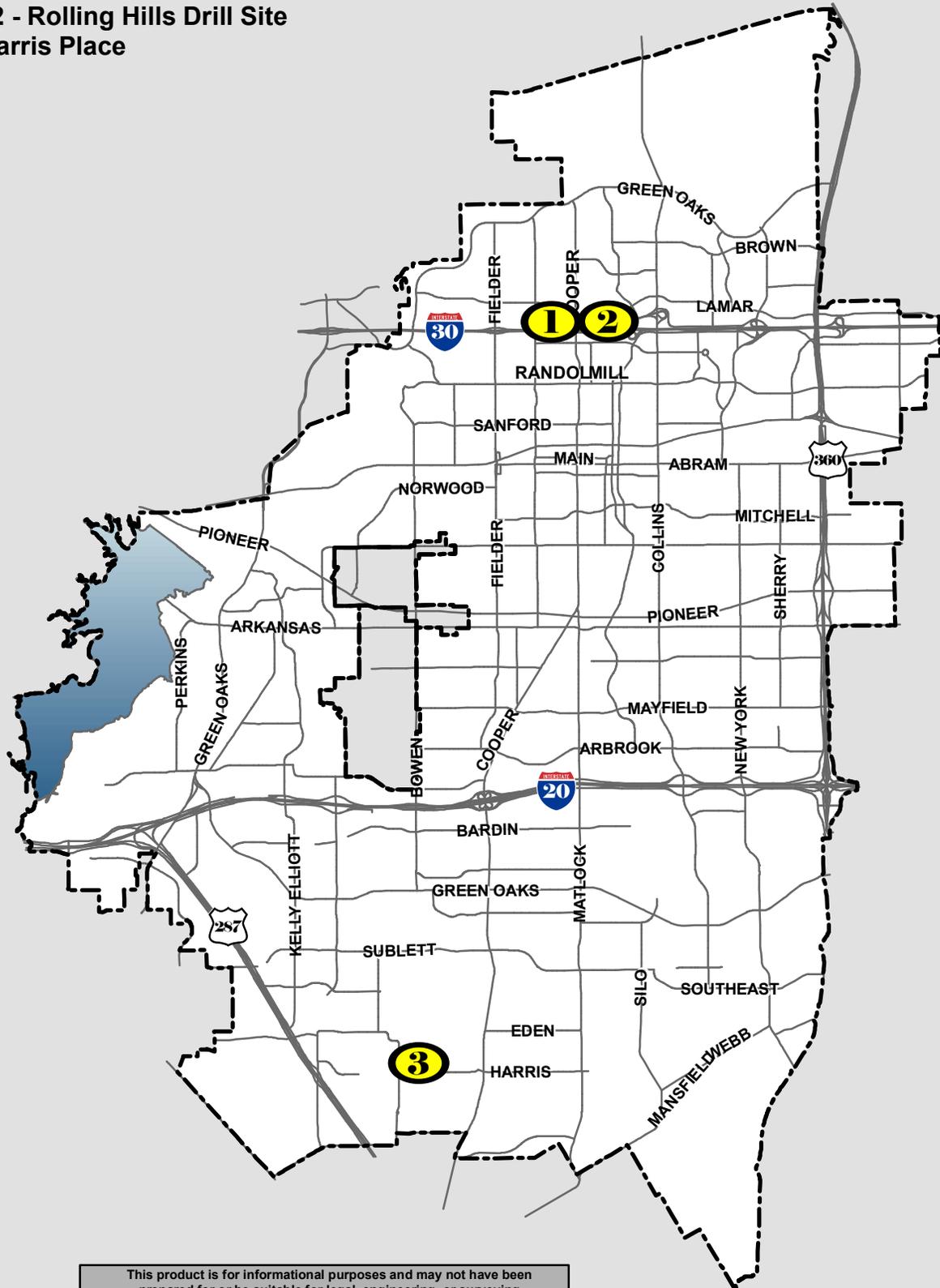


# PLANNING & ZONING

January 21, 2015



1. Replat - Green's Field Addition
2. SUP07-09R2 - Rolling Hills Drill Site
3. PD14-12 - Harris Place



This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.





## AGENDA

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**Planning and Zoning Commission  
Work Session**

**Council Briefing Room  
101 West Abram Street**

**JANUARY 21, 2015  
4:00 P.M.**

**I. CALL TO ORDER**

**II. COUNCIL BRIEFING ROOM RENOVATION**

**III. CONTINUED DISCUSSION ON THE SIGN CODE UPDATE**

**IV. DISCUSSION OF REGULAR SESSION AGENDA ITEMS**

**V. DIRECTOR UPDATE ON PREVIOUS COUNCIL ITEMS**

- A. Zoning Case PD14-15  
(Knott's Landing - 2615 Little Road)

Application to change the zoning on approximately 6.664 acres from Residential Single-Family 7.2 (RS-7.2) to Planned Development (PD) for Residential Single-Family 5 (RS-5) uses, with a Development Plan; generally located south of Arkansas Lane and east of Little Road.

**CC Approved 9-0-0 on 01/13/15 on final reading**

**NOTE: City Hall is wheelchair accessible. For other accommodations or sign interpretive services, please call the Strategic Planning Division at 817-459-6652 not later than 24 hours in advance.**

## **VI. DISCUSSION OF FUTURE MEETING DATES AND TIMES**

- (a) Planning and Zoning Commission Two-Hour Bus Tour – January 30, 2015
- (b) Planning and Zoning Commission Meeting on February 4, 2015

## **VII. ADJOURN**



## **AGENDA**

---

**Planning and Zoning Commission  
Regular Session**

**Council Chamber  
101 West Abram Street**

**JANUARY 21, 2015  
5:30 P.M.**

**Meeting order is subject to change per the Commission's Discretion**

**I. CALL TO ORDER**

**II. PLEDGE**

**III. APPROVAL OF MINUTES**

- A. Minutes of January 7, 2015 P&Z Meeting

**IV. PLAT CONSENT AGENDA AND PUBLIC HEARING FOR PLATS**

- A. Replat – Green's Field Addition, Sites 1A1R1 & 1A1R2, Block 8R, (Zoned Community Commercial [CC]); generally located north of West Lamar Boulevard and west of North Cooper Street with the approximate address being 1808 North Cooper Street.

**V. PUBLIC HEARING FOR ZONING CASES AND MISCELLANEOUS ITEMS**

- A. Comprehensive Housing Strategy

An ordinance adopting the Comprehensive Housing Strategy, a component of the Arlington Comprehensive Plan.

**NOTE: City Hall is wheelchair accessible. For other accommodations or sign interpretive services, please call the Strategic Planning Division at 817-459-6652 not later than 24 hours in advance.**

- B. **CONTINUED (from 01-07-15)** Specific Use Permit  
SUP07-09R2  
(Rolling Hills Drill Site – 401 East Lamar Boulevard)

Application to amend Specific Use Permit (SUP) for gas drilling by establishing the location of a drill zone on 3.314 acres zoned Residential Single-Family 7.2 (RS-7.2); generally located north of East Lamar Boulevard and east of North Cooper Street.

- C. **CONTINUED (from 12-17-14)** Zoning Case PD14-12  
(Harris Place – 2401 West Harris Road)

Application to change the zoning on approximately 12.9 acres from Residential Estate (RE) to Planned Development (PD) for Residential Single-Family 15 (RS-15) uses, with a Development Plan; generally located north of West Harris Road and east of Calender Road.

## **VI. MISCELLANEOUS**

- A. Reports from Boards/Commissions Liaisons
- B. Reports from Staff and Announcements
- C. Discussion of Future Meeting Dates and Times

## **VII. ADJOURN**



## AGENDA

---

**Planning and Zoning Commission**

**Monthly Bus Tour**

**January 30, 2015  
8:00 A.M.**

**8:00 a.m. Planning and Zoning Commission Two-Hour Bus Tour of various metroplex developments.**

A quorum of the Commission may be present. No formal action will be taken.

# Staff Report



<b>Replat (Green's Field Addition Lots 1A1R1 &amp; 1A1R2, Block 8R)</b>	
Planning and Zoning Meeting Date: 1-21-15	Document Being Considered: Plat

## **RECOMMENDATION**

Consider replat on the consent agenda.

## **PRIOR BOARD OR COUNCIL ACTION**

None

## **ANALYSIS**

The applicant, Quine and Associates, Inc., proposes to subdivide Lot 1A1, Block 8R, of the Green's Field Addition, approximately 6.775 acres in size, into two lots: Lot 1A1R1 and Lot 1A1R2. All existing structures on site are to remain. No new development has been proposed on either lot at this time.

Other than discretionary matters for the Commission, the application is administratively complete and meets the requirements of the subdivision regulations.

## **FINANCIAL IMPACT**

None

## **ADDITIONAL INFORMATION**

Property Location: Generally located north of West Lamar Boulevard and west of North Cooper Street with the approximate address being 1808 North Cooper Street.

Sector: North

Council District: 1

Current Zoning: Community Commercial (CC)

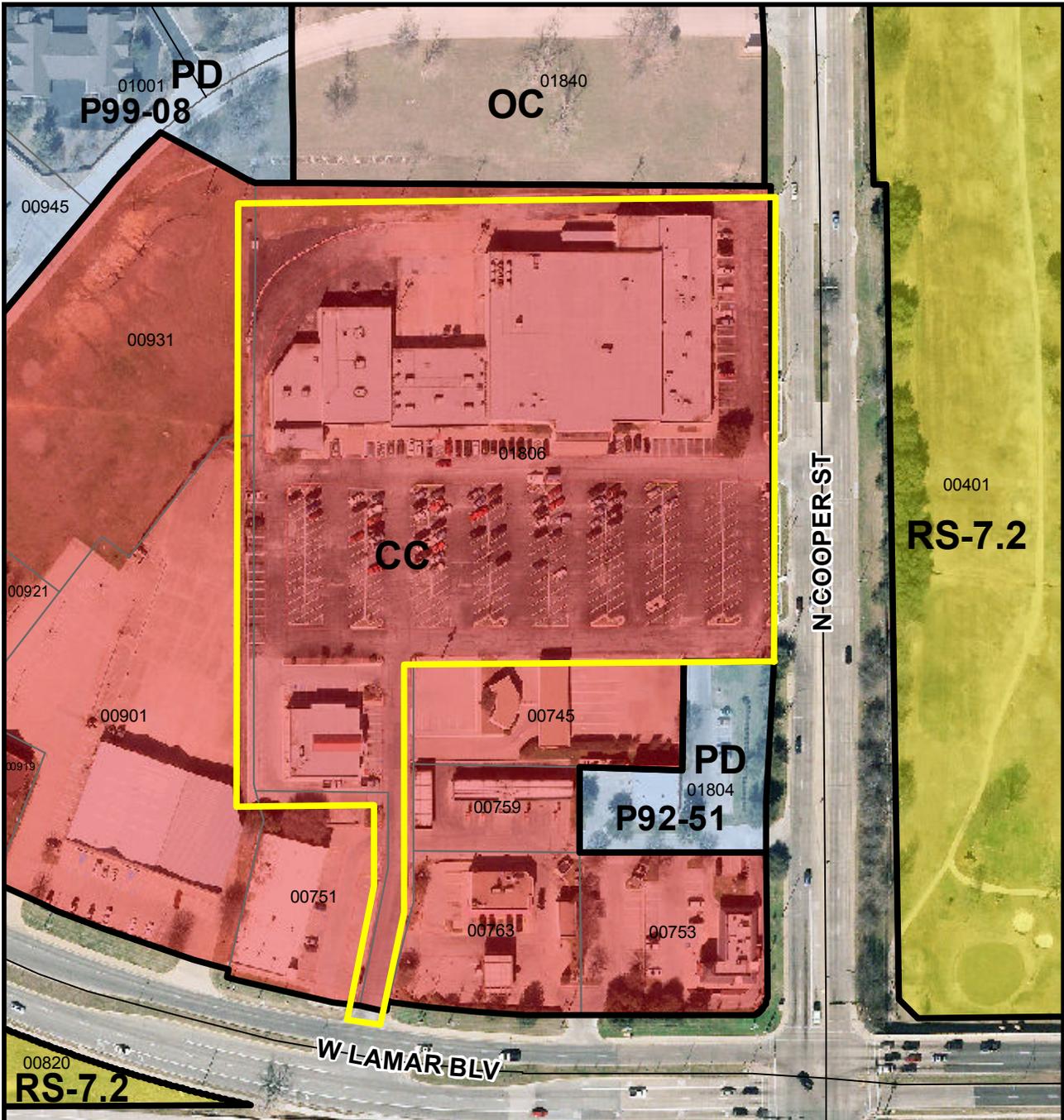
## **ATTACHED**

- i. Location Map
- ii. 11 x 17 Plat

## **STAFF CONTACT(S)**

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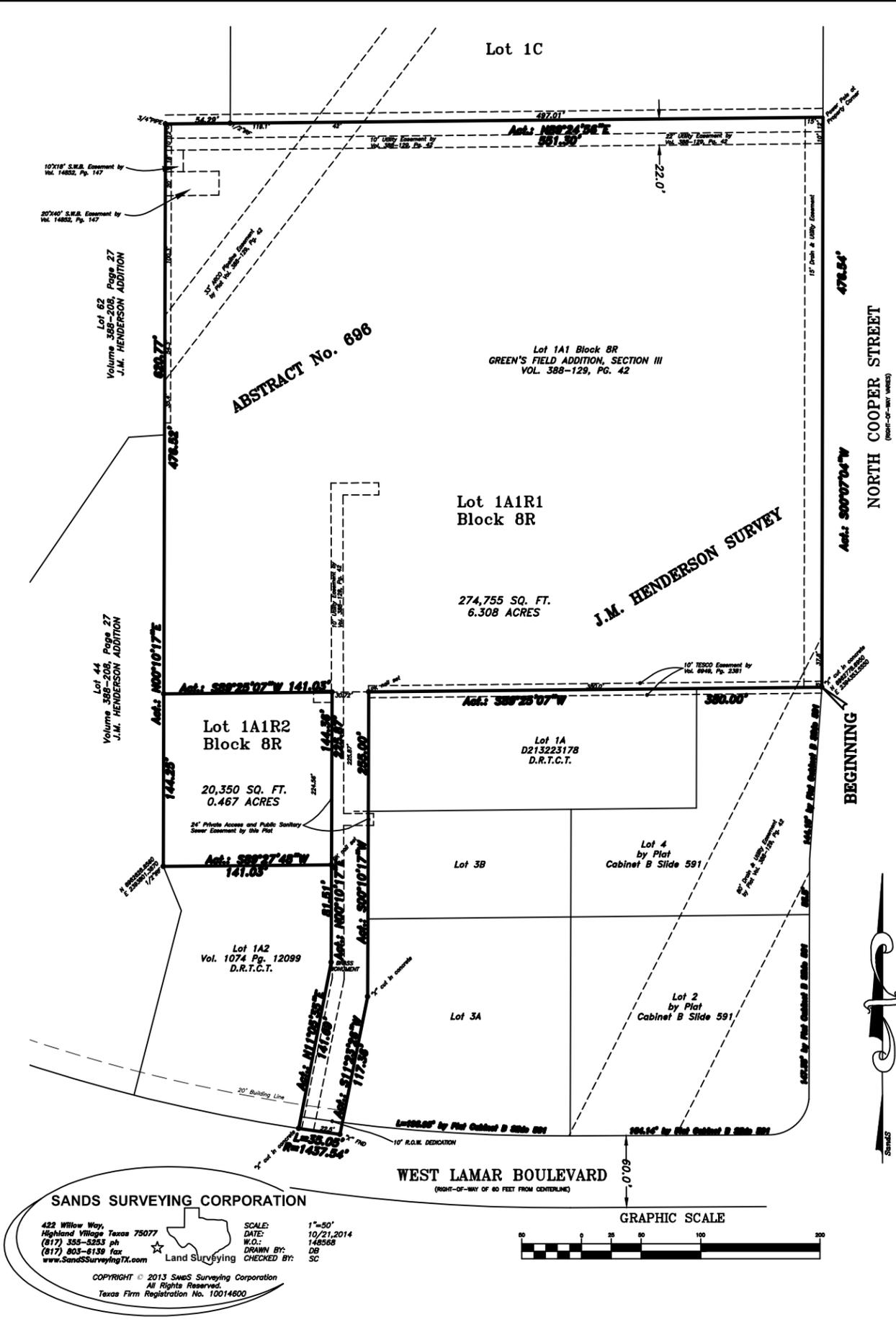


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## LOCATION MAP

GREEN'S FIELD ADDITION  
REPLAT





**LEGEND OF SYMBOLS & ABBREVIATIONS**

IRF	Iron Rod Found
CIRS	Capped Iron Rod Set
WV	Water Valve
Fire Hydrant	⊕
Oncor Underground Elec.	— ONCOR —
Light Pole	☆
Power Pole	⊙
Sanitary Sewer Manhole	⊙
Clean Out	○
Gas Meter	⊕
Electric Meter	⊕
Electric Control Box	⊕
Property Line	—
Adjoiner Property Line	—
Chain Link Fence	— ○ —
Overhead Powerline	— — —

- NOTES:**
1. Building Line shall be in accordance with City Ordinance.
  2. Visibility Triangles shall be provided at all public or private street or driveway intersection in accordance with current City Ordinance.
  3. All landscaping (nothing over 2' in height as measured from top of curb) within the visibility triangles shall comply with Visibility Triangles Ordinance.
  4. This property may be subject to changes related to impact fees and the applicant should contact the City regarding applicable fees due.
  5. All Existing structure will remain.
  6. This property does not alter or remove existing deed restrictions or covenants, if any, on this property.
  7. This plat does not increase the number of lots in the previously recorded subdivision not attempt to alter or remove existing deed restrictions or covenants, if any, on this property.
  8. This property may be subject to charges related to impact fees and the applicant should contact the City regarding any applicable fees due.
  9. The City of Arlington reserves the right to require minimum finish elevations on any lot within this subdivision
  10. Bearing Source: All bearings are based on Texas State Plane Coordinate System, North Central Zone.

Pursuant to Section 12.002 of the Texas Property Code, as amended, I have obtained original tax certificates from each taxing unit with jurisdiction over each parcel of real property in said subdivision indicating that no delinquent ad valorem taxes are owed on the real property which is the subject of the plat or replat I have submitted to the City of Arlington, Tarrant County, Texas for filing and recording with the Tarrant County Clerk's office.

THIS is to certify that I, J. Scott Cole, a Registered Professional Land Surveyor of the State of Texas, have plotted the above subdivision from an actual survey on the ground, and that this plat correctly represents that survey made by me or under my direction and supervision.

J. Scott Cole, R.P.L.S.  
Texas Registration No. 5411

Approved by the City of Arlington Planning and Zoning Commission on \_\_\_\_\_, 2015

\_\_\_\_\_  
Planning and Zoning Commissioner

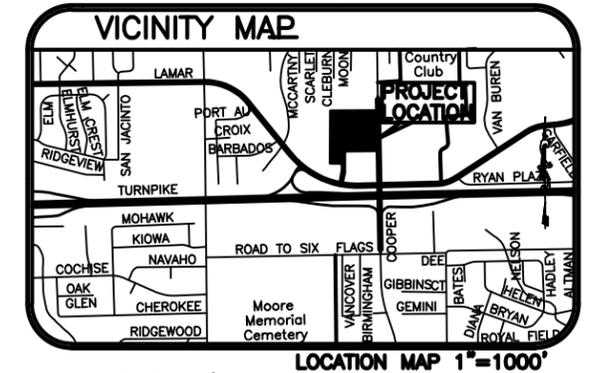
\_\_\_\_\_  
Planning and Zoning Secretary

**OWNER**  
Crossroads Shopping Center, Ltd.  
2727 L. B. J. Fwy Ste 600  
Dallas TX 75234-7488

**Authorized Agent:**  
Brad Quine  
Quine & Associates, Inc.  
301 S. Sherman St. Suite 100  
Richardson, Texas 75081  
Phone: (972) 669-8440  
Email: bquine@quine.com

**SANDS SURVEYING CORPORATION**  
422 Willow Way,  
Highland Village, Texas 75077  
Phone: (817) 355-5253  
Fax: (817) 510-0432  
www.SandsSurveyingTX.com

"This plat is recorded in document # \_\_\_\_\_ Date \_\_\_\_\_"



STATE OF TEXAS §  
COUNTY OF TARRANT §

WHEREAS Crossroads Shopping Center, Ltd., is the owner of that certain called 6.7748 acre parcel of land situated in the J.M. Henderson Survey, Abstract No. 696, in the City of Arlington, Tarrant County, Texas and being all that certain called Lot 1A1, Block 8R of the Replat of Green's Field Addition, Section III Addition to the City of Arlington according to the Map or Plat thereof recorded in Volume 388-129, Page 42 of the Map or Plat Records of Tarrant County, Texas said 6.7748 acre parcel of land being more particularly described by metes and bounds as follows:

BEGINNING at an "X" cut in concrete for corner in the West line of North Cooper Street (Variable width Right-of-Way) and being at the Southeast corner of said Lot 1A1, and same being at the Northeast corner of Lot 4, Block 8R;  
THENCE South 89°25'07" West with the South line of said Lot 1A1 and the North line of said Lot 4 a distance of 380.00 feet to a PK nail set for corner at an inside ell corner in said South line and being at the Northeast corner of Lot 1A;  
THENCE South 00°10'17" West with the West line of said Lot 1A a distance of 255.00 feet to an "X" cut in concrete at an angle corner at the West line of Lot 3A, Block 8R;  
THENCE South 11°23'26" West with the West line of said Lot 3A a distance of 117.36 feet to an "X" cut in concrete found for corner at the Southwest corner of the said Lot 3A and being in the North line of West Lamar Boulevard (Right-of-Way of 60 feet from centerline), and being at the beginning on a non-tangent curve to the right;  
THENCE in a Northwesterly direction along the North line of said West Lamar Boulevard and with said non-tangent curve to the right having a radius of 1437.54 feet, the long chord which bears North 82°05'08" West—35.05 feet, for an arc length of 35.05 feet to an "X" cut in concrete at the Southeast corner of Lot 1A2, Block 8R;  
THENCE North 11°05'35" East with the East line of said Lot 1A2 a distance of 141.69 feet to a Brass Monument found for corner along the East line of said Lot 1A2;  
THENCE North 00°10'17" East with the East line of said Lot 1A2 a distance of 81.51 feet to a PK nail set for corner at the Northeast corner of said Lot 1A2 and being at an inside ell corner in said South line of said Lot 1A1R2;  
THENCE South 89°27'48" West with the North line of said Lot 1A2 a distance of 141.03 feet to a 1/2" Iron rod found for corner at the Southwest corner of said Lot 1A1R2 and being in the East line of that certain called Lot 44, of the J.M. Henderson Addition according to the Map or Plat thereof recorded in Volume 388-208, Page 27 of said Map or Plat records;  
THENCE North 00°10'17" East with the common line of said Lot 1A1R1 and said Lot 44 a distance of 820.77 feet to a 3/4" inch iron pipe found for corner at the Northwest corner of said Lot 1A1R1 and being at an inside ell corner of Lot 62;  
THENCE North 89°24'56" East with the North line of said 1A1R1 at a distance of 54.29 feet passing a 1/2" inch iron rod found for corner at the Southwest corner of Lot 1C, Block 8R and continuing a total distance of 551.30 feet to a Power Pole found on corner at the Northeast corner of said Lot 1A1R1 and being in the West line of said North Cooper Street;  
THENCE South 00°07'04" West with the East line of said Lot 1A1R1 and the West line of said North Cooper Street a distance of 476.54 feet back to the POINT OF BEGINNING and CONTAINING 285,109 square feet or 6.7748 acres of land, more or less.

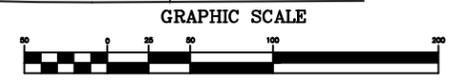
NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:  
THAT, Quine & Associates, Inc., acting by and through the undersigned, its duly authorized agent, THAT, Crossroads Shopping Center, Ltd., do/does hereby adopt this plat designating the hereinabove described real property as Lots 1A1R1 & 1A1R2, Block 8R, Green's Field Addition, Section III, in addition to the City of Arlington, Tarrant County, Texas, and do/does hereby dedicate to the public's use the streets and easements shown thereon.  
I hereby certify that no deed restrictions exist upon the property included within this plat that is in a platted subdivision at the present time wherein a lot thereof is limited by deed restrictions authorizing residential use but restricting same to not more than two residential units per lot. I further certify that this property does not alter or remove existing deed restrictions or covenants, if any, on this property.

Owner's Agent \_\_\_\_\_ Title \_\_\_\_\_  
STATE OF TEXAS §  
COUNTY OF TARRANT §  
BEFORE ME, the undersigned authority, on this day personally appeared David S. Wallenstein, of Crossroads Shopping Center, Ltd. known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and considerations therein expressed, in the capacity therein stated, and as the act and deed of said partnership.  
GIVEN UNDER MY HAND AND SEAL OF OFFICE on the \_\_\_\_\_ day of \_\_\_\_\_, 2015.

Notary Public in and for the State of Texas  
My commission expires: \_\_\_\_\_

REPLAT  
LOT 1A1R1 & 1A1R2, BLOCK 8R  
GREEN'S FIELD ADDITION, SECTION III  
BEING A REPLAT OF  
LOT 1A1, BLOCK 8R  
IN THE J. M. HENDERSON SURVEY  
ABSTRACT NO. 696  
ACCORDING TO THE PLAT  
RECORDED IN VOLUME 388-129, PAGE 42  
ARLINGTON, TARRANT COUNTY, TEXAS  
OCTOBER 2014  
2 LOTS

**SANDS SURVEYING CORPORATION**  
422 Willow Way,  
Highland Village Texas 75077  
(817) 355-5253 ph  
(817) 803-8139 fax  
www.SandsSurveyingTX.com  
SCALE: 1"=50'  
DATE: 10/21/2014  
W.O.: 148568  
DRAWN BY: DB  
CHECKED BY: SC  
COPYRIGHT © 2013 Sands Surveying Corporation  
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Texas Firm Registration No. 10014600



# Staff Report



<b>Comprehensive Housing Strategy</b>	
Planning and Zoning Meeting Date: 1-21-15	Document Being Considered: Ordinance

## **RECOMMENDATION**

Following the public hearing, consider the Comprehensive Housing Strategy.

## **PRIOR BOARD OR COUNCIL ACTION**

On May 9, 2013, City Council approved the Program Year 2013 Action Plan (Res. No. 13-088), which allocated \$25,000 for a comprehensive housing study, including an analysis of impediments to fair housing as recommended by the U.S. Department of Housing and Urban Development (HUD).

On February 25, 2014, City Council authorized execution of a professional services contract with Ernest Swiger Consulting, Incorporated in the amount of \$66,555 to complete a comprehensive housing strategy, including an analysis of impediments to fair housing choice.

On April 22, 2014, City Council approved the Program Year 2014 Action Plan (Res. No. 14-090) which allocated an additional \$17,710 for the remainder of the comprehensive housing study and analysis of impediments to fair housing choice.

## **ANALYSIS**

In late 2012, The City Council's Horizon Project Report was released. The Report identified the City's Housing Supply as one of the top ten Horizon issues with specific concerns related to residential capacity/inventory, housing opportunities for active seniors, young professionals, housing choices, and rental standards noted. The Report also identified articulating the need and vision for housing to the development community as one of the Top Tier action steps.

In an effort to meet the objectives outlined in the Report and meet federal requirements to analyze potential impediments to fair housing, a Request for Qualifications (RFQ) was issued in November 2013 for completion of a citywide comprehensive housing strategy. The Comprehensive Housing Strategy, when adopted, will inform the public, policy makers, industry representatives, and community-based organizations about housing conditions and trends, and analyze fair housing and affordable housing issues. The Strategy includes a comprehensive demographic and socio-economic profile, an inventory of the existing housing stock and associated housing programs, and a housing market study. The market study identifies current housing inventories and market demand, and provides recommendations supporting development of targeted housing strategies. The result of the Strategy is intended to give City staff and officials implementation tools and strategies to create sound policy related to developing a housing stock that meets the needs of Arlington residents.

## **FINANCIAL IMPACT**

None

## **ADDITIONAL INFORMATION**

Attached:

Executive Summary  
Ordinance

Under separate cover:

None

Available in the City Secretary's office:

Draft Comprehensive Housing Strategy

**CITY COUNCIL DATE**

February 10, 2015

**STAFF CONTACTS**

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Community Development and Planning  
817-459-6651  
[Elaine.Dennehy@arlingtontx.gov](mailto:Elaine.Dennehy@arlingtontx.gov)

**Ordinance No. 15-\_\_\_**

**An ordinance adopting the Comprehensive Housing Strategy, a component of the Arlington Comprehensive Plan**

WHEREAS, Texas Local Government Code, Section 213.002, authorizes municipalities to adopt a comprehensive plan for the long-range development of the municipality; and

WHEREAS, the Comprehensive Plan for the City of Arlington was adopted on December 15, 1992, by Ordinance No. 92-133, as the Master or General Plan for the City of Arlington and its extraterritorial jurisdiction to guide the overall physical growth of the community and the provision of public facilities and services; and

WHEREAS, in an effort to address current and future housing needs in the City of Arlington, the City Council identified articulating a vision for housing as a Top Tier action step in the 2012 Horizon Project Report; and

WHEREAS, in November 2013, City staff issued an Request for Proposal to complete a city-wide comprehensive housing strategy and retained the services of Ernest Swiger Consulting, Incorporated; and

WHEREAS, on January 21, 2015, a public hearing was held before the Planning and Zoning Commission at which the public was given the opportunity to give testimony and present written evidence; and

WHEREAS, the Planning and Zoning Commission forwarded to the City Council a recommendation to approve the Comprehensive Housing Strategy as a component of the Arlington Comprehensive Plan; and

WHEREAS, on February 10, 2015, a public hearing was held before the City Council at which the public was given the opportunity to give testimony and present written evidence; NOW THEREFORE

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF ARLINGTON, TEXAS:

1.

That the City Council approves the Comprehensive Housing Strategy as a component of the Comprehensive Plan of the City of Arlington, Texas.

2.

Further, the City Council recommends the development of alliances necessary to accomplish the strategies identified in the Comprehensive Housing Strategy.

3.

Further, the Comprehensive Housing Strategy is intended to be used as the official City policy for evaluating housing development proposals within the city

4.

A copy of the Comprehensive Housing Strategy is attached hereto and incorporated herein for all intents and purposes.

PRESENTED AND GIVEN FIRST READING on the 10th day of February, 2015, at a regular meeting of the City Council of the City of Arlington, Texas; and GIVEN SECOND READING, passed and approved on the 24th day of February, 2015, by a vote of \_\_\_ ayes and \_\_\_ nays at a regular meeting of the City Council of the City of Arlington, Texas.

\_\_\_\_\_  
ROBERT N. CLUCK, Mayor

ATTEST:

\_\_\_\_\_  
MARY W. SUPINO, City Secretary

APPROVED AS TO FORM:  
TERIS SOLIS,  
City Attorney

BY \_\_\_\_\_



# COMPREHENSIVE HOUSING STRATEGY



COMMUNITY DEVELOPMENT & PLANNING  
IN CONJUNCTION WITH:  
ERNEST SWIGER CONSULTING, INC.  
FINAL DRAFT - JANUARY 2015



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# EXECUTIVE SUMMARY

# WHY A HOUSING STRATEGY?

In late 2012, The City Council's Horizon Project Report was released. The Report identified the City's Housing Supply as one of the top ten Horizon issues. The Report also identified articulating the need and vision for housing to the development community as one of the Top Tier action steps. In addition, the City of Arlington certifies annually that the jurisdiction will affirmatively further fair housing, including an Analysis of Impediments to Fair Housing Choice (AI), and take appropriate actions to overcome the effects of identified impediments.

In an effort to meet the objectives outlined in the Report and meet federal requirements to analyze potential impediments to fair housing, a Request for Qualifications (RFQ) was issued in November 2013 for completion of a citywide Comprehensive Housing Strategy. The Housing Strategy is intended to inform the public, policy makers, industry representatives, and community-based organizations about housing conditions and trends, and analyze fair housing and affordable housing issues.

The Strategy includes a comprehensive demographic and socio-economic profile, an inventory of the existing housing stock and associated housing programs, and a housing market study. The market study identifies current and future housing needs, as well as provides recommendations supporting development of targeted housing strategies. The results of the Strategy give City staff and officials implementation tools and strategies to create sound policy related to developing a housing stock that meets the needs of current and future Arlington residents.

In addition to quantitative data such as the Census and the American Community Survey, the City also consulted residents, various

industry experts, and elected officials on perceptions of housing and housing needs in Arlington. From April to July 2014, information was gathered through surveys, interviews and focus groups.

The information collected during the public participation process was combined with the quantitative data to develop the housing strategies that will guide future housing development in Arlington.

- On April 15, 2014, the City released an online resident survey, which asked questions about current housing, housing needs, and fair housing. Hard copies were available in all public libraries and City Hall. Both online and hard copy surveys were available in English, Spanish, and Vietnamese.
- On April 30, 2014 the City held a public meeting at the Arlington Public Library Southeast Branch at 6:00 pm.
- On May 1, 2014 the City held a public meeting at the Arlington Public Library Central Branch at 6:00 pm .
- From April 30 – May 2, 2014, city staff and the consulting team of Ernest Swiger Consulting, Inc. held focus groups with community service providers, local and regional government officials, neighborhood associations, and real estate and financial professionals to gather qualitative data regarding the housing landscape and needs of Arlington.

# ANALYSIS OF IMPEDIMENTS TO FAIR HOUSING CHOICE

## WHY AN AI?

THE FAIR HOUSING ACT OF 1968 PROHIBITS ANY PERSON FROM DISCRIMINATING IN THE SALE OR RENTAL OF HOUSING, THE FINANCING OF HOUSING, OR THE PROVISION OF BROKERAGE SERVICES, INCLUDING OR OTHERWISE MAKING UNAVAILABLE OR DENYING A DWELLING TO ANY PERSON BECAUSE OF RACE, COLOR, RELIGION, SEX, NATIONAL ORIGIN, HANDICAP, OR FAMILIAL STATUS.

Nationally, fair housing and impediments to fair housing are monitored by the United States Department of Housing and Urban Development (HUD). As a qualified entitlement jurisdiction, the City of Arlington certifies in its Consolidated Plan and Annual Action Plan that it will affirmatively further fair housing. HUD recommends that AIs are updated every five to eight years. The last AI for the City was completed in 2008.

The AI represents the City of Arlington's efforts in making an objective assessment of the nature and extent of fair housing concerns in the City, and the potential impediments to making fair housing choice available to its residents.



Overall, the City of Arlington has a low threat of housing choice discrimination; however, there are some areas where we can strengthen the City's current program, including:



**CREATE GREATER AWARENESS, OUTREACH, AND EDUCATION ABOUT FAIR HOUSING LAW, POLICIES AND PRACTICES**



**INCREASE SUPPLY AND RESOURCES FOR QUALITY AFFORDABLE HOUSING OPTIONS**



**PUBLICIZE FAIR HOUSING COMPLAINT OPTIONS AND ENFORCEMENT STRUCTURE**



**CONTINUE TO ENSURE CITY LAND DEVELOPMENT POLICIES DO NOT INHIBIT FAIR HOUSING**



**CONTINUE AWARENESS OF PATTERNS OF DISCRIMINATION**

# DEMOGRAPHIC PROFILE

Median Age: 31.9 years

Hispanic Population: 28 percent

Living in Poverty: 15.9 percent

Low- to Moderate-Income Households: 47 percent

Average Annual Wage: \$43,230

Arlington is a very diverse community in several aspects, including race, ethnicity, income level, and educational attainment, among others. Who lives in Arlington has a significant impact on the type of housing that is required to meet the needs of our citizens. Through this analysis, several key factors impacting housing emerged.

The percentage of persons in the young working age cohorts of 25 to 44 is higher than state and national percentages. At the same time, the City has a significant percentage of families with children under the age of 18, but also one-quarter of the population consists of persons living alone. This indicates the need for a range of housing options for City residents, including smaller units in light of the high percentage of persons living alone and the probability of small families among the younger working age cohorts.

The City is racially diverse with a lower percentage of Whites and higher percentages of African American and Asians than the US or the state. Census Tracts with minority concentrations are located in the central and eastern portions of the City and the minority

group that constitutes this concentration is Hispanic persons.

Approximately 58,000 people are living in poverty in Arlington. This includes 7.3 percent of the elderly population and 22.7 percent of Arlington residents under the age of 18.

The City has a diverse economy with a solid manufacturing component, as well as strength in the financial services sector. Though unemployment is relatively low at 5.9 percent, it has remained at the relatively same level for some time.

The City does have a range of occupations, but the mean earnings figures for many of these occupations (and jobs) is low. Job growth in Arlington over the past decade has been modest and the City significantly lags behind other North Texas cities in terms of job growth, which is a key driver of the housing market.

# HOUSING MARKET ANALYSIS



The Housing Market Analysis was completed with data from the American Community Survey, the Arlington 2012 Single-Family Housing Profile, the Arlington 2012 Multi-Family Housing Profile, the Arlington 2012 Student Housing Profile, UT-Arlington, Texas A&M University Real Estate Center, and the Arlington Board of Realtors.

Housing affordability is generally defined as the capacity of households to consume housing services and, specifically, the relationship between household incomes and prevailing housing prices and rents. The standard most used by various units of government is that households should spend

no more than 30 percent of their income on housing. Families who pay more than 30 percent of their income for housing are considered cost burdened and may have difficulty affording necessities such as food, clothing, transportation and medical care.

The City of Arlington Housing Market Analysis provides an assessment of current housing market supply and demand conditions and trend analysis. The methodology provides several layers of affordability analysis based on current housing values and various household income categories.

**Housing Supply Analysis:** a current assessment of the City of Arlington's housing inventory/supply based on housing type, tenure, development activity and values;

**Housing Demand Analysis:** a current assessment of the City of Arlington's housing demand (need) based on the income levels of the City's families and households;

**Housing Affordability Analysis:** analysis of affordability levels of the City of Arlington's owner and renter housing based on current housing values in relation to family and household incomes.

# FINDINGS

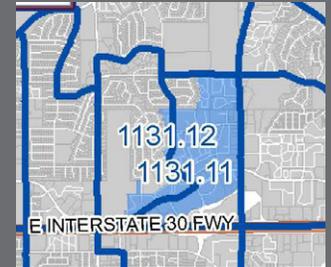
- City-wide housing units are **57.7 percent owner-occupied** and 42.3 percent renter-occupied.
- Median rent for a two-bedroom unit in Arlington is **\$813/month** (three-bedroom unit is \$1,058/month).
- Median monthly mortgage is **\$1,446**.
- Median value of single family homes in Arlington **increased 19 percent** from March 2013 to March 2014.
- The current median home value is **\$158,000**.
- **50.2 percent (27,489)** of renter households are cost-burdened (2012) - an increase of 42.5 percent from 2000.
- **31.3 percent (17,652)** households with a mortgage are also cost-burdened.
- There are **significant gaps** in the supply of both renter and owner housing across income levels throughout the City, with the exception of very-low- and low-income rental, and moderate-income owner housing.

	HOUSING DEMAND	HOUSING SUPPLY	HOUSING SURPLUS/(GAP)
<b>EXTREMELY LOW-INCOME</b> (\$0 - \$19,740)	OWNER: 20,247 RENTER: 15,237	3,443 UNITS 2,304	<b>(16,804)</b> UNITS (12,933)
<b>VERY LOW-INCOME</b> (\$20,398 - \$32,900)	OWNER: 19,478 RENTER: 12,576	10,513 23,035	(8,965) 10,459
<b>LOW-INCOME</b> (\$33,558 - \$52,564)	OWNER: 24,297 RENTER: 11,928	23,361 20,845	(936) 8,917
<b>MODERATE INCOME</b> (\$53,298 - \$65,800)	OWNER: 13,084 RENTER: 4,835	14,196 3,355	1,112 (1,480)
<b>MIDDLE INCOME</b> (\$66,458 - \$78,960)	OWNER: 11,554 RENTER: 3,873	9,463 3,355	(2,091) (518)
<b>UPPER INCOME</b> (\$79,618+)	OWNER: 40,856 RENTER: 5,660	12,871 3,355	<b>(27,985)</b> (2,305)

# TARGET AREA ANALYSIS

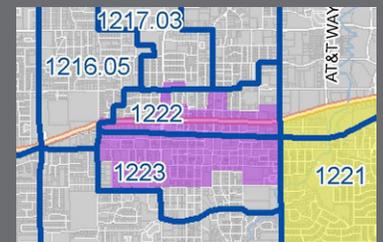
## Lamar/Collins

48.8 percent under 25 years old | 10.4 percent unemployment rate  
Median income: \$29,272 to \$43,237  
4,099 housing units | 76.5 percent multi-family housing units  
Median home value range: \$226,100 to \$232,200



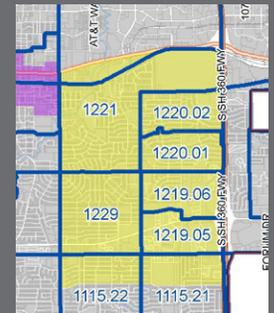
## Downtown Arlington/NRSA

79 percent under 45 years old | 40.1 percent living in poverty  
Median income: \$20,250 to \$27,773  
2,403 housing units | 87.9 percent renter-occupied  
Median home value range: \$68,500 - \$95,400



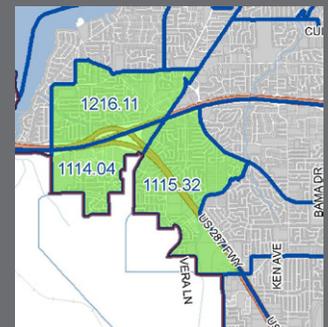
## East Arlington

36.1 percent over 25 do not have high school diploma or equivalent | 22.5 percent living in poverty | 54.8 percent Hispanic  
Median income: \$27,179 to \$46,306  
16,621 housing units | 42.3 percent pre-1970 housing units  
Median home value range: \$73,900 to \$119,200



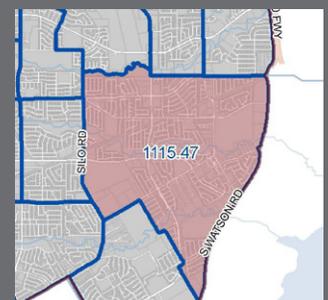
## I-20/US 287 Interchange

33.8 percent over 45 years of age | 73.7 percent White | 6.4 percent poverty living in poverty  
Median income: \$59,779 to \$76,028  
8,039 housing units | 72.8 percent single-family detached units  
Median home value range: \$132,000 to \$190,700



## Southeast Arlington

2.5 percent population over the age of 65 | 35.6 percent population African-American | 75.8 percent Hispanic  
Median income: \$72,188  
4,688 housing units | 98 percent single family detached units  
Median home value: \$137,700



# STRATEGIES

## Explore Opportunities for Land Banking



### What is it?

Land banks operating today are used for neighborhood revitalization, particularly housing. By keeping a narrow focus on goals and objectives for land utilization, land banking is an opportunity for public-private partnerships to reinvigorate deteriorating neighborhoods. Most land banks rely on tax foreclosure, including eminent domain. Arlington should explore the development of a formal land banking to promote housing revitalization throughout the City.

### Who else is doing it?

The Genesee County Land Bank in Flint, Michigan has used land banking to not only revitalize communities but also increase tax revenue through the resale of land banked property. The Land Bank also keeps about 65 rental properties at any given time, which are then sold to tenants with reliable payment history. Since 2002, over 1,500 homes have been sold.

### Where does it fit in Arlington?

Target Areas: Downtown, Central Arlington NRSA, Lamar/Collins, East Arlington, Southeast Arlington

## Enhance Neighborhood Stabilization Efforts and Explore Options for Expanding Rehabilitation Program



### What is it?

Neighborhood stabilization and rehabilitation of existing housing stock intend to preserve our neighborhoods, both for current residents and potential new homeowners. The purpose is to identify transitional neighborhoods and neighborhoods in decline prior to full-deterioration. The City has a relatively robust rehabilitation program with available state and federal grant funds for low- and moderate-income persons. These programs involve down payment assistance, rehabilitation assistance, and homeownership education/counseling. This strategy supports identifying additional funds for an enhanced Neighborhood Stabilization strategy, which offers rehabilitation assistance for a wider range of residents and neighborhoods.

### Who else is doing it?

In Florida, the Model Block Program is the first of its kind in neighborhood stabilization. The City of Palm Beach targets a specific residential block and focuses resources on rehabilitating the entire block through a combination of demolition, reconstruction and home rehabilitation. The impact of a completely new street has been a catalyst to neighborhood revitalization in deteriorating areas of the City.

### Where does it fit in Arlington?

Target Areas: Downtown, Central Arlington NRSA, East Arlington, Southeast Arlington, I-20/US 287

Target Population: Owner-occupied housing stock built in the 1970s & 80s

## Construct Custom, High Quality Single Family Homes Where Appropriate



### What is it?

As noted, the City has a housing gap in the areas of “step-up” housing and executive housing. Though these developments are market-driven, the City can foster these types of development through appropriate zoning for developable parcels, prompt review of development plans, and prompt issuance of certificates of occupancy and required inspections. Further, zoning to permit a wider range of housing types in an area could encourage new development attractive to young adults or seniors. Development of projects that have an urban “feel”, or the qualities of urban living have appeal to a wide range of people.

### Who else is doing it?

The Mueller in Austin, Texas is a mixed-use planned development that relies on the principles of New Urbanism. The neighborhood resembles an old European village or pre-war U.S. small town, where residents can walk to shops, businesses, theaters, schools, parks and other important services, since buildings and recreational areas are arranged to foster a sense of community.

### Where does it fit in Arlington?

Target Areas: Downtown, Lamar/Collins, Planned Developments (Viridian), South of I-20

Target Population: Growing families, Business Executives

## Implement Adaptive Housing Policies for Persons with Disabilities and Seniors



### What is it?

The need for housing for persons with disabilities and for seniors, especially the frail elderly, is an issue confronting communities across the nation. Needs of seniors and disabled persons should be met with opportunities for aging in place, as well as facilities that offer a continuum of care. Responses are varied, but many rely upon the use of tax credits, set-aside requirements for new construction, the use of Tenant Based Rental Assistance funds, as well as some programs for individuals, such as Individual Development Accounts (IDA).

### Who else is doing it?

North Carolina’s Targeting Program is a partnership between the NC Department of Health and Human Services (DHHS) and the NC Housing Finance Agency (NCHFA) which relies on referrals from local human service agencies to provide housing for persons with disabilities that has housed over 1,000 low-income persons.

### Where does it fit in Arlington?

Target Areas: Downtown, Central Arlington NRSA, Lamar/Collins, and East Arlington

Target Population: Seniors, Persons with Disabilities

# STRATEGIES

## Develop High Quality, Market Rate Multi-family Housing



### What is it?

Quality market rate multi-family housing should enhance the urban fabric of a community. Best practice case study examples often incorporate award-winning contemporary designs and green technology. Projects should have an assortment of amenities and be a community that blends into the surrounding neighborhood and is united by a desire for contemporary design, convenience and attitude.

### Who else is doing it?

Successful market rate multi-family housing developments are mixed-use, urban infill projects that allow for creative design and the introduction of a range of amenities such as off-street parking, fitness centers, business centers, community rooms, landscaped terraces and community gardens.

### Where does it fit in Arlington?

Target Areas: Downtown, Lamar/Collins

Target Population: Millenials/Recent UTA Grads, Retirees

## Encourage Low- and Middle-Income Homeownership



### What is it?

Homeownership stabilizes neighborhoods and strengthens communities. In a tough, but recovering, housing market cities are developing new tools to help low- and middle-income families purchase homes. In addition to conventional homeownership programs such as rehabilitation, down payment assistance and homeownership education and counseling, Arlington should consider establishing a Community Land Trust (CLT). CLTs are agreements in which the land is owned by the community, and the homebuyer owns the home and all land improvements, reducing the purchase price to make homeownership affordable. CLTs have proven to be a tool that is a fiscally conservative method for empowering residents.

### Who else is doing it?

CLTs have been established across the country, including Florida, New Mexico, and California. The South Florida Community Land Trust is a non-profit organization that manages land and home purchases for low- to moderate-income families. This program also includes rental properties. While there are no CLTs in Texas, the City of Austin has investigated the possibility of a CLT, and has determined that it is feasible under Texas law.

### Where does it fit in Arlington?

Target Areas: Downtown, Central Arlington NRSA, and East Arlington

Target Population: Millenials, First-time Employees, and First-time Homebuyers

# STRATEGIES

## Construct Mixed-income, Mixed-use Multi-family Developments in Targeted Areas



### What is it?

The market place needs help in supplying accessible and affordable housing, especially for working families and households. Mixed-income developments can alleviate that need, providing housing that is safe, livable, and close to employment centers. Mixed-income housing combined with mixed-use development is designed to encourage a variety of community activities, locales and services to co-exist in close proximity, thereby reducing the need for extensive automobile travel by residents.

### Who else is doing it?

Quality Hill Apartments in Kansas City, Missouri is a mixed-use mixed-income development with amenities such as high-end appliances, vaulted ceilings, and city-scape views. With 84 assisted housing units, the project was funded with Low Income Housing Tax Credits.

### Where does it fit in Arlington?

Target Areas: Downtown, Central Arlington  
NRSA, Lamar/Collins

Target Population: Millineals/Recent UTA Grads, Retirees, Single-parent homes

## Explore Various Incentives for Housing Developers



### What is it?

The development of affordable housing typically requires that developers receive land use and zoning incentives that are also financially attractive for the creation of affordable housing units. A wide range of programs and policies may be used, including a density bonus program, the creation of overlay districts to target neighborhoods for "infill development", and encouraging voluntary inclusionary zoning (IZ) which ties the production of affordable homes to the production of new market-rate housing.

### Who else is doing it?

The City of Davidson, NC Planning Ordinance (Section 6.0) creates affordable housing by providing an option for developers to construct affordable units or submit payment to the city in lieu of affordable construction. A density bonus program has also been successful in the City of Austin Downtown Austin Plan, where the governing interim ordinance was formally adopted in 2013.

### Where does it fit in Arlington?

Target Areas: Downtown, Central Arlington  
NRSA, Lamar/Collins, East Arlington



	CITY-WIDE	DOWNTOWN	NRSA	LAMAR/ COLLINS	EAST ARLINGTON	SOUTHEAST ARLINGTON	I 20/US287
NEIGHBORHOOD STABILIZATION	✓		✓		✓	✓	✓
CODE COMPLIANCE	✓		✓		✓	✓	✓
HOMEOWNERSHIP COUNSELING	✓		✓		✓	✓	✓
DOWN PAYMENT ASSISTANCE	✓		✓		✓	✓	✓
SINGLE FAMILY REHABILITATION	✓	✓	✓		✓	✓	✓
MULTI-FAMILY REHABILITATION	✓	✓	✓	✓			✓
LAND BANKING		✓	✓	✓	✓	✓	
MIXED-USE, MIXED-INCOME DEVELOPMENT		✓	✓	✓			
AFFORDABLE RENTAL HOUSING		✓	✓	✓	✓		
MARKET RATE RENTAL HOUSING		✓		✓			
AFFORDABLE HOMEOWNERSHIP		✓	✓		✓		
MIDDLE- AND UPPER-INCOME HOUSING	✓	✓		✓			✓
INCENTIVES FOR DEVELOPERS		✓	✓	✓	✓		
SENIOR/DISABILITY ADAPTIVE HOUSING POLICIES		✓	✓	✓	✓		
URBAN DESIGN FEATURES (TRAILS, PATHS)		✓	✓	✓	✓		



# COMPREHENSIVE HOUSING STRATEGY



# I. Introduction

## A. Background

In 2004, the City of Arlington prepared a housing needs assessment that also addressed a range of issues relating to the City's Five-Year Consolidated Plan and the Arlington Housing Authority's Five-Year Strategic Plan. This document served as the basis for the discussion of housing issues, as well as providing insight into the development and delivery of the City's housing programs over the following decade.

In 2013, the City determined the need to reassess the housing market and the City's housing efforts, and retained Ernest Swiger Consulting, Inc. to develop a comprehensive housing strategy for the City through the next five to ten years. The Housing Strategy will help inform the public, policy makers, industry representatives and community-based organizations about housing conditions and trends. Information from the Housing Strategy will assist in the development of the City's five-year HUD Consolidated Plan and will be an implementation tool for the City's Comprehensive Plan. The City also asked the consultant to prepare an updated Analysis of Impediments to Fair Housing Choice.

## B. Methodology and Data Sources

The methodology employed for this Comprehensive Housing Strategy involved a housing market analysis of the City of Arlington and Tarrant County, as well as comparison of key statistics with a number of neighboring communities. We focused on the key housing demand and supply factors and conditions that impact short- and long-term market conditions and affordability. We collected and analyzed quantitative data from the U.S. Census, the U.S. Bureau of Labor Statistics, the U.S. Bureau of Economic Analysis, the Texas Workforce Commission, the North Central Texas Council of Governments, the University of Texas at Arlington (UT Arlington), the Real Estate Center at Texas A&M, the Arlington Housing Authority, the City of Arlington, the Department of Planning and Community Development, and the Arlington Board of Realtors.

The study team conducted a series of interviews with City Council members and three community stakeholder groups to gain a general overview and understanding of the City's evolving housing market with specific focus on the ten years since the completion of the earlier study.

Builders, real estate agents, non-profit housing developers, City staff, community activists and representatives of organizations that serve special needs populations were invited to one of these focus group sessions. The focus group invitees were asked to complete a web-based housing needs survey and sixty-six responses were received.

In addition, two public meetings were held in different locations in the City, and an on-line resident survey was available to gather public input. Both the meetings and the survey were advertised on the City website and in the local newspaper. The City received 479 responses to this survey.

This strategy document includes a Community Profile that describes the City's population and economy, a review of specific topics including special populations, the economic development strategy and the potential impact of the development of the University of Texas at Arlington. The Housing Market Analysis includes the following components:

- **Housing Demand Analysis:** This section provides an analysis of the regional and local economy to determine the levels of affordable housing needs in the City of Arlington;
- **Housing Supply Analysis:** This section provides an analysis of the key housing supply factors and conditions that impact housing affordability and accessibility in the City of Arlington;
- **Housing Affordability Analysis:** This section extrapolates the key data findings from the housing demand and supply sections to determine the levels of housing affordability in the City of Arlington.
- **Affordable Housing Strategies:** This section provides a comprehensive package of affordable housing policy, funding, and program strategies based on "best practice" research.

The strategy also includes a review of current housing programs in both the public and private sectors.

Near the mid-point of the research for this study, the City provided a copy of a new economic development strategy that the city had commissioned. This strategy not only identified industry targets and developed plans for industry retention, expansion, and attraction, but paid particular attention to the need for Arlington to create a "Quality of Place," and to promote "High Impact Community Development" as a means to distinguish itself from its competitors in the region. The strategy went to special

lengths to note the importance of providing a strong mix of housing options, including multifamily, townhomes, and downtown living, and noted the need for mixed-use, affordable housing, the redevelopment of aging multi-family and low-density housing, as well as the need for additional market rate housing. These observations and recommendations are very much in line with our findings and recommendations and we are pleased to see the agreement between this study and the new strategy with regard to housing issues. This housing strategy will elaborate upon the strategy recommendations and make specific recommendations about developing the range of housing options the City will need going forward.

## II. Demographic and Economic Profile

### A. Introduction

This section of the report presents a picture of Arlington based upon data from the 2000 and 2010 U.S. Census, the 2012 American Community Survey, the U.S. Bureau of Labor Statistics, the U.S. Bureau of Economic Analysis, the Texas Workforce Commission, the North Central Texas Council of Governments, the Arlington Board of Realtors, and the City of Arlington. The data presented is the latest available at the time the study was completed.

This study also compares Arlington data and conditions with those of other “peer cities” in the immediate area. These cities are Fort Worth, Garland, Grand Prairie, Irving, Mansfield, and Plano. These cities were selected to determine how Arlington compares to other communities in the Metroplex area.

### B. Geographic Setting

The City of Arlington is located in Tarrant County, Texas, approximately twelve miles east of Downtown Fort Worth

and 20 miles west of Downtown Dallas. The total area of the City is 99.5 square miles, with Lake Arlington, on the west side of the City, constituting approximately 3.6 square miles of the total. It is the third largest city in the Dallas-Fort Worth-Arlington metropolitan area and is the seventh most populous city in Texas. The City is served by Interstate Highways 20 and 30, which cross the City east to west, and by State Highway 360, the major north-south highway. The Union Pacific Railroad provides freight and passenger service. The City is also home to the Texas Rangers (Globe Life Park), and the Dallas Cowboys (AT&T Stadium) and is the site of Six Flags Over Texas, the first of the Six Flags theme parks.

### C. Population

The population of the City is now 367,154 persons according to the 2008-2012 American Community Survey (ACS). This is a 10.4 percent increase from the 332,695 persons in the 2000 Census and an increase of 1,718 persons from the 2010 Census. Arlington was thus growing by over 2,800 persons per year over the twelve year period.

In the decade between 2000 and 2010 Arlington added 32,741 residents, a 9.8 percent increase. This increase was the fourth largest numerically among the comparison cities, but was the second lowest percentage gain. Mansfield’s 101 percent growth came from its small base figure, the smallest of the comparison cities. The population change from the 2010 Census to the 2012 ACS figures indicate that Arlington added the third largest number of residents (1,718) and had the second highest percentage gain (+0.5%) for the short period. Two of the comparison cities lost population in the period 2010 to 2012, though the losses were modest. Table 1 shows the population and percentage changes for the comparison cities.

**Table 1: Comparison City Population Change – 2000, 2010, and 2012**

	2000 Population	2010 Population	Change 2000 to 2010	% Change 2000-2010	2012 Population	Change 2010 to 2012	% Change 2010-2012
Arlington	332,695	365,436	32,741	9.8%	367,154	1,718	0.5%
Fort Worth	535,420	741,206	205,786	38.4%	743,865	2,659	0.4%
Garland	215,991	226,876	10,885	5.0%	227,641	765	0.3%
Grand Prairie	127,049	175,396	48,347	38.1%	174,631	-765	-0.4%
Irving	191,611	216,290	24,679	12.9%	217,021	731	0.3%
Mansfield	28,031	56,368	28,337	101.1%	55,818	-550	-1.0%
Plano	222,301	259,841	37,540	16.9%	263,122	3,281	1.3%

Source: 2000 and 2010 Census, 2012 American Community Survey (ACS)

Thus, Arlington’s population growth percentage was the second smallest over the decade, though the population increase was the fourth largest of the seven cities.

## D. Population Projections

According to data and projections from the Texas State Data Center, the overall growth of the State will increase somewhat over the coming decade, growth increasing from 10.3 percent between 2010 and 2015 to 10.5 percent between 2020 and 2025. These growth projections are based upon the same rate of migration as the State experience between 2000 and 2010. Tarrant County’s population will increase at lower rates for the same period as shown in the following table. As City-level projections are not available from the Data Center, Arlington’s potential growth is shown, calculated upon the percentage increase for the County.

Year	Texas		Tarrant County		Arlington	
	Population Projection	% Growth	Population Projection	% Growth	Population Projection	% Growth
2010	25,145,561		1,809,134		365,438	
2015	27,735,444	10.3%	1,963,311	8.5%	372,000	1.7%
2020	30,622,577	10.4%	2,136,765	8.8%	388,000	4.3%
2025	33,827,950	10.5%	2,333,707	9.2%	403,000	3.8%

*Source: 2010 US Census, 2012 ACS*

## E. Age

Arlington has a relatively young population. The median age according to the ACS was 31.9 years. This compares to 37.2 for the United States and 33.6 for the State. In Arlington 7.9 percent of the population is over 65, while in Texas, the percentage is 10.4, and the United State percentage is 13.2. The low median age is potentially affected by the presence of the University - a 2011-2012 survey of students revealed that 10,694 off-campus students lived within the City. In addition, the City is home to a high percentage of young, working-age adults. Table 3 compares Arlington’s population with those of the State and the nation by age cohort, clearly showing the larger percentage of persons in the City under 44 and the much smaller percentages of persons 55 and over.

Age Cohort	Arlington %	Texas %	US %
< 5 Years	8.0	7.7	6.5
5 to 9	7.9	7.6	6.6
10 to 14	7.2	7.4	6.7
15 to 19	7.8	7.5	7.1
20 to 24	8.3	7.3	7.0
25 to 34	15.2	14.4	13.3
35 to 44	14.6	13.8	13.3
45 to 54	13.8	13.5	14.4
55 to 59	5.1	5.6	6.4
60 to 64	4.3	4.7	5.5
65 to 74	4.6	5.9	7.1
75 to 84	2.4	3.3	4.3
> 85	0.9	1.2	1.8

*Source: 2012 ACS*

Despite its relative youth, the population of Arlington has seen a decline in the youngest cohorts and growth in the older. As Table 4 shows, the median age has increased by over one year to 31.9 years, and the percentages of persons in the “Under 5 Years” through “10 to 14 Years” have declined while each of the cohorts above the “45 to 54 Years” groups have increased, some by over one percent.

**Table 4: Comparison of Age Cohorts, Arlington 2000 - 2010 - 2012**

Cohort	2000 Percent of Population	2010 Percent of Population	2012 Percent of Population
Under 5 years	8.3	7.8	8.0
5 to 9 years	8.1	7.9	7.9
10 to 14 years	7.6	7.6	7.2
15 to 19 years	7.2	7.7	7.8
20 to 24 years	8.1	8.0	8.3
25 to 34 years	18.5	15.2	15.2
35 to 44 years	17.2	14.4	14.6
45 to 54 years	12.3	13.8	13.8
55 to 59 years	3.9	5.3	5.1
60 to 64 years	2.6	4.2	4.3
65 to 74 years	3.6	4.8	4.6
75 to 84 years	1.9	2.4	2.4
85 years and over	0.6	0.9	0.9
Median age (years)	30.7	32.1	31.9

Source: 2000 and 2010 Census and 2012 ACS

Arlington is in the middle of the median age range when assessed against the comparison cities. The percentage of “Baby Boomers” (roughly cohort age 55 to 65) in Arlington is in the same range as the comparison cities, but the percentage of “Millennials” (roughly cohort ages 20 to 34) is even with that of Fort Worth, only slightly lower than that of Irving, and significantly higher than Mansfield or Plano. Table 5 shows the percentages for each city.

The implication for housing is that both Baby Boomers and Millennials are generally seeking smaller units, either starting families or downsizing after raising their children.

## F. Race

The following table compares the racial composition of Arlington with that of Texas and the United States, demonstrating significant racial diversity in the City. As can be seen, Arlington has a smaller percentage of White persons than either the State or the nation. The percentage of African-Americans is appreciably higher than that of the State and the US. The percentage of Asian persons is well above the State and national percentage, though the percentage of persons categorized as Two or More Races is even with the State, but lower than the US figure.

**Table 6: Racial Composition: Arlington, Texas, and the US, 2012**

	Arlington %	Texas %	US%
White	64.4	74.1	74.2
Black or African American	19.3	11.8	12.6
American Indian & Alaska Natives	0.5	0.5	0.8
Asian	7.2	3.9	4.8
Native Hawaiian & Pacific Islander	0.1	0.1	0.2
Some Other Race	6.4	7.5	4.8
Two or More Races	2.2	2.2	2.7

Source: 2012 ACS

**Table 5: Age Cohorts – Arlington and Comparison Cities, 2012**

	19 and under	20 to 24 years	25 to 34 years	35 to 44 years	45 to 54 years	55 to 64 years	65 to 74 years	75 years and older	Median Age (Yrs.)
Arlington	30.2%	8.3%	15.2%	14.6%	13.8%	9.4%	4.6%	3.3%	31.9
Fort Worth	32.0%	7.1%	16.5%	14.6%	12.5%	8.9%	4.6%	3.7%	31.4
Garland	31.5%	6.8%	14.0%	14.5%	14.2%	9.9%	5.4%	3.6%	33.4
Grand Prairie	33.2%	7.1%	15.6%	14.7%	13.3%	9.2%	4.3%	2.6%	31.4
Irving	29.6%	7.2%	20.4%	16.0%	12.3%	8.0%	3.7%	2.9%	31.2
Mansfield	34.6%	5.5%	11.5%	17.4%	14.7%	9.3%	4.8%	2.2%	34.0
Plano	28.4%	5.2%	13.9%	15.7%	16.4%	11.4%	5.6%	3.4%	36.7

Source: 2012 ACS

The racial composition of the City has changed since 2000. The percentage of African-American has increased by 25,172 (over five percent) and that of the Asian population by 6,466 (over one percent). Though the number of White persons has increased, the percentage of White persons declined by three percent. Both the number and percentage of persons categorizing themselves as Some Other Race or Two or More Races declined over the period. Table 7 shows these figures.

Map 1 shows the percentage of African-American persons in the City by Census Tract (CT). The Census Tracts in the south-east and northern parts of the City have the highest percentages of African-American persons, though no Tract has 50 percent or more African-American population. Several Tracts in the western portion of the City have fewer than seven percent African-American population.

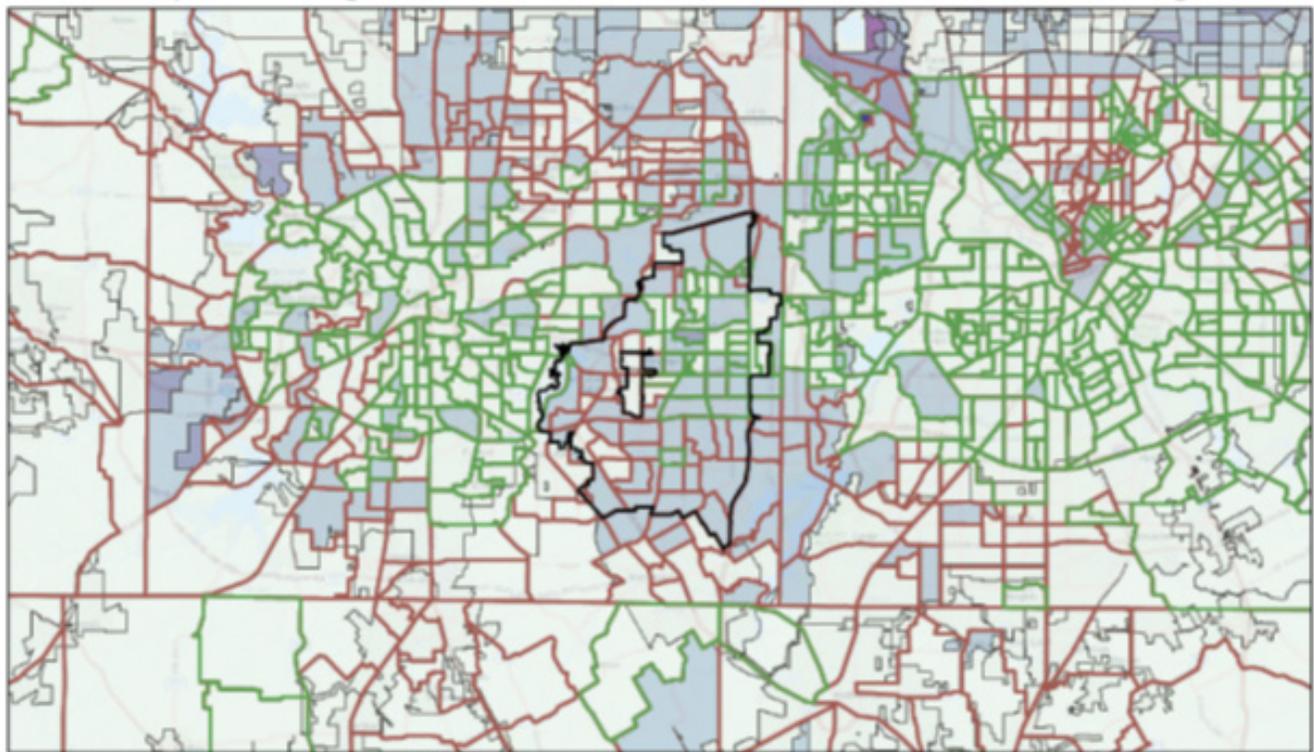
**Table 7: Arlington Population by Race - 2000 – 2012**

	<b>2000 Total</b>	<b>% Total</b>	<b>2012 Total</b>	<b>% Total</b>	<b>Change</b>	<b>% Change</b>
White	225,379	67.7	236,331	64.4	10,952	-3.3
Black or African American	45,727	13.7	70,899	19.3	25,172	5.6
American Indian & Alaska Natives	1,817	0.5	1,658	0.5	-159	0.0
Asian	20,015	6.0	26,481	7.2	6,466	1.2
Native Hawaiian & Other Pacific Islander	475	0.1	262	0.1	-213	0.0
Some Other Race	29,763	8.9	23,617	6.4	-6,146	-2.5
Two or More Races	9,793	2.9	7,906	2.2	-1,887	-0.7
<b>Total</b>	<b>332,969</b>		<b>367,154</b>		<b>34,185</b>	

Source: 2012 ACS

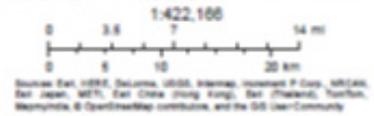


### Asian Population Arlington Texas - Consolidated Plan and Continuum of Care Planning Tool

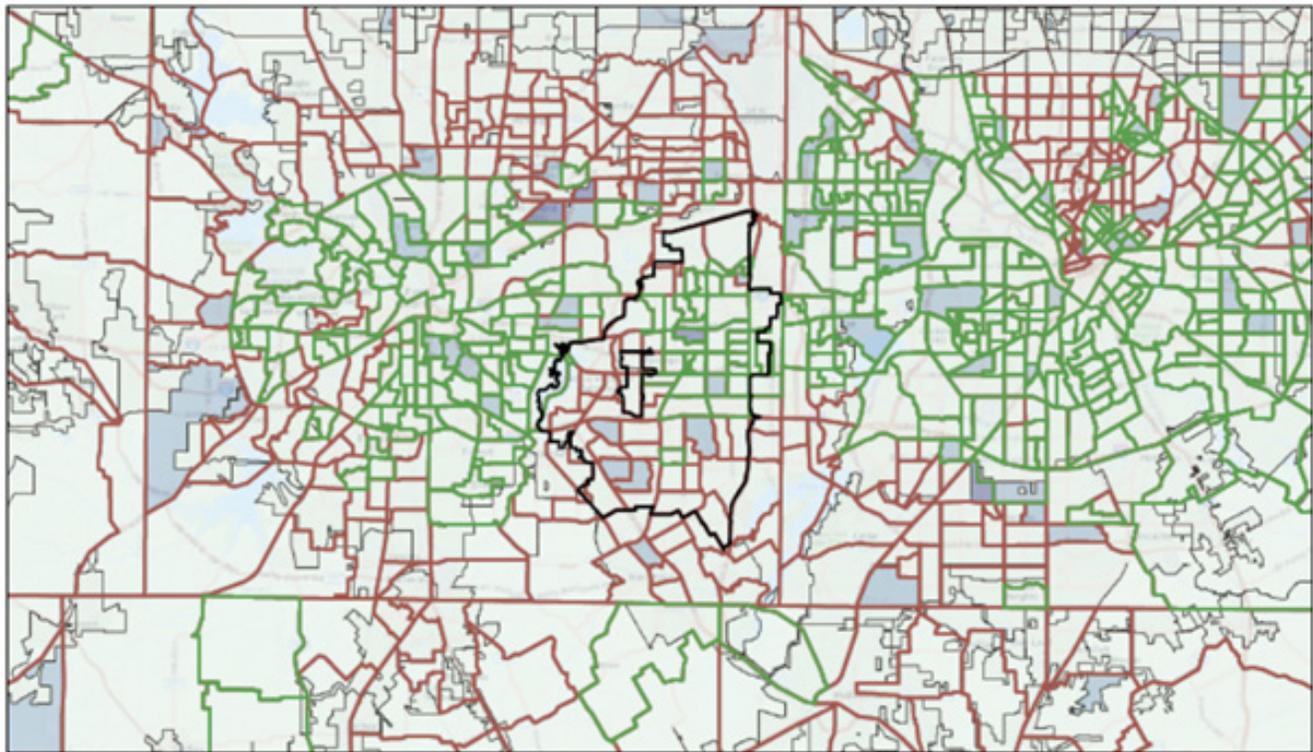


September 22, 2014

Override 1	AsianArlone	3.41-25.99%
Low Mod Tract	B03002EST6_PCT	25.99-49.99%
Census Tract		<3.41%
		>74.99%

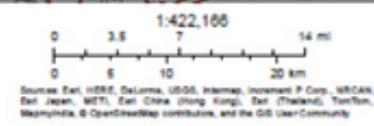


### Some Other Race Arlington Texas - Consolidated Plan and Continuum of Care Planning Tool



September 22, 2014

Override 1	OtherRace	0.93-4.27%
Low Mod Tract	B03002EST8_PCT	4.27-24.99%
Census Tract		<0.93%





**Table 8: Arlington Minority Concentrations by Census Tract, 2011**

Census Tract	Minority	Number of Minority Persons	Percentage
1217.03	Hispanic	3,313	54.2
1217.04	Hispanic	2,209	69.9
1222.00	Hispanic	1,194	55.8
1221.00	Hispanic	3,084	54.8
1220.02	Hispanic	3,188	66.4
1219.06	Hispanic	2,481	53.3
1229.00	Hispanic	4,655	65.3
1219.04	Hispanic	2,480	50.8
1219.03	Hispanic	4,295	77.0
1228.02	Hispanic	1,903	56.4
1228.01	Hispanic	1,748	53.9

Source: 2007-2011 ACS, CPD Maps

percent. This could be considered a racially concentrated area of poverty. The Tract is shown in the following table.

**Table 9: Census Tract with High Concentrations of Poverty and Minority Population**

Census Tract	% Minority	% Poverty
1228.01	53.9	41.9

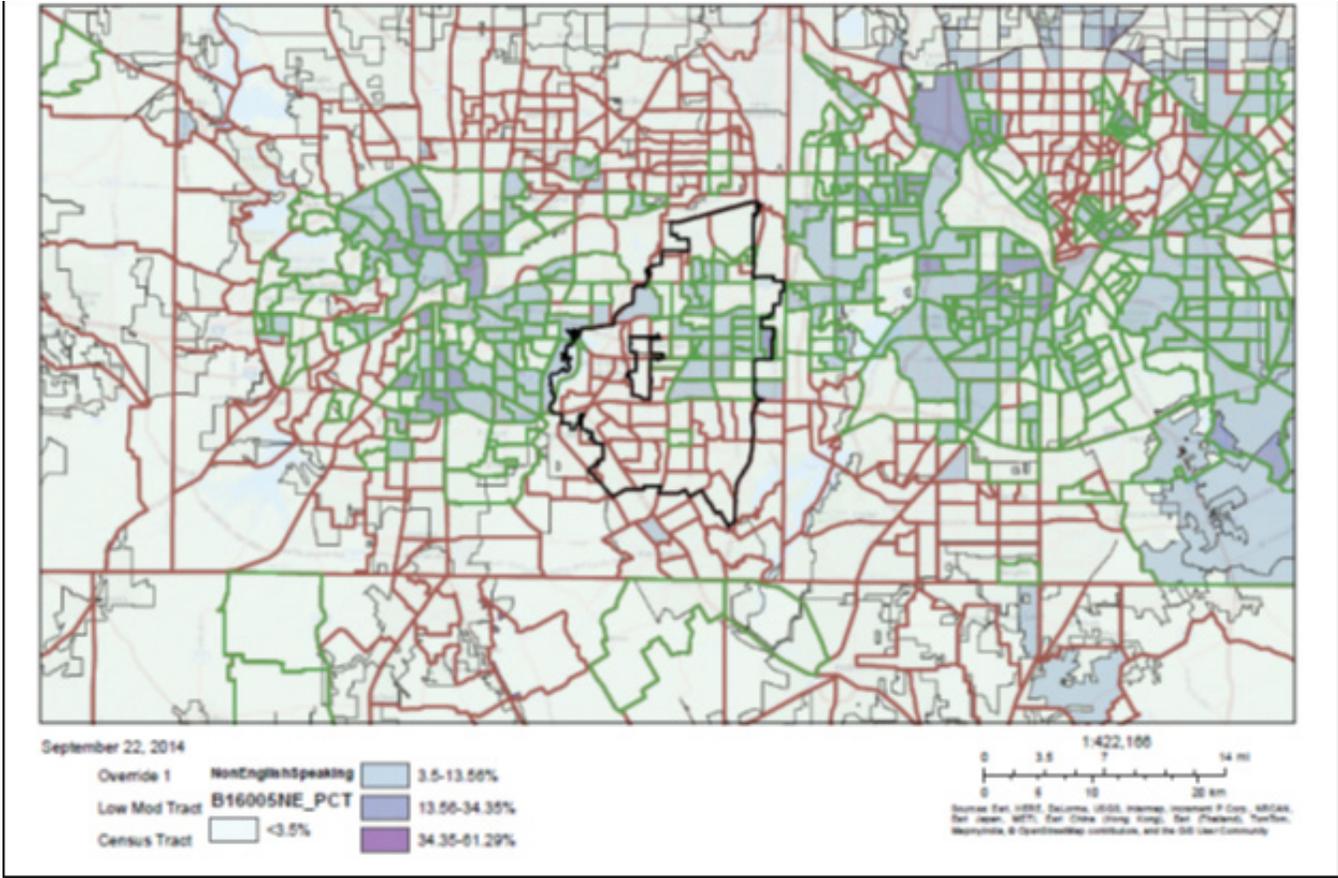
Source: 2007-2011 ACS; CPD Maps

**I. Linguistic Patterns**

The percentage of foreign-born persons in Arlington is 19.8 percent, which is above the State figure of 16.3 percent, and well above the national percentage, 12.9. It should also be noted that 32.3 percent of Arlington residents speak a language other than English at home, a percentage that is slightly below the State but significantly higher than the US figure of 20.5 percent. Of this 32.3 percent, 22.3 percent speak Spanish and 5.2 percent speak an Asian language. The following map shows the concentration of Non-English Speaking persons. The highest percentages of Non-English speakers are in the green-bordered Low-Mod Census Tracts in the central portion of the City.

There is one Census Tract in which the percentage of persons in poverty is greater than 40 percent and the percentage of minority population is greater than 50

**Map 5: Percent of Non-English Speaking Persons, Arlington TX - Consolidated Plan and Continuum of Care Planning Tool**



Source: CPD Maps

## J. Racial Composition – Arlington and Comparison Cities

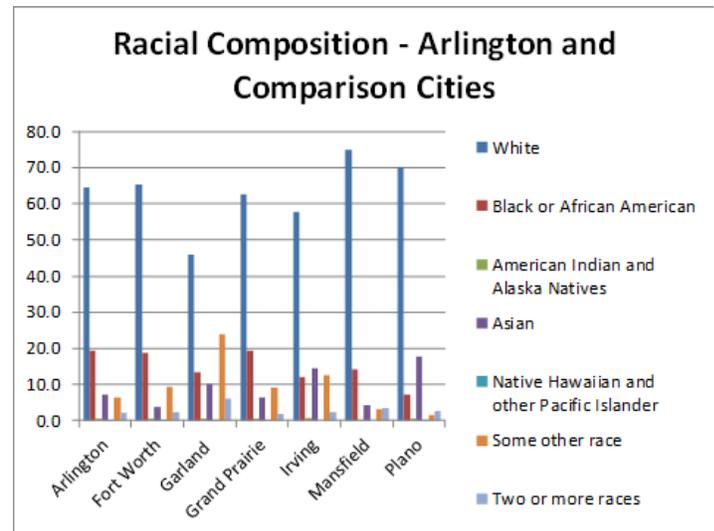
Arlington’s racial composition is similar to that of Fort Worth and Grand Prairie. Arlington has the highest percentage of African-Americans and the fourth highest percentage of Asian persons. Mansfield and Plano have the highest percentages of Whites, and the percentage of Asian persons in both Plano and Irving is twice that of Arlington. Garland is distinctive in the low percentage of White persons and the high percentage of persons of Some Other Race. In general, Arlington is in the mid-range in terms of the presence of any of the racial groups. Table 10 and Figure 1 present these figures.

**Table 10: Racial Composition by Percent - Arlington and Comparison Cities**

	Arlington	Fort Worth	Garland	Grand Prairie	Irving	Mansfield	Plano
White	64.4	65.2	45.9	62.7	57.8	75.0	70.2
Black or African American	19.3	18.8	13.4	19.2	12.1	14.1	7.1
American Indian & Alaska Natives	0.5	0.6	0.4	0.5	0.7	0.2	0.4
Asian	7.2	3.7	10.1	6.5	14.5	4.2	17.8
Native Hawaiian & Other Pacific Islander	0.1	0.1	0.1	0.1	0.0	0.0	0.1
Some Other Race	6.4	9.3	23.8	9.1	12.5	3.1	1.7
Two or More Races	2.2	2.3	6.2	1.9	2.4	3.5	2.7

Source: 2012 ACS

**Figure 1**



Source: 2012 ACS

## K. Ethnic Composition – Arlington and Comparison Cities

As noted above, Arlington does have a significant Hispanic population. However, the percentage of Hispanic persons is below that of Grand Prairie, Irving, Garland, and Fort Worth, though it is almost twice the percentage of Mansfield and Plano. Table 11 shows the figures for each of the comparison cities.

**Table 11: Ethnic Composition by Percent - Arlington and Comparison Cities**

	Arlington	Fort Worth	Garland	Grand Prairie	Irving	Mansfield	Plano
Percent Hispanic	28.0	34.0	38.9	43.0	41.2	14.5	15.0

Source: 2012 ACS

## L. Families and Households

The 2012 ACS reports that there are 132,247 households in Arlington, an increase of 7,561 households since the 2000 Census. Family households constituted 68.7 percent of these households and 37.1 percent of the family households were families with children under 18, which is three percent higher than the State and seven percent higher than the national figure. Still, this represented a decline from the 38.0 percent figure in 2000. It should be noted that the City has a high percentage of Female Headed Households (16.3%) and the percentage of those households with children under 18 (10.8%) is above both State and national percentages.

There are 41,398 non-family households (31.3% of the population) in Arlington. These are unrelated persons living together or individuals living alone. Indeed, there are 33,806 persons living alone in Arlington (25.6% of the population), though the number of persons 65 or older living alone is only 7,357, which is 5.6 percent of the total population.

The percentage of households with individuals under the age of 18 is almost the same – 41.0 percent of households in 2000 and 40.7 percent in 2012. However, the percentage of households with one or more persons over 65 has increased by almost 45 percent from 14,467 in 2000 to 20,911 in 2012, a reflection of the City’s increase in median age.

The average household size in Arlington in 2012 (2.75 persons) is above the US figure, but slightly below the Texas’s figure of 2.8 persons. The average household size in Arlington has increased from the 2000 figure of 2.65 persons. Average family size has increased as well, going from 3.2 persons in 2000 to 3.33 in 2012.

Thus, Arlington has a higher percentage of smaller households, but at the same time has a significant number of family households with children.

Table 12 presents this data, comparing it to state and national figures.

**Table 12: Average Household and Family Size and Other Household Characteristics Arlington, Texas and the United States**

	Arlington %	Texas %	US %
Family Households	68.7	69.9	66.5
Families w/ Children <18	37.1	34.4	29.9
Female Head of Household	16.3	14.2	12.9
Female Head w/Children <18	10.8	8.5	7.3
Nonfamily Households	31.3	30.1	33.5
Householder Living Alone	25.6	24.9	27.5
65 Years and Older	5.6	7.4	9.6
Average Household Size	2.75	2.8	2.61

Source: 2012 ACS

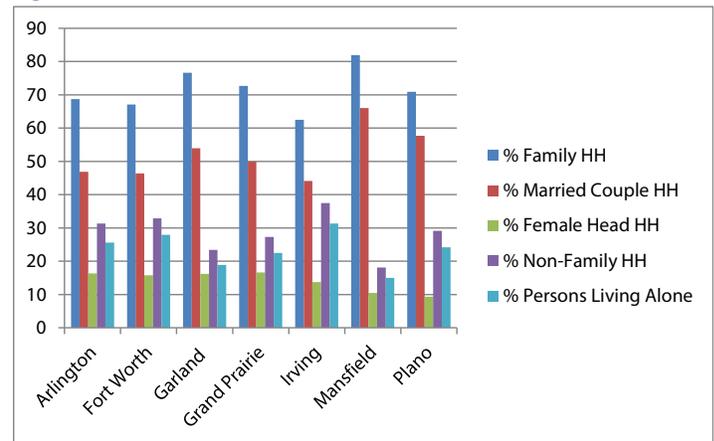
As Table 13 and Figure 2 show, in comparison to the peer cities, Arlington is relatively low in the percentage of Family Households and Married Couple Households, high in the percentage of Female Headed Households and Non-Family Households, and the mid-range in terms of percentage of Persons Living Alone. The City is in the mid-range in terms of Average Household Size, but low in terms of Average Family Size.

**Table 13: Social Characteristics – Arlington and Comparison Cities**

	% Family HH	% Married Couple HH	% Female Head HH	% Non-Family HH	% Persons Living Alone	Average HH Size	Average Family Size
Arlington	68.7	46.9	16.3	31.3	25.6	2.75	3.33
Fort Worth	67.1	46.4	15.8	32.9	27.9	2.79	3.48
Garland	76.6	53.9	16.2	23.4	18.9	3.12	3.57
Grand Prairie	72.7	49.9	16.6	27.3	22.5	3.02	3.59
Irving	62.5	44.1	13.7	37.5	31.3	2.65	3.39
Mansfield	81.9	66.0	10.5	18.1	15.0	3.06	3.41
Plano	70.9	57.7	9.3	29.1	24.2	2.66	3.21

Source: 2012 ACS

**Figure 2**



Source: 2012 ACS

## M. Education and Educational Attainment

Of the population 3 years and over enrolled in school, 38.5 percent are enrolled in grade school, 19.9 percent are enrolled in high school and 29.6 percent are enrolled in higher education.

Arlington’s population has a high percentage of persons with at least some college education. The percentage of persons with a Bachelor’s degree is above State and National percentages, as is the percentage of persons with Some College, No Degree. The percentage of persons in Arlington with a High School Diploma or less is significantly lower than the State figure in particular.

**Table 14: Educational Attainment (Population 25 and Over)  
Arlington, Texas, and the US**

	Arlington Number	Arlington %	Texas %	US %
Less than 9th Grade	16,161	7.2	9.7	6.0
9th to 12th Grade, No Diploma	19,189	8.6	9.6	8.2
High School Grad. (incl. Equivalency)	51,486	23.1	25.3	28.2
Some College, No Degree	56,558	25.3	22.8	21.3
Associate's Degree	15,722	7.0	6.4	7.7
Bachelor's Degree	44,563	20.0	17.5	17.9
Graduate or Professional Degree	19,609	8.8	8.7	10.6

Source: 2012 ACS

When compared to the other cities in this study, Arlington's educational attainment figures are in the mid-range at most levels of education. Mansfield and Plano are well ahead in percentages of Bachelor's and Graduate degrees, though Arlington does have percentages that compare favorably with the other cities in the Some College and Associate's degree categories. The percentages of persons in Arlington with a high school diploma or less are lower than the other cities except for Mansfield and Plano. Table 15 shows the percentages for each city.

**Table 15: Educational Attainment – Arlington and Comparison Cities**

	% Less than 9th grade	% 9th to 12th grade, no diploma	% High school graduate (including equivalency)	% Some college, no degree	% Associate's degree	% Bachelor's degree	% Graduate or professional degree
Arlington	7.2	8.6	23.1	25.3	7.0	20.0	8.8
Fort Worth	10.7	10.4	24.2	22.9	5.9	17.7	8.3
Garland	11.8	11.4	24.6	23.3	7.2	15.4	6.3
Grand Prairie	10.2	11.5	27.0	22.9	7.2	15.0	6.1
Irving	11.2	9.9	20.9	19.2	5.4	21.2	12.1
Mansfield	3.0	4.1	19.7	25.5	7.8	27.4	12.5
Plano	3.6	3.5	13.4	18.8	6.7	34.0	20.0

Source: 2012 ACS

## N. Labor Force and Employment

The labor force (persons 16 years and over) in Arlington was 182,983 in 2012. These persons represented 72.7 percent of the working age population, a labor force participation rate that is well above the US figure of 64.7 percent and the State figure of 65.4 percent. Figures for unemployment are found in the following section.

The cities in the comparison group are each well above the national figure, and Arlington has the third highest rate among the seven cities. The labor force participation rate not only indicates a more active population between the ages of 16 and 64, but is an important metric when looking at unemployment data. Unemployment figures reflect the number of people who are looking for jobs but are unable to secure employment, as opposed to those in the working age cohort who are not actively seeking employment.

**Table 16: Labor Force Participation Rate – Arlington and Comparison Cities**

	Arlington	Fort Worth	Garland	Grand Prairie	Irving	Mansfield	Plano
Labor Force Participation Rate - %	72.7	68.2	71.5	72.6	73.7	72.9	72.3

Source: 2012 ACS

The 2012 ACS reports that there are 182,983 employed civilian persons over the age of 16 in Arlington. Table 17 compares the employment by industry of Arlington's workers with figures at the state and national level.

**Table 17: Percentage of Workers by Industry  
Arlington, Texas, and the US**

	Arlington %	Texas %	US %
Agriculture, forestry, fishing and hunting, and mining	0.7	3.0	1.9
Construction	6.9	8.1	6.5
Manufacturing	11.4	9.5	10.6
Wholesale trade	3.5	3.1	2.8
Retail trade	12.2	11.6	11.6
Transportation and warehousing, and utilities	6.8	5.6	5.0
Information	2.3	1.9	2.2
Finance and insurance, real estate, rental and leasing	8.8	6.7	6.7
Professional, scientific, management	10.1	10.7	10.7
Educational services, health care and social	19.4	21.5	22.9
Arts, entertainment, and recreation	9.5	8.5	9.2
Other services, except public administration	5.1	5.3	4.9
Public administration	3.2	4.5	4.9

Source: 2012 ACS

The top Ten Private Sector Employers are shown in Table 18 from the City’s Office of Economic Development Website.

**Table 18: Top Ten Employers – Arlington, 2014**

Company	Number of Employees	Industry
Arlington Independent School District	8,000	Education
University of Texas Arlington	5,300	Education
General Motors Company	4,440	Advanced Manufacturing
Six Flags Over Texas	3,800	Entertainment
The Parks Mall	3,500	Retail
Texas Health Resources	2,871	Medical Services
City of Arlington	2,315	Government
GM Financial	2,000	Financial Services
J.P. Chase Morgan	1,965	Financial Services
Texas Rangers	1,881	Entertainment

Source: City of Arlington, Office of Economic Development

These figures are interesting in several respects. The percentage of workers in Manufacturing is high, as might be expected with the presence of the GM facility, and the same applies to the Financial Services sector, which has a significant presence in the City. The percentage of employees in Arts, Entertainment and Recreation group is above the national figure, but is low when considering the presence of theme parks and sports venues. That the percentage of persons in Education and Health Care is lower than US and State figures is somewhat surprising in light of the fact that Arlington is home to the University of Texas at Arlington, five school districts, and a major medical facility. However, these differences from the national norms speak to the diversity of the economy.

A review of employment figures for the past four years does not show any fluctuation due to seasonal jobs. Employment figures have generally risen over the course of the year (January to December), but not dropped in the fall for example with the end of the baseball season and the closing of the parks.

In terms of numbers of employees by industry sector Educational Services, Health Care and Social Assistance has the largest number of employees by far – over one-third more employees than the second largest sector, Retail Trade. Manufacturing is the third largest sector with some 20,000 employees. Employment in the Professional, Scientific, and Management sector is the fourth largest sector, slightly larger than the Arts and Entertainment sector.

The ACS also notes that 150,162 (82.1%) of workers are private wage and salary workers, that there are 10,150 self-employed persons (5.5% of the workforce), and 22,481 (12.3%) government employees. The percentage of private wage and salary workers is three percent higher than either the State or national percentage, while the percentage of self-employed persons is one percent lower than the State or nation. This is reflective of the presence of large firms in the manufacturing, financial services and entertainment sectors.

Table 19 shows that Arlington has the second largest workforce of the comparison cities. Despite the significant presence of manufacturing in the City, the percentage of manufacturing workers is the third lowest of the seven cities and Arlington also has the third lowest percentage of construction workers. The percentage of retail workers in Arlington is the highest of the communities and is tied with Irving for the highest percentage of arts and

entertainment workers. The percentage of finance and real estate workers is the third largest among the comparison cities.

**Table 19: Percent of Workers by Industry Sector – Arlington and Comparison Cities**

	Arlington %	Fort Worth %	Garland %	Grand Prairie %	Irving %	Mansfield %	Plano %
Agriculture, forestry, fishing and hunting, and mining	0.7	1.3	0.8	0.5	0.7	0.7	0.8
Construction	6.9	7.9	10.5	8.2	7.4	5.2	4.1
Manufacturing	11.4	12.2	12.5	13.5	8.7	12.8	10.3
Wholesale trade	3.5	2.9	2.6	3.7	3.7	4.5	3.3
Retail trade	12.2	11.1	11.5	10.0	10.6	11.6	11.7
Transportation and warehousing, and utilities	6.8	7.4	4.7	10.0	7.7	5.5	2.6
Information	2.3	2.2	3.0	2.3	3.6	1.9	4.7
Finance and insurance, real estate, rental and leasing	8.8	8.1	7.7	8.1	10.1	8.1	12.3
Professional, scientific, management	10.1	9.9	11.5	8.8	16.8	9.5	18.3
Educational services, health care and social assistance	19.4	20.0	18.4	17.2	13.9	24.2	17.9
Arts, entertainment, and recreation	9.5	8.6	9.0	9.2	9.5	6.8	8.1
Other services, except public administration	5.1	5.0	5.9	5.2	5.3	4.4	4.4
Public administration	3.2	3.4	1.9	3.3	1.9	4.9	1.7
Civilian employed population 16 years and older	182,983	337,112	109,699	83,016	109,900	27,446	137,307

Source: 2012 ACS

## 0. Unemployment

According to the Texas Workforce Commission, Labor Market and Career Information Statistics (as of March 2014), the average unemployment rate for 2013 was 5.9 percent. Unemployment was 7.4 percent in Arlington in January of 2013, but has declined slowly since then. Figures for the first three months of 2014 show that the number of unemployed persons has declined from 12,099 (5.8%) in January to 10,442 (5.0%) in March.

The unemployment rate in Arlington is currently lower than both the State and national figures (March 2014) of 6.3 and 7.6 percent respectively.

Despite the City’s relatively strong and diverse economic base, unemployment has been, and remains, a persistent problem, affecting the ability of many households to obtain adequate and affordable housing.

Table 20 compares Arlington’s unemployment percentages with those of the comparison cities over the past three years. Mansfield has had the lowest unemployment over this period, while Garland has had the highest rate. Arlington’s current 5.0 percent rate is in the middle of the

range of these seven cities, though the 1.5 percent decline since 2013 is the largest drop of the seven.

**Table 20: Unemployment – Arlington and Comparison Cities**

	2012 Annual	2013 Annual	Jan. 2014	Feb. 2014	Mar. 2014
Arlington	6.5	5.9	5.8	5.5	5.0
Fort Worth	6.8	6.3	5.7	5.8	5.4
Garland	6.6	6.6	6.2	6.3	5.7
Grand Prairie	6.2	6.3	6.1	6.0	5.4
Irving	6.3	5.8	5.3	5.4	4.9
Mansfield	5.7	5.2	5.0	4.9	4.4
Plano	6.1	5.7	5.1	5.2	4.8

Source: Bureau of Labor Statistics, LAUS

Job creation and business expansion are key drivers in defining the housing market in a community. Compared to its neighbors, Arlington has seen very modest increases in the number and percentage of increase in jobs since 2000. Table 21 shows that, according to the ACS figures, the City, though second in size of the labor force, has gained only 7,531 jobs in the period 2000 to 2012 for a 4.3 percent increase. Other comparison cities have gained significantly more jobs. The Census Bureau did not provide data on smaller cities in 2000, so that a comparison with Mansfield cannot be made in the following table.

**Table 21: Job Growth – Arlington and Comparison Cities**

	Number of Jobs 2000	Number of Jobs 2012	Change	% Change
Arlington	175,452	182,983	7,531	4.3%
Fort Worth	240,119	337,112	96,993	40.4%
Garland	61,483	109,699	48,216	78.4%
Grand Prairie	61,275	83,016	21,741	35.5%
Irving	64,561	109,900	45,339	70.2%
Mansfield	N/A	N/A	N/A	N/A
Plano	120,230	137,307	17,077	14.2%

Source: 2000 Census and 2012 ACS

## P. Income and Poverty

Table 22 compares key income and poverty figures for Arlington, the state, and the United States.

**Table 22: Selected Income and Poverty Statistics Arlington, Texas, and the US**

	Arlington	Texas	US
Median HH Income (\$)	53,341	51,563	53,046
Per Capita Income (\$)	25,468	25,809	28,051
Persons in Poverty	15.9	17.4	14.8

Source: 2012 ACS

Arlington's Median Household Income is slightly higher than the national figure but 103.4 percent of the State figure. Arlington's PCI is slightly lower than the State figure but is 90.7 percent of the national figure. This could indicate a lower wage structure for the individual worker in the Arlington economy. The City does have a high labor force participation rate, as noted, and 67.6 percent families with children have both parents in the labor force.

Poverty is a concern in Arlington as 15.9 percent of the population had an income in the preceding twelve months that was below the established poverty level. ACS figures indicate that 7.3 percent of the elderly and 22.7 percent of persons under 18 are in this group. Although the percentage of persons living in poverty is lower than that of the state, there are still over 58,000 people living in poverty in Arlington.

As might be expected given the relatively lower percentage of seniors in Arlington, the City does have a lower percentage of households with retirement income than the nation (12.5% vs. 17.6%) and a lower percentage of households with Social Security income (17.9% vs. 28.3%). At the same time, the percentage of persons with Supplemental Security Income is 2.9 percent compared to the national figure of 4.6 percent. The percentage of persons receiving Food Stamp/SNAP benefits is 10.9 percent, which is lower than the national percentage, 11.4. The percentage of households with earnings is 88.2 percent in Arlington, a figure almost ten percent higher than the national figure, 78.7 percent.

For working persons and families, income is in large measure a function of wages. The following table shows

the Mean Hourly Wage and Mean Annual Wage for the major occupation categories established by the Bureau of Labor Statistics. These figures are for the Fort Worth – Arlington Metropolitan Statistical Area, not specifically Arlington. Thus, they are not entirely reflective of wages in the City; however, they provide good insight into the earnings a worker can expect in the area. These occupational categories do not match directly to the Census Bureau definitions of employment by industry, but wages for many of the Census Bureau categories can be seen. The wages are shown ranked lowest hourly wage to highest.

**Table 23: Fort Worth – Arlington Wages, 2014**

	Number of Jobs	Employment per 1,000 jobs	Location Quotient	Mean Hourly Wage	Mean Annual Wage
Food Preparation and Serving Related Occupations	85,450	93.73	1.04	\$9.75	\$20,270
Personal Care and Service Occupations	24,790	27.198	0.9	\$10.79	\$22,440
Building and Grounds Cleaning and Maintenance Occupations	24,320	26.676	0.82	\$11.03	\$22,940
Farming, Fishing, and Forestry Occupations	430	0.472	0.14	\$12.13	\$25,230
Healthcare Support Occupations	22,670	24.87	0.84	\$13.02	\$27,090
Transportation and Material Moving Occupations	65,380	71.719	1.06	\$15.71	\$32,680
Office and Administrative Support Occupations	167,530	183.768	1.14	\$16.29	\$33,880
Production Occupations	65,140	71.456	1.08	\$16.34	\$34,000
Construction and Extraction Occupations	41,550	45.575	1.19	\$17.42	\$36,240
Sales and Related Occupations	98,290	107.821	1.02	\$18.29	\$38,030
Installation, Maintenance, and Repair Occupations	40,400	44.314	1.14	\$20.15	\$41,920
Protective Service Occupations	21,080	23.121	0.94	\$20.42	\$42,470
Education, Training, and Library Occupations	53,760	58.968	0.93	\$22.17	\$46,110
Arts, Design, Entertainment, Sports, and Media Occupations	8,520	9.351	0.71	\$22.28	\$46,350
Community and Social Service Occupations	7,860	8.626	0.6	\$22.61	\$47,020
Business and Financial Operations Occupations	45,060	49.43	0.98	\$32.21	\$66,990
Life, Physical, and Social Science Occupations	4,820	5.284	0.62	\$33.52	\$69,720
Healthcare Practitioners and Technical Occupations	48,530	53.232	0.91	\$35.52	\$73,880
Computer and Mathematical Occupations	21,500	23.589	0.85	\$37.08	\$77,130
Architecture and Engineering Occupations	19,090	20.942	1.17	\$39.20	\$81,530
Legal Occupations	5,390	5.917	0.75	\$40.89	\$85,050
Management Occupations	40,060	43.941	0.89	\$50.56	\$105,170
All Occupational Groups	911,620		1.0	\$20.79	\$43,230

Source: Bureau of Labor Statistics, Occupational Employment Statistics

While lower wages are expected in Food Preparation, Personal Care and Health Care Support categories, it is worth noting that Production Occupations, Construction, and Sales positions, which are significant parts of the Arlington economy have Mean Annual Wages under \$40,000.

Indeed, ACS figures indicate that the Median Earnings for employed persons in Arlington is \$31,570. While almost one-third of Arlington workers are in Management, Business, Science, and Arts occupations, which have Median Earnings of over \$50,000, one sixth of workers are in Service occupations with Median Earnings of \$16,674 and another twenty-eight percent are in Sales and Office occupations with Median Earnings of \$27,800.

This fact manifests itself in an examination of household incomes. As shown in the following table, the City has a substantial number of households with an income of less than \$15,000; indeed, 10.6 percent of households, some 14,182 households, are below this figure. The table shows the number and percentage of households at various income levels and compares them to the US percentage.

**Table 24: Arlington Household Incomes, 2012**

Income	Arlington Number of HH	Arlington %	Texas %	US %
Less than \$10,000	7,533	5.7	7.4	7.2
\$10,001 to \$14,999	6,649	4.9	5.4	5.4
\$15,000 to \$24,999	13,288	10.0	11.0	10.7
\$25,000 to \$34,999	15,740	11.9	10.9	10.4
\$35,000 to \$49,999	19,215	14.5	13.9	13.7
\$50,000 to \$74,999	26,168	19.8	18.0	18.2
\$75,000 to \$99,999	16,542	12.5	11.8	12.2
\$100,000 to 149,999	17,020	12.9	12.4	12.8
\$150,000 to \$199,999	6,013	4.5	4.6	4.8
\$200,000 or more	4,259	3.2	4.5	4.6

Source: 2012 ACS

Though the percentage of households with incomes of less the \$15,000 is below the national figure, so is the percentage of households with incomes of over \$150,000 (7.7% in Arlington and 9.4% nationally). Slightly larger percentages in the Arlington income brackets between \$25,000 and \$100,000 make up for the smaller figures at either end of the spectrum.

The Department of Housing and Urban Development (HUD) has provided detailed data as part of its

Comprehensive Housing Affordability Strategy materials to assist in preparing the Consolidated Plan and implementing HUD programs. HUD established five income categories for its analysis of incomes.

The five income ranges are:

- Extremely Low (0-30% of the median income),
- Very Low-income (31-50% of the median income),
- Low-income (51-80% of the median),
- Moderate-income (81-120% of the median), and
- Upper-income (121% and above of the median).

Table 25 shows the income distribution of households in the City based upon this data. The 2014 Median Income figure for a family of four in Arlington, calculated by HUD, is \$65,800.

**Table 25: HUD Area Median Family Income**

Arlington, 2014	2014 HUD Median HH Income \$65,800	Approx. # of HH	Approx. % of HH
<30% AMI	\$19,740	20,646	15.6%
31-50% AMI	\$32,900	22,384	16.9%
51-80% AMI	\$52,640	19,215	14.5%
81-120% AMI	\$78,960	26,169	19.8%
>121% AMI	\$79,618	43,744	33.1%

Source: HUD Income Limits Documentation System

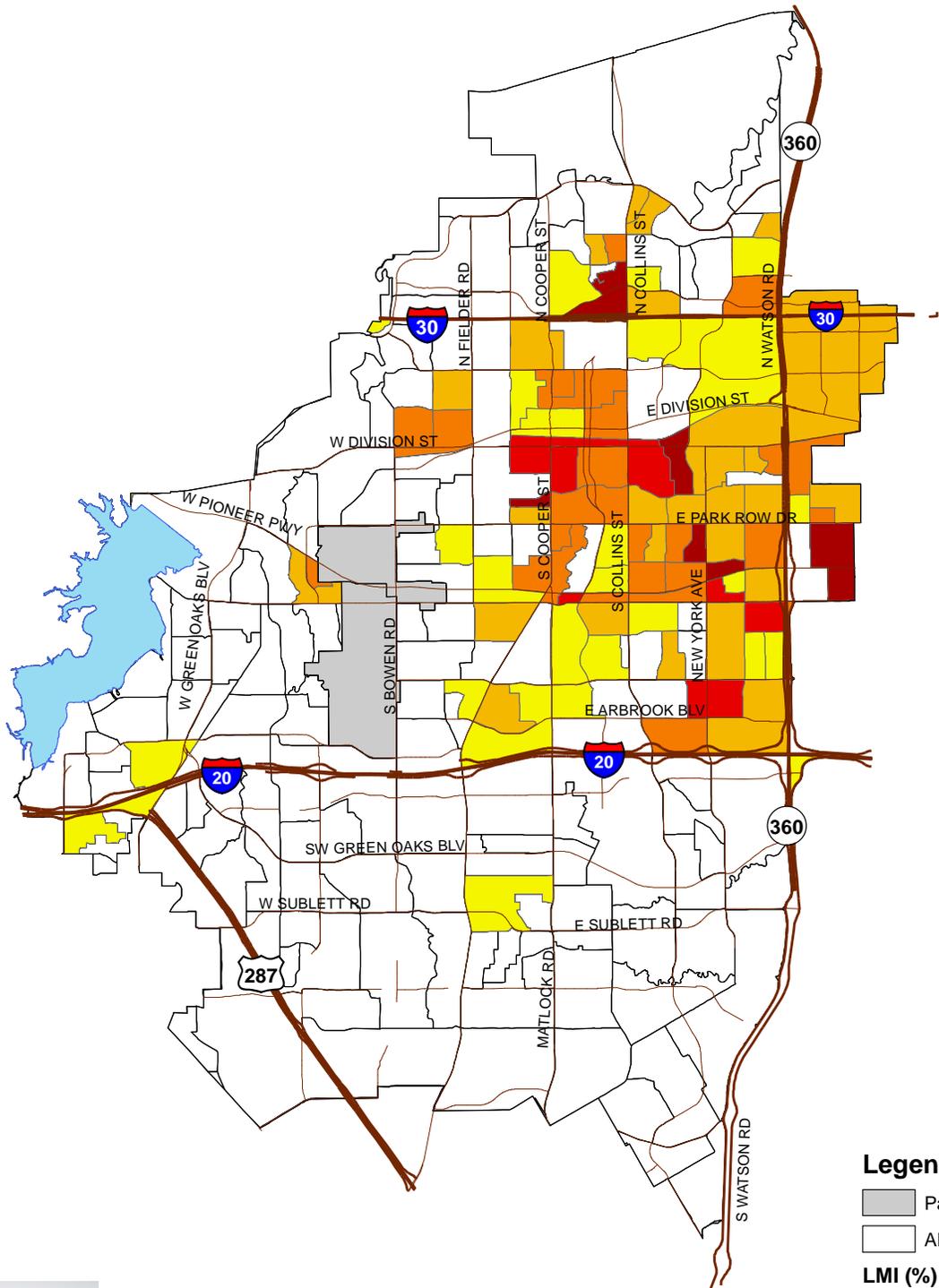
By the HUD definition, 47.0 percent of Arlington households are considered low- and moderate-income.

One of the City's concerns is the concentration of low-income households. Map 6 shows that poverty is greatest in Census Tracts in the central portion of the City. Two Census Tracts have a poverty rate greater than 50.0 percent; these are Tract 1130.02 with a poverty rate of 62.6 percent, and Tract 1223.00 with a poverty rate of 53.2 percent. Tract 1130.02 is the Arlington portion of a Census Tract that includes Grand Prairie, and the Arlington portion contains only 400 persons. Tract 1223.00 has a population of 4,108, according to the ACS figures. Fifteen other tracts, concentrated in the middle part of the City, have poverty rates of between 25 and 50 percent.

These Census Tracts contain the large percentages of minority populations.



# Low and Moderate Income Block Groups



DISCLAIMER: This data has been compiled by The City of Arlington using various official and unofficial sources. Although every effort was made to ensure the accuracy of this data, no such guarantee is given or implied.



## Q. Antipoverty Strategy

The City has devoted resources to reduce the number of persons and households living in poverty through a number of programs and efforts. Partnership between the City and United Way serves to increase the earnings of Arlington households making less than \$50,000 per year by providing year-round financial literacy classes, referrals to job skills training, and basic education. In addition, these persons can receive targeted access to Volunteer Income tax Assistance Sites where families receive free tax assistance, access to the Earned Income Tax Credit and Child Tax Credit, and referrals to numerous partner organizations that help low income families increase assets and reduce poverty. Rental assistance, including Tenant Based Rental Assistance, and case management, through entities such as the Community Enrichment Center, are provided to homeless persons and very low-income households to assist them in achieving self-sufficiency. The Central Arlington Neighborhood Revitalization Strategy Area has received concentrated redevelopment and services since the inception of that program in 2005. In addition, foreclosure prevention efforts, such as that offered by the Tarrant County Housing Partnership, serve to prevent an increase in homelessness. However, the recession, a slow recovery from it, and a general lack of increase in earnings and buying power have exacerbated the levels of poverty nationwide and in Arlington.

## R. Observations and Conclusions

Several key points emerge from this examination of the City's demographic and economic characteristics.

The City has grown by some 2,800 persons per year over the past 12 years. The number of new residents, 34,459, is the fourth largest population increase among the comparison cities in the area, and is the fourth largest percentage increase.

The City's population is relatively young with a median age of 31.9 years, and a high percentage of youth nine and under. Despite declining since the 2000 Census, the percentage of persons in the young working age cohorts of 25 to 44 is higher than State and national percentages. At the same time, the City has a significant percentage of families with children under the age of eighteen, but also one-quarter of the population consists of persons living alone. These figures indicate the need for a range of housing options for City residents, with a modest bias toward smaller units in light of the high percentage of

persons living alone and the probability of small families among the younger working age cohorts.

The City is racially diverse with a lower percentage of Whites and higher percentages of African American and Asians than the US or the State. The Hispanic population of the City has increased since 2000 and now constitutes 28 percent of the population. Though there are ethnic and racial concentrations in areas of the City, there are only 11 Census Tracts which meet the HUD definition of minority concentration; that is a population in which any racial/ethnic minority group exceeds 50 percent of the total population of the Census Tract. The minority concentration Tracts are located in the central and eastern portions of the City and the minority group that constitutes the concentration is Hispanic persons.

Though Arlington's population is diverse, it does not stand out from the comparison cities. The percentage of African American residents is the highest among the group, and the percentage of Two or More Races is the second lowest. In all other racial groups, Arlington is in the middle of the rankings.

The City has a diverse economy with a solid manufacturing component, as well as strength in the financial services sector. Though unemployment is relatively low, it has remained at the five percent level for some time. The City does have a range of occupations, but the Mean Earnings figures for many of these occupations (and jobs) is low, meaning that 47 percent of households are deemed low- and moderate-income. The implications of this will be discussed in detail in the Housing Market Analysis chapter. It should be noted that job growth in Arlington over the past decade has been modest and that the City significantly lags the comparison cities in terms of job growth, which is a key driver of the housing market.

## III. Housing Market Analysis – Arlington Overview

### A. Background

The Housing Market Analysis provides a current market perspective on the key demand and supply factors impacting the production and availability of affordable housing in the City of Arlington. A basic premise of all housing markets is the need to create and maintain a "spectrum" of housing choice and opportunity for local residents. This axiom establishes that housing choice and housing needs differ in most communities due to a variety

of factors including: household income, population age, proximity of employment and mere preference. A spectrum of owner and rental housing choice and opportunity is particularly important in supporting the range of income groups that reside in the City.

An understanding of the shifting demands for housing is critical for the creation of effective housing policies and strategies. The increasing demand for worker housing has magnified the importance of providing a wide spectrum of owner and renter choice and opportunity with respect to affordability, location and access to jobs.

This analysis is based primarily upon data from the 2008-2012 5-Year American Community Survey (ACS), as it provides a complete and consistent data set. Data from the Arlington 2012 Single-Family Housing Profile and the Arlington 2012 Multi-Family Housing Profile was used in a number of areas as was some data from HUD's Consolidated Plan database.

## **B. Defining Affordable Housing and Measuring Affordability**

Housing affordability is generally defined as the capacity of households to consume housing services and, specifically, the relationship between household incomes and prevailing housing prices and rents. The standard most used by various units of government is that households should spend no more than 30 percent of their income on housing. Families who pay more than 30 percent of their income for housing are considered cost burdened and may have difficulty affording necessities such as food, clothing, transportation and medical care. This is also the standard definition for housing programs administered by the Department of Housing and Urban Development (HUD) and most state programs.

However, this definition of housing affordability has its limitations because of the inability to determine whether households spend more than 30 percent of their income on housing by necessity or choice. Specifically, the definition does not consider that upper income and smaller households can afford to spend much more than 30 percent of their incomes on housing and still have enough income left over to satisfy other basic needs, whereas low income households that pay even 10 percent of their incomes on housing costs may be forced to forgo such things as essential medical care and healthy food.

The term "affordable housing" has taken on different connotations and raises certain policy questions such as:

Affordable to whom? Affordable for how long? Affordable for rental or ownership? There are many different answers to those questions, but there are also some ways to define the term and compare the different projects that fall under it. Public agencies often define affordability in terms of area median income (AMI). AMI is published by the U.S. Department of Housing and Urban Development (HUD) for every county and metropolitan area. It is the most common benchmark to determine eligibility for federal housing programs. AMI is defined as the median family income (MFI) for metropolitan statistical areas (MSA). Households earning: between 120 and 80 percent AMI are considered "moderate-income: below 80 percent AMI, "low-income"; below 50 percent AMI, "very low-income" and below 30 percent AMI, "extremely low-income."

As previously noted, the commonly accepted standard for affordability is that a household's monthly housing costs should not exceed 30 percent of its monthly net household income. Housing is usually considered "affordable" if it would meet this 30 percent standard for families considered "low-income," meaning they earn below 80 percent of the area median income (AMI). Because AMI is defined across a large area, the metropolitan definition of low-income may be higher or lower than what residents would consider "low-income" in their specific community. It is important to adjust the official definitions of "low-income," and therefore of "affordable," to fit the local situation.

How long housing will be affordable is also a major consideration. Some housing sources distinguish between housing with affordability restrictions and private, market-rate housing that happens to be priced low at the moment due to economic conditions. Market-rate housing is sometimes available at a low cost, but as the demand for housing rises, owners can raise the price as they choose. Since a basic effect of gentrification is that market-rate housing rapidly increases in price, only housing with affordability restrictions of some sort will guarantee a lasting supply of affordable housing.

## **C. Affordability Indices**

One measure of housing affordability is the cost of homeownership, commonly conveyed through housing affordability indices. These indices generally indicate that affordability increased substantially toward the end of the last decade, primarily as a result of lower interest rates during that period. A housing affordability index for an

area brings together the price and the income elements that contribute to housing affordability. The following describes the most recognized affordability indices:

### **1. National Association of Realtors (NAR) Index**

The most commonly used index is the affordability index, produced by the National Association of Realtors (NAR). The affordability index measures whether or not a typical family could qualify for a mortgage loan on a typical home. A typical home is defined as the national median-priced, existing single-family home as calculated by NAR. The typical family is defined as one earning the median family income as reported by the U.S. Bureau of the Census. These components are used to determine if the median income family can qualify for a mortgage on a typical home. To interpret the indices, a value of 100 means that a family with the median income has exactly enough income to qualify for a mortgage on a median-priced home. An index above 100 signifies that family earning the median income has more than enough income to qualify for a mortgage loan on a median-priced home, assuming a 20 percent down payment. For example, a composite Housing Affordability Index (HAI) of 120.0 means a family earning the median family income has 120 percent of the income necessary to qualify for a conventional loan covering 80 percent of a median-priced existing single-family home. An increase in the HAI, then, shows that this family is more able to afford the median priced home. The calculation assumes a down payment of 20 percent of the home price and it assumes a qualifying ratio of 25 percent. That means the monthly principal and interest (P&I) payment cannot exceed 25 percent of the median family monthly income. The Dallas-Fort Worth-Arlington index figures for 2012 (the latest data available) is 237.3.

### **2. Housing Opportunity Index**

The National Association of Home Builders (NAHB) has developed a Housing Opportunity Index, which is defined as the share of homes affordable for median household incomes for each metropolitan statistical area (MSA). The NAHB Index has certain intuitive limitations, however, as housing affordability scores are generally more favorable in metropolitan areas that are also rated as “least desirable places to live” according to Places Rated Almanac (Brookings Institution, 2002). The “median house price-income ratio” used by the National Association of Realtors and other housing analysts is a key economic indicator in assessing local market trends and

vitality. During the height of the “housing bubble”, the median house price-to-income ratio more than tripled in many high priced metropolitan markets such as New York City, Boston, and Los Angeles.

### **3. Housing and Transportation Affordability Index**

As noted above, housing affordability is generally defined as the capacity of households to consume housing services and, specifically, the relationship between household incomes and prevailing housing prices and rents. The standard HUD definition that households should spend no more than 30 percent of their income on housing costs is most frequently used by various units of government. However, a number of housing studies in recent years have shown a clear correlation between workforce housing demand and transportation costs. The critical link between housing and transportation costs has significant implications with respect to housing choice and affordability. Housing and transportation costs can severely limit a working household’s choice both in terms of housing and job location. Rising gas and overall transportation costs have significant impacts on both homeowners and renters. The location of affordable rental housing is particularly relevant as proximity to job centers and access to transit is vital to a renter dominated workforce principally comprised of low- and moderate income households.

The Housing and Transportation Affordability Index (H+T Index) developed by the Center for Neighborhood Technology (CNT) demonstrates the inadequacy of traditional measures of housing cost burden. While housing alone is traditionally considered affordable when consuming no more than 30 percent of income, the H+T Index limits the combined costs of transportation and housing consuming to no more than 45 percent of household income. Why does this matter? According to CNT, a typical household’s transportation costs can range from 12 percent of household income in communities with compact development and access to transit options, to more than 32 percent in the far exurbs.

Unfortunately, new data show that workers have further distanced themselves from their jobs. According to the U.S. Census Bureau, the number of “extreme commuters,” those who travel ninety minutes or more each way, has reached 3.5 million, almost double their number in 1990.

According to the H + T index residents in many of Arlington’s Block Groups (BG) spend approximately 45 percent of their income on housing plus transportation,

though residents in south Arlington spend in the range of 50 percent for housing and transportation.

11.7 percent was significantly less than Tarrant County's growth rate of 26.2 percent. In contrast with the City, the County experienced a 17.5 percent (35,596 units) increase in renter-occupied units.

## D. Methodology and Scope of Analysis

The City of Arlington Housing Market Analysis provides an assessment of current housing market supply and demand conditions and trend analysis. The methodology provides several layers of affordability analysis based on current housing values and various household income categories. The study includes the following elements:

- **Housing Supply Analysis:** This section provides a current assessment of the City of Arlington's housing inventory/supply based on housing type, tenure, development activity and values;
- **Housing Demand Analysis:** This section provides a current assessment of the City of Arlington's housing demand (need) based on the income levels of the City's families and households;
- **Housing Affordability Analysis:** This section analyzes the affordability levels of the City of Arlington's owner and renter housing based on current housing values in relation to family and household incomes.

## E. Housing Supply Analysis

### 1. Housing Inventory and Tenure

According to the most recent 2008-2012 5-Year American Community Survey (ACS) estimates, the City of Arlington's housing inventory increased by 14,928 units (11.4 percent) since 2000. Growth in the City's total housing inventory was attributed to an 11.7 percent (7,962 units) increase in owner-occupied housing units. Conversely, the City's inventory of renter-occupied units decreased by 1.1 percent (599 units) since 2000. The City also experienced a significant increase in the number of vacant housing units. The number of vacant housing units increased by 127 percent (7,565 units) since 2000. The City of Arlington's 2000-2012 housing growth rate of

**Table 26: Housing Tenure, 2000-2012**

Occupancy Status	City of Arlington				Tarrant County			
	2000	2012	Net Change	% Change	2000	2012	Net Change	% Change
Total Housing Units	130,822	145,750	14,928	11.4	565,830	714,057	148,227	26.2
Occupied Housing Units	124,884	132,247	7,363	5.9	533,864	651,877	118,013	22.1
Owner-Occupied	68,309	76,271	7,962	11.7	324,754	406,171	81,417	25.1
Renter-Occupied	56,575	55,976	(599)	-1.1	209,110	245,706	36,596	17.5
Vacant Housing Units	5,938	13,503	7,565	127.4	31,966	62,180	30,214	94.5

Source: U.S. Census, 2000, 2012 ACS

### Housing Vacancies

According to 2008-2012 5-Year ACS estimates, the total number of vacant housing units in the City of Arlington has grown steadily since 2000. The City's total vacant housing units increased by 127.4 percent (13,503 units) from 2000 to 2012 and now comprise 9.3 percent of the City's total inventory compared to 4.5 percent in 2000.

The increase in the City's housing vacancies is largely due to the increasing number of "for rent" vacancies. For rent vacancies increased by 4,437 units (111.9 percent) from 2000-2012. The City also had significant increases in the number of vacancies in the categories "rented or sold, not occupied" (885 vacancies) and "other vacant". Vacancy increases in these categories are generally attributed to some combination of newly constructed, not occupied units and/or an inventory of distressed properties. The vacancy status profile of the City of Arlington generally compares with Tarrant County, as a whole, with growing vacancy inventories in the categories "for rent," "other vacant" and "rented or sold, not occupied." However, the County has a significantly larger number and proportion of vacancies in the categories "for sale only" and "other vacant."

**Table 27: Housing Vacancy, 2000-2012**

Vacancy Status	City of Arlington					Tarrant County				
	2000	% of Total Units	2012	% of Total Units	% Change	2000	% of Total Units	2012	% of Total Units	% Change
Total Housing Units	130,822	100.0	145,750	100.0	11.4	565,830	100.0	714,057	100.0	26.2
Vacant Housing Units	5,938	4.5	13,503	9.3	127.4	31,966	5.6	62,180	8.7	94.5
For rent	3,965	3.0	8,402	5.8	111.9	18,163	3.2	34,131	4.8	87.9
For sale only	1,126	0.9	1,762	1.2	56.5	5,723	1.0	9,167	1.3	60.2
Rented or sold, not occupied	198	0.2	885	0.6	347.0	3,049	0.5	4,540	0.6	48.9
For seasonal, recreational, or occasional use	388	0.3	385	0.3	-0.8	2,116	0.4	2,631	0.4	24.3
For migrant workers	0	0.0	0	0.0	0.0	8	0.0	43	0.0	437.5
Other vacant	261	0.2	2,069	1.4	692.7	2,907	0.5	11,668	1.6	301.4

Source: U.S. Census, 2000, 2012 ACS

## 2. Housing Inventory by Type

### Inventory of Single-Family and Multi-Family Units

According to 2008-2012 5-Year ACS estimates, the housing inventories of the City of Arlington and Tarrant County are primarily comprised of 1-unit, detached unit structures. Single-family, detached unit structures comprise 59.6 percent of the City's total housing inventory. Multi-family units within structures of 10 to 19 units (10.6 percent) comprise the next largest share of units in the City. These figures are in consonance with figures from the City's recent Housing Profiles. The 20 or more unit/structure type, which comprised 13.5 percent of the City's inventory in 2000, decreased to 8.3 percent of the City's total inventory in 2012. The loss of multi-family units is shown in the Multi-Family Housing Profile. Between 2008 and 2012, the City lost 472 more

multi-family units than it gained. This loss of units could have a significant impact upon price.

The Department of Community Development and Planning maintains a list of multi-family subsidized units in the City. There are 39 sites on this list with the number of units per site ranging from 403 to 6. The total number of subsidized units on this list is 6,617, which is 12.3 percent of the number of housing units other than 1-unit structures.

According to 2008-2012 5-Year ACS estimates, the vast majority (94 percent) of the City of Arlington's housing units have 3 or more rooms. The City's housing inventory has a median of 5.3 rooms per unit. The number and percentages of rooms in housing units in the City and Tarrant County are very similar though the median number of rooms in the County is slightly higher (5.5 rooms per unit).

**Table 28: Housing Inventory, 2000-2012**

Units in Structure	City of Arlington				Tarrant County			
	2000	% of Total	2012	% of Total	2000	% of Total	2012	% of Total
Total Housing Units	130,822	100.0%	145,750	100.0%	565,830	100.0%	714,057	100.0%
1-unit, detached	73,751	56.4%	86,911	59.6%	363,494	64.2%	477,682	66.9%
1-unit, attached	5,099	3.9%	5,063	3.5%	18,059	3.2%	23,495	3.3%
2 units	2,615	2.0%	3,926	2.7%	12,106	2.1%	13,061	1.8%
3 or 4 units	6,712	5.1%	6,898	4.7%	25,227	4.5%	27,244	3.8%
5 to 9 units	11,374	8.7%	12,751	8.7%	39,231	6.9%	46,392	6.5%
10 to 19 units	11,226	8.6%	15,426	10.6%	34,832	6.2%	54,499	7.6%
20 or more units	17,627	13.5%	12,045	8.3%	58,236	10.3%	56,267	7.9%
Mobile homes	2,262	1.7%	2,615	1.8%	14,065	2.5%	14,791	2.1%
Boat, RV, van, etc.	156	0.1%	115	0.1%	580	0.1%	626	0.1%

Source: U.S. Census, 2000, 2012 ACS

**Table 29: Housing Units by Number of Rooms, 2000-2012**

Number of Rooms	City of Arlington				Tarrant County			
	2000	% of Total	2012	% of Total	2000	% of Total	2012	% of Total
Total Housing Units	130,822	100.0	145,750	100.0	565,830	100.0	714,057	100.0
1 room	4,519	3.5	3,067	2.1	13,496	2.4	10,700	1.5
2 rooms	10,357	7.9	5,614	3.9	33,633	5.9	18,856	2.6
3 rooms	17,187	13.1	18,142	12.4	68,019	12.0	74,175	10.4
4 rooms	19,311	14.8	23,031	15.8	86,121	15.2	108,964	15.3
5 rooms	26,478	20.2	29,674	20.4	124,860	22.1	149,120	20.9
6 rooms	22,502	17.2	25,262	17.3	103,720	18.3	133,059	18.6
7 rooms	14,364	11.0	16,497	11.3	60,633	10.7	84,210	11.8
8 rooms	8,540	6.5	12,137	8.3	37,837	6.7	58,038	8.1
9 rooms or more	7,564	5.8	12,326	8.5	37,511	6.6	76,935	10.8
Median Number of Rooms	5.0	(X)	5.3	(X)	5.2	(X)	5.5	(X)

Source: U.S. Census, 2000, 2012 ACS

### 3. Age and Housing Conditions

#### Age

The age of the housing stock is an important variable in assessing the overall characteristics of a local housing market. The older housing stock, particularly older rental housing, often has code and deferred maintenance issues that can impact the longevity of the housing structure which, in turn, impacts the housing supply in terms of accessibility and affordability. The City of Arlington's housing supply is relatively new with 60.3 percent of the housing built after 1980. Significantly, however, 11,353 units (7.8 percent) in the City are now 50 years of age and older.

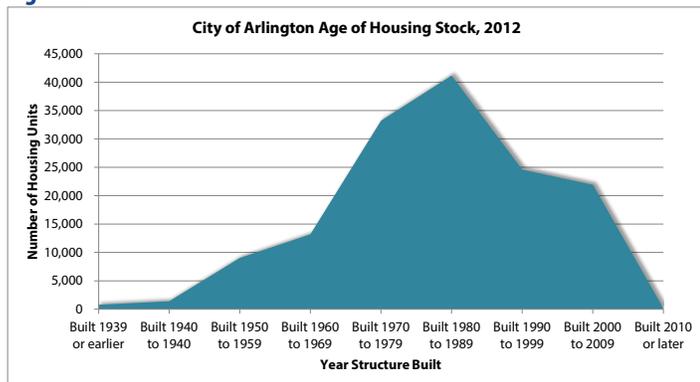
The list of Multi-family subsidized units shows that 21.1 percent of the subsidized units were constructed between 1964 and 1970, 14.0 percent were built between 1975 and 1979, and another 19.5 percent were built between 1980 and 1987. Thus, 54.6 percent of the City's subsidized units are 25 years old or older.

**Table 30: Age of Housing Stock, 2000-2012**

Year Structure Built	City of Arlington		Tarrant County	
	2012	% of Total Units	2012	% of Total Units
Total Housing Units	145,750	100.0	714,057	100.0
Built 1939 or earlier	835	0.6	25,590	3.6
Built 1940 to 1940	1,447	1.0	25,737	3.6
Built 1950 to 1959	9,071	6.2	65,851	9.2
Built 1960 to 1969	13,222	9.1	68,477	9.6
Built 1970 to 1979	33,228	22.8	108,449	15.2
Built 1980 to 1989	41,174	28.2	146,927	20.6
Built 1990 to 1999	24,623	16.9	105,628	14.8
Built 2000 to 2009	21,943	15.1	164,230	23.0
Built 2010 or later	207	0.1	3,168	0.4

Source: U.S. Census, 2012 ACS

**Figure 3**



**Condition**

The U.S. Census estimates the total number of substandard units in a geographic area by calculating both owner- and renter-occupied units 1) lacking complete plumbing facilities, 2) lacking complete kitchen facilities, and 3) 1.01 or more persons per room (extent of housing overcrowding). The U.S. Census defines “complete plumbing facilities” to include: (1) hot and cold piped water; (2) a flush toilet; and (3) a bathtub or shower. All three facilities must be located in the housing unit.

According to 2008-2012 5-Year ACS estimates, 2,412 housing units (1.8 percent) in the City of Arlington are lacking complete plumbing or kitchen facilities. Additionally, 6,537 housing units (4.9 percent) are estimated as being overcrowded. Significantly, the amount of substandard units in the City has increased by 64 percent (1,471 units) since 2000. Table 31 shows substandard units per the HUD definition.

**Table 31: Selected Housing Characteristics, 2000-2012**

Housing Characteristics	City of Arlington			
	2000	% of Total	2012	% of Total
Occupied Housing Units	124,884	100.0	132,247	100.0
Lacking complete plumbing facilities	487	0.4	955	0.7
Lacking complete kitchen facilities	454	0.4	1,457	1.1
No telephone service available	2,328	1.9	3,307	2.5
Occupants Per Room				
1.00 or less	113,658	91.0	125,710	95.1
1.01 to 1.50	5,456	4.4	4,900	3.7
1.51 or more	5,770	4.6	1,637	1.2

Source: U.S. Census, 2000, 2012 ACS

However, anecdotal information from focus group attendees, persons interviewed during the research process, as well as members of the real estate community indicate that many of the units built during the period

of rapid growth in the 1970s and 1980s are of poor quality construction and now require often significant rehabilitation. This can include wiring, plumbing, insulation, and foundation work, in addition to the usual roofing, window and painting maintenance necessary for older structures.

**F. Housing Demand Analysis**

**1. Housing Need**

As stated earlier, a basic premise of all housing markets is there should exist a spectrum of housing choice and opportunity for local residents. Local housing and labor markets are inextricably linked to one another. Industries are served by local housing markets that provide choices and opportunities for both current and future workers. The level of affordable housing demand is largely determined by job growth and retention. Employment growth will occur through the retention and expansion of existing firms and new economic growth resulting from start-ups, spin-offs, and relocations to the City of Arlington. Essentially, populations follow job growth and the demand for housing will be influenced by the location, type and wage levels of the City and surrounds future employment growth. The affordability component of housing demand, however, is based on local wages and salaries that are then translated into household incomes. Therefore, the availability of an existing supply of various housing types and price levels must be maintained to address the

housing demand of the variety of occupations that comprise the local industrial base.

The “value” of owner-occupied housing units is an important determinant of housing accessibility and affordability.

Housing values have fluctuated significantly in many housing markets during the past decade due initially to the 2004-2006 “housing bubble” and then followed by the subsequent collapse and economic recession. According to 2008-

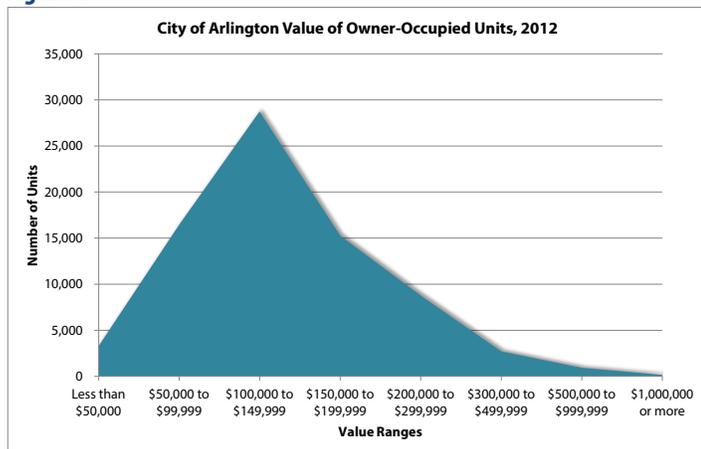
2012 5-Year ACS estimates, the median value of an owner-occupied housing unit in the City of Arlington is \$131,500. The current value of owner-occupied units in the City represents a 36.4 percent increase since 2000.

**Table 32: Value of Owner-Occupied Housing Units, 2000-2012**

Value	City of Arlington				
	2000	% of Total	2012	% of Total	% Change 2000-2012
Owner-Occupied Units	68,309	100.0	76,271	100.0	11.7
Less than \$50,000	3,283	4.8	3,279	4.3	-0.1
\$50,000 to \$99,999	30,750	45.0	16,427	21.5	-46.6
\$100,000 to \$149,999	17,525	25.7	28,736	37.7	64.0
\$150,000 to \$199,999	6,823	10.0	15,263	20.0	123.7
\$200,000 to \$299,999	3,283	4.8	8,769	11.5	167.1
\$300,000 to \$499,999	1,070	1.6	2,712	3.6	153.5
\$500,000 to \$999,999	312	0.5	918	1.2	194.2
\$1,000,000 or more	45	0.1	167	0.2	271.1
Median Value	\$96,400	(X)	\$131,500	(X)	36.4

Source: U.S. Census, 2000, 2012 ACS

**Figure 4**



Owner-occupied housing units with a mortgage comprise 74.2 percent (56,614 owner units) of the City of Arlington's total owner-occupied housing units. Monthly owner household costs with a mortgage are significantly higher than owner households without a mortgage. The

median monthly owner cost with a mortgage is \$1,446 compared to \$569 for owners without a mortgage.

**Table 33: Selected Monthly Owner Costs, 2000-2012**

Costs	City of Arlington			
	2000	% of Total	2012	% of Total
Housing Units with a Mortgage	51,489	100.0	56,614	100.0
Less than \$300	25	0.0	22	0.0
\$300 to \$499	991	1.9	251	0.4
\$500 to \$699	4,287	8.3	1,463	2.6
\$700 to \$999	16,029	31.1	6,047	10.7
\$1,000 to \$1,499	19,642	38.1	23,243	41.1
\$1,500 to \$1,999	7,085	13.8	15,202	26.9
\$2,000 or more	3,430	6.7	10,386	18.3
Median Cost	\$1,091	(X)	\$1,446	(X)
Housing Units without a Mortgage	11,602	100.0	19,657	100.0
Less than \$100	67	0.6	46	0.2
\$100 to \$199	608	5.2	521	2.7
\$200 to \$299	2,469	21.3	1,270	6.5
\$300 to \$399	2,847	24.5	2,450	12.5
\$400 or more	5,611	48.4	15,370	78.2
Median Cost	\$393	(X)	\$569	(X)

Source: U.S. Census, 2000, 2012 ACS

The comparison of median monthly household income and median monthly owner costs is shown as a percentage that establishes overall affordability and level of cost burden. Housing affordability is generally defined as the capacity of households to consume housing services and, specifically, the relationship between household incomes and prevailing housing prices and rents. The standard most frequently used by various units of government is that households should spend no more than 30 percent of their income on housing costs. This is the standard definition for housing programs administered by the Department of Housing and Urban Development (HUD) and most state housing agencies. Owner and renter households paying excess of 30 percent of their income on housing costs are considered "cost burdened."

According to 2008-2012 5-Year ACS estimates, 17,652 (31.3 percent) of the City of Arlington's owner households with a mortgage pay in excess of 30 percent of their income on housing costs. In addition, 2,280 (11.6 percent) of owner households without a mortgage pay in excess of 30 percent. Data from HUD shows that there are 6,195 owner households paying in excess of 50 percent of income for housing, and 35.6 percent are in the extremely low-income range.

**Table 34: Selected Monthly Owner Costs as a Percentage of HH Income, 2000-2012**

Cost Percentages	City of Arlington			
	2000	% of Total	2012	% of Total
Housing Units with a Mortgage	51,489	100.0	56,387	100.0
Less than 20.0 percent	25,741	50.0	21,346	37.9
20.0 to 24.9 percent	9,376	18.2	10,684	18.9
25.0 to 29.9 percent	5,882	11.4	6,705	11.9
30.0 to 34.9 percent	3,310	6.4	4,594	8.1
35.0 percent or more	6,963	13.5	13,058	23.2
Not Computed	217	(X)	227	(X)
Housing Units without a Mortgage	11,602	100.0	19,557	100.0
Less than 20 percent	9,328	80.4	15,023	76.8
20.0 to 24.9 percent	689	5.9	1,444	7.4
25.0 to 29.9 percent	421	3.6	810	4.1
30.0 to 34.9 percent	157	1.4	454	2.3
35.0 percent or more	875	7.5	1,826	9.3
Not Computed	132	(X)	100	(X)

Source: U.S. Census, 2000, 2012 ACS

According to 2008-2012 5-Year ACS estimates, there are 54,755 occupied housing units in the City of Arlington paying rent (41.4 percent of all occupied units). The median monthly gross rent of all renter-occupied units in the City is \$835. The current rent price represents a 31.4 percent increase since 2000 in constant dollars.

**Table 35: Gross Rent, 2000-2012**

Gross Rent	City of Arlington			
	2000	% of Total	2012	% of Total
Occupied Units Paying Rent	55,585	100.0	54,755	100.0
Less than \$200	807	1.5	391	0.7
\$200 to \$299	481	0.9	286	0.5
\$300 to \$499	10,733	19.3	1,677	3.1
\$500 to \$749	26,728	48.1	17,947	32.8
\$750 to \$999	12,434	22.4	17,373	31.7
\$1,000 to \$1,499	3,839	6.9	13,726	25.1
\$1,500 or more	563	1.0	3,355	6.1
Median	\$635	(X)	\$835	(X)
No Cash Rent/ No Rent Paid	923	(X)	1,221	(X)

Source: U.S. Census, 2000, 2012 ACS

According to 2008-2012 5-Year ACS estimates, 50.2 percent (27,489 households) of the City of Arlington’s renter households are paying in excess of 30 percent of their incomes on housing costs. This represents a 42.5 percent (8,203 renters) increase in cost-burdened renter households in the City since 2000. Data provided by HUD indicates that 12,225 households are paying more

than 50 percent of income for housing. Of these, there are 8,220 households (67.2%) in the extremely low-income category.

**Table 36: Gross Rent as a Percentage of HH Income, 2000-2012**

Cost Percentages	City of Arlington			
	2000	% of Total	2012	% of Total
Occupied Units Paying Rent	55,585	100.0	54,755	100.0
Less than 15.0 percent	10,029	18.0	5,679	10.4
15.0 to 19.9 percent	10,421	18.7	6,945	12.7
20.0 to 24.9 percent	8,415	15.1	7,134	13.0
25.0 to 29.9 percent	6,296	11.3	6,297	11.5
30.0 to 34.9 percent	4,616	8.3	4,728	8.6
35.0 percent or more	14,670	26.4	22,761	41.6
Not Computed	2,061	(X)	2,432	(X)
No Cash Rent/ No Rent Paid	923	(X)	1,221	(X)

Source: U.S. Census, 2000, 2012 ACS

## G. Housing Affordability Analysis

### 1. Housing Affordability

The following section provides a “housing affordability analysis” using the most current household income and housing price/cost data for the City of Arlington. HUD’s 2014 Income Limits documentation establishes the rounded area median family income (MFI) estimate for Tarrant County, TX at \$65,800. Income limits are set for the following household income categories:

- Extremely Low – 0-30% of MFI = \$19,740
- Very Low – 31-50% of MFI = \$32,900
- Low – 51-80% of MFI = \$52,640
- Moderate – 81-120% of MFI = \$78,960
- Upper – 121%+ of MFI

Using 2008-2012 5-Year ACS estimates, an owner and renter housing supply/demand analysis was performed for each of the six (6) household income categories, including a “Middle Income” range of 101-120% of MFI for an additional level of detail. For owner units, affordability of home purchase was calculated at the standard 2.5:1 median home value-to-median household income ratio. For renter units, affordability was calculated using the < 30 percent of household income standard. Values were set at the median owner value and gross rent according to 2008-2012 5-Year ACS estimates.

**Table 37: Housing Supply & Demand: Owner Housing**

	Income Category	Number of City Households (Demand)	Home Purchase at Affordable Price Levels		Number of Owner Units Within Affordable Price Range (Supply)	Surplus/ Gap within Affordable Price Range
Extremely Low Income	0-30% MFI			30% MFI	0-30% MFI	
	\$0 - \$19,740	20,247		\$49,350	3,443 (5%)	(16,804 units)
Very Low Income	31-50% MFI		31% MFI	50% MFI	31-50% MFI	
	\$20,398 - \$32,900	19,478	\$50,995	\$82,250	10,513 (14%)	(8,965 units)
Low Income	51-80% MFI		51% MFI	80% MFI	51-80% MFI	
	\$33,558 - \$52,640	24,297	\$83,895	\$131,600	23,361 (31%)	(936 units)
Moderate Income	81-100% MFI		81% MFI	100% MFI	81-120% MFI	
	\$53,298 - \$65,800	13,084	\$133,245	\$164,500	14,196 (19%)	1,112 units
Middle Income	101-120% MFI		101% MFI	120% MFI	101-120% MFI	
	\$66,458 - \$78,960	11,554	\$166,145	\$197,400	9,463 (12%)	(2,091 units)
Upper Income	121%+		121%+ MFI		121%+ MFI	
	\$79,618+	40,856	\$199,045+		12,871 (17%)	(27,985 units)

Source: U.S. Census, 2012 ACS

**Table 38: Housing Supply & Demand: Renter Housing**

	Income Category	Number of Renter Households (Demand)	Affordable Rent Levels		Number of Renter Units Within Affordable Price Range (Supply)	Surplus/ Gap within Affordable Price Range
Extremely Low Income	0-30% MFI			30% MFI	0-30% MFI	
	\$0 - \$19,740	15,237		\$494	2,304 (4%)	(12,933 units)
Very Low Income	31-50% MFI		31% MFI	50% MFI	31-50% MFI	
	\$20,398 - \$32,900	12,576	\$510	\$823	23,035 (41%)	10,459 units
Low Income	51-80% MFI		51% MFI	80% MFI	51-80% MFI	
	\$33,558 - \$52,640	11,928	\$839	\$1,316	20,845 (27%)	8,917 units
Moderate Income	81-100% MFI		81% MFI	100% MFI	81-120% MFI	
	\$53,298 - \$65,800	4,835	\$1,333	\$1,645	3,355 (6%)	(1,480 units)
Middle Income	101-120% MFI		101% MFI	120% MFI	101-120% MFI	
	\$66,458 - \$78,960	3,873	\$1,661	\$1,974	3,355 (6%)	(518 units)
Upper Income	121%+		121%+ MFI		121%+ MFI	
	\$79,618+	5,660	\$1,990+		3,355 (6%)	(2,305 units)

Source: U.S. Census, 2012 ACS

The housing supply and demand analysis for owner units in the City shows significant gaps in the supply of owner units within the price range of all household income categories with the exception of “moderate” income households. Affordability gaps within the “extremely” and “very low” household income categories are fairly normal as ownership opportunities within these lower income levels is cost prohibitive. However, the large gap in the supply of owner units within the “upper” household income price range is significant and points to the general unavailability of owner units in the City to accommodate the price points of households earning greater than 121 percent of MFI.

The housing supply and demand analysis for renter units in the City shows a significant gap in the supply of affordable renter units for “extremely” low income households, but sizeable gaps also within the price ranges of “moderate” and “upper” household income categories.

An analysis of current housing market data from the Arlington Board of Realtors and Texas A&M University Real Estate Center shows a steady increase in values for both owner and renter housing in the City. According to the Arlington Board of Realtors, the March 2013-2014 year over year median value of a single-family home in the City increased by 19 percent with a current the median value of \$158,000.

Homeowner affordability was calculated using HUD 2014 Income Limits and current single-family home values provided by the Arlington Board of Realtors and Texas A& M University. Given the current restrictive lending underwriting criteria that generally requires a minimum 20 percent down payment and FICO scores (credit scoring model) of 800 or greater, a conservative affordability computation was utilized that limits an affordable home purchase at a 2.5:1 median home value-to-median household income ratio. Debt ratios are not factored into the housing affordability calculations.

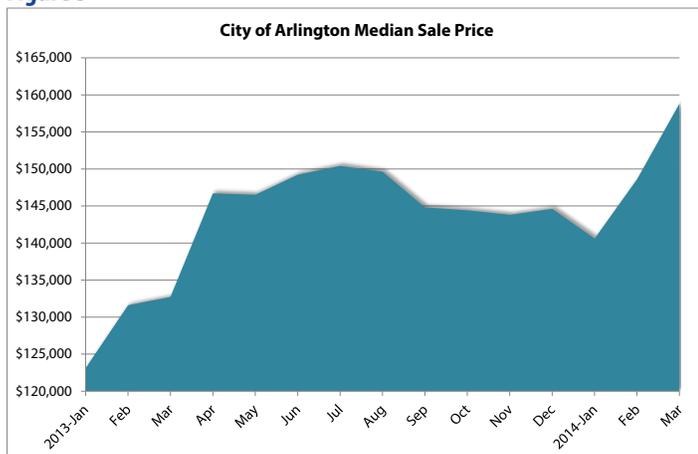
Home buyer affordability calculations based on the current median value and the Tarrant County MFI show substantial affordability gaps in the “extremely low,” and “very low” family income categories and a moderate affordability gap in the “low” family income category.

**Table 39: City of Arlington Single-Family Home Sales Activity**

Date	Sales	Average Price	Median Price	Total Listings	Months Inventory
2013-Jan	295	\$138,700	\$123,100	900	2.5
Feb	331	\$149,400	\$131,600	932	2.5
Mar	403	\$152,300	\$132,700	916	2.5
Apr	427	\$165,300	\$146,700	888	2.4
May	554	\$171,500	\$146,500	921	2.4
Jun	453	\$166,200	\$149,200	1,000	2.5
Jul	499	\$173,000	\$150,400	1,053	2.7
Aug	500	\$169,800	\$149,600	1,042	2.6
Sep	440	\$167,800	\$144,800	954	2.3
Oct	439	\$171,100	\$144,400	910	2.2
Nov	328	\$159,400	\$143,800	824	2
Dec	393	\$163,400	\$144,600	771	1.8
2014-Jan	256	\$160,200	\$140,600	768	1.8
Feb	330	\$174,500	\$148,600	740	1.8
Mar	436	\$182,600	\$158,800	723	1.7

Source: Arlington Board of Realtors and A&M Real Estate Center, 2014

**Figure 5**



**Table 40: Single-Family Home Affordability**

City of Arlington			
City of Arlington			
Median Family Income (MFI)	\$65,800		
Median Single-Family Home Price	\$158,800		
HH Income Categories	Income	Affordable Home Purchase Price	Gap/Surplus
Extremely Low-Income (0-30% of MFI)	\$19,740	\$49,350	(\$109,450)
Very Low-Income (31-50% of MFI)	\$32,900	\$82,250	(\$76,550)
Low-Income (51-80% of MFI)	\$52,640	\$131,600	(\$27,200)
Moderate-Income (81-100% of MFI)	\$65,800	\$164,500	\$5,700
Middle-Income (101-120% of MFI)	\$78,960	\$197,400	\$38,600
Upper-Income (121% or greater of MFI)	\$79,618	\$199,045	\$40,245

Source: U.S. Census, 2012 ACS; Arlington Board of Realtors, Texas A&M Real Estate Center, March 2014

As previously noted, housing affordability is defined as housing costs that do not exceed 30 percent of a household’s monthly gross income. A significant percentage (50.2) of the City of Arlington’s renter households pay in excess of 30 percent and are considered cost-burdened. A rent affordability analysis, based on HUD 2014 Income Limits and the two (\$813) and three bedroom (\$1,058) average rents from the 4Q-2014 Apartment Market Report found substantial rent affordability gaps at the “extremely low” household income category for both two and three bedroom renter units and substantial affordability gap for three bedroom renter units at the “very low” income category.

City of Arlington					
Median Family Income (MFI)	\$65,800				
HH Income Categories	Affordable Rent	Median Montly Gross Rent		Gap/Surplus	
		2 Bedroom	3 Bedroom	2 Bedroom	3 Bedroom
Extremely Low-Income (0-30% of MFI)	\$494	\$813	\$1,058	(\$320)	(\$565)
Very Low-Income (31-50% of MFI)	\$823			\$9	(\$236)
Low-Income (51-80% of MFI)	\$1,316			\$503	\$258
Moderate-Income (81-100% of MFI)	\$1,645			\$832	\$587
Middle-Income (101-120% of MFI)	\$1,974			\$1,161	\$916
Upper-Income (121% or greater of MFI)	\$1,990			\$1,177	\$932

Source: U.S. Census, 2012 ACS; Apartment Market Report, MPF Research 1Q-2014

According to RealtyTrac, there were in April 2014, 554 properties in the City of Arlington that are in some stage of foreclosure (default, auction or bank owned) while the number of homes listed for sale with RealtyTrac is 312. In April, the number of properties that received a foreclosure filing in the City was the same as March and 44 percent lower than the same time last year. The median sales price of a foreclosure home was \$90,000, or 26 percent lower than non-distressed home sales. The current foreclosure discount was 31,373 (25.8 percent).

Location	Rate
City of Arlington	1 in every 1,421
76001	1 in every 587
76002	1 in every 599
76018	1 in every 762
76014	1 in every 1,307
76016	1 in every 1,335

Source: RealtyTrac, April 2014

## 2. Home Foreclosure Activity

The national home foreclosure crisis and accompanying economic effects have impacted most states. The initial rise in home foreclosures was the result of several factors, including the proliferation of the subprime lending market during the height of the building boom, speculative investment and predatory lending practices. The “second wave” of foreclosure activity has been the result of continuing job loss due to larger economic conditions and the loss of home values resulting in “negative equity.” Foreclosure actions and the downward pressure they create as banks try to unload distressed properties have depressed sales prices in neighborhoods and municipalities. In addition, “short sales,” wherein lenders often forgive the remaining debt on a home to complete the sale and list properties with an asking price below the amount due on a mortgage, have further depressed surrounding home values.

## H. Key Findings

- The City’s inventory of renter-occupied units has decreased by 1.1 percent (599 units) since 2000. From 2000 to 2012, the City experienced a 32 percent (5,582 units) decrease of units in 20 or more unit structures. The loss of these units has pricing implications, especially for low-income households.
- There are 27,489 households (50.2 percent) cost-burdened renter households in the City and the number of cost-burdened renter households in the City has increased by 42.5 percent (8,203 renters) since 2000.
- The current median rent for two-bedroom (\$813) and three-bedroom (\$1,058) units in the City result in significant affordability gaps for “extremely low” and “very low” household income categories.
- The number of vacant housing units in the City has increased by 127 percent (7,565 units) since 2000.
- Owner-occupied housing units with a mortgage comprise 74.2 percent (56,614 owner units) of the City of Arlington’s total owner-occupied housing units, and there are 17,652 (31.3

percent) cost-burdened owner households with a mortgage in the City.

- The City's median monthly owner cost with a mortgage is \$1,446 compared to \$569 for owners without a mortgage.
- According to ACS estimates, 17,652 (31.3 percent) of the City of Arlington's owner households with a mortgage pay in excess of 30 percent of their income on housing costs. In addition, 2,280 (11.6 percent) of owner households without a mortgage pay in excess of 30 percent. Data from HUD shows that there are 6,195 owner households paying in excess of 50 percent of income for housing, and 35.6 percent are in the extremely low-income range.
- According to ACS estimates, 50.2 percent (27,489 households) of the City of Arlington's renter households are paying in excess of 30 percent of their incomes on housing costs. This represents a 42.5 percent (8,203 renters) increase in cost-burdened renter households in the City since 2000. Data provided by HUD indicates that 12,225 households are paying more than 50 percent of income for housing. Of these, there are 8,220 households (67.2%) in the extremely low-income category.
- There are significant gaps in the supply of owner units within the price range of all household income categories with the exception of "moderate" income households. Affordability gaps within the "extremely low-income" and "very low-income households are expected as ownership opportunities within these lower income levels is often cost prohibitive. However, the large gap in the supply of owner units within the "upper" household income price range is significant and points to the general unavailability of owner units in the City to accommodate the price points of households earning greater than 121 percent pf MFI.
- There is a significant gap in the supply of affordable renter units for "extremely" low income households, but sizeable gaps also within the price ranges of "moderate" and "upper" renter household income categories.

- There has been a 19 percent increase in the March 2013-2014 year over year median value of single-family homes in the City.
- Affordability calculations using the current single-family median value of \$158,000 shows substantial affordability gaps in the "extremely low," and "very low" family income categories and a moderate affordability gap in the "low" family income category.

## IV. Transitional Neighborhoods Analyses

### A. Introduction

This section provides a socioeconomic and housing market analysis of the Central Arlington Neighborhood Revitalization Strategy Area (NRSA) and five (5) Transitional Neighborhoods – Downtown, East Arlington, the I-20/287 Interchange, Lamar Collins, and Southeast Arlington. The analysis includes the following key socioeconomic and housing indicators:

- Population Characteristics
  - Population Change
  - Race & Ethnicity
  - Age
  - Educational Attainment
- Economic Characteristics
  - Median Household income
  - Poverty Rate
  - Percent of Population 16+ in Labor Force
  - Occupations of Population 16+ in Labor Force
  - Commuter Characteristics
- Housing Supply and Demand
  - Housing Inventory
  - Housing Tenure
  - Units by Structure Types
  - Housing Vacancies
  - Median Owner Values
  - Renter Values
  - Cost-Burdened Owner and Renter Households

Appendix B contains a narrative and tables comparing the data for these six areas. In particular, the appendix provides detailed data relating to the affordability analyses for each of the six areas.

## **B. Neighborhood Descriptions**

The background narrative for the six areas includes information and findings from Section VI of the City of Arlington 2010-2015 Consolidated Plan, the 2005 Arlington Housing Needs Assessment prepared by BBC Research & Consulting and current U.S. Census data. Current data for each is presented, and to the extent that data from the earlier studies is available, comparisons are made. Map 8 shows the five neighborhoods. A map of the NRSA is provided in that section.



# 1. Central Arlington Neighborhood Revitalization Strategy Area (NRSA)

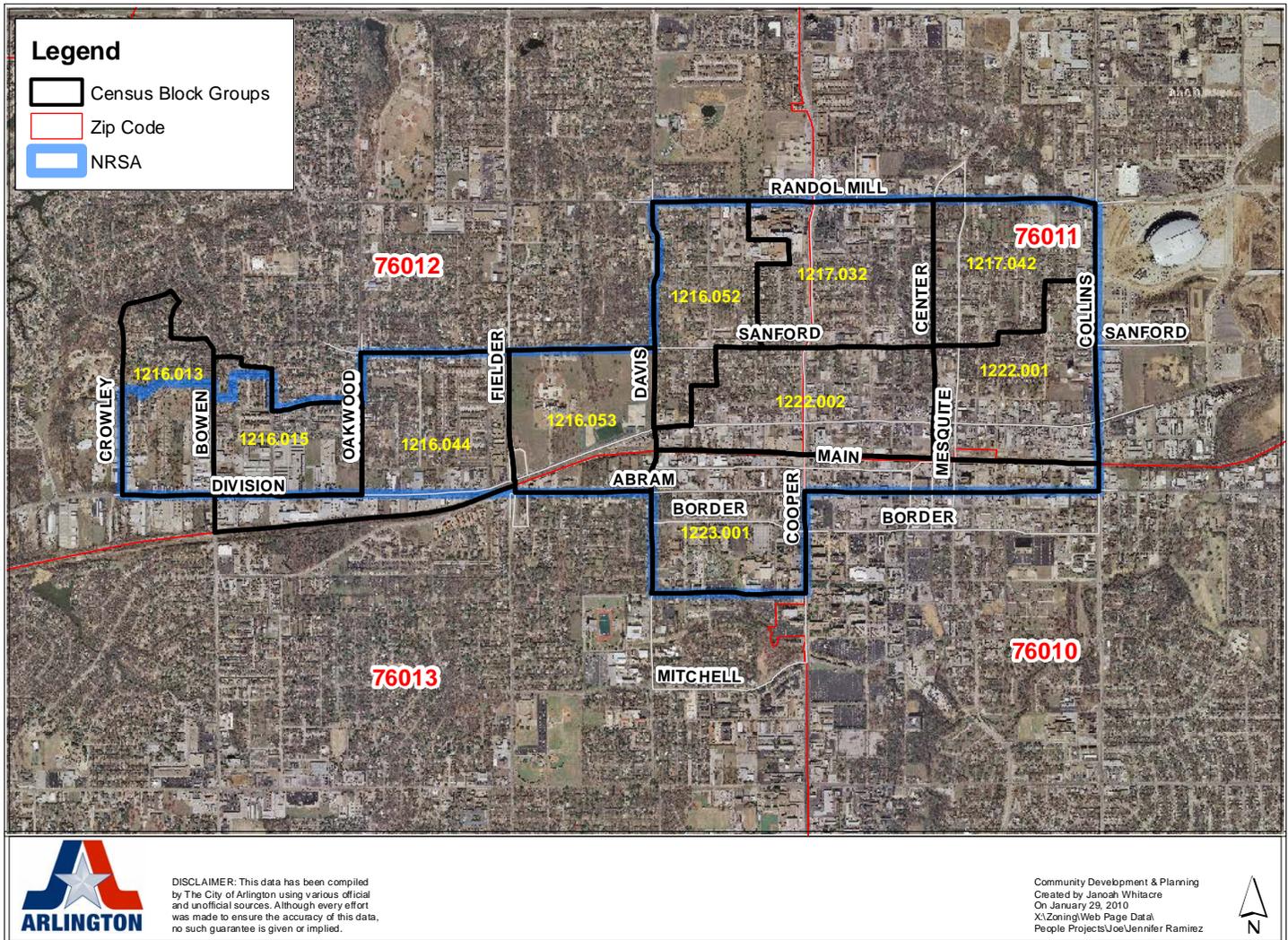
The City of Arlington identified the Central Arlington Neighborhood Revitalization Strategy Area (NRSA) as an area of high poverty and need for concentrated redevelopment and assistance to residents. The Central Arlington NRSA was approved by HUD in November 2005 with the 2005-2010 Consolidated Plan. In 2008, the City sought approval to expand the boundaries for the purpose of providing greater flexibility for housing strategies within Arlington. In July 2008, the City Council approved expanding the boundaries to include four residential census blocks west of the original NRSA. The expanded NRSA boundaries were approved by HUD in August 2008. The NRSA currently consists of 10 Census Block Groups two of which (BGs 2222.001 and 2222.002) are part of the Downtown.

According to Section VI of the 2010-2015 Consolidated Plan, the Central Arlington Neighborhood Revitalization Strategy is an effort to make a significant and measurable impact in the oldest section of Arlington. From 2005-2010, the City of Arlington invested over \$10 million of CDBG and HOME funds in public facilities and services within the NRSA, including streets, sidewalks, housing rehabilitation, senior housing, new owner-occupied housing, homeless shelters, child care training, adult education, youth centers and programs, parks, and social service facilities. The land use in the Central Arlington NRSA is 64.6 percent residential. The neighborhood contains some of the oldest surviving housing, original downtown, a state university, and diverse racial and ethnic populations.

Significantly, as the 2010-2015 Consolidated Plan points out, when Arlington began to expand its economy during the 1960s and 1970s, the major developments

Map 9

## CENTRAL ARLINGTON REVITALIZATION STRATEGY AREA



Source: City of Arlington

were happening away from Central Arlington and the downtown area. In the 1970s and 1980s, the city government and University of Texas at Arlington (UT Arlington) expanded and tried to boost development by building new facilities in “old downtown.” Culture and art centers were added along Main Street, but significant economic development has not thrived in downtown since its historical beginnings. The plan notes that only in the past few years, with great concerted efforts including the revitalization strategy, has the climate begun to change in Central Arlington.

The demographics of the NRSA have changed since the 2000 Census. The population of the area has declined by 1,425 persons (-8.9%) since the 2000 census, and currently has a higher percentage of persons in the age cohort 25-44 than the City as a whole. Though the population has declined, the racial/ethnic mix of the population has changed. The area has seen a six percent increase in the White population, a three percent increase in the African-American population, and a three percent increase in the Asian population since 2000 with a twelve percent decline in other racial groups. The percentage of persons identifying themselves as Hispanic has increased from 36.8 percent in 2000 to 42.2 percent in 2012. The percentage of persons without a high school diploma has declined from 34.0 percent in 2000 to 27.9 percent in 2012.

The economic indicators for the NRSA continue to evidence a wide range at the Block Group level. The Median Household Income (MHI) for the City in 2012 was \$53,431. Block Group 1216.053 had an MHI of \$63,417 while another Block Group reported an MHI of \$14,018, which is 26.2 percent of the City figure and approximately one-fifth of the highest MHI in the area. The percent of persons in the NRSA in 2012 living in poverty was 25.8 percent, an increase from the 23.4 percent in 2000. Currently in the NRSA, 61.5 percent of families live in poverty, including 83.4 percent of household with a female head and no husband present. Census figures for unemployment show that in 2000 7.0 percent of NRSA residents were unemployed, while in 2012, 11.8 percent of the residents were unemployed. This is the highest percentage of the transitional neighborhoods and is three percent higher than the City figure for 2012.

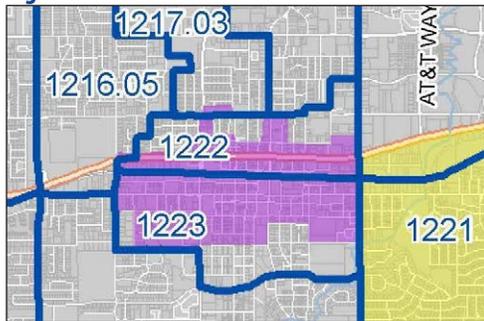
Over one-half of the housing units in the NRSA are one or two unit structures, while one-third are multi-family structures (5+ units). The percentages of structures with 20 to 49 units and 50 or more units are double that of the City as a whole. The NRSA has the greatest number of

mobile homes of any of the transitional neighborhoods. According to 2008-2012 ACS estimates, in the Central Arlington NRSA, 37 percent (2,387 units) of housing are pre-1970 construction, figure second only to East Arlington. In the NRSA 73.3 percent of residents are renters, a figure almost unchanged from the 72.7 percent in 2000. The area has a very low vacancy rate (0.5%) and almost one-half of the vacant units are classified as “For Seasonal Use.” As with the income levels, the Median Home Value range in the NRSA is very wide, going from \$13,300 to \$179,200, the greatest spread of any of the transitional neighborhoods. Median Gross Rent figures also show a disparity, ranging from a low figure of \$679 to a high figure of \$1,286, the highest rent among the transitional neighborhoods, and one and one-half times the City Median Gross Rent of \$835. However, cost burden in the NRSA among both renters and owners is not as significant as in other transitional neighborhoods.

In terms of affordability, the analysis found moderate to substantial affordability gaps for owner units in six of the ten census block groups. The largest affordability gaps exist in CT 1216.01, BG 3 (\$69,585) and CT 1216.01, BG 5 (\$41,753). These block groups are located in western section of the NRSA. The two block groups also have the highest median homes values, \$179,200 and \$125,900, respectively. An affordability surplus is found in CT 1216.04, BG 4 (\$44,492 – though unsubstantiated) and CT 1216.05, BG 3 (\$37,543). These block groups are located in the central section of the NRSA.

The analysis found a substantial rent affordability gap (\$329) in CT 1123.00, BG 1. This block group has the lowest median household income (\$14,018) in the NRSA. The analysis also found small rent affordability gaps in three other census block groups including CT 1216.04, BG 4 (\$35), CT 1222.00, BG 1 (\$18) and CT 1216.01, BG 5 (\$6). Two of the block groups are located in the western section of the NRSA. However, CT 1222.00, BG 1 is also a section of the Downtown.

**Figure 5: Downtown**



## 2. Downtown

Downtown Arlington includes Census Tract 1223.00 and, as previously noted, two Census Block Groups within the Central Arlington NRSA. According to the 2005 Arlington Housing Needs Assessment prepared by BBC Research & Consulting, Downtown Arlington contains a mixture of government buildings, the University of Texas at Arlington buildings, commercial/office buildings and older retail centers. The BBC study cites the Downtown Arlington Unified Master Plan which described downtown Arlington as “home to Arlington’s civic area, established neighborhoods, and industrial and commercial centers.” The BBC study concluded that downtown Arlington possessed six out of the nine factors indicative of a fragile neighborhood including a significant inventory of pre-1970 housing stock; a high crime area; above average code violations; a number of land parcels zoned but vacant; and several census tracts with above average owner occupied vacancy rates. The BBC study also concluded that Downtown Arlington is located in an area prime for redevelopment.

The Downtown has one of the youngest populations of the transitional neighborhoods, and with over 54 percent of the population under the age of 25 and 79.0 percent under the age of 45.

The percentage of White (53.9%) and African-American (10.7%) persons are below the City figures in the Downtown neighborhood, while the largest concentration of Asians resides in the Downtown (20.4 percent). By comparison, the City of Arlington’s racial composition is 64.4 percent White, 19.3 percent Black or African American and 7.2 percent Asian. The percentage of Hispanic persons (33.8%) is above the City percentage of 28.0. Several of the neighborhoods have a significant percent of their population 25+ years with “less than a high school diploma” including Downtown (28.3 percent). In comparison, only 15.8 percent of the City of Arlington’s population 25+ years has less than a high school diploma. The percentage of the population 25+

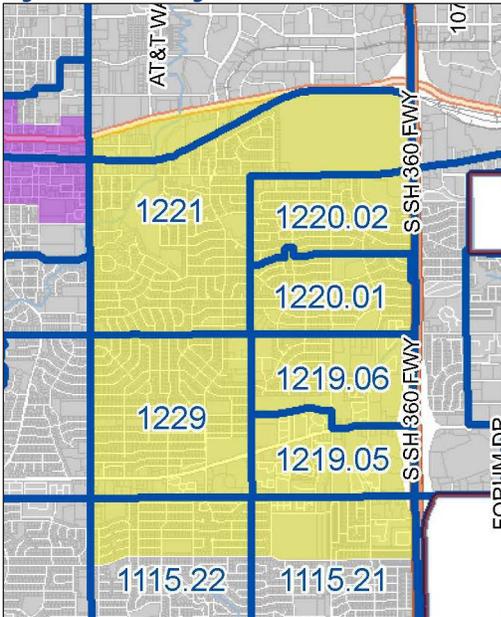
years with a bachelor’s degree or higher in Downtown is higher than the City (32.2% compared to 28.8%).

The range of Median Household Incomes in Downtown (\$20,250 - \$27,773) is the smallest of the neighborhoods and also the lowest; the high figure is 52.0 percent of the City figure. The percent of persons living in poverty according to the 2w012 ACS data is 40.1 percent, the highest figure of the neighborhoods and almost three times the City figure of 14.1 percent. Though the labor force participation rate is good (67.1%), the unemployment in the neighborhood is 13.4 percent.

Multi-family units (5+ unit structures) make up 56.3 percent of the housing in the Downtown area, and, as might be expected, 87.9 percent of units are renter-occupied. A significant percentage of housing units, 32.5 percent, were built before 1970. The vacancy rate for Downtown was 5.1 percent in 2012 with the “Other Vacant” category equal to the number of “For Rent” units, indicating the possibility of a number of distressed properties. The Median Home Value range in Downtown was \$68,500 to \$95,400, one of the lowest ranges of the six neighborhoods, and the Median Gross Rent range figure for the area was not only very narrow (\$707-\$709) but among the lowest if the areas under consideration, and over \$100 lower than the City figure of \$835. Still the highest percentage of cost-burdened owner households was found in Downtown (45.7%), as was the highest percentage of cost-burdened renter households (54.9%).

The affordability analysis found moderate affordability gaps for owner units in CT 1223.00 (\$17,870) and CT 1222.00, Block Groups 1 and 2 (\$25,968). The median value of owner occupied units is significantly higher (\$95,400) in the CT 1222.00 Block Groups than CT 1223.00 (\$68,500). The analysis also found small to substantial rent affordability gaps in the Downtown. CT 1223.00 has a rent affordability gap of \$203. While the median gross rents are comparable in both areas of the Downtown, the \$20,252 median household income in CT1223.00 is 27 percent lower than the CT 1222.01 Block Groups.

**Figure 6: East Arlington**



### 3. East Arlington

East Arlington is largest of the five transitional neighborhoods located all or in part within eight Census Tracts. East Arlington has the largest population (46,904) and highest number of housing units among the five neighborhoods. According to the 2005 BBC study, many homes in this neighborhood were built in the 1950s to house employees of the General Motors' plant. The 1950s-era subdivisions contain small, single family residences with individual yards on small lots.

The BBC study found six neighborhood risk factors in East Arlington including pre-1970s housing stock in most East Arlington Census Tracts; a high crime area; areas with above average code violations; several land parcels zoned but vacant; and all Census Tracts with above average owner occupied residential vacancy rates. The BBC study also concluded that East Arlington is prime for redevelopment.

East Arlington has the largest current population of the study areas, with 46,904 residents. Persons classifying themselves as "Some Other Race" constitute 12.6 percent of the population (compared to 7.0 percent for the City, and the percentage of African-Americans is 5.9 percent lower than that of the City. Hispanics are 54.8 percent of the population, the highest of the transitional neighborhoods, and almost twice the percentage of the city. The educational attainment level figures for East Arlington show 36.1 percent of the people 25 and over do not have a high school diploma and another 34.2 percent have only that diploma or a GED certificate. These percentages are well above the City numbers.

The Median Household Income range for East Arlington is \$27,179 to \$46,306 and the poverty level is 22.5 percent for all households. East Arlington has the second highest level of unemployment among the transitional neighborhoods (11.2%). In East Arlington, 65.2 percent of housing units are one- or two-unit structures, 28.1 percent are multi-family (5+ units), and the area has the second highest number of mobile homes (128). The area has the highest percentage of pre-1970 housing units – 7,039 of 16,621 (42.3%), but pre-1960 construction accounts for over one-half of the per-1970 structures. There is a relatively even balance between owner and renter housing with 48.3 percent being owner units and 51.7 percent being renter units. The area has 14,604 total housing units. The housing vacancy rates in East Arlington are high with 1,327 units being for rent and 352 units for sale, for an overall vacancy rate of 10.3 percent, three percent above the City figure.

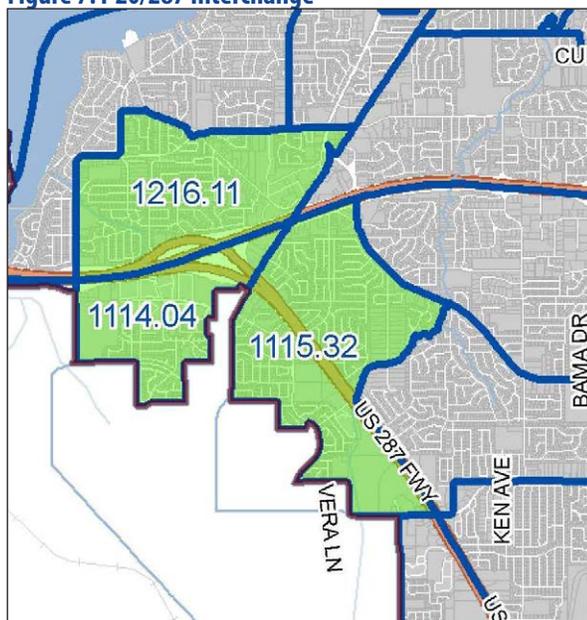
The Median Home Value range for East Arlington is \$73,900 to \$119,200, with the high end figure below the City Median Home Value of \$131,500. The Median Gross Rent range, \$680 to \$1,021, brackets the City rent figure of \$835. According to 2008-2012 ACS estimates, the second highest percentage of cost-burdened owner households is found in East Arlington (35.6 percent). The highest numbers of cost-burdened owner households are found in neighborhoods with greater supplies of owner-occupied units including East Arlington (2,510 units). The East Arlington neighborhood has the lowest percentage of cost-burdened renter households of the transitional neighborhoods, 9.6 percent.

The analysis found moderate to substantial affordability gaps for owner units in three of the eight census tracts that comprise the neighborhood. The largest affordability gap exists in CT 1219.05 (\$51,253) where the median home value (\$119,200) is the highest and the median household income (\$27,179) the lowest among the eight census tracts. An affordability surplus is found in five of the census tracts including CTs 1115.21, 1115.22, 1220.01, 1221.00 and 1229.00. The highest median household incomes are found in CT 1115.22 (\$46,564) and CT 1115.21 (\$41,564).

The affordability analysis found small to substantial rent affordability gaps in four of the eight census tracts with the largest in CT 1221.00 (\$196). The median gross rents in CTs 1221.00 (\$1,006) and CT 1220.01, (\$1,021) are significantly higher than the City of Arlington's (\$835) median gross rent. A substantial rent affordability surplus

exists in three of the census tracts including CT 1115.22 (\$284), CT 1229.00 (\$172) and CT 1115.21 (\$121).

Figure 7: I-20/287 Interchange



#### 4. I-20/287 Interchange

The I-20/287 Interchange is included in three Census Tracts in the southwest corner of the City. It is the second largest of the five transitional neighborhoods in population (20,531) and housing units (8,039). According to the 2005 BBC study, several corners of the Highway 287 and I-20 Interchange contain 1970s-era neighborhood retail with a mix of grocery stores, in-line retailers and freestanding businesses. The study noted that typical 1970s grocery-anchored shopping centers are smaller than today's projects and situated much closer to the street, creating a smaller parking field lacking outparcels to accommodate fuel stations and fast food restaurants. Buildings were usually brick and designs were simple and low to the ground.

The BBC study concluded the I-20/287 Interchange was a high crime area with several parts of the area having above average code violations and census tracts with owner occupied vacancy rates above the average.

The I-20/287 Interchange neighborhood is the second largest transitional neighborhood (20,531 persons), and also has the oldest population with 33.8 percent of residents over the age of 45. It also has the greatest concentration of Whites (73.7%), and the lowest percentage of Hispanics (10.4%) of the six areas. The percentage of persons 25 years and older with a Bachelor's degree is 4.5 percent higher than that of the City.

The Median Household Income range for the neighborhood is \$59,779 to \$76,028, the highest of the six neighborhoods and above the City figure of \$53,341. The poverty level in this neighborhood is 6.4 percent the second lowest of the transitional neighborhoods and less than one-half the City's 14.1 percent. Unemployment, according to the latest ACS figures is 6.0 percent, the lowest of the six areas and below the City figure of 8.8 percent.

Single-family detached housing units are predominant in the I-20/287 Interchange neighborhood (72.8% of units). Only 4.9 percent of the housing stock was constructed before 1970; indeed, 55.2 percent of the stock was built between 1980 and 1999. As one might expect with a high percentage of single-family units, the ownership pattern is predominantly owner-occupied units – 62.4 percent owner compared to 37.6 percent renter units. The overall vacancy rate is 3.1 percent with much of that being “For Rent” units. Housing Values range from \$132,000 to \$190,700, the second highest of the six neighborhoods, and the Median Gross Rent range is \$860 to \$1,212, both ranges starting slightly higher than the City median figure for value or rent. The I-20/287 Interchange neighborhood has the second lowest percentage of cost-burdened owners (21.2%), and the second-lowest percentage of cost-burdened renters (10.0%) among the transitional neighborhoods.

The affordability analysis found a moderate affordability gap (\$41,253) for owner units in CT 1114.04 of the I-20/287 Interchange. This census tract has the highest median owner value (\$190,700) and lowest median household income (\$59,779) of the three census tracts that comprise the neighborhood. In CTs 1115.32 and 1216.11 there exists a moderate affordability surplus of owner housing units.

The analysis found a substantial rent affordability surplus in all three census tracts despite median gross rents that are significantly higher than the City of Arlington (\$835), as a whole. Median gross rents in CTs 1216.11 and 1115.32 are \$1,212 and \$1,106, respectively.

## 5. Lamar Collins

Lamar Collins is located within portions of Census Tracts 1131.11 and 1131.12. The neighborhood has a population of 7,151 residents and 4,099 housing units, the second smallest of the neighborhoods by both measures. According to the 2005 BBC study, the neighborhood is characterized by 1970s multifamily apartment complexes interspersed with convenience retail. The apartment complexes are higher density with smaller units than most modern complexes. The complexes and units lack standard features and modern amenities by today's standards (upgraded appliances, covered parking, clubhouses, etc.).

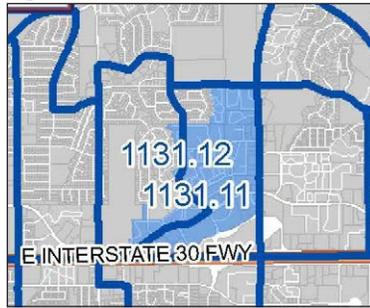
The BBC study concluded the Lamar Boulevard corridor is a high crime area with above average renter vacancy rates and is located in an area prime for redevelopment.

The transitional neighborhoods have higher percentages of younger population age groups than the City, as a whole; the percentage of population under 25 years of age is 48.8 percent in Lamar Collins compared to 39.2 percent for the City. It should also be noted that Lamar Collins has the highest percentage (10.8%) of children under the age of five among the six neighborhoods. In Lamar Collins 30.9 percent of the population is African-American, compared to 19.3 percent for the City, and the Asian population is 1.4 percent, the lowest of the study areas and only 20 percent of the city figure. In this neighborhood, 59.8 percent of residents classify themselves as Hispanic. Educational attainment figures show that, while 20.9 percent of residents do not have a high school diploma, 9.7 percent have a graduate or professional degree.

Household incomes in Lamar Collins are in the range of \$29,272 to \$43,237, below the City Median Household Income of \$53,341. The poverty level is 25.7 percent close to that of the NRSA, but still well below the Downtown percentage of 40.1. The unemployment percentage, according to the ACS figures, was 10.4 percent in 2012.

The second largest inventory of multi-family housing is found in Lamar Collins, 3,136 units, 76.5 percent of the neighborhood's housing units. Though only 6.6 percent of units were built before 1970, 74.6 percent of units were constructed between 1970 and 1999 and are thus at least

Figure 8: Lamar Collins

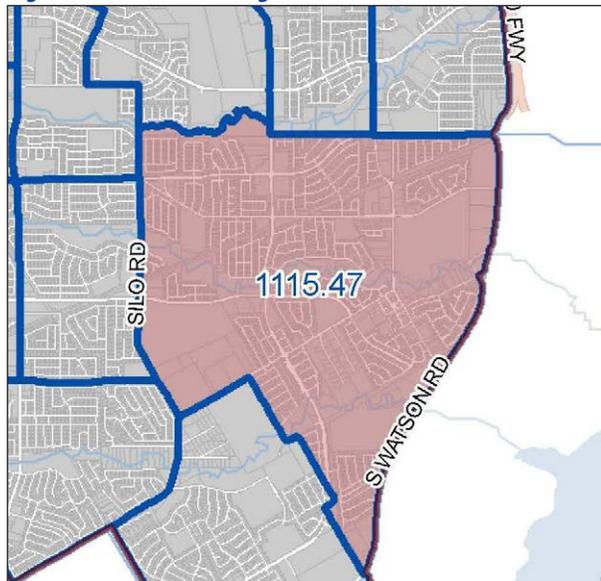


fifteen years old. The housing tenure data show that 82.2 percent of residents are renters. The data also show that 28.2 percent of units are vacant, the vast majority being classified as "For Rent." Median Home Values range from \$226,100 to \$232,200, the highest among the six neighborhoods and approximately \$100,000 greater than the City figure. The Median Gross Rent range, \$635 to \$699, is below the City figure and is the lowest of the six neighborhoods. Though the percentage of cost-burdened owners is low (15.6%), the percentage of cost-burdened renters is high with 46.5 percent of renters paying over 30 percent of income for shelter.

The affordability analysis found substantial affordability gaps for owner units in both census tracts that comprise the Lamar Collins Neighborhood. In CT 1131.11 the owner affordability gap is \$159,020 and \$118,008 in CT 1131.12. The median household incomes in CTs 1131.11 (\$29,272) and 1131.12 (\$43,237) are significantly less than the City of Arlington (\$53,341) yet median owner values in both CT 1131.11 (\$232,200) and 1131.12 (\$226,100) are substantially higher than the median owner unit value in the City (\$131,500).

The analysis found a small to substantial rent affordability surplus in the two census tracts. The smaller rent surplus (\$33) exists in CT 1131.11 with a median household income of \$29,272 and a median gross rent of \$699. A substantial rent surplus (\$446) exists in CT 1131.12 with a median household income of \$43,237 and a median gross rent of \$635.

**Figure 9: Southeast Arlington**



## 6. Southeast Arlington

Southeast Arlington is fully located within Census Tract 1115.47. The neighborhood has a population of 16,538 residents, and the lowest percentage (2.5%) of persons 65 and Older of the six neighborhoods. Southeast Arlington has the highest percentage of African-Americans (35.6%), the lowest percentage of persons of “Two or More Races” (0.6%), and the lowest percentage of Whites (39.5%) of the transitional neighborhoods. Data indicate that 75.8 percent of the population is Hispanic. Education attainment figures are close to Citywide figures in each category.

The Median Household Income figure of \$72,188 is the second highest figure among the transitional neighborhoods and almost \$20,000 greater than the City figure. The poverty level of 5.7 percent is less than one-half the City percentage and the lowest of the neighborhoods.

The neighborhood has 4,688 housing units, of which, single-family detached housing units constitute 98.0 percent and another 1.2 percent of units are single attached units. The only other housing in the neighborhood, less than one percent of the total, are mobile homes. Over 89 percent of housing units are owner occupied and over one-half of the housing units were built between 2000 and 2009. The vacancy rate for the neighborhood is 12.9 percent, but 41.8 percent are listed as “For Seasonal Use,” and 30.6 percent are shown as “Other Vacant,” likely indicating either new construction or distressed properties.

The Median Home Value of \$137,700 is above the City figure of \$131,500, while the Median Gross Rent figure

for the neighborhood, \$1,327, is the highest of the six areas and over one and one-half times the City’s Median Gross Rent of \$835.

The analysis found a moderate affordability surplus for owner units in CT 1115.47 which is the single census tract comprising the Southeast Arlington Neighborhood. Southeast Arlington’s median household income (\$72,188) is substantially higher than the City of Arlington (\$53,341) with a median owner value (\$137,700) that is comparable (\$131,500) to the City’s.

The analysis found a substantial rent affordability surplus of \$478 in Southeast Arlington despite having a median gross rent (\$1,327) that is 63 percent higher than the median gross rent (\$835) of the City of Arlington.

## V. Housing Considerations for Special Needs Populations

This section of the study examines the housing needs of the City’s Special Needs Populations.

### A. The Elderly and Frail Elderly

The elderly, 65 and over, constitute 7.3 percent of the total population in City of Arlington in the 2012 ACS. This represents 29,095 persons, a 42.3 percent increase from the 20,439 elderly in 2000. The Frail Elderly, those 75 and over, constitute 3.3 percent of the 2012 population, some 12,153 persons. The number of frail elderly has increased by 3,832 persons, a 46.0 percent increase. Thus, these two components of the population are growing at a rate four times faster than the City.

The implication for the housing market is several-fold. These households often are seeking smaller housing units that require less maintenance, though they may wish to remain in Arlington where they have friends, family, and community ties. Those who wish to “age in place” may need assistance in maintaining their residence and may face both physical and financial challenges in doing so.

The elderly, especially in very low-income households, face housing difficulties based upon their particular housing needs (size of units, and types of fixtures and amenities), and on the basis of the cost burden they bear for housing and the fact that many are limited by fixed incomes.

The Frail Elderly may need additional assistance to live independently and have additional requirements for their housing, such as ramps, elevators, grab bars in the

bathroom, and special types of kitchen and bathroom fixtures.

HUD provided data for the preparation of the City's Consolidated Plan indicates that there are 2,250 elderly renter households with a cost burden greater than 30 percent of income, and an additional 1,445 elderly renter households with a cost burden greater than 50 percent. The greatest number of these households is in the 30-50 percent of Area Median Income (AMI) range, those having incomes between \$19,750 and \$32,900.

Among elderly owner households, HUD data shows that 2,605 households have a cost burden greater than 30 percent and that 1,415 elderly households have a cost burden greater than 50 percent. It should be noted that almost one-half of the greater than 50 percent households are in the lowest income range – less than \$19,750.

Focus group participants and community and stakeholder survey results indicated a concern about housing for seniors. The consensus was that there is a need for housing that offers a range of living options from independent living in an apartment or cottage to assisted living to more complete personal care. The need for this type of affordable housing for low-income seniors was noted, but the potential for a market-rate development of this type was expressed more frequently.

Currently, senior citizens are provided affordable housing through Arlington New Beginnings, Nuestro Hogar Apartments, The Village at Johnson Creek, and the North Arlington Senior Apartment Community.

## **B. Persons with Disabilities**

Disabilities can include a wide range of conditions – physical limitations, mental illness, and serious medical conditions. Included are persons with mental retardation, autism, traumatic brain injury, spinal cord injury and similar disabilities. A person is considered to have a disability if he/she has difficulty performing functions such as seeing, hearing, talking, walking, climbing stairs, lifting and carrying; has difficulty performing activities of daily living; or has difficulty with social roles such as helping children with homework, working at a job or doing household chores. A person who is unable to perform one or more activities, who uses an assistive device to get around, or who needs assistance from another person to perform basic activities is considered to have a severe disability.

Figures from the ACS indicate that nationally, 12.0 percent of the non-institutionalized population has some form of disability. The ACS figure for Arlington is 10.0 percent, which represents some 36,470 persons. The number of persons in Arlington under the age of 18 with disabilities is 4,706, while the number of persons aged 18 to 64 with disabilities is 21,465, or 9.1 percent of the persons in that age group. The number of persons 65 and over with disabilities is 10,299 or 36.4 percent of that age group. These figures, based upon the Census Bureau definition of disability, include a wide range of disabilities and a precise figure for persons with physical disabilities is difficult to determine.

## **C. Developmentally Disabled Persons**

The Association for Retarded Citizens (ARC) indicates that the base definition of developmentally disabled is an IQ score less than 70. ARC indicates that the nationally accepted percentage of the population that can be categorized as developmentally disabled is two and one-half to three percent of the population. By this calculation, there are an estimated 9,179 developmentally disabled persons in Arlington, of whom approximately 118 are under the age of 18.

The preferred housing options for the developmentally disabled are those that present a choice and integrate them into the community. This includes supervised apartments, supported living, skill development homes, and family care homes.

## **D. Physically Disabled Persons**

Deducting the number of developmentally disabled persons from the census figure for persons with disabilities gives an approximate figure of 27,291 persons who may be physically disabled.

Persons with physical disabilities may require assistance with daily living, and additional requirements for their housing including, for example, special types of kitchen and bathroom fixtures or special fire alarms.

Many individuals with disabilities rely on Supplemental Security Income (SSI) for financial support. SSI provides income support to persons 65 years and over, the blind, and also persons with disabilities. There are, according to the 2012 ACS, 3,805 persons receiving SSI benefits in Arlington, and the mean annual SSI income is \$8,808. Since many persons with disabilities have limited incomes, finding affordable and accessible housing is often a serious

challenge. Even when new affordable rental housing is developed, the rental rates for the housing units are often too high for many persons with disabilities.

In the course of the focus group discussions and the interview, as well as in the survey results, a general expression of need for additional housing for persons with disabilities did emerge. There was no specific type of housing or specific group of persons noted, though affordability was mentioned as a concern.

Housing for persons with disabilities was provided through Arlington and Fort Worth Volunteers of America (VOA) Living Centers, VOA Community Home and Scattered Site Duplexes, Easter Seals, Arlington Villas, Parkview Townhomes, Parkland Pointe, Providence at Prairie Oaks, Northridge Apartments, Running Brook Apartments, and Pineridge Apartments.

## E. Persons with Alcohol and Drug Dependencies

The National Institute of Alcohol Abuse and Alcoholism estimates that 16 to 17 percent of the male population over the age of 18 has a drinking problem and that six percent of women over the age of 18 have this problem. These estimates mean that in Arlington an estimated 20,610 males and 8,178 women are in need of supportive services for alcohol alone.

According to the 2012 National Survey on Drug Use and Health (NSDUH), conducted by the Substance Abuse and Mental Health Services Administration (SAMHSA), an estimated 23.9 million Americans in 2012 had substance dependence or abuse (9.2 percent of the total population aged 12 or older). Applying these statistics to Arlington's population, approximately 28,420 persons aged 12 and older had substance dependence or abuse in 2012.

Arlington does not have any state supported drug/alcohol outpatient or inpatient treatment programs for the medically indigent within the City limits. However, its medically indigent residents have access to outpatient treatment in Fort Worth and inpatient treatment in Dallas and Fort Worth, including NEXUS, Homeward Bound, Pine Street, and Billy Gregory.

## F. Lead-based Paint Incidence

Lead-based paint poses a particular hazard to children under the age of six, and is the focus of efforts by HUD to raise awareness of the problem and mitigate or eliminate

the hazard. Lead-based paint was banned in 1975, but housing constructed prior to that time typically contains lead-based paint to some degree.

Studies have shown that the lead-based paint hazard lessens with newer construction as lead-based paint use was phased out and was no longer used at all after 1975. Thus, a unit constructed between 1960 and 1979 has a 62 percent chance of having this hazard; units built from 1940 to 1959 have an 80 percent chance; units built prior to 1940 have a 90 percent chance.

The City's housing stock is relatively young, as only 0.6 percent of units were built before 1939 and only 16.9 percent were built before 1970. Table 43 shows the estimated number of units that might have a lead-based paint hazard.

**Table 43: Housing Units with Potential for Lead-based Paint**

Period of Construction	Total Number of Units	% Chance of Containing Lead-based Paint	Possible Number of Units with Lead-based Paint
Pre-1940	835	90%	752
1940-1959	10,518	80%	8,414
1960-1979	46,450	62%	28,799
<b>TOTAL</b>			<b>37,965</b>

*Source: ACS, 2012*

The total number of possible units represents 26.0 percent of the total housing in the City.

Children under six are the persons most severely affected by lead poisoning. These children typically constitute about seven percent of the population in an area but in Arlington there are 29,279 children, constituting eight percent of the population, under five years of age per ACS figures.

According to the Comprehensive Housing Affordability Strategy (CHAS) data (which includes units built through 1980) there are 7,645 owner-occupied housing units with children under the age of six and over 46,000 renter-occupied units with children present.

Households living in substandard units or older housing, or who are low-income are more likely to be exposed to lead-based paint than higher income households living in newer or rehabilitated housing. It should be noted, however, that the lead-based paint hazard remains a significant problem for all households living in units with lead-based paint.

The City uses its housing rehabilitation programs to assist in the elimination or abatement of lead-based paint in homes.

## G. Homeless Persons and Those at Risk of Homelessness

Data from the Tarrant County Homeless Coalition indicate that in 2014 the County had 2,451 homeless persons, over half of whom were in Emergency Shelter, and 38.8 percent of whom were in transitional housing. This number represented a modest three percent increase from the number of homeless persons counted in 2013.

The number of homeless persons in Arlington at the time of the Point In Time count in 2014 was 229. Of these persons, 16 were unsheltered, 161 were in emergency shelters, and 52 were in transitional housing.

The County and the City have a number of facilities and programs to address homelessness. Arlington has 121 transitional housing beds, 94 permanent supportive housing beds, and 26 beds for rapid rehousing. In the past year in Arlington this included providing shelter for 1,500 persons, providing case management and supportive services for 1,000 persons, providing 150 units of transitional housing, and rehousing 12 households.

Homelessness prevention services were available to Arlington residents through providers such as United Way's 2-1-1 Information and Referral and Crisis Relief Fund, Mission Arlington, Arlington Urban Ministries, Texas Health and Human Services Commission, Arlington Workforce Center, Mental Health Mental Retardation, the Arlington Housing Authority, the Salvation Army of Fort Worth, and Cornerstone Assistance Network.

Neither the focus groups nor the community surveys indicated a need for additional housing facilities for the homeless.

However, the need for programs and resources to prevent homelessness is manifest in an examination of the needs of low-income households. As noted in the Community Profile section of this report, the City has a substantial number of households with an income of less than \$15,000; indeed, 10.6 percent of households, some 14,182 households, are below this figure.

Thus affordability can become a significant issue for low-income households, especially the Extremely Low-income households. Figures from the National Low Income Housing Coalition indicate that the Fair Market Rent

in Arlington for a two-bedroom apartment is \$938 per month. According to the Coalition's figures, the monthly rent affordable to the mean renter wage (\$14.333 per hour) is \$745, which is \$193 less than the Fair Market Rent figure. Thus, the worker making the mean renter wage would need 1.3 jobs at that rate to afford the apartment, while a minimum wage worker would need 2.5 jobs to afford the apartment.

The following table shows that there has been a 55.1 percent increase in the number of renter households with a cost burden of 35.0 percent or more since 2000, the number of such households now at 22,761. This figure is 41.6 percent of renter households.

**Table 44: Gross Rent as a Percentage of HH Income, 2000-2012**

Cost Percentages	City of Arlington			
	2000	% of Total	2012	% of Total
Occupied Units Paying Rent	55,585	100.0	54,755	100.0
Less than 15.0 percent	10,029	18.0	5,679	10.4
15.0 to 19.9 percent	10,421	18.7	6,945	12.7
20.0 to 24.9 percent	8,415	15.1	7,134	13.0
25.0 to 29.9 percent	6,296	11.3	6,297	11.5
30.0 to 34.9 percent	4,616	8.3	4,728	8.6
35.0 percent or more	14,670	26.4	22,761	41.6
Not Computed	2,061	(X)	2,432	(X)
No Cash Rent/ No Rent Paid	923	(X)	1,221	(X)

*Source: U.S. Census, 2000, 2012 ACS*

Similarly, the percentage of homeowners with a cost burden of greater than 35 percent has increased from 13.5 percent of households in 2000 to 23.2 percent in 2012, the number of households almost doubling from 6,963 in 2000 to 13,058 in 2013.

Thus, affordability is an important issue in Arlington, especially for low-income renters. The situation for these households is especially precarious as an illness, accident or job loss could threaten these households with homelessness.

## H. Persons with HIV/AIDS

The US Center for Disease Control estimates that 0.3 percent of the US population currently lives with HIV/AIDS, and that 15.8 percent of those infected are not aware of their infection. Applying the 0.3 percent figure to Arlington would indicate that 437 persons in Arlington are affected.

Tarrant County Public Health stopped reporting HIV/AIDS data in 2010. As of the last publication, the County had 181 reported cases of HIV and 102 cases of AIDS. Data from the last report indicate that the City of Arlington had approximately 34 AIDS cases and 51 HIV cases in the period October 2008 through September 2009. The AIDS Outreach Center (AOC) reports 72 individuals with HIV/AIDS in Arlington in the last complete calendar year. AOC also reports that approximately 33 percent of their total cases in Tarrant County are located in Arlington. AOC serves approximately 130 individuals each year in Arlington with testing and referrals to housing and related services.

Persons with HIV/AIDS face a number of housing barriers, including discrimination, housing availability, transportation and housing affordability. The co-occurrence of other special needs problems with HIV/AIDS can make some individuals even more difficult to house. Substance abuse is a difficult issue and the incidence of mental illness among the HIV/AIDS community is also high.

The City has assisted in providing housing for HIV/AIDS persons and supports the AIDS Outreach Center in Fort Worth. Samaritan House provides housing vouchers for persons with HIV/AIDS in Tarrant County, including Arlington through the Genesis Project and Tarrant County HOPWA competitive grant. The focus groups and community surveys did not indicate a need for additional housing programs or facilities for this population.

## **VI. Additional Housing Market Considerations**

### **A. Introduction**

This section of the strategy describes the effects of other factors that influence the development of a citywide housing strategy. This includes the effect of the growth and development of the University, the role of the housing strategy in the City's economic development strategy, the impact on development as the City approaches build out, and a review of City Housing Programs and how they impact development/redevelopment.

### **B. University of Texas Arlington – Student Housing**

The need for off-campus student housing is an important consideration in the development of a comprehensive

housing strategy. The University itself is concerned about the topic and is preparing a Housing Master Plan, which is not yet complete or available for public distribution. However, information provided by the University to the consultant team indicates that the University expects to be able to meet the demand for student housing for the foreseeable future. Though there was a modest increase in enrollment for the fall 2014 semester and “some wait-list activity for apartment housing” according to a University official, there were still in the range of 250 vacant beds available on campus.

A preliminary study prepared by the University last fall anticipated only modest enrollment growth, while the University had expended its supply of available student beds from slightly below 3,000 in 2000 to 6,000 for the 2014-2015 academic year. The University is examining the potential for the “removal, renovation, or replacement” of the older on-campus units as well as the creation of two student oriented apartment developments to house approximately 1,300 students as well as considering a new 500 bed residence hall. Thus, the University is aware of its student housing needs and is addressing the need to provide an adequate supply of student housing in the face of level demand, especially for the apartment type units preferred by upperclassmen.

The University study noted an emphasis upon the desire to construct higher density units with fewer amenities and “sustainable building design” to meet the economic pressures on students and the increased need for affordability.

## C. University of Texas Arlington – Tier 1 Status

The University of Texas Arlington has established a goal of becoming a Tier 1 university. This status brings significant benefits to the University and its community. Each year the Texas Senate Research Center publishes a report identifying the top research institutions of higher learning in the U.S. Criteria consist of:

- Total research expenditures,
- Federal research expenditures,
- Endowment
- Annual giving,
- National Academy members,
- Faculty awards,
- Doctorates awarded,
- Post-doctoral appointees, and
- Median students' SAT and ACT test scores

Universities with Tier 1 status receive higher amounts of research funding and consequently attract a larger number of students pursuing careers in research and development fields. Major corporations see these institutions as resources, providing highly skilled staff that can establish a competitive edge in the marketplace. These corporations are often willing to relocate to geographic areas with a higher concentration of Tier 1 universities. The net effect is greater economic growth within these geographic regions.

Tier 1 universities generally spend \$100 to \$150 million dollars in research each year. These funds are generated through donations and state and federal matching funds grants. This translates to a sizable inflow of cash for communities surrounding Tier 1 institutions. The relocation of research oriented corporations also spurs job growth in these areas. Recently, ranked university communities have also become attractive to retirees, in part because such universities offer a wide range of cultural events and other amenities, and many have significant medical facilities as part of their structure and operations.

The University is actively seeking this Tier 1 status and hopes to achieve it within five to seven years according to a University representative. The number of faculty, staff and researchers that might be added in the course of achieving this status cannot be determined, but certainly the University will need to offer competitive salaries to

recruit and retain well-known and respected scholars and researchers. According to the American Association of University Professors, the average salary for a full Professor in 2013-2014 is \$138,742, meaning that such a person would likely seek a home with a cost of over \$300,000. The University notes that a diverse and ample supply of high-quality housing is important to the University's efforts to attract scholars, and emphasize the need to redevelop the Downtown and University Districts.

## D. Economic Development Strategy

The City has adopted a new economic development strategy. The consultant team was provided a copy of the June 10, 2014 City Council briefing and the accompanying document. The strategy is notable in its recognition of the importance of housing in implementing a growth strategy for the City. In particular, the document recognizes the need to revitalize neighborhoods, revitalize the Downtown, increase amenities, improve the quality of life, and improve housing options.

Indeed, the Economic Development Strategic Plan begins by noting that housing development and redevelopment are important aspects of the economic development strategy. Indeed, one of the strategies is "Promote Development of Diverse Housing Products," which includes the offering a "strong mix of housing options," the development of downtown apartments to appeal to recent college graduates and young professionals, the redevelopment of the aging multi-family housing units, and the construction of high quality housing in targeted areas of the City. These independently developed recommendations are much the same as the recommendations set forth in this strategy. The economic development document also notes the need for "high impact community development," and the phrase "Quality of Place," appears several times, indicating the need for an attractive living environment in order to grow the economic environment.

The targeted industries, which are the focal points of the strategy, include Aerospace, Automotive, Medical Devices, Industrial Machinery, and Business and Professional Services. These industries employ better trained or skilled workers and have higher wage jobs. The implication for the housing market is that "step up" housing, middle income, and executive housing will be necessary as firms expand or relocate to Arlington.

The strategy also acknowledges the role of the University in both preparing workers that the City would like to retain, and in developing as a major research institution with

significant implications for the City's economic growth. As noted in the preceding section, this housing strategy specifically notes the impact of housing and amenities to attract and retain UTA graduates.

Though no specific goals about the number or types of projected workers is available, the City has seen success recently. For example, Triumph Aerostructures – Vought Aircraft Division has announced that it will relocate its engineering services operations, including aerospace product development and its division management and shared services to Arlington. When complete, Triumph will relocate approximately 500 full time employees and related contractors with an average salary of \$100,000. At this salary, such workers would be able to afford \$250,000 homes.

Thus, the economic development strategy is very much in line with this housing market analysis in recommending that the City provide a range of housing options for persons in a wide range of incomes.

## **E. Housing Rehabilitation/Redevelopment**

The topics of redevelopment and housing rehabilitation came up on numerous occasions in the course of the focus group sessions, interviews and meetings. Several common ideas emerged in the course of these discussions.

Many of the persons involved in these discussions agreed that rehabilitation was a very practical means to preserve housing and to keep residents in their homes and neighborhoods. This was felt to be especially important to seniors who wished to stay in Arlington and “age in place,” and a few persons noted that some of the older housing did possess characteristics and design that were no longer available in the market. Though sometimes expensive, the consensus was that there are programs in place to assist households, both low-income and otherwise in this effort.

However, it was frequently noted by the real estate professionals that in some cases, housing units, both owner and renter occupied, were not worth the cost it would take to rehabilitate them to current standards. The quality of construction and materials used were mentioned as detrimental to rehab, and several people mentioned that soil conditions occasionally made the restoration of a unit difficult and even not worthwhile.

Thus, rehabilitation efforts should proceed on a case by case basis, evaluating the cost of rehabilitation against the benefit to the structure, the owner, and the neighborhood.

Redevelopment, for the purposes of this study, is the use of public resources and policies to promote the revitalization and restoration of an area in a community. There are two key points to be considered. The first point is that an area, as opposed to a single parcel, is involved. The second point is the use of public resources to achieve the desired end. The City has resources in terms of its ability to work with developers on fees, design standards and other requirements, as well as having control of parcels in a number of areas being considered for redevelopment. Further, the City has programs and can obtain funding to support such efforts. However, the City does not appear to have a means to assemble properties for redevelopment, in particular because it is not in the primary position to acquire properties for back taxes or other means.

Redevelopment is viable means to create the type of housing environment the City and property owners may use to create and support economically feasible projects. Redevelopment will require the active participation of the City in identifying objectives, obtaining public participation and buy-in, developing viable plans that will appeal to developers, and then coordinating and collaborating with investors and property owners to create and supporting economically feasible projects. The work will be easier in areas in which the City has control of acreage for development or has interested partners. Redevelopment planning has been started in several areas of the City and has been mentioned in the Economic Development Strategy as an integral part of the economic development effort.

## **F. Housing Capacity and Development Potential**

The subject of build out was raised several times in the course of the interviews and focus group meetings. Data from the City indicates that there are 6,128 acres of land that are vacant and considered developable remaining in the City. This is just under ten percent of the City's land. An analysis of the list of vacant parcels reveals that 59.1 percent of the parcels are smaller than one-half acre, and 2,253, or 73.0 percent, are less than one acre. From a housing developer's perspective, lots of less than one-half acre afford limited development potential and lots of less than an acre, even if buildable, offer little development potential, especially if scattered. Table 45 shows the number of developable parcels in a number of size ranges.

<b>Table 45: Vacant Developable Parcels by Size - Arlington, Texas</b>	
<b>Size of Parcel</b>	<b>Number of Parcels</b>
1 – 3 Acres	432
4 - 6 Acres	182
7 – 10 Acres	75
11 - 25 Acres	71
26 – 50 Acres	23
50+ Acres	13
<i>Source: Community Development &amp; Planning Department, Arlington</i>	

migration, proximity to employment, growth in local employment, household income, and personal preference all drive population size. Greenfield development is not the only growth option, and the nature of a community’s housing stock is not limited to single family residential units. Mixed use, multi-story development, or townhouse developments, for example, can increase population density and enable a community to continue to grow.

As noted above in the national trends section of this analysis, the housing needs of an aging population, an increased number of single-person or small family households, and a preference for a more urban, walkable environment will drive housing toward higher density residential development in both for-sale and rental units.

Map 10 shows the location of the developable parcels on this list. Please note that the parcels shown in the preceding table and the following map do not factor in environmental or development matters that could affect the development of these parcels. The point is that there are only a limited number of parcels that can be considered for development.

There appear to be significant areas of developable property across the City, especially in the northern Arlington, western Arlington in the vicinity of the lake and areas south of Interstate 20. However, because a parcel is listed as both vacant and developable does not necessarily mean that it can be developed, regardless of size. Other factors such as infrastructure, environment, and surrounding uses impact development potential if not possibility.

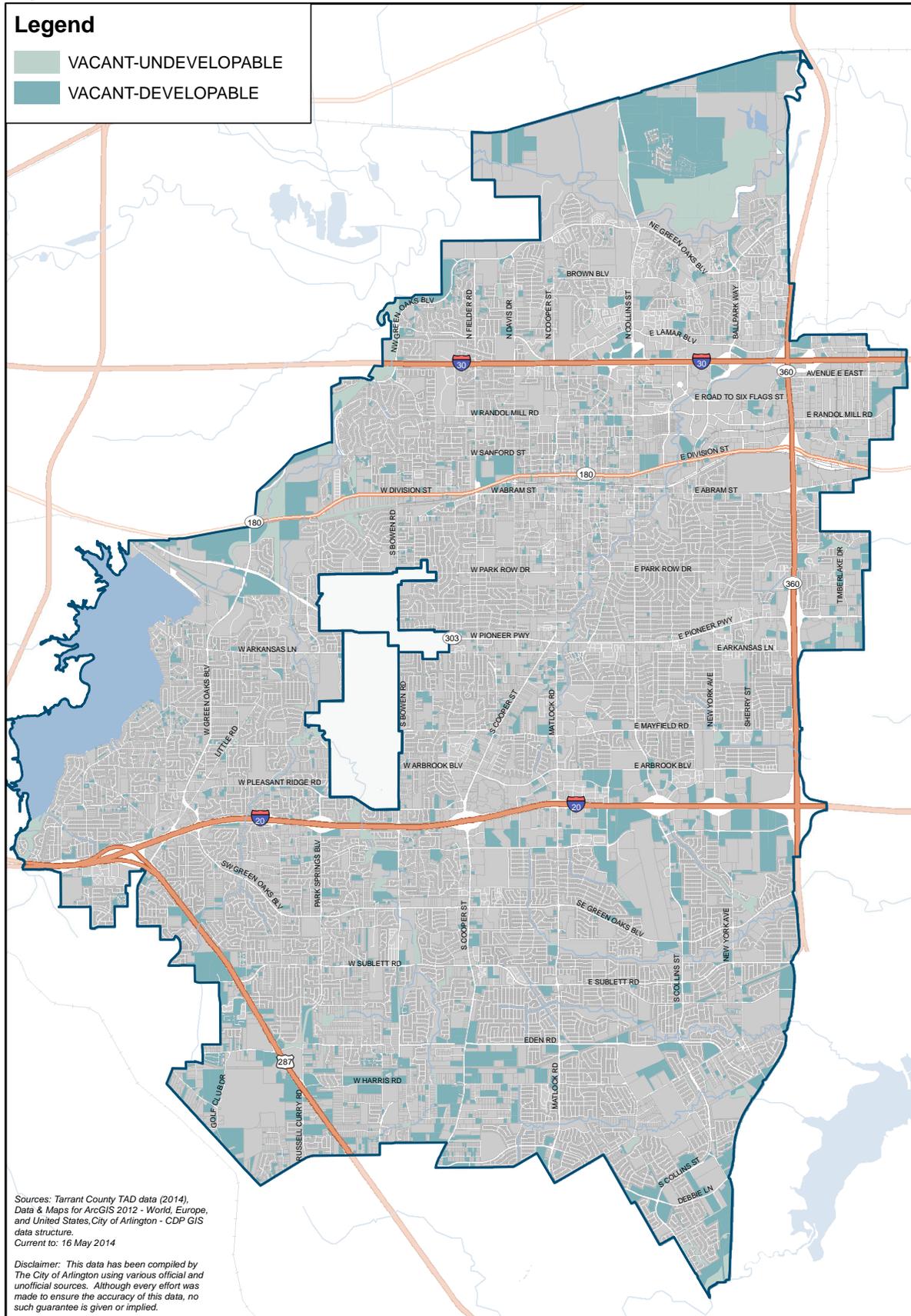
In January of 2014, the City staff prepared a “Carrying Capacity Analysis” study, which the consultant team reviewed. This analysis noted that in light of natural environmental, build environmental, and policy considerations, future City development “is most appropriately located in three generalized areas,” - 1) the area north of Green Oaks Boulevard and east of Collins Street, 2) the area north of Park Row Road and south of Interstate 30, and 3) the area south of Interstate 20. The map shows both greenfield and redevelopment areas. Some of the development areas are currently built and would require redevelopment. Map 11 shows the development suitability of parcels in light of the three factors.

A comparison of the areas indicated on the two maps shows a number of common areas with development potential.

However, the parcels and areas identified in this analysis are not the sole sources of potential for residential development in the City. As noted earlier in this analysis and in the Carrying Capacity Analysis, population

**Legend**

- VACANT-UNDEVELOPABLE
- VACANT-DEVELOPABLE



Sources: Tarrant County TAD data (2014), Data & Maps for ArcGIS 2012 - World, Europe, and United States, City of Arlington - CDP GIS data structure. Current to: 16 May 2014

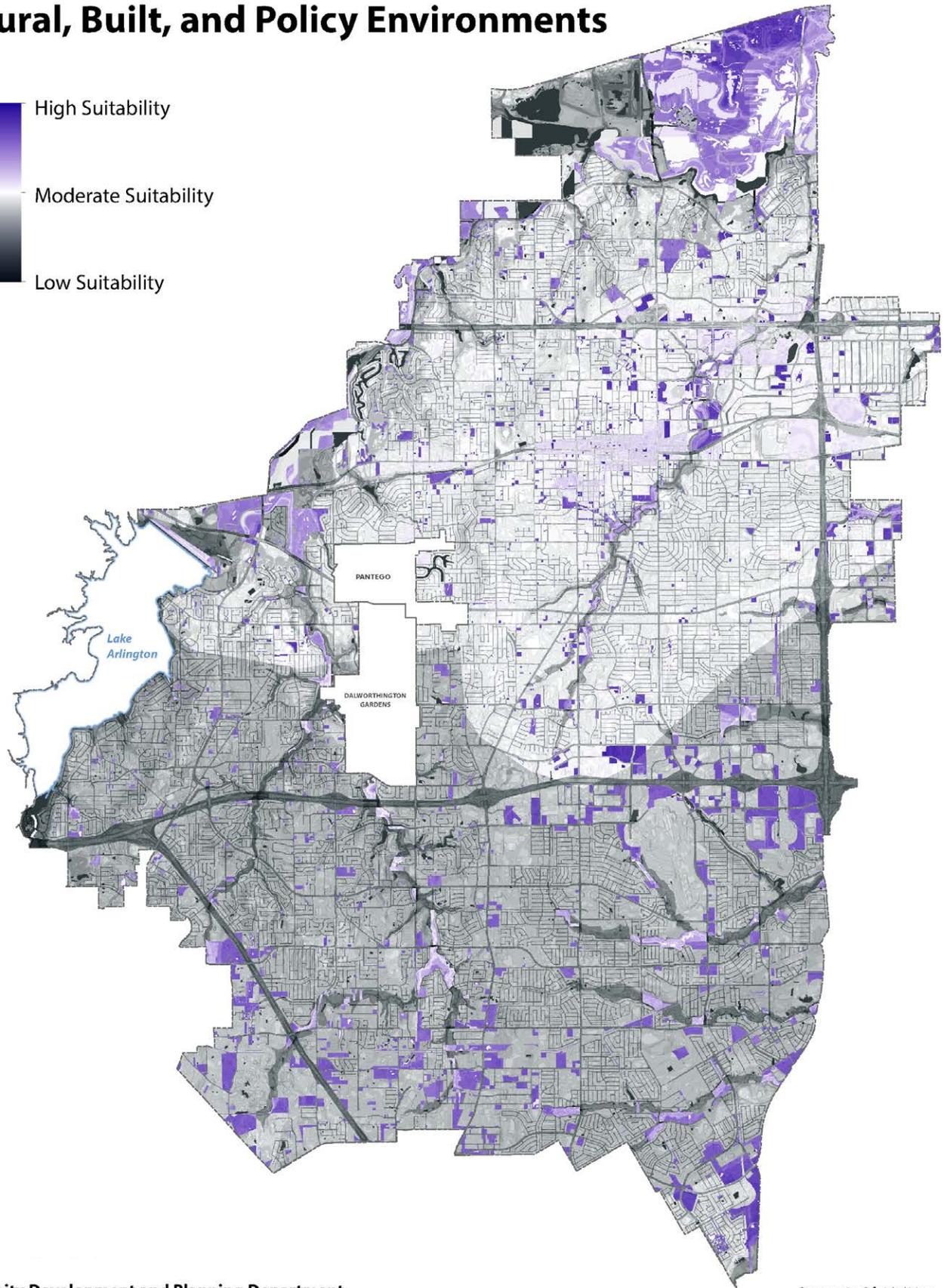
Disclaimer: This data has been compiled by The City of Arlington using various official and unofficial sources. Although every effort was made to ensure the accuracy of this data, no such guarantee is given or implied.



**Vacant Properties**



# Development Suitability Relative to the City's Natural, Built, and Policy Environments



## VII. Current Housing Programs

### A. Introduction

The City of Arlington and the Arlington Housing Authority offer a range of programs for homeowners, homebuyers, renters, and persons with special housing needs using both federal and local funds, as well as including participation by not-for-profit organizations. Many of these programs can have an impact upon the city's housing strategy and may be used to further the City's housing objectives and programs. Program eligibility and the type and level of benefits are often tied to HUD Income limits, which are shown in the table that follows.

opportunities for low- and moderate-income individuals. The CDBG formula includes a combination of data on poverty, total population, housing overcrowding, age of housing, and population growth lag in relationship to other metropolitan areas.

CDBG funded activities are diverse in nature but must meet one of the following objectives:

- Benefit low- and moderate-income persons;
- Prevent or eliminate slum or blight; and
- Meet other urgent community development needs.

**Table 46: HUD FY 2014 Income Limits Summary**

FY 2014 Income Limit Area	HUD Calated Median Income	FY 2014 Income Limit Category	Persons in Family							
			1	2	3	4	5	6	7	8
Fort Worth Arlington TX HUD Fair Market Rent Area	\$65,800	Extremely Low Income Limits (\$)	\$13,850	\$15,800	\$17,800	\$19,750	\$21,350	\$22,950	\$24,500	\$26,100
		Very Low Income Limits (\$)	\$23,050	\$26,350	\$29,650	\$32,900	\$35,550	\$38,200	\$40,800	\$43,450
		Low Income Limits (\$)	\$36,900	\$42,150	\$47,400	\$52,650	\$56,900	\$61,100	\$65,300	\$69,500

Source: HUD Income Limits Documentation System

### B. Federal Programs

The City of Arlington receives federal funds from the U.S. Department of Housing and Urban Development (HUD), including Community Development Block Grants (CDBG), HOME Investment Partnership (HOME) funds, and Emergency Solutions Grants (ESG) as well as competitive federal Continuum of Care funds through the Tarrant County Homeless Coalition.

#### 1. Community Development Block Grant (CDBG)

This HUD program awards grants on a formulaic basis to states and entitlement communities to develop decent housing and living environments and to expand

Over the past several years, CDBG funds have been used to fund a wide range of activities, ranging from housing rehabilitation to providing services to seniors and youth. In the past year, the City of Arlington has used CDBG funds to meet community needs including providing:

- Public services provided for over 13,700 residents;
- Transportation services for over 440 low-income persons seeking access to employment and educational opportunities;
- Homeless services for over 3,100 individuals;
- Housing rehabilitation for 85 low- to moderate-income home-owners, including 7 in the Neighborhood Revitalization Strategy Area;

- New and improved neighborhood parks, sidewalks, and infrastructure in low-income areas;
- Improved public facilities for drop-out prevention, youth and adult literacy and basic education programs, and one-stop center for human services.

## 2. Home Investment Partnership Program (HOME)

HOME is a HUD grant awarded to states and localities on a formulaic basis, exclusively to maintain and create affordable housing for low-income households. The participating jurisdiction works in partnership with local government and nonprofit organizations to build, buy and/or rehabilitate housing for rent or ownership, or to provide direct rental assistance. The HOME program requires that every participating jurisdiction match 25 cents of every dollar in program funds. HOME grants can be used by the local government as direct loans, grants, loan guarantees, other forms of credit enhancement, rental assistance or security deposits.

In Arlington, the Homebuyers' Assistance Program, Owner-Occupied Housing Rehabilitation Program, Housing Development by Community Development Housing Organizations (CHDOs), and Tenant-Based Rental Assistance are all funded through HOME.

## 3. Arlington Homebuyers' Assistance Program

The Arlington Homebuyers' Assistance Program (AHAP) provides down payment and closing cost assistance to low income, first-time homebuyers. Assistance is provided in the form of a forgivable loan of up to \$7,500 for down payment and closing cost assistance. For properties located in the City's revitalization area and households with a member with a disability, a forgivable loan of up to \$10,000 in assistance is available. The loan is zero percent interest and is payable only if the person sells, refinances with cash-out, or leases the home during the first five years after buying it. There are income limits, asset limitations, and loan qualification criteria which must be met to be eligible for the program.

The Tarrant County Housing Partnership (TCHP) is the City's administrator of the Arlington Homebuyer Assistance program to help first time homebuyers through the process of becoming a responsible homeowner. TCHP receives funds from the City to administer this program.

## 4. Owner Occupied Housing Rehabilitation

Based on available funding, the Housing Rehabilitation Program helps low-income homeowners to repair and or remodel their homes, to include removal of architectural barriers by installing ramps or widening doorways. The loan is a zero interest rate loan forgivable after five years if the homeowner retains the property as his/her primary residence and does not default on property payments. The program is open to all Arlington residents, especially the elderly, meeting the income requirements and other criteria.

The City will fund eligible repairs and modifications up to \$24,500. These repairs may include:

- install ramps
- widen doorways
- install grab bars
- install wheel chair accessible shower
- electrical repairs
- heating and plumbing repairs
- structural repairs, especially roofs, porches, windows, and doors
- repairs needed to meet City Code
- replacement of essential built-in appliances
- vinyl siding in lieu of exterior paint
- foundation repairs

## 5. Emergency Repair Grant for Homeowners

Based on available funding, the Emergency Repair Grant for Homeowners provides low-income homeowners with a one-time grant, up to \$5,000 per three-year period, for emergency repairs to their home. An emergency is a situation or condition that occurred recently (generally within two weeks) without warning, that is detrimental to or a threat to life, health, or safety, and requires immediate action (i.e., 3 business days).

Recipients must meet HUD income guidelines and repairs must be on the primary residence.

## 6. Accessibility Modifications for the Persons with Disabilities and Elderly

Based on available funding, the Housing Modifications for Persons with Disabilities and Elderly Program assists

low-income individuals and families with housing modifications their home to allow for greater mobility.

Applicant households may not have an income that exceeds the "Low Income" category of HUD income limits, and persons with disabilities or elderly person must have physical disabilities verified by a physician. If a rental property, the landlord must provide a written agreement for the modifications to the home.

## 7. Emergency Solutions Grants

In program year 13, the City of Arlington received \$236,382 in ESG funds and in Program Year 14 received \$240,416 in ESG funds from the U.S. Department of Housing and Urban Development (HUD) to support organizations that provide emergency shelter and services to homeless individuals and families. Three organizations in Arlington provide temporary shelter and supportive services to assist individuals to move toward independent living as well as to prevent homelessness. These organizations were the Salvation Army (transitional housing and supportive services programs), Safe Haven of Tarrant County (emergency shelter, supportive services, and rapid rehousing assistance for victims of domestic violence), and Arlington Life Shelter (emergency shelter and self-sufficiency assistance for homeless men, women and children). Homeless Prevention assistance is provided by several community organizations including: the Arlington Housing Authority (Homeless Housing and Services Program), Arlington Urban Ministries, Tarrant County Department of Human Services, and Mission Arlington.

## 8. Supportive Housing Program (SHP)

The Supportive Housing Program, administered through HUD as part of the McKinney-Vento Homeless Assistance Act of 1987, is a competitive grant designed to provide supportive housing and services to persons experiencing homelessness. Eligible award recipients include states, local governments, public housing authorities, and nonprofits. The program enables persons experiencing homelessness to transition to independent living.

The Arlington Housing Authority receives SHP grants and funds housing rental assistance; case management; counseling; childcare; drug abuse treatment; mental health services; and education, among others.

The 2014 grant of \$302,464 has assisted 24 families. Homeless assistance is provided to eligible persons in the form of transitional rental housing assistance for a term of up to two years. Participants work towards becoming economically self-sufficient during their two year participation in this assisted transition housing program. HUD Funding has been renewed annually.

## 9. Shelter Plus Care Program (S+C)

The Shelter Plus Care Program is a competitive HUD program that provides rental assistance to persons with disabilities (primarily mental illness, drug or alcohol abuse and AIDS) who are also experiencing homelessness. This program, authorized through the McKinney-Vento Homeless Assistance Act, is administered through the Arlington Housing Authority. Applicants apply to the S+C Program in Arlington through the Tarrant County Continuum of Care application process. The Arlington Housing Authority receives S+C money through the Continuum of Care competitive grant, and HUD funding for this program has been renewed annually.

Table 47 summarizes the program's recent activities.

Program	# of Households	Grant Start	Grant End	Funding
2000	6	7/23/2011	7/22/2014	\$60,280
2011	15	5/16/2011	5/15/2014	\$68,547
Chronically Homeless	4	8/20/2009	8/19/2014	\$40,692
<b>TOTALS</b>	<b>25</b>			<b>\$269,519</b>

*Source: Arlington Housing Authority Website*

## C. City Programs

The City of Arlington has implemented a number of programs to assist residents in the purchase, maintenance or rehabilitation of housing. There are no local incentives specifically designed to promote the development of affordable housing.

### 1. Arlington Housing Finance Corporation Mortgage Debt Certificate (MCC) Program

The Arlington Housing Finance Corporation's Mortgage Credit Certificate Program is a federal income tax credit designed to assist persons to become homeowners. The program provides below-market-rate mortgages and

down payment and closing cost assistance for homebuyers meeting the program criteria.

With an MCC, the qualified homebuyer is eligible to write off a portion of the annual interest paid on the mortgage as a special tax credit, not to exceed \$2,000. An MCC is a true “tax credit” that entitles taxpayers to subtract the amount of the credit from their total federal income tax liability.

## **2. Non-Profit-owned Renter-occupied Housing Rehabilitation in Designated Target Areas**

Based on available funding, the Housing Rehabilitation Program helps non-profit organizations rehabilitate single-family or duplex rental properties located in a designated target area. The tenant must be low-income and must reside at the property at the time the application is processed.

For low-income tenants, the City will fund 100 percent of the eligible repairs up to \$24,500, so long as the property is owned by the non-profit organization and located in a designated target area. The non-profit organization must have approval from its Board authorizing the grant application. The property must be suitable for rehabilitation and meet all other criteria for eligibility.

## **3. Arlington Home Improvement Incentive Program**

The purpose of the Arlington Home Improvement Incentive Program is to encourage homeowners to improve residential property conditions through capital improvements and/or make energy efficiency improvements.

Chapter 380 of the Texas Local Government Code authorizes the City of Arlington (City) to provide incentives consisting of loans and grants of City funds, use of City personnel, facilities and services with or without charge, for the promotion of economic development. Availability of quality residential housing encourages and attracts new businesses to relocate to Arlington, creates employment opportunities, improves the livability of the City, and increases property values and sales tax revenues.

The City desires to provide an economic incentive for homeowners to make a substantial capital improvement to their property which will result in a positive economic impact on their residence, their neighborhood, and the City.

All homeowners in single-family zoned areas (zones E, R, R1, or R2) are eligible to participate, except those who are delinquent in taxes or other fees due to the City. To qualify, an improvement project involving the reconstruction or remodeling of a single-family home must cost at least \$20,000 and be completed within 24 months of project approval. Projects funded by federal housing programs are not eligible for the Arlington Home Improvement Incentive Program.

A one-time rebate equal to 10 times the amount of the increase in the City property taxes (taxing jurisdiction 024) will be paid to the homeowner. The Tarrant County Appraisal District determines the home's certified tax value. The rebate will be paid to the homeowner pursuant to an Incentive Agreement on or about April 1 of the first full calendar year after completion of the approved project. Rebates will be paid up to a maximum of \$5,000 per dwelling.

## **4. Homeless Housing and Services Program**

The City uses state funding for the Homeless Housing and Services Program (HHSP) to provide outreach, financial assistance and support services to persons that are homeless or at risk of becoming homeless. The HHSP program is managed and operated by the Arlington Housing Authority on behalf of the City of Arlington. The purpose of the HHSP program is to provide assistance to Arlington residents to help prevent homelessness, or to end homelessness.

## **5. The Arlington Tomorrow Foundation**

The City established the Arlington Tomorrow Fund (ATF) in 2007. The Foundation was formed by the Arlington City Council to oversee an endowment fund created from natural gas revenues realized by City-owned property. ATF has a rolling grant cycle, and awards grants to community organizations throughout the year. The Arlington Tomorrow Foundation provides support for a variety of projects and programs that meet priority community needs, including funding Preserve a Home Projects to support Habitat for Humanity's efforts to match volunteers with housing improvements for low-income, homeowners with disabilities.

## **D. Arlington Housing Authority Programs**

The Arlington Housing Authority (AHA), a High Performing Authority per HUD designation, is responsible

for a wide range of housing programs in Arlington. These include Rental Assistance, Homeless Prevention, Home Improvement and Housing Rehabilitation programs, Foreclosure Prevention, Landlord Assistance, and Neighborhood Stabilization. These programs include financial assistance for first-time homebuyer, financial training and counseling, and financial assistance for home improvements and emergency repairs.

### 1. Housing Choice Voucher (HCV) Rental Assistance Program

There are no Public Housing units in the City, but the Authority currently has 3,646 Housing Choice Vouchers and anticipates having 3,759 for Fiscal Year 2014. Arlington is a 50th percentile community per HUD regulations, enabling Voucher holders to seek housing in a wider range of neighborhoods.

Participants in this program receive subsidies to lease units from private property owners. Each unit must pass a Housing Quality Standards (HQS) inspection and be rent reasonable as compared to other similar units in the area. Rental vouchers enable the holder to lease a unit that does not exceed the HUD-determined Fair Market Rent (FMR). The household pays 30 percent of its adjusted income towards the rent and the balance of the rent is paid by the HUD subsidy.

This program, which is open to all low-income renters, benefits many people with special needs. Almost 40 percent of Arlington’s Housing Choice Vouchers are held by elderly or persons with disabilities.

HUD determines the Fair Market Rent limits based upon rent levels in the local metropolitan area. In Arlington’s case, that is the Fort Worth/Arlington Primary Metropolitan Statistical Area. FMRs are set at 50 percent of median rent. The Two-Bedroom figure in Table 48 is the one commonly cited when discussing area Fair Market Rents.

Efficiency	One-Bedroom	Two-Bedroom	Three-Bedroom	Four-Bedroom
\$620	\$725	\$938	\$1,258	\$1,498

*Source: HUD FY 2014 Fair Market Rent Documentation System*

### 2. Tenant Based Rental Assistance (TBRA)

The Tenant Based Rental Assistance (TBRA) program is a federally funded program regulated by HUD, managed

and operated in Arlington by the Arlington Housing Authority. The funding source for the TBRA program is HUD HOME program funding, which HUD allocates to the City of Arlington annually. The Arlington City Council authorizes the amount of HOME funding used by the TBRA based on community needs assessments, public input, and household data.

The purpose of the TBRA program is to provide rental housing assistance in connection with supportive services to homeless persons or other low income persons in need of decent affordable housing. Housing assistance is provided for up to 2-years. Through the TBRA program the AHA can assist with rent, utilities, security and utility deposits for qualified participants.

Primary Target Populations include homeless persons, persons with serious mental illness, persons with chronic problems with alcohol and/or drugs, and persons with HIV/AIDS.

Table 49 summarizes TBRA program for Program Year 2013-2014.

Program	# of Households	Grant Start	Grant End	Funding
2013	79	7/1/2013	6/30/2014	\$382,000

*Source: City of Arlington Website, Arlington Housing Authority Webpage*

### 3. Family Self-Sufficiency Program

The Family Self-Sufficiency (FSS) Program assists eligible families in becoming economically self-sufficient members of the community. The program provides a range of services including educational assessment, academic remediation, and GED preparation, as well as self-esteem and assertiveness training, vocational assessment, employment and job search training, reimbursement for job related expenses, budgeting skills training, and gasoline allowance and minor car repair assistance (limited). FSS also provides supportive services such as childcare; educational opportunities; job training and employment counseling; substance/ alcohol abuse treatment or counseling; budgeting; saving and resource management; household skill training; and homeownership counseling.

In order to qualify for assistance, families must currently be assisted through the Housing Choice Voucher program and be committed to personal and family goals. Each FSS family has a 5-year contract that identifies goals and

services. The family must pay rent on time, seek and maintain employment and establish a savings account.

Services to participants are provided by a variety of public and private organizations in the community.

#### **4. Family Unification Program**

The Family Unification Program (FUP) is a collaborative program between HUD and the Department of Health and Human Services in which public housing agencies dedicate housing vouchers to work with local child protective agencies to reunite families. The Arlington Housing Authority, in collaboration with the Texas Department of Family and Protective Services, provides rental housing assistance to reunite families who would otherwise remain separated for a lack of suitable rental housing. The Arlington Housing Authority has allocated eleven Housing Choice Vouchers to its Family Unification Program.

#### **5. Home Ownership Voucher Program**

The Home Ownership Voucher program is a federally funded program managed by the Arlington Housing Authority. The program is designed to assist Housing Choice Voucher program participants transition from rental housing to homeownership.

### **E. Not-For Profit Partners**

#### **1. Community Housing Development Organizations**

The City has two certified Community Housing Development Organizations (CHDO) that assist in the construction or rehabilitation of housing for low-income households. These two organizations, the Tarrant County Housing Partnership and the Development Corporation of Tarrant County, have been active in Arlington, assisting in the development of affordable housing units, providing education and counseling, as well as financial assistance to low-income families.

#### **2. Trinity Habitat for Humanity**

Trinity Habitat for Humanity builds and renovates high quality, affordable housing for low-income families in Tarrant, Johnson, Parker and Wise Counties through two programs: Build A Home and Preserve A Home.

The need for safe and affordable housing for low-income families in Trinity Habitat's four-county service area is

overwhelming. Trinity builds homes in partnership with low-income families that earn between 30 percent and 60 percent of Area Median Income (AMI). The Preserve A Home program helps low-income homeowners who struggle to maintain and care for the exterior of their homes. These homes have fallen into disrepair, often into code citations, loss of homeowner insurance, loss of equity, and ultimately the residents could face mortgage foreclosure. Qualifying homeowners earning 60 percent of Area Median Income or less work alongside sponsor and community volunteers and our construction staff to rehab their homes, when they are physically able to do so. Preserve A Home projects include exterior rehabs and weatherizations.

The group also operates an Arlington ReStore, selling donated home improvement items, the proceeds of the sales going to Habitat home-building projects.

#### **3. The Arlington Board of Realtors Community Service Foundation**

The Arlington Board of REALTORS authorized the establishment of a "tax-exempt, charitable foundation" named the Arlington Board of REALTORS Community Service Foundation (ARBOR CSF) in 2007. It is the Foundation's goal to use 100 percent of funds raised or donated for programs and projects within the community. In addition to community service projects, the ARBOR CSF supports individual housing and community housing related improvement projects, provides housing supplemental financial support for medical dependent homeowners or apartment dwellers, and is committed to helping change the temporary housing status of families.

### **F. Private Partner**

#### **1. Chase Homeownership Center**

The Chase Homeownership Center is a key element in Chase Bank's effort to help families prevent foreclosure and remain in their homes. On June 14, 2011, Chase opened a Homeownership Center in Arlington, TX. This center provides Chase customers with the opportunity to meet face-to-face with trained advisors to discuss their individual needs and work towards a solution.

### **G. Summary**

Residents of Arlington have access to a variety of programs that focus on assisting low- and moderate-income persons

and households in paying rent, buying a home and making home repairs.

Through HUD, the City received Emergency Solutions Grants, Shelter Plus Care, Supportive Housing Program grants, Community Development Block Grants and Home Investment Partnership Program funds. These grants provide for a variety of activities such as housing and supportive services for the homeless, housing rehabilitation, and funds for nonprofit housing developers.

The City provides low-interest loans and down payment assistance to first-time homebuyers through the Arlington Housing Finance Corporation and the Arlington Homebuyers' Assistance Program.

The City provides grants and low-interest loans for home repair, renovation and modification under the Owner-Occupied Housing Rehabilitation Program, which includes emergency repairs and architectural barrier.

The Arlington Housing Authority provides rental assistance to low-income, elderly, special needs and formerly homeless households through Housing Choice Vouchers and Tenant-Based Rental Assistance. HCV recipients also may be eligible for additional assistance through the Family Self-Sufficiency Program, which helps families meet educational and employment goals.

Private sector partners, often employing federal or city funds, provide additional assistance and the implementation of specific programs to provide shelter and services to the homeless, rehabilitate or construct housing. However, as noted, the primary focus of these programs is upon assisting low-income households.

While the City can and does work with developers through a variety of mechanisms to direct housing development in some instances, the City does not have a systematic program in place to specifically create affordable housing units.

## VIII. National Trends with Local Impacts

National demographic trends, economic factors, and shifting housing market needs will be reflected in Arlington's housing market. This section of the housing market study will outline these factors and note their impact upon the housing market in Arlington and the City's housing strategy.

## A. Demographic Trends

As described earlier, the State of Texas population projections from the Texas State Data Center show that the population of Texas will continue to grow in excess of ten percent each five year period between 2010 and 2025. Figures for Tarrant County indicate a gradually accelerating growth rate, increasing from 8.5 percent between 2010 and 2015 to 9.2 percent between 2020 and 2025 with the 2025 County population estimated to be over two million. Figures for municipalities are not available from the Data Center, but, figures prepared by the City show Arlington's population growing to 403,000 by 2025. Table 50 shows the projected growth at the State, County, and local level.

Year	Texas		Tarrant County		Arlington	
	Population Projection	% Growth	Population Projection	% Growth	Population Projection	% Growth
2010	25,145,561		1,809,134		365,438	
2015	27,735,444	10.3%	1,963,311	8.5%	372,000	1.7%
2020	30,622,577	10.4%	2,136,765	8.8%	388,000	4.3%
2025	33,827,950	10.5%	2,333,707	9.2%	403,000	3.8%

*Source: 2010 US Census, 2012 ACS*

This anticipated population growth of over 38,000 people after 2010 indicates the need for additional housing in Arlington.

However, there are additional considerations that help better define the types of housing needed to meet this demand. Generational differences reflected both in terms of the size of the population and housing needs and preferences of that population, represent one major consideration. The Joint Center for Housing Studies at Harvard University publication, *The State of the Nation's Housing 2014*, provides valuable insight into the housing needs of the various generations and, with John McIlwain's book, *Housing in America: The Next Decade*, is the source of much of the following discussion.

Baby boomers are defined as persons born between 1946 and 1964. Though there is some difference in how scholars and organizations define this group there is a general consensus that there are two cohorts within the baby boom group, those aged 55-64 and those aged 46-54. The Harvard publication predicts that the aging of the baby boomer generation will create approximately 8.3 million households aged 70 and older between 2015

and 2025 and 3.5 million households aged 60-69. John McIlwain notes that the older cohort of baby boomers is healthier, more active, and less likely to retire than previous generations. The majority of these householders intend to remain in their homes as they grow older, “aging in place.” McIlwain cites a 2009 survey in which those who were retiring reported that they wished to live in mixed age and mixed-use communities, either an urbanized setting or a suburban setting with town center amenities.

The author noted that many of these older boomers are not likely to be moving in the immediate future as housing prices have fallen, the recovery is slow in coming, and many still have a mortgage or second mortgage on their property. Thus, both economic and lifestyle factors are likely to combine to slow the market for housing for seniors.

However, these householders will require changes in their residences to accommodate their changing physical abilities, and there will be a need for additional services and assistance to help them remain in their homes. As these persons reach their 80s and beyond they are likely to seek alternative living arrangements such as assisted living, nursing homes and group quarters.

The younger cohort of baby boomers has a different set of concerns according to McIlwain. They are years away from retiring, have children (sometimes grown) still living with them, have a significant mortgage to pay off, and also have a smaller market (known as Generation X) to sell to. The market for their larger, suburban homes is weak now and likely will be for the near future, as will be discussed later, thus making it difficult for them to move.

That said, those seniors who are in a position to move, are seeking a different environment than their parents or the preceding Silent Generation. A roundtable discussion by members of the Urban Land Institute’s Senior Housing Council, reported in the July/August 2014 issue of *Urban Land*, noted that seniors want to be integrated into their community and to be close to shopping and other amenities, and have access to wellness activities, technology, and dining areas, even if the community has independent-living detached homes. Though they are seeking smaller housing units with fewer demands for maintenance and upkeep, these boomers are seeking more spacious units with modern features and design. The trend is away from the self-contained, single-generation community, isolated from the rest of the community and from families. Other elements of the newer senior housing projects mentioned in the issue included space for

caregivers and/or family members and inter-generational communities built around colleges or not-for-profit organizations.

The Millennials, also known as Generation Y, defined for purposes of this discussion as persons between the ages of 20 and 34 accounts for almost 83 million people, a generation even larger than the baby boomers. The Joint Center predicts that the Millennials entry into the housing market will create 24 million households, driving up demand for both owner and renter housing. Much has been written about this generation, often with an emphasis upon social issues and work-related topics. McIlwain’s description is one of the most comprehensive and succinct definitions – “They value community highly, and ideas, information (not always correct but often corrected by the widespread online network). .... They move and think quickly and multitask easily, and are also committed to a healthy work/life balance: they will work hard, but not at the expense of time with family and friends.”

They also face some unprecedented problems in their work and career lives which will influence their housing decisions.

First, and perhaps foremost, many members of this generation face limited job prospects and significant school debt. Their incomes are constrained (this topic will be discussed in more detail later), and they are likely to lead, as McIlwain puts it, “more modest lives than their parents.” Much has been written about the higher rate of unemployment, underemployment, and about the relatively low wages that this generation has to deal with and there are direct and immediate consequences to these factors. The most publicized has been the trend of people in their 20s returning home to live with their parents, tripling up in apartments, or going back to school to increase their job prospects or postpone the job search.

These economic factors will lead to a lower rate of household formation and a later household formation when it does occur. The Joint Center report notes that the sheer size of this generation will lead to the formation of additional households, but that job and income growth are necessary for this generation to fully participate in homeownership. McIlwain observed that Millennials, faced with debt and having seen the housing “bust” firsthand, are wary about homeownership. This perspective, combined with the economic situation Millennials face, means that it is difficult to predict when and how extensively, Millennials will seek to live on their own.

However, Millennials do have a set of preferences for housing. The Urban Land Institute survey, *America in 2013*, showed that many respondents, including Millennials, are seeking a shorter commute but a smaller home, proximity to work and amenities, and the availability of public transportation. If they cannot live in an urban environment or opt to move after having children, they will most probably move to older, close-in suburbs, or suburban town centers, though a few commentators feel the Millennials will, like their parents, move to the suburbs when they have children.

McIlwain goes on to observe that home builders will need to develop low-cost housing for this generation – smaller homes on smaller lots, though with good design and green energy features. This could be an opportunity for the development of new town centers in the outer suburbs where land is cheaper, so long as transportation options are provided. An article by Kathleen McCormick in the July/August issue of *Urban Land* observes that in many areas of the country developers are creating an intergenerational housing mix in which seniors and Millennials share open space, gardens and greenhouses, and workout rooms in multi-family one- and two-bedroom units.

Though the effect of these factors is uncertain, they will play out in Arlington as in other communities. An assessment of Arlington’s current demographics and population projections provides some insight into potential housing needs.

It should be remembered that Arlington’s population growth in the decade 2000 to 2010 was a relatively modest 9.8 percent, and job growth in the City was only 4.3 percent, the lowest of the cities with which Arlington was compared. While Arlington had a lower percentage of baby boomers in 2012 than either the State or the US, it did have a higher percentage of Millennials, though it should be noted that the percentage of Millennials declined between 2000 and 2012. This occurred even as the University of Texas at Arlington grew, providing a stream of young, college-educated people.

Based upon Texas State Data Center projections, Table 51 shows the growth by age cohort for the City between 2010 and 2025.

**Table 51: Arlington Population Projections by Age Cohort, 2010 – 2025**

Age	2010	2015	2020	2025	% Change 2010-2020
00-04	28,866	28,559	31,051	34,478	19.4
05-09	29,150	29,814	29,453	31,932	9.5
10-14	28,011	31,354	32,365	31,828	13.6
15-19	26,434	29,807	33,722	35,069	32.7
20-24	24,882	27,769	31,724	36,373	46.2
25-29	27,573	29,154	32,733	37,612	36.4
30-34	26,270	29,985	31,901	36,139	37.6
35-39	26,849	26,845	30,713	32,827	22.3
40-44	26,390	27,355	27,473	31,558	19.6
45-49	27,160	26,174	27,173	27,428	1.0
50-54	24,945	26,646	25,785	26,800	7.4
55-59	20,110	24,267	25,977	25,234	25.5
60-64	16,186	19,066	23,083	24,746	52.9
65-69	11,007	14,691	17,393	21,129	92.0
70-74	7,538	9,534	12,744	15,198	101.6
75-79	5,886	6,416	8,142	10,938	85.8
80-84	4,236	4,632	5,082	6,464	52.6
85+	3,932	4,521	5,082	5,657	43.9
Total	365,425	396,589	431,627	471,409	29.0

*Source: Texas State Data Center Population Projections, and Ernest Swiger Consulting Analysis*

These projections, extrapolated from the Tarrant County figures, indicate that the City’s population will increase by 29 percent over the fifteen year period, the distribution of growth will vary markedly among the cohorts. The older cohorts are expected to grow significantly, as the following table shows.

However, the cohorts representing the Millennials, which represents 21.5 percent of the 2010 population will represent only 19.5 percent of the 2025 population. The percentage of persons of working age shows a much smaller percentage increase; indeed, the number of persons in the 45 to 49 year cohort barely changes over the period. Further, the 50 to 54 year cohort increases by fewer than 2,000 persons. The younger working age cohorts (persons 20 to 34) show moderate increases in numbers but, as noted, grow more slowly after the age 34. This could indicate that persons start their careers in Arlington, but move away over time. The number of youth increases well below the average percent increase, perhaps indicating that families may be moving away.

Table 52 compares the percentage of each age cohort in Arlington between 2010 and 2025.

**Table 52: Arlington Percent of Population Projections by Age Cohort, 2010 – 2025**

Age	2010	% of Population	2025	% of Population
00-04	28,866	7.9	34,478	7.3
05-09	29,150	8.0	31,932	6.8
10-14	28,011	7.7	31,828	6.8
15-19	26,434	7.2	35,069	7.4
20-24	24,882	6.8	36,373	7.7
25-29	27,573	7.5	37,612	8.0
30-34	26,270	7.2	36,139	7.7
35-39	26,849	7.3	32,827	7.0
40-44	26,390	7.2	31,558	6.7
45-49	27,160	7.4	27,428	5.8
50-54	24,945	6.8	26,800	5.7
55-59	20,110	5.5	25,234	5.4
60-64	16,186	4.4	24,746	5.2
65-69	11,007	3.0	21,129	4.5
70-74	7,538	2.1	15,198	3.2
75-79	5,886	1.6	10,938	2.3
80-84	4,236	1.2	6,464	1.4
85+	3,932	1.1	5,657	1.2
Total	365,425	-	471,409	-

*Source: Texas State Data Center Population Projections, and Ernest Swiger Consulting Analysis*

The upshot is a significant increase in the number and percentage of young boomers in Arlington, a decline in the percentage of pre-school and school-age children, an increase in the percentage of young adults, but a decline in the percentage of adults in the mid- to later stages of their careers. This has implications for the housing market demand in terms of both the demand and the types of housing needed and for the economic development in terms of the size and skill/experience level of the workforce.

Immigration has been a significant source of household growth in the United States in general and in Texas in particular. Nationally, immigration accounted for 26.0 of population increases in the 1990 and 35.0 percent in the 2000s. However as the Joint Center report notes immigration dropped off sharply during the Great Recession, and the Census Bureau reported that the number of foreign-born households actually declined in 2009 and 2010, though the number has rebounded by nearly 40.0 percent since then.

McIlwain observed that of the 117 million persons estimated to come to the United States between 2005 and 2050, 67 million will be immigrants themselves and 50 million will be children or grandchildren of those immigrants. Social scientists have noted that immigrant families become absorbed into the US culture after the first generation, though the recession will likely slow their ability to obtain homeownership. Also, their housing needs may be different in that many immigrant families prefer intergenerational living, and thus, larger homes, as might be found in the suburbs. At the same time, many persons and families sharing the same culture, prefer to live in clusters, near relatives, shopping, and other amenities, so that suburban living might not be attractive, or even affordable when considering both housing and transportation costs. The point is that immigrants are a significant part of the housing market, but one for which there is no clear definition of desirable housing product.

## B. Employment Trends

The nation is going through significant changes in employment, which in turn affect the housing market. The workforce dynamic is changing as traditional industries shrink, new technology creates new jobs and alters old ones. Better paying jobs often require more education or training, impacting not only professional employment, but shortages of skilled carpenters, electricians and other trades are reported in places across the country. Many observers have commented upon the jobless recovery, while noting that many of the jobs created since the end of the Great Recession are low-skill, low-paying positions.

Employment in Arlington shows many of the attributes of the shift in employment patterns. Table 53 shows the number of employees in Arlington by industry sector in 2000 and 2012, the numerical difference over the period, and the percent of change.

**Table 53: Change in Employment by Sector, 200-2012**

	2000	2012	Difference	% Change
Agriculture/Mining	584	1,299	715	122.4
Construction	10,809	12,689	1,880	17.4
Manufacturing	24,339	20,783	-3,556	-14.6
Wholesale	8,319	6,476	-1,843	-22.2
Retail	22,340	22,389	49	0.2
Transportation	13,622	12,447	-1,175	-8.6
Information	7,020	4,126	-2,894	-41.2
FIRE	14,416	16,025	1,609	11.2
Professional - Scientific	18,126	18,572	446	2.5
Educational & Health Care	28,169	35,588	7,419	26.3
Arts, Accomodation, Food Service	13,469	17,406	3,937	29.2
Other Services	8,049	9,340	1,291	16.0
Public Admin.	6,190	5,843	-347	-5.6
Total	175,452	182,983	7,531	4.3

Source: 2000 Census, 2012 ACS and Ernest Swiger Consulting, Inc. Analysis

Manufacturing suffered the greatest loss of jobs followed by Information and the Wholesale Trade. Though Agriculture and Mining show a significant 122 percent increase in employment, the number of jobs added was a modest 715. The most significant growth came in the Education and Health Care and Arts, Accommodation and Food Services sectors, each recording over a 25 percent increase. Growth in Education and Health Care doubled the loss of Manufacturing jobs and gains in Arts, Accommodation, and Food Service slightly exceeded the loss of Manufacturing jobs.

Combined with gains in other sectors, especially Construction and Finance, the city recorded a gain in employment over the twelve year period. The City had an overall growth of 7,531 jobs and saw 4.3 percent growth in the number of jobs. However, this was the smallest number of jobs added among the comparison cities and was by far the smallest percentage of increase, as noted earlier in this study.

The loss of jobs is significant, and the replacement of those lost jobs, and even modest growth, certainly a positive. However, the nature of the new jobs overall, is not on a par with that of the lost jobs. Occupation projections for Arlington are not available, but the Teas Workforce Commission has developed occupation projections for Tarrant County. The following two table,

55 and 56, project the fastest growing occupations and the occupations adding the most jobs in Tarrant County between 2010 and 2020 according to the Commission's, Labor Market & Career Information Department, which only go to 2020.

**Table 54: Fastest Growing Occupations, 2010 - 2020, Tarrant County Workforce Development Area**

Occupation Title	Annual Average Employment		Change	Growth Rate (%)	Mean Hourly Wage
	2010	2020			
Home Health Aides	3,380	5,250	1,870	55.3	\$10.87
Personal Care Aides	5,460	8,410	2,950	54.0	\$9.03
Medical Scientists, Except Epidemiologists	500	740	240	48.0	\$42.93
Medical Secretaries	4,350	6,250	1,900	43.7	\$15.23
Meeting, Convention, and Event Planners	550	780	230	41.8	\$18.79
Special Education Teachers, Preschool, Kindergarten, and Elementary School	870	1,230	360	41.4	NA
Aircraft Structure, Surfaces, Rigging, and Systems Assemblers	1,800	2,540	740	41.1	\$24.78
Veterinary Technologists and Technicians	560	790	230	41.1	\$14.62
Market Research Analysts and Marketing Specialists	1,470	,2070	600	40.8	\$30.82
Dental Hygienists	860	1,210	350	40.7	\$35.68
Logisticians	1,070	1,500	430	40.2	\$36.87
Mean Hourly Wage - All Occupations					\$21.06

Source: Texas Workforce Commission, Labor Market & Career Information Department and Ernest Swiger Consulting, Inc. Analysis

The greatest number of new positions occurs in the occupation, Personal Care Aides, which has the lowest mean hourly wage. The occupations with the second and third greatest increase similarly have low wages, each well under the mean hourly wage for All Occupations. The projections for high wage jobs indicate a limited number of opportunities, and, in the case of some positions, such as Aircraft Structure Assemblers and Market Research Analysis, may be more oriented toward the Fort Worth, where businesses of this type are already established.

An examination of Workforce Commission data on the occupations adding the most jobs reveals a similar pattern, as the following table demonstrates.

**Table 55: Occupations Adding the Most Jobs 2010-2020, Tarrant County Workforce Development Area:**

Occupation Title	Annual Average Employment		Difference 2010-2020	Growth Rate (%)	Mean Hourly Wage
	2010	2020			
Combined Food Preparation and Serving Workers, Including Fast Food	18,310	23,930	5,620	30.7	\$8.85
Retail Salespersons	30,490	35,570	5,080	16.7	\$11.79
Waiters and Waitresses	14,810	19,480	4,670	31.5	\$9.32
Registered Nurses	13,180	17,530	7,350	33.0	\$33.86
Elementary School Teachers, Except Special Education	11,120	15,410	4,290	38.6	N/A
Office Clerks, General	18,550	22,420	3,870	20.9	\$14.85
Customer Services Representatives	17,130	20,870	3,740	21.8	\$14.70
Personal Care Aides	5,460	8,410	2,950	54.0	\$9.03
Cashiers	17,470	20,380	2,910	16.7	\$10.10
Janitors and Cleaners, Except Maids and Housekeeping Cleaners	12,140	14,900	2,760	22.7	\$10.64
Childcare Workers	12,880	15,420	2,540	19.7	\$9.67
Mean Hourly Wage - All Occupations					\$21.06

*Source: Texas Workforce Commission, Labor Market & Career Information Department and Ernest Swiger Consulting, Inc. Analysis*

This table includes only one occupation paying more than the mean hourly wage for all occupations and the occupation with greatest number of new jobs is the one paying the lowest hourly wage. Indeed, six of the eleven

jobs on this list pay at or less than one-half of the mean wage for all positions.

As noted in the housing analysis section, low income levels create affordability gaps for those seeking to purchase a home, and, in the case of extremely low-income households, a significant affordability gap in renting an apartment. This is the case despite the City currently having moderate housing prices and rents. Job growth is a positive sign for the City, but the growth of lower wage jobs will not reduce the affordability gap, especially when housing prices increase (which appears to have begun in 2013). The need for affordable rental housing will increase, and households in the lower income ranges will continue to have difficulty in finding units which they can afford.

These projections are based upon events proceeding along the current trajectory. The economic development strategy for the City addresses the concern about creating and/or attracting high quality, well-paying jobs in Arlington. A review of the target industries and the jobs they bring with them show that many of the positions in the industry descriptions are at or above the mean wage for all occupations noted above, and many are in fact high skill or management positions that will enable these employees to afford homes or rents above the current median figures.

### C. Income Trends

The proliferation of low-wage positions is a serious consideration in and of itself, but another national trend also impacts the housing market, both national and locally - that is the stagnation of wages and incomes. In September of 2013 the Census Bureau released data on income, poverty and health insurance. This data in particular indicated that median household incomes had stagnated for the longest period since 1967. A Pew Research Center analysis of this data showed that the 2012 US median household income (\$51,015) was below both the pre-recession level and the peak level (\$56,080) which was reached in 1999. As the Pew report notes, the typical American household had 9 percent less income in 2012 than it did in 1999. The Census data also showed, and continues to fuel, studies and debates about the increasing income gap

in the US population. Studies and reports (many noted by Aaron Pacetti in “The Great Stagnation,” The Huffington Post, August 13, 2014) after the release of this data have shown that Americans who became unemployed, remained unemployed for longer, and, on average, took a lower paying job when they did find employment.

The impact on the housing market of this loss of buying power is described in the Joint Center study. Media household incomes have fallen, especially among young adults. However, households in the prime working years (45-54) and those in the pre-retirement group (55-64) are also confronted with problems as their incomes stagnate or fall, making it difficult to save for retirement or purchase a new home, especially in light of the fallen prices for existing homes. The Joint Study also notes that increased consumer debt and, for younger people, increased student debt, limit the potential for home purchases, relocating, or even saving.

There is debate among economists about the duration of this stagnation, but many see the nation’s economic recovery as a lengthy process, affected not only by the immediate loss of jobs and a slow recovery, but by a transition to a different economy. There are a number of interpretations as to what this new economy will look like, but there is general agreement that the nation is moving, if indeed it has not already moved, away from manufacturing as we know it, to a technology oriented a service economy. Many observers fear that the new economy will provide fewer and lower paying jobs, though some argue that the new technology-based economy will be one that combines service and manufacturing elements and will lead to robust growth. However, regardless of the outcome, pundits and observers agree that this is a period of transition of uncertain duration and outcome. This uncertainty, income stagnation, and the current proliferation of lower-wage jobs will dampen national and local housing markets to varying degrees.

The income situation in Arlington between 2000 and 2012 varies from the national experience as the following table demonstrates. While there has been a decrease in the percentage of households with incomes in the range of \$25,000 to \$75,000 (which follows the national trend), in Arlington the increase in the percentage of lower income households was limited to households in the \$10,000 to \$15,000 range, and even then the increase was in single digits. The City saw a significant increase in the upper income levels, especially those with incomes between \$100,000 and \$150,000. It should also be noted that the Median Household Income in Arlington rose from

\$47,622 in 2000 to \$53,341 in 2012, a 12.0 percent increase.

<b>Income Range</b>	<b>% in 2000</b>	<b>% in 2012</b>	<b>Difference (%)</b>
<\$10,000	6.3	5.7	-9.52
\$10,000-\$14,999	4.5	4.9	8.89
\$15,000-\$24,999	10.6	10	-5.66
\$25,000-\$34,999	12.9	11.9	-7.75
\$35,000-\$49,999	18.3	14.5	-20.77
\$50,000-\$74,999	21.9	19.8	-9.59
\$75,000-\$99,999	12.6	12.5	-0.79
\$100,000-\$149,999	9.2	12.9	40.22
\$150,000-\$199,999	2.0	4.5	125.00
>\$200,000	1.8	3.2	77.78
Median HH Income	\$47,622	\$53,341	12.01
<i>Source: 2000 Census, 2012 ACS, and Ernest Swiger Consulting Inc Analysis</i>			

At the same time, however, the Bureau of Labor Statistics indicates that to keep pace with inflation over the 12 years the 2012 Median Household Income would have been \$65,628, well above the actual figure. It should also be noted, that despite these gains in incomes, the percent of persons living in poverty in Arlington has increased from 9.9 percent in 2000 to 15.9 percent in 2012.

The implications for the housing market in Arlington are two-fold. First, the need for affordable housing for lower-income households continues. As noted in the housing market analysis. “The housing supply and demand analysis for renter units in the City shows a significant gap in the supply of affordable renter units for “extremely” low income households, but sizeable gaps also within the price ranges of “moderate” and “upper” household income categories.” The economic and income factors described here have combined to create a need at multiple income levels.

However, there is another dynamic in the market that should be addressed. The increases in the middle and upper income ranges has created a potential demand for additional owner units at price levels in excess of \$166,000 with the greatest potential for units priced in excess of \$200,000. The current gap in the number of available units in this price range is one factor that forces homebuyers to seek other locations for “step up” housing or to choose other places when relocating to the Metroplex.

## D. Summary- Trends and Challenges

With respect to the homeownership market, the Joint Center report makes the point that despite a weak and prolonged economic recovery, the economy will become stronger and housing market demand nationwide will improve over time. However, as noted above, younger adults are postponing forming households, older households face a range of housing issues as their housing needs change, and a difficult mortgage market serve to inhibit housing purchases.

Arlington was not impervious to the housing “bust,” but has weathered the storm and has benefitted to some degree from the overall strength and growth of the Texas economy. Homes in Arlington have remained “affordable” to a large degree, sale prices are moving upward, the inventory of for sale units is declining, and new development is occurring. Thus, the Arlington ownership market does buck national trends to some degree and there is room for optimism. Still, as noted in the housing market analysis, there are gaps and needs in the ownership market and the City does face significant issues if it wishes to continue to grow and become a housing destination.

Assessing the national market for rental units is dependent in large measure upon the state of the ownership market according to the Joint Center study. If current trends prevail, the study estimates an increase of over 4 million renter households between 2013 and 2023. This will be the result of slower and lower growth in ownership households among young adults, the growth in single person households among the baby boomers, and the growth of rental demand among minorities.

Arlington too will face these issues, though in varying degrees. The statistics indicate that young adults may well start their careers in Arlington, but are likely to leave as their work lives and family lives advance. Thus, there will be a demand for rental units from this segment of the population, complemented by an increased demand for rental units as seniors, perhaps constrained financially or simply seeking lower maintenance living, downsize their living quarters. According to the projections, the number of active seniors living in Arlington will increase sharply by 2025, thus feeding the demand for smaller rental units.

The Joint Center study concludes by describing the challenges that the housing markets in the coming years. The most pressing challenge cited is that of cost burden. The study notes that despite recent declines in the number of cost burdened owners, 27 percent of homeowners are cost burdened and one in ten is severely cost burdened.

In Arlington the cost burden situation is more difficult for owners. As noted in the Housing Market section of this report “..., 17,652 (31.3 percent) of the City of Arlington’s owner households with a mortgage pay in excess of 30 percent of their income on housing costs. In addition, 2,280 (11.6 percent) of owner households without a mortgage pay in excess of 30 percent. Data from HUD shows that there are 6,195 owner households paying in excess of 50 percent of income for housing, and 35.6 percent are in the extremely low-income range.”

Some of the affordability issue for homeowners is driven by fluctuations in the housing market, notably interest costs. The report cites ACS statistics showing that while homeowner incomes rose by slightly over three percent between 2001 and 2007, housing costs increased by 15 percent in the same period.

The Joint Center study reports that the situation for renters is even more difficult at the national level with close to 50 percent of renters cost burdened, and 27 percent of renters severely cost burdened. Over 80 percent of extremely low-income households are cost burdened and 75 percent of renters in the very low-income range are cost burdened. The report states that the incidence of cost burden is especially high among minorities.

The issue of affordability for renters is driven primarily by falling or stagnant incomes. The Joint Center again cites ACS data to point out that between 2001 and 2012, renter incomes declined by 13 percent, while the median rent increased by about four percent.

In Arlington, as noted earlier in this report, this is very much the case for the extremely low-income households. The median rent for a two-bedroom unit Arlington is \$813 while the rent affordable to an extremely low-income household is \$494 and supply of affordable units is almost 13,000 units short of meeting the demand. Though there is an adequate supply of affordable units for very low- and low-income households, there is a modest gap in the supply for moderate- and middle-income households, and a gap of 2,305 units for upper-income households. This demand on both ends for the spectrum creates a potential for the construction of mixed income developments, perhaps using incentives or tax credits.

Another issue raised by the Joint Center study is that of the supply of affordable units, especially for extremely low-income households. An Urban Land Institute study found that in 2012 the number of extremely low-income households had increased to 11.5 million, while the number of affordable housing units was only 3.3 million.

This situation is manifest in Arlington in that the Arlington 2012 Multi-family Housing Profile showed that the number of multi-family units declined from 50,037 units in 2008 to 44,547 in 2013. Further, despite this loss of almost 6,000 units, only 242 new multi-family units were permitted between 2008 and 2012. Thus, there is a significant decline in the number of multi-family units forcing many households to look elsewhere for affordable housing.

The new economic development strategy creates an additional challenge to the City, one about which the new economic development strategy is very frank. That is, the City needs to develop the amenities to make it attractive to the industries being sought, and housing is one of those key amenities. The strategy mentions the need for a diverse mix of high-quality housing, notes the age of the housing stock, the deficit of multi-family units and higher-end housing, and the need to attract and retain university graduates with “desirable housing and employment opportunities.” This housing strategy and the economic development strategy thus share many of the same observations and goals.

## **IX. Arlington Housing Strategies: 2015–2025**

### **A. Introduction**

This section of the study will examine the factors driving the City’s housing need and identify those housing needs that emerge from the housing market analysis, the demographic and economic analysis and trend data, as well as from the needs identified in the interviews, focus group sessions and surveys. Recommendations for strategies and programs to address each of these needs are then made.

### **B. Background**

The starting point for assessing the City’s housing needs for the coming decade is the realization that Arlington is no longer, and has not been for some time, a small suburban town lying in the middle of the Metroplex. The current population is over 367,000 and is projected to grow to 470,000 by 2025, and even the conservative figure for the City capacity analysis shows a population of 423,000. The economic base is broad and diverse, the City has excellent transportation access (though not a well-developed public transportation system), and receives

national attention because of its professional sports teams and tourist attractions. The City is home to institutions of higher learning and the University of Texas Arlington is actively seeking Tier One University status. Arlington is a mature urban community that faces many of the concerns that any metropolitan area must face - transportation, growth management, environmental issues, sustainability, as well as providing a range of housing alternatives for its residents.

A number of factors drive the current and projected housing need in Arlington, as noted in the preceding chapters. Arlington is growing, but at a slower rate in comparison to other communities in the area and the City had the lowest rate of job growth of the cities in the region that were selected for comparison.

Though the City’s population is expected to grow, that growth is not expected to follow national trends. The number of baby boomers will grow, as might be expected, but the other large generation, the Millennials, are not expected to increase as significantly as in other areas of the State or nation. As noted above, the Millennial generation will grow at a slower pace, resulting not only in fewer of them, but also fewer children. The housing needs of these two large groups will be similar in that both the baby boomers and the Millennials will be seeking smaller housing units, but in communities, near amenities, families, and friends. Thus, there is the potential for higher density, mixed use development, near work, shopping and entertainment, and the need for rental units is likely to be significant, especially for the Millennials who face economic/income challenges.

However, the Millennials may well seek larger single family units in a suburban setting once they begin having families. The larger, suburban home is also more likely to appeal to recent immigrants who often prefer to reside in ethnic or cultural groups and who will seek larger housing units for larger or extended families. Thus, the market for larger single-family units will continue, though perhaps at a lower level.

Jobs and income levels will influence the types of housing being sought as much as family size, and perhaps more so. As described in earlier chapters, Arlington does have a broad and solid economic base, but the Median Earnings for employed persons in Arlington is \$31,570, and, while almost one-third of Arlington workers are in Management, Business, Science, and Arts occupations, which have Median Earnings of over \$50,000, one sixth of workers are in Service occupations with Median

Earnings of \$16,674 and another twenty-eight percent are in Sales and Office occupations with Median Earnings of \$27,800. The result is that by the HUD definition, 47.0 percent of Arlington households are considered low- and moderate- income. This is reflected in the fact that 26.1 percent of homeowners currently pay more than 30 percent of their income for shelter and 50.2 percent of renters do the same.

Wages and income have been stagnant for some time and economists are not certain when the economy will show significant vitality and job growth. The projections for job growth for the Arlington region do not provide much solace. The job growth anticipated by the Texas Workforce Commission indicates that the fastest growing jobs and those jobs with the largest increase in number will be predominantly low-paying positions. Thus, affordability will continue to be an important consideration in developing housing plans.

On a more positive note, Arlington does differ from the national trend, at least to some degree, toward a hollowing out of the middle class. As shown earlier, Arlington has seen a decline in the percentage of households with incomes of between \$25,000 and \$75,000, but that decline has not been as great overall as the national trend. At the same time, however, the percentage of extremely low-income households declined and there was a significant increase in the upper income levels, especially those with incomes between \$100,000 and \$150,000.

Finally, this housing study is not intended deal directly with transportation issues, but the topic must be mentioned. Arlington has a significant locational advantage in the Metroplex, yet it does not possess a public transportation system, connecting the neighborhoods within the City or connecting Arlington to other parts of the Metroplex. Not all residents of Arlington will work in the City, nor will all persons working in the City live in Arlington. We suggest that planning for housing development be conscious of the need for public transportation and that such development be flexible or open enough to accommodate and take advantage of public transportation in the future. Most often housing planning is guided by transportation networks and systems. In Arlington the reverse appears to be the case, as transportation will be developed to meet the needs of existing residential, employment, and shopping/amenity development.

## C. Identifying the Needs

The housing market analysis revealed significant affordability gaps in both ownership and rental units. The housing supply and demand analysis for owner units in the City shows significant gaps in the supply within the price range of all household income categories with the exception of “moderate” income households. Affordability gaps within the “extremely” and “very low” household income categories are fairly normal, as ownership opportunities within these lower income levels is cost prohibitive. However, the large gap in the supply of owner units within the “upper” household income price range is significant and points to the general unavailability of owner units in the City to accommodate the price points of households earning greater than 121 percent of MFI.

This goes to the shortage of executive housing mentioned in the interviews and focus groups, but also reveals a shortage of “step-up” housing in the City. Households typically buy as much house as they can afford. While the choice of housing is a personal one, and households may spend their money in other ways, rather than spend for housing, this gap is indicative of a shortage of units for households with the means to purchase “more” housing.

The housing supply and demand analysis for renter units in the City shows a significant gap in the supply of affordable renter units for “extremely-low income” households, but sizeable gaps also within the price ranges of “moderate” and “upper” household income categories. The need for almost 13,000 renter units affordable to extremely low-income residents and a shortage of almost 9,000 units affordable to very low-income residents confirms the earlier observations about the extent of cost burden and indicates a real crisis in providing housing for the lowest income households in the City.

Rehabilitation is a viable method to preserve the City’s aging housing stock. Though the City’s housing supply is relatively new with 60.3 percent of the housing built after 1980, there are 11,353 units (7.8 percent) in the City which are now 50 years of age and older. Anecdotal information from focus group attendees, persons interviewed during the research process, as well as members of the real estate community indicate that many of the units built during the period of rapid growth in the 1970s and 1980s are of poor quality construction and now require often significant rehabilitation. This can include wiring, plumbing, insulation, and foundation work, in addition to the usual roofing, window and painting maintenance necessary for older structures. Further, the list of multi-

family subsidized units shows that 21.1 percent of the subsidized units were constructed between 1964 and 1970, 14.0 percent were built between 1975 and 1979, and another 19.5 percent were built between 1980 and 1987. Thus, 54.6 percent of the City's subsidized units are 25 years old or older. The potential for rehabilitation to maintain the housing stock is significant, but such projects must be weighed against the benefit to the structure, the owner, and the neighborhood.

The housing needs of the City's special needs population is also a consideration in developing a housing strategy. As noted the senior population has grown by over 40 percent since the 2000 Census and is expected to increase by another 25,000 between 2010 and 2025. The number of persons in Arlington with disabilities is 36,470 persons, which is 10.0 percent of the population. The number of persons with disabilities will increase as the population grows, especially among the elderly and frail elderly, where the City's growth will be significant over the next fifteen years.

In summary, the types of housing needs identified by this study are:

- Affordable rental housing
- Market rate rental housing
- Middle- and upper-income owner-occupied housing
- Affordable homeownership
- Single-family rehabilitation
- Multi-family rehabilitation
- Housing for special needs populations

## **D. Recommended Strategies**

The following recommended strategies provide opportunities and options for addressing one or more of the housing needs previously identified.

### **1. Explore Opportunities for Land Banking**

An aggressive land banking program is recommended to allow the City of Arlington to revitalize blighted neighborhood areas and create infill opportunities for mixed-use development. A land bank is a public authority created to efficiently hold, manage and develop tax-foreclosed property. Land banks act as a legal and financial mechanism to transform vacant, abandoned and tax-foreclosed property back to productive use. Generally,

land banks are funded by local governments' budgets or the management and disposition of tax-foreclosed property. In addition, a land bank is a powerful locational incentive, which encourages redevelopment in older communities that generally have little available land and neighborhoods that have been blighted by an out-migration of residents and businesses. While a land bank provides short-term fiscal benefits, it can also act as a tool for planning long-term community development. Successful land bank programs revitalize blighted neighborhoods and direct reinvestment back into these neighborhoods to support their long-term community vision.

The majority of land banks operating today were established to promote neighborhood revitalization of properties, particularly for housing reuses. Additionally, most land banks rely upon tax foreclosure as the primary means of acquiring property, including the use of eminent domain. A variety of legislation exists throughout the country to authorize land bank powers, but legislation in Michigan enables local jurisdictions to create land bank authorities with broad powers. For example, the Genesee County Land Bank in Flint, Michigan has used land banking to not only revitalize communities but also increase tax revenue through the resale of land banked property. The Land Bank also keeps about 65 rental properties at any given time, which are then sold to tenants with reliable payment history. Since 2002, over 1,500 homes have been sold to eligible homebuyers.

Examples of successful programs in Texas include an Urban Land Bank Demonstration Program and an Affordable Communities of Texas program. The City of Dallas Urban Land Bank Demonstration Program acquires unproductive, vacant and developable lots for affordable single family housing development. The process is being implemented by means of tax foreclosure. A property has to meet certain criteria to be considered for Land Bank use; 1) owe at least five years in back taxes; and 2) the total taxes and non-tax liens must be greater than the Appraisal District's value of the property. The Land Bank will purchase the properties from a private Sheriff's sale, maintain the properties and assemble groups of parcels for sale to for-profit and nonprofit developers.

The Affordable Communities of Texas (ACT) program is the first statewide land banking/land trust initiative of its kind. The Texas State Affordable Housing Corporation (TSAHC) developed partnerships with more than 25 local nonprofit and government entities to combine our expertise in acquiring land and foreclosed properties with their expertise in community development and

neighborhood stabilization. Typically TSAHC works directly with local partners that help us redevelop properties owned by TSAHC. However, TSAHC also helps local governments manage local land banks and plan for new land bank efforts.

The following are identified as best practices for the development or use of land banks:

- Land banks should have a narrow focus in the goals and objectives for vacant land reutilization;
- City departments need to be closely coordinated and cooperative with external partners;
- An expedited judicial foreclosure process provides key maintenance for acquisition of marketable titles;
- Independently established land banks with a corporate structure allowing control and flexibility over property distribution;
- An integrated management information system containing parcel-specific information;
- City-wide strategic vision integrated with land bank planning;
- Streamlined eminent domain process;
- Ability to determine the terms and conditions for sale of properties; and
- Funding streams that are diverse, innovative and flexible.

## **2. Enhance Neighborhood Stabilization Efforts and Explore Options for Expanding Rehabilitation Program**

An enhanced neighborhood stabilization strategy would address transitional neighborhoods where an immediate infusion of resources and funding can make a difference. Transitional neighborhoods are places that are either transitioning towards more economic/social stability or gentrification, or they are slowly declining and showing significant signs of stress. These neighborhoods do not demonstrate the need necessary to receive state and federal funding, but nor are they stable enough to self-support their own initiatives like more established neighborhoods. While neighborhood stabilization efforts are a combination of a variety of approaches that are narrowly focused in a target area for maximum impact, the primary focus of an enhanced neighborhood stabilization strategy would be a Purchase/Rehabilitation Program targeting first-time homebuyers.

Additionally, traditional rehabilitation programs focus resources on low- and moderate-income households and often have caps on the amount available through loans or grants. While these programs serve a valuable purpose, the enhanced programs offer more opportunities and can assist a wider range of neighborhoods and residents.

There are many approaches to neighborhood stabilization; however, some have proven to be more impactful than others. In the City of Palm Beach, Florida, for example, the Model Block Program was one of the first neighborhood stabilization of its kind. While most stabilization efforts are in a specific target area, the Model Block Program refines the target area to a single, high profile residential block in a deteriorating area. The City of Palm Beach focused resources on this block through a combination of demolition, reconstruction, and rehabilitation. The impact of a completely new street has been a catalyst to broader neighborhood revitalization in the deteriorating areas in the City.

### **Purchase/Rehabilitation Program**

As the housing bubble and subsequent economic recession showed, homeownership is a double-edged sword. One of the most important asset-building opportunities can be risky, especially for low/mod-income households. Policy innovations can help make homeownership a safer, more reliable asset-building vehicle. Homeownership education, counseling and retention strategies need to focus on strengthening the ladder for sustainable homeownership.

The Purchase/Rehabilitation program includes the following strategies:

- Purchase Assistance Strategy - This strategy provides monies for home buyers to either purchase a new home, build a home, purchase land to build or purchase a pre-owned home;
- Rehabilitation Strategy - This strategy is designed to provide funds to qualified applicants to rehabilitate their existing homes. All work is done by a qualified contractor;
- Homeownership Education Strategy - This strategy is designed to inform qualified applicants of procedures in acquiring a home. Included are topics on debt management, terms used by owners and real estate persons, pitfalls in signing contracts, etc. All qualified applicants must attend a class.

## Housing Rehabilitation

Traditional rehabilitation programs focus resources on low- and moderate-income households and often have caps on the amount available through loans or grants. While these programs serve a valuable purpose, the enhanced programs offer more opportunities and can assist a wider range of neighborhoods and residents.

The issue of rehabilitation and stabilization was raised frequently throughout the course of this study by residents, local officials and realtors. Many residential areas of the City, beyond the transitional neighborhoods discussed here, are comprised of occupied small homes on small lots, which would make assembly of parcels for significant redevelopment difficult if not impossible. These homes should be kept in good condition, because while housing in Arlington is generally considered “affordable,” the housing stock must be maintained to prevent housing from becoming “too affordable,” and subsequently the quality of the housing and the neighborhoods deteriorating.

There is a strong need for housing rehabilitation and the improvement of existing housing, given the age of this housing stock and the quality of the construction. As discussed in meetings and noted in this analysis, rehabilitation should be considered on a case-by-case basis. Properties that are most suitable for rehabilitation are units of above-average grade but below-average condition, could be rehabilitated cost-effectively and meet the objective of keeping homeowners in safe, affordable housing.

With respect to more generalized rehabilitation activities, a strengthening or expansion of the following actions, most of which the city is currently performing, is recommended:

- Conduct rehabilitation on existing homeowner homes so that seniors can age-in-place more easily, as well as making the home more marketable.
- When possible and practical, partner with agencies to identify, acquire, and rehabilitate rental housing that meets long-term neighborhood goals.
- Encourage and support the creation of policies that encourage both accessible and visitable housing for all rehabilitated housing.

- Partner with local agencies to encourage or directly seek funding for energy efficient HVAC and other appliances for retrofitting during rehabilitation.
- For all rehab or redevelopment projects, add contemporary neighborhood design features and amenities. Coordinate neighborhood and street improvement projects with rehabilitation activities to the extent possible.
- Investigate incentives for increased participation in rehabilitation programs, including but not limited to potential property tax abatement programs and updates to the existing Arlington Home Improvement Incentive Program.

## Single-Family Housing Rehabilitation

The rehabilitation of single family residential structures across the City, but especially in East Arlington and South Arlington were the frequent topics of conversation in focus group meetings and interviews. As noted in this study and obliquely referenced in the economic development strategy, much of the housing built during the boom years of the 1970s and 1980s is of poor quality and is now in need of renovation or rehabilitation. While there is much to be said for rehabilitation – keeping households in affordable housing and aging in place – each project must be considered on its merits and public funds disbursed only when the results will justify the investment over time. Public investment in a home should serve not only the resident, but assist in stabilizing or improving a neighborhood. Investment in neighborhoods where there is already private sector investment in rehabilitation or renovation is the preferred approach.

The concept of home purchase for rehabilitation and upgrading is viable in some neighborhoods. However, this concept may not be viable in many of the transitional neighborhoods. For example in East Arlington, the I-20/287 Interchange, and Southeast Arlington the homes are smaller on small lots, and may be difficult to upgrade or to add design features.

These efforts, making judicious use of existing City rehabilitation and preservation programs and resources, both public and private, would not only provide affordable housing, keep seniors in their homes, make use of existing structures, but help stabilize and improve neighborhoods as well.

## Multi-family Housing Rehabilitation

As noted elsewhere, 48.8 percent of the multi-family housing stock was built before 1980, and is thus at least 34 years old. This means that these units may lack the wiring, plumbing, and design features that would make them attractive to the markets being sought. It should also be noted that 21.1 percent of the subsidized multi-family units were constructed before 1970 and another 14.0 percent were constructed before 1980. In light of these statistics, rehabilitation is a consideration. However, as with single family rehabilitation, consideration must be given to the value of the investment relative to the result.

In many cases it might be better to demolish the older structures, replacing them with new, high quality, mixed use, mixed income construction and better market appeal. Such a program would have a significant impact upon the Downtown, East Arlington, and Lamar/Collins neighborhoods, which have high percentages of renters, older units, and higher levels of poverty and cost-burdened renters. The creation of affordable units, near work centers and amenities would further the goals of the economic development strategy as well as meeting housing needs.

### 3. Construct Custom, High-Quality Single Family Homes

The need at the Middle-income level is modest, but real (a 2,091 unit gap), while the need at the Upper-income level is significant (a 27,985 unit gap). The City can address this issue in several ways, one of the first being including higher-end units in the development programs noted in the preceding paragraphs. Attractive, high quality units of varying size could be included in the developments in the Downtown and Lamar/Collins in particular, with an emphasis upon townhouses, duplexes, or row houses, each offering some outdoor space or landscaping.

As noted, the City has a housing gap in the areas of “step-up” housing and executive housing. These aspects of housing development are market-driven. The City can foster these types of development through appropriate zoning for developable parcels, prompt review of development plans, and prompt issuance of certificates of occupancy and required inspections. Further, zoning to permit a wider range of housing types (“innovative” housing, shared housing, and green housing) in an area could encourage new development attractive to young adults or seniors. Development projects that have the qualities of urban living have appeal to a wide range of people. Some case

studies incorporate not only contemporary design and environmentally sensitive features, but address mixed-use, mixed-income, and development/infill issues as well as market-rate housing.

Development projects of this type are appearing across the nation. In Austin, Texas, for example, the Mueller is a mixed-use planned development that relies on the principles of New Urbanism. The neighborhood resembles an old European village or pre-war U.S. small town, there residents can walk to shops, businesses, theaters, schools, parks and other important services, since buildings and recreational areas are arranged to foster a sense of community.

Planned development on some of the larger developable areas, along the lines of the Viridian development, afford the opportunity to offer housing alternatives, including traditional two-story homes as well as townhomes. Other sites, noted in the Capacity portion of this study, would lend themselves to this type of development, if not on the Viridian scale. There are appropriate, developable parcels in the northern portion of the City, as well as south of Interstate 20 in particular.

### 4. Implement Adaptive Housing Policies for Seniors and Persons with Disabilities

The City wishes to have housing to meet the needs of persons with disabilities, so that these individuals and their families can live as independently as possible and be part of the community. Achieving this objective would include implementing universal design guidelines, such as those from the Center for Universal Design at North Carolina State University, to encourage the use of universal design principles in new housing developments and providing an ADA checklist on accessibility requirements. Many of the elements of universal design are simple and flexible, and many such features can be integrated into a wide range of housing alternatives. In any new development a percentage of units, both market rate and below market rate, could be designated as universal design units. Even if not constructed as accessible units, they could be built with future conversion in mind.

The implementation of universal design fits with the recommended housing strategy. As noted, many baby boomers will want to live in a community with a mix of ages and proximity to friends and family. However, these householders will require changes in their residences to accommodate their changing physical abilities, and there will be a need for additional services and assistance to help

them remain in their homes, including room for family or other caregivers.

### **Design and “Visitability”**

This analysis has noted the importance of design and accessibility for persons with disabilities, and the concept of walkability and contemporary amenities was suggested in the economic development strategy. These features should be incorporated in all aspects of design and construction, both new construction and rehabilitation. Applying contemporary housing features to these projects will appeal to a broader audience, including seniors, families, persons with a disability, and persons interested in energy efficiency, community amenities, and pedestrian-friendly streets – in short, the persons the City seeks to attract. The addition of these housing and neighborhood features in such projects will increase quality of life for all residents and will increase both the value and desirability of the neighborhoods.

To further this objective, the following best practices are recommend that the City:

- Adopt “visitability” policies, thereby making all housing accessible for persons in need of wider doors or step-less access.
- Develop options for senior housing, such as patio homes, mixed or shared community housing projects, or rehabilitation programs that help seniors update and make safer their dwellings, allowing them to stay in their homes.
- Seek to connect neighborhoods with pedestrian, bicycle, and public transit routes and other urban design features that appeal to a variety of residents.

The need for housing for persons with disabilities and for seniors, especially the frail elderly, is an issue confronting communities across the nation. Responses are varied, but many rely upon the use of tax credits, set-aside requirements for new construction, the use of Tenant Based Rental Assistance funds, as well as some programs for individuals, such as Individual development Accounts (IDA).

Successful programs include North Carolina’s Targeting Program, collaboration among agencies involved in supportive housing in Pennsylvania, and the Massachusetts Community Based Housing Program each of which is designed to create the development of units for persons with disabilities. The North Carolina Targeting Program

is a partnership between the NC Department of Health and Human Services (DHHS) and the NC Housing Finance Agency (NCHFA) which relies on referrals from local human service agencies to provide housing for persons with disabilities that has housed over 1,0000 low-income persons.

Public/Non-profit partnerships that provide housing for low-income persons, including seniors and persons with disabilities, are common throughout the country, including Texas. Many of the current federally-funded programs in the City of Arlington are also run on this model, where the City partners with local service providers to serve a population of need, and could easily be applied to identify and house this target population.

### **5. Develop High Quality, Market Rate Multi-family Housing**

The housing market analysis showed a gap of 2,305 units in the Upper-income range. Again, the creation of attractive, quality built higher-end apartments can be an integral part of the development of targeted areas within the City, or as part of a development program in other areas of the City that offer development opportunity. The emphasis would likely be upon one- and two-bedroom units with a modest number of larger units. These units would feature interior architectural design features and on-site amenities.

Such development will provide housing opportunities for individuals or families relocating to Arlington, but who do not wish to purchase a home immediately. It also meets the needs of baby boomers and “empty nesters” who wish to remain in Arlington for retirement, but who do not want the responsibilities of home ownership.

Quality market rate multi-family housing should enhance the urban fabric of a community. As such, most case study examples of quality, market rate multi-family housing in this country, and abroad, are mixed-use, urban infill projects that allow for creative design and the introduction of a range of amenities such as off-street parking, fitness centers, business centers, community rooms, landscaped terraces, trails, and community gardens. Best practice case study examples often incorporate award-winning contemporary designs and green technology. Carefully designed and situated multi-family housing also plays an increasingly important role in “workforce housing,” providing homes for teachers, police officers, firefighters, health care workers, and public employees. These vital workers contribute to the community, but their incomes

are often less than what is required today to own a home. There are some examples currently being developed in Arlington, such as the Arlington Commons development at Lamar/Collins.

The following are best practices:

- Foremost, projects must be an apartment community that blends into the surrounding neighborhood and united by a desire for contemporary design, convenience and attitude;
- Apartments should have an assortment of amenities, features and floor plans;
- Housing developments should help raise standards for good design in multi-family housing, providing appealing residences that blend in with surrounding communities.

## 6. Encourage Low- and Middle-Income Homeownership

Strategies to encourage homeownership among low- and middle-income households are based on the principals that a home is an investment asset that can grow in value and generate financial security. Homeownership enables people to have greater control and exercise more responsibility over their living environment. Homeownership helps stabilize neighborhoods and strengthen communities and helps generate jobs and stimulate economic growth.

Homeownership for lower-income households is often not possible as it is cost prohibitive. The housing market analysis shows a modest surplus of affordable housing for households in the Moderate-income bracket. However, there is a 936 unit deficit in available affordable purchase units. In addition there is the potential need for affordable purchase housing for the Millennials and recent graduates the City wishes to attract and retain.

This gap could be addressed by designating some of the ownership units in the developments described earlier as affordable units and providing homebuyer assistance through the City's current programs. Homebuyer assistance is a combination of a range of homeownership programs, including homebuyer education, and counseling such as mortgage assistance, down payment assistance, and employer assisted housing efforts to be used to assist first time homebuyers in particular.

The rising cost of housing and general increases in the cost of living, i.e. travel, food, healthcare and education, coupled with stagnant income has made homeownership

less viable and attractive for most low- and middle-income households. Therefore, cities throughout the country are developing new tools to address the demand for low- and middle-income housing in their communities. One commonly used tool is the Community Land Trust (CLT) Model. In a community land trust, the land is owned and preserved by the community, and the homebuyer owns the home including the building and all of the improvements on the land. The separation reduces the purchase price, allowing more families to afford a home, while providing the permanence and security of traditional homeownership. Many local jurisdictions are investigating housing strategies that include the CLT model as the preferred method for providing and maintaining affordable housing. This is because it meets immediate need while maintaining a future focus and is also the most fiscally conservative use of public subsidies.

CLTs have been established across the country, including Florida, New Mexico, and California. The South Florida Community Land Trust, for example, is a non-profit organization that manages land and home purchases for low- to moderate-income families. This program also includes rental properties. Currently there are no CLTs in Texas. However, the City of Austin has investigated the possibility of a CLT, and has determined that it is feasible under Texas state law.

The following are best practices to encourage homeownership for low/mod-income households:

- Local home purchase combined with rehabilitation financing for first-time homebuyers;
- Leverage CDBG and HOME funds with alternative funding sources such as housing trust funds and tax increment financing (TIF) funds;
- Creation of community land trusts (CLTs);
- Government-sponsored "Public Lease-to-Purchase" programs;
- Comprehensive homeownership education and counseling programs.

## 7. Construct Mixed-Income, Mixed-Use Multi-family Developments in Targeted Areas

The term "affordable housing" has two aspects which should be considered in developing a housing strategy. The first aspect is that of providing subsidized housing affordable to extremely low- and very low-income

households, who will use federal funds (Housing Choice Vouchers, Tenant Based Rental Assistance) to assist in the payment of their rent. The second aspect is to provide “workforce housing,” providing homes for teachers, police officers, firefighters, health care workers, recent UT-Arlington graduates, and public employees. These vital workers contribute to the community, but their incomes are often less than what is required today to own a home. Though there is a surplus of units affordable to very low-income and low-income households in Arlington, there is a shortfall in units affordable to resident workers in moderate-income and middle income households.

One of the first issues to be addressed is the potential to provide affordable rental housing for low-income residents of the City. There is a need for 12,933 units affordable to extremely low-income residents. The City’s inventory of renter-occupied units has decreased by 1.1 percent (599 units) since 2000 and from 2000 to 2012, the City experienced a 32 percent (5,582 units) decrease of units in 20- or more unit structures. The loss of these units has clearly reduced the supply of rental units and had pricing implications, especially for low-income households.

There are 27,489 cost-burdened renter households (50.2 percent of renters) in the City and the number of cost-burdened renter households has increased by 42.5 percent (8,203 renters) since 2000. The quality of available rental units is also a concern - the list of multi-family subsidized units shows that 21.1 percent of the subsidized units were constructed between 1964 and 1970, 14.0 percent were built between 1975 and 1979, and another 19.5 percent were built between 1980 and 1987. Thus, 54.6 percent of the City’s subsidized units are 25 years old or older.

The City should explore ways in which to develop contemporary rental units to meet this need. Some of these units could be developed in the Downtown and the Lamar/Collins area, as has already been suggested. The development of mixed use, higher density units would meet a number of objectives while creating the urban, walkable area in which persons could live, work, and find entertainment. Such development should also be mixed income to avoid concentrating subsidized housing in specific areas. Development could take the form of multi-family rental units, a mix of rental and owner townhouses, row houses, or courtyard houses, and office, retail and restaurant uses interspersed among the residential uses, or as first-floor uses on multi-story structures. This mix of unit size, incomes, and uses should be open to all and all services and access available to all residents.

There are ways to develop attractive affordable housing, but they require careful planning and thoughtful financing, as well as cooperation between the public and private sectors. As described, the use of first-floor space for retail or office uses can help support the operation of the building and the inclusion of affordable units. Development by a not-for-profit entity would help reduce costs, as the developer will not be seeking as high a return on equity and may have access to lower cost project funding. The inclusion of less expensive amenities and features, assistance from the City with infrastructure costs and development fees, and, if desired or necessary, the use of Low Income Housing Tax Credits can all contribute to the development of attractive and affordable housing.

At the same time, the need for quality development cannot be overlooked. Attractive, well-appointed market-rate and affordable units can be constructed as part of a development. The affordable units would be slightly smaller and not have expensive design features or high-end amenities, but remain attractive and integrated into the neighborhood.

The mix of workforce units with market-rate would help meet the need for affordable units while providing the ambiance and amenities sought by young professionals and retirees. Both the Joint Center report and the Urban Land Institute materials cited earlier note that mixed income development is widely accepted by Millennials and that many baby boomers appreciate the mix of persons and proximity to amenities.

The market place needs help in supplying accessible and affordable housing, especially for working families and households. Mixed-income developments can alleviate that need, providing housing that is safe, livable, and close to employment centers. Emphasis is placed on making the units attractive, community safe, and with an amenity package sufficient to attract market-rate tenants. Innovative designs of residential units seamlessly integrate assisted housing units with market rate and above townhome units. Mixed-income housing combined with mixed-use development is designed to encourage a variety of community activities, locales and services to co-exist in close proximity, thereby reducing the need for extensive automobile travel by the residents.

Examples of this type of mixed-income development can be seen around the country. In Kansas City, Missouri, Quality Hill Apartments is a mixed-income, mixed-use development with amenities such as high end appliances, vaulted ceilings, and city-scape views, among others.

The project was funded with Low-Income Housing Tax Credits (LIHTC), and includes 84 assisted one- and two-bedroom housing units. LIHTC is federal funding, and can be used for housing developments around the country, including Texas.

Best practices explored regarding mixed-income, mixed use multi-family development include:

- Develop different types of compatible land uses close together in appropriate locations to shorten trips and facilitate alternative modes of transportation, such as walking, bicycling and public transportation;
- Mixed-income housing developments help raise standards for good design in affordable housing, providing appealing residences that blend in with surrounding communities;
- Mixed-income housing can be an appealing option that lends itself to community acceptance without negatively impacting land values;
- Healthy neighborhoods include a blend of incomes and new mixed-income, mixed-use developments can achieve the same compatibility.

## 8. Explore Various Incentives for Housing Developers

Affordability appears throughout this analysis and the need for affordable housing, for both low-income and middle income residents has been described. Affordable units for low-income residents are a pressing need and multifamily units should be included in development and redevelopment projects where possible. These can be built using a variety of mechanisms to make them financially attractive to developers. The City already employs some of these mechanisms to encourage development, but they should be regularized so developers are aware of what mechanisms are available and when and how they are applied. These programs, as well as a range of homeownership programs such as Mortgage Assistance, Down payment Assistance, and Employer Assisted Housing efforts can be used to assist a variety of prospective homebuyers, especially first-time homebuyers. Additional tools that the city should explore include density bonuses, fee waivers, deferred fees, the use of Low Income Housing Tax Credits, and land banking or a community land trust (discussed earlier). Explanation of these tools and examples from around the country are listed below.

### Areas for New Construction

The City is approaching build out, and data indicates that there are relatively few parcels in the City that are ten acres or larger – that is, potential residential development sites. The City’s Carrying Capacity Analysis, prepared in January of 2014, identified areas in the City with the greatest potential for suitable (re)development. There are some areas north of Interstate 30, north of Lake Arlington, sites south of I-20, and southwest of Route 287 that are characterized as highly suitable development areas. The Viridian project that has begun in the northern area may serve as a bellwether project for future high-end development. The area near Lake Arlington would be suitable for executive housing as well.

The areas south of I-20 could well be developed with a mix of rental and owner properties for affordable (resident worker as well as subsidize) housing, and “step-up” housing. Care would have to be taken to integrate the design of such development into the surrounding neighborhoods. Attractive, higher density construction, such as townhouses, garden apartments or courtyard units could provide the necessary stock and fit into the neighborhood.

The development of affordable housing typically requires that developers receive some incentive or benefit for the creation of affordable housing units. A wide range of programs and policies may be used, depending upon a community’s desires, needs, and preferences. The following discussion focuses on land use and zoning incentives as opposed to financial incentives or programs.

### Density Bonus Program

Density bonus programs are designed as affordable housing incentives for private and non-profit developers. Density bonus programs work best when designed as an element of a comprehensive affordable housing delivery strategy that may include targeted housing and infrastructure resources.

A density bonus program would provide guidelines and restrictions to qualify for an increase in density/height. A municipality may approve residential development at a density up to a certain percent above the maximums provided it is certified that no less than a certain percent (generally a minimum of 20 percent) of the units in the development will be priced to be affordable to low and very-low income households. Developers may also meet this requirement by providing the units onsite, providing a monetary contribution, or delivery of offsite units. A

combination of the three options is usually permissible. For each required workforce housing unit, developers may make a payment of a sum equal to the funds payable to a Housing Trust Fund in lieu of providing the workforce housing unit within the development.

However, please note that the pattern of traditional single-family detached housing that has marked much recent development does not affect, or in many cases even permit, the development of affordable housing. Overall market conditions determine what buyers are willing to purchase, and any of the programs described above should be combined with other workforce housing programs to promote diverse and affordable neighborhoods.

Establishing a policy tool that provides developers with incentives or a rationale to produce affordable housing is the most viable mechanism to create affordable housing units.

### **Workforce Housing Overlay Districts**

The creation of overlay districts allows the City to target neighborhoods, districts or other locations generally for workforce/affordable housing “infill development.”

### **Other Methods – Payments in Lieu, Nexus Studies, Inclusionary Zoning**

Inclusionary zoning (IZ) is a policy tool that ties the production of affordable homes to the production of new market-rate housing by requiring, or providing incentives to encourage, developers to reserve a share of units in new residential developments for low- or moderate-income households. While mandatory IZ has been deemed illegal by the State of Texas since 2005, a voluntary program can encourage the construction of affordable homes in new developments built in specific target area. Programs can be designed in several ways to fit the needs of the community and desires of the developers. Some jurisdictions incentivize construction of affordable units built within the development, while others allow affordable units to be constructed in another location. Additionally, some programs incentivize developers to actually build the units, while others allow developers to contribute “in lieu of” to an affordable housing trust fund.

The City of Davidson NC Planning Ordinance (Section 6.0) is an example of creating affordable housing through both the construction of such units or the payment in lieu of construction. Also, note that in some jurisdictions

developers of commercial and office projects are required to develop affordable housing or make payments to an affordable housing trust fund based upon the number of jobs created/supported by their project or the dollar value of the project. These linkage fees are typically supported by a “nexus study”.

Below are some best practices when implementing a successful developer incentive program:

- Properties developed as affordable units should be deed restricted as permanently affordable. Less than permanent affordability status sets the stage for the loss of the unit or the need for what is likely to prove to be an expensive buy-back at the end of the period.
- There is also a need for the assessment of a “stewardship fee” to provide for the maintenance and upkeep of the property over time. Many homeowners in these income categories do not have the resources to keep these structures up, and assistance may be required over time.

## **E. Targeted Neighborhood Strategies**

The following recommended housing and redevelopment strategies provide a targeted approach, by neighborhood, for the transitional areas identified previously in the Strategy. These areas are the Central Arlington Neighborhood Revitalization Strategy Area (NRSA) and five (5) Transitional neighborhoods: Downtown, East Arlington, the I-20/287 Interchange, Lamar/Collins, and Southeast Arlington. The recommendations are based on the preceding neighborhood housing market analysis and best practice case studies.

### **1. Downtown and Central Arlington Neighborhood Revitalization Strategy Area (NRSA)**

The neighborhood housing market analysis found varying degrees of housing need among the six neighborhoods. The Central Arlington NRSA and Downtown have significant housing needs that differ from the other transitional neighborhoods in terms of scope and opportunity. As noted in the neighborhood market analysis, the Central Arlington NRSA and Downtown have significant inventories of pre-1970 housing units – Central Arlington NRSA (37 percent/2,387 units) and Downtown (32 percent/779 units). The age and condition of the housing is reflective of housing values, where median owner value ranges are far less in Downtown

(\$68,500-\$95,400) and in most sections of the Central Arlington NRSA (\$13,300-\$179,200) than other City neighborhoods. Additionally, both the Downtown (2,121 units) and Central Arlington NRSA (1,483 units) have disproportionately low inventories of owner-occupied housing units.

Housing market conditions in the Downtown and Central Arlington NRSA will require aggressive housing and redevelopment strategies to stimulate an accelerated level of private investment activity. As such, the following strategies are recommended.

The overall theme of the Downtown and Central Arlington NRSA should focus on high quality, higher density, mixed-use development. The concept of mixed use communities goes beyond incorporating residential, retail and commercial properties. It implies developing downtowns and neighborhoods with mixed-income, diverse housing types adjacent to walkable streets that provide easy access to services and amenities such as schools, libraries, parks, and shops. This area, adjacent to the University, provides an excellent location to develop housing for students, recent graduates, and young professionals. There are 39 vacant but developable acres in the Downtown, though zoning for residential uses focuses on multifamily and duplex housing. There are opportunities for infill and redevelopment efforts as well, as discussed later.

Affordable housing is a vital component of every mixed use community. Allowing people to live in the same communities where they work and shop improves the quality of life, increases residents' sense of belonging, and reduces traffic congestion. Having employment, shops, and schools nearby significantly reduces commuting and transportation costs. Mixed use communities promote inclusion and diversity by incorporating housing for people of all income levels along with supportive housing for the elderly and people with special needs. Ultimately, mixed use communities foster a sense of connection that bolsters the health and vitality of a community and its residents.

The City of Arlington's Unified Development Code includes several mixed-use zoning districts. The four districts provide for a range of commercial, retail, residential and institutional uses and are intended to encourage redevelopment, to encourage the creation of regional centers of activity, to enhance businesses in certain areas, and to promote high quality mixed-use development in their respective districts. Residential

densities range from a maximum of 40 dwelling units per acre in the Neighborhood Mixed-Use (NMU) District to a maximum of 100 dwelling units per acre in the Regional Mixed-Used (RMU) District.

An enhanced mixed-use district for the Downtown and Central Arlington NRSA should focus on higher density, mixed-income housing offering a diversity of housing types. Higher densities can be provided through increases in the current densities per acre or as density bonuses to private and nonprofit developers who propose at least a minimum 20 percent of housing units to be affordable to low- and moderate-income households. Mixed-use developments should include a wide variety of housing types to address the needs of Downtown residents at all income levels. A diversity of housing types should be offered to meet the diverse needs of the community. Housing types could include owner and renter garden and townhouse units, low-rise multi-family units with first floor retail or commercial uses (to help lower rents), or the courtyard houses, suggested in the March/April issues of Urban Land.

## 2. East Arlington

The 2004 BBC study found many homes in this neighborhood were built in the 1950s to house employees of the General Motors' plant. The 1950s-era subdivisions contain small, single family homes with individual yards on small lots. Indeed, the housing market analysis found East Arlington has the highest inventory of pre-1970 housing residences with (42 percent/7,039 units). Owner and renter occupancy is nearly split and the neighborhood has a vacancy rate (10.3 percent) well above the City of Arlington, as a whole.

Neighborhood Stabilization is recommended for East Arlington that would include stringent code enforcement and a Purchase/Rehabilitation Program that could also target first time homebuyers.

## 3. I-20/287 Interchange

The housing market analysis found the I-20/287 Interchange is mostly comprised (72.8 percent) of single-family, detached housing units. Owner values (\$132,000-\$190,700) are generally higher than the City as a whole. The neighborhood has one of the lowest (3.1 percent) vacancy rates in the City.

An overall Neighborhood Stabilization Strategy is recommended for the I-20/287 Interchange that would

include aggressive code enforcement and a Homebuyer Assistance Program that could also target first-time homebuyers.

#### **4. Lamar/Collins**

This housing strategy recommends that development and/or redevelopment in Lamar/Collins should focus on high-quality redevelopment activities with an emphasis on the development of diverse, owner types of housing, including single-family homes, townhouses, duplexes and row houses. To this end the strategies of constructing high quality single family housing and the strategy of developing high quality market rate multi-family housing as well as mixed-income, mixed use development are recommended. The aim should be to create high-quality/high-amenity housing and an activity hub attractive to young professionals and empty nesters. Recommended projects include some multi-family structures but ensure that uses other than multi-family are represented. The Lamar/Collins Multi-Family project (Arlington Commons) offers one such opportunity for implementing this strategy, though it is recommended that consideration be given to redeveloping some portion of the area for affordable housing for low-income households, affordable resident worker housing, as well as “step up” housing. Again, multifamily units should be included in the mix, but not emphasized.

#### **5. Southeast Arlington**

Southeast Arlington has the highest owner occupancy rate (89.4 percent) among the five Transitional Neighborhoods. Approximately 85 percent of the predominantly single-family, detached housing units have been built in the past 25 years. However, Southeast Arlington has one of the highest vacancy rates (12.9 percent) in the City.

An overall Neighborhood Stabilization Strategy is recommended for Southeast Arlington that would include aggressive code enforcement and a Homebuyer Assistance Program that could also target first time homebuyers. This program would serve to maintain the neighborhood, keep seniors in their homes, and provide opportunities for first-time homebuyers. Redevelopment opportunities might emerge in specific areas in which rehabilitation does not appear feasible and acreage can be assembled for redevelopment.



## X. **Appendix A: Public Participation**

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As part of the preparation of a new Housing Strategy for the City, the Department of Community Development and Planning conducted an outreach program to ascertain the opinions of residents, stakeholders, real estate and housing professionals, and elected officials. To gain insight into housing concerns and needs in Arlington, this effort included interviews with City Council members, three focus group meetings, two public meetings and both a Stakeholder Survey and a Resident Survey.

The survey questions focused on the types of housing available in Arlington, its affordability, and the perceived housing needs in the City. The survey did include questions about fair housing, which were intended to determine the extent to which impediments to housing, whether intentional or unintentional, were evident to residents and what the nature of those impediments is. The Analysis of Impediments to Fair Housing Choice addresses the fair housing topic in detail.

## **A. The Resident Survey**

### **1. Respondent Demographics**

The Resident Survey, available in English, Spanish, and Vietnamese, was posted on the City website from April to mid-May of 2014, was advertised in the local newspaper, on the City website, and was distributed at the focus group meetings and by community service organizations. Focus group attendees were encouraged to advise others to take the survey on line. There were 479 responses in all, including 60 in hard copy, which were entered into the web-based system and included in the analysis. There were no responses to the Spanish or Vietnamese language surveys.

The demographic data collected in the survey indicated that 76 percent of the respondents were White, nine percent were African-American, four percent were Other Race, and eight percent were Two or More Races. There was less than a one percent response from the Asian, Pacific Islander, and Native American categories. Twelve percent of respondents were Hispanic, a figure below the City's twenty percent Hispanic population.

The incomes of the respondents were fairly evenly spread across the income spectrum. Twelve percent of people chose the "Prefer Not to Answer" option. Forty-nine percent of respondents had incomes of between \$30,000 and \$100,000 with incomes between \$50,000 and \$75,000 accounting for 20 percent of the total number of responses. Seventeen percent of responses indicated

incomes of between \$100,000 and \$150,000 while four percent of respondents had incomes of less than \$10,000.

The respondents were predominately in the 40 – 60 year age bracket (47%), though 25 percent of the respondents being seniors (60+). Twenty-seven percent of the respondents were in the 25 to 39 age bracket.

The respondents came from a wide range of the City's ZIP Codes with 76010 having the largest percentage, 21 percent. ZIP Code 76011 had 12 percent of the responses, ZIP Code 76012 had 15 percent of the total, 76013 had 11 percent, and 76017 had 13 percent of the total.

### **2. Housing Question Responses**

Eighty-four percent of respondents reside in a single family home and ten percent reside in an apartment, figures that are not reflective of the city's overall housing structure. Fifty-four percent of respondents reported that they were homeowners with a mortgage, while 22 percent were homeowners without a mortgage. Twenty-two percent of the responses came from renters.

Forty-one percent of those responding to the survey had lived in their current residence for over ten years and another 23 percent had lived there between five and ten years. Only seven percent had been in their residence for less than a year. Thirty-one percent of respondents reported that their home had been constructed in the 1970s and another 16 percent reported construction during the 1980s mirroring the overall age of the city's housing stock.

Three hundred and sixteen persons provided information about their mortgage payments. Two responses were unclear. Fifty-eight responses clearly indicated that the respondent had no mortgage and another 11 indicated "N/A," which can be assumed to mean there is no mortgage payment. The 245 persons indicating that they were making a payment reported payments ranging from \$325 per month to \$3,500 per month. According to the survey data, the average mortgage payment was \$1,119.38, while the median payment according to survey respondents was \$1,100. This survey figure is more than \$300 less than the ACS figure for the City.

One hundred and thirty-nine renters responded when asked to provide their monthly rent payment. Three responses were not germane and 38 persons responded "N/A." The range of rents paid by the remaining 98 persons included three persons reporting a zero rent to one person reporting a rent of \$1,750. The average

rent was \$750, while the median rent reported by these persons was \$710. This median figure is lower than the ACS figure of \$835.

When asked if a respondent received any help from a public agency, 95.5 percent replied “No.”

Respondents were provided with a list of possible difficulties in obtaining housing, and asked to select any that applied to them. One hundred and sixty three of the 472 responses answered this question. Forty-nine percent of respondents (80 responses) felt that the available affordable homes were of poor quality or too small for them. The second most common complaint was that they did not have enough money for the down payment (69 responses – 42.3%). Twenty-nine percent of respondents cited a shortage of affordable rental housing, while 28 percent cited a limited number of affordable homes for sale. Further, 25 percent felt that finding a home had been difficult because of their poor credit rating.

Thus, two-thirds of these respondents felt that obtaining housing was difficult because of their personal financial situations. Still a significant number of persons noted that the available affordable housing was of poor quality or too small and/or that affordable rental units and affordable for sale homes were in limited supply.

Not surprisingly, over two-thirds of respondents felt that their housing was “Excellent” or “Good,” with another 24 percent calling their residence “adequate.” While 30 people said that their residence needed major repairs, one person did deem their home as needing to be torn down. Three-quarters of the respondents were “Very Satisfied” or “Satisfied” with their current housing, a higher percentage than those feeling that their housing was “Excellent” or “Very Good.” Eleven percent was either “Dissatisfied” or “Very Dissatisfied” with their current housing, a figure higher than the percentage of persons who rated their homes as “Poor” or “Very Poor.”

One hundred persons responded to a question about the reason for dissatisfaction with their housing. This number is almost twice the 52 persons who expressed some level of dissatisfaction in the previous question. The main reason for dissatisfaction was “Do Not Like The Neighborhood” (40 responses), followed by “Too Small” (34 responses) and “Too Expensive” (16 responses). Ten persons felt that their homes were too far from work and schools.

Asked how many bedrooms a household needed, 52 percent of survey respondents indicated three bedrooms and 27 percent indicated four or more. The current

housing stock consists of 41 percent three bedroom units and 20 percent four or more bedroom units, both percentages somewhat lower than the expressed demand. Still, 56 percent of respondents stated that it was “Easy” to find an appropriate sized unit, and 29 percent felt that it “Moderately Difficult.” Only four percent of respondents found it “Very Difficult” to find appropriate-sized housing.

Table 57 shows the responses to a query about rating various aspects of the respondents living environment. Overall there appears to be satisfaction with most aspects of these residents’ living environment. Security and distance from work received the greatest number of “Poor” ratings. At the same time cost and security received the lowest “Excellent” ratings.

**Table 57: Responses Rating Aspects of Residents’ Living Environment**

Please rate the following aspects of your living environment.						
Answer Options	Excellent	Very Good	Good	Fair	Poor	Response Count
Structural Condition	143	155	104	44	18	464
Exterior Appearance	113	162	126	58	6	465
Yard/lot Size	137	122	130	52	20	461
Security from Crime	76	120	145	91	32	464
Quality of Neighborhood	101	142	127	71	22	463
Distance from Work	117	106	101	52	28	404
Cost	78	125	158	74	13	448
Total Per Rating	765	932	891	442	139	

*Source: SurveyMonkey Analysis*

It should be noted that distance to work, which received the second greatest number of “Poor” ratings, included only 20 percent of the 379 persons having a one-way commute time of greater than 30 minutes. In contrast, 39 percent of survey respondents reported a commute of less than 15 minutes, well below the US average of 25 minutes.

The survey presented a number of housing problems and asked if the respondents felt they were a concern in Arlington. Table 58 shows the responses.

**Table 58: Degree of Housing Problems in Arlington - Selected Issues**

**To what degree does Arlington have any of the following housing problems?**

Answer Options	Not a Problem	Minor Problem	Major Problem	Don't Know	Response Count
Enough different dwelling types	174	125	61	86	446
Enough affordable homes	154	130	83	83	450
Enough subsidized/assisted housing	146	59	53	187	445
Enough housing for the elderly	90	76	88	188	442
Enough housing for the disabled	76	85	64	216	441
Too much poor, dilapidated housing	36	133	199	76	444
Too much vacant, abandoned housing	64	157	87	138	446
Total Responses	740	765	635	974	3114

Source: SurveyMonkey Analysis

The number of “Don’t Know” responses for specific market segments is high, and makes that response option the largest one. The responses to this question indicate that these respondents felt that there is a range of available housing options and that affordability is not an issue. The only issue to receive over 100 “Major Problem” ratings was “Too Much Poor, Dilapidated Housing.”

Asked if they plan to seek new housing in the next three years, 41 percent said “Yes.” This is somewhat at odds with the fact that 64 percent of respondents had been in their current home for over five years, indicating a significant degree of stability. If the respondent answered “Yes” to the preceding question, they were asked whether they planned to look in Arlington. Though only 189 people indicated that they might look for new housing, 214 persons responded to this question. Thirty-eight percent said that they would look in Arlington, 35 percent were “Undecided,” and 27 percent said “No.” Of those who might seek new housing in the next three years, 79 percent

would seek single family housing, though 16 percent would prefer a townhouse or condominium and five percent would seek an apartment in a complex. Eighty-two percent would prefer to buy their next housing.

An open end question about housing issues and trends drew 198 responses. Many of these mentioned multiple issues and some were not specifically relevant to housing topics. However, a number of topics did emerge from these responses. One of the most common was that no more apartments should be permitted, and that existing apartments should be cleaned up. Also, respondents indicated that they did not want any more “Section 8” housing in the City. There were expressions that the City has plenty of affordable starter homes, but needs more step-up housing. Others noted that there are too many homes on small lots.

The need for rehabilitation of housing, both rental and owner units, appeared frequently, and several persons mentioned offering tax incentives or abatements to foster this activity. There is a broad concern about appearance, and some mention about fence maintenance, as well as frequent calls for more and stricter code enforcement. Tax burden was noted by several respondents. There were several calls for higher quality construction of whatever new development might occur. There was also mention of the need for more crime prevention activity and for street improvements.

## B. The Stakeholder Survey

### 1. Group Composition

Thirty-four respondents provided information about their involvement in the City’s housing market, while 32 persons skipped the question. Eighteen persons indicated that they were a real estate agent or broker, five said that they were with a housing advocacy group, five were housing developers, and four were housing lenders. Three were apartment managers or landlords.

### 2. Housing Question Responses

Asked how they rated the City’s overall supply of housing, almost 50 percent felt that the supply was adequate, though 40 percent felt there were too few units. Though 23 percent felt that there were too many rental units, over one-third of the respondents felt that there were too few rentals. Almost one-half of the respondents felt that the supply of for sale units was inadequate. Asked about

the supply of affordable housing, almost one-half of the respondents felt the supply was adequate and 37 percent felt that there were too few affordable units. Responses about the supply of specific types of housing drew higher percentages of “Uncertain/Don’t Know” responses, though over 50 percent of the responses indicated that there were too few units for persons with disabilities and for seniors. The following table, 59, taken from the SurveyMonkey analysis shows the number and percentage of responses for each category.

**Table 59: Housing Supply in Arlington**

**From your perspective how do you rate the City’s supply of housing?**

Answer Options	Too Many	Adequate	Too Few	Uncertain/Don’t Know	Response Count
Overall Supply	2	32	26	5	65
Rental Units	15	20	25	6	66
For Sale Units	2	25	30	6	63
Affordable Housing	5	32	25	4	66
Units for Persons with Disabilities	0	12	33	18	63
Student Housing (Off Campus)	1	22	25	16	64
Manufactured Housing	16	22	3	23	64
Executive Housing	1	24	25	15	65
Senior Housing	2	20	34	9	65

*Source: Survey Monkey Analysis*

Asked to describe the overall quality of the types of housing in the City, almost one-half of respondents noted that manufactured housing responded “Poor/Don’t Know” and 32 percent rated it as “Fair.” Almost three-quarters of respondents rate single family, owner-occupied units as “Very Good,” or “Good,” though the same percentage of respondents rate single family rental units as “Good” to “Fair.” Multi-unit rentals received over 50 percent of “Fair” ratings. Table 60 presents the complete set of ratings for each category.

**Table 60: Overall Quality of Housing by Type**

**What do you feel is the OVERALL QUALITY of these types of units**

Answer Options	Excellent	Very Good	Good	Fair	Poor/Don’t Know	Response Count
Multi-unit Rentals	1	3	15	34	12	65
Multi-unit Owner-occupied Units	2	4	18	26	14	64
Rental Single-Family Units	1	6	23	25	9	64
Owner-occupied Single-Family Units	6	15	32	7	5	65
Manufactured Housing	0	4	9	20	30	63
Executive Housing	6	21	17	4	17	65

*Source: Survey Monkey Analysis*

Later asked how Arlington’s housing needs related or compared to those of the surrounding cities, respondents felt that the City’s needs were the same, though 42 percent felt that Arlington’s needs were more pressing.

The survey then asked what groups or populations were most in need of housing in Arlington. Respondents could select all that applied. Persons with Disabilities were noted by 34 respondents, Active Seniors by 33 respondents, and Low-income Households by 32 persons. Students rated lowest with 15 persons feeling that they were in need of housing.

Over one-half of the respondents felt that the City’s greatest need for housing was for single family owner-occupied units. The need for single family rental units and for multi-unit owner-occupied units was expressed by less than 20 percent of respondents in each case and the need for multi-unit rentals was deemed a priority by only 13 percent of the respondents.

Asked more specifically about the type and size of units needed, three-quarters of respondents felt the need for three or more bedroom owner-occupied units was “Great” or “Moderate.” The need for Executive Housing was felt to be “Great” or “Moderate” by over 50 percent of respondents, while over 70 percent felt that Manufactured Housing was “Not Needed.” It should be noted that slightly over 50 percent of respondents felt that there was

a “Great” or “Moderate” need for both two- and three-bedroom rental units.

Over 80 percent of respondents felt that energy efficiency was an important feature for any new housing in the City. Being within walking distance to public transportation was deemed important by two-thirds of the group, proximity to jobs or workplace was important to 63 percent, while proximity to a community center or recreational facility was important to 58 percent. Workforce housing and units for large families were deemed least important at 30 percent each.

Asked about the affordability of housing for a family at the City’s median income, the responses contradicted both anecdotal information from the focus groups and from the statistical data. Sixty-two percent of respondents felt that rental units were “Affordable,” and only eight percent felt they were “Not Affordable.” While 50 percent of the responses indicated that single-family owner units were “Affordable,” 44 percent called these units “Difficult to Afford,” and six percent called them “Not Affordable.”

Examining housing from the perspective of the employer, 86 percent of the respondents felt that proximity to work was the most significant issue in recruiting and retaining employees, though 82 percent felt that size of the unit was a crucial factor. “Cost” had the highest percentage of “Not a Factor” responses (17%) and the lowest “Significant” percentage (43%).

The need for housing rehabilitation programs for rental units was deemed “Significant” by 62 percent of the respondents and “Moderate” by another 32 percent. The need for rehabilitation of owner-occupied units was thought “Significant” by 48 percent and “Moderate” by 54 percent.

Arlington’s need for affordable housing was felt to be “Moderate” by 52 percent of the respondents, though 36 percent felt the need was “Great.” Asked to compare Arlington’s need for affordable housing with that of neighboring cities, 61 percent felt it was the same, though 26 percent felt that Arlington’s need was greater.

Asked what the City’s most important affordable housing need was drew a wide range of responses, and some responses mentioned multiple items or issues, making a tally difficult. The need for three bedroom single family units received the largest single, focused response. The need for affordable apartments, preferably within walking distance of amenities and public transportation was mentioned multiple times, as was the need for

senior housing, housing for persons with disabilities, and starter homes for young professionals. The need for student housing also received attention, which is at odds with earlier responses indicating a low need for this type of housing. Housing rehabilitation and improving neighborhoods also received attention.

Another open ended question asked what the City should do to promote and preserve affordable housing. Again, the responses addressed a wide range of topics. The most common category of response was to clean up neighborhoods and support rehabilitation efforts, including, according to one respondent offering tax incentives for rehab work. Improvements to roads, streets and sidewalks were mentioned in connection with neighborhood improvements. Incentives and assistance to developers, including faster approval of projects and the use of public/private partnerships were also frequently mentioned. The need for quality construction was mentioned and the need for more and more stringent code inspections was brought up in a number of responses. It should be noted that there were four responses (out of a total of 42) to the effect that the City should do nothing.

The survey asked for suggestions for housing policies for both market rate and affordable housing that the City should consider. Nine of the 32 open ended responses indicated “Unsure” or “Don’t Know,” and four stated “None.” Six responses specifically noted developer incentives, tax credit and tax abatement programs, and development requirements to include workforce housing were needed to obtain the desired ends. Zoning to permit a wider range of housing types (“innovative” housing, shared housing, green housing) in an area was suggested in several responses. Two responses specifically noted that improvements to the school system were needed and one noted the need for public transportation.

Twenty-nine persons responded to the invitation to provide any additional comments about current or emerging housing issues in the City. There were a number of specific recommendations for more upscale homes, for the demolition of older, poorly maintained units, for the creation of neighborhood plans, and that there should be no more high density development in the downtown area, as well as recommending the development of more public transportation. The need for the rehabilitation of the City’s aging housing stock was noted in several ways, but the largest number of points were made around the theme of developing a range of housing types with an emphasis upon higher density and mixed use development to attract young professionals and recent graduates, as well

as retirees and empty-nesters with housing priced in the range of \$250,000. One person did note that the City was running out of developable land and is landlocked, and another observed that the city needs to develop more housing that generates tax revenue to support itself.

## **C. Interviews, Meetings, and Focus Group Discussions**

The Department of Community Development and Planning held three focus group meetings, interviewed each of the City Council members individually, and conducted two public meetings as part of the research for the City's Housing Strategy. The following are synopses of each of the meetings and the interviews.

### **1. Interviews with City Council Members**

The consultant team interviewed members of the City Council on April 30, May 1, and May 2, 2014 to discuss the Housing Strategy project and to obtain member input and perspectives on the issue of housing in Arlington. These individual interviews took place at City Hall.

The Council members agreed upon many issues. The consensus was that the City offered a range of affordable housing options, and that the supply of housing was sufficient. This housing was deemed affordable, especially for moderate income households.

That said, most of the Council members noted that there is a need for upper-scale, or executive housing. There is concern that successful people leave the City for larger, better housing, and that the City does not have this type of housing to attract executives relocating to the area. The question of "if they build it, will they come" was raised, but the construction of three one million dollar units at the Viridian development will provide some of the answer to that question.

One member did observe that while there is an adequate supply of starter homes, there might be a lack of "step up" housing to keep young, growing families in the City. Related to that, all members noted that the decline in the school system's rating was negatively impacting the City's attractiveness to young families seeking housing in the area.

There is a uniform belief that the quality of housing in the City needs to be addressed and that the older neighborhoods need work to improve their appearance and marketability. The City needs to invest in its

neighborhoods (parks, sidewalks, infrastructure improvements). Some neighborhoods were deemed in need of significant investment and the need for more code enforcement was expressed by most Council members.

Housing rehabilitation was a common theme as well, though most members noted that rehab needed to be undertaken on a case-by-case basis, as some of the housing, both single-family and multi-family, was not worth the investment in rehab.

Most members noted that any new construction should be of a high quality to avoid the rapid deterioration experienced by some of the construction completed in the 1970s and 1980s. One member noted the new building standards to be placed in effect and another suggested that the City should "challenge" developers to do a better job for the City.

The members also noted that many members of the City's aging population were having a difficult time in maintaining their property. Some type of assistance might be necessary, especially for persons just above the moderate income level, who would not qualify for CDBG program assistance.

Several members felt that there was a need for senior housing, especially providing for a continuum of care from independent living through advanced care. Though the potential was deemed greatest for upper income persons, the need for this type of facility for lower-income residents was also expressed. The need for affordable housing for persons with disabilities was also noted.

The UT Arlington was deemed to have a good handle on student housing and the Council members saw no need for additional housing development beyond the existing projects or those currently in development.

Several members noted the need to attract new better paying jobs to strengthen the economy and the housing market, and one other member expressed the need for a mixed-use development to attract young professionals.

### **2. FOCUS GROUP -- April 30, 2014 -- 1:00 PM**

#### **Community Service Providers**

This meeting was attended by seven persons.

The discussion began with one attendee noting that transportation and credit history were the two greatest issues facing the clients his organization served. Many of the homeless cannot obtain housing because, even

after they get on their feet, their poor credit record and rental history follow them. Further, lacking their own transportation, the lack of transport to jobs limits or prevents obtaining a job.

Others observed that there is a tax burden, especially for seniors on fixed incomes. This cost impedes their ability to maintain their property.

The idea that the City did not have enough affordable rentals was put forward and other attendees agreed. It was felt that the City had lost affordable rental units over the past four years and that replacement units were targeted toward young professionals, not lower income residents.

One participant felt that there is a need for a definition of “family” and for provision for non-related persons to live together in the City’s code, as this affected the ability of groups of individuals to live in a single unit. Multi-generational families, living in a single structure was not deemed a problem.

The group expressed a need for down payment assistance for many first-time homebuyers and a need for low maintenance housing units for seniors.

The discussion of fair housing focused on the need for continued education and outreach. There were concerns that ADA violations were common but that many people were simply not aware of ADA regulations and requirements.

### **3. PUBLIC MEETING -- APRIL 30, 2014 -- 6:00 PM**

#### **Southeast Library**

This meeting was attended by one person.

After the background presentation, the discussion started by noting that multi-family housing in Arlington was not very popular, as it had led to the overcrowding of the school system. The attendee felt that Arlington had grown very rapidly, but many people still want to see the City as a small town. In that vein, public transportation issues are a major concern. It is felt by many that public transportation will bring in the “riff-raff.”

The Home Improvements Incentive program was thought to be a very good way to keep neighborhoods up by improving houses and maintaining neighborhood pride.

The fair housing discussion centered on the need for additional education and outreach, perhaps using the Apartment Association and public service announcements to disseminate information.

### **4. FOCUS GROUP -- May 1, 2014 -- 1:00 PM**

#### **Real Estate and Financial Professionals**

This meeting was attended by five persons.

When asked what types of housing the City needed this group stated that the City needed some of all types of housing.

The group felt that Arlington housing was definitely affordable and that all types of housing in a range of prices are available. Participants noted that prices were increasing and that the time on market was short, less than 60 days for many properties. One person noted that good quality single-family units for sale or rent can be sold or rented in a matter of a few days.

There was a brief discussion about student housing. The key point was that students had become accustomed to a high quality of residence in the student housing, and were disappointed with the caliber and price of housing they found upon seeking off-campus housing after graduation. The cost of housing and the need to repay student loans is discouraging to the new graduates.

Members of the group did note that the City does not need more affordable housing though some felt that there is a need for smaller (1-2 bedroom) units, and some 3 to 5 story residential units. At the same time, there is also a need for housing units for persons with disabilities and the elderly. Housing for the elderly centered upon the potential for upscale and low maintenance senior housing with some consideration to providing a range of housing options and levels of care.

The group did note the need to maintain or upgrade neighborhoods and noted several programs, including the Realtor’s Community Service Foundation program to facilitate home improvements. The comment was made that this program could assist more neighborhoods and improve more housing stock with additional funding. Some felt that a single family rental home inspection program was needed to maintain the quality of rental homes, though other participants took exception to this idea. All agreed that there is a need for more code inspection and that some means to limit and reduce the extent of investor ownership in neighborhoods should be found.

Members of the Board of Realtors noted that they could and would provide better and current real estate data to the consultant. They stated that their data was based upon

current sales and was more accurate and complete than the data available from other sources.

The group felt that rehabilitation is a viable alternative for many structures, but that overall redevelopment offers a better means to improve the City's housing stock. Though the City does not have priority in taking properties for taxes, some means of land banking should be implemented to assist in redeveloping neighborhoods.

The group also noted that the City was close to build out and this would affect the supply and pricing of housing.

## **5. PUBLIC MEETING -- May 1, 2014 -- 6:00 PM**

### **Central Library**

This meeting was attended by one person.

After the background presentation, the attendee noted that she had recently relocated to the City and was not familiar with many aspects of housing, though she had just completed her apartment search.

The participant noted that the City needed a walkable downtown and amenities to attract young professional, and there were a lot of empty commercial spaces that would lend themselves to infill development and mixed-use projects.

The attendee encountered a large supply of available rental housing, but noted that some of it was in poor condition and/or vacant.

In the course of seeking an apartment the participant perceived a lack of assisted living units for seniors.

The participant felt that more rehab was needed to provide more housing options.

The attendee did not encounter or perceive any fair housing issues in the course of seeking a place to live in Arlington.

## **6. FOCUS GROUP -- May 2, 2014 -- 1:00 PM**

### **Government Officials/Neighborhood Associations**

This meeting was attended by ten persons.

The discussion following the presentation covered a wide range of topics. Though many felt that the City had enough (or too many) multi-family units, many of them in poor condition, one person did feel that there is a need for more rental units, as many people would like to buy, but cannot. The group did agree that any new multi-

family units should not be constructed on vacant land, but rather replace existing, deteriorated units.

The group strongly felt that Arlington housing is affordable. The group felt that there was no need for additional executive housing.

The consensus about rehab programs was that this is a good thing. Rehab enables seniors to age in place in a sound home and maintains the quality of the neighborhoods. Concern was expressed about the quality of some construction, and it was felt that not all structures could or should be rehabbed. Indeed, several persons noted that it was the condition of the structure, not its age, that should influence the rehab decision.

All felt that the school systems lower ratings were impacting the types of people the City was attracting, but that taxes were also a concern, especially for seniors.

Code enforcement was seen as one means to maintain the quality of housing, but that more needed to be done to reduce absentee ownership and to improve the quality of rental housing (where landlord let the properties deteriorate).

The current building codes were seen as restrictive, especially as they affected rehab efforts.

Several members of the group expressed the opinion that they were opposed to public transportation and higher density development as they adversely impacted neighborhoods.

## **D. Observations**

The public participation process provided important insights and perspectives on the housing market and situation in Arlington.

A number of issues and concerns were common to the interviewees, focus group attendees and survey respondents. The most frequently expressed concern was the need for rehabilitation of housing units, both owner-occupied and rental. Concerns about rehab programs included what was deemed the poor quality of some of the construction, and about the cost-benefit of rehabbing some units were often expressed by all parties. However, the need for rehabilitation to maintain the housing stock and neighborhoods, as well as to keep people, especially seniors in their homes, was deemed a priority item.

Related to that, many of the resident survey respondents felt that dilapidated housing was a major concern Citywide. Many persons, both in the surveys and meetings, felt that

additional and stronger code enforcement activity was necessary to maintain the housing stock.

Another common theme was that the City did not need more apartment units, did not need more “Section 8” housing, and did not need more affordable housing. Though the resident surveys in particular identified these issues, they appear in the meetings and other milieu as well.

The consensus from all sources was that in general housing is affordable in Arlington, and that the supply of housing is adequate. Though some responses among the resident surveys noted the poor quality and small size of housing and commented on a shortage of rental units, the consensus was that finding housing in Arlington was “easy.”

Though the statistics in and of themselves do not indicate the need, the participants agreed that there is a need for housing for persons with disabilities and for seniors. Though the issue was raised several times, there was no discussion or focus on what types of housing was needed for persons with disabilities or how to create it. Many participants felt that the housing for seniors should be market rate, perhaps offering a range of care from independent living to nursing care. A small number of participants did feel that senior housing for low-income seniors was needed as well.

While there is a general feeling that the City needs Executive housing, there are doubts about the ability to attract households, even if the product were available. Only two respondents noted the need for “step up” housing for families who had moved to Arlington because of its affordability, but were seeking a larger home.

It should be noted that while some of these observations are corroborated by the housing market analysis, others are not. Indeed, some of these perspectives are contradicted by the data and will be addressed in the Conclusions and Recommendations section of this report.

**XI. APPENDIX B: Central Arlington Neighborhood Revitalization Strategy Area (NRSA)  
and Transitional Neighborhoods Analyses**

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## A. Population Characteristics

### 1. Age of Population

According to 2008-2012 American Community Survey (ACS) estimates, the Central Arlington NRSA and five transitional neighborhoods comprise 111,633 residents or 30 percent of the City's population. As previously noted, East Arlington with 46,904 residents has the largest total population followed by the I-20/287 Interchange with 20,531 residents. With the exception of the I-20/287 Interchange, the transitional neighborhoods have higher percentages of younger population age groups than the City, as a whole. The percentage of populations under 25 years of age is 54.3 percent in Downtown and 48.8 percent in Lamar Collins compared to 39.2 percent for the City. In contrast, the percentage of older population age groups (45+) is 33.8 percent in the

I-20/287 Interchange compared to 31 percent for the City.

**Table 61: Residents by Age: Totals**

	<b>Total Population</b>	<b>Under 5 Years</b>	<b>5 to 24 Years</b>	<b>25 to 44 Years</b>	<b>45 to 64 Years</b>	<b>65 and Older</b>
Downtown	5,973	436	2,808	1,921	539	269
East Arlington	46,904	4,765	16,205	14,597	8,401	2,936
I20/287 Interchange	20,531	1,301	5,955	6,319	5,366	1,590
Lamar Collins	7,151	772	2,718	2,268	1,046	347
Southeast Arlington	16,538	1,214	5,879	5,343	3,692	410
Neighborhood Revitalization Area	14,536	1,179	4,545	5,338	2,417	1,057
City of Arlington	367,154	29,279	114,587	109,204	84,989	29,095

*Source: U.S. Census, 2012 ACS*

**Table 62: Residents by Age: Percentages**

	<b>Total Population</b>	<b>Under 5 Years</b>	<b>5 to 24 Years</b>	<b>25 to 44 Years</b>	<b>45 to 64 Years</b>	<b>65 and Older</b>
Downtown	5,973	7.3	47.0	32.2	9.0	4.5
East Arlington	46,904	10.2	34.5	31.1	17.9	6.3
I20/287 Interchange	20,531	6.3	29.0	30.8	26.1	7.7
Lamar Collins	7,151	10.8	38.0	31.7	14.6	4.9
Southeast Arlington	16,538	7.3	35.5	32.3	22.3	2.5
Neighborhood Revitalization Area	14,536	8.1	31.3	36.7	16.6	7.3
City of Arlington	367,154	8.0	31.2	29.7	23.1	7.9

*Source: U.S. Census, 2012 ACS*

## 2. Race and Ethnicity

The race and ethnicity of the resident population varies significantly among the neighborhoods and in relation to the City, as a whole. The largest concentrations of White residents are found in the I-20/287 Interchange (73.7 percent). The largest concentrations of Black or African-Americans reside in Southeast Arlington (35.6 percent) and Lamar Collins (30.9 percent). The largest concentrations of Asians reside in Downtown (20.4 percent) and SE Arlington (13.9 percent). By comparison, the City of Arlington's racial composition is 64.4 percent White, 19.3 percent Black or African American and 7.2 percent Asian.

**Table 63: Residents by Race**

	Total Population	% White	% Black or African American	% Asian	% Some Other Race	% Two or More Races
Downtown	5,973	53.9	10.7	20.4	12.6	2.4
East Arlington	46,904	64.0	13.4	8.2	12.6	1.8
I20/287 Interchange	20,531	73.7	15.0	6.8	2.0	2.5
Lamar Collins	7,151	62.5	30.9	1.4	3.4	1.8
Southeast Arlington	16,538	39.5	35.6	13.9	10.4	0.6
Neighborhood Revitalization Area	14,536	65.0	16.9	6.3	9.8	2.0
City of Arlington	367,154	64.4	19.3	7.2	7.0	2.2

Source: U.S. Census, 2012 ACS

The ethnicity of the neighborhoods also varies significantly. Hispanic or Latino residents are concentrated in East Arlington (54.8 percent), the Central Arlington NRSA (42.2 percent) and Lamar Collins (40.2 percent). In the I-20/287 Interchange, only 10.4 percent of the population is Hispanic or Latino. The Hispanic or Latino population of the City of Arlington is 102,803 (28 percent).

**Table 64: Residents by Ethnicity**

	Total Population	% Not Hispanic or Latino	% Hispanic or Latino
Downtown	5,973	66.2	33.8
East Arlington	46,904	45.2	54.8
I20/287 Interchange	20,531	89.6	10.4
Lamar Collins	7,151	59.8	40.2
Southeast Arlington	16,538	75.8	24.2
Neighborhood Revitalization Area	14,536	57.8	42.2
City of Arlington	367,154	72.0	28.0

Source: U.S. Census, 2012 ACS

### 3. Educational Attainment

Educational attainment is a critical socioeconomic indicator that has important bearings on occupation, wages, income and housing affordability. Studies have found that higher educational attainment and graduation rates are critical lead indicators for improving the prosperity development of the individual and the creation of vibrant, healthy and safe communities.

The analysis found that both educational attainment and graduation rates vary significantly among the neighborhoods. Several of the neighborhoods have a significant percent of their population 25+years with “less than a high school diploma” including East Arlington (36.1 percent), Downtown (28.3 percent) and the Central Arlington NRSA (27.9 percent). In comparison, only 15.8 percent of the City of Arlington’s population 25+ years has less than a high school diploma. While the Central Arlington NRSA and transitional neighborhoods show less educational attainment than the City as a whole, the percentage of the population 25+ years with a bachelor’s degree in both the I-20/287 Interchange and Downtown is higher than the City.

**Table 65: Educational Attainment for the Population 25 Years and Over - Totals**

	Total Population	Less than High School Diploma	High School Diploma/ GED	Some College/ Associate's Degree	Bachelor's Degree	Graduate/ Professional Degree
Downtown	2,729	771	367	713	385	493
East Arlington	25,934	9,367	8,870	5,752	1,436	509
I20/287 Interchange	13,275	934	3,366	4,605	3,250	1,120
Lamar Collins	3,661	766	694	1,153	693	355
Southeast Arlington	9,445	1,407	2,028	3,281	2,263	466
Neighborhood Revitalization Area	8,812	2,458	1,917	2,544	1,239	654
City of Arlington	223,288	35,350	51,486	72,280	44,563	19,609

Source: U.S. Census, 2012 ACS

**Table 66: Educational Attainment for the Population 25 Years and Over - Percentages**

	Total Population	% Less than High School Diploma	% High School Diploma/ GED	% Some College/ Associate's Degree	% Bachelor's Degree	% Graduate/ Professional Degree
Downtown	2,729	28.3	13.4	26.1	14.1	18.1
East Arlington	25,934	36.1	34.2	22.2	5.5	2.0
I20/287 Interchange	13,275	7.0	25.4	34.7	24.5	8.4
Lamar Collins	3,661	20.9	19.0	31.5	18.9	9.7
Southeast Arlington	9,445	14.9	21.5	34.7	24.0	4.9
Neighborhood Revitalization Area	8,812	27.9	21.8	28.9	14.1	7.4
City of Arlington	223,288	15.8	23.1	32.4	20.0	8.8

Source: U.S. Census, 2012 ACS

## B. Economic Characteristics

### 1. Household Income

According to 2008-2012 ACS estimates, household incomes vary significantly among the Central Arlington NRSA and the five transitional neighborhoods including sections of individual neighborhoods. Generally, the highest median household incomes and ranges are found in the I-20/287 Interchange (\$59,779-\$76,028) and Southeast Arlington (\$72,188). However, a substantially higher median household income (\$63,417) is also found in Census Tract 1216.05, Block Group 3 of the Central Arlington NRSA. In the balance of the NRSA's block groups, the median household income ranges from \$14,018 to \$43,846. The lowest median household income ranges are in the Downtown (\$20,252-\$27,773) and Lamar Collins (\$29,272-\$43,237).

### 2. Poverty

Poverty levels vary significantly among the neighborhoods and in comparison to the City of Arlington, as a whole. The highest percentages of households with incomes below the poverty level are found in the Downtown (40.1 percent), the Central Arlington NRSA (25.8 percent), Lamar Collins (25.7 percent) and East Arlington (22.5 percent). In several neighborhoods poverty levels are higher among family households, including Southeast Arlington (100 percent), East Arlington (75 percent) and Lamar Collins (69.5 percent). By comparison, 14.1 percent of the City of Arlington's households (18,659 total households) have incomes below the poverty level, of which, 61.5 percent are family households (11,484 total families).

	<b>Range</b>
Downtown	\$20,252 - \$27,773
East Arlington	\$27,179 - \$46,306
I20/287 Interchange	\$59,779 - \$76,028
Lamar Collins	\$29,272 - \$43,237
Southeast Arlington	\$72,188
Neighborhood Revitalization Area	\$14,018 - \$63,417
City of Arlington	\$53,341
<i>Source: U.S. Census, 2012 ACS</i>	

**Table 68: Poverty Status - Totals**

	Downtown	East Arlington	I20/287 Interchange	Lamar Collins	Southeast Arlington	Neighborhood Revitalization Area	City of Arlington
Total Households	2,121	14,604	7,701	2,869	4,590	5,562	132,247
Income Below Poverty Level	850	3,280	490	738	260	1,436	18,659
Family Households	307	2,461	302	513	260	660	11,484
Married-Couple Family	93	1,158	70	66	158	284	4,617
Other Family	214	1,303	232	447	102	376	6,867
Male Householder, no Wife Present	84	250	134	57	40	84	1,139
Female Householder, no Husband Present	130	1,053	98	390	62	292	5,728
Nonfamily Households	543	819	188	225	0	776	7,175

Source: U.S. Census, 2012 ACS

**Table 69: Poverty Status - Percentages**

	Downtown	East Arlington	I20/287 Interchange	Lamar Collins	Southeast Arlington	Neighborhood Revitalization Area	City of Arlington
Total Households	2,121	14,604	7,701	2,869	4,590	5,562	132,247
Income Below Poverty Level	40.1	22.5	6.4	25.7	5.7	25.8	14.1
Family Households	36.1	75.0	61.6	69.5	100.0	46.0	61.5
Married-Couple Family	30.3	47.1	23.2	12.9	60.8	43.0	40.2
Other Family	69.7	52.9	76.8	87.1	39.2	57.0	59.8
Male Householder, no Wife Present	39.3	19.2	57.8	12.8	39.2	22.3	16.6
Female Householder, no Husband Present	60.7	80.8	42.2	87.2	60.8	77.7	83.4
Nonfamily Households	63.9	25.0	38.4	30.5	0.0	54.0	38.5

Source: U.S. Census, 2012 ACS

## Labor Force

According to 2008-2012 ACS estimates, there are 59,770 persons 16 years and older in the civilian labor force residing in the Central Arlington NRSA and five transitional neighborhoods. This represents nearly 30 percent of the City of Arlington's civilian labor force. The highest employment rates in the civilian labor force are found in the I-20/287 Interchange (94 percent) and Southeast Arlington (92.9 percent). The highest unemployment rates within the civilian labor force are found in Downtown (13.4 percent), the Central Arlington NRSA (11.8 percent), East Arlington (11.2

percent) and Lamar Collins (10.4 percent). According to 2008-2012 ACS estimates, the unemployment rate for the City of Arlington is 8.8 percent. The July, 2014 unemployment rate for the Dallas-Fort Worth-Arlington, TX Metropolitan Statistical Area was 5.5 percent according to Bureau of Labor Statistics figures.

**Table 70: Labor Force - Totals**

	Total Population 16 Years and Older	Civilian Labor Force	Employed	Unemployed	Not in Labor Force
Downtown	5,213	3,499	3,029	470	1,714
East Arlington	32,966	23,116	20,536	2,580	9,824
I20/287 Interchange	15,366	11,733	11,031	702	3,624
Lamar Collins	5,200	3,854	3,455	399	1,346
Southeast Arlington	11,993	9,208	8,553	655	2,764
Neighborhood Revitalization Area	11,390	8,360	7,373	987	3,030
City of Arlington	276,357	200,646	182,983	17,663	75,507

Source: U.S. Census, 2012 ACS

science and art” occupations are found in the Downtown (36.5 percent/1,107 workers) and the I-20/287 Interchange (35.6 percent/3,926 workers). A significant number and percentage of residents in “sales and office” occupations are found in the I-20/287 Interchange (33 percent/3,643

**Table 71: Labor Force - Percentages**

	Employed	Unemployed
Downtown	86.6	13.4
East Arlington	88.8	11.2
I20/287 Interchange	94.0	6.0
Lamar Collins	89.6	10.4
Southeast Arlington	92.9	7.1
Neighborhood Revitalization Area	88.2	11.8
City of Arlington	91.2	8.8

Source: U.S. Census, 2012 ACS

workers), Southeast Arlington (29 percent/2,477 workers) and East Arlington (23.8 percent/4,897 workers). “Service” occupations show a much higher share in East Arlington (25 percent/5,127 workers) and Lamar Collins (24.2 percent/835 workers). By comparison, the largest percentages and totals of the City of Arlington’s civilian labor force are employed in management, business, science and art occupations (33.5 percent/61,236) and sales and office occupations (27.9 percent/51,139 workers).

## Occupations

According to 2008-2012 ACS estimates, the civilian labor force in the neighborhoods 16 years and older is employed in a variety of occupations. According to the U.S. Census, “occupation” describes the kind of work a person does on the job. The percentages and total employment by occupations varies significantly among neighborhoods. The highest percentages of “management, business,

## Means of Transportation

According to 2008-2012 ACS estimates, the average travel time to work for City commuters is 23.5 minutes. For the vast majority (81 percent) of City commuters, driving alone in cars, trucks or vans is the predominant means of transportation to work. This also holds true for the neighborhoods with the exception of Downtown and the Central Arlington NRSA where a significant number (904) and percentage (30 percent) of residents walk to their place of work.

**Table 72: Means of Transportation to Work**

	Total Workers 16 and Over	Car, Truck or Car, Van - Drove Alone	Car, Truck or Car, Van - Carpooled	Public Transportation (excluding taxicab)	Walked	All Other Means	Worked at Home
Downtown	2,968	1,509	403	16	904	78	58
East Arlington	19,940	14,724	4,067	39	273	384	483
120/287 Interchange	10,875	9,498	835	17	14	85	426
Lamar Collins	3,434	2,564	617	0	80	56	117
Southeast Arlington	8,428	6,663	1,402	14	0	287	62
Neighborhood Revitalization Area	7,292	5,190	1,017	8	739	202	136
City of Arlington	178,945	144,172	22,418	432	3,150	2,525	6,248

Source: US Census, 2012 ACS

### 3. Housing Supply and Demand

#### Housing Inventory

According to 2008-2012 ACS estimates, there is a total supply of 42,349 housing units in the combined Central Arlington NRSA and five transitional neighborhoods (29 percent of the City’s total housing inventory). The mix of single- and multi-family housing units varies among neighborhoods. Single-family detached units are predominant in Southeast Arlington (98 percent), the I-20/287 Interchange (72.8 percent) and East Arlington (58.2 percent). Multi-family units (5+ units) are predominant in Lamar Collins (76.5 percent) and Downtown (56.3 percent). The largest inventory of multi-family housing is found in East Arlington (4,687 units) and Lamar Collins (3,136 units). In total, there are 12,851 multi-family units (5+ unit structures) in the six neighborhoods which represent 32 percent of the City’s multi-family inventory.

#### Age of Housing

As previously noted in the 2005 Arlington Housing Needs Assessment, a significant inventory of pre-1970 housing stock was one of nine factors that was indicative of a “fragile” neighborhood. The age of the housing stock is an important variable in assessing the overall characteristics of a local housing market. The older housing stock, particularly older rental housing, often

has code and deferred maintenance issues that can impact the longevity of the housing structure which, in turn, impacts the housing supply in terms of accessibility and affordability.

According to 2008-2012 ACS estimates, several neighborhoods have significant inventories of pre-1970 housing units, including East Arlington (42 percent/7,039 units), the Central Arlington NRSA (37 percent/2,387 units) and Downtown (32 percent/779 units). Significantly, in East Arlington 24 percent of the housing stock (3,909 units) were built pre-1960.

**Table 73: Housing Inventory - Totals**

	Downtown	East Arlington	I20/287 Interchange	Lamar Collins	Southeast Arlington	Neighborhood Revitalization Area	City of Arlington
Total Housing Units	2,403	16,621	8,039	4,099	4,688	6,499	145,750
1, Detached	602	9,677	5,850	476	4,593	2,013	86,911
1, Attached	56	482	196	23	55	495	5,063
2 Units	202	667	146	35	0	1,102	3,926
3 or 4 Units	185	980	283	403	0	436	6,898
5 to 9 Units	56	1,536	547	1,341	0	412	12,751
10 to 19 Units	497	2,010	542	1,488	0	648	15,426
20 to 49 Units	443	502	236	40	0	602	5,822
50 or more Units	358	639	170	267	0	517	6,223
Mobile Home	4	128	52	0	40	274	2,615
Boat, RV, van, etc.	0	0	17	26	0	0	115

Source: U.S. Census, 2012 ACS

**Table 74: Housing Inventory - Percentages**

	Downtown	East Arlington	I20/287 Interchange	Lamar Collins	Southeast Arlington	Neighborhood Revitalization Area	City of Arlington
Total Housing Units	2,403	16,621	8,039	4,099	4,688	6,499	145,750
1, Detached	25.1	58.2	72.8	11.6	98.0	31.0	59.6
1, Attached	2.3	2.9	2.4	0.6	1.2	7.6	3.5
2 Units	8.4	4.0	1.8	0.9	0.0	17.0	2.7
3 or 4 Units	7.7	5.9	3.5	9.8	0.0	6.7	4.7
5 to 9 Units	2.3	9.2	6.8	32.7	0.0	6.3	8.7
10 to 19 Units	20.7	12.1	6.7	36.3	0.0	10.0	10.6
20 to 49 Units	18.4	3.0	2.9	1.0	0.0	9.3	4.0
50 or more Units	14.9	3.8	2.1	6.5	0.0	8.0	4.3
Mobile Home	0.2	0.8	0.6	0.0	0.9	4.2	1.8
Boat, RV, van, etc.	0.0	0.0	0.2	0.6	0.0	0.0	0.1

Source: U.S. Census, 2012 ACS

**Table 75: Age of Housing - Totals**

	<b>Total Housing Units</b>	<b>Built 2010 or Later</b>	<b>Built 2000 to 2009</b>	<b>Built 1990 to 1999</b>	<b>Built 1980 to 1989</b>	<b>Built 1970 to 1979</b>	<b>Built 1960 to 1969</b>	<b>Built 1950 to 1959</b>	<b>Built 1949 or Earlier</b>
Downtown	2,403	0	565	286	246	527	291	172	316
East Arlington	16,621	62	948	1,031	3,022	4,519	3,130	3,447	462
I20/287 Interchange	8,039	0	1,178	2,234	3,004	1,227	181	156	59
Lamar Collins	4,099	0	132	642	1,392	1,664	193	32	44
Southeast Arlington	4,688	76	2,426	1,493	522	65	0	67	39
Neighborhood Revitalization Area	6,499	0	655	518	1,177	1,762	979	871	537
City of Arlington	145,750	207	21,943	24,623	41,174	33,228	13,222	9,071	2,282

Source: U.S. Census, 2012 ACS

**Table 76: Age of Housing - Percentages**

	<b>Total Housing Units</b>	<b>Built 2010 or Later</b>	<b>Built 2000 to 2009</b>	<b>Built 1990 to 1999</b>	<b>Built 1980 to 1989</b>	<b>Built 1970 to 1979</b>	<b>Built 1960 to 1969</b>	<b>Built 1950 to 1959</b>	<b>Built 1949 or Earlier</b>
Downtown	2,403	0.0	23.5	11.9	10.2	21.9	12.1	7.2	13.2
East Arlington	16,621	0.4	5.7	6.2	18.2	27.2	18.8	20.7	2.8
I20/287 Interchange	8,039	0.0	14.7	27.8	37.4	15.3	2.3	1.9	0.7
Lamar Collins	4,099	0.0	3.2	15.7	34.0	40.6	4.7	0.8	1.1
Southeast Arlington	4,688	1.6	51.7	31.8	11.1	1.4	0.0	1.4	0.8
Neighborhood Revitalization Area	6,499	0.0	10.1	8.0	18.1	27.1	15.1	13.4	8.3
City of Arlington	145,750	0.1	15.1	16.9	28.2	22.8	9.1	6.2	1.6

Source: U.S. Census, 2012 ACS

## Housing Tenure

Housing tenure in the Central Arlington NRSA and five transitional neighborhoods varies significantly. Owner occupancy is greatest in Southeast Arlington (89.4 percent) and the I-20/287 Interchange (62.4 percent) where single-family homes are more prominent. Likewise, renter occupancy is greatest in the Downtown (87.9 percent), Lamar Collins (82.2 percent) and the Central Arlington NRSA (73.3 percent) where multi-

vacancy rates” was one of nine factors that were indicative of a “fragile” neighborhood. The current assessment found that rental vacancies are more prominent than owner vacancies. Vacant units in the “for rent” category are most evident in East Arlington (66 percent/1,327 units) and Lamar Collins (92 percent/1,127 units). For rent vacancies represent 62 percent of the City of Arlington’s total vacancies, of which, 41 percent (3,456 units) are located in the six neighborhoods.

**Table 77: Housing Tenure - Totals**

	Total Occupied Housing Units	Owner-Occupied	Renter-Occupied
Downtown	2,121	256	1,865
East Arlington	14,604	7,057	7,547
I20/287 Interchange	7,701	4,805	2,896
Lamar Collins	2,869	512	2,357
Southeast Arlington	4,590	4,102	488
Neighborhood Revitalization Area	5,562	1,483	4,079
City of Arlington	132,247	76,271	55,976

Source: U.S. Census, 2012 ACS

As noted in City of Arlington Housing Market Analysis, there has been significant increases in the number of vacancies in the categories “rented or sold, not occupied” and “other vacant”. Vacant unit increases in these categories are generally attributed to some combination of newly constructed, not occupied units and/or an inventory of distressed properties. Other vacant units account for 685 units within the six neighborhoods and account for 40 percent (114 units) of the vacant units in the City.

**Table 78: Housing Tenure - Percentages**

	Total Occupied Housing Units	Owner-Occupied	Renter-Occupied
Downtown	2,121	12.1	87.9
East Arlington	14,604	48.3	51.7
I20/287 Interchange	7,701	62.4	37.6
Lamar Collins	2,869	17.8	82.2
Southeast Arlington	4,590	89.4	10.6
Neighborhood Revitalization Area	5,562	26.7	73.3
City of Arlington	132,247	57.7	42.3

Source: U.S. Census, 2012 ACS

family housing is most evident.

## Housing Vacancy

According to 2008-2012 ACS estimates, several neighborhoods including Lamar Collins (28.2 percent), Southeast Arlington (12.9 percent) and East Arlington (10.3 percent) have vacancy rates well above the City of Arlington overall vacancy rate of 7.1 percent. The 2005 Arlington Housing Needs Assessment found that neighborhoods with “above average owner occupied

**Table 79: Housing Vacancy**

	Total Vacant Units	For Rent	Rented, Not Occupied	For Sale Only	Sold, Not Occupied	For Seasonal Use	For Migrant Workers	Other Vacant
Downtown	282	115	53	0	0	0	0	114
East Arlington	2,017	1,327	27	352	86	58	0	167
I20/287 Interchange	338	219	0	24	0	0	0	95
Lamar Collins	1,230	1,127	0	0	0	0	0	103
Southeast Arlington	937	641	79	41	0	0	0	176
Neighborhood Revitalization Area	98	27	0	0	0	41	0	30
City of Arlington	13,503	8,402	531	1,762	354	385	0	2,069

Source: U.S. Census, 2012 ACS

**Table 80: Housing Vacancy**

	Vacancy Rate (%)
Downtown	5.1
East Arlington	10.3
I20/287 Interchange	3.1
Lamar Collins	28.2
Southeast Arlington	12.9
Neighborhood Revitalization Area	0.5
City of Arlington	7.1

Source: U.S. Census, 2012 ACS

Median gross rents are substantially lower in Lamar Collins (\$635-\$699), Downtown (\$707-\$709) and in most sections of the Central Arlington NRSA (\$679-\$1,286).

## Housing Values

According to 2008-2012 ACS estimates, housing values for both owner and renter units vary significantly among the six neighborhoods and also within sections within individual neighborhoods. The range of median owner values is highest in Lamar Collins (\$226,100-232,200) and the I-20/287 Interchange (\$132,000-\$190,700). Owner value ranges in these neighborhoods are much higher than the median value of owner units for the City of Arlington, as a whole.

Median owner value ranges are far less in Downtown (\$68,500-\$95,400) and in most sections of the Central Arlington NRSA (\$13,300-\$179,200).

Median gross rent value ranges also vary considerably among the neighborhoods and within sections of individual neighborhoods. The highest median gross rent and range are found in Southeast Arlington (\$1,327) and the I-20/287 Interchange (\$860-\$1,212). Median gross rents in these neighborhoods are significantly higher than the median gross rent of the City of Arlington.

**Table 81: Median Home Value Ranges**

	Range
Downtown	\$68,500 - \$95,400
East Arlington	\$73,900 - \$119,200
I20/287 Interchange	\$132,000 - \$190,700
Lamar Collins	\$226,100 - \$232,200
Southeast Arlington	\$137,700
Neighborhood Revitalization Area	\$13,300 - \$179,200
City of Arlington	\$131,500

Source: U.S. Census, 2012 ACS

**Table 82: Median Gross Rent**

	Range
Downtown	\$707- \$709
East Arlington	\$680 - \$1,021
I20/287 Interchange	\$860 - \$1,212
Lamar Collins	\$635 - \$699
Southeast Arlington	\$1,327
Neighborhood Revitalization Area	\$679 - \$1,286
City of Arlington	\$835

Source: U.S. Census, 2012 ACS

## Cost-Burdened Households

Housing affordability is generally defined as the capacity of households to consume housing services and, specifically, the relationship between household incomes and prevailing housing prices and rents. The standard most frequently used by various units of government is that households should spend no more than 30 percent of their income on housing costs. This is the standard definition for housing programs administered by the Department of Housing and Urban Development (HUD) and most state housing agencies. Owner and renter households paying excess of 30 percent of their income on housing costs are considered “cost burdened.”

According to 2008-2012 ACS estimates, the highest percentage of cost-burdened owner households are found in the Downtown (45.7 percent) and East Arlington (35.6 percent). However, the percentage of cost-burdened owner households in Southeast Arlington (28.7 percent) and the Central Arlington NRSA (26.8 percent) are greater than the City of Arlington (26.1 percent), as a whole. The highest numbers of cost-burdened owner households are found in neighborhoods with greater supplies of owner-occupied units including East Arlington (2,510 units), Southeast Arlington (1,178 units) and the I-20/287 Interchange (1,021 units).

The highest concentrations of cost-burdened renter households are found in the Downtown (54.9 percent), Southeast Arlington (52.3 percent) and Lamar Collins (46.5 percent). Lamar Collins (1,096 renters) and the Downtown (1,023 renters) have the highest numbers of cost-burdened renter households.

## Affordability Analysis

Using 2008-2012 ACS estimates, an owner and renter housing affordability analysis was performed for the Central Arlington NRSA and five transitional neighborhoods based on median household incomes. For owner units, affordability of home purchase was calculated at the

**Table 83: Cost-Burdened Owner-Occupied Units**

	Total Owner-Occupied Units	Cost-Burdened Units	% of Total Owner-Occupied Units
Downtown	256	117	45.7
East Arlington	7,057	2,510	35.6
I20/287 Interchange	4,805	1,021	21.2
Lamar Collins	512	80	15.6
Southeast Arlington	4,102	1,178	28.7
Neighborhood Revitalization Area	1,483	397	26.8
City of Arlington	76,271	19,932	26.1

Source: U.S. Census, 2012 ACS

**Table 84: Cost-Burdened Renter-Occupied Units**

	Total Renter-Occupied Units	Cost-Burdened Units	% of Total Renter-Occupied Units
Downtown	1,865	1,023	54.9
East Arlington	7,547	726	9.6
I20/287 Interchange	2,896	291	10.0
Lamar Collins	2,357	1,096	46.5
Southeast Arlington	488	255	52.3
Neighborhood Revitalization Area	4,079	575	14.1
City of Arlington	55,976	382	0.7

Source: U.S. Census, 2012 ACS

standard 2.5:1 median home value-to-median household income ratio. For renter units, affordability was calculated using the < 30 percent of household income standard. Values were set at the median owner values and gross rents based on 2008-2012 ACS estimates.

## Central Arlington Neighborhood Revitalization Strategy Area

The analysis found moderate to substantial affordability gaps for owner units in six of the ten census block groups. The largest affordability gaps exist in CT 1216.01, BG 3 (\$69,585) and CT 1216.01, BG 5 (\$41,753). These block groups are located in western section of the NRSA. The two block groups also have the highest median homes values, \$179,200 and \$125,900, respectively. An affordability surplus is found in CT 1216.05, BG 3 (\$37,543). This block group is located in the central section of the NRSA.

The analysis found a substantial rent affordability gap (\$329) in CT 1123.00, BG 1. This block group has the lowest median household income (\$14,018) in the NRSA. The analysis also found small rent affordability gaps in three other census block groups including CT 1216.04, BG 4 (\$35), CT 1222.00, BG 1 (\$18) and CT 1216.01,

BG 5 (\$6). Two of the block groups are located in the western section of the NRSA. However, CT 1222.00, BG 1 is also a section of the Downtown.

are comparable in both areas of the Downtown, the \$20,252 median household income in CT1223.00 is 27 percent lower than the CT 1222.01 Block Groups.

**Table 85: Owner Housing Affordability**

Location	Census Tract	Median Household Income	Affordable Home Price at Median	Median Home Value	Affordability Gap
Downtown	1222.00	\$27,773	\$69,433	\$95,400	-\$25,968
Downtown	1223.00	\$20,252	\$50,630	\$68,500	-\$17,870
East Arlington	1115.21	\$41,564	\$103,910	\$91,200	\$12,710
East Arlington	1115.22	\$46,306	\$115,765	\$91,600	\$24,165
East Arlington	1219.05	\$27,179	\$67,948	\$119,200	-\$51,253
East Arlington	1219.06	\$29,630	\$74,075	\$85,900	-\$11,825
East Arlington	1220.01	\$39,323	\$98,308	\$76,800	\$21,508
East Arlington	1220.02	\$29,868	\$74,670	\$81,300	-\$6,630
East Arlington	1221.00	\$32,400	\$81,000	\$76,300	\$4,700
East Arlington	1229.00	\$38,904	\$97,260	\$73,900	\$23,360
I20/287 Interchange	1114.04	\$59,779	\$149,448	\$190,700	-\$41,253
I20/287 Interchange	1115.32	\$69,832	\$174,580	\$135,200	\$39,380
I20/287 Interchange	1216.11	\$76,028	\$190,070	\$132,000	\$58,070
Lamar Collins	1131.11	\$29,272	\$73,180	\$232,200	-\$159,020
Lamar Collins	1131.12	\$43,237	\$108,093	\$226,100	-\$118,008
Southeast Arlington	1115.47	\$72,188	\$180,470	\$137,700	\$42,770
Neighborhood Revitalization Area	1222.00, BG 1	\$27,542	\$68,855	\$78,800	-\$9,945
Neighborhood Revitalization Area	1223.00, BG 1	\$14,018	\$35,045	No Data	-
Neighborhood Revitalization Area	1216.05, BG 2	\$37,866	\$94,665	\$102,200	-\$7,535
Neighborhood Revitalization Area	1217.03, BG 2	\$34,744	\$86,860	\$93,700	-\$6,840
Neighborhood Revitalization Area	1217.04, BG 2	\$32,614	\$81,535	\$70,500	\$11,035
Neighborhood Revitalization Area	1222.00, BG 2	\$30,068	\$75,170	\$97,000	-\$21,830
Neighborhood Revitalization Area	1216.01, BG 3	\$43,846	\$109,615	\$179,200	-\$69,585
Neighborhood Revitalization Area	1216.05, BG 3	\$63,417	\$158,543	\$121,000	\$37,543
Neighborhood Revitalization Area	1216.04, BG 4	\$29,661	\$74,153	*	-
Neighborhood Revitalization Area	1216.01, BG 5	\$33,659	\$84,148	\$125,900	-\$41,753
City of Arlington		\$53,341	\$133,353	\$131,500	\$1,853
<i>*Unsubstantiated data</i>					
Source: U.S. Census, 2012 ACS					

## Downtown

The analysis found moderate affordability gaps for owner units in CT 1223.00 (\$17,870) and CT 1222.00, Block Groups 1 and 2 (\$25,968). The median value of owner occupied units is significantly higher (\$95,400) in the CT 1222.00 Block Groups than CT 1223.00 (\$68,500).

The analysis found small to substantial rent affordability gaps in the Downtown. CT 1223.00 has a rent affordability gap of \$203. While the median gross rents

**Table 86: Renter Housing Affordability**

Location	Census Tract	Median Household Income	Affordable Rent at Median	Median Gross Rent	Affordability Gap
Downtown	1222.00	\$27,773	\$694	\$707	-\$13
Downtown	1223.00	\$20,252	\$506	\$709	-\$203
East Arlington	1115.21	\$41,564	\$1,039	\$918	\$121
East Arlington	1115.22	\$46,306	\$1,158	\$874	\$284
East Arlington	1219.05	\$27,179	\$679	\$680	-\$1
East Arlington	1219.06	\$29,630	\$741	\$747	-\$6
East Arlington	1220.01	\$39,323	\$983	\$1,021	-\$38
East Arlington	1220.02	\$29,868	\$747	\$735	\$12
East Arlington	1221.00	\$32,400	\$810	\$1,006	-\$196
East Arlington	1229.00	\$38,904	\$973	\$801	\$172
I20/287 Interchange	1114.04	\$59,779	\$1,494	\$860	\$634
I20/287 Interchange	1115.32	\$69,832	\$1,746	\$1,106	\$640
I20/287 Interchange	1216.11	\$76,028	\$1,901	\$1,212	\$689
Lamar Collins	1131.11	\$29,272	\$732	\$699	\$33
Lamar Collins	1131.12	\$43,237	\$1,081	\$635	\$446
Southeast Arlington	1115.47	\$72,188	\$1,805	\$1,327	\$478
Neighborhood Revitalization Area	1222.00, BG 1	\$27,542	\$689	\$707	-\$18
Neighborhood Revitalization Area	1223.00, BG 1	\$14,018	\$350	\$679	-\$329
Neighborhood Revitalization Area	1216.05, BG 2	\$37,866	\$947	\$724	\$223
Neighborhood Revitalization Area	1217.03, BG 2	\$34,744	\$869	\$696	\$173
Neighborhood Revitalization Area	1217.04, BG 2	\$32,614	\$815	\$738	\$77
Neighborhood Revitalization Area	1222.00, BG 2	\$30,068	\$752	\$699	\$53
Neighborhood Revitalization Area	1216.01, BG 3	\$43,846	\$1,096	\$872	\$224
Neighborhood Revitalization Area	1216.05, BG 3	\$63,417	\$1,585	\$1,286	\$299
Neighborhood Revitalization Area	1216.04, BG 4	\$29,661	\$742	\$777	-\$35
Neighborhood Revitalization Area	1216.01, BG 5	\$33,659	\$841	\$847	-\$6
City of Arlington		\$53,341	\$1,334	\$835	\$499

Source: U.S. Census, 2012 ACS

### East Arlington

The analysis found moderate to substantial affordability gaps for owner units in three of the eight census tracts that comprise the neighborhood. The largest affordability gap exists in CT 1219.05 (\$51,253) where the median home value (\$119,200) is the highest and the median household income (\$27,179) the lowest among the eight census tracts. An affordability surplus is found in five of the census tracts including CTs 1115.21, 1115.22, 1220.01, 1221.00 and 1229.00. The highest median household incomes are found in CT 1115.22 (\$46,564) and CT 1115.21 (\$41,564).

The analysis found small to substantial rent affordability gaps in four of the eight census tracts with the largest in CT 1221.00 (\$196). The median gross rents in

CTs 1221.00 (\$1,006) and CT 1220.01, (\$1,021) are significantly higher than the City of Arlington's (\$835) median gross rent. A substantial rent affordability surplus exists in three of the census tracts including CT 1115.22 (\$284), CT 1229.00 (\$172) and CT 1115.21 (\$121).

### I-20/287 Interchange

The analysis found a moderate affordability gap (\$41,253) for owner units in CT 1114.04 of the I-20/287 Interchange. This census tract has the highest median owner value (\$190,700) and lowest median household income (\$59,779) of the three census tracts that comprise the neighborhood. In CTs 1115.32 and 1216.11 there exists a moderate affordability surplus of owner housing units.

The analysis found a substantial rent affordability surplus in all three census tracts despite median gross rents that are significantly higher than the City of Arlington (\$835), as a whole. Median gross rents in CTs 1216.11 and 1115.32 are \$1,212 and \$1,106, respectively.

### Lamar Collins

The analysis found substantial affordability gaps for owner units in both census tracts that comprise the Lamar Collins Neighborhood. In CT 1131.11 the owner affordability gap is \$159,020 and \$118,008 in CT 1131.12. The median household incomes in CTs 1131.11 (\$29,272) and 1131.12 (\$43,237) are significantly less than the City of Arlington (\$53,341) yet median owner values in both CT 1131.11 (\$232,200) and 1131.12 (\$226,100) are substantially higher than the median owner unit value in the City (\$131,500).

The analysis found a small to substantial rent affordability surplus in the two census tracts. The smaller rent surplus (\$33) exists in CT 1131.11 with a median household income of \$29,272 and a median gross rent of \$699. A substantial rent surplus (\$446) exists in CT 1131.12 with a median household income of \$43,237 and a median gross rent of \$635.

### Southeast Arlington

The analysis found a moderate affordability surplus for owner units in CT 1115.47 which is the single census tract comprising the Southeast Arlington Neighborhood. Southeast Arlington's median household income (\$72,188) is substantially higher than the City of Arlington (\$53,341) with a median owner value (\$137,700) that is comparable (\$131,500) to the City's.

The analysis found a substantial rent affordability surplus of \$478 in Southeast Arlington despite having a median gross rent (\$1,327) that is 63 percent higher than the median gross rent (\$835) of the City of Arlington.



# Staff Report



## Zoning Case SUP07-09R2 (Rolling Hills Drill Site)

Planning and Zoning Meeting Date: 1-21-15	Document Being Considered: Ordinance
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### **RECOMMENDATION**

Following the public hearing, consider an amendment to a specific use permit for gas drilling.

### **PRIOR BOARD OR COUNCIL ACTION**

On December 4, 2007, the City Council approved Zoning Case SUP07-09 by a vote of 8-0-0.

On October 13, 2009, the City Council approved Gas Well Permits GW09-29, GW09-30, and GW09-31 for the Rolling Hills 1H, 2H, and 3H wells by a vote of 8-0-1.

On September 28, 2010, the City Council approved Gas Well Permits GW10-54, GW10-55, and GW10-56 for the Rolling Hills 4H, 5H, and 6H wells by a vote of 9-0-0.

On September 28, 2010, the City Council approved Zoning Case SUP07-9R1 (Alternate Landscape Plan) by a vote of 9-0-0.

On December 20, 2010, the City Council approved Gas Well Permit GW10-133 for the Rolling Hills 3H (the previous Rolling Hills 3H expired) well by a vote of 8-0-0.

On January 7, 2015, the Planning and Zoning Commission continued the public hearing of Zoning Case SUP07-09R2 to the January 21, 2015 meeting.

### **ANALYSIS**

#### **Request**

The applicant, EnerVest Operating, LLC, requests to amend the SUP by establishing the location of a drill zone for gas drilling on a 3.314-acre tract of land zoned Residential Single-Family 7.2 (RS-7.2); addressed at 401 East Lamar Boulevard; generally located north of East Lamar Boulevard and east of North Cooper Street.

The site is developed as a gas well site. The site currently contains six wellheads (Rolling Hills 1H, 2H, 3H 4H, 5H, and 6H), with supporting equipment. The operator plans to drill nine more wells on the site. Due to the fluctuating demand of natural gas and market prices, the applicant does not have an estimated timeframe of when all drilling activities will be completed.

#### **Public Meeting**

Per Gas Drilling and Production (GD&P) Ordinance No. 11-068, no more than thirty (30) days prior to the public hearing, the operator shall hold a public meeting with the property owners, residents, and neighborhood Associations.

On January 5, 2015, the operator held a public meeting for the Rolling Hills Drill Site. The meeting provided an overview of the drill site regarding the proposed specific use permit request and future drilling plans. City staff attended this meeting. Due to an error in notification the operator scheduled a second public meeting.

On January 19, 2015, the operator held the second public meeting for the Rolling Hills Drill Site. The meeting provided an overview of the drill site regarding the proposed specific use

permit request, future drilling plans, and lease and royalty information. City staff attended this meeting.

**Proximity to Protected Uses and Other Drill Sites**

A demolition permit has been issued for the adjacent multi-family development to the east of the subject site. The closest residential structure is located approximately 1,490 feet northwest, the closest school (Roquemore Elementary School) is approximately 1,594 feet northeast and the nearest park (Parkway Central Park) is approximately 1,816 feet east of the proposed drill zone. The Rolling Hills Drill Site is located within two miles of four identified gas well sites. The attached location map illustrates the location of these sites.

**Landscaping/Screening**

Per GD&P Ordinance No. 11-068, Tier 1 landscaping and screening is required for non-industrialized zoned districts.

<b>Tier 1</b>	
<b>Landscaping</b>	<ul style="list-style-type: none"> <li>• 40-foot transitional buffer around drill site</li> <li>• 10-foot wide streetscape setback with street trees</li> </ul>
<b>Perimeter Fencing</b>	<ul style="list-style-type: none"> <li>• 8-foot tall masonry wall with 75% opacity around the perimeter of the drill site</li> <li>• Installation of gate</li> </ul>

On September 28, 2010, the City Council approved Zoning Case SUP07-9R1 (Alternate Landscape Plan). In cooperation with the Rolling Hills Country Club’s plan to realign the golf cart path, the operator reduced the 40-foot transitional buffer area along the northern, western, and southern SUP boundaries. In reducing the buffer area, the operator replaced the required 82 trees by utilizing the existing 23 trees and planting 105 shrubs. A split-face concrete masonry unit (CMU) retaining wall and the 105 shrubs were installed along the northwest corner of the drill site. The operator also constructed an eight-foot decorative concrete masonry wall around the entire perimeter of the drill site.

The owner/operator will be responsible for the installation, preservation, and maintenance of all landscaping and physical features as shown on the landscape plan.

**Water Source**

The applicant is proposing to purchase water from the City of Arlington to serve at the site’s water source for drilling and fracing operations. A description of the water source and estimate of the total water volume needed will be reviewed during the gas well permit stage.

**Transportation Route**

The transportation route commences at State Highway 360 (SH 360). From SH 360, travel west on Lamar Boulevard to the existing site access road north of Lamar Boulevard. To exit the site, continue on Lamar Boulevard west to gain access to Interstate Highway 30 (I-30).

**Pipeline Route**

The pipeline connection is to the existing Summit Midstream lateral located on the northeast corner of the drill site.

**Compliance**

The site is in full compliance.

**Conclusion**

Per the Unified Development Code, Section 10.4.6.H.3.c, Specific Use Permits for gas drilling shall be reviewed every five years from the date of City Council approval.

The site is currently an operating drill site. The request for a drill zone is to outline the boundary of where wells are to be drilled, as outlined in the GD&P Ordinance. Additional permits for gas drilling will require a Gas Well Permit which must also comply with the standards outlined in the GD&P Ordinance.

**FINANCIAL IMPACT**

None

**ADDITIONAL INFORMATION**

Attached:

- i. Case Information
  - ii. Itemized Allowable Uses
  - iii. Location Map
  - iv. Photos
  - v. Site Plan/Transportation Map
  - vi. Proximity Map
  - vii. Landscape Plan
- None  
None

Under separate cover:

Available in the City Secretary's office:

**CITY COUNCIL DATE**

February 10, 2015

**STAFF CONTACTS**

Bridgett White, AICP  
Interim Director  
Community Development and Planning  
817-459-6660  
[Bridgett.White@arlingtontx.gov](mailto:Bridgett.White@arlingtontx.gov)

Maria Carbajal  
Gas Well Coordinator  
Community Development and Planning  
817-459-6661  
[Maria.Carbajal@arlingtontx.gov](mailto:Maria.Carbajal@arlingtontx.gov)

# Case Information



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<b>Applicant:</b>	EnerVest Operating, LLC, represented by Rusty Ward
<b>Property Owner:</b>	Rolling Hills Country Club
<b>Sector Plan:</b>	North
<b>Council District:</b>	1
<b>Allowable Uses:</b>	All uses as itemized in attachment ii.
<b>Development History:</b>	<p>The subject site is currently platted and commonly known as a portion of Lot 3 of the G.W. Coonrod Addition.</p> <p>No previous zoning cases have occurred in the general vicinity within the past five years.</p>
<b>Traffic Impact:</b>	An SUP does not alter the underlying zoning and therefore will not alter the traffic generated over the life of the well. The trips generated during the drilling process are mitigated with the Road Damage Fee.
<b>Water &amp; Sewer:</b>	<p>The following information is needed at the time of permit to evaluate the suitability of the water distribution system to serve as the supply source for a gas well drilling site.</p> <ol style="list-style-type: none"><li>1. A site plan of the proposed drill site, including the location of the fire hydrant(s) proposed to supply water to the site.</li><li>2. An estimate of total volume of water desired.</li><li>3. Approximate dates water supply will be needed at the site.</li></ol> <p>Based on the information provided, additional infrastructure may be required to be constructed.</p>
<b>Drainage:</b>	This site is located within the Stream WF (A)-2 drainage basin and no portion of the site is within the FEMA designated floodplain. No significant drainage impacts are expected to result from development of this site as long as all relevant city ordinances are complied with.
<b>Fire:</b>	Fire Station number 8, located at 2020 Maddison Drive, provides protection to this site. The estimated fire response time is 2.08 minutes, which is in keeping with recommended standards.
<b>School District:</b>	This property is located in the jurisdiction of the Arlington Independent School District (AISD). The AISD did not indicate

# Case Information



that the proposal will have any impact on the schools serving this site.

**Notices Sent:**

Neighborhood  
Associations:

- ACTION North
- Arlington Alliance for Responsible Government
- Arlington Chamber of Commerce
- Arlington Neighborhood Council
- Double Y Wooded Estate Addition
- East Arlington Renewal
- East Arlington Review
- Far South Arlington Neighborhood Association
- Forest Hills Homeowners Association
- Friends of Parkway Central Park
- Northern Arlington Ambience
- Parkway Central Homeowners Association
- Rolling Hills Neighborhood Association
- Town North Neighbors
- WeCan (West Citizen Action Network)

Property Owners: 15  
Letters of Support: 0  
Letter of Opposition: 0

# ***Itemized Allowable Uses***



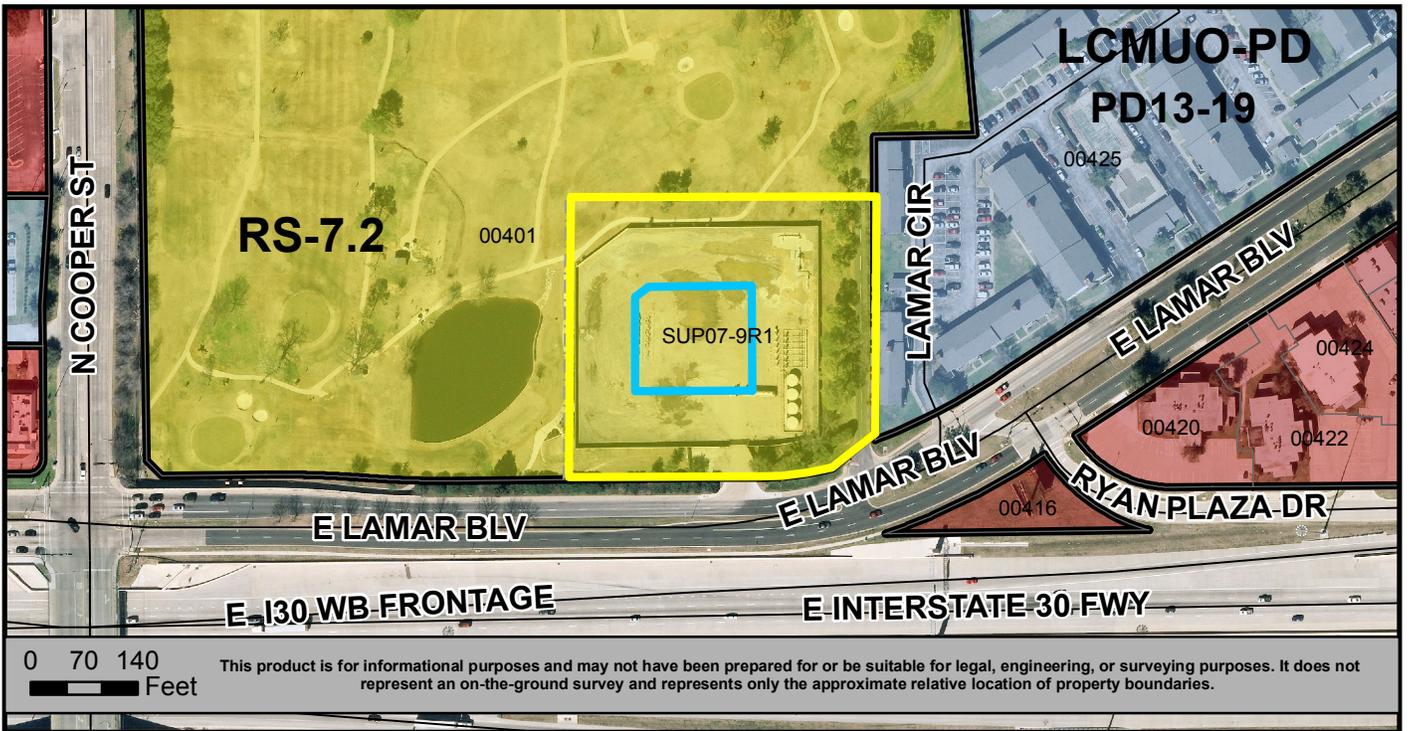
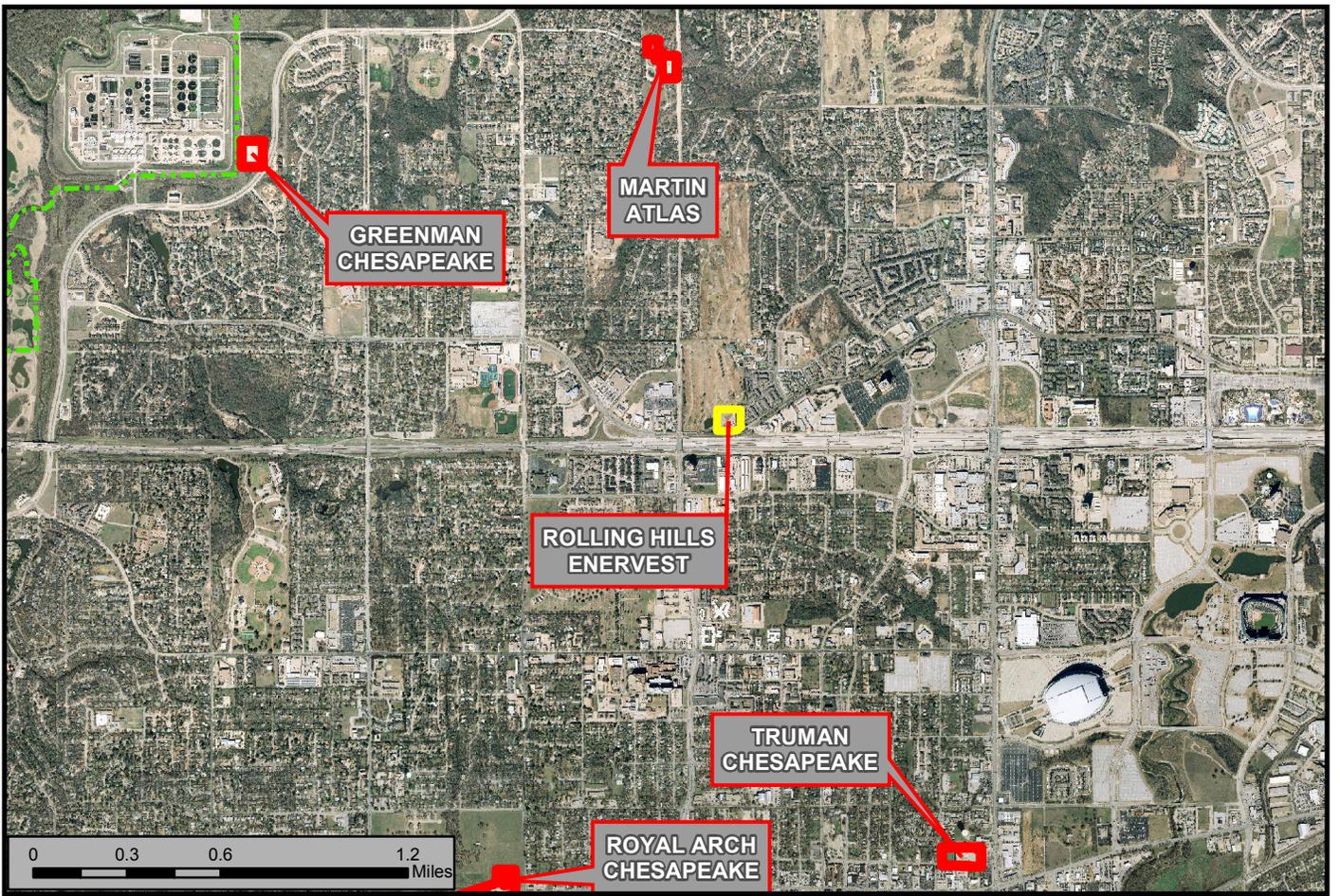
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**Allowable Uses:****RESIDENTIAL SINGLE FAMILY-7.2**

Permitted - Dwelling, single-family detached on minimum 7,200 Square Feet, Non-Residential on minimum 15,000 square foot lots, Assisted living facility ( $\leq 6$  residents), Community home for disabled persons, Foster family home, Foster group homes, Government administration and civic buildings helter, Religious assembly, Public or private school, Cemetery, Community garden, Public park or playground, Golf course, Utility lines, towers or metering station, garage-private, and accessory swimming pool-private.

Specific Use Permit (SUP) - Assisted living facility ( $\geq 7$  residents), Philanthropic institution (other than listed), Bed and breakfast inn, Country club, Marina, Airport or landing field, Gas well, Telecommunication Facilities Towers  $\leq 75$  ft., Stealth towers  $\leq 100$  ft., Telecommunication Facilities Towers  $> 75$  ft., Stealth towers  $> 100$  ft.

Conditions (C) – Telecommunication Facilities Building-mounted antennae and towers, Nursery garden shop or plant sales, Telecommunication Facilities Building-mounted antennae and towers.



**LOCATION MAP**  
**SUP07-9R2**

 <p>ROLLING HILLS DRILL SITE 3.314 ACRES</p>	 <p>DRILL ZONE</p>	 <p>EXISTING DRILL SITES WITHIN 2 MILES</p>
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# SUP07-9R2

North of East Lamar Boulevard and east of North Cooper Street



View west on East Lamar Boulevard along the frontage of the drill site.



View north along the eastern border of the subject drill site and the adjacent abandoned multi-family structures.

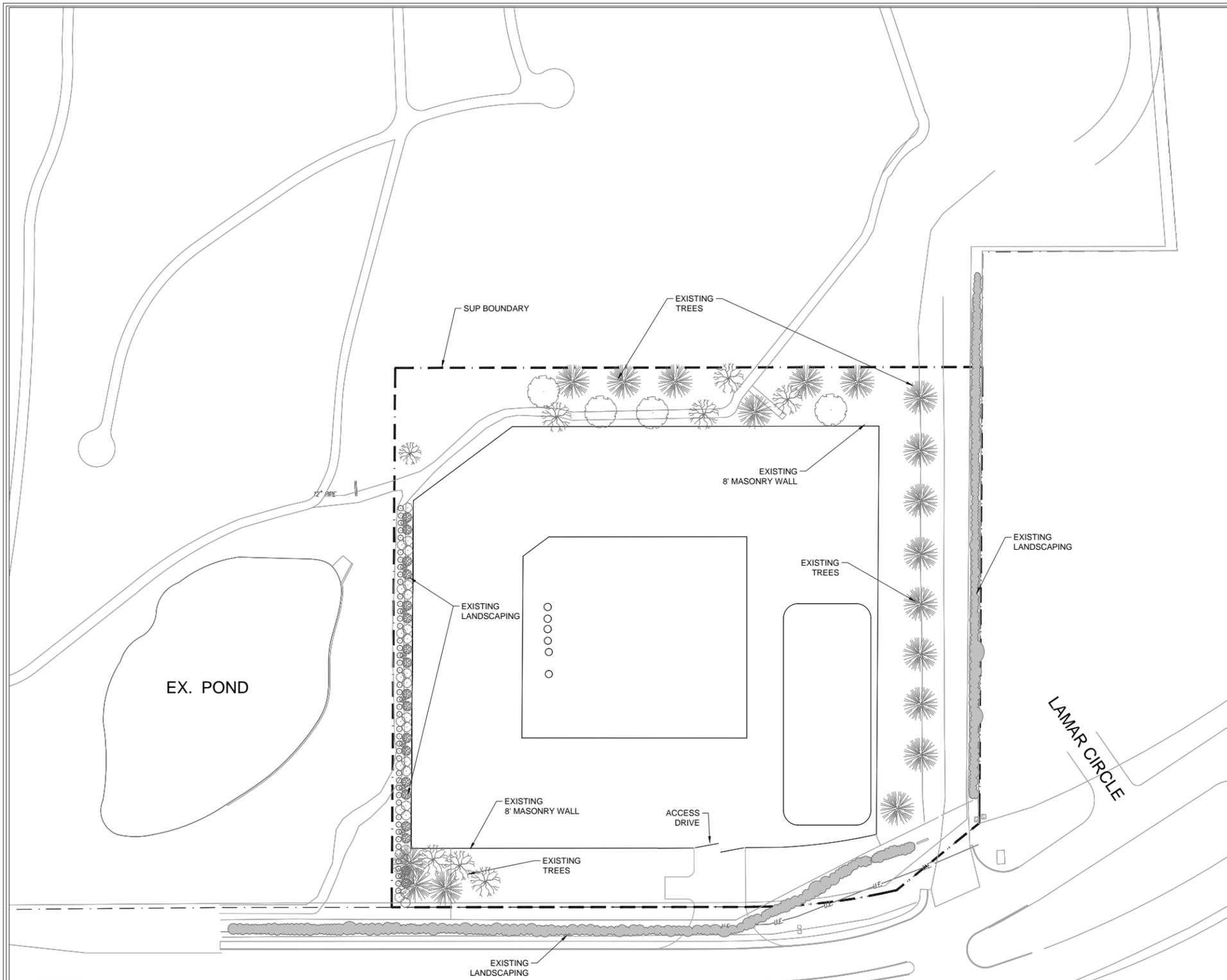


View into the drill site pad from the south entrance gate.



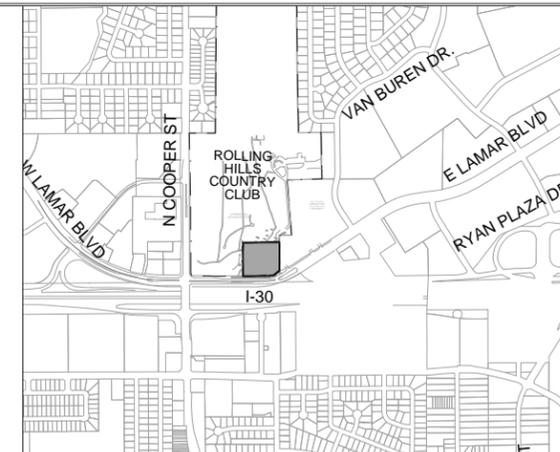
View north at subject drill site.



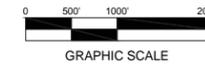


TIER 1 LANDSCAPE AND SCREENING DATA (R ZONING)		
ELEMENT	REQUIRED	PROVIDED
TIER	TIER 1	ALTERNATE PLAN
TRANSITIONAL BUFFER	40' TRANSITIONAL BUFFER AROUND DRILL SITE WITH (1) TREE PER 600 S.F. (82 TREES)	22 TREES AND 105 SHRUBS PLANTED WITH ORIGINAL SUP UTILIZED 23 EXISTING TREES AND 10,060 SF OF EXISTING SHRUBS
PERMETER FENCING	8' TALL MASONRY WALL WITH 75% OPACITY AROUND THE PERIMTER OF THE DRILL SITE.	CONTINUOUS 8' TALL MASONRY WALL AROUND PERIMTER OF DRILL SITE.
GATE	GATE REQUIRED	GATE PROVIDED

# LANDSCAPE PLAN



## VICINITY MAP



### NOTES:

1. THE PROPERTY OWNER AND/OR OPERATOR IS RESPONSIBLE FOR REGULAR WEEDING, MOWING, IRRIGATION, FERTILIZING, PRUNING, AND OTHER MAINTENANCE OF ALL PLANTINGS. THE REQUIRED LANDSCAPING MUST BE MAINTAINED IN A HEALTHY GROWING CONDITION AT ALL TIMES.
2. THE SITE WILL BE IRRIGATED WITH A BELOW GROUND AUTOMATIC IRRIGATION SYSTEM WITH A FREEZE SENSOR, THAT IS CAPABLE OF PROVIDING THE PROPER AMOUNT OF WATER FOR THE PARTICULAR TYPE OF PLAN MATERIAL USED.
3. EXISTING LANDSCAPING EXCEEDS CURRENT ORDINANCE REQUIREMENTS.
4. EXISTING LANDSCAPING ALONG E. LAMAR BLVD. DOES NOT MEET LANDSCAPE SETBACK REQUIREMENTS IN CURRENT ORDINANCE.
5. THE EXISTING LANDSCAPING WAS DONE IN A PARTNERSHIP WITH THE ROLLING HILLS COUNTRY CLUB TO THE NORTH AND WEST.
6. A DENSE ROW OF LANDSCAPING ALONG THE SOUTH AND EAST PROVIDE SCREENING ABOVE AND BEYOND THE CURRENT ORDINANCE.



4821 Merlot Avenue, Suite 210  
Grapevine, Texas 76051  
Phone: 817-488-4960

Texas Firm No: 15874

OPERATOR/APPLICANT



**ENERVEST**

1001 Fannin Street, Suite 800  
Houston, Texas 77002  
Phone: 713-659-3500



### LEGEND

PROJECT NO: ENV14003  
FILE PATH: K:\Job\ENV14003\Petrol\SUP\  
DRAWN BY: MTM  
REVIEWED BY: SOK  
DATE: OCT 2014  
REV:

SHEET CONTENT

## LANDSCAPE PLAN ROLLING HILLS PAD SITE ARLINGTON, TX

SHEET NO. 2 OF 2

ROLLING HILLS - LANDSCAPE EXHIBIT

## Cindy Harding

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**Subject:** Harris Place

**From:** Ahmad Khammash [<mailto:ahmad@arraytech.net>]

**Sent:** Wednesday, January 07, 2015 12:13 PM

**To:** Kevin Charles

**Subject:** Re: FW: Harris Place

Kevin,

The developer herby requests a continuance for the Harris Place P&Z hearing without a specific date, we are working on optimizing the layout based on the new constraints, so that it would have the best chance of getting approved by P&Z.

Regards,

Ahmad Khammash, P.E.

Array Technologies Inc.

Tel 817 265-5252

Mobile 682-478-7402