



# Analysis of Impediments to Fair Housing Choice

City of Texas City

City Commission Meeting

February 21, 2024 @ 5p

City Hall 1801 9<sup>th</sup> Avenue North



Shining a light on Fair Housing in Texas City

# AGENDA

- Fair Housing Act of 1968
- Seven Protected Classes
- Analysis of Impediments to Fair Housing Choice
- Engagement
- Key Data Points
- Map Findings
- Texas City Impediments to Fair Housing Choice
- Questions
- Final Remarks/Closing



# Fair Housing Act of 1968

- Signed into law by President Lyndon B. Johnson seven days after Martin Luther King's assassination
- Prohibits discrimination against seven protected classes in all housing transactions
- Provides procedures for processing complaints of discrimination



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# Seven Protected Classes

- Race
- Color
- Religion
- Race
- National Origin (foreign born)
- Sex (including sexual orientation and gender identity)
- Familial Status (families with children under 18 years old)



# Analysis of Impediments

- Required for units of government receiving CDBG, HOME, ESG, and/or HOPWA grants
- Comprehensive review of obstacles that could impede fair housing choice
- Proposes actions to remove or overcome these barriers over the next five years
- Serves as a formal record of the City's efforts to eliminate fair housing issues

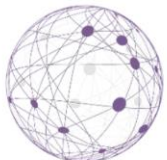
## 2024 ANALYSIS OF IMPEDIMENTS TO FAIR HOUSING CHOICE

City of Texas City  
Dedrick D. Johnson Sr., Mayor

Community Development Department  
Titilayo Smith, Director



Shining a light on Fair Housing in Texas City

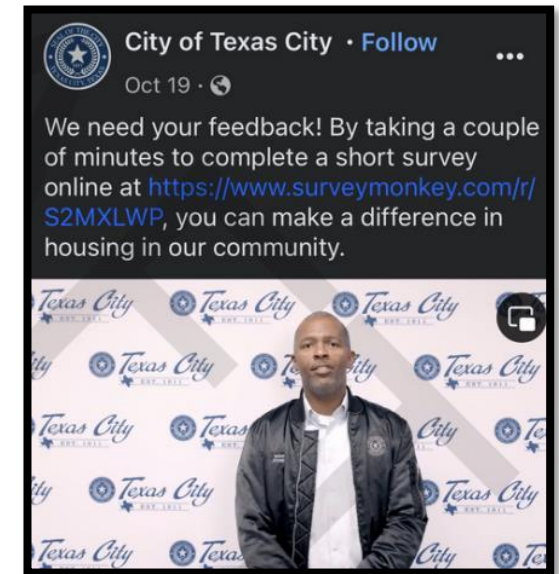


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# ENGAGEMENT



- **Working Groups**
  - Three sessions with city officials and community stakeholders
- **Staff and Community Interviews**
  - Conducted In-depth interviews with Texas City staff, residents, and community leaders
  - Outreached to 7,639 Texas City residents via text
- **Fair Housing Social Media Campaign**
  - PSA video featuring Mayor Dedrick Johnson
  - PSA poster campaign on Facebook and Twitter
  - Reached 15,211 people



# ENGAGEMENT

- **Community Tours**

- Bus tour to Chelsea Manor and 1867 Settlement District
- Engaged University of Houston and Texas Southern University students



- **Fair Housing Community Survey**

- Created a canvassing team to outreach to Texas City Housing Authority and other multi-family units
- Deployed survey to Texas City staff and via social media
- 366 survey responses received

- **Public Meetings**

- Outreached to community leaders at the Texas City Minister's Breakfast

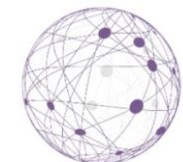

**ATTENTION TEXAS CITY HOUSING AUTHORITY RESIDENTS !**  
Help shine a light on Fair Housing in Texas City! You could win a gift card!

The City of Texas City is collecting resident feedback about your experiences with housing discrimination and fair housing choice.

Survey takers will be visiting public housing units on **December 9, 2023 from 12p-4p** to interview residents. The survey is less than 10 questions and should take five minutes to complete. Each completed survey will be entered into a drawing to win one of three gift VISA cards. Only one survey per household will be conducted.

Survey responses will be used to inform the City of Texas City's Analysis of Impediments to Fair Housing Choice (AI).

For more information about the AI, contact Titilayo Smith, Director of Community Development and Grants Administration, at 409.643.5731.

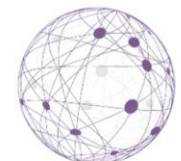


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# KEY DATA POINTS

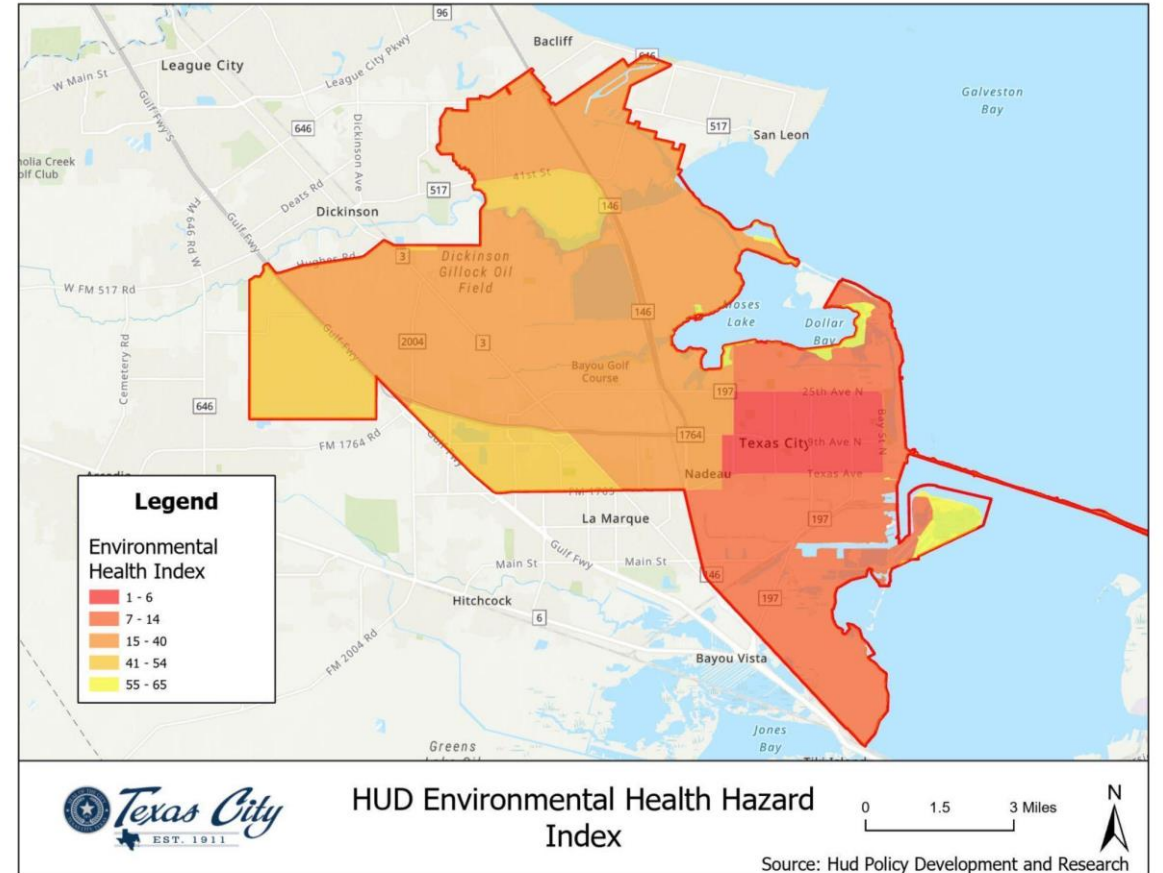
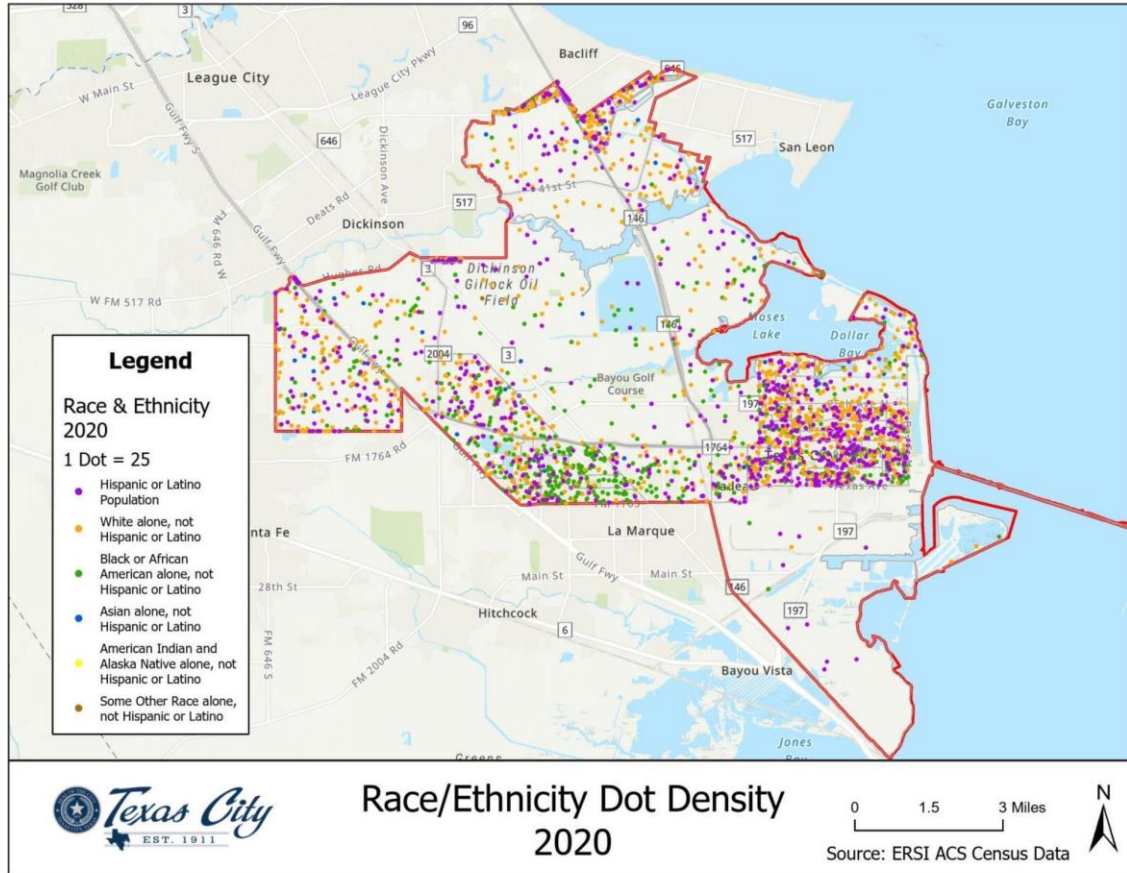
- Texas City grew nearly twice as fast as the US in the last decade.
- Texas City is slightly younger on average than the U.S.
- The three largest racial/ethnic groups in Texas City are non-Hispanic White (36.2%), Black/African-American (27.3%), and Hispanic/Latino (31%).
- About a third of households suffer a HUD-defined Housing Problem.
- Over 75% of HUD Fair Housing Complaints made 1998-2023 were on the basis of Race/Ethnicity or Disability Status.
- Half of Texas City's housing stock is 40 years or older
- Vast majority of housing stock growth over the last decade has been in rental units



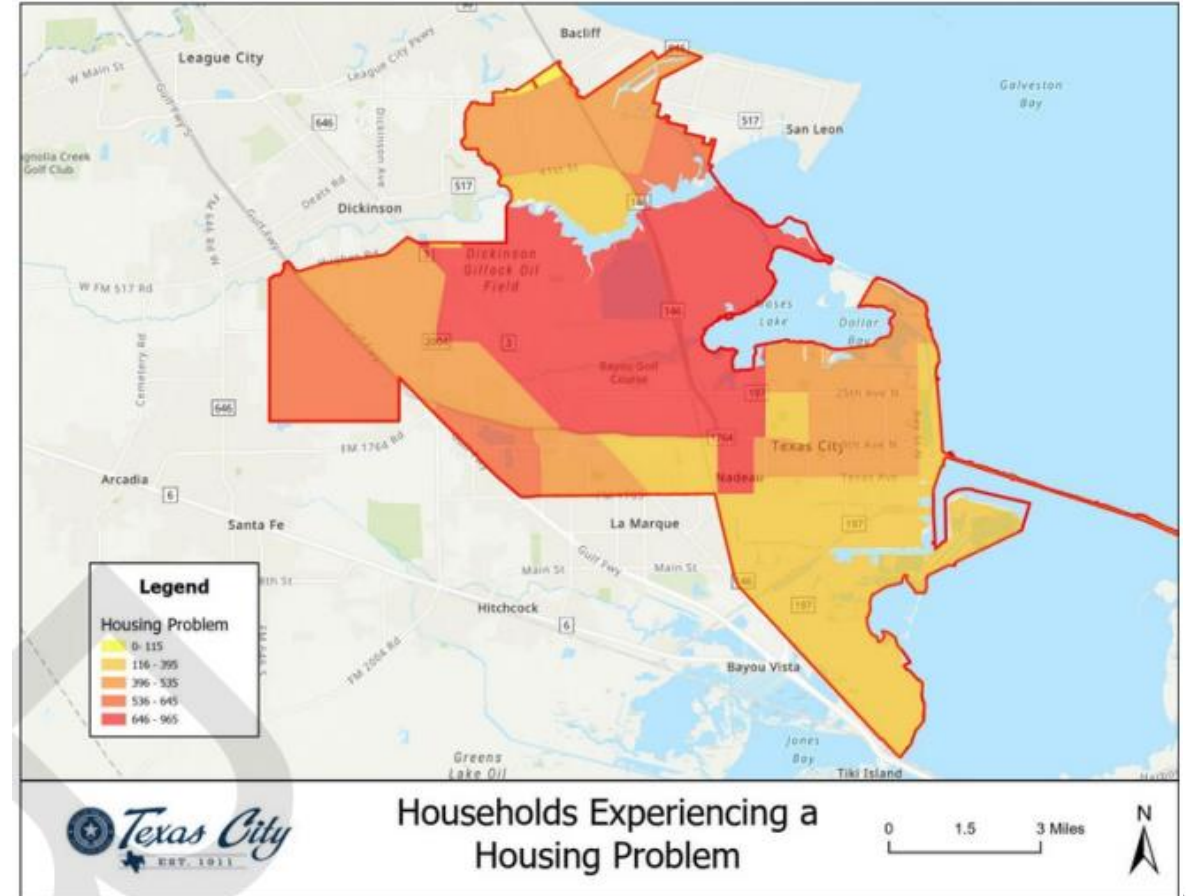
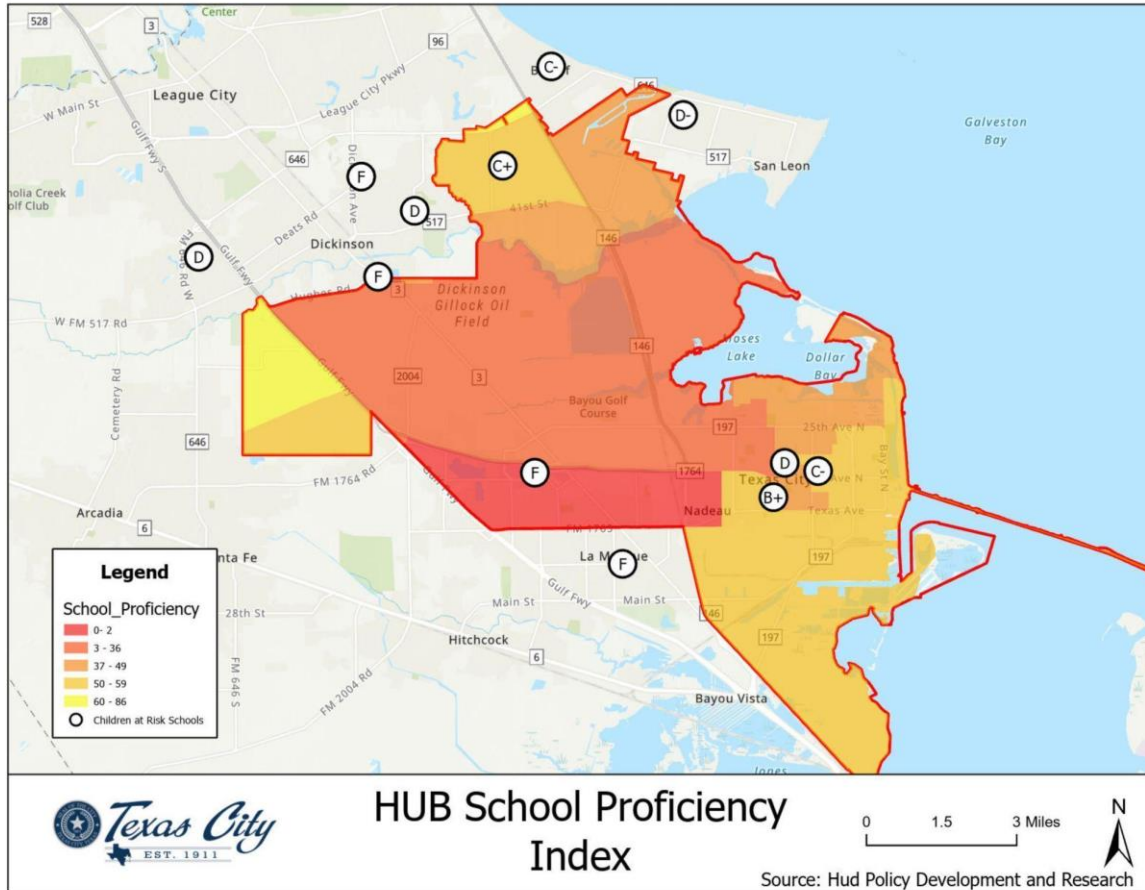
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# MAP FINDINGS



# MAP FINDINGS



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# Texas City Impediments to Fair Housing Choice

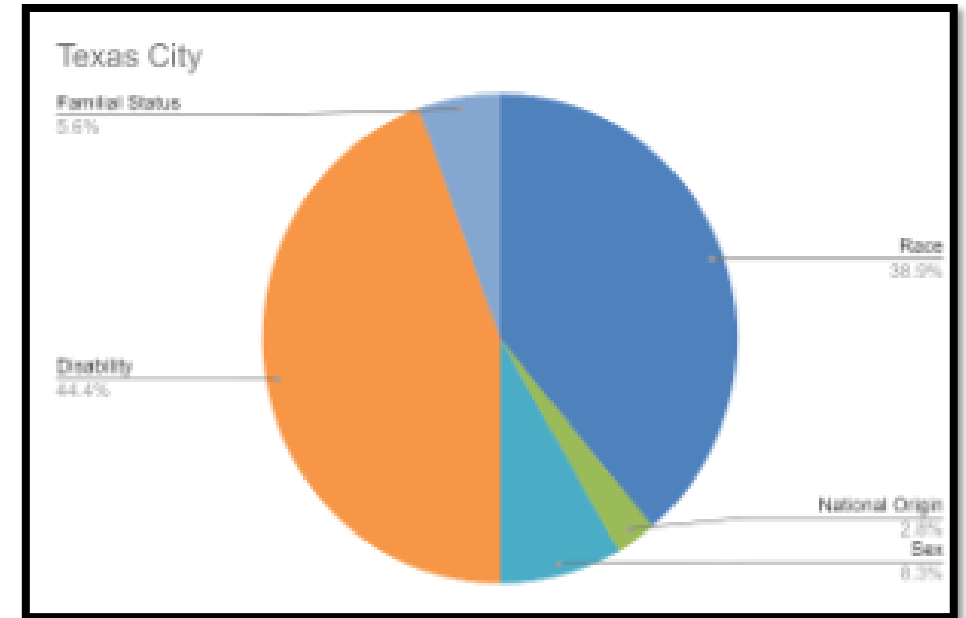
1. Discrimination in Housing
2. Lack of Knowledge about Fair Housing
3. Lack of Temporary and/or Transitional Housing
4. Lack of Income/Lack of Funding
5. Lack of Housing Affordability and Options in Housing Unit Versatility
6. Lack of Fair Housing Resources and Affordable Housing Services
7. Lack of Revitalization and Preservation for Historic Communities



# Texas City Impediments to Fair Housing Choice

## Impediment #1: Discrimination in Housing

- Housing discrimination exists for protected classes maintaining and obtaining housing of their choice
- Protected classes experiencing discrimination remain challenged to find housing opportunities of their choice, thus furthering established patterns of segregation



\*HUD Closed fair housing complaints in Texas City 1998-2023

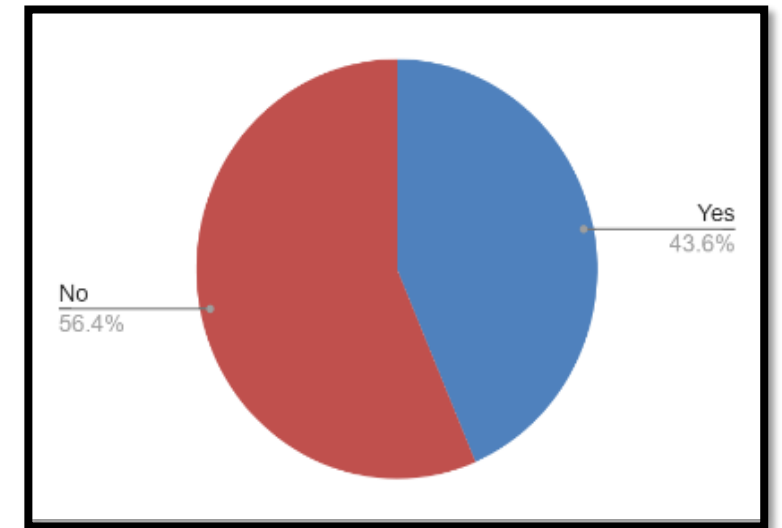


# Texas City Impediments to Fair Housing Choice

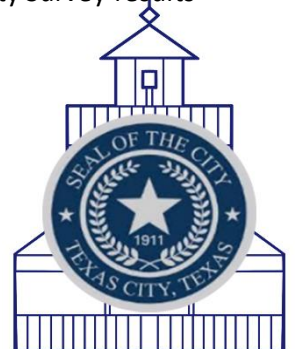
## Impediment #2: Lack of Knowledge about Fair Housing

- Housing discrimination exists for protected classes maintaining and obtaining housing of their choice
- Protected classes experiencing discrimination remain challenged to find housing opportunities of their choice, thus furthering established patterns of segregation

Do you know how to report housing discrimination?



\*2024 Texas City Fair Housing Community Survey results



# Texas City Impediments to Fair Housing Choice

## Impediment #3: Lack of Temporary and/or Transitional Housing

- There are no emergency, temporary or transitional housing units and/or shelters in place for persons at-risk for homelessness or unhoused persons.
- Texas City residents experiencing difficulty obtaining and maintaining safe, sanitary, decent, and affordable housing are at a high risk of being completely displaced from Texas City. They have no immediate access to homeless and emergency shelters or transitional housing due to the lack of these facilities within the city.



# Texas City Impediments to Fair Housing Choice

## Impediment #4: Lack of Income/Lack of Funding

- Protected classes that lack income are restricted to residing in housing units and/or areas that do not meet their needs.
- The lack of income not only increases challenges that protected classes face when obtaining new housing and maintaining adequate and suitable housing, it also keeps protected classes, such as national origin, in substandard living conditions due to their citizenship status



# Texas City Impediments to Fair Housing Choice

## Impediment #5: Lack of Housing Affordability and Options in Housing Unit Versatility

- Protected classes that lack income are restricted to residing in housing units and/or areas that do not meet their needs.
- The lack of income not only increases challenges that protected classes face when obtaining new housing and maintaining adequate and suitable housing, it also keeps protected classes, such as national origin, in substandard living conditions due to their citizenship status



# Texas City Impediments to Fair Housing Choice

## Impediment #6: Lack of Fair Housing Resources and Affordable Housing Services

- There are not enough affordable homes for those that need them. Local organizations interested in becoming home builders need additional support to develop affordable housing.
- Challenges with obtaining housing of their choice is magnified when local organizations are not actively engaged in addressing the pressing need for affordable housing.



# Texas City Impediments to Fair Housing Choice

## Impediment #6: Lack of Revitalization and Preservation for Historic Communities

- Historic neighborhoods lack funding needed to revitalize while maintaining neighborhood history.
- Without intervention, historic neighborhoods homes are in position for gentrification and redevelopment in a manner not consistent with the character of the neighborhood.





**QUESTIONS/COMMENTS**



# Analysis of Impediments to Fair Housing Choice

*Thank you!*



Shining a light on Fair Housing in Texas City