

**CITY OF EL PASO, TEXAS  
AGENDA ITEM DEPARTMENT HEAD'S SUMMARY FORM**

**DEPARTMENT:** COMMUNITY & HUMAN DEVELOPMENT

**AGENDA DATE:** FEBRUARY 26, 2013

**CONTACT PERSON/PHONE:** WILLIAM L. LILLY, DIRECTOR, 541-4241

**DISTRICT (S) AFFECTED:** ALL

**SUBJECT:**

Presentation of the results of the Analysis of Availability / Demand for Type A Accessible Housing in the City of El Paso, by The University of Texas at El Paso (UTEP) Institute for Policy and Economic Development.

**BACKGROUND / DISCUSSION:**

In April 2011, City Council approved the comprehensive Analysis of Impediments (AI) to Fair Housing Choice for the City of El Paso. The AI noted that the provision of Type A housing units is not a "class of discrimination" under the Fair Housing Act and lacking sufficient data, the consultant recommended the City seek a qualified agency to determine the availability and gap for Type A accessible housing units in multi-family developments (four or more units) within the City of El Paso. A Request for Proposals was issued to secure an agency to determine the availability and gap for Type A accessible housing units in multi-family developments (four or more units) within the City of El Paso. On March 13, 2012, City Council awarded the contract to the Institute for Policy and Economic Development, the University of Texas at El Paso (UTEP). The contract provides that the Institute for Policy and Economic Development present its report to City Council. The report was recently presented to the Fair Housing Task Force.

**PRIOR COUNCIL ACTION:**

March 13, 2012, Council awarded the contract to perform an Analysis / Demand for Type A accessible housing units to the Institute for Policy and Economic Development, UTEP.

**AMOUNT AND SOURCE OF FUNDING:**

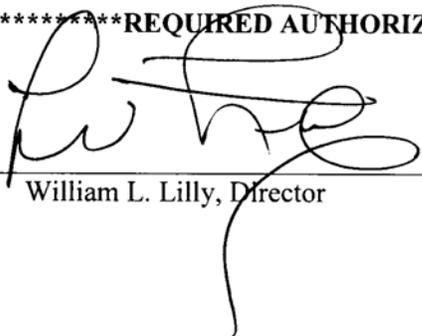
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**BOARD / COMMISSION ACTION:**

N/A

\*\*\*\*\*REQUIRED AUTHORIZATION\*\*\*\*\*

**DEPARTMENT HEAD:**



William L. Lilly, Director

Date: February 6, 2013

# ***Demand for Accessible Type A Apartment Units in the City of El Paso, Texas***



*Presented to City Council - February 26, 2013*

## Introduction

- IPED was contracted by the Department of Community and Human Development of the City of El Paso to conduct a series of analyses designed to assist the City in determining future policies related to commercial accessible (Type A) apartments (five or more units).
- The **purpose** of this study was to evaluate the market conditions for accessible Type A multi-family units by estimating their potential demand and potential supply in the City of El Paso through 2022.

# Historical Data

## *City of El Paso Historical Data (2008-2011)*

	<b>2008</b>	<b>2009</b>	<b>2010</b>	<b>2011</b>
<b>Total Population</b>	609,248	620,456	651,881	665,568
<b><i>Population with Ambulatory Difficulties</i></b>				
<b>Total</b>	<b>41,119</b>	<b>42,305</b>	<b>43,884</b>	<b>45,206</b>
5 to 17	913	825	807	899
18 to 34	3,204	2,156	2,362	4,490
35 to 64	16,721	16,978	18,796	17,465
65 to 74	6,695	8,492	8,663	8,816
75 +	13,586	13,854	13,256	13,536

Source: U.S. Census Bureau, Population Estimates and American Community Survey

# Data Comparisons

## *Comparisons of Similar Southwest Cities (2011)*

City	Total Population	Persons with Ambulatory Difficulties	Percentage of Population with Ambulatory Difficulties	Type A Requirement
San Antonio	1,359,758	103,575	7.6%	2%
Phoenix	1,469,471	69,000	4.7%	2% & 6%
Dallas	1,223,229	65,413	5.3%	2%
<b>El Paso</b>	<b>665,568</b>	<b>45,206</b>	<b>6.8%</b>	<b>3%</b>
Tucson	525,796	38,839	7.4%	2%
Albuquerque	552,804	36,492	6.6%	2%
Austin	820,611	34,084	4.2%	2%
Laredo	241,935	14,513	6.0%	2%
Brownsville	178,430	13,234	7.4%	2%
Las Cruces	99,665	4,465	4.5%	2%

Source: U.S. Census Population Estimates; American Community Survey; Municipal Building Codes.

## Focus Groups

- Thirty-five individuals (17 males and 18 females) participated in four focus groups.
- Three of the four focus groups consisted of Community Stakeholders and the fourth group consisted exclusively of Community Advocates.
- Constant comparison analysis was used to analyze the content within and across groups.

## Analysis of Focus Groups

- Community Stakeholder focus groups highlighted costs and affordability as the main drivers for the demand of accessible Type A apartment units.
- Community Advocates and Community Stakeholders expressed concerns about limited availability of units and the overall lack of accessibility.

## Target Population Survey

- A purposive sampling technique was implemented with the objective of obtaining a representative sample of persons with ambulatory difficulties.
- A list of 35 area organizations and agencies that provide services to the target population was compiled in collaboration with the City Fair Housing Task Force Committee, housing advocates and community stakeholders.
- A total of 14 organizations and four events agreed to assist in the distribution of the survey instrument.

# Organizations/Events that Distributed Surveys

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## Organization Name

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Aging Disability Transportation Resource Center

Centro San Vicente

Community Options

Disabled American Veterans Chapter 187

El Paso City/ County Nutrition Program

El Paso del Norte Children's Development Center

Emergence Health Network

EPCC - Center for Students with Disabilities

Muscular Dystrophy Association

Project Bravo

Texas Rio Grande Legal Aid, Inc.

United Access

UTEP - Center for Accomodations and Support Services

Volar Center for Independent Living

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## Event Name

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Abilities Awareness Employment Fair - UTEP

Fair Housing Fair - El Paso Convention Center

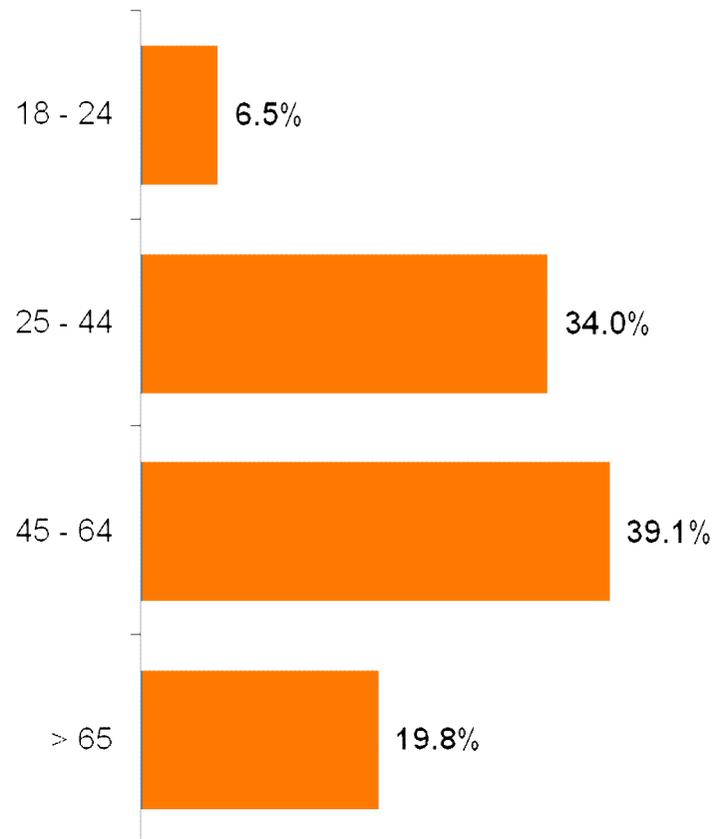
Our Lives Our Disabilities Conference - Camino Real

Walk and Roll - UTEP

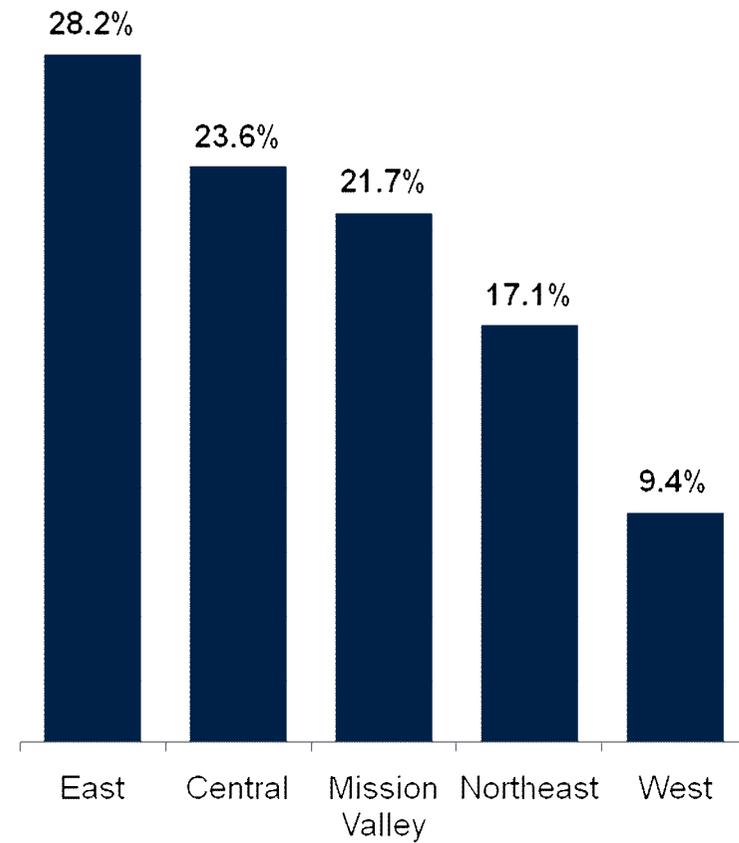
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# Survey Sample Characteristics

**Age**

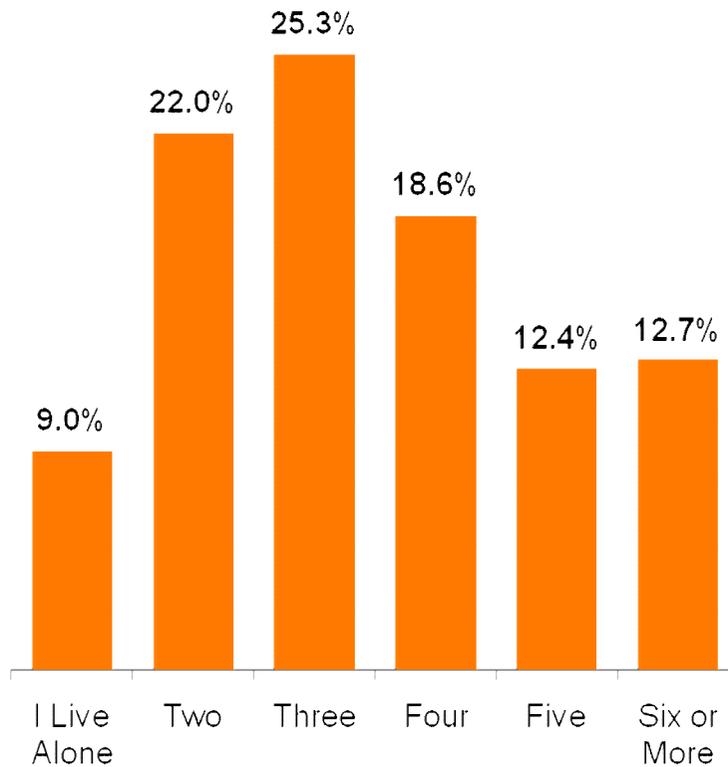


**Area of Residence**

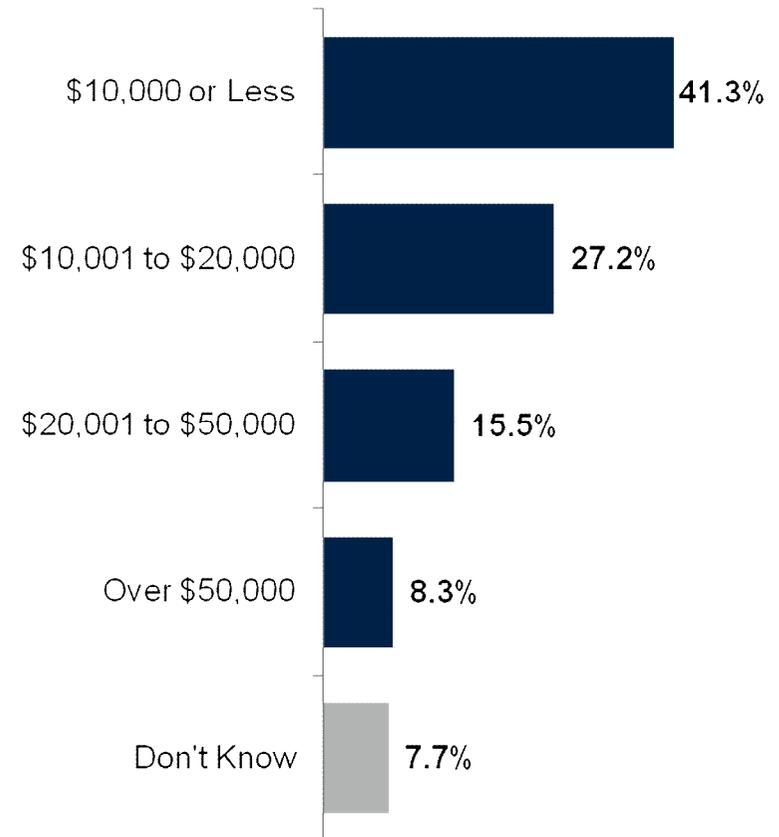


# Survey Sample Characteristics

*Household Size*

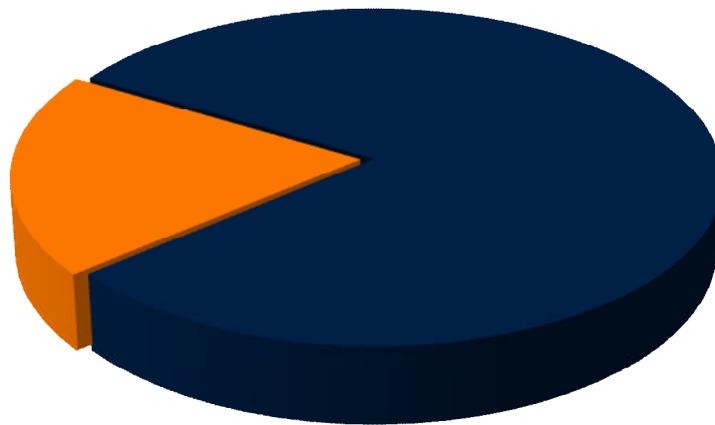


*Household Income*



# Survey Findings

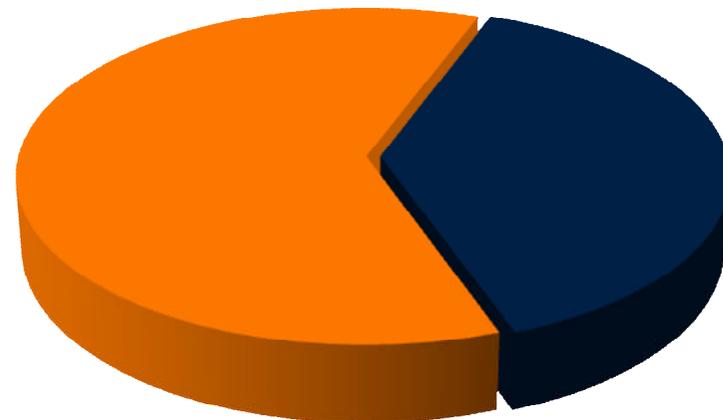
*Currently Living  
in a Type A Unit*



■ Yes (20%)

■ No (80%)

*Would Like to Live  
in a Type A Unit*

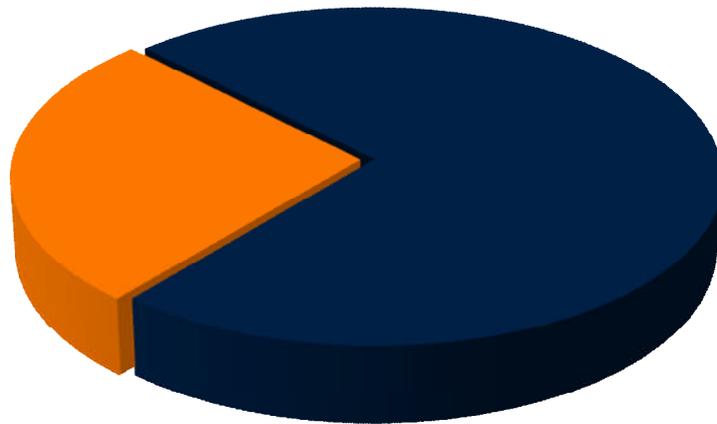


■ Yes (61%)

■ No (39%)

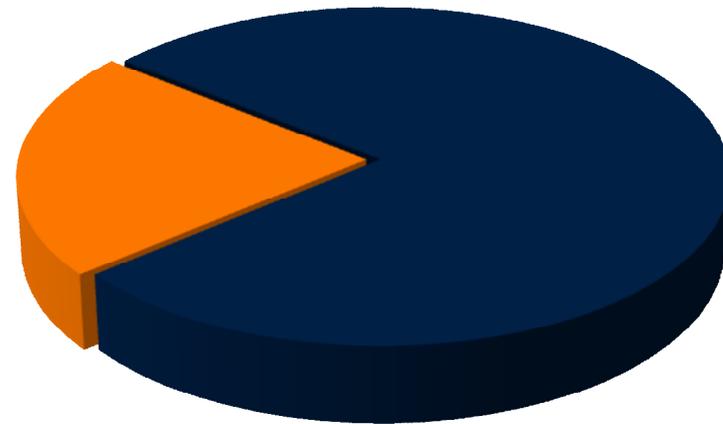
# Survey Findings

*Household Size*



■ 1 to 2 (26%)    ■ More than 3 (74%)

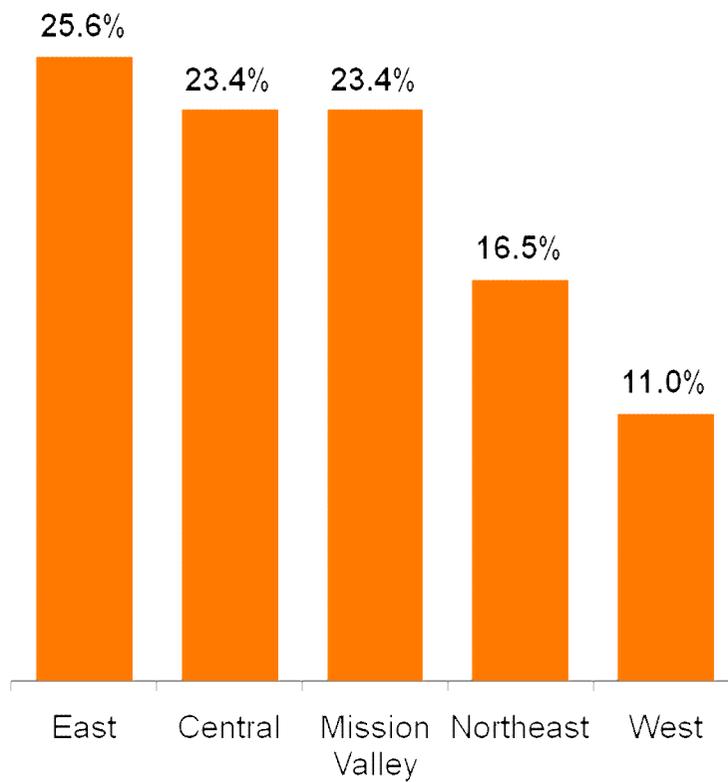
*Apartment Size Needs*



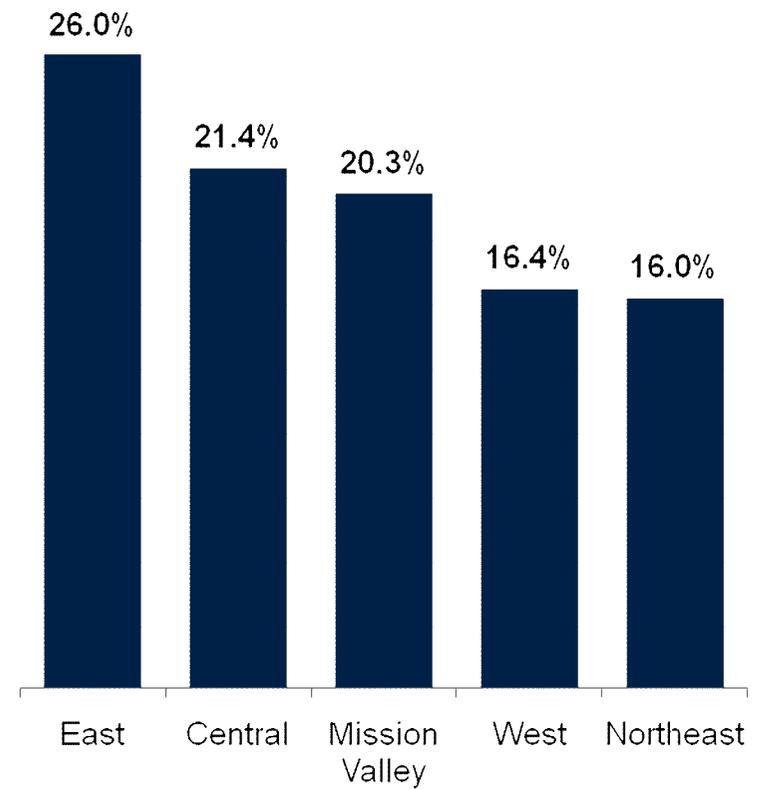
■ One BR (22%)    ■ Two or More BRs (78%)

# Survey Findings

*Currently Living at*

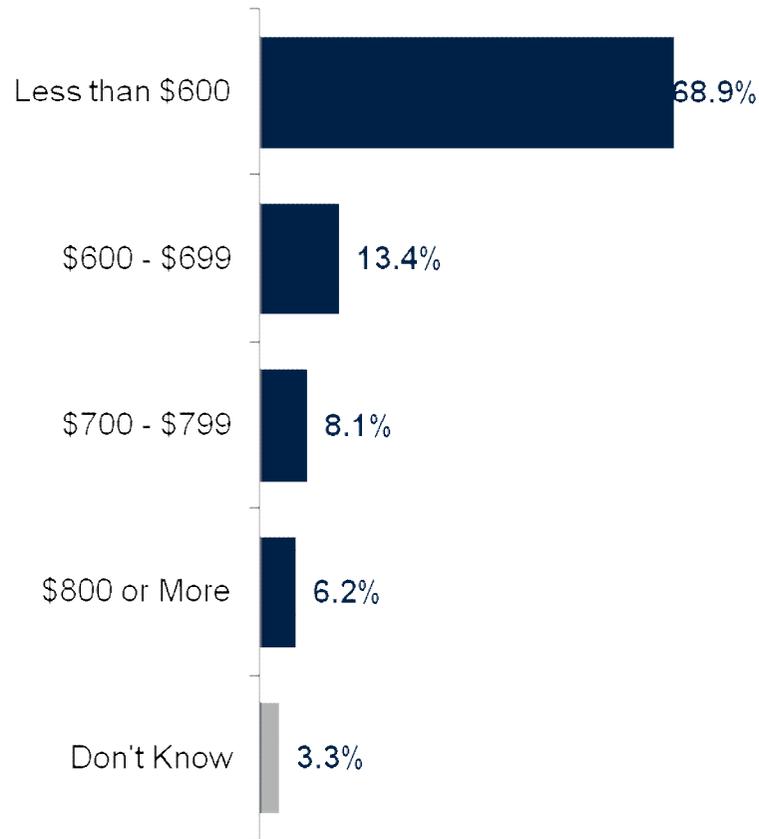


*Would Like to Live at*

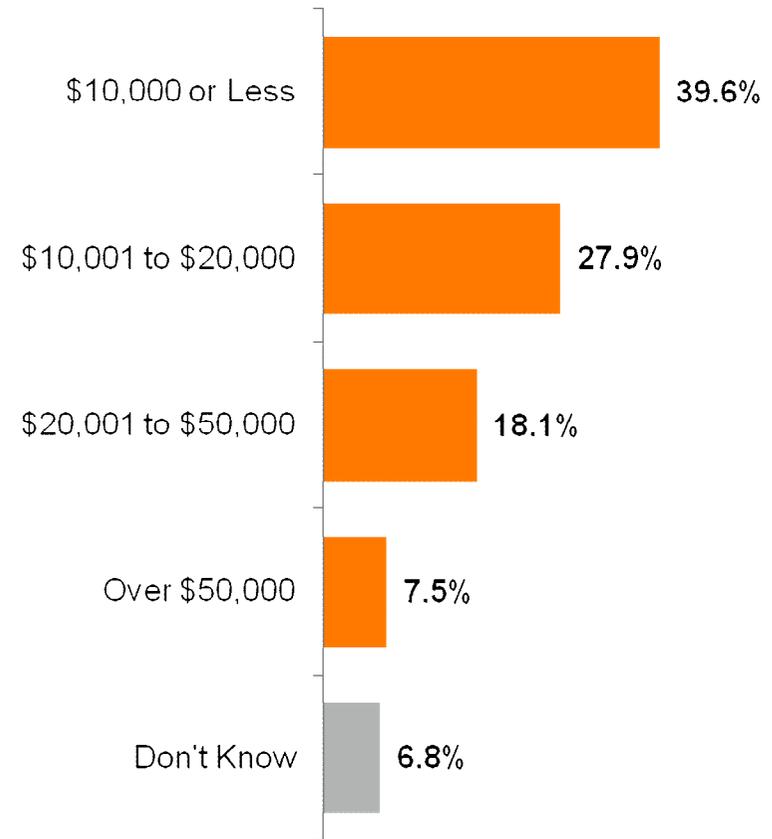


# Survey Findings

## *Ability to Pay a Type A Unit*



## *Household Income*



## Estimated Demand and Forecasts

- IPED's Regional Economic Modeling, Inc. (REMI) model was used to produce three different population forecast estimates (LOW, MEDIUM and HIGH) up to 2022.
- Data from the U.S. Census American Community Survey were utilized to estimate a benchmark of the total number of persons with ambulatory difficulties in the City of El Paso.

# Forecast Estimates

## *City and Ambulatory Disabled Population Forecasts*

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	<b>2011</b>	<b>2012</b>	<b>2017</b>	<b>2022</b>
<b>City LOW</b>	658,407	667,595	709,263	750,540
<b>City MED</b>	665,568	675,881	724,421	767,207
<b>City HIGH</b>	677,982	688,581	740,497	785,435

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## *Population with Ambulatory Difficulties*

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<b>PwAD LOW</b>	44,720	45,344	48,174	50,977
<b>PwAD MED</b>	45,206	45,906	49,203	52,109
<b>PwAD HIGH</b>	46,049	46,769	50,295	53,347

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Source: U.S. Census Bureau, Population Estimates/American Community Survey; IPED Estimates

# Potential Need and Potential Demand

## Potential *Need* for Type A Units

	2012	2017	2022
<b>LOW</b>	7,618	8,093	8,564
<b>MED</b>	7,712	8,266	8,754
<b>HIGH</b>	7,857	8,450	8,962

Source: Institute for Policy and Economic Development (IPED)

## Potential *Demand* for Type A Units

<b>At \$700 +</b>	2012	2017	2022
<b>LOW</b>	1,066	1,133	1,199
<b>MED</b>	1,080	1,157	1,226
<b>HIGH</b>	1,100	1,183	1,255

<b>At \$800 +</b>	2012	2017	2022
<b>LOW</b>	457	486	514
<b>MED</b>	463	496	525
<b>HIGH</b>	471	507	538

Source: Institute for Policy and Economic Development (IPED)

## Estimated Supply and Forecasts

- The Supply of Type A units was estimated using various sources. Among them:
  - 2009 ADA Audit – City of El Paso
  - UFAS Audit – Housing Authority of the City of El Paso
  - 2009-2012 Construction Permits – City of El Paso
- Data from the U.S. Census American Community Survey and population forecasts were incorporated to estimate a benchmark of the total number of units in structures with more than four units.

# Estimated Supply and Forecasts

A total of 637 Type A units were estimated within the City of El Paso  
(392 Private and 245 Public Housing)

## Percentage of Type A Units by Area

Area	Total	Private	Housing
East Side	<b>27.8%</b>	20.7%	7.1%
Central	<b>22.6%</b>	6.9%	15.7%
Northeast	<b>22.1%</b>	15.7%	6.4%
West Side	<b>14.3%</b>	12.6%	1.7%
Mission Valley	<b>13.2%</b>	5.7%	7.5%
<b>Total</b>	<b>100.0%</b>	<b>61.5%</b>	<b>38.5%</b>

Source: Institute for Policy and Economic Development (IPED)

## Potential Supply for *Private* Type A Units

	2012	2017	2022
<b>LOW</b>	392	454	514
<b>MED</b>	392	468	530
<b>HIGH</b>	392	474	540

Source: Institute for Policy and Economic Development (IPED)

# Estimated Demand and Supply

## *Potential Demand for Commercial Type A Units*

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<b>At \$800 +</b>	<b>2012</b>	<b>2017</b>	<b>2022</b>
<b>LOW</b>	457	486	514
<b>MED</b>	463	496	525
<b>HIGH</b>	471	507	538

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Source: Institute for Policy and Economic Development (IPED)

## *Potential Supply for Commercial Type A Units*

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	<b>2012</b>	<b>2017</b>	<b>2022</b>
<b>LOW</b>	392	454	514
<b>MED</b>	392	468	530
<b>HIGH</b>	392	474	540

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Source: Institute for Policy and Economic Development (IPED)

## Concluding Remarks

- The three percent accessibility Type A requirement for multi-family apartment units is higher and more stringent than its counterparts when compared to similar urban centers in the Southwest.
- Supply and demand for commercial accessible Type A apartment units seem not far apart considering levels of rent, apartment size needs, family roles, and household income levels.
- Affordability appears to be the main driver in the demand (and supply) for commercial Type A apartment units in the City of El Paso.

## Concluding Remarks

- Based on these series of analyses, it appears that the current Type A accessibility requirement of three percent is appropriate to meet the estimated potential demand.
- Efforts to provide better information about the availability of accessible Type A units as well as other accessible housing options may prove beneficial for both suppliers and demanders.
- Policymakers, suppliers, demanders, advocates, and other interested parties should engage in discussing different avenues that may help to reduce the potential need for accessible housing.

Questions?