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**ICP's Apartment Survey Results Shows
A Perpetuation of Residential Segregation as
Entire Dallas Area Cities are Off-Limits to Housing Choice Voucher Holders**

The Inclusive Communities Project directed a survey of private market-rate multi-family apartment complexes in the Dallas region. There were 1901 properties in Collin, Dallas, Denton and Rockwall counties surveyed. Only twelve percent (12%) of those surveyed said they will rent to families with a Housing Choice Voucher (HCV). Only four percent (4%) of the complexes in majority white non-Hispanic zip codes accepted HCVs, while forty-six percent (46%) in majority Black zip codes accept HCVs. Although redesigned subsidy formulas have made more units attainable than in the past for HCV participants, participants still have a hard time accessing available rental units for their families. HCV program participants are predominantly Black in the Dallas region. While the subsidy program is designed to allow HCV holders to choose reasonably priced housing from the local market, this region-wide refusal to rent to HCV holders in majority white zip codes not only perpetuates residential segregation but places entire cities off limits to this group of apartment seekers.

There were 26 cities where market rate apartment complexes refused one hundred percent (100%) of the time to accept HCVs, and included the cities of Addison, Allen, Flower Mound, Frisco, Prosper and Sachse. Municipalities in which ninety percent (90%) or more of the private market properties refused to take HCVs included Carrollton, Coppell, Denton, Farmers Branch, Grapevine, Irving, Lewisville, McKinney, Plano, and Richardson. In the City of Dallas, complexes in council districts 12 and 14, refused vouchers 96% and 95% of the time, respectively, with both placing in the upper range of the council districts with the most apartment complexes.

While numerous news reports predict that rising rents in the Dallas area are taking a toll on local renters, renters using HCVs have and continue to bear the burden of market exclusion. With the state of Texas and cities like the City of Dallas allowing discrimination against voucher families to take place (unless the voucher holder is a veteran) and private market apartments discriminating against voucher holders, we will never desegregate the Dallas region and allow families of color to move to well-resourced areas where they think their children can best thrive.

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**Survey of Multi-Family properties – voucher acceptance in
Collin, Dallas, Denton, and Rockwall Counties**

Multi-family Survey Findings

Daniel and Beshara, P.C. (DBPC) conducted the survey on behalf of The Inclusive Communities Project. The survey was conducted to measure the participation of private multi-family landlords in the Housing Choice Voucher Program in the Dallas area and to determine where in the area voucher holders are likely to secure housing using their subsidy.

The surveyor made contact with the rental offices of 1,901 private multi-family properties¹. Of the 1,901 properties surveyed a mere 226 (12% of those surveyed) responded “YES” to accepting Section 8 vouchers. 1,675 (88% of those surveyed) responded “NO” to accepting Section 8 vouchers.

Landlords’ refusal to accept vouchers in areas of opportunity drastically reduces the effectiveness of the program and perpetuates racial segregation.

All of the private multi-family properties surveyed in the following cities answered “NO” to accepting S8 vouchers. The results show that Housing Choice Voucher participants are prevented and obstructed from living in the following cities:

100% "NO" S8	Addison	11% Black Population
100% "NO" S8	Allen	9% Black Population
100% "NO" S8	Balch Springs	23% Black Population
100% "NO" S8	Corinth	5% Black Population
100% "NO" S8	Decatur	2% Black Population
100% "NO" S8	Fairview	1% Black Population
100% "NO" S8	Flower Mound	4% Black Population
100% "NO" S8	Frisco	7% Black Population
100% "NO" S8	Highland Park	0% Black Population
100% "NO" S8	Highland Village	3% Black Population
100% "NO" S8	Keller	2% Black Population
100% "NO" S8	Krum	1% Black Population
100% "NO" S8	Lake Dallas	5% Black Population
100% "NO" S8	Mansfield	15% Black Population
100% "NO" S8	Northlake	4% Black Population
100% "NO" S8	Prosper	6% Black Population
100% "NO" S8	Red Oak	19% Black Population
100% "NO" S8	Rowlett	14% Black Population
100% "NO" S8	Sachse	12% Black Population
100% "NO" S8	Sanger	7% Black Population
100% "NO" S8	Seagoville	15% Black Population

100% "NO" S8	Southlake	3% Black Population
100% "NO" S8	The Colony	8% Black Population
100% "NO" S8	Trophy Club	1% Black Population
100% "NO" S8	Wilmer	27% Black Population
100% "NO" S8	Wylie	13% Black Population

90% or more of the private multi-family properties that were surveyed in the following cities answered "NO" to accepting S8 vouchers:

90% "NO" S8	Carrollton	8% Black Population
91% "NO" S8	Coppell	4% Black Population
91% "NO" S8	Denton	10% Black Population
95% "NO" S8	Farmers Branch	3% Black Population
93% "NO" S8	Grapevine	3% Black Population
90% "NO" S8	Irving	12% Black Population
92% "NO" S8	Lewisville	10% Black Population
90% "NO" S8	McKinney	11% Black Population
96% "NO" S8	Plano	8% Black Population
94% "NO" S8	Richardson	9% Black Population

Methodology

DBPC's Section 8 housing choice voucher acceptance survey was conducted by telephone over a 21 month period. Phone calls with follow-up letters confirming the response of the property began May of 2015 and calls continued through February of 2017. DBPC used the properties that are listed on the industry accepted O'Connor and Associates - Enriched Data site in the ZIP codes within Collin, Dallas, Denton and Rockwall and the Multi-family database from North Central Texas Council Of Governments (NCTCOG) to generate a list of all multi-family properties listed on NCTCOG. The NCTCOG list was reduced to those multi-family properties within the ZIP codes in Collin, Dallas, Denton and Rockwall (CDDR) counties, excluding Low-Income Housing Tax Credits (LIHTCs) and bonds. Properties with Dallas Housing Authority issued vouchers present were marked as "YES" to accepting vouchers if the surveyor was unable to reach the properties leasing office.

DBPC made contact with the rental offices of 1,901 multi-family properties in the CDDR counties. The survey was conducted by phone after looking up the phone number online for each of the multi-family properties on the combined survey list. There are a remaining 778 properties on the multi-family list for Collin, Dallas, Denton and Rockwall that were either unreachable by phone, hung up on the surveyor, are properties that are for sale not rent, are no longer in service, or were under construction at the time of the survey and had no information regarding leasing requirements. 23 properties were removed from the analysis in the cities of Fort Worth, Terrell and Commerce as they are not in Collin, Dallas, Denton or Rockwall counties yet a very small portion of the ZIP code that these properties reside in are in these counties.

DBPC called the rental office of each multi-family property and spoke to the first person that answered the phone in the leasing office. The survey questions were straight to the point: 1) Do you accept Section 8 vouchers? 2) If no, why no? 3) The surveyor asked who they were speaking with and the responses to all of the questions were recorded. If stated, any extra information regarding requirements for accepting vouchers was logged in the notes section of the survey results.

The survey was solely conducted to determine voucher acceptance or refusal within the multi-family rental industry, regardless of rent amount.

The Housing Choice Voucher Program

The Housing Choice Voucher Program (HCVP) was enacted in 1974 as Section 8 of the United States Housing Act. The HCVP is the federal government's largest program for assisting very low-income families, the elderly, and the disabled to afford decent, safe, and sanitary housing in the private market and on the federal level is administered by the Department of Housing and Urban Development (HUD). The program is administered locally by public housing agencies (PHAs). When an HCVP participant receives a voucher from the local PHA, the voucher participant must then find a unit in the private market.

The HCV program is designed to allow voucher holders to choose their housing provided that the rent does not exceed established payment standards based on HUDs Fair Market Rents (FMRs). The housing voucher participant pays 30% of the family's adjusted gross household income directly to the landlord for rent and utilities, and the housing authority that issued the HCV pays the difference between the HUD FMR and the tenant's portion of the rent.

Each HCV holder is responsible for locating a housing unit for which the voucher qualifies and the owner or landlord agrees to rent the unit. The Dallas Metropolitan area operates under the Small Area Fair Market Rent (SAFMR) rule that sets rent payment standards at the ZIP code level within each metro area as opposed to the Metropolitan-wide Fair Market Rents. SAFMRs are set to make 40% of standard-quality rental housing units available for each ZIP code in the Metro area and have been in effect since 2010 in the Dallas Metropolitan area. SAFMRs have been set in place to provide voucher holders with more choices in accessing opportunity neighborhoods.

While a voucher holder can meet the rent threshold for units in opportunity areas with Small Area Fair Market Rents there is a significant challenge in finding properties willing to participate in the voucher program. Title VIII of the Civil Rights Act of 1968, The Fair Housing Act (FHA) prohibits discrimination in the sale, rental, and financing of dwellings, and in other housing-related transactions, based on race, color, national origin, religion, sex, familial status, and disability.² At the local level Dallas also extends the prohibition on housing discrimination to persons based upon their sexual orientation. Dallas prohibits all source of income discrimination except for vouchers.

Landlords refusing to negotiate with or rent to voucher holders causes the perpetuation of racial segregation by excluding a predominantly Black voucher population from renting available multifamily

units in White non-Hispanic census tracts in Collin, Dallas, Denton, and Rockwall counties (Dallas metro area). The population of voucher households is predominantly Black.

The HUD 2015 Picture of Subsidized Housing for the Dallas-Plano-Irving, TX Metropolitan Division reports that 81% of the 30,745 voucher households in that area are Black and 10% are non-minority. The Dallas Housing Authority administers the largest number of vouchers of any single agency in the Dallas area. DHA's 17,000 plus voucher households are 86% Black and 6% non-minority.

The voucher program in the Dallas metro area is currently racially segregated into predominately minority census tracts. On average, the voucher households in the Dallas metro area are located in 74% minority census tracts. 14,193 of the voucher households in the Dallas metro area are located in the City of Dallas. On average, the vouchers in the City of Dallas are located in 88% minority and 33% poverty census tracts. 94% of the voucher holders in the City of Dallas are minority. 87% of the voucher holders in the City of Dallas are Black or African American.³

The housing choice voucher program's success relies largely on landlords not discriminating against voucher holders. Although the Dallas Metropolitan area operates under Small Area Fair Market Rents and voucher holders have the purchasing power to secure safe and decent housing in opportunity areas, as this survey shows, there are few multi-family properties that are willing to participate in the voucher program.

END NOTES:

¹ Non-low income housing tax credits or tax exempt bond projects

² 42 U.S.C. § 3604, available at <http://www.justice.gov/crt/housing/title8.php>

³ HUD Picture of Subsidized Housing report, 2015.

ZIP codes surveyed:

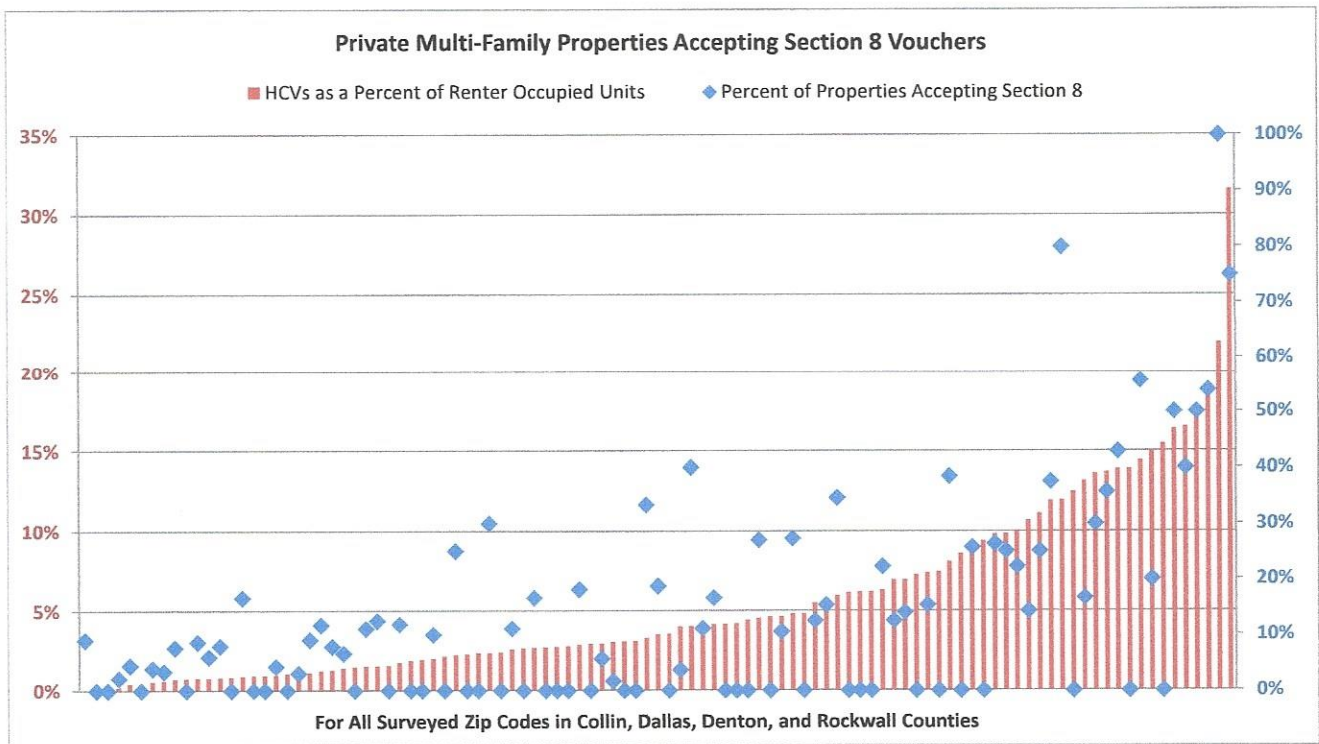
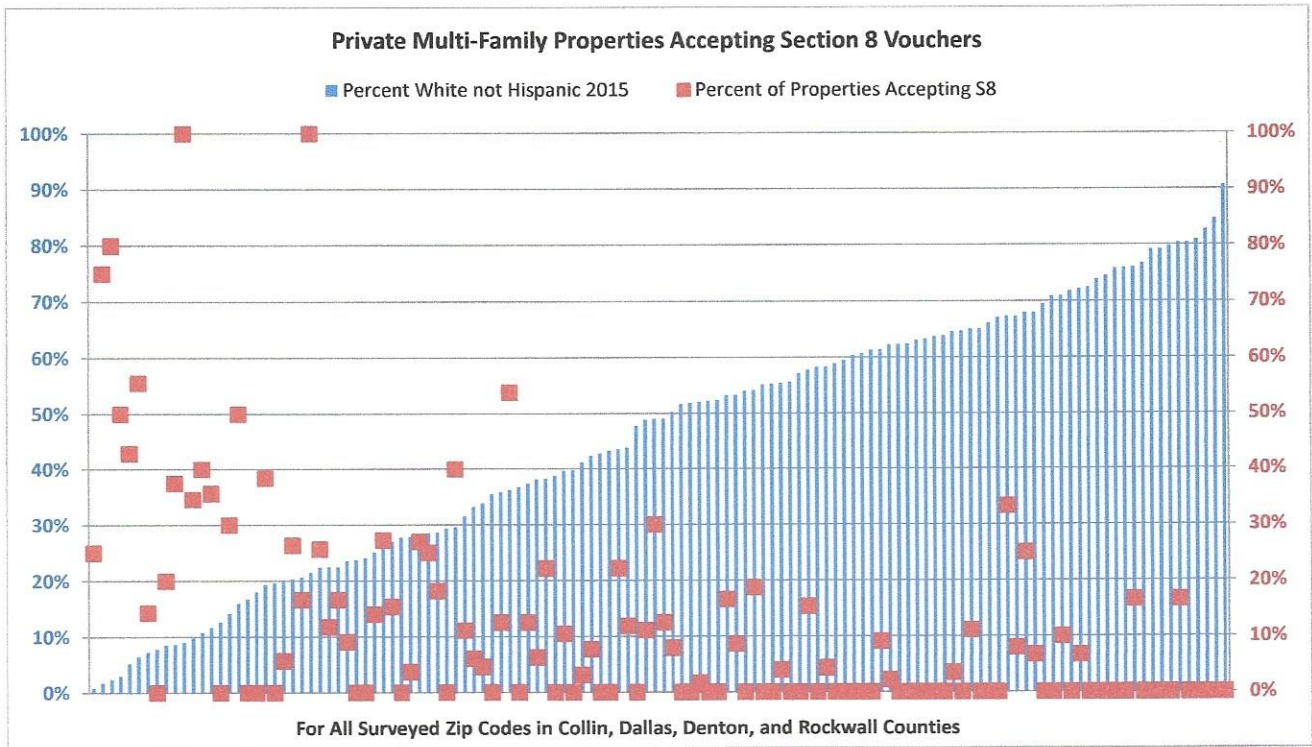
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75002	75088	75232
75006	75089	75233
75007	75093	75234
75010	75098	75235
75013	75104	75236
75019	75115	75237
75022	75116	75238
75023	75134	75240
75024	75137	75241
75025	75141	75243
75028	75146	75244
75032	75149	75246
75034	75150	75247
75035	75154	75248
75038	75159	75251
75039	75172	75252
75040	75180	75253
75041	75182	75254
75042	75201	75287
75043	75202	75407
75044	75203	75409
75048	75204	75442
75050	75205	75454
75051	75206	76006
75052	75207	76021
75054	75208	76022
75056	75209	76051
75057	75210	76052
75060	75211	76063
75061	75212	76092
75062	75214	76201
75063	75215	76205
75065	75216	76207
75067	75217	76208
75068	75218	76209
75069	75219	76210
75070	75220	76227
75071	75223	76234
75074	75224	76247
75075	75225	76248
75077	75226	76249
75078	75227	76258
75080	75228	76262
75081	75229	76266
75082	75230	

Survey of private Multi-Family properties – voucher acceptance in
Collin, Dallas, Denton, and Rockwall Counties

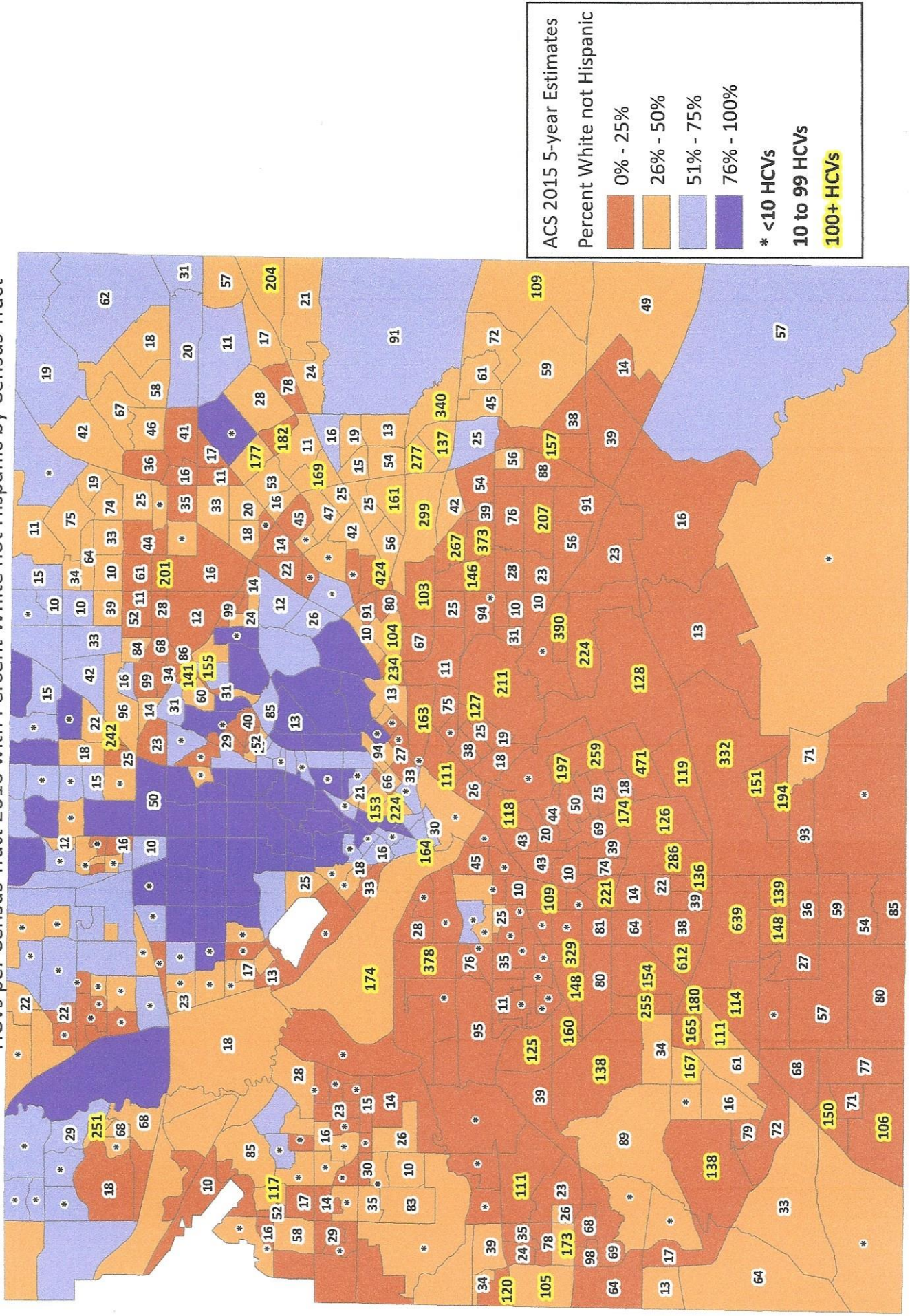
City	TOTAL Multi-family properties surveyed in City	Number of Multi-family properties in City that Accept S8 "Y"	% of Multi-family properties surveyed in City that Accept S8 "Y"	Number of Multi-family properties in City that DO NOT Accept S8 "N"	% of Multi-family properties surveyed in City that DO NOT Accept S8 "N"	% Black in City
ADDISON	25	0	0%	25	100%	11%
ALLEN	20	0	0%	20	100%	9%
BALCH SPRINGS	4	0	0%	4	100%	23%
CORINTH	2	0	0%	2	100%	5%
Decatur	2	0	0%	2	100%	2%
FAIRVIEW	4	0	0%	4	100%	1%
FLOWER MOUND	8	0	0%	8	100%	4%
FRISCO	35	0	0%	35	100%	7%
Highland Park	1	0	0%	1	100%	0%
HIGHLAND VILLAGE	3	0	0%	3	100%	3%
KRUM	1	0	0%	1	100%	1%
LAKE DALLAS	1	0	0%	1	100%	5%
NORTHLAKE	2	0	0%	2	100%	4%
PROSPER	1	0	0%	1	100%	6%
RED OAK	2	0	0%	2	100%	19%
ROWLETT	4	0	0%	4	100%	14%
Sachse	3	0	0%	3	100%	12%
SANGER	1	0	0%	1	100%	7%
SEAGOVILLE	1	0	0%	1	100%	15%
Southlake	2	0	0%	2	100%	3%
THE COLONY	7	0	0%	7	100%	8%
TROPHY CLUB	3	0	0%	3	100%	1%
WILMER	1	0	0%	1	100%	27%
WYLIE	7	0	0%	7	100%	13%
KELLER	1	0	0%	1	100%	2%
Mansfield	1	0	0%	1	100%	15%
PLANO	112	4	4%	108	96%	8%
FARMERS BRANCH	19	1	5%	18	95%	3%
RICHARDSON	51	3	6%	48	94%	9%
GRAPEVINE	30	2	7%	28	93%	3%
LEWISVILLE	64	5	8%	59	92%	10%
COPPELL	11	1	9%	10	91%	4%
DENTON	66	6	9%	60	91%	10%
MCKINNEY	41	4	10%	37	90%	11%
IRVING	174	17	10%	157	90%	12%
CARROLLTON	61	6	10%	55	90%	8%
ROCKWALL	8	1	13%	7	88%	6%
DALLAS	897	121	13%	776	87%	24%
Cedar Hill	6	1	17%	5	83%	53%
LITTLE ELM	6	1	17%	5	83%	15%
DUNCANVILLE	11	2	18%	9	82%	34%
GRAND PRAIRIE	55	11	20%	44	80%	22%
GARLAND	67	16	24%	51	76%	13%
MESQUITE	45	11	24%	34	76%	23%
ROANOKE	7	2	29%	5	71%	3%
DESOTO	20	6	30%	14	70%	69%
LANCASTER	8	5	63%	3	38%	67%

Survey of private Multi-Family properties – voucher acceptance in
Collin, Dallas, Denton, and Rockwall Counties

			Percent
TOTAL COMPLEXES SURVEYED and REPLIED WITH ANSWER	1901		100%
Complexes that Accept S8		226	12%
Complexes that DO NOT Accept S8		1675	88%
Number of complexes and % of all complexes in ZIPs with >=50% WnH in ZIP	809		
Accept S8		33	4%
Do NOT accept S8		776	96%
Number of complexes and % of all complexes in ZIPs with <50% WnH in ZIP	1092		
Accept S8		193	18%
Do NOT accept S8		899	82%
Number of complexes and % of all complexes in ZIPs with >=50% Black in ZIP	87		
Accept S8		40	46%
Do NOT accept S8		47	54%
Number of complexes and % of all complexes in ZIPs with <50% Black in ZIP	1814		
Accept S8		186	10%
Do NOT accept S8		1628	90%
Number of complexes and % of all complexes in ZIPs with >=50% Hispanic in ZIP	301		
Accept S8		63	21%
Do NOT accept S8		238	79%
Number of complexes and % of all complexes in ZIPs with <50% Hispanic in ZIP	1600		
Accept S8		163	10%
Do NOT accept S8		1437	90%



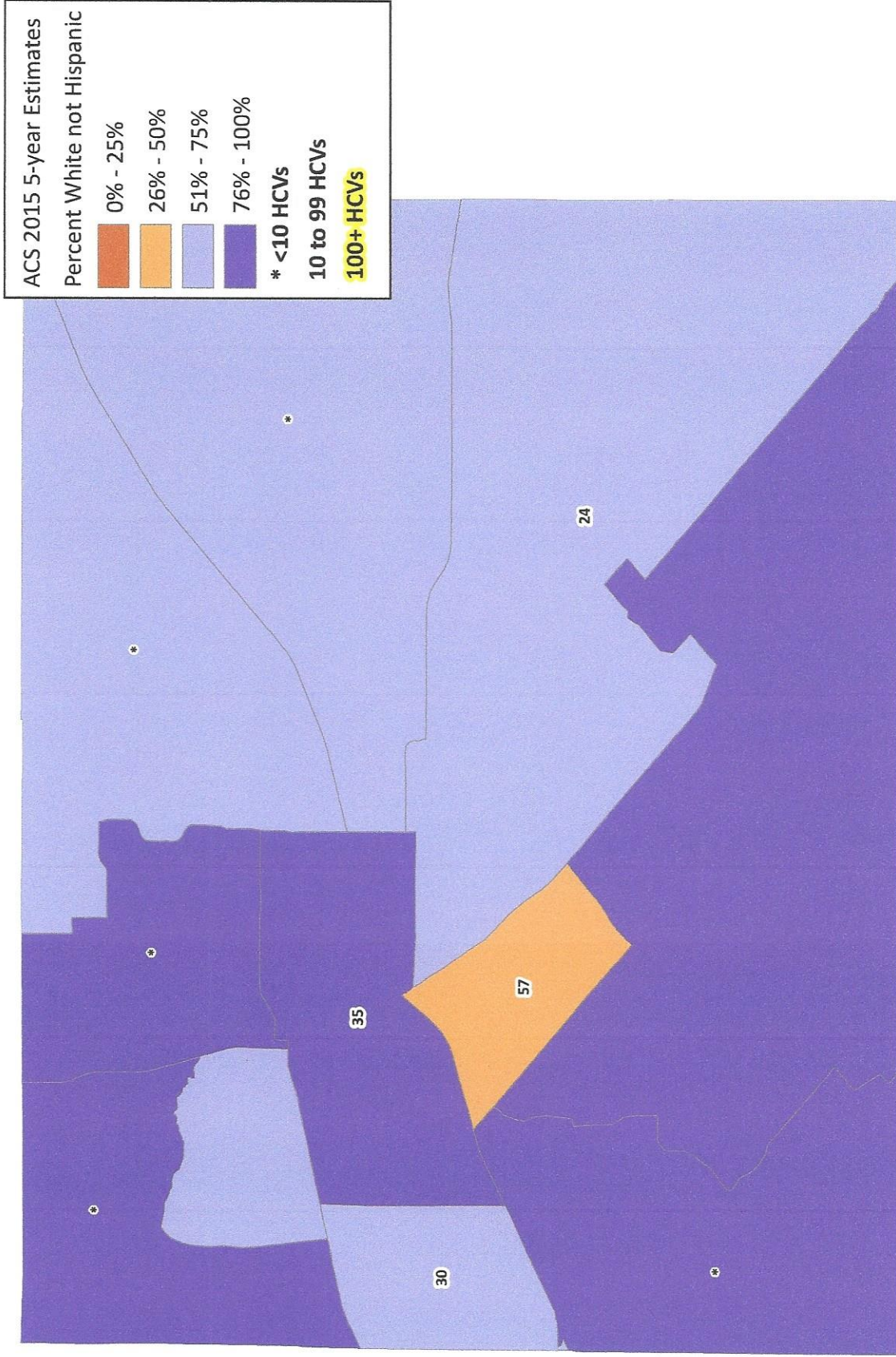
Dallas County HCVs per Census Tract 2016 with Percent White not Hispanic by Census Tract



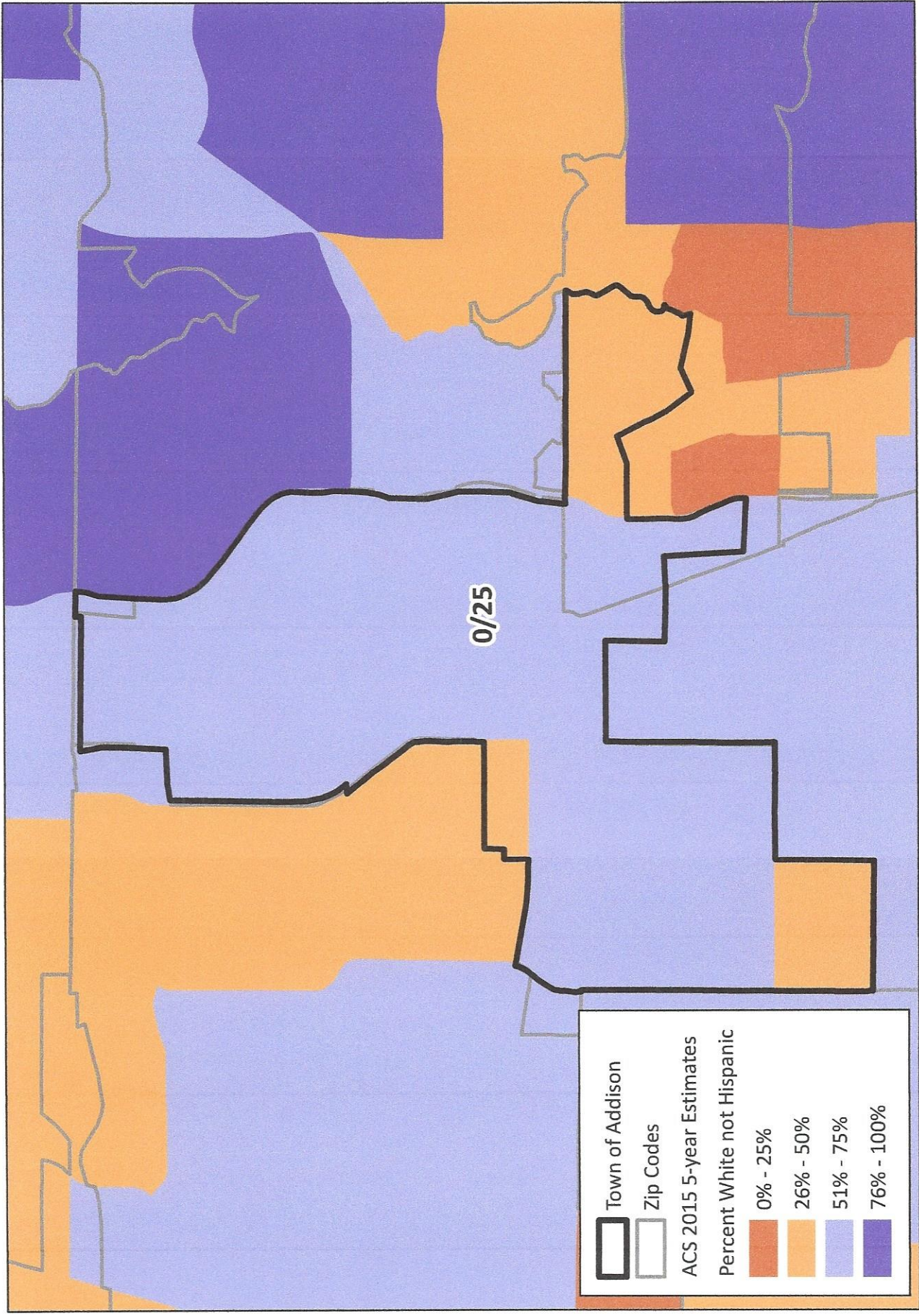
Sources: American Community Survey 2015 5-year Estimates, Table B03002; HUD Picture of Subsidized Households 2016, Number Reported by Census Tract.

Rockwall County

HCVs per Census Tract 2016 with Percent White not Hispanic by Census Tract

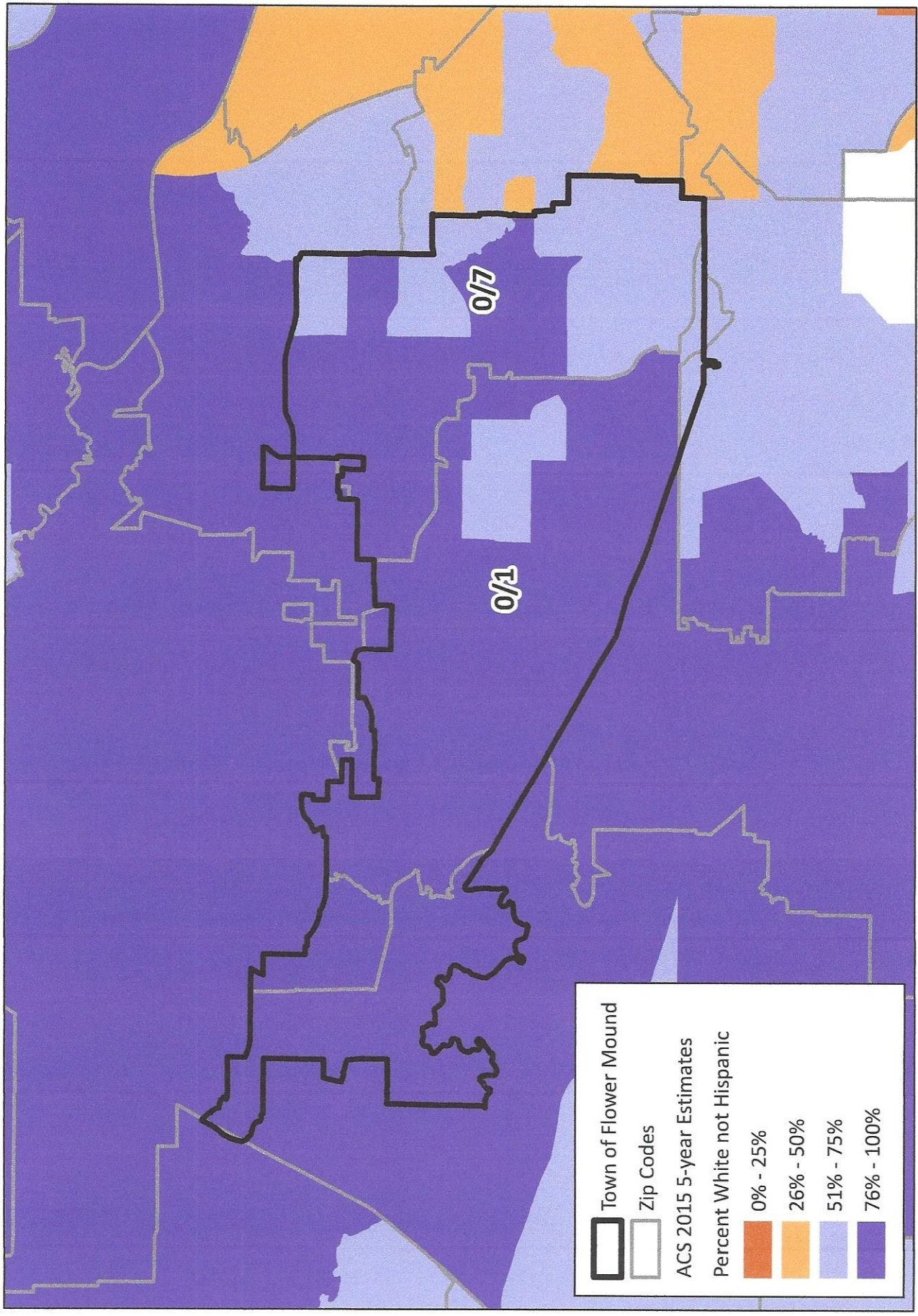


Town of Addison
 Private Multi-Family Properties Accepting Section 8 Compared to All Properties Surveyed



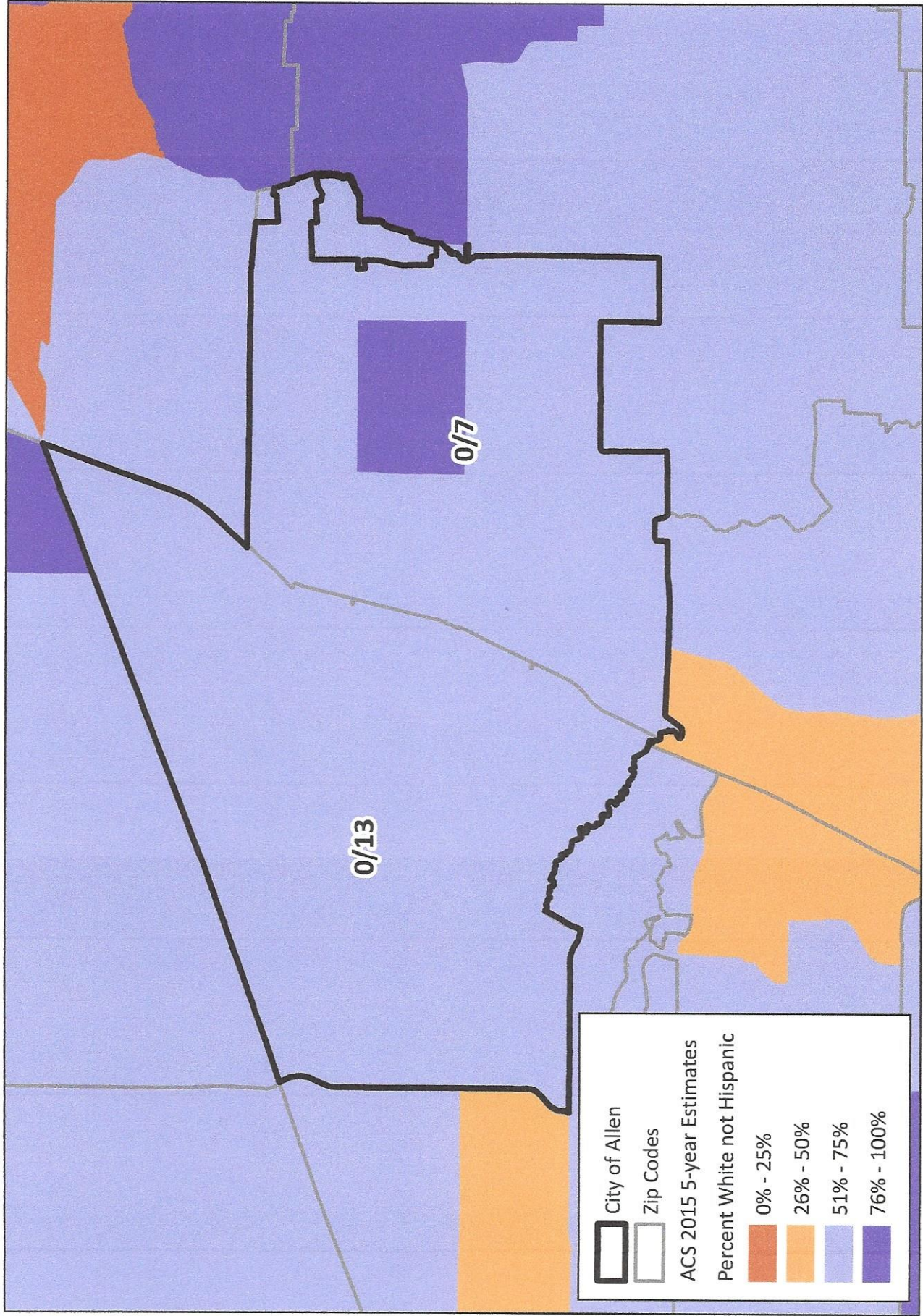
Sources: American Community Survey 2015 5-year Estimates, Table B25003; Picture of Subsidized Households 2016 by Census Tract; ICP Apartment Survey.

Town of Flower Mound
 Private Multi-Family Properties Accepting Section 8 Compared to All Properties Surveyed



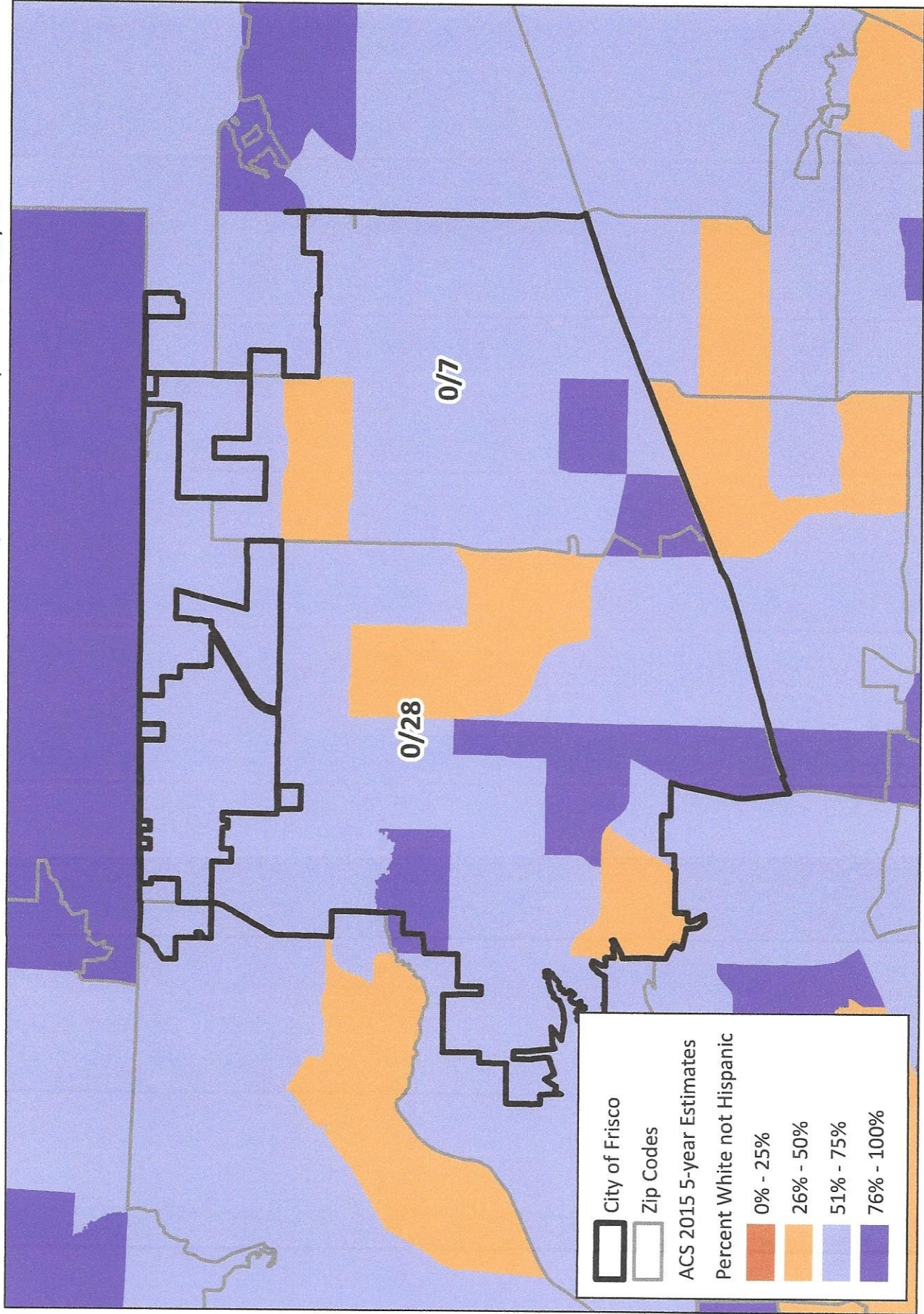
Sources: American Community Survey 2015 5-year Estimates, Table B25003; Picture of Subsidized Households 2016 by Census Tract; ICP Apartment Survey.

City of Allen
 Private Multi-Family Properties Accepting Section 8 Compared to All Properties Surveyed



Sources: American Community Survey 2015 5-year Estimates, Table B25003; Picture of Subsidized Households 2016 by Census Tract; ICP Apartment Survey.

City of Frisco
 Private Multi-Family Properties Accepting Section 8 Compared to All Properties Surveyed



Sources: American Community Survey 2015 5-year Estimates, Table B25003; Picture of Subsidized Households 2016 by Census Tract; ICP Apartment Survey.

Private Multi-Family Properties Accepting Section 8 Compared to All Properties Surveyed with Section 8 Voucher Concentration by Census Tract

