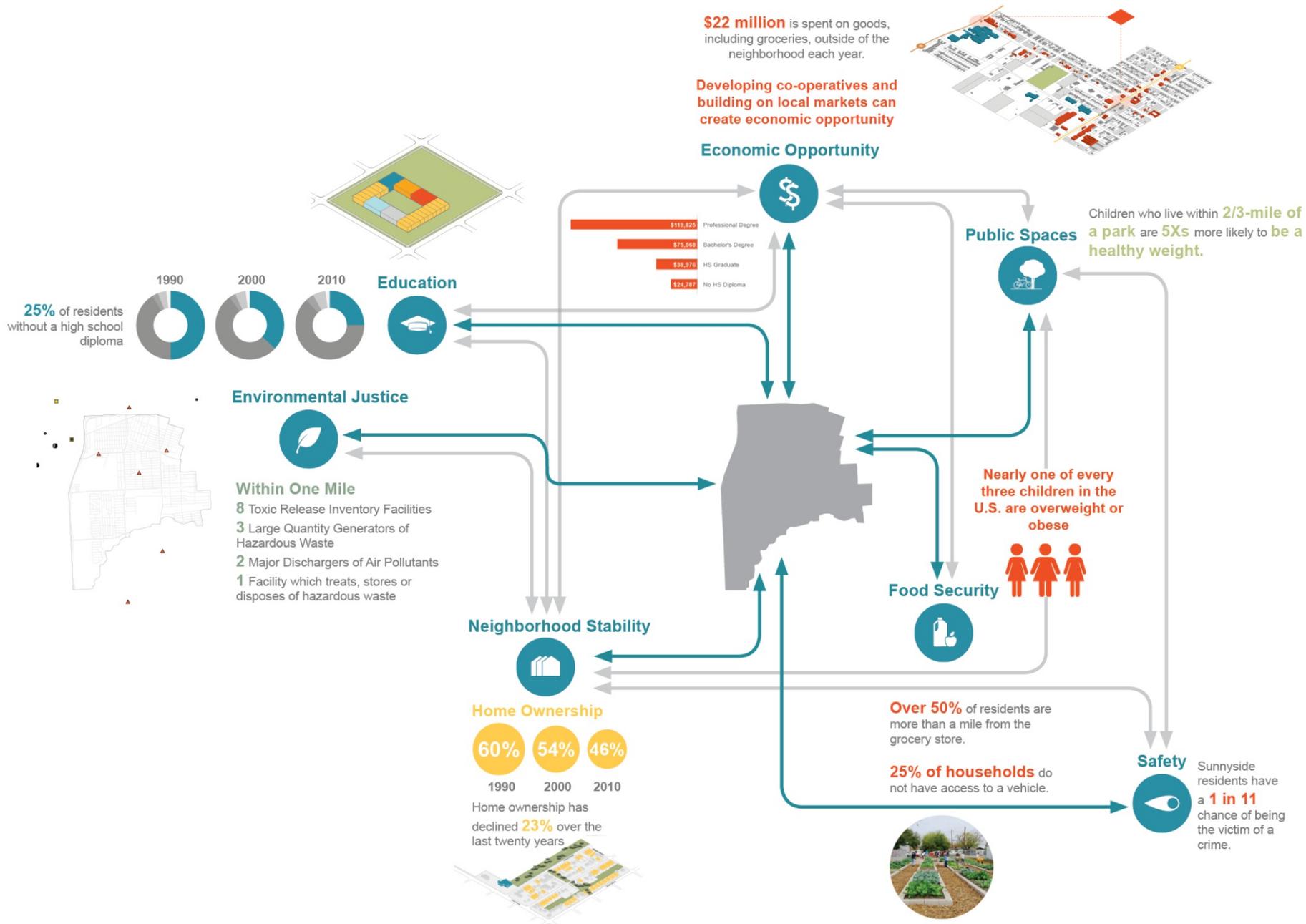




In 1990 **2,500** residents of Greenspoint were under the age of 18. By 2010 the number had risen more than 5xs to **14,000** or 36% of the total population



Poverty is **36%** but in many tracts with primarily
multi-family housing it increases to **50%** and higher.





Houston Sustainability Indicators

Sustainable Community Indicators in Houston

Using comprehensive data to **DEFINE** distressed neighborhoods

**Presented to the City of Houston Fair Housing Forum 2015,
Houston, TX.**

Lester O. King, PhD, AICP, LEED
Sustainability Fellow, Shell Center for Sustainability, Rice University

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www.HoustonCommunitySustainability.org

Background/ Project Overview - Interdisciplinary – Consensus Building

Advisory Board – Rice University



John Anderson, PhD
Geologist
Research in Geosciences for 40 years



Jim Blackburn
Environmental Lawyer
Environmental Law for 30 years



Stephen Klineberg, PhD
Sociologist
Houston Area Survey for 29 Years



Lyn Ragsdale, PhD
Political Scientist
Political Science for 30 Years



Ron Soligo, PhD
Economist
Energy Economics for 48 years

Experts - City of Houston

Social Development Experts

Michael Emerson, PhD	Rice University
Peter Brown	Former City Council
Robert Bullard, PhD	Texas Southern University
David Crossley	Houston Tomorrow
Marlene Gafrick	City of Houston Planning Director
Rocaille Roberts, PhD	Healthy Living Matters
Diane Schenke	Greater East End Management District
Laura Solitare, PhD	Texas Southern University

Economic Development Experts

Theresa DeBose	Centerpoint Energy
Gavin Dillingham, PhD	Houston Advanced Research
George Granias	METRO, Chief Executive
Carol Lewis, PhD	Texas Southern University
Qisheng Pan, PhD	Texas Southern University
Laura Spanjian	Houston Sustainability Director
Fred Welch	Greater Houston Partnership, VP

Environmental Development Experts

Phil Bedient, Ph.D.	Rice University
Jun Chang	City of Houston Public Works Deputy Director
Thomas Colbert	University of Houston
Aston Hinds, Ph.D.	Port of Houston Environmental Director
Jim Lester, Ph.D.	Houston Advanced Research
Brandt Mannchen	Sierra Club
Martin Melosi, Ph.D.	University of Houston
Jeff Taebel	Houston Galveston Area Council
Matt Tejada, Ph.D.	Air Alliance Houston

Project Results – HSI Report 2012



Source: King, L. (2012). *Houston Sustainability Indicators: A Comprehensive Development Review for Citizens Analysts and Decision Makers*. Houston, TX: Shell Center for Sustainability, Rice University

Download Report: www.HoustonCommunitySustainability.org → Publications link

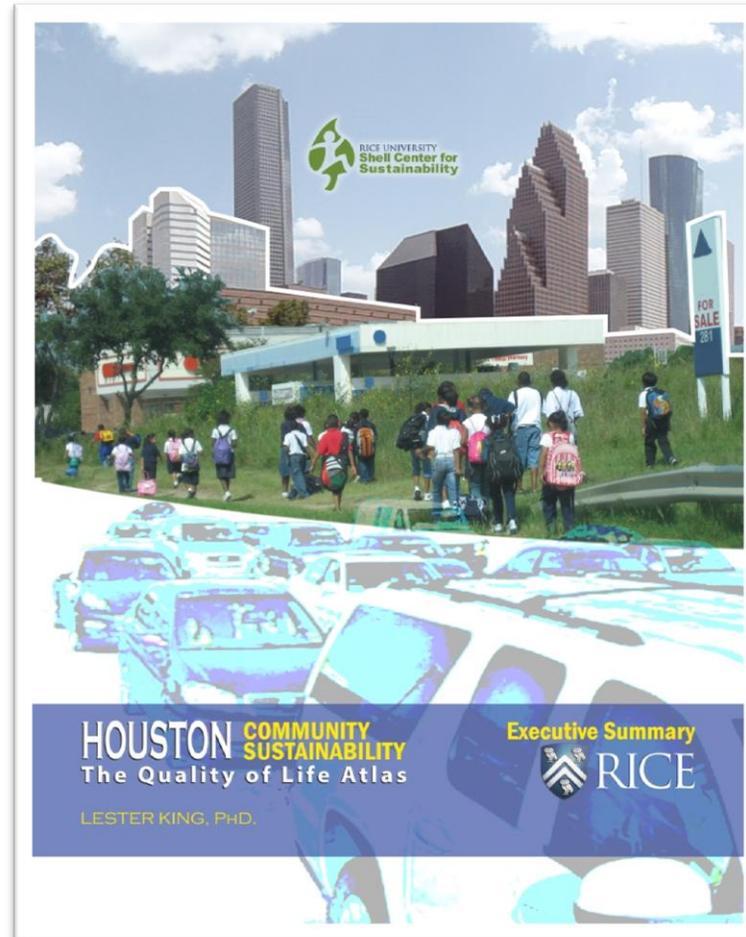
Project Results - HSI Report 2013



Source: King, L. (2013). *Sustainable Development of Houston Districts: A Sustainability Indicators Study*. Houston, TX: Shell Center for Sustainability, Rice University

Download Report: www.HoustonCommunitySustainability.org → Publications link

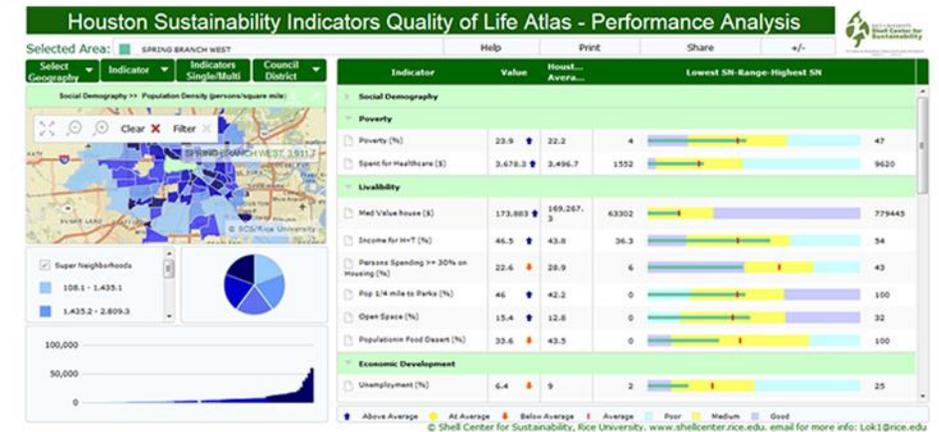
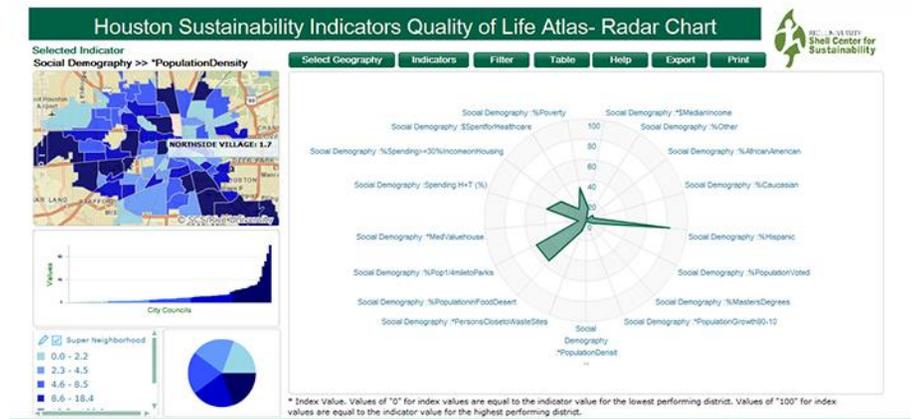
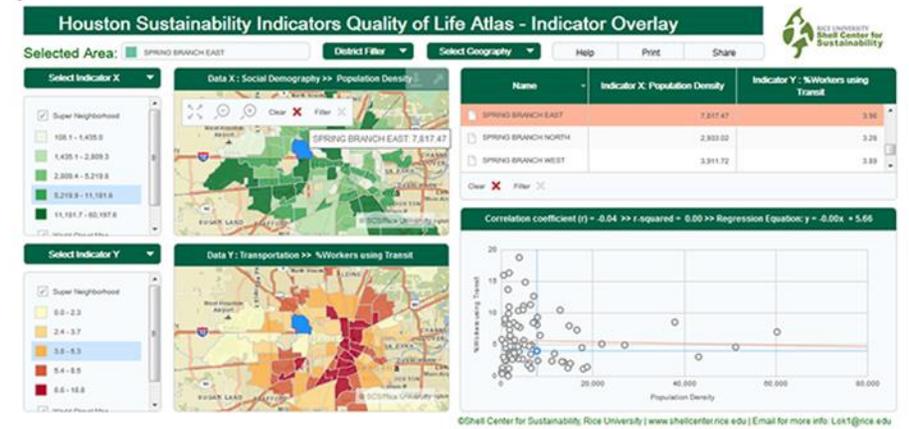
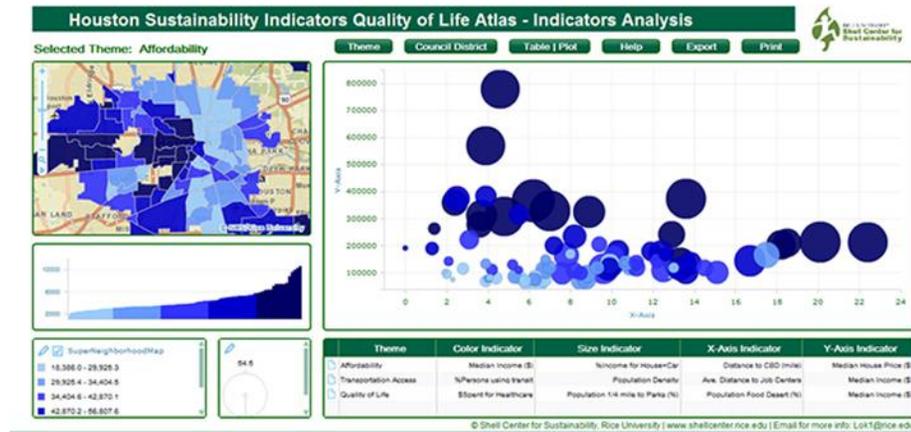
Project Results - HSI Report 2014



Source: King, L. (2014). *Houston Community Sustainability: The Quality of Life Atlas*. Houston, TX: Shell Center for Sustainability, Rice University

Download Report: www.HoustonCommunitySustainability.org → Publications link

Data Sharing! Online Visualization! Data Sharing!



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SD Pillar	SNBR Theme	SNBR SubTheme	SNBR Indicator	SNBR Metrics
Social Development (15)	Social Demography	Population Growth	Population Growth Rate	Population growth
				Race and ethnicity (%White)
				Race and ethnicity (%Hispanic)
				Race and ethnicity (%Black)
				Race and ethnicity (%Other)
		Education	High School Completion Rate	Percent of population with graduate degrees
		Community Involvement	Voting Participation Rate	%Voting by Super Neighborhood
	Poverty	Inequality	Income Inequality	Ratio of Share in income of highest to lowest quintile
		Poverty Level	Population living below poverty	Percent below poverty
		Healthcare Delivery	Population without health insurance	Average healthcare spending
	Livability	Cost of Living	Affordability	% housing units spending > 30% income on housing
				Housing + transportation costs as percentage of income
		Quality of Life	Accessibility of Public Parks	%Pop within 1/4 mile to parks
		Health & Nutrition	Population in Food Deserts	Percent of population in food desert
		Environmental Justice	Waste Exposure	Population Within 1/4 Mile to Waste Sites
Economic Development (9)	Economic Development	Employment	Employment Status	Unemployment rate by neighborhood
		Economic Performance	Primary Jobs	Primary jobs as a percentage of total jobs
		Business Location	Jobs/ Housing Balance	Percent of housing units in business centers
	Consumption and Production	Capital Improvements	Infrastructure Condition	Street condition neighborhood ranking
				Adequate storm sewers
	Transportation	Access	Access to Transit	Access to transit stops
				Intersections by neighborhood
Demand		Vehicle Miles Traveled	Annual VMT per household	
	Mode	Travel Choice	Transit to work	
Environmental Development (9)	Atmosphere	Air Quality	Ambient Air Pollutants	Maximum Ozone Index Concentration
	Freshwater	Water Demand	Water Use	Household Water Use by Neighborhood
	Land	Flooding	Floodplain Expansion	Population within 100 Yr Floodplain
		Land Cover	Land Cover Change	High intensity development by neighborhood
				Low-Mid intensity development by neighborhood
				% Open Space
				Distance to CBD
				Population Density
Land Use	Land Use Mix	Land Use Mix index		

SUSTAINABILITY INDICATORS AND COMMUNITY SORTING

What the **HSI Reports** and the **Online Visualization Portal** tells us -

1. How City of Houston performs on sustainability indicators.
e.g. How many households spend more than 30% income on Housing costs? – **30%**
2. How Council Districts perform on sustainability indicators.
e.g. Which council district is most unaffordable? – **District F (33.6%)**
 - a. How Council Districts compare.
e.g. Which council district is most affordable and which is least affordable?
– **District E (24%) - District F (33.6%)**
3. How Super Neighborhoods perform on sustainability indicators.
e.g. Which Super Neighborhood is most affordable? – **Hunterwood (44%)**
 - a. How Super Neighborhoods compare.
e.g. Which Super Neighborhood is most affordable and which is least affordable?
– **Gulfton (13%) - Hunterwood (44%)**

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SUSTAINABILITY INDICATORS AND COMMUNITY SORTING

How can HSI Data be used to understand major and complex problems in city **General Planning** and **Housing and Community Development in Houston?**

e.g.

1. How should we define distressed communities in Houston?
2. Which communities are the distressed communities and can they be ranked?
3. What are the types and levels of intervention necessary to create improvements among communities in Houston?

	Data Clusters					Notes:
	Wealth	Inner City	Growth Areas	African American	Single Use	
zmedianincome	.947	.054	.100	.056	.016	<p>Indicators Not shown due to low component clustering. %Jobs Primary; %Other Race; Air Exceedances; %Low-Mid Dev; %Population Flood; Per Adequate Storm Sewers</p> <p>Components Analysis PCA with Varimax orthogonal rotation.</p> <p>Explained Variance: @60% KMO: 0.707</p> <p>Neighborhoods were ranked according to the Data clusters. Cluster score for community j and cluster k:</p> $F_{ij} = \sum_{k=1}^p W_{jk} X_{ik}$ <p>Where F - community score; i - community; j - cluster; W - component score coefficient; k - variable; X - standardized score; p - number of items in correlation matrix</p>
zHealthSpending	.934	.040	.046	.185	-.014	
zperBelPoverty	-.893	.118	-.073	.071	-.119	
zH+Tcosts	.871	-.314	.017	.098	.078	
zMedValuehouse	.834	.324	-.037	.193	.007	
zperWhite	.831	-.023	.109	-.066	.016	
zPerMasters	.802	.366	.065	.323	.086	
zPerUnemp	-.690	-.297	-.137	.203	-.098	
zperTransit	-.534	.406	.011	.505	-.106	
zvmt	-.133	-.889	.027	-.239	-.041	
zperBusStopAccess	-.108	.826	-.067	.324	-.066	
zPerOpenSpace	-.044	-.772	-.018	.039	.135	
zInterPerSqMI	-.011	.738	-.138	.108	.053	
zPerPopFoodDesert	-.110	-.722	-.073	.075	.014	
zPerHighDev	-.137	.716	.043	-.223	-.157	
zDistCBD	.226	-.671	.440	-.217	.250	
zPerHUBC	.404	.635	-.030	-.004	.123	
zperParkAccess	.155	.617	-.163	.076	.007	
zWaterUsePerHouse	.208	.052	.867	.083	.088	
zPopGrowth90-10	.190	-.203	.815	-.033	-.029	
zPopdense	-.026	-.023	.809	-.017	-.102	
zPopCloseWaste	-.207	.064	.397	-.093	-.048	
zperHisp	-.305	-.240	-.107	-.783	-.154	
zPerVoting	.336	.090	-.122	.688	-.157	
zperBlack	-.455	-.421	-.112	.545	.184	
zLandUseMix	.028	-.227	-.223	.014	.767	
zPerPoorStreets	.207	.446	.182	.098	.535	
zPerSpendThirty+	-.182	.066	-.206	.000	-.485	

1. How should we define distressed communities in Houston?

Wealthy	Inner City	Growth Areas	African American	Single Use
zmedianincome zHealthSpending zperBelPoverty (-) zH+Tcosts zMedValuehouse zperWhite zPerMasters zPerUnemp (-) zperTransit (-)	zvmt (-) zperBusStopAccess zPerOpenSpace (-) zInterPerSqMI zPerPopFoodDesert (-) zPerHighDev zDistCBD (-) zPerHUBC zperParkAccess	zWaterUseperHouse zPopGrowth90-10 zPopdense zPopCloseWaste	zperHispanic (-) zPerVoting zperAA	zLandUseMix zPerPoorLaneMiles zPerSpendThirtyorMore (-)

Literature: Indicators which explain distressed communities

Median household income | Percent below poverty | Median value of housing | Percent home ownership | High school completion | College completion | Unemployment rate | Percent in top jobs

Diez Roux, A.V. et al., "Area Characteristics and Individual-Level Socioeconomic Position Indicators in Three Population-Based Epidemiologic Studies," *Annals of Epidemiology*, Vol. 11, No. 6.

1. How should we define distressed communities in Houston?

Median Income	.95	Low Median Income
Average Spent Healthcare	.93	Low spending on Health Care
Per Below Poverty	-.89	High percentage of persons in poverty
H + T Costs	.87	Low spending on housing and transportation costs
Median Value Houses	.83	Low housing value
Per White	.83	Low percentage of White persons
Per Masters Degrees	.80	Low percentage of persons with Masters degrees
Per Unemployed	-.69	High percentage of unemployed persons
Per Using Transit	-.53	High percentage of persons using transit

2. Which communities are the distressed communities and can they be ranked?

Median Income	.95
Average Spent Healthcare	.93
Per Below Poverty	-.89
H + T Costs	.87
Median Value Houses	.83
Per White	.83
Per Masters Degrees	.80
Per Unemployed	-.69
Per Using Transit	-.53



#1 Afton Oaks/ River Oaks



#2 University Place



#3 Lake Houston



#88 Kashmere Gardens



#87 Greater Fifth Ward



#86 Westwood

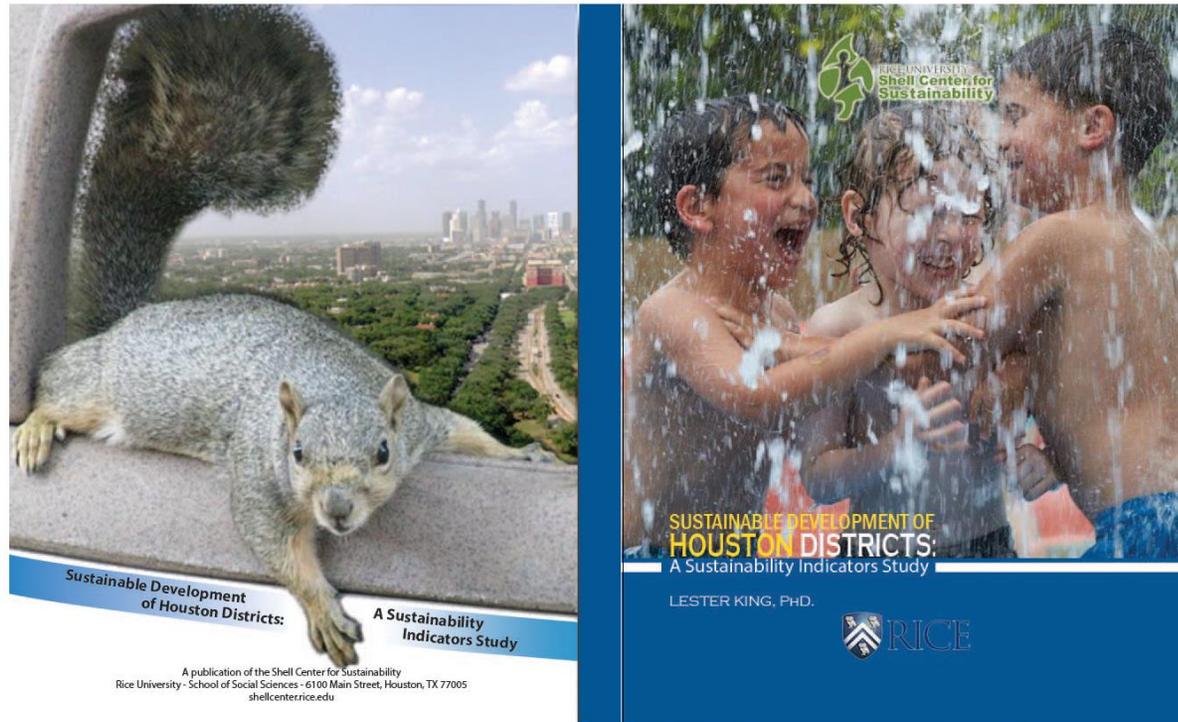
2. Which communities are the distressed communities and can they be ranked?

Median Income	.95
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Per Below Poverty	-.89
H + T Costs	.87
Median Value Houses	.83
Per White	.83
Per Masters Degrees	.80
Per Unemployed	-.69
Per Using Transit	-.53

Rank	Sn#	Neighborhood
1	52	KASHMERE GARDENS
2	55	GREATER FIFTH WARD
3	29	WESTWOOD
4	67	GREATER THIRD WARD
5	68	OST / SOUTH UNION
6	13	INDEPENDENCE HEIGHTS
7	50	SETTEGAST
8	27	GULFTON
9	2	GREATER GREENSPPOINT
10	71	SUNNYSIDE
79	22	WASHINGTON AVENUE COALITION / MEMORIAL PARK
80	81	CLEAR LAKE
81	32	BRAESWOOD PLACE
82	21	GREATER UPTOWN
83	87	GREENWAY / UPPER KIRBY AREA
84	43	KINGWOOD AREA
85	16	MEMORIAL
86	44	LAKE HOUSTON
87	28	UNIVERSITY PLACE
88	23	AFTON OAKS / RIVER OAKS AREA

3. What are the types and levels of intervention necessary to create improvements among communities in Houston?

Median Income	.95	Attract higher income persons - Ensure new construction meets quality design guidelines and does not look like poor housing.
Average Spent Healthcare	.93	Should see improvement in this area as a result of the Affordability Care Act.
Per Below Poverty	-.89	Workforce development as a component of economic development strategies.
H + T Costs	.87	Locate new housing units close to job centers to reduce transportation costs.
Median Value Houses	.83	Ensure affordable housing can be found throughout the city.
Per White	.83	Racial/ Ethnic equality in hiring practices (Does the mix of public staff reflect the racial/ethnic mix of the city?)
Per Masters Degrees	.80	At the very least increase the percentage of persons completing High School and going on to Community College.
Per Unemployed	-.69	Economic Development investments increase job prospects and lowers unemployment rate.
Per Using Transit	-.53	Increase connectivity of transit network by diversifying transit options (light rail, Jitney, Car share etc.)



- **Benefits of comprehensive data analytics using the [Houston Sustainability Indicators](#).**
- **Gauge of a well functioning community is the presence of happy children!**

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SMALL GROUP COLLABORATION

REPORT BACK and GROUP DISCUSSION

Table Discussion Instructions

1. Select someone to scribe and someone to keep time.
2. Discuss each question. The scribe will *legibly* record the key points discussed on the handout. Spend no more than 12 minutes on each question.
3. Review the list of key points for question #1, each person votes for what they feel is highest priority. Scribe records the votes on the handout.
4. Repeat priority voting for question #2 and question #3. Spend no more than 10 minutes voting for all three questions.

Total time: 45 minutes

SMALL GROUP COLLABORATION

REPORT BACK and GROUP DISCUSSION