

Community Development Master Plan

Phase 1: Existing Conditions Report



CITY OF COLLEGE STATION
Home of Texas A&M University®

December 5, 2013

Purpose

- To analyze the characteristics of the low-income population
- To identify what it means to be in poverty
- Part 1 of 3 of a Master Plan to:
 - Review resources and services
 - Discover where potential gaps in service exist
 - Evaluate opportunities for intervention

Outline

- Area Demographics
- Low-Income Population
- Obstacles, Barriers, & Challenges
 - Employment
 - Housing
 - Homeownership
 - Rental housing
 - Financial Security, Banking & Lending
 - Transportation
 - Health Conditions

Population Growth

Race and Ethnicity

Education

Income and Households

AREA DEMOGRAPHICS

Demographic Summary

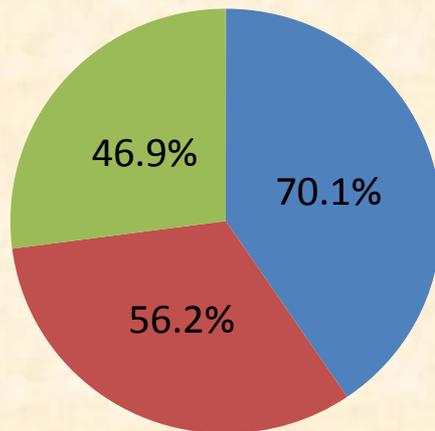
- Population growth
 - From 2000-2010, the population of College Station increased by over 38%; now estimated at nearly 100,000
 - Growing age group: 55+ (83% growth in last decade)
 - Rise in minority population, with a growth rate exceeding that of Bryan
- Education

Educational Attainment	Texas	Brazos County	College Station
Less than 9th grade	9.7%	7.0%	1.5%
9th to 12th grade, no diploma	9.6%	7.9%	2.5%
High school graduate	25.6%	23.6%	15.1%
Some college, no degree	22.8%	18.5%	16.4%
Associate degree	6.3%	6.4%	6.6%
Bachelor's degree	17.3%	18.7%	27.3%
Graduate or professional degree	8.6%	17.9%	30.6%
Percent high school graduate or higher	80.7%	85.1%	96.0%
Percent bachelor's degree or higher	25.9%	36.6%	57.9%

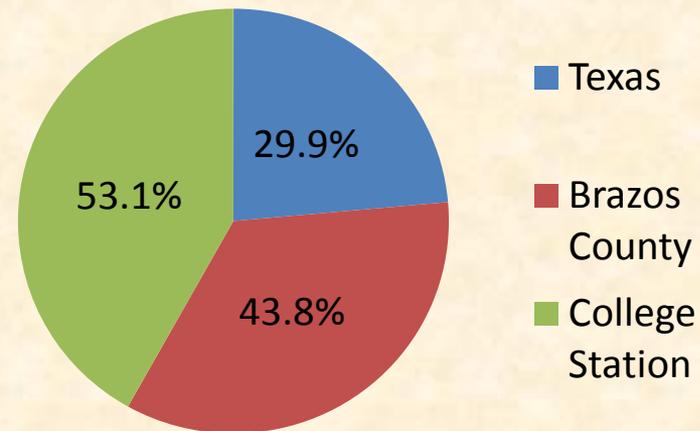
Demographic Summary

- Household vs. Family (*U.S. Census*)
 - Household: “all the people who occupy a housing unit as their usual place of residence”
 - Family: “a group of two or more people who reside together and who are related by birth, marriage, or adoption”
- College Station households: 31,832

Family Households



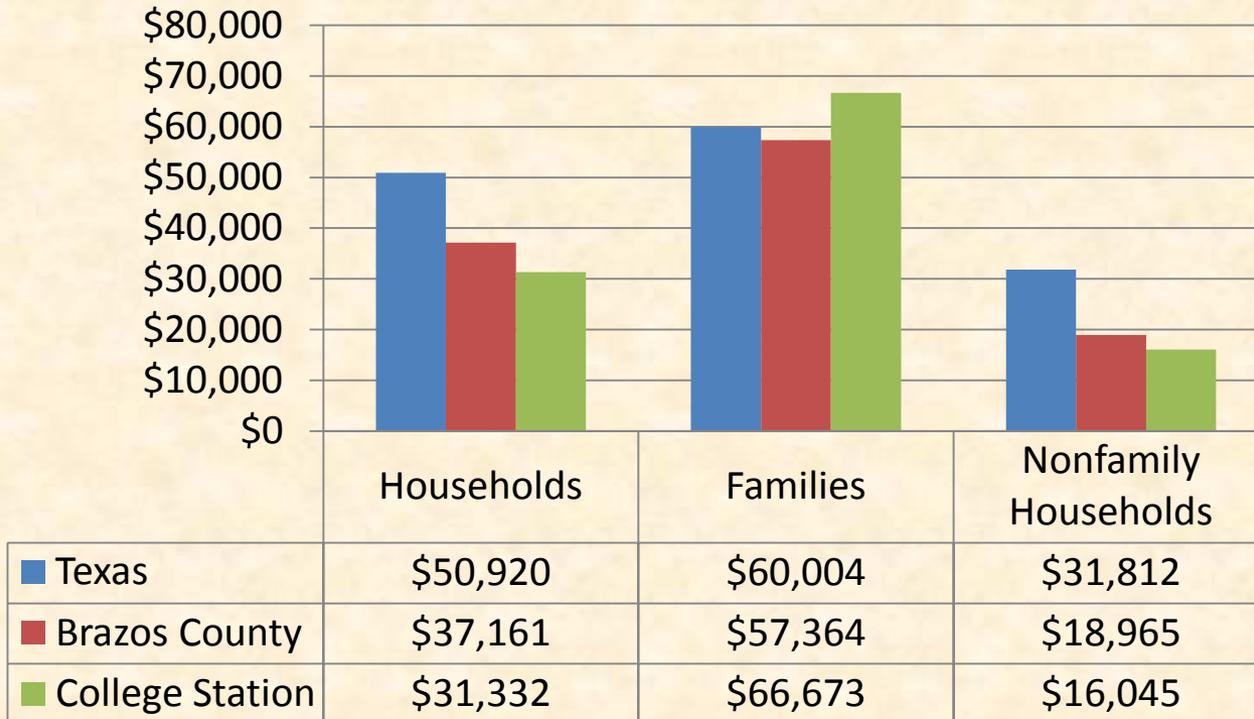
Nonfamily Households



Demographic Summary

- Household Income

**Median Income in the Past 12 Months
(in 2011 Inflation-Adjusted Dollars)**



Who is low-income?

How do you find out?

Poverty in CSISD

THE LOW-INCOME POPULATION

Who is Low-Income?

- Demographic changes (age, race, ethnicity) → greater diversity in educational and economic conditions
- U.S. Department of Housing and Urban Development – annual median income limits

FY13 Income Limit Area	Median Income	FY 13 Income Limit Category	1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person
Bryan-College Station, TX MSA	\$54,900	Extremely Low (30%) Income Limits	\$11,650	\$13,300	\$14,950	\$16,600	\$17,950	\$19,300	\$20,600	\$21,950
		Very Low (50%) Income Limits	\$19,400	\$22,150	\$24,900	\$27,650	\$29,900	\$32,100	\$34,300	\$36,500
		Low (80%) Income Limits	\$31,000	\$35,400	\$39,850	\$44,250	\$47,800	\$51,350	\$54,900	\$58,450

U.S. Census Bureau Poverty Thresholds

Size of Family Unit	Related Children Under 18 Years								
	None	One	Two	Three	Four	Five	Six	Seven	Eight or More
One person									
Under 65 years	\$11,945								
65 years and over	\$11,011								
Two people									
HH under 65 years	\$15,374	\$15,825							
HH 65 years and over	\$13,878	\$15,765							
Three people	\$17,959	\$18,480	\$18,498						
Four people	\$23,681	\$24,069	\$23,283	\$23,364					
Five people	\$28,558	\$28,974	\$28,087	\$27,400	\$26,981				
Six people	\$32,847	\$32,978	\$32,298	\$31,647	\$30,678	\$30,104			
Seven people	\$37,795	\$38,031	\$37,217	\$36,651	\$35,594	\$34,362	\$33,009		
Eight people	\$42,271	\$42,644	\$41,876	\$41,204	\$40,249	\$39,038	\$37,777	\$37,457	
Nine people or more	\$50,849	\$51,095	\$50,416	\$49,845	\$48,908	\$47,620	\$46,454	\$46,165	\$44,387

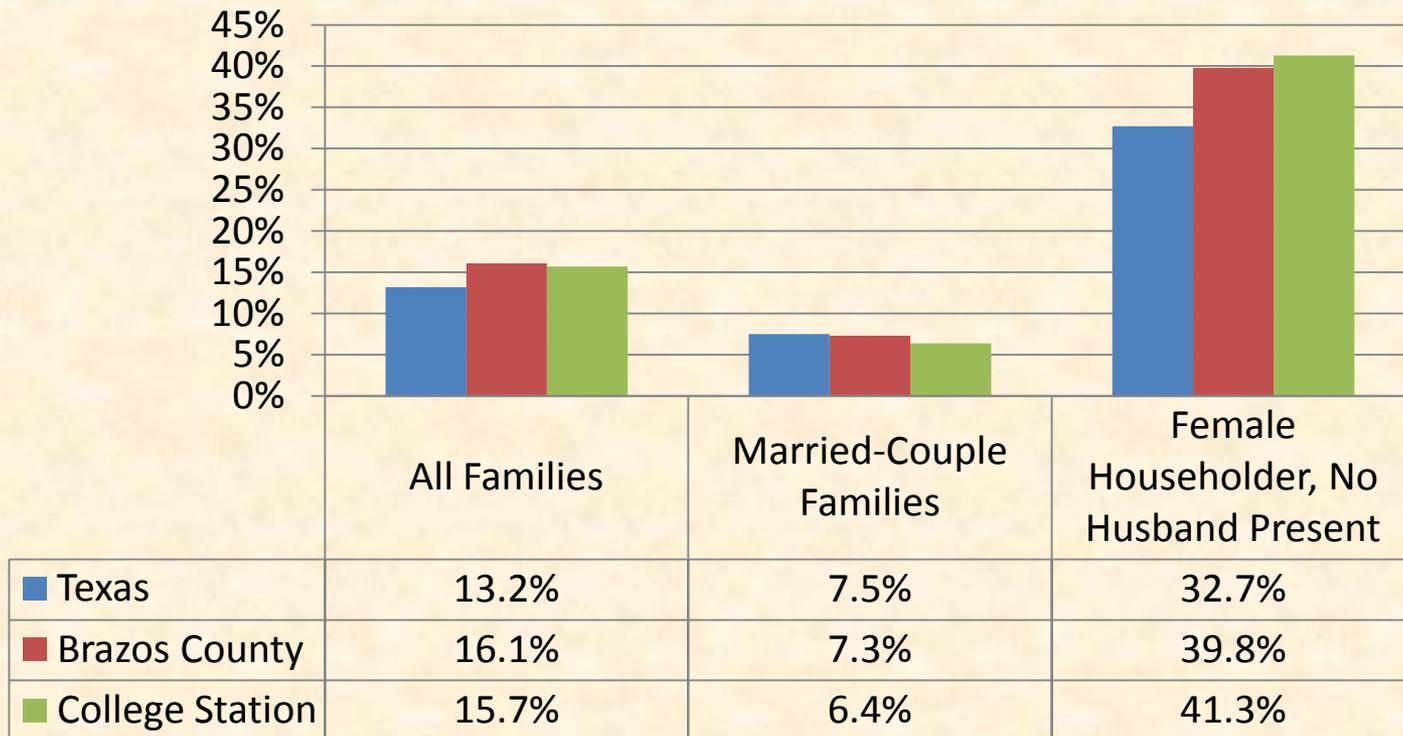
How Do You Find Out?

- Poverty numbers for individuals are difficult to ascertain due to the large student population
- *ACS*: 78,892 individuals for whom poverty status was determined
 - 28,719, or 36.4%, live below the poverty line
 - But 19,570 are enrolled in higher education as undergraduate students
 - The difference is 9,149 individuals (non-students, age 3 or older)

Family-Level Data: Observations

- Single mothers have the greatest need for assistance
- Two-parent families are the least likely to be in poverty

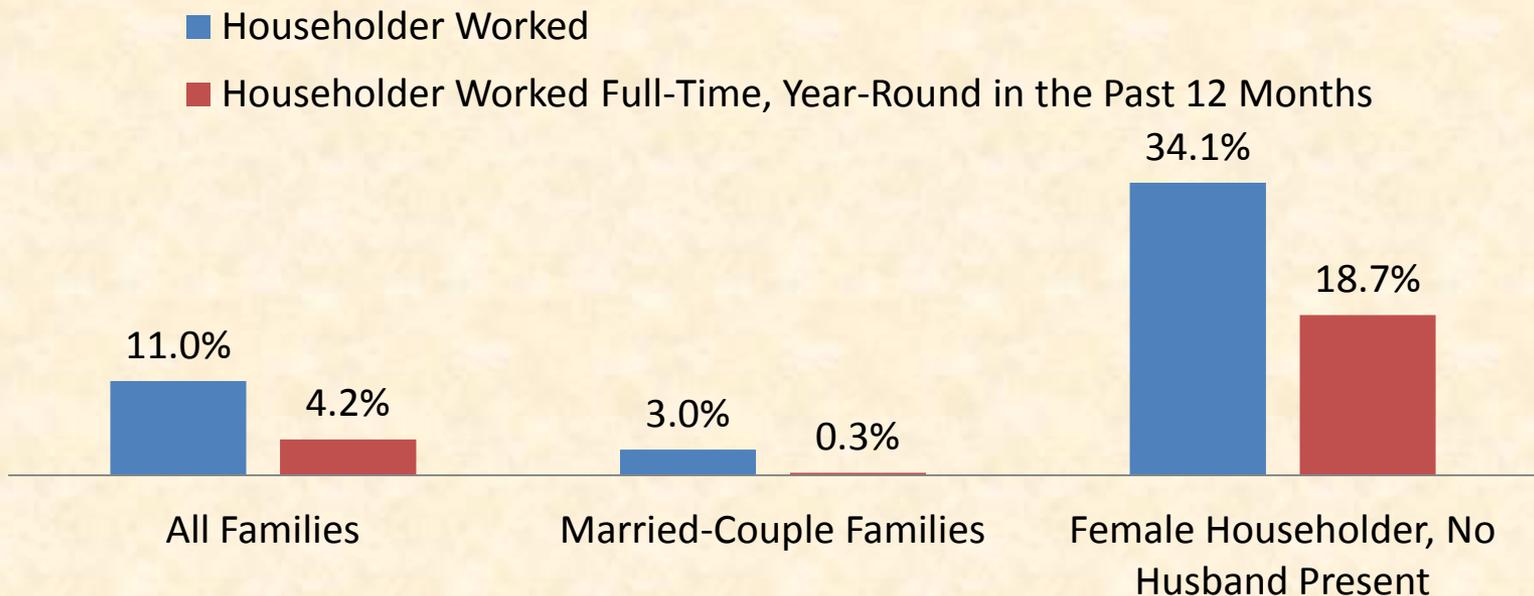
Percentage of Families Below Poverty Level



Family-Level Data: Observations

- If a householder is working even part-time, the family is less likely to be in poverty

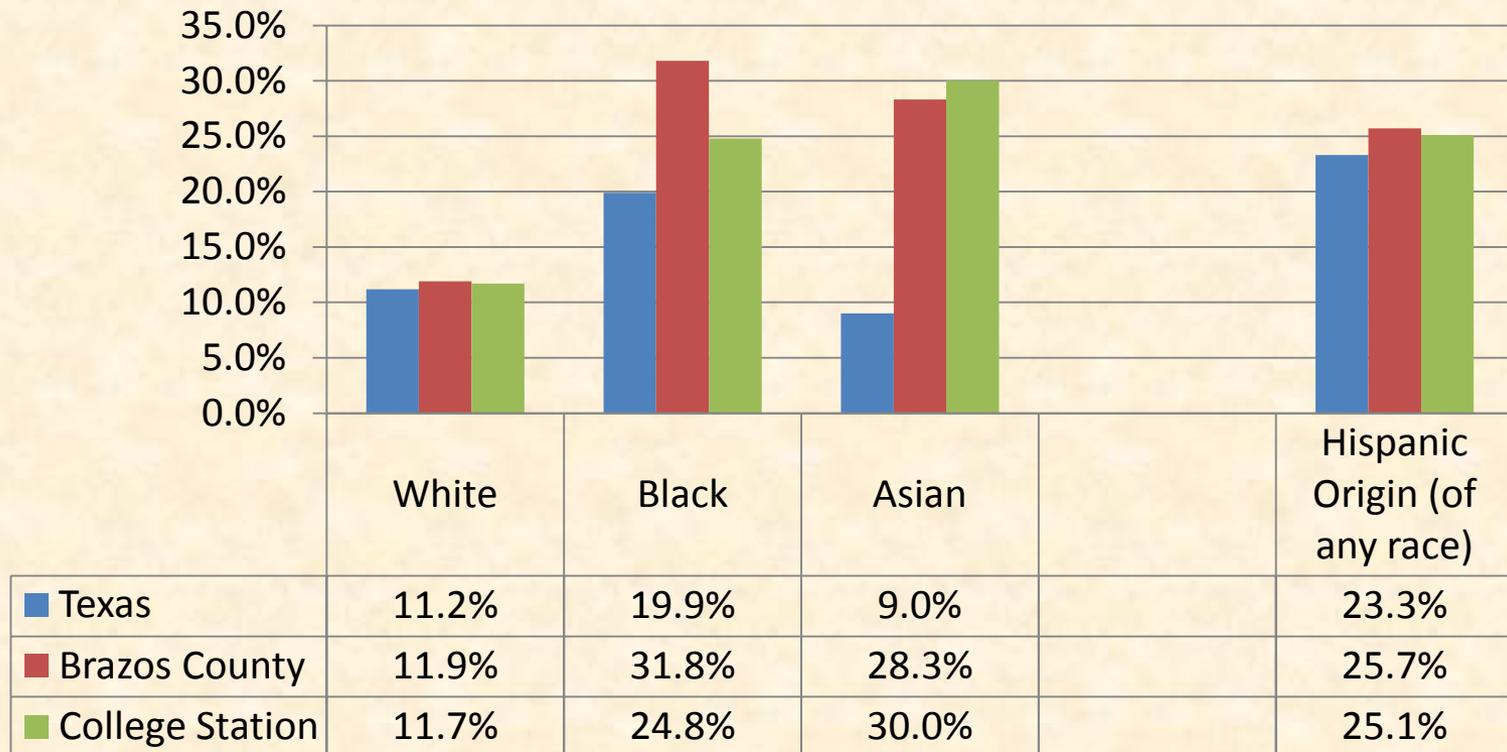
Percentage of Families in Poverty - College Station



Family-Level Data: Observations

- Minority families are more likely to be in poverty

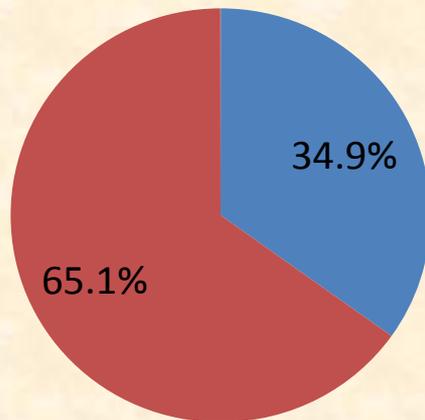
Percentage of Families in Poverty By Race



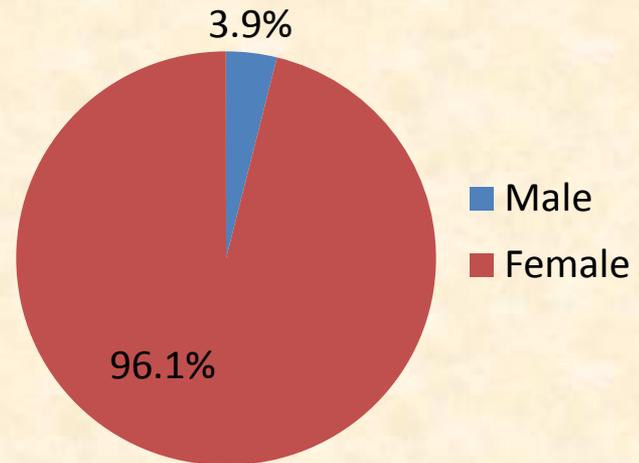
Family-Level Data: Observations

- Of the elderly in poverty, nearly all are women

**Population 65 Years and Over
Below Poverty in Texas**



**Population 65 Years and Over
Below Poverty in College Station**

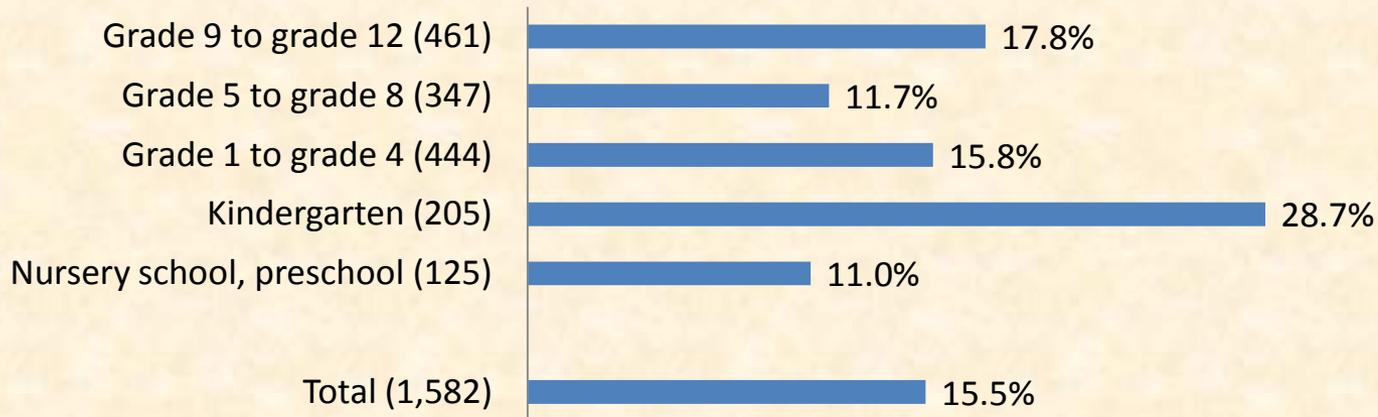


■ Male
■ Female

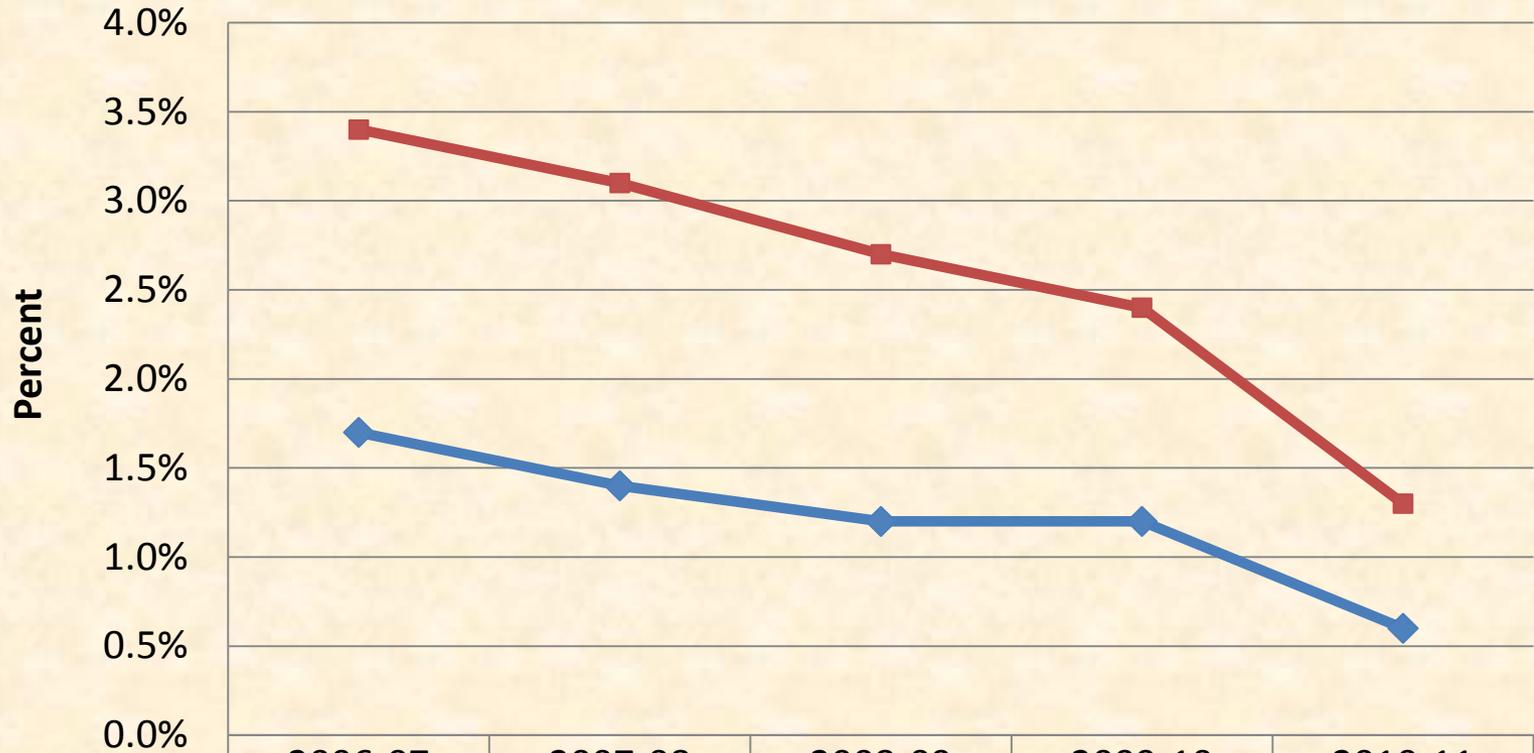
Poverty in CSISD

- Highest concentrations of poverty-stricken students are in kindergarten and high school
- The number of “economically disadvantaged” students has increased 3.71% over the last four years

Number and Percentage of Students Below Poverty Level in College Station



Annual Dropout Rate (Grades 9-12)



◆ District

■ Econ Disad

2006-07

2007-08

2008-09

2009-10

2010-11

1.7%

1.4%

1.2%

1.2%

0.6%

3.4%

3.1%

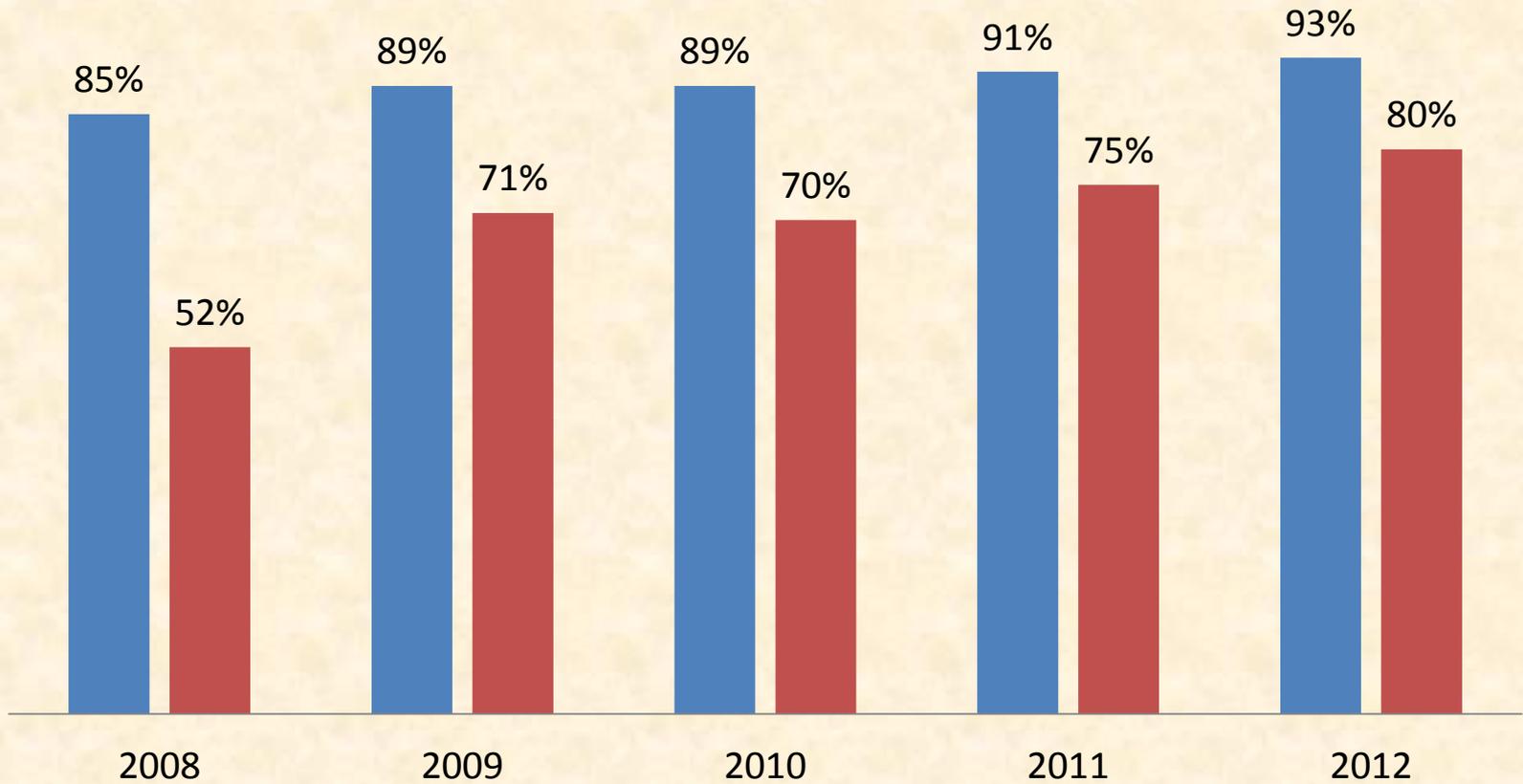
2.7%

2.4%

1.3%

Met TAKS Standard on All Tests - Grade 11

■ District ■ Economically Disadvantaged



Employment

Housing

Financial Security, Banking, & Lending

Transportation

Health Conditions

OBSTACLES, BARRIERS, & CHALLENGES FACED

Basic Needs

- CPPP Budget Estimator
 - Two working adult, two child family: \$42,612 annually (\$3,551 monthly)
 - Each adult must make minimum \$11 per hour
 - Does not include discretionary spending
 - Is twice the poverty level for same family
 - \$20,000 gap between “just above poverty level” and “meeting basic necessities”
 - Becomes more difficult if only one adult is providing for family

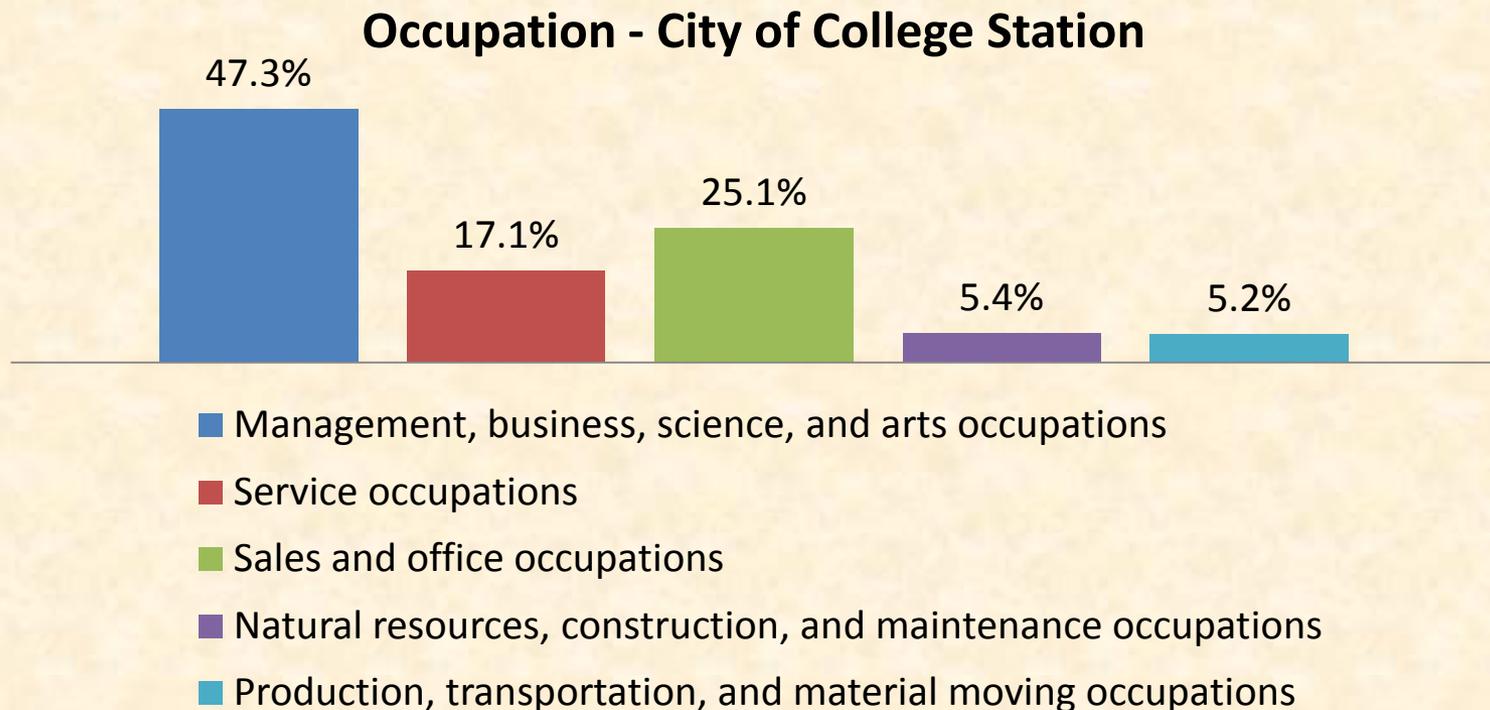
Total Monthly Income Needed to Cover Expenses

\$3,551

Basic Necessities	Housing	\$843		Federal Taxes	Payroll Tax	\$197
	Food	\$731			Income Tax	\$129
	Child Care	\$633			Earned Income Credit	(\$3)
	Transportation	\$471			Child Tax Credit	(\$167)
	Other Necessities	\$309			Child and Dependent Care Credit	(\$100)
Medical	Insurance	\$395		Total		\$56
	Out-of-Pocket	\$113				
Total		\$3495				
Savings	Emergencies/Rainy Day	\$0				
	Retirement	\$0				
	College	\$0				
Total		\$0				

Employment

- Prominent public sector and health care industry provide many employment opportunities
- Those without the requisite education are limited, however



Employment

Housing

Financial Security, Banking, & Lending

Transportation

Health Conditions

OBSTACLES, BARRIERS, & CHALLENGES FACED

Single-Family Homeownership

- FHA loans used most often by first-time homebuyers
- To be affordable, no more than 31% of gross income can go toward PITI

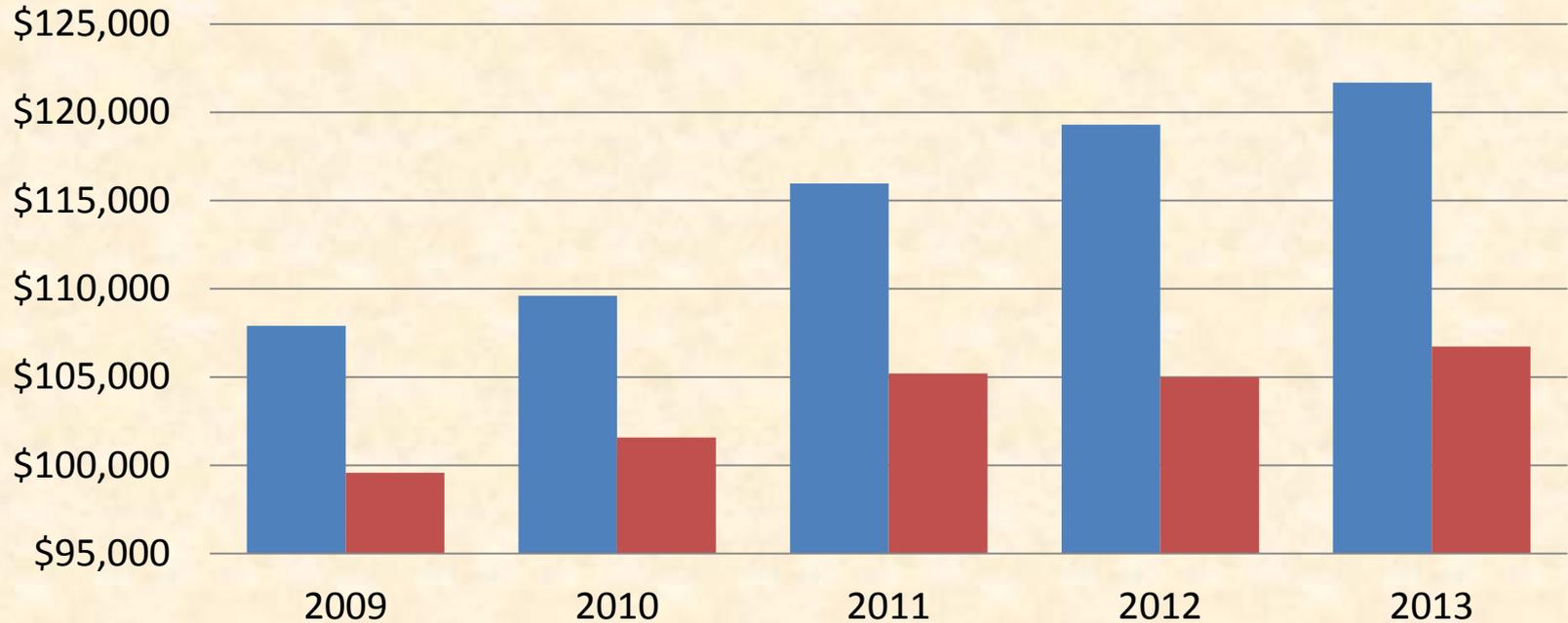
Income	\$19,400	\$22,150	\$24,900	\$27,650	\$29,900	\$32,100	\$34,300	\$36,500
31% Monthly	\$501	\$572	\$643	\$714	\$772	\$829	\$886	\$943
Home Price*	\$64,000	\$72,800	\$81,600	\$90,300	\$97,500	\$104,500	\$111,600	\$118,600
Home Price With DAP**	\$70,700	\$80,400	\$90,100	\$99,800	\$107,700	\$115,400	\$123,200	\$131,000

Affordability In College Station

- Housing Opportunity Index (4th Q of 2012)
 - Of 226 metro areas Bryan-College Station MSA ranks 182nd for affordability (181 more affordable metros)
- 10% in College Station valued at <\$100,000 (29.6% in Brazos County, 37.2% in Texas)

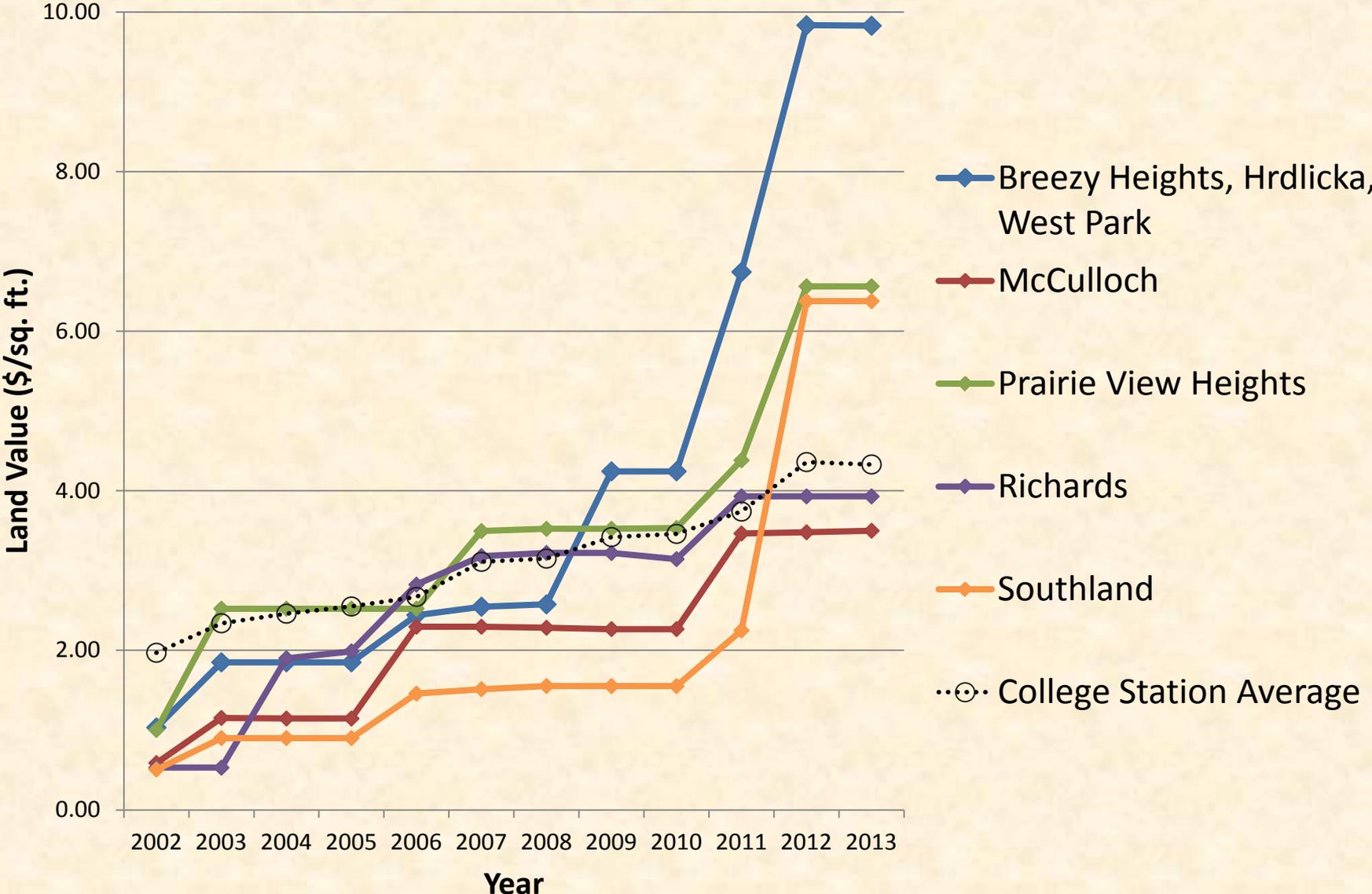
Average of Property Values Between \$70K and \$130K

■ College Station ■ Brazos County (Excl. College Station)



**% Increase over 5 Years:
College Station, 12.8%
Brazos County, 7.1%**

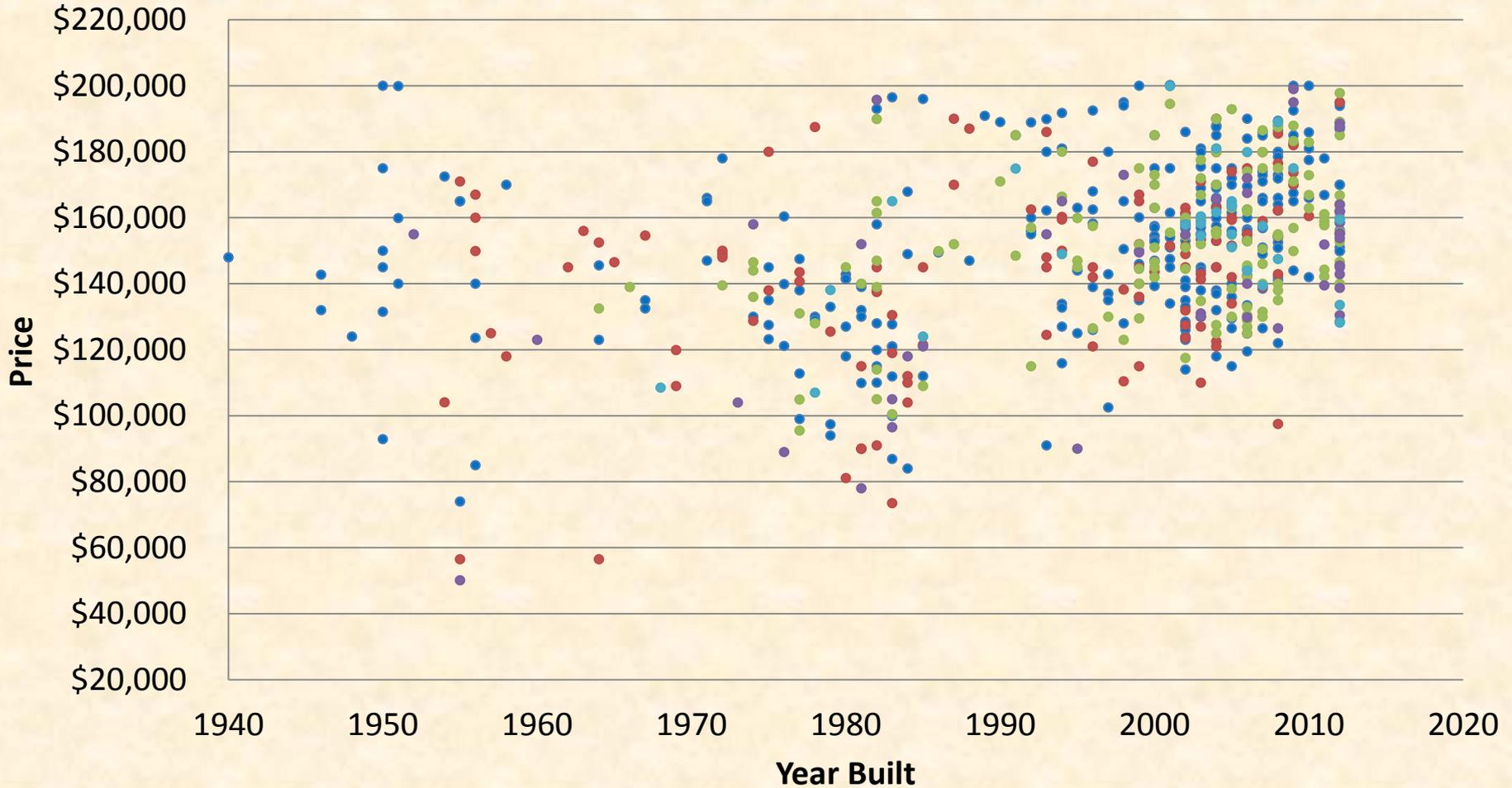
Land Values in Selected Areas 2002-2013



Source: Brazos Central Appraisal District

Single-Family House Payment Method – 2012 Home Sales

• Conventional • Cash • FHA • OTHER • VA



Effect of Interest Rates

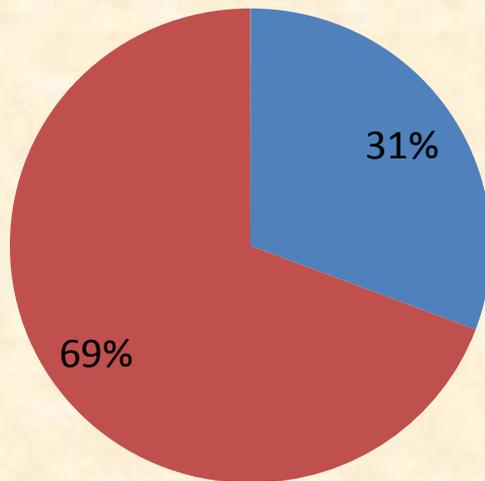
- Rates at an all time low
 - Helped to mediate rise in cost
- 4% interest rate:
 - \$39,850 afford a home price \$129,300
- 6% interest rate:
 - \$39,850 afford a home price \$112,700
((\$16,600 loss in purchasing power)

Rental Housing

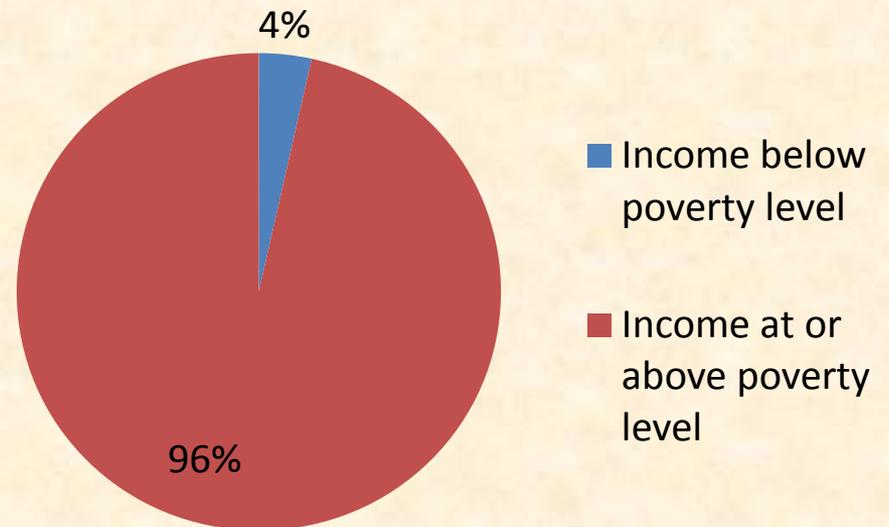
- What is affordable?
 - Rent standard threshold is 30%
 - However, 68% of renters spend over 30% of their income on household costs in College Station
- Renters earn less than homeowners –
 - \$18,721 vs. \$88,017
- Median rent
 - \$830/month in College Station (County \$793, State \$814)

Affordability In College Station

**College Station Families:
Renter-Occupied**

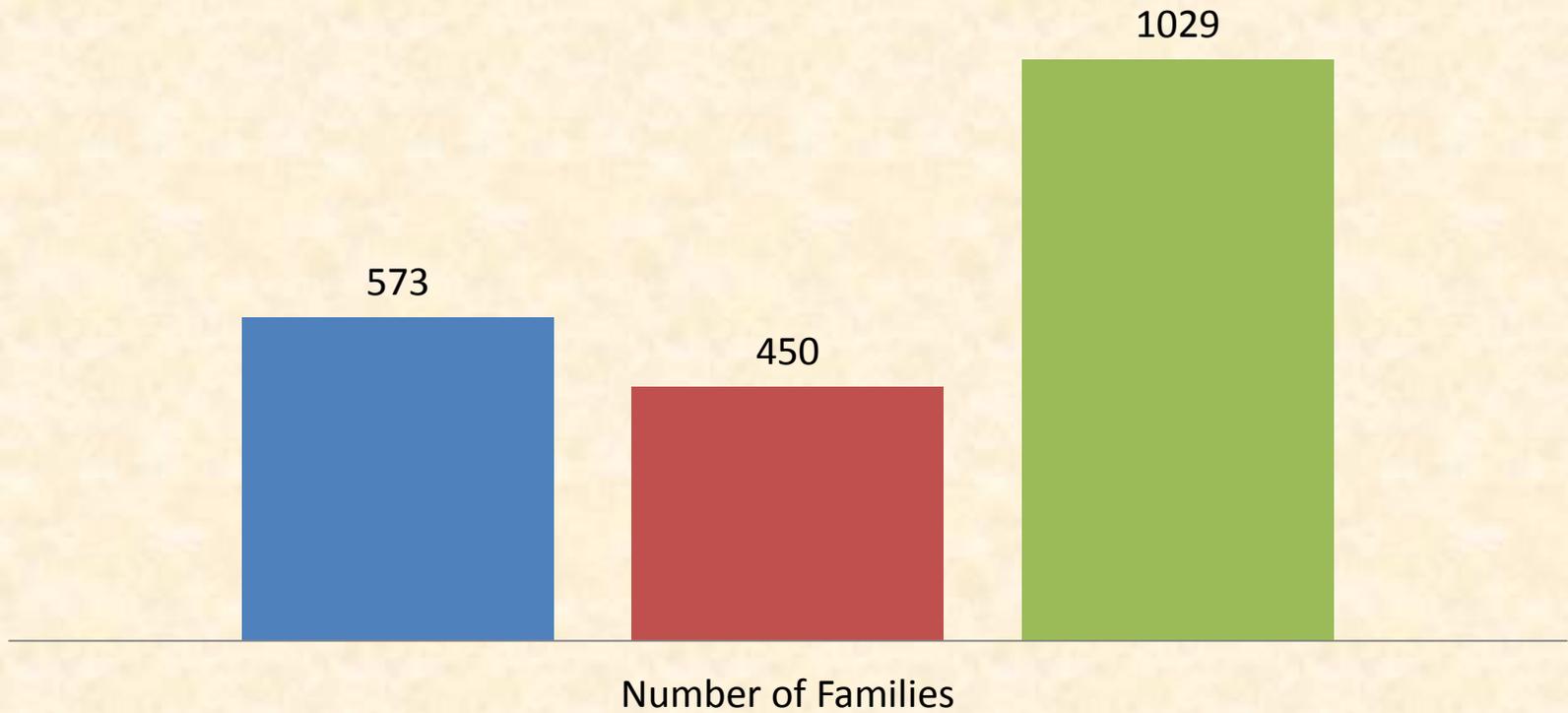


**College Station Families:
Owner-Occupied**



Renter Families in Poverty by Type in College Station

- Married-couple family
- Male householder, no wife
- Female householder, no husband



Survey of College Station Apartment Complexes

Review of Rents Charged by Selected College Station Apartment Complexes,
compiled July 2013

	Studio	1-Bed	2-Bed	3-Bed	4-Bed	5-Bed
Minimum	\$455	\$445	\$485	\$775	\$970	\$1,699
Maximum	\$825	\$1,195	\$1,684	\$2,670	\$2,700	\$2,750
Average	\$622	\$709	\$902	\$1,304	\$1,935	\$2,341

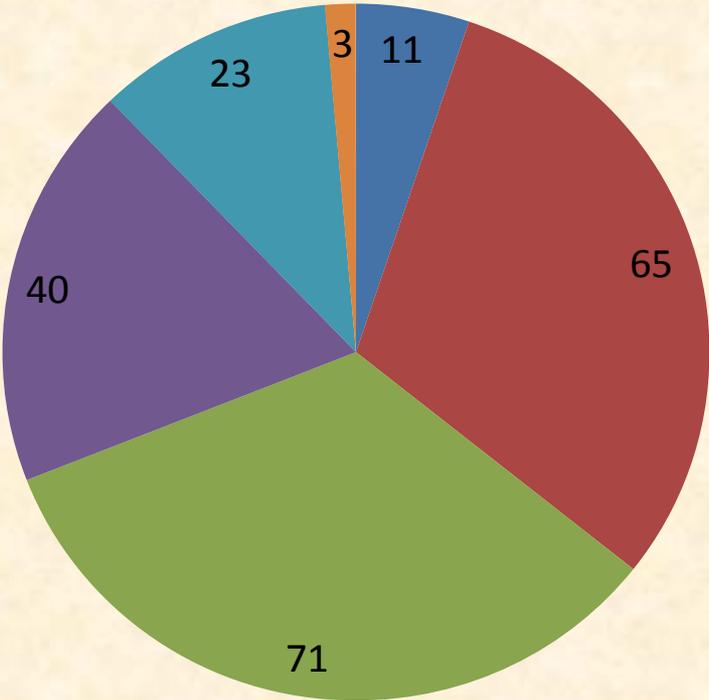
Estimate of Income Required to Afford Housing in Selected Apartment Complexes

	Studio	1-Bed	2-Bed	3-Bed	4-Bed	5-Bed
Average Rent	\$622	\$709	\$902	\$1,304	\$1,935	\$2,341
Required Income/Month	\$2,075	\$2,363	\$3,007	\$4,346	\$6,450	\$7,804
Required Income/Year	\$24,900	\$28,356	\$36,084	\$52,152	\$77,400	\$93,648
% Rent Increase	-	13.9%	27.3%	44.5%	48.4%	21.0%

Survey of College Station Apartment Complexes

Unit Type by Bedroom

■ Studio ■ 1-Bed ■ 2-Bed ■ 3-Bed ■ 4-Bed ■ 5-Bed



Rental Housing Challenges

- Families compete with students
- Existing affordable opportunities are limited
 - Few vacancies and long waitlists (HTC, voucher assistance)
 - Overall lack of affordable 3- and 4-bedroom units
- Over the last four years rent for 2-bedroom units increased by 4.1%; 4-bedroom increased by 27.4%

Employment

Housing

Financial Security, Banking, & Lending

Transportation

Health Conditions

OBSTACLES, BARRIERS, & CHALLENGES FACED

Banking & Lending

- 28.3% of Americans are unbanked or underbanked (FDIC/Census Bureau 2011 survey)
- Usage of alternative financial service providers
 - For the Bryan-College Station MSA, \$1.3 million in Payday and Auto Title Lending fees in 2012

Employment

Housing

Financial Security, Banking, & Lending

Transportation

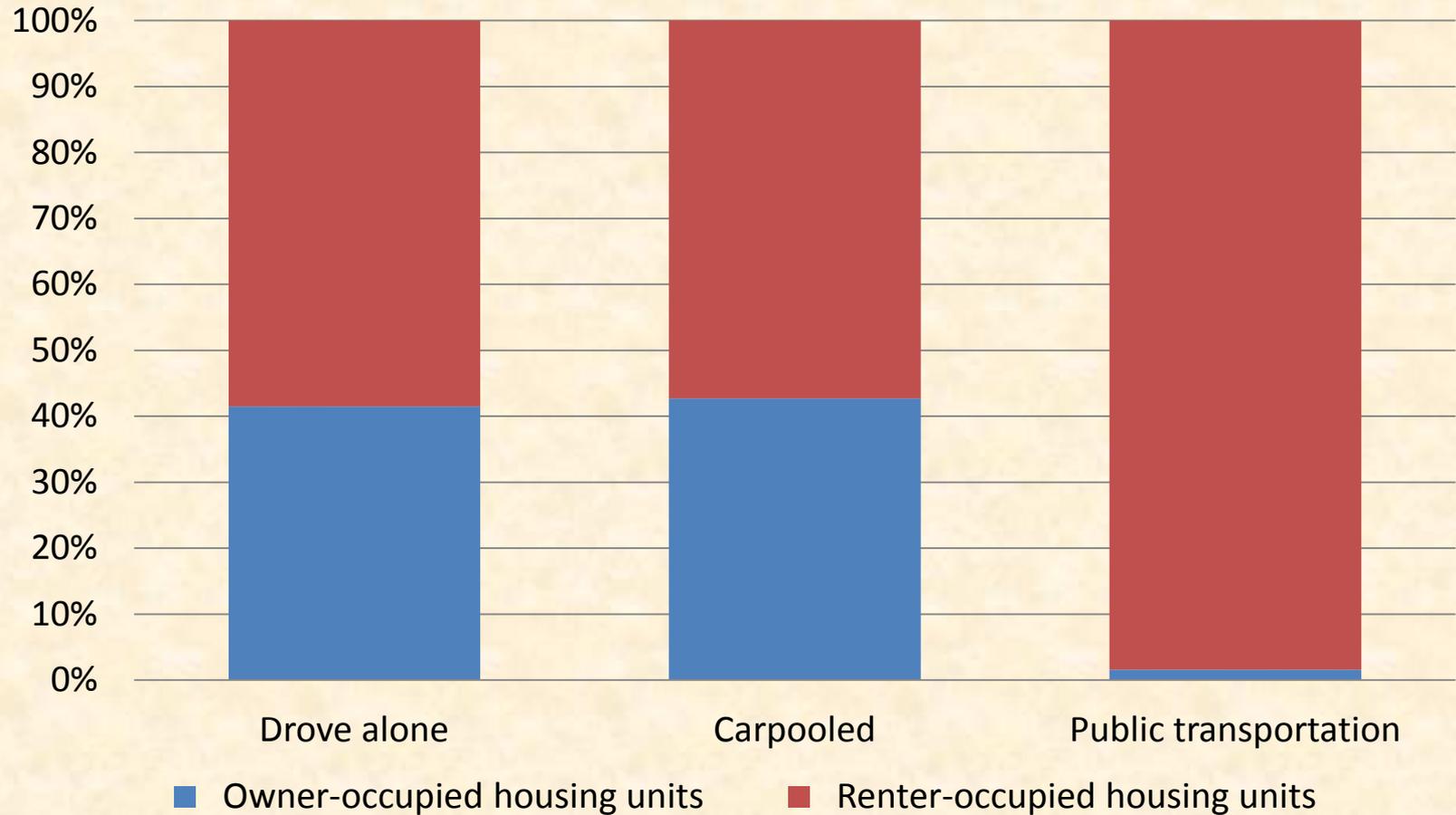
Health Conditions

OBSTACLES, BARRIERS, & CHALLENGES FACED

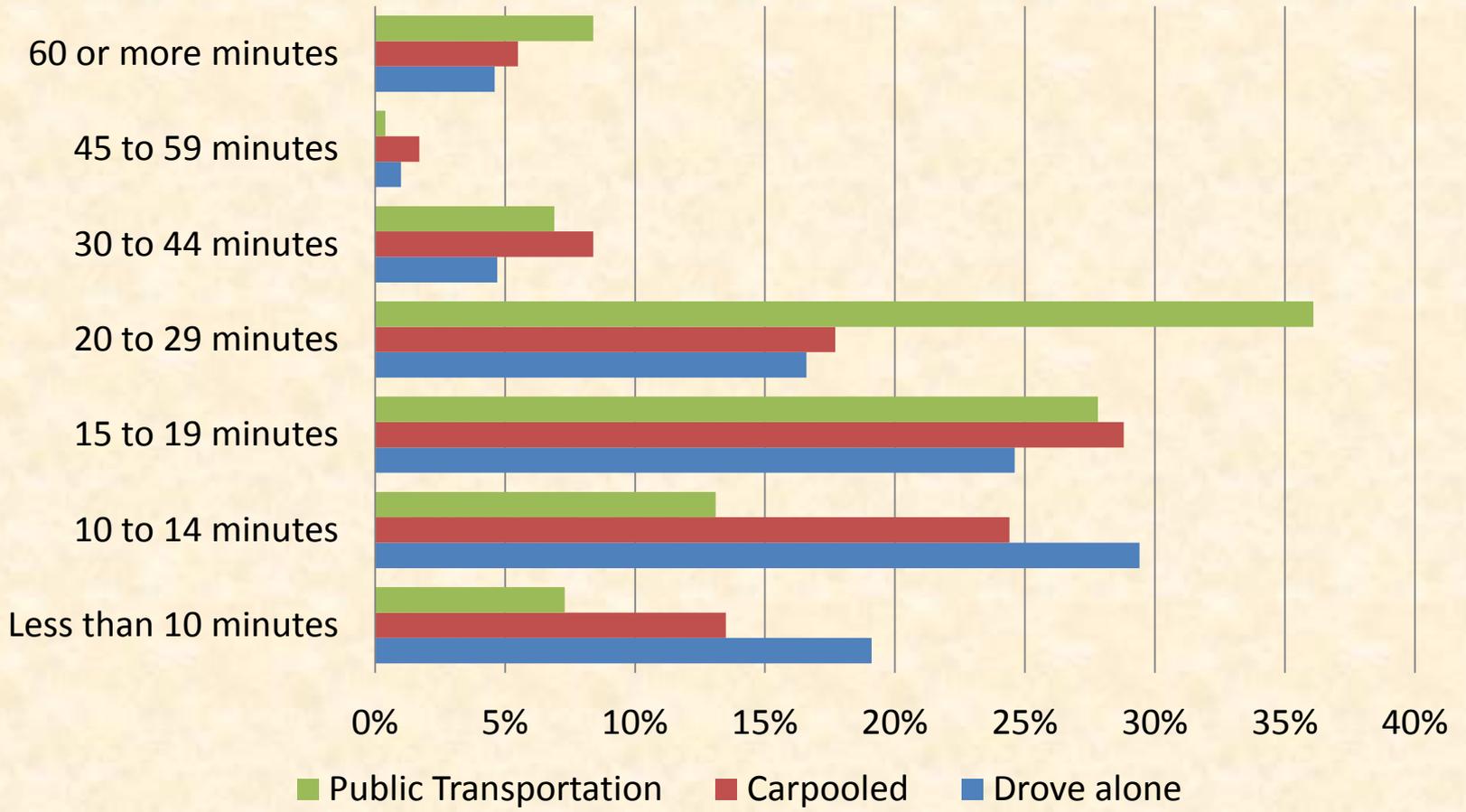
Transportation

- Transportation has consistently been identified by various Brazos Valley needs assessments as a critical issue for low-income households
- Monthly Household expense to own vehicle (CPPP):
 - 2 working adults: \$471 (\$5,652 annually)

Travel to Work by Housing Tenure



Travel Time to Work in College Station



Employment

Housing

Financial Security, Banking, & Lending

Transportation

Health Conditions

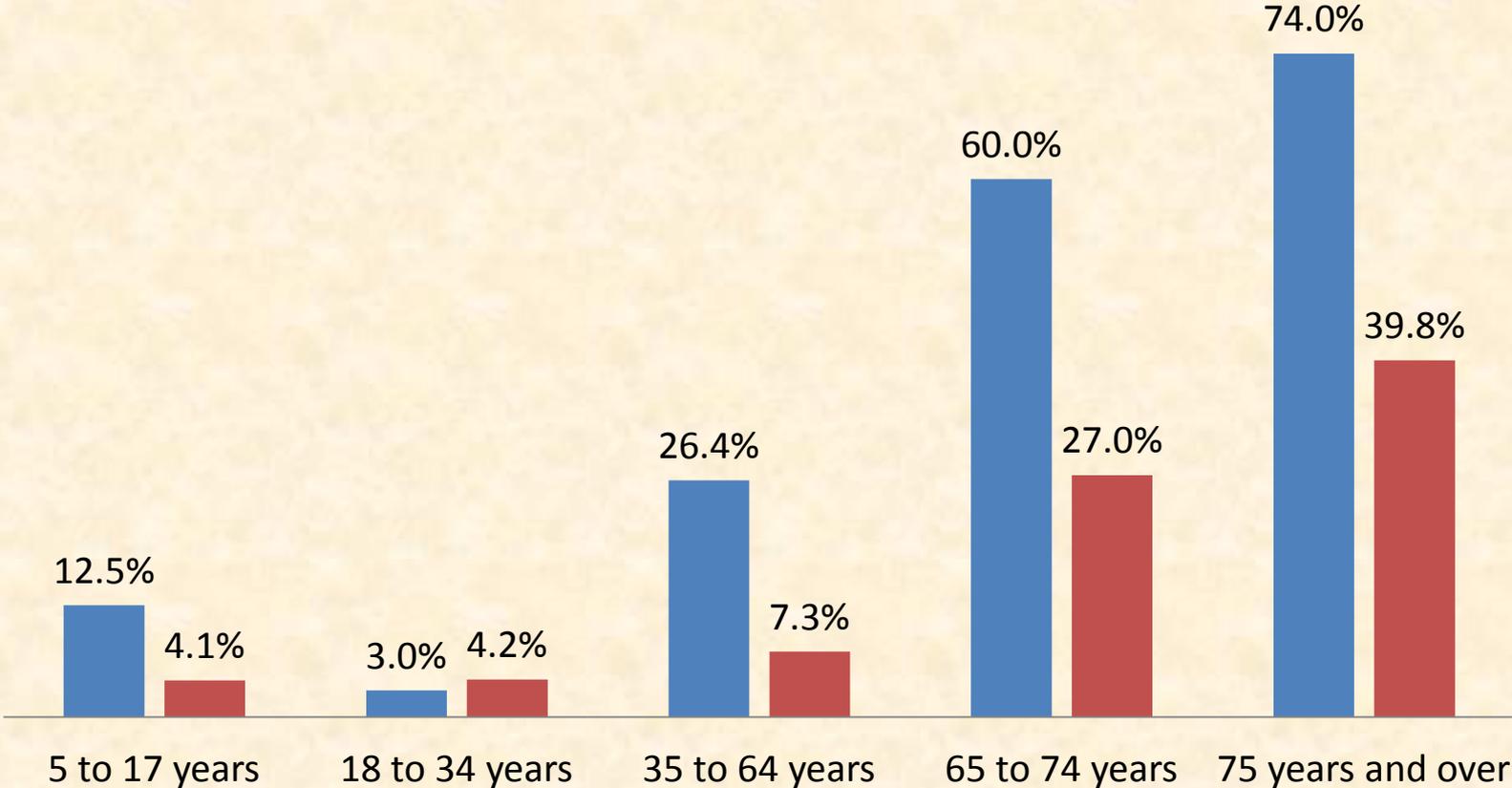
OBSTACLES, BARRIERS, & CHALLENGES FACED

Health Conditions

- Those in poverty are more likely to:
 - Be obese
 - Have diabetes, asthma, hypertension and heart disease
 - Be depressed
 - Smoke
 - Have a disability
- Those in poverty are less likely to:
 - Exercise
 - Eat healthy diets
 - Have health insurance

Percent of College Station Residents With a Disability

■ Below poverty level ■ Above poverty level



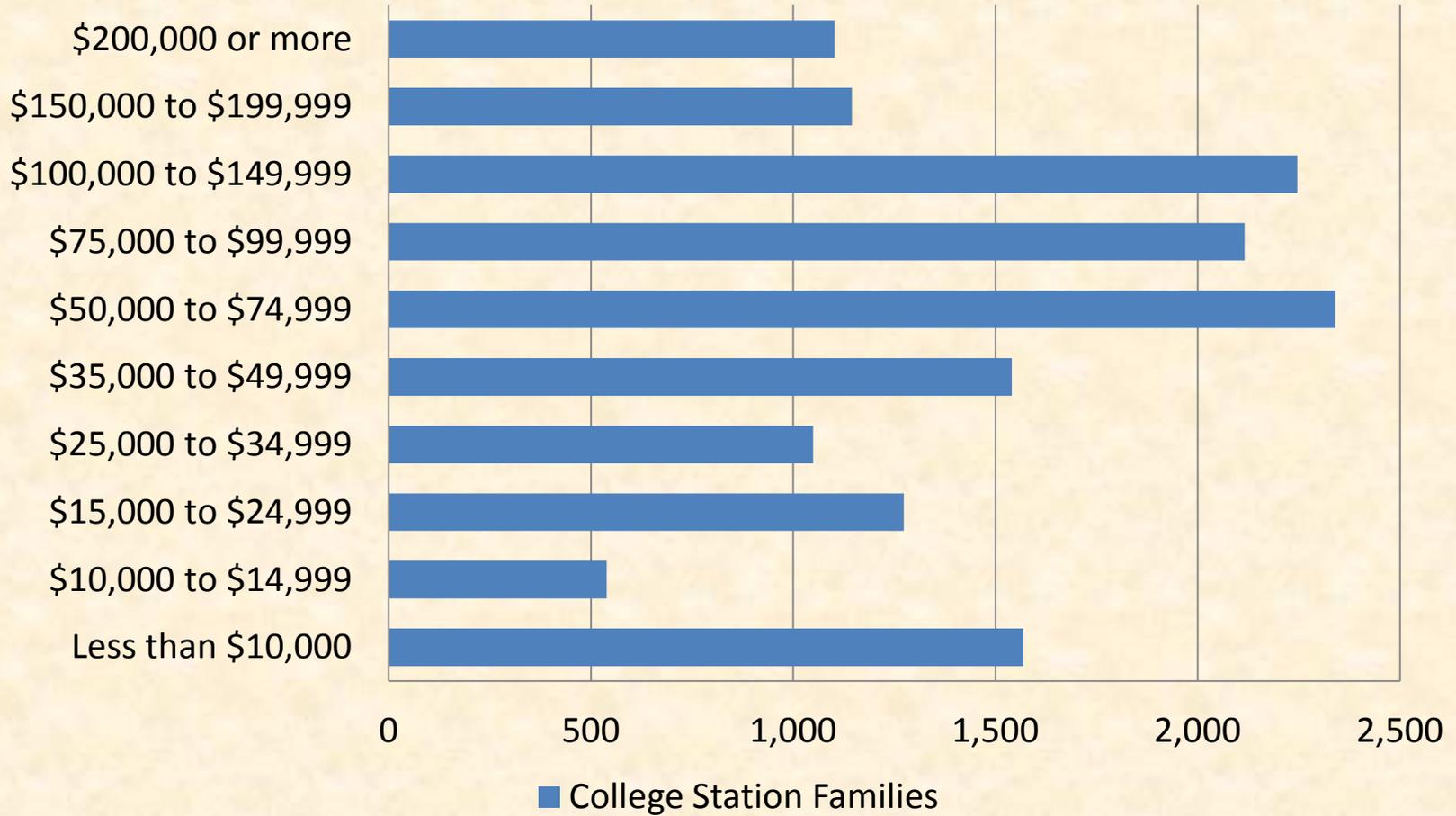
Next Steps

- Phase 2
 - Assess what resources are available to people in need
 - Reveal potential difficulties in obtaining these resources
 - Identify gaps in service
- Phase 3
 - Potential solutions within the capabilities of the City or City partners will be examined

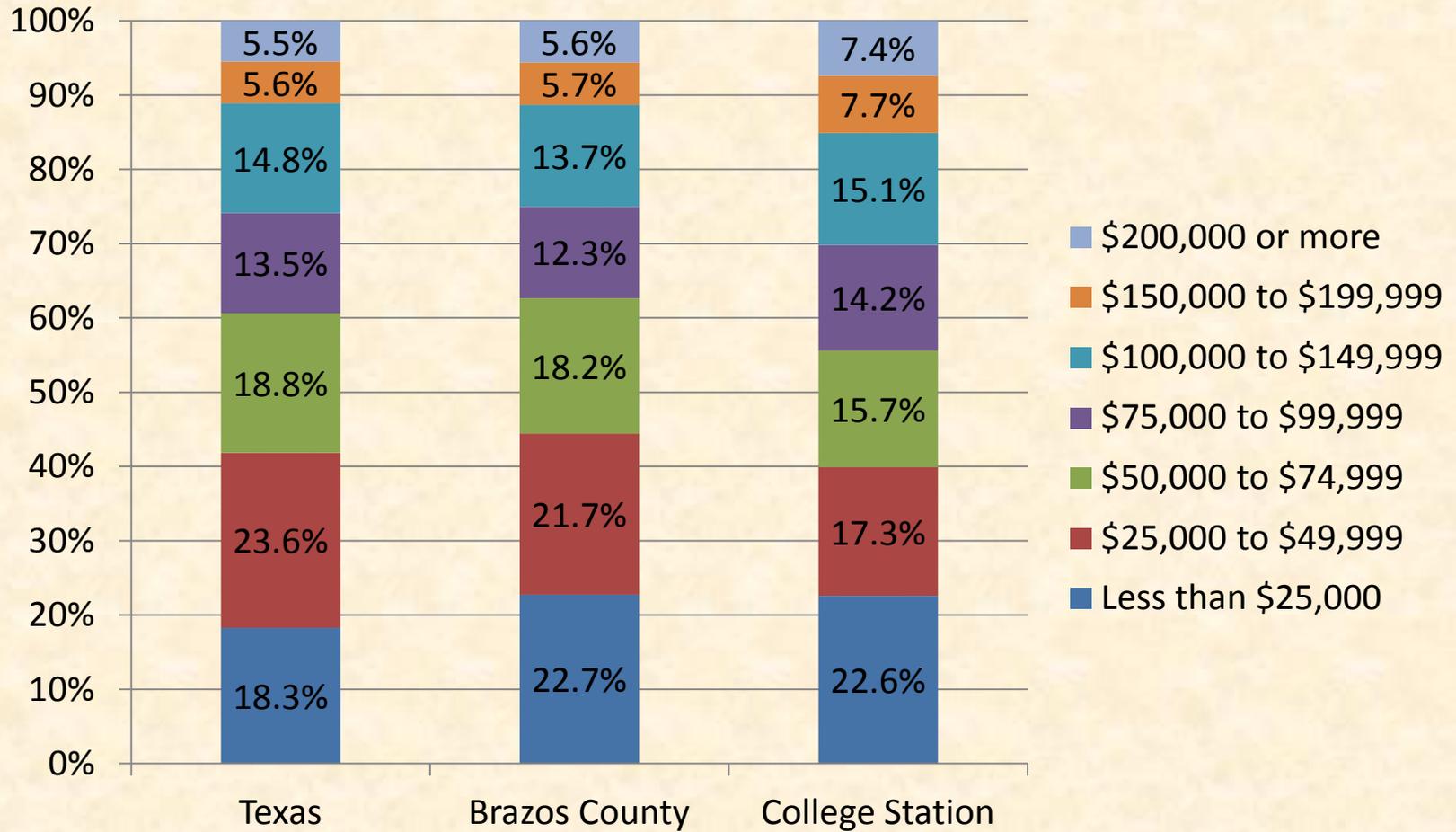
Questions?

Additional Charts

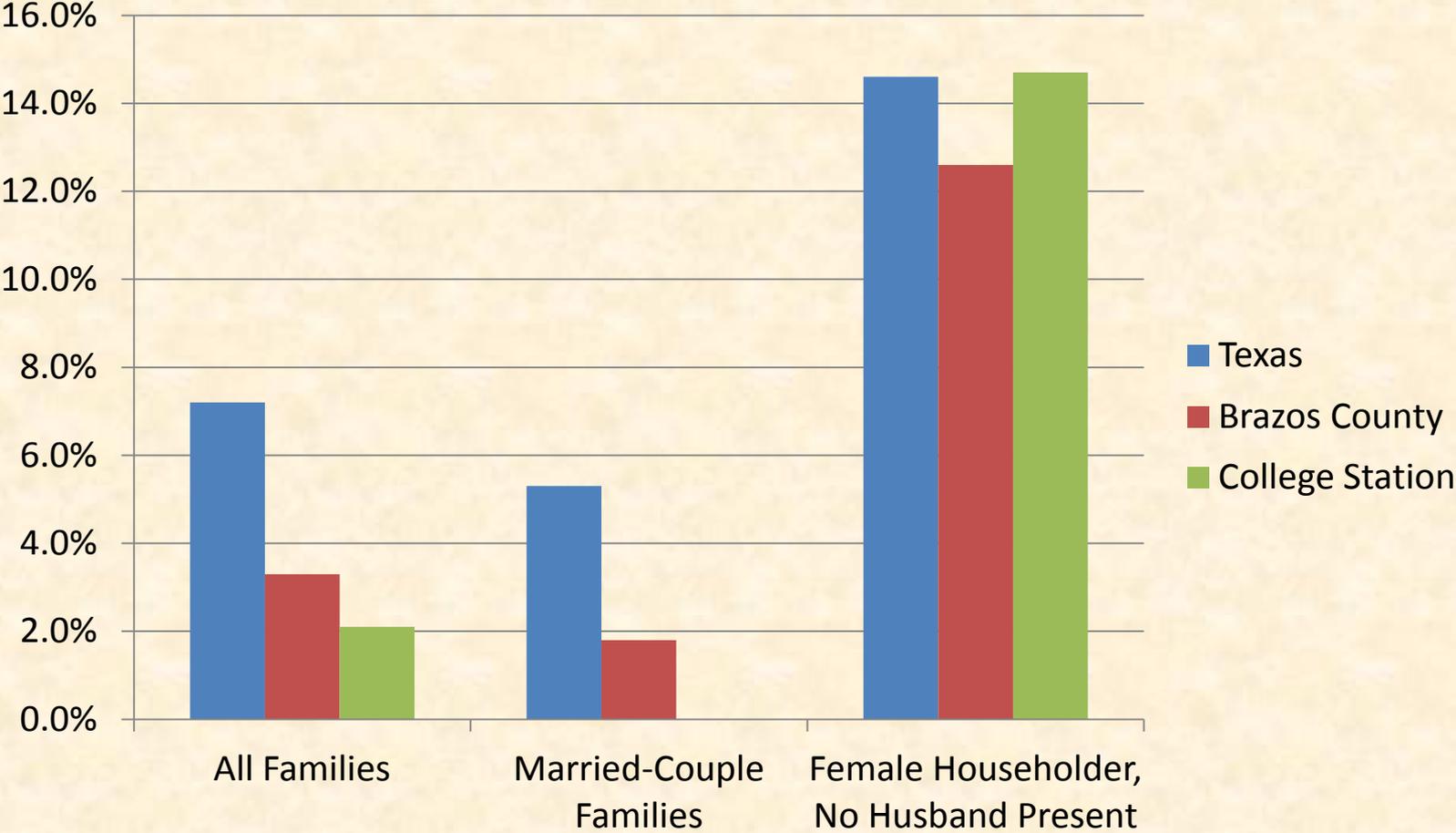
2011 Family Income and Benefits



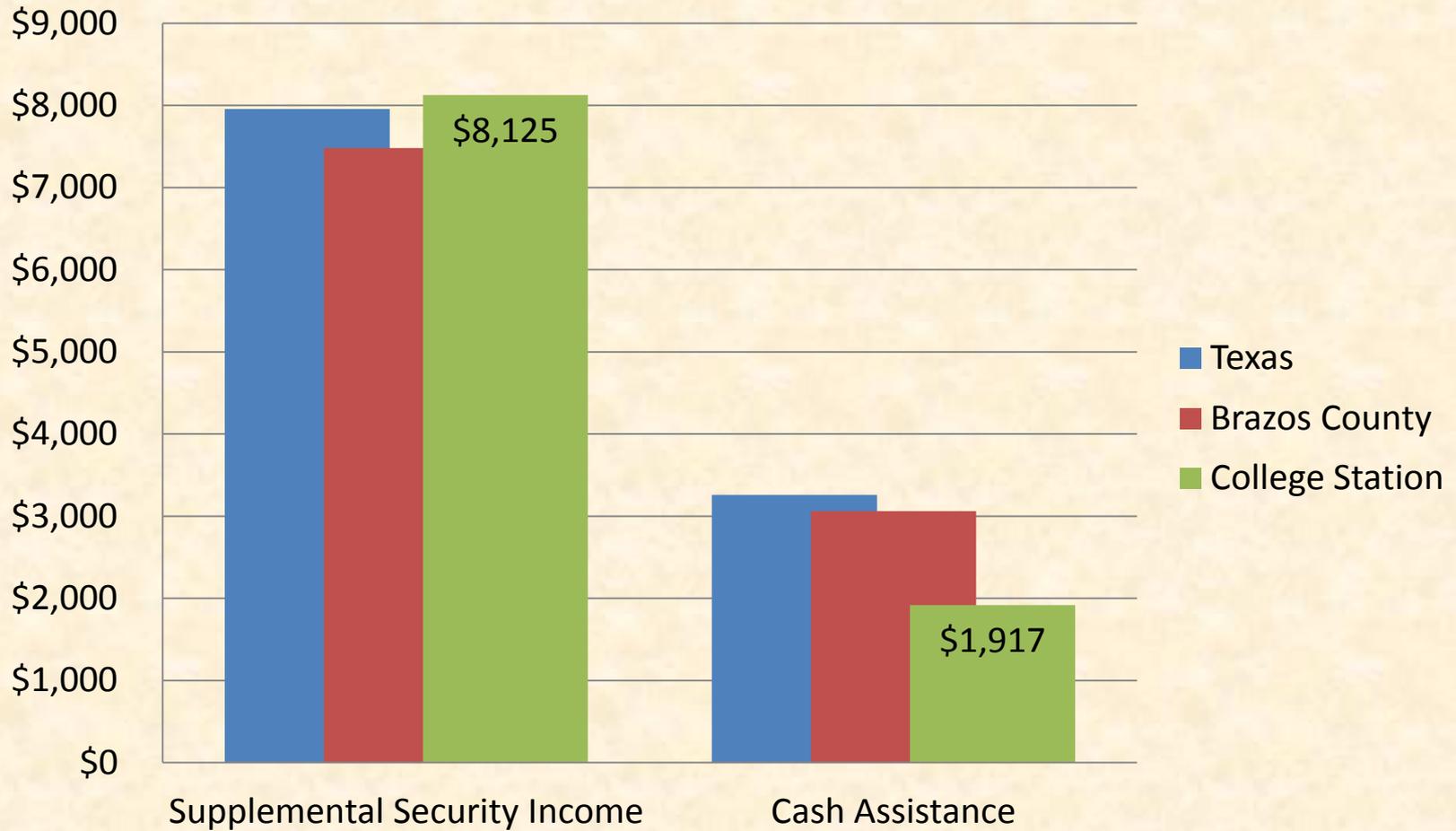
2011 Family Income and Benefits



Percentage in Poverty - Householder 65 Years and Over

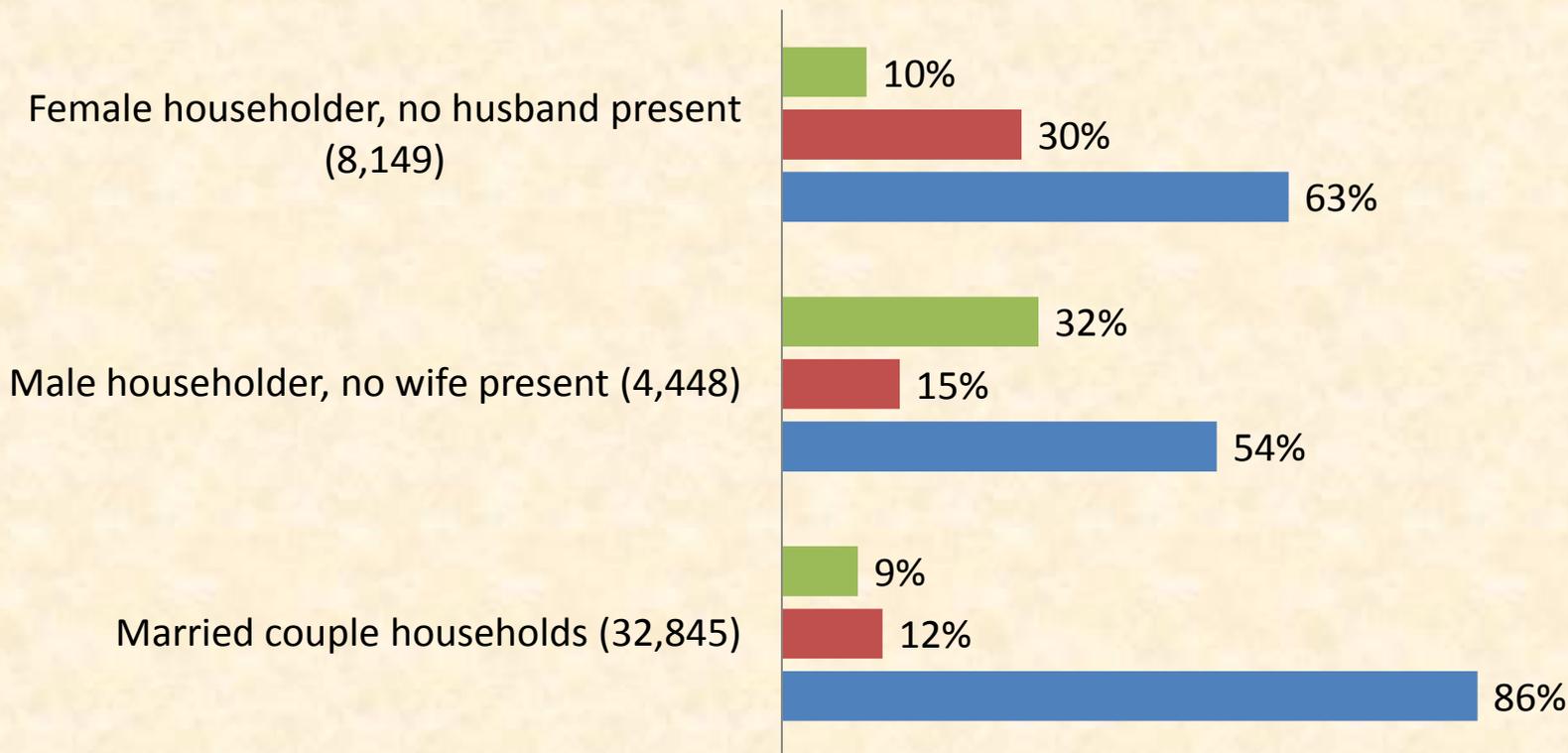


Average Annual Assistance (\$)



Health Insurance for Families by Type

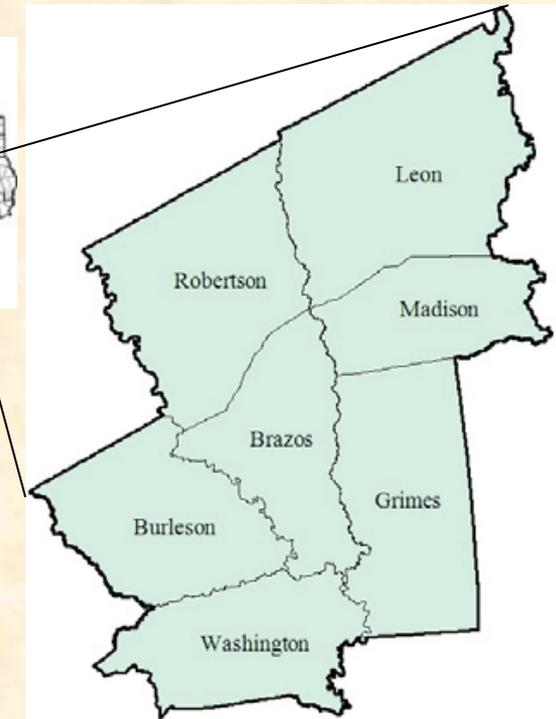
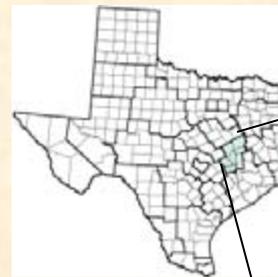
- No health insurance coverage
- With public coverage
- With private health insurance



Employment

- Texas Workforce Commission projections (2010-2020)

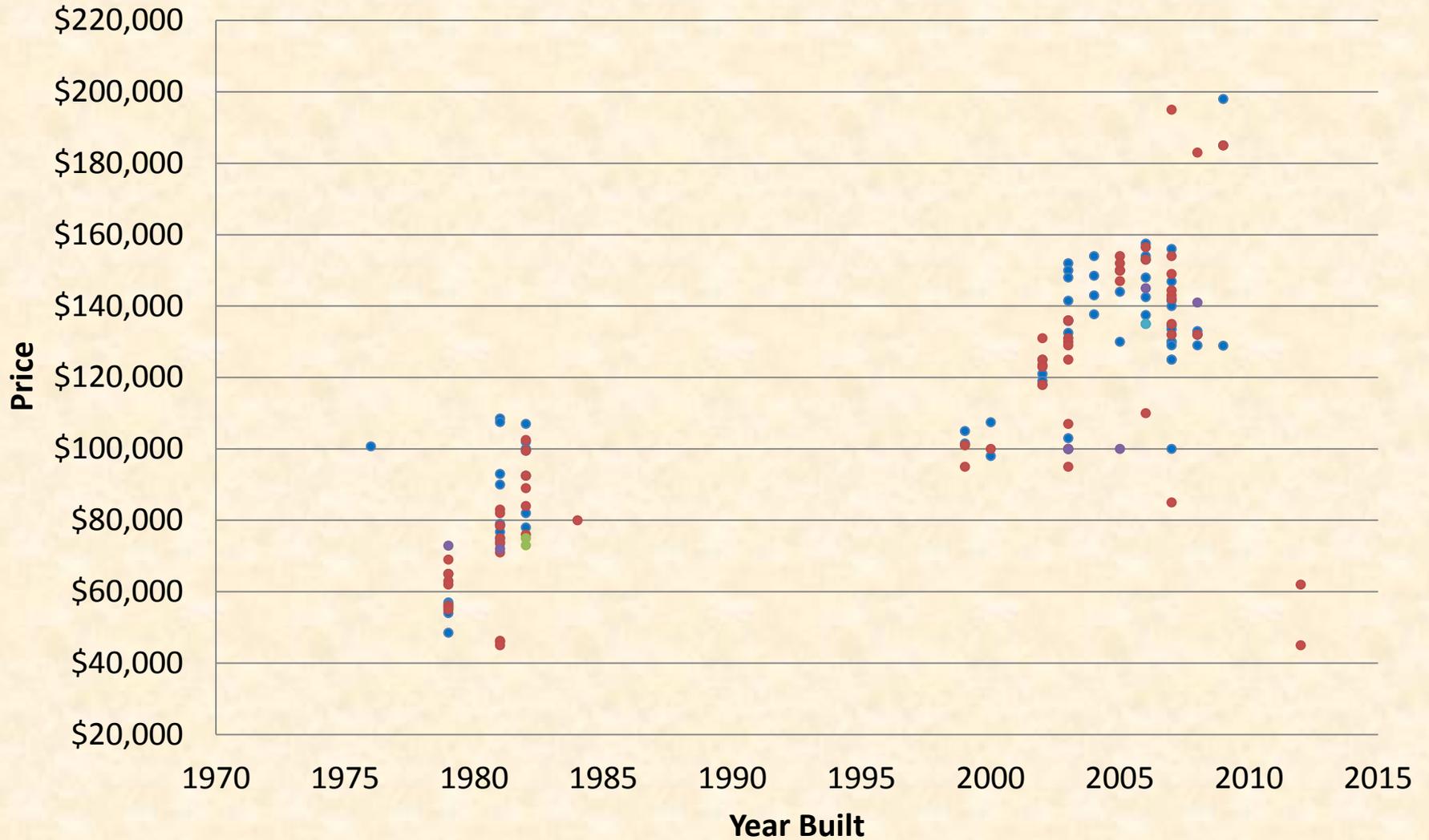
Occupations Adding the Most Jobs 2010-2020	# of Jobs	Typical Education Required for Entry
Food Preparation Workers	1,540	Less than high school
Office Clerks, General	760	High school diploma or equivalent
Retail Salespersons	730	Less than high school
Elementary School Teachers	660	Bachelor's degree
Cashiers	620	Less than high school
Registered Nurses	610	Associate's degree
Personal Care Aides	510	Less than high school
Waiters & Waitresses	500	Less than high school
Janitors & Cleaners	410	Less than high school
Home Health Aides	350	High school diploma or equivalent



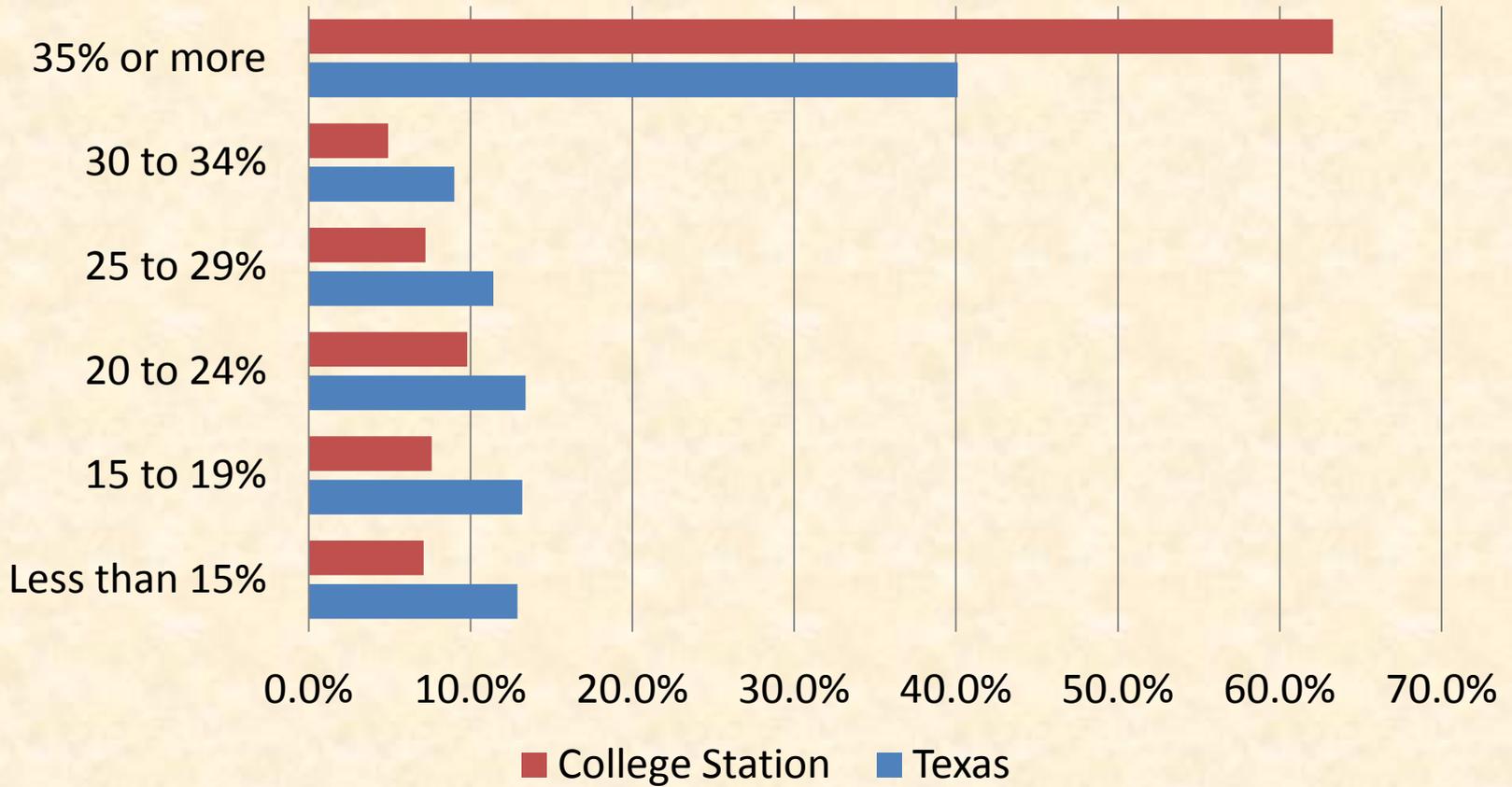
Fastest Growing Occupations 2010-2020	Growth Rate	Typical Education Required for Entry
Home Health Aides	48.6%	Less than high school
Personal Care Aides	46.4%	Less than high school
Combined Food Preparation and Serving Workers	45.0%	Less than high school
Medical Secretaries	38.2%	High school diploma or equivalent
Middle School Teachers	36.0%	Bachelor's degree
Elementary School Teachers	35.9%	Bachelor's degree
Educational Guidance Counselors	32.8%	Master's degree
Supervisors of Food Preparation and Serving Workers	31.2%	High school diploma or equivalent
Food Preparation Workers	28.6%	Less than high school
Registered Nurses	28.4%	Associate's degree

Condo Sold Payment Method

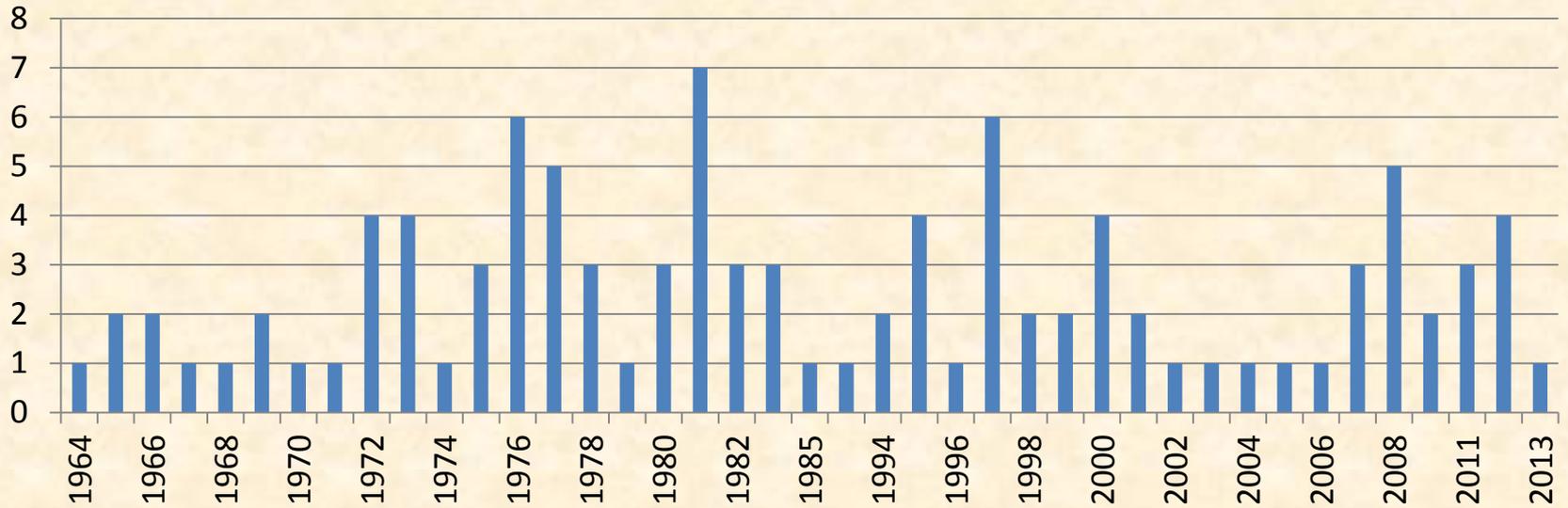
• Conventional • Cash • FHA • Other • VA



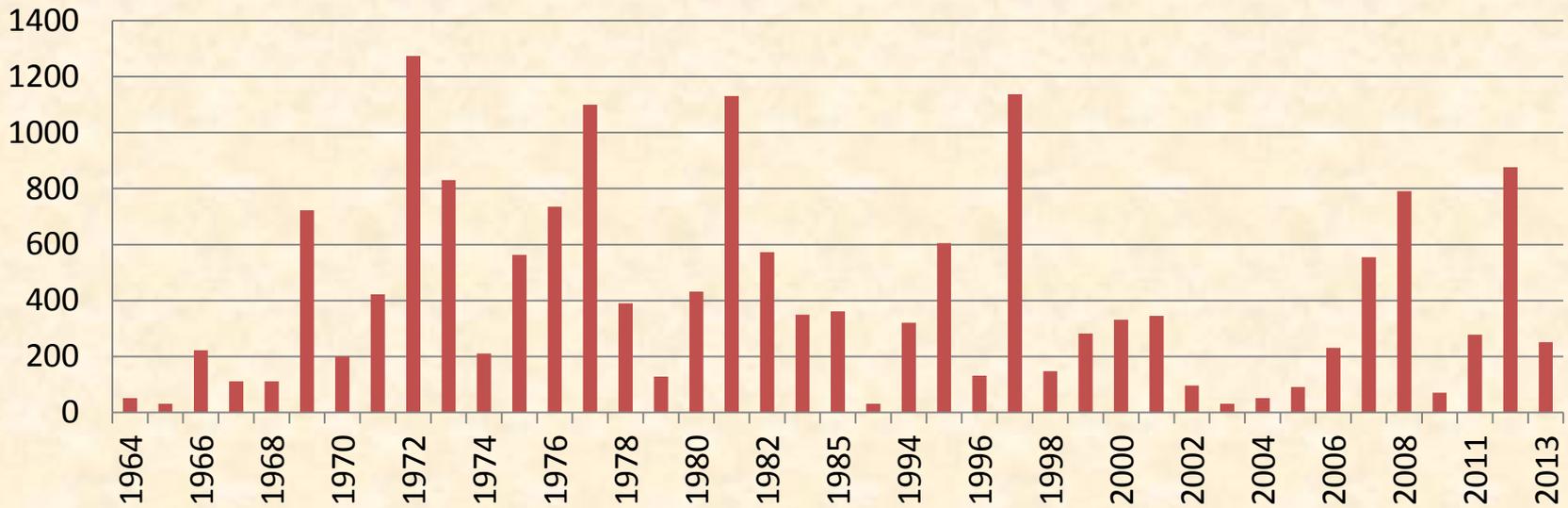
Gross Rent as a Percentage of Household Income



Number of Apartment Complexes Built by Year



Total Units Built by Year

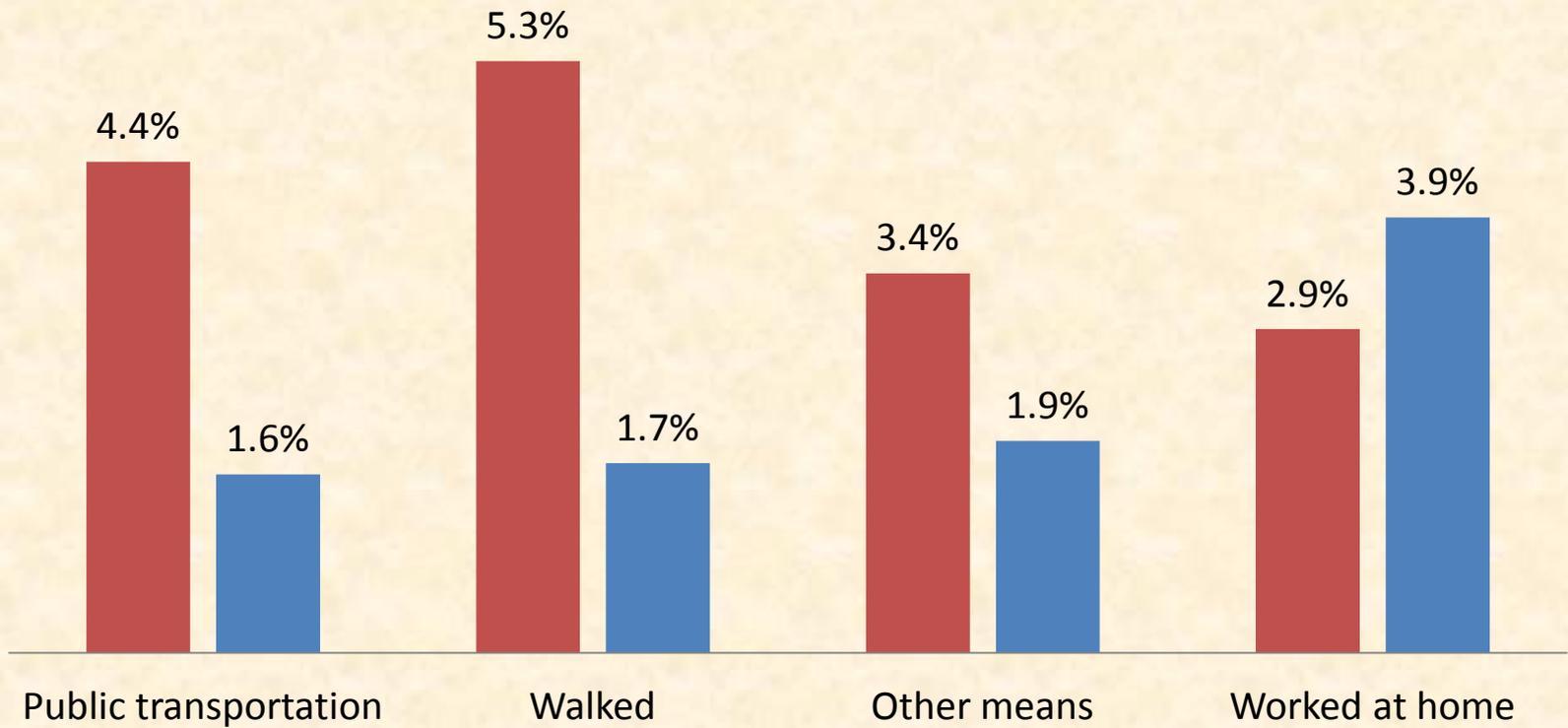


Name	Federal Program Support	Target Population	Number of Vacant Units	Current Waitlist
Santour Court	LIHTC	-	0	115
Heritage at Dartmouth	LIHTC	-	2	20
Haven Apartments	LIHTC	Homeless	0	*
Windsor Pointe Apartments	LIHTC	-	0	*
Villas of Rock Prairie	LIHTC	Elderly	0	100
Terrace Pines Apartment Homes	LIHTC	Elderly	0	>300
LULAC Oak Hill Apartments	HUD Section 202	Elderly	0	6
Southgate Village Apartments	HUD Place Based Voucher	-		

*Number not known by property management

Alternative Means of Commuting Workers 16 Years and Older

■ College Station ■ Texas



Alternative Means of Commuting College Station Workers 16 Years and Older Below Poverty Level

