

American Housing Brief



From the American Housing Survey: 1994

Housing Profile: Fort Worth-Arlington, Texas

The Fort Worth-Arlington area includes the counties of Johnson and Tarrant.

RECENT MOVERS: Many households had new neighbors in 1994 since 1 in 4 of them had moved in within the last 12 months.

The majority of these recent movers were renters. About half of all area renters, but only 11 percent of homeowners, were recent movers. Most of the 127,700 mover households relocated within the metro area—three-fourths of the moves were local ones. The remaining movers were split about equally between those coming from elsewhere in Texas and people moving in from out-of-State.

Most movers (57 percent) ended up paying more for housing at their new addresses. On the other hand, most movers felt their new homes were better than the old ones; only 21 percent felt their new homes were worse than the old ones.

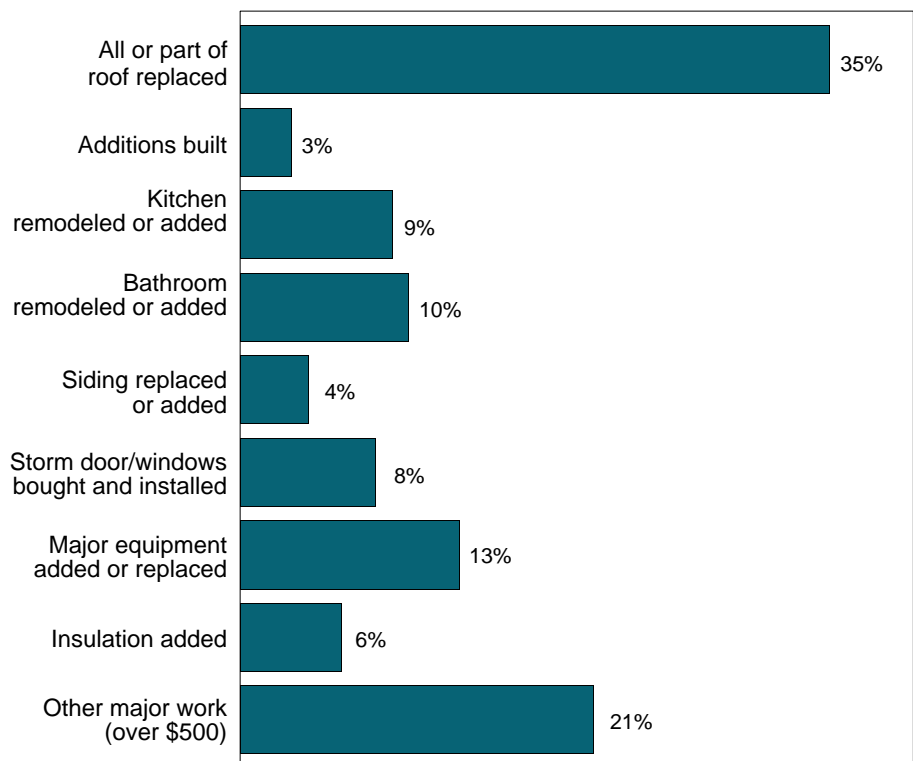
VACANT HOUSING: About 1 in 10 year-round housing units were unoccupied.

Not counting units that had never been occupied, 55 percent of the vacant units had been empty for 2 months or less. Most of the vacant units were on the market—either for rent (55 percent) or for sale (13 percent). The remaining ones included: units that had been rented or sold but the new households had not yet moved in, units being held for occasional use by the owner, and

Some Characteristics of a Typical Fort Worth-Arlington Household

Median	Owners	Renters
Age of householder	48 years	34 years
Length of time lived at address	8 years	Less than 1 year
Age of home	21 years	17 years
Amount paid monthly for housing	\$668	\$509
Amount paid monthly for electricity	\$117	\$83
Percent of income used for housing	19	27

Homeowners Reporting Home Improvements or Repairs in the Last 2 Years



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units unoccupied for other reasons such as the settlement of an estate or because the owners no longer wished to rent the unit.

In addition to the fact that no one lived in them, vacant units had different characteristics than occupied units. Vacant ones were somewhat more likely to be older—for example, in 1994, the median age of vacant units was 22 years, compared with 19 years for occupied ones. Also, most of the vacant units were in multiunit structures, compared with just 24 percent of the occupied ones.

INCOME: The households in Arlington had higher incomes than those in Fort Worth.

The median household incomes were \$34,300 for Arlington and \$28,400 for Fort Worth. However, the area suburbs, with a median of \$42,000, beat both of those figures. About 60 percent of area households making less than \$15,000 per year lived in the cities of Fort Worth or Arlington. By contrast, just 29 percent of the households earning \$80,000 or more were in those two cities. Somewhat less than half (45 percent) of the area’s total households lived in either Fort Worth or Arlington.

Homeowners generally had higher median incomes than renters—\$45,200 compared with \$24,700. Age was another important factor in household income. Among homeowners, if the householder¹ was elderly (65 years or older), income was about half that for units with younger householders. Among renters, household income for the elderly was less than half that for younger householders.

HOME QUALITY: Thirteen percent of local households said that water had leaked into their homes in the past year.

Water could be entering through the roof, walls, or basement. Besides these soggy situations, in the past 12 months, 15 percent of households discovered water leaking *inside* their homes from backed-up plumbing, leaky water pipes, or overflowing fixtures. However, water wasn’t the only problem. Fifteen percent of

households had at least one circuit breaker trip or electrical fuse blow out within the past 3 months. Eight percent of households lived in units with open cracks or holes in the walls or ceilings. And 5 percent of households had seen rats or signs of rats within the last 3 months in the building where they lived.

Moving to the outside of the unit, 11 percent of households stated that there was a problem with crime in their neighborhoods. And, 21 percent of units were observed to have at least a small amount of trash, litter, or junk on neighboring streets, empty lots, or properties.

This series of housing profiles presents housing data for various demographic groups in selected metropolitan areas in 1994. The data are drawn from the American Housing Survey (AHS), a highly detailed, comprehensive set of data collected each year for a different group of metropolitan areas. The AHS is sponsored by the Department of Housing and Urban Development

and conducted by the Bureau of the Census.

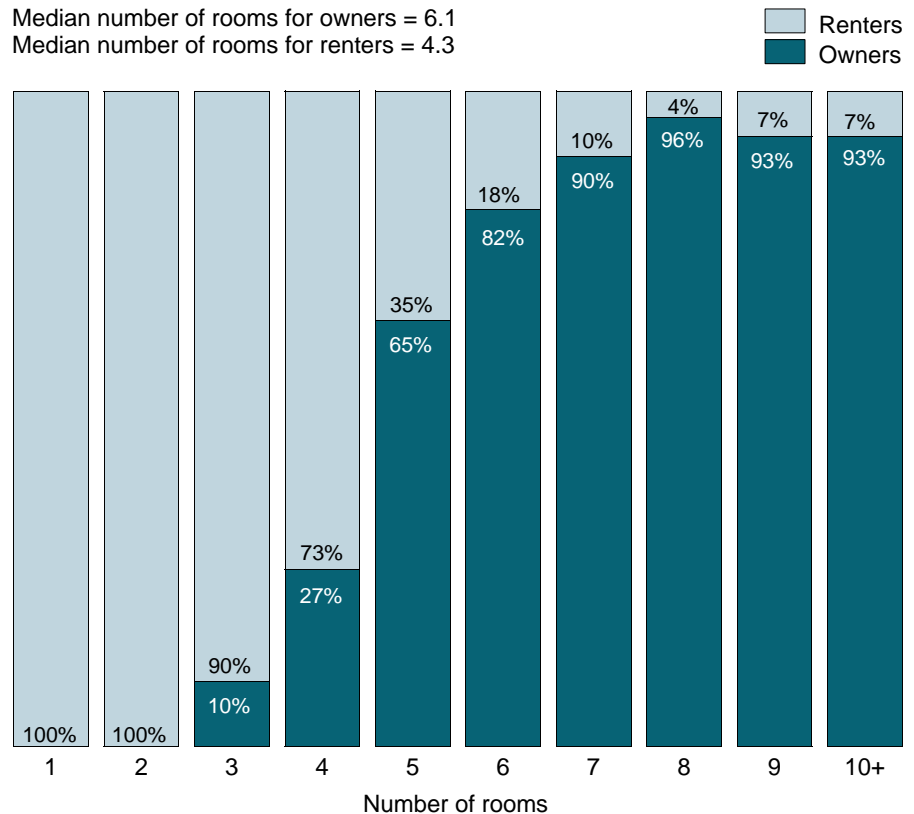
For further information on Housing and American Housing Briefs see: American Housing Survey for the Fort Worth-Arlington Metropolitan Area in 1994, Series H170/94-6. This publication is for sale for \$11 by the Bureau of the Census, Customer Services, Washington, DC 20233. Use 301-457-4100 for telephone orders.

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This brief is one of a series that presents information of current policy interest. It may include data from businesses, households, or other sources. All statistics are subject to sampling variability, as well as survey design flaws, respondent classification and reporting errors, and data processing mistakes. The Census Bureau tries to minimize errors and tests analytical statements to meet statistical standards. However, because of methodological differences, caution should be used when comparing these data with data from other sources.

Percent of Homes Occupied by Owners and Renters by Size of the Home: 1994

Median number of rooms for owners = 6.1
Median number of rooms for renters = 4.3



Because of rounding, numbers may not add to 100.

¹ The person who owns or rents the unit.