



# **The Housing Needs of Texans with Disabilities**



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## **EXECUTIVE SUMMARY**

In May 2003, the Texas Department of Housing and Community Affairs (TDHCA) and the Texas Council for Developmental Disabilities (TCDD) entered into a memorandum of understanding with the purpose of studying the housing needs of low income Texans with disabilities. With input from other State agencies, TDHCA's Disability Advisory Committee, and other interested parties, TDHCA is pleased to present this study: *The Housing Needs of Texans with Disabilities*.

Demographic information on persons with disabilities in this study is derived from the US Census and US Department of Housing and Urban Development's Comprehensive Housing Affordability Strategy data. However, differing definitions of "disability," the variety of terms used to describe units available to persons with disabilities, and unreliable data collection methods make it especially difficult to study the housing needs associated with this population. Despite data limitations, it is hoped that this report will offer a glimpse of the housing situation facing persons with disabilities.

Approximately 3.6 million people in Texas, or 19.2 percent of the total state population, have some type of long lasting condition or disability, and 1.3 million households, or 17.3 percent of all state households, include persons with mobility or self-care limitations. People with disabilities have a higher likelihood of being unemployed than those without disabilities: Nearly half, or 42.6 percent, of all working-age persons with disabilities (age 16 to 64) are unemployed, compared to 29.6 of persons without disabilities. Nearly one-quarter of all persons with disabilities are aged 65 and older.

Persons with disabilities have some of the lowest incomes and worst case housing needs. In Texas, over 700,000 households with mobility/self-care limitations are low income, earning less than 80 percent of AMFI. Approximately 20 percent of those households have extremely low incomes, which are those earning less than 30 percent of AMFI. According to the Census, nearly 20 percent of persons with disabilities live in poverty.

Of all households with housing unit problems, 19.8 percent have mobility/self-care limitations. Of extremely low income households with housing problems, 26.3 percent have mobility/self-care limitations. Of the 1.3 million total Texas households with mobility/self-care limitations, 35.5 percent have housing unit problems. Nationally, studies show that 1.1 to 1.8 million households with disabilities have "worst case" housing needs.

Persons with disabilities are nearly five times as likely to reside in an urban area, and are also more likely to own their own home. The homeownership rate for households with disabilities is 69.6 percent, compared to the state average of 63.8 percent and 62.5 percent for households without disabilities.

For persons with disabilities in need of housing, the fragmentation of housing assistance can pose a barrier. Housing assistance programs are administered through various federal, state, and local entities, which are not connected and generally do not share information on unit or assistance

availability. More coordination, planning, and information sharing between housing agencies may reduce this barrier.

The lack of affordable housing and supportive services is also a significant barrier. Units affordable to extremely low income households have decreased, and only about one-third of all very low income (under 50 percent AMFI) households occupy housing that is affordable to them. The lack of immediate supportive services due to lengthy waiting lists may also be a major barrier to persons with disabilities residing in the community. Furthermore, persons with disabilities residing in rural areas may have even more difficulty accessing services because of the lack of public transportation.

Noncompliance with building requirements can be a factor in the lack of accessible units, which was identified as a barrier faced by persons with disabilities when seeking housing. Despite state and federal laws that address unit accessibility and prevent discrimination, numerous studies documented discrimination against persons with disabilities when seeking housing. Some properties required medical assessments as a condition of residency, discouraged prospective residents who used wheelchairs, and were concerned that persons with mental disabilities would disrupt other tenants or not take their medication. Training and technical assistance on accessibility-related laws and on how to serve persons with disabilities may reduce these incidents.

Persons with disabilities want the same things as people without disabilities: housing choice, control, integration, and inclusion.<sup>1</sup> Based on the findings contained in this report, TDHCA, the Disability Advisory Committee, and other parties have developed recommendations on how to address the want and need for affordable, accessible, integrated housing by persons with disabilities.

- **Information on Affordable Housing:** The Department will prioritize the availability of information on affordable housing opportunities for persons with disabilities. Data on the number of accessible affordable housing units in developments financed by the Department will be available to the public on the Department's website and from the Division of Policy and Public Affairs.
- **Fair Housing:** The Department will provide general information on fair housing and provide organizational contacts for people desiring more information or wanting to file a complaint. This information will be available to the public on the Department's website and from the Division of Policy and Public Affairs.
- **Complaint Processes:** The Department will improve internal tracking of complaints about TDHCA-financed properties concerning accessibility and disability discrimination issues. The Department will continue to respond to the complaint within the established time frame and, when necessary, refer the complaint to the appropriate entities.
- **Rental Assistance:** The Department will improve internal tracking of Section 8 tenant-based rental assistance vouchers. The Department will evaluate the need for preferences or set-asides for persons with disabilities within the Section 8 program. If waiting list data indicates

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<sup>1</sup> United Cerebral Palsy of Texas, *Consumer Choice & Community Integration: Meeting the Housing Needs of People with Disabilities* (Austin, TX: Texas Department of Housing and Community Affairs), 8.

a need, the Department will investigate special HUD vouchers to serve persons with disabilities.

- Homeownership: The Department will continue its support for homeownership activities for persons with disabilities. Historically, the Department has committed \$500,000 annually to provide down payment assistance and accessibility modifications for persons with disabilities.





## **INTRODUCTION TO THE STUDY**

According to the US Department of Housing and Urban Development (HUD), in 1999, 4.9 million very low income households across the country had “worst case” housing needs.<sup>2</sup> Approximately 1.1 million of these households were persons with disabilities.<sup>3</sup> “Worst case” needs are defined as unassisted renters with incomes below 50 percent of the area median income who pay more than half of their income for housing or those who live in severely substandard housing. However, because HUD measurements do not consider the needs of persons with disabilities whose incomes are not derived from supplemental security income (SSI), other studies estimate that 1.8 million persons with disabilities have worst case housing needs.<sup>4</sup> Furthermore, at least 640,000 people with severe disabilities are not counted in government housing needs estimates because they live with aging parents, and “hundreds of thousands” of people receiving federal disability benefits are homeless.<sup>5</sup>

In May 2003, the Texas Department of Housing and Community Affairs (TDHCA) and the Texas Council for Developmental Disabilities (TCDD) entered into a memorandum of understanding with the purpose of studying the housing needs of low income Texans with disabilities. With input from other State agencies, TDHCA’s Disability Advisory Committee, and other interested parties, TDHCA has completed this study, *The Housing Needs of Texans with Disabilities*, in an effort to fulfill the original intent of the memorandum.

Information analysis in this report is divided into three sections: Demographics and Housing Need, Analysis of Policy and Research, and Current Housing Programs. The first section describes the demographics and housing needs of persons with disabilities, which is derived from 2000 Census data. The second section examines current policy and research concerning persons with disabilities. This section also includes information on barriers faced by persons with disabilities when seeking housing. The third section describes how persons with disabilities are served by current housing programs.

Persons with disabilities want the same things as people without disabilities: housing choice, control, integration, and inclusion.<sup>6</sup> As a result of the findings contained in this report, TDHCA, the Disability

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<sup>2</sup> HUD, *Trends in Worst Case Needs for Housing, 1978-1999* (HUD, December 2003), ix, <http://www.huduser.org/publications/pdf/trends.pdf> (accessed November 5, 2004).

<sup>3</sup> HUD, *Trends in Worst Case Needs for Housing, 1978-1999*, 32.

<sup>4</sup> Technical Assistance Collaborative, *A Failing Grade: A Report Card on the Affordable Housing System’s Response to the Needs of People with Disabilities*, by Ann O’Hara and Emily Miller (Boston, MA: Technical Assistance Collaborative, April 2000), 6-7, <http://www.tacinc.org/> (accessed October 30, 2004).

<sup>5</sup> Technical Assistance Collaborative, *Priced Out in 2002*, by Ann O’Hara and Emily Cooper (Boston, MA: Technical Assistance Collaborative, May 2003), 2, <http://www.tacinc.org/cms/admin/cms/uploads/docs/PO2002.pdf> (accessed October 30, 2004).

<sup>6</sup> United Cerebral Palsy of Texas, *Consumer Choice & Community Integration: Meeting the Housing Needs of People with Disabilities* (Austin, TX: Texas Department of Housing and Community Affairs), 8.

Advisory Committee, and other parties have developed recommendations on how to address the want and need for affordable, accessible, integrated housing by persons with disabilities.

## **AVAILABILITY OF INFORMATION ON PERSONS WITH DISABILITIES**

Data regarding the demographic characteristics and housing needs of persons with disabilities was derived from 2000 US Census and the US Department of Housing and Urban Development's Comprehensive Housing Affordability Strategy (HUD CHAS) data. The Census 2000 data is based on a sample of households who responded to the long form; nationally, approximately one out of every six housing units was included in this sample. Data is reported by individual. People were defined as having a disability if one or more of the conditions were true:

- They were aged 5 or older and responded “yes” on the Census questionnaire to a sensory, physical, mental, or self-care disability;
- They were aged 16 or older and responded “yes” on the Census questionnaire to a disability affecting going outside the home; or
- They were between the ages of 16 and 64 and responded “yes” on the Census questionnaire to an employment disability.

The HUD CHAS data is a special tabulation of Census 2000 data not largely available through standard Census products. This data provides detailed housing information delineated by income group. Data is reported by household.

Differing definitions of “disability” make it difficult to accurately assess number of people with disabilities receiving services or in need. The Americans with Disabilities Act of 1990 (ADA) considers a person to have a disability if that person has a “physical or mental impairment that substantially limits one or more of the major life activities of such individual,” has a “record of such impairment,” or is “being regarded as having such an impairment.”<sup>7</sup> This definition does not distinguish between disability type, severity, or duration, and captures a broad range of people. To be eligible for benefits through the Social Security Administration, individuals 18 years or older must have a medically determinable physical or mental impairment that is expected to last at least 12 months and prevents the individual from doing any “substantial gainful activity.”<sup>8</sup> HUD's programs consider a person to have a disability if the person (1) has a disability that meets the definition used under Section 223 of the Social Security Act; (2) has a physical, mental, or emotional condition that is expected to be long term or indefinite, substantially impedes his or her ability to live independently, and could be improved by more suitable housing, conditions; or (3) has a disability that meets the definition of developmental disabilities as found in the Developmental Disabilities Assistance and Bill of Rights Act.<sup>9</sup>

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<sup>7</sup> United Cerebral Palsy of Texas, *Consumer Choice & Community Integration*, 3.

<sup>8</sup> Social Security Administration, Office of Research, Evaluation, and Statistics, *SSI Annual Statistical Report, 2003* (Washington, DC: Social Security Administration, September 2004), 2, [http://www.ssa.gov/policy/docs/statcomps/ssi\\_asr/2003/ssi\\_asr03.pdf](http://www.ssa.gov/policy/docs/statcomps/ssi_asr/2003/ssi_asr03.pdf) (accessed October 30, 2004).

<sup>9</sup> HUD, *Housing Choice Voucher Tenant Accessibility Study: 2001-2002*, by Michael Shea, Westat (Maryland: Westat, January 2004), 6-7, <http://www.huduser.org/Publications/pdf/HCVTenantAccessibilityStudy.pdf> (accessed November 5, 2004).

These definition differences are significant because, though someone with a disability may be protected by ADA, that person may not be eligible for social security disability benefits, or even disability-specific housing through a HUD program. Furthermore, HUD worst case needs assessments use American Housing Survey data in combination with SSI disability data to determine the needs of persons with disabilities.<sup>10</sup> Because of this, the assessment may not capture all those in need, such as persons with disabilities who do not receive SSI benefits, but have worst case needs, or those who have disabilities that do not qualify for SSI benefits.

Because the term “persons with disabilities” includes persons with physical, developmental, mental, sight, hearing, and drug dependency disabilities, and because there are varying degrees of disability conditions, disability data may not be consistent across all programs. For example, some programs or people collecting disability data may not count certain disabilities (such as drug dependency or mental illness) or may include elderly persons or children who have disabilities. And because of disability differences, different groups of people will require different housing modifications and supportive services. A person in a wheelchair may need a wheelchair-accessible unit, while a person with mental disabilities may not need any unit modifications. Because of this, a general assessment will not adequately describe the situation and needs of people with specific disabilities.

Generally, it is against the Fair Housing Act for a property owner to even ask a person if he or she has a disability. There are only two circumstances where a property owner may ask for disability status: (1) if the person is applying for housing designed (such as an accessible unit) or designated (such as housing for people with AIDS, etc.) for people with a disability; or (2) if the person requests a reasonable accommodation.<sup>11</sup> Because of this, information on people with disabilities using housing programs may be skewed.

Differences in federal accessibility requirements make it difficult to assess the amount of housing units accessible to persons with disabilities. Section 504 of the Rehabilitation Act of 1973 requires that federally funded rental housing make 5 percent of units accessible to persons with mobility impairments and 2 percent of units accessible to persons with hearing or vision impairments. In addition, the Fair Housing Amendments Act of 1988 requires that all multifamily housing occupied after 1991 have basic access requirements in all ground floor units and units on floors served by elevators.

In obtaining data on the number of accessible units available, it is difficult to determine what types of people with disabilities can use and need the current inventory of accessible units. In addition,

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<sup>10</sup> HUD, *Trends in Worst Case Needs for Housing, 1978-199*, A-46 to A-50.

<sup>11</sup> Bazelon Center for Mental Health Law, *What “Fair Housing” Means for People with Disabilities* (Washington, DC: Bazelon Center for Mental Health Law, May 2003), 8, <http://www.bazelon.org/issues/housing/publications/wfhm.pdf> (accessed October 30, 2004).

57.9 percent of SSI recipients under the age of 65 had mental disorders in 2003.<sup>12</sup> Those individuals with mental disabilities may not require the features found in units accessible for people with mobility, visual, or hearing impairments.

In addition, because there are different terms used to describe units available to persons with disabilities, there may be inconsistency in data concerning “accessible” units. Units can be “accessible,” meaning that accessible features are permanently in place and readily usable by persons with disabilities; “adaptable,” meaning that units can be made usable without structural changes and features can be easily added to the unit in a short amount of time; “universal,” meaning that the unit has incorporated features in common areas that allow persons with and without disabilities to comfortably use the unit; and “visitable,” meaning that the unit has features that can accommodate guests with disabilities.<sup>13</sup> Because of this, some “accessible” units or units with “accessible” features may actually be “adaptable” or some other unit type.

In short, the information contained in this report draws from research and information on the characteristics and housing needs of “persons with disabilities.” Because of differences in definitions and data, the subject matter will not be consistent across all sources. Despite these limitations, it is hoped that this report will offer a glimpse of the housing situation facing this population.

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<sup>12</sup> Social Security Administration, Office of Research, Evaluation, and Statistics, *SSI Annual Statistical Report, 2003*, 62.

<sup>13</sup> “Accessible Housing for People with Disabilities,” *Opening Doors* (Technical Assistance Collaborative), Issue 10, June 2000, 3, <http://www.tacinc.org/cms/admin/cms/uploads/docs/Issue10.pdf> (accessed October 30, 2004).



## **DEMOGRAPHICS AND HOUSING NEED**

This section of the report presents data from two sources. First, from the 2000 Census, which surveyed the disability status of people aged 5 and older in the civilian non-institutionalized population. Second, from the US Department of Housing and Urban Development Comprehensive Housing Affordability Strategy (HUD CHAS) data, which provides information on the disability status of households by income level and the type of housing problem, if any. This section gives a statewide overview, and then describes the geographic distribution of people with disabilities for Texas, including the 13 state service regions, counties, and urban and rural counties.<sup>14</sup> This section is modeled off of *Disability Status: 2000*, a Census 2000 Brief issued by the US Census Bureau in March 2003.

In this section, people were defined as having a disability if one or more of the conditions were true:

- They were aged 5 or older and responded “yes” on the Census questionnaire to a sensory, physical, mental, or self-care disability;
- They were aged 16 or older and responded “yes” on the Census questionnaire to a disability affecting going outside the home; or
- They were between the ages of 16 and 64 and responded “yes” on the Census questionnaire to an employment disability.

## **STATE OF TEXAS**

### **DISABILITY STATUS IN TEXAS**

According to the 2000 Census there are 3.6 million people with some type of long lasting condition or disability in Texas. This is 19.2 percent of the 18.76 million people aged 5 and older in the civilian non-institutionalized population. Nationally, 19.3 percent of civilian non-institutionalized people aged 5 and older had a long lasting condition or disability. In Texas, the Census found the following:

- 240,436 (1.3 percent) had a sensory disability involving sight or hearing;
- 461,669 (2.5 percent) had a condition limiting basic physical activities, such as walking, climbing stairs, reaching, lifting, or carrying;
- 233,106 (1.2 percent) had a physical, mental, or emotional condition causing difficulty in learning, remembering, or concentrating;
- 17,688 (0.1 percent) had a physical, mental, or emotional condition causing difficulty in dressing, bathing, or getting around inside the home;
- 744,577 of those between the ages 16 and 64 had a condition that affected their ability to work at a job or business (5.7 percent of the 13.17 million people this age); and
- 252,098 of those aged 16 and older had a condition that made it difficult to go outside the home to shop or visit a doctor (1.7 percent of the 13.17 million people this age).

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<sup>14</sup> For the purposes of this report, urban and rural counties refer to Metropolitan Statistical Areas (MSA) and non-Metropolitan Statistical Areas (non-MSA), respectively.

**Table 1: Characteristics of the Civilian Non-institutionalized Population  
by Age, Disability Status, and Type of Disability in Texas: 2000**

Characteristic	Total		Male		Female	
	Number	Percent	Number	Percent	Number	Percent
<b>Population 5 and Older</b>	18,761,475		9,158,380		9,603,095	
With any disability	3,605,542	19.2%	1,815,503	19.8%	1,790,039	18.6%
Sensory	240,436	1.3%	142,339	1.6%	98,097	1.0%
Physical	461,669	2.5%	205,740	2.2%	255,929	2.7%
Mental	233,106	1.2%	137,324	1.5%	95,782	1.0%
Self Care	17,688	0.1%	8,332	0.1%	9,356	0.1%
Difficulty going outside	252,098	1.3%	93,071	1.0%	159,027	1.7%
2 or More Disabilities	1,655,968	8.8%	799,439	8.7%	856,529	8.9%
Including Self Care	469,432	2.5%	191,634	2.1%	277,798	2.9%
Not Including Self Care	1,186,536	6.3%	607,805	6.6%	578,731	6.0%
<b>Population 5 -15</b>	3,618,995		1,851,802		1,767,193	
Any Disability	192,288	5.3%	119,762	6.5%	72,526	4.1%
Sensory	23,428	0.6%	11,752	0.6%	11,676	0.7%
Physical	13,974	0.4%	7,421	0.4%	6,553	0.4%
Mental	105,892	2.9%	72,526	3.9%	33,366	1.9%
Self Care	7,901	0.2%	4,088	0.2%	3,813	0.2%
2 or More Disabilities	41,093	1.1%	23,975	1.3%	17,118	1.0%
Including Self Care	26,430	0.7%	15,135	0.8%	11,295	0.6%
Not Including Self Care	14,663	0.4%	8,840	0.5%	5,823	0.3%
<b>Population 16-64</b>	13,176,208		6,477,383		6,698,825	
Any Disability	2,533,276	19.2%	1,337,758	20.7%	1,195,518	17.8%
Sensory	142,425	1.1%	85,516	1.3%	56,909	0.8%
Physical	247,449	1.9%	115,127	1.8%	132,322	2.0%
Mental	106,057	0.8%	55,456	0.9%	50,601	0.8%
Self Care	6,236	0.0%	2,969	0.0%	3,267	0.0%
Difficulty Going Outside	149,992	1.1%	52,094	0.8%	97,898	1.5%
Employment Disability	744,577	5.7%	429,258	6.6%	315,319	4.7%
2 or More Disabilities	1,136,540	8.6%	597,338	9.2%	539,202	8.0%
Including Self Care	227,232	1.7%	105,510	1.6%	121,722	1.8%
Not Including Self Care	909,308	6.9%	491,828	7.6%	417,480	6.2%
<b>Population 65+</b>	1,966,272		829,195		1,137,077	
Any Disability	879,978	44.8%	357,983	43.2%	521,995	45.9%
Sensory	74,583	3.8%	45,071	5.4%	29,512	2.6%
Physical	200,246	10.2%	83,192	10.0%	117,054	10.3%
Mental	21,157	1.1%	117,054	14.1%	11,815	1.0%
Self Care	3,551	0.2%	1,275	0.2%	2,276	0.2%
Difficulty Going Outside	102,106	5.2%	40,977	4.9%	61,129	5.4%
2 or More Disabilities	478,335	24.3%	178,126	21.5%	300,209	26.4%
Including Self Care	215,770	11.0%	70,989	8.6%	144,781	12.7%
Not Including Self Care	262,565	13.4%	107,137	12.9%	155,428	13.7%

Source: US Census Bureau, Census 2000 Summary File 3



## DISABILITY STATUS AND AGE IN TEXAS

While overall disability rates rose with age for both sexes, differences existed between men and women (See Figure 1). For people under 65 years of age, the prevalence of disability among men and boys was slightly higher than among women and girls. However, disability rates were higher for women aged 65 and older.

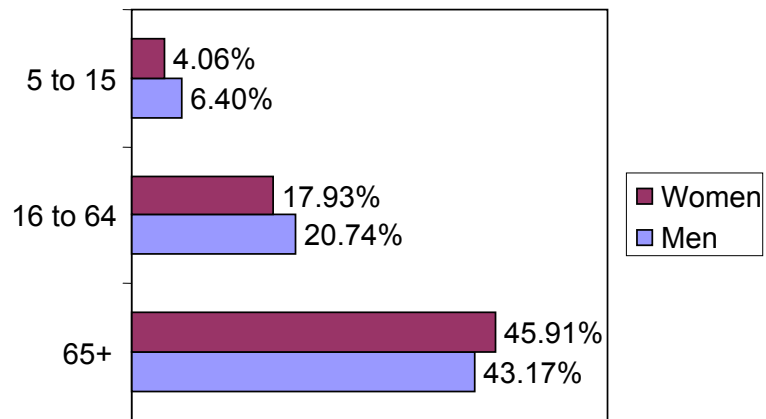
The Census also reported that the disability rate was 6.4

percent for boys 5 to 15 years old and 4.1 percent for girls the same age. Almost two-thirds of all children with disabilities were boys. There were 119,762 boys with one or more disabilities, compared with 72,526 girls this age.

Among people aged 16 to 64, 20.7 percent of men and 17.9 percent of women reported one or more disabilities. This is slightly higher than the national average of 19.6 percent and 17.6 percent, respectively. The disability rate was 43.2 percent for men and 45.9 percent for women among people 65 and older. In this age group 59.3 percent of people with disabilities were women. However, women make up 57.8 percent of all people aged 65 and older. Of the total 3.6 million people with disabilities, nearly one-quarter (879,978 or 24.4 percent) are aged 65 and older.

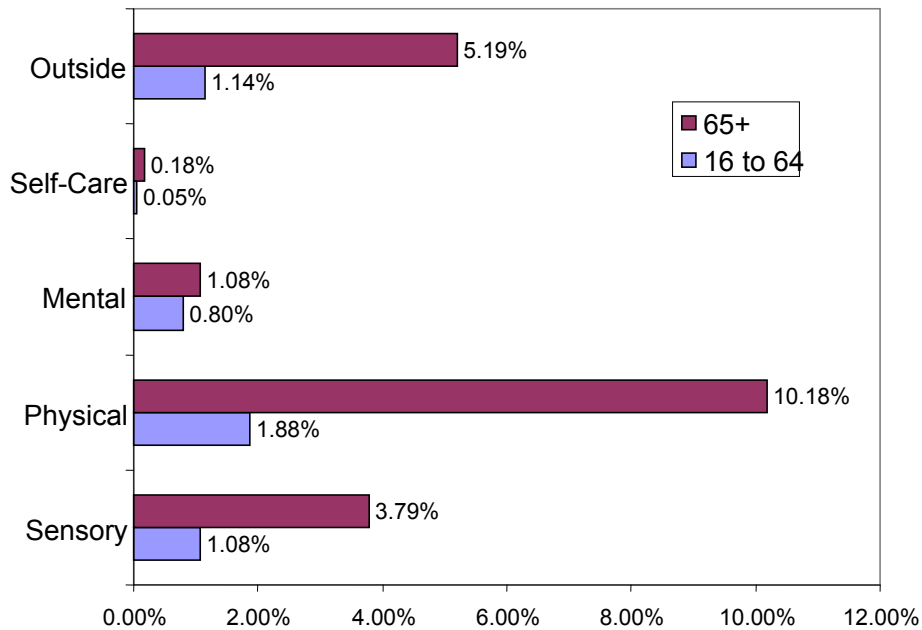
People 65 and older were more likely than people between the ages 16-64 to report a disability causing difficulty going outside the home alone to shop or visit the doctor. Of those 65 and older, 5.2 percent reported these problems, compared only 1.1 of those between the ages 16-64. Physical disabilities affected 1.9 percent of the working-age population and 10.2 percent of older adults. Only 0.8 percent of working-age adults reported a mental disability, compared to 1.1 percent of older adults. Approximately 0.0 percent of working-age adults reported a self-care disability compared to 0.1 percent of older adults. The occurrence of sensory disabilities is greater among older adults than working-age people: 3.8 percent compared with 2.3 percent. Interestingly, for men in these age groups, the occurrence was almost 5 times greater (5.4 percent for older adults and 1.3 percent for working-age men), see Figure 2.

**Figure 1:**  
Percentage of the Civilian Noninstitutionalized Population with any Disability by Age and Sex: 2000



Source: US Census Bureau, Census 2000 Summary File 3

**Figure 2:  
Percentage of the Civilian Noninstitutionalized Population with  
a Disability by Age and Type of Disability: 2000**



Source: US Census Bureau, Census 2000 Summary File 3

The percentage of those with two or more disabilities rises dramatically between working-age persons and older persons. 24.3 percent of older Texans report two or more disabilities while only 8.6 percent of working-age adults report the same. Women, who make up 57.8 percent of the older-than-65 population, account for 62.7 percent of those with two or more disabilities.

### DISABILITY STATUS AND RACE AND ETHNICITY IN TEXAS

Among the racial and ethnic groups in Texas, the highest overall estimated disability rate, 25.4 percent, were American Indians and Alaska Natives (see Table 2). The disability rates for American Indians and Alaska Natives were higher than the rates for Non-Hispanic Whites in each of the reported age groups. Those who reported Black alone had the second highest rate of disability at 23.4 percent.

Asians who reported only one race had the lowest overall disability of any of the racial and ethnic groups: 14.6 percent. While Hawaiian/Pacific Islanders had the lowest child disability rate, 2.4 percent, working-age Asians and Asians aged 65 and older reported the lowest disability rates.

Table 2: Percentage of the Civilian Noninstitutionalized Population With Any Disability by Age and Selected Race and Hispanic Origin Groups

Race and Hispanic or Latino Origin	Total Pop 5 and Older	With A Disability			
		5 and Older	5 to 15	16 to 64	65 and Older
White Alone	15,608,850	2,507,939	126,262	1,661,786	719,891
Black Alone	2,067,378	483,850	28,289	363,491	92,070
American Indian/Alaskan Native alone	103,012	26,128	1,779	21,035	3,314
Asian Alone	511,890	74,629	2,121	62,376	10,132
Hawaiian/Pacific Islander Alone	10,553	1,832	52	1,610	170
Some Other Race Alone	2,155,559	412,478	25,647	346,471	40,360
Two or More Races	448,909	98,686	8,138	76,507	14,041
Hispanic or Latino	5,855,086	1,193,270	68,485	954,325	170,460
White Alone, Not Hispanic or Latino	10,053,120	1,791,799	88,747	1,105,513	597,539
		17.82%	5.64%	15.67%	41.93%

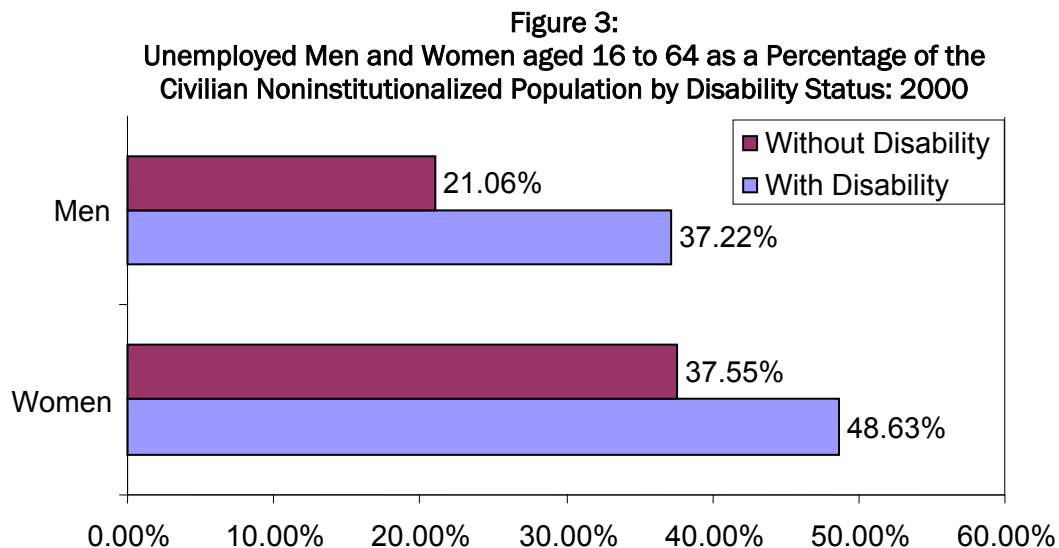
Source: US Census Bureau, Census 2000 Summary File 3

Among those reporting two or more races, 6.7 percent of children, 25.2 percent of working-age adults, and 55.7 percent of older adults reported at least one disability. This is one of the highest disability rates: 22.0 percent overall.

The overall disability rate was higher for Hispanics (20.4 percent) than for non-Hispanic Whites (17.8 percent). Their child disability rate was lower: 4.8 percent compared with 5.6 percent. The disability rates for Hispanics of working age (23.3 percent) and older (51.4 percent) exceeded the rates for non-Hispanic Whites.

### DISABILITY STATUS AND EMPLOYMENT IN TEXAS

According to the US Census, in Texas, 42.6 percent of all working age (16-64) people with disabilities were unemployed, compared to an unemployment percentage of 29.6 percent for all working age people without disabilities, dramatically demonstrating that persons with disabilities have a higher likelihood of being unemployed than those without disabilities. While 21.1 percent of working-age men without a disability were unemployed, 37.2 percent of working-age men with a disability were unemployed. For women of working age, the respective employment rates were 37.6 percent and 48.6 percent (see Figure 3). 614,113 disabled women and 839,832 disabled men were employed.



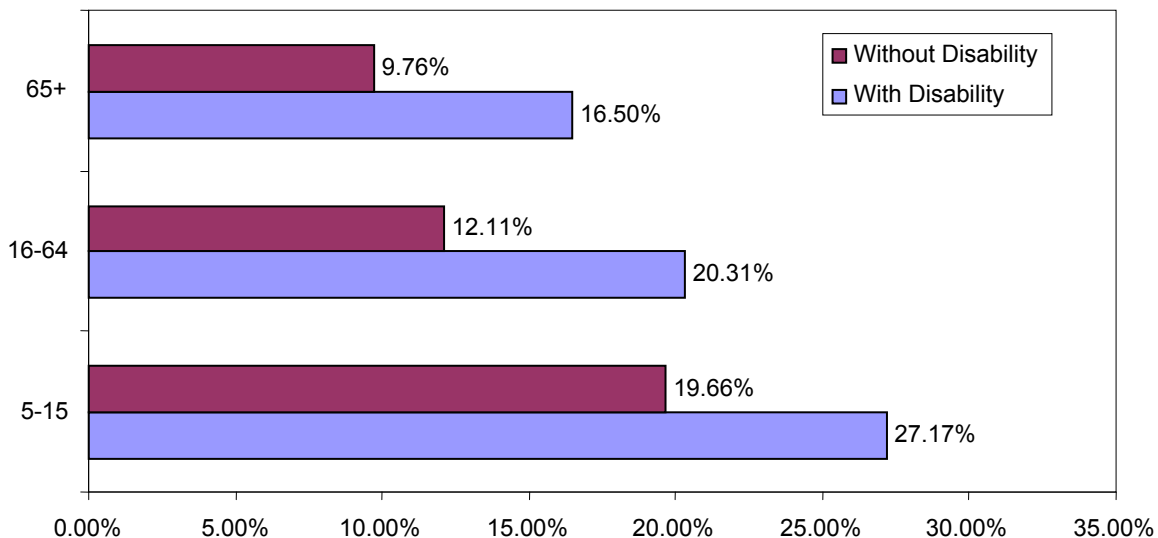
Source: US Census Bureau, Census 2000 Summary File 3

### DISABILITY STATUS AND POVERTY IN TEXAS

In Texas, 709,239 people with disabilities lived in poverty (19.7 percent). This is a substantially higher proportion than was found among people without disabilities (13.6 percent). Poverty by age followed a similar pattern for both groups. Children aged 5 to 15 had the highest rate of poverty: 27.2 percent for children with disabilities and 19.7 percent for children without disabilities. The next

highest poverty rates were found among working-age adults: 20.3 percent for those with disabilities and 12.1 percent for those without disabilities. For people 65 years old and over, the proportions were 16.5 percent and 9.8 percent, respectively (see Figure 4).

**Figure 4:**  
**Poverty Rates for People With and Without Disabilities in the Civilian Noninstitutionalized Population by Age: 2000**



Source: US Census Bureau, Census 2000 Summary File 3

### DISABILITY STATUS BY INCOME GROUP AND HOUSING PROBLEM IN TEXAS

HUD CHAS data makes the distinction between households with mobility/self-care limitations and without mobility/self-care limitations. These households are then identified as those with a housing problem (lacking complete plumbing facilities, lacking complete kitchen facilities, with 1.01 or more persons per room, or with cost burden greater than 30 percent) or without a housing problem. The HUD CHAS data then ties households to the following income groups: 0-30 percent Area Median Family Income (AMFI), 31-50 percent AMFI, 51-80 percent AMFI, 81-95 percent AMFI, and 95 percent and up AMFI.

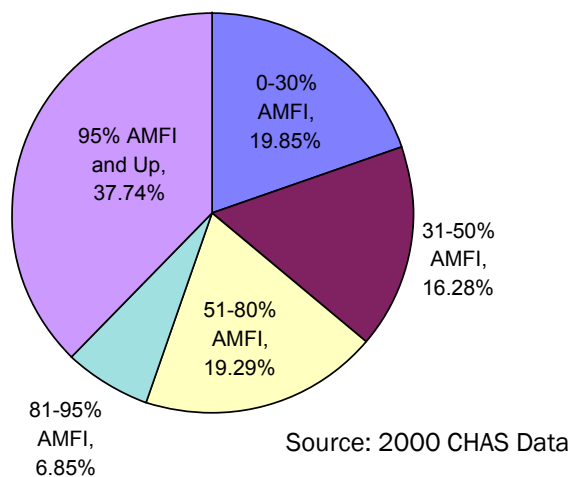
Nationally, 18.1 percent of all households include persons with mobility/self-care limitations. Approximately 30.1 percent of all US households earning 0-30 percent AMFI have mobility/self-care limitations, 26.7 percent earning 31-50 percent AMFI have limitations, and 20.5 percent earning 51-80 percent AMFI have limitations.

In Texas, 17.3 percent (1,268,418) of all households (7,342,771) include people with mobility/self-care limitations. However, 27.8 percent of all households earning 0-30 percent AMFI have mobility/self-care limitations. Analogous to national trends, this percentage decreases as income levels rise: 24.6 percent earning 31-50 percent AMFI have limitations, and 19.0 percent earning 51-

80 percent AMFI have limitations, 16.1 earning 81-95 AMFI have limitations, and 12.7 percent of total households making over 95 percent AMFI have mobility/self-care limitations.

Approximately 55 percent, or 702,891, of all Texas households with mobility/self-care limitations are low income, earning less than 80 percent of AMFI. Approximately one-fifth of all households with mobility/self-care limitations, or 251,750 households, earn less than 30 percent of AMFI (see Figure 5). Approximately 56.4 percent of national households with mobility/self-care limitations earn less than 80 percent AMFI.

**Figure 5:**  
**Percent With Disabilities by Income Group**



Statewide, housing problems among households with mobility/self-care limitations followed the same general trend as income and mobility/self-care limitations. Of all households with housing unit problems, 19.8 percent had mobility/self-care limitations. The lower the income level, the higher the likelihood that households with mobility/self-care limitations have housing problems. Of households with housing problems at 0-30 percent AMFI, 26.3 percent have mobility/self-care limitations. This decreases as income levels rise to 14.7 percent of households with housing problems over 95 percent AMFI.

Of 1,268,418 total households with mobility/self-care limitations, 450,901, or 35.5 percent, have housing unit problems. Of those households with mobility/self-care limitations living at 0-30 percent AMFI, 39.2 percent have housing unit problems.

### RENTERS AND OWNERS IN TEXAS

There is a 63.8 percent homeownership rate for all Texas households. Of 1,268,418 total households with mobility or self-care limitations, 30.4 percent (385,599) are renters and 69.6 percent (882,819) are owners.

The lower the income group, the more likely households with mobility/self-care limitations were to rent, rather than own their homes. In Texas, 51.6 percent of all households with mobility/self-care limitations making 0-30 percent AMFI rented, while, 48.4 percent owned. As income levels grow, these numbers reverse so that for households with mobility/self-care limitations making 95+ AMFI, only 16.7 percent rented, while 83.3 percent owned. Homeownership percentages within each income group were higher for households with mobility/self-care limitations than those without (see Table 3).

**Table 3: Renter and Owner Households by Mobility/Self-Care Limitation and Income Group**

	Households with Mobility/Self-Care Limitations				Households without Mobility/Self-Care Limitations			
	Renter	Owner	Total	% Owners	Renter	Owner	Total	% Owners
0-30 AMFI	129,915	121,835	251,750	48.4%	421,864	231,476	653,340	35.4%
31-50 AMFI	79,165	127,278	206,443	61.7%	356,710	275,399	632,109	43.6%
51-80 AMFI	74,089	170,609	244,698	69.7%	516,225	529,693	1,045,918	50.6%
81-95 AMFI	22,497	64,371	86,868	74.1%	198,124	254,840	452,964	56.3%
95+ AMFI	79,933	398,726	478,659	83.3%	786,967	2,503,055	3,290,022	76.1%
All Incomes	385,599	882,819	1,268,418	69.6%	2,279,890	3,794,463	6,074,353	62.5%

Source: 2000 CHAS Data

## URBAN AND RURAL AREAS

For purposes of this report, “urban” is synonymous with “metropolitan statistical area” (MSA), which is a Census term that describes a large population nucleus, together with adjacent communities that have a high degree of social and economic integration with the core. They are also described as “urbanized areas” of at least 50,000 inhabitants and/or a total metropolitan population of 100,000. MSAs follow county boundaries. “Rural” refers to non-MSA areas.

There was a 4.0 percent difference in disability rates between MSAs and non-MSAs. Non-MSAs had a higher rate with 22.8 percent of all households reporting one of more disabilities, compared with a disability rate of 18.6 percent within MSAs. However, five times as many people with disabilities live in MSAs (3,016,812) than non-MSAs (588,730).

The Smith County-Tyler MSA in Region 4 has the highest percentage of those with disabilities (22.4 percent), and the Austin-San Marcos Area MSA in Region 7 has the lowest percentage of those with disabilities (15.0 percent). This follows the same trend as the regions in which they are located in: Region 4 has the highest overall percentage and Region 7 has the lowest. The MSAs in Region 3 (Dallas-Fort Worth Metroplex) have the greatest number of people with disabilities at 844,558, but have the second lowest percentage in the entire region (17.6 percent).

## DISABILITY STATUS AND POVERTY

Non-MSAs had a higher percentage of people with disabilities living in poverty (22.7 percent in non-MSAs compared to 19.2 percent in MSAs). However, almost five times as many people with disabilities living in poverty live in MSAs (576,300) than non-MSAs (132,939).

Region 7 had the lowest rate of persons with disabilities living in poverty in both MSAs and non-MSAs (14.7 percent and 14.9 percent, respectively). Region 11 had the highest rate of persons with disabilities living in poverty in both MSAs and non-MSAs (35.4 percent and 37.8 percent, respectively).

### **DISABILITY STATUS AND EMPLOYMENT**

Non-MSAs had a higher percentage of unemployed people with disabilities (46.9 percent in non-MSAs compared to 41.9 percent in MSAs). However, almost nine times as many unemployed people with disabilities live in MSAs (907,367) than non-MSAs (171,964).

Region 7 had the lowest percentage of unemployed people with disabilities in both MSAs and non-MSAs (34.5 percent and 38 percent, respectively). Region 11 had the highest percentage of unemployed people with disabilities in both MSAs and non-MSAs (51.1 percent and 53.7 percent).

### **DISABILITY STATUS BY INCOME GROUP AND HOUSING PROBLEM**

Non-MSAs had the higher rate of households with mobility/self-care limitations that have a housing unit problem with 27.3 percent, compared with 18.7 percent in MSAs. The percentage for households with mobility/self-care limitations living at 0-30 percent AMFI was 33.5 percent for non-MSAs and 25.1 percent in MSAs. However, almost five times as many households with disabilities reporting more than one housing problem live in MSAs (1,994,157) than non-MSAs (283,581).

Housing problems for people with disabilities in MSAs and non-MSAs followed the same trend as the regions. The Smith County-Tyler MSA in Region 4 had the highest percentage of households with mobility/self-care limitations that have a housing unit problem (22.4 percent), as well as the highest percentage of households with mobility/self-care limitations that have a housing unit problem living at 0-30 percent AMFI (33.9 percent). The Austin-San Marcos Area MSA in Region 7 has the lowest percentage of households with mobility/self-care limitations that have a housing unit problem (13.3 percent), as well as the lowest percentage of households with mobility/self-care limitations that have a housing unit problem living at 0-30 percent AMFI (16.7 percent). The MSAs in Region 3 (Dallas-Fort Worth Metroplex) had the greatest number of households with mobility/self-care limitations that have a housing unit problem (100,078), but had the second lowest percentage (17.1 percent). For those living at 0-30 percent AMFI, the Region 3 MSAs had the greatest number 39,090, but the fifth lowest percentage (24.8 percent).

### **RENTERS AND OWNERS**

Regardless of income level, households with mobility/self-care limitations that did not live in an MSA were more likely to own. For example, 59.3 percent of households with mobility/self-care limitations making 0-30 percent AMFI and living in a non-MSA owned, while 45.7 percent of their urban counterparts owned.



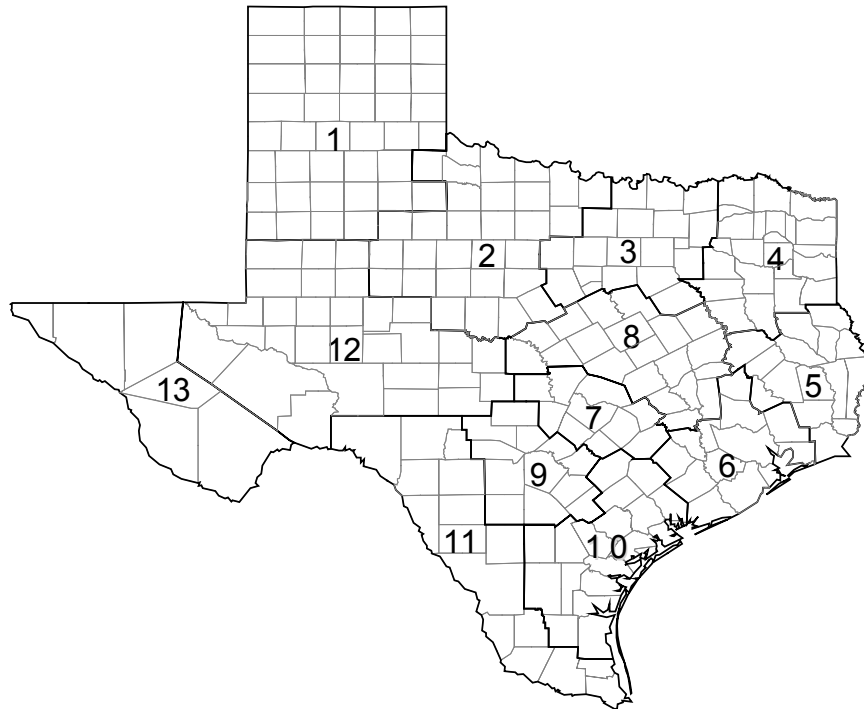
**Table 4: Disability Status of the Civilian Noninstitutionalized Population of Texas by Region**

Region	Population 5 and older										Population 16 and Older		Population 16 to 64	
	Number	Percentage with Selected Disabilities									Number	Pct with Difficulty Going Outside the Home	Number	Pct with Employment Disability
		Any Disability	Sensory Disability	Physical Disability	Mental Disability	Self Care Disability	2 or more Disability	2 Incl Self Care	2 Not Incl Self Care					
1	700,653	19.77%	1.59%	3.14%	1.19%	0.05%	8.93%	2.65%	6.29%	568,940	1.49%	475,893	5.38%	
2	478,810	22.00%	1.76%	3.55%	1.62%	0.07%	10.29%	3.34%	6.95%	392,722	1.44%	313,306	5.40%	
3	4,988,977	17.80%	1.16%	2.22%	1.23%	0.08%	7.96%	2.07%	5.89%	4,051,270	1.38%	3,621,624	5.55%	
4	911,838	23.44%	1.65%	3.47%	1.49%	0.08%	11.22%	3.51%	7.71%	750,236	1.65%	605,958	6.28%	
5	663,125	22.70%	1.63%	3.48%	1.49%	0.09%	10.92%	3.56%	7.36%	544,761	1.66%	443,674	5.59%	
6	4,401,841	18.21%	1.09%	2.02%	1.13%	0.10%	8.40%	2.21%	6.19%	3,536,781	1.74%	3,170,483	5.63%	
7	1,230,081	15.46%	1.14%	2.06%	1.37%	0.07%	6.55%	1.81%	4.74%	1,025,901	1.00%	922,070	4.60%	
8	821,214	19.57%	1.40%	2.88%	1.53%	0.07%	8.87%	2.67%	6.20%	669,048	1.55%	566,437	5.15%	
9	1,617,954	20.86%	1.36%	2.68%	1.35%	0.08%	9.52%	2.76%	6.76%	1,302,821	1.86%	1,107,823	6.40%	
10	654,868	21.62%	1.39%	3.09%	1.37%	0.09%	10.06%	3.24%	6.83%	527,201	1.83%	439,666	6.17%	
11	1,196,083	21.56%	1.45%	2.25%	0.87%	0.19%	10.41%	3.21%	7.21%	910,695	2.90%	778,965	6.40%	
12	468,707	19.59%	1.50%	2.86%	1.18%	0.06%	9.29%	2.84%	6.45%	374,087	1.49%	310,582	5.31%	
13	627,324	20.40%	1.25%	2.42%	1.01%	0.21%	9.70%	2.71%	6.99%	488,017	2.61%	419,727	5.65%	

Source: 2000 Census

## STATE SERVICE REGIONS

TDHCA uses 13 Uniform State Service Regions for analysis and planning purposes. These regions follow the Texas Comptroller of Public Accounts' grouping that creates regions to better identify the unique characteristics of the border counties and to treat larger metropolitan areas as distinct regions. In the following region maps, shaded areas indicate counties that are included in an MSA.



## STATE SERVICE REGIONS COMPARED TO THE STATE TOTAL

Not surprisingly, of the 13 state service regions, Region 3, which has the largest general population, had the largest percentage of persons with disabilities, with 24.6 percent of the state's disabled population living there. Region 6 and Region 9 had the second and third highest percentage of people with disabilities (22.3 and 9.3 percent, respectively). Region 12, rural west Texas, had the smallest percentage of persons with disabilities at 2.6 percent.

Region 3 also had the greatest percentage of the state's households with mobility/self-care limitations living in the 0-30 income bracket (23.1 percent), followed by Region 6 (21.1 percent). Region 12, which has the lowest percentage of persons with disabilities, likewise has the lowest percentage of households with mobility/self-care limitations living within the region in the 0-30 income bracket (2.7 percent).

### ***Disability Status and Poverty***

Poverty rates in Texas followed the same general pattern for persons with disabilities. Region 6, had the highest percentage of persons with disabilities living in poverty (20.9 percent of state's disabled population living in poverty living there). This was followed by Region 3 with 19.1 percent and Region 11 with 13 percent. Region 12 had the lowest percentage of the state's persons with disabilities living in poverty (2.7 percent).

### ***Disability Status and Employment***

Among all the service regions, people with disabilities had a higher unemployment percentage than people without disabilities. Region 3 had the highest percentage of the state's unemployed working-age people with disabilities (28.8 percent). Region 2 had the lowest unemployment percentage for persons with disabilities (2.4 percent).

### ***Disability Status by Income Group and Housing Problem***

Region 3 had the highest total percentage of the state's households with mobility/self-care limitations with a housing unit problem, with 23.5 percent. Region 3 also reported the highest percentage of the state's households with mobility/self-care limitations in the 0-30 AMFI Income group that reported one or more housing problems: 23.4 percent.

Region 12 had the lowest percentage of both households; with households with mobility/self-care limitations with one or more housing problems, and households with mobility/self-care limitations with one or more housing problems at 0-30 AMFI (2.5 percent and 2.5 percent, respectively).

### ***Renters and Owners***

Region 3 had the largest percentage of the state's households with mobility/self-care limitations that were owners and renters (26 percent and 21.2 percent, respectively). Region 12 had the smallest percentage (3.1 percent of owners and 2.6 percent of renters). Of households with mobility/self-care limitations making 0-30 percent AMFI, the trend was similar. Region 3 had the largest percentage of this group's owners and renters (21.7 percent of owners and 24.4 percent of the state's renters). Region 12 had the lowest percentage of the state's households with mobility/self-care limitations renters (2.6 percent), while Region 13 had the lowest rate of the state's households with mobility/self-care limitations making 0-30 percent AMFI that owned their homes (2.6 percent).

## **STATE SERVICE REGIONS COMPARED TO OTHER REGIONS**

Of the 13 state service regions, Regions 4 and 5 (Northeast and East Texas) had the largest percentage of persons with disabilities within their regions (23.4 percent and 22.7 percent, respectively). Regions 4 and 5 are primarily rural. Region 7, which includes the Austin area, had the lowest percentage of persons with disabilities within their region, 15.5 percent. This was followed by

the mainly urban Region 3, the Dallas-Fort Worth metroplex, with 17.8 percent reporting at least one disability within the region.

Regarding disabilities by income group, regions followed the same as the census data. Region 4 had the greatest percentage of households with mobility/self-care limitations within their region living in the 0-30 income bracket (36.8 percent), followed by Region 2 (34.9 percent). Region 7, which has the lowest percentage of persons with disabilities, likewise has the lowest percentage households with mobility/self-care limitations living within the region in the 0-30 income bracket (19.9 percent).

Generally, the lower the income group, the higher the disabilities rate. For example, Region 4 has 17.6 of its households with mobility/self-care limitations living at 95+ AMFI. At each subsequent income level, the percentage increases slightly until 0-30 (36.8 percent). This was also the case with the rate of households with mobility/self-care limitations with housing problems.

Table 4 lists the 10 counties with the lowest percentages of persons with disabilities. Collin County, with a population of over 440,000 people, has the second lowest disability rate. Table 5 lists the 10 counties with the highest disability rates in Texas. All of the top 10 counties have populations less than 50,000. The county with the highest disability rate is Foard County, with 33.3 percent of the population reporting a disability.

**Table 5: Counties with the Lowest Percentage of Disabilities**

<b>County</b>	<b>Total Population</b>	<b>Total Disabilities</b>	<b>Percent Total Disabilities</b>
Borden	704	81	11.51%
Collin	447,620	51,910	11.60%
Sherman	2,913	342	11.74%
Denton	394,338	47,873	12.14%
Brazos	140,155	17,616	12.57%
Williamson	224,981	29,818	13.25%
Hartley	3,782	509	13.46%
Hemphill	3,012	407	13.51%
Martin	4,282	610	14.25%
Somervell	6,213	891	14.34%

Source: 2000 Census

**Table 6: Counties with the Highest Percentage of Disabilities**

County	Total Population	Total Disabilities	Percent Total Disabilities
Foard	1,485	494	33.27%
Loving	67	22	32.84%
Marion	10,246	3,165	30.89%
Presidio	6,648	1,897	28.53%
Starr	47,670	13,537	28.40%
Kenedy	378	107	28.31%
Wheeler	4,858	1,372	28.24%
Pecos	13,665	3,749	27.44%
Terrell	1,024	280	27.34%
Bailey	6,007	1,641	27.32%

Source: 2000 Census

***Disability Status and Poverty***

Regionally, the poverty rates in Texas followed the same pattern for persons with disabilities and persons without disabilities. The border regions had the highest percentage of persons living in poverty, with Region 11 having the highest rate (35.9 percent for people with disabilities and 32.5 percent for people without disabilities). Region 7 had the lowest rate of persons with disabilities living in poverty (14.7 percent). Regardless, in all regions, a higher proportion of people with disabilities were living in poverty than people without disabilities.

***Disability Status and Employment***

Among all the service regions, people with disabilities had a higher unemployment percentage than people without disabilities. Region 11 had the highest percentage of all unemployed working age people (51.6 percent for people with disabilities and 45.5 percent for people without disabilities). Region 7 had the lowest unemployment percentage (34.8 percent for people with disabilities and 24 percent for people without disabilities).

***Disability Status by Income Group and Housing Problem***

Region 11 had the highest total percentage of households with a housing unit problem (37.3 percent), and Region 2 had the lowest percentage (23.9 percent). However, Region 4 had the greatest percentage of households with mobility/self-care limitations with a housing unit problem, with 28.6 percent of all households with mobility/self-care limitations reporting such a condition. Region 4 also reported the highest percentage of households with mobility/self-care limitations in the 0-30 AMFI Income group that reported one or more housing problems: 36.3 percent.

Region 7 had the lowest percentage of households with mobility/self-care limitations with one or more housing problems and households with households with mobility/self-care limitations with one or more housing problems at 0-30 AMFI, (13.8 percent and 17.5 percent, respectively).

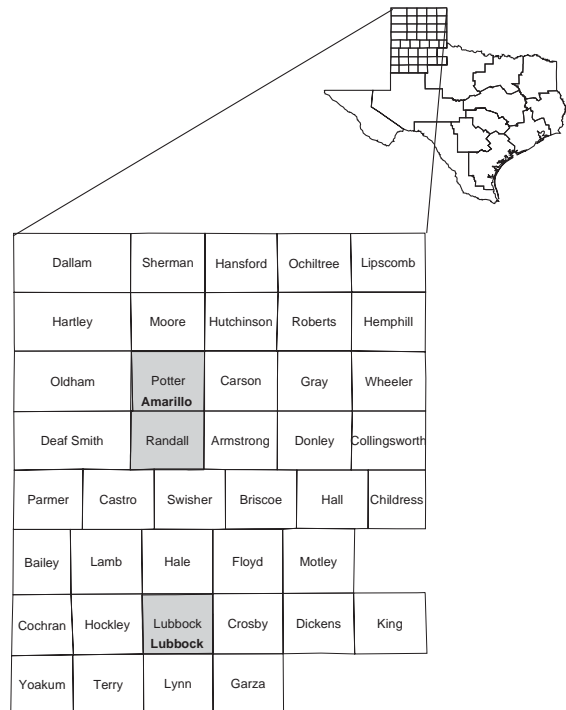
### ***Renters and Owners***

Housing tenure (owner or renter status) throughout the state service regions followed the same trend as the state as a whole. The lower the income group, the more likely households with mobility/self-care limitations were to rent, rather than own their homes. As income levels grow, these numbers reverse. Region 12, a mainly rural region, had the highest number of households with mobility/self-care limitations making 0-30 percent AMFI that owned their homes (51.6 percent) while Region 3, which holds the Dallas metroplex, had the lowest rate of households with mobility/self-care limitations making 0-30 percent AMFI that owned their homes (45.4 percent.)

## REGION 1

This 41-county region in the northwest corner of Texas encompasses over 39,500 square miles of the Panhandle. According to the Census, the total population in Region 1 is 780,733, representing a 6.3 percent increase from 1990. Slightly less than 48 percent of the population lives in the urban areas, including Amarillo and Lubbock, and the rest live in rural areas of the region.

In Region 1, Wheeler County had the highest disability rate in the region with 28.2 percent. The next counties with the highest disability rates were Bailey, Dickens, Hall, and Garza, with 27.3 percent, 27.1 percent, 26.8, and 26.1 percent, respectively. Sherman County had the lowest disability rate of 11.7 percent, with the next four being Hartley (13.5 percent), Hemphill (13.5 percent), Roberts (14.7 percent), and Randall (15.6 percent).



### ***Disability Status and Poverty***

Poverty rates did not follow the same trend as disability rates. Wheeler County, with the highest disabilities percentage in the region had the 14th highest percentage of people with disabilities in the region (17.9 percent). King County had the lowest percentage of people with disabilities living in poverty (5.5 percent). King County is an anomaly in the sense that it is a county where people without disabilities have a higher percentage living in poverty (23.5 percent). Crosby County had the highest percentage in the region, with 31.9 percent of people with disabilities living in poverty.

### ***Disability Status and Employment***

King County had the lowest unemployment percentage for people with disabilities at 0.0 percent. However, King County's unemployment percentage for people without disabilities was 35.5 percent. Cochran County had the highest percentage of all unemployed working age people (59.4 percent for people with disabilities and 38.6 percent for people without disabilities).

### ***Disability Status by Income Group and Housing Problem***

In Region 1, Dickens County had the highest percentage of households with mobility/self-care limitations (32.7 percent) as well as those living at 0-30 AMFI, with 54.6 percent of households at that income group reporting a mobility/self-care limitation. Dickens County also had the highest percentage of such households reporting housing unit problems (43.6 percent), but Oldham County

had the highest percentage of with mobility/self-care limitations at 0-30 percent AMFI reporting housing unit problems (52.4 percent).

King County reported the lowest percentage, with 6.8 percent of all households reporting mobility/self-care limitations, and 0.0 percent living at 0-30 AMFI. King County also had the lowest percentage of both households with mobility/self-care limitations reporting a housing unit problem and the same at 0-30 AMFI (0.0 percent for both).

### ***Renters and Owners***

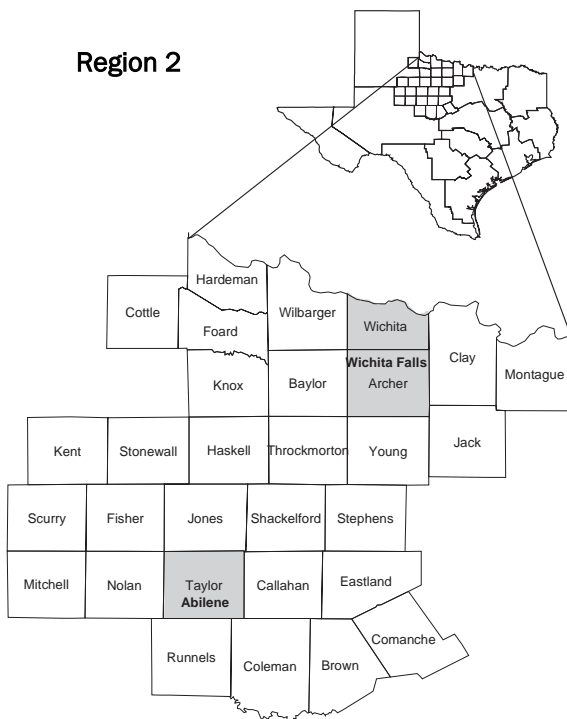
In Region 1, Carson County had the greatest percentage of households with mobility/self-care limitations making 0-30 percent AMFI that owned their homes (77.7 percent) while Childress County had the lowest rate of households with mobility/self-care limitations making 0-30 percent AMFI that owned their homes (35.1 percent). As income levels rise, so does homeownership, which for households with mobility/self-care limitations making 95+ AMFI, was between 76.0 percent and 100 percent for the counties in Region 1.



## REGION 2

Region 2 surrounds the metropolitan areas of Wichita Falls and Abilene. The region has a majority rural population at 59 percent. A total of 549,267 people live in the area, or 2.6 percent of the state's population.

In Region 2, Foard County had the highest disability rate with 33.3 percent. The counties with the next highest disability rates were Baylor with 27.1 percent, Comanche with 27.1 percent, Eastland with 26.7 percent, and Hardeman with 26.0 percent. Shackelford County had the lowest disability rate at 18.9 percent; the four counties with the next lowest disability rates were Archer with 18.9 percent, Scurry with 20.0 percent, Taylor with 20.1 percent, and Throckmorton with 20.3 percent.



### ***Disability Status and Poverty***

Poverty rate trends did not follow the trends of disability rates. Kent County had the lowest percentage of people with disabilities living in poverty (8.0 percent), which is less than those without disabilities living in poverty (10.5 percent). Knox County had the highest percentage with 29.9 percent of people with disabilities living in poverty.

### ***Disability Status and Employment***

Cottle County had the lowest unemployment percentage for people with disabilities at 34.3 percent. Baylor County had the highest percentage of unemployed people with disabilities (70.3 percent).

### ***Disability Status by Income Group and Housing Problem***

Stonewall County had the highest percentage of households with mobility/self-care limitations (32.0 percent) as well as those living at 0-30 AMFI, with 47.9 percent of that income group reporting a mobility/self-care limitation.

Taylor County reported the lowest percentage, with 19.1 percent of all households reporting mobility/self-care limitations. Interestingly, Kent, which reported the third highest percentage of households with mobility/self-care limitations (30.5 percent), reported the lowest percentage of households with mobility/self-care limitations living at 0-30 AMFI (20.5 percent).

For households with mobility/self-care limitations reporting housing unit problems, Stephens County had the lowest percentage: 22.3 percent. Foard County had the highest percentage at 40.9 percent. For households with mobility/self-care limitations at 0-30 percent AMFI reporting housing unit problems, Kent County had the lowest percentage (21.1 percent), and Stonewall County had the highest (50.0 percent).

***Renters and Owners***

In Region 2, Kent County had the greatest percentage of households with mobility/self-care limitations making 0-30 percent AMFI that owned their homes (100 percent) while Throckmorton County had the lowest rate of households with mobility/self-care limitations making 0-30 percent AMFI that owned their homes (28.6 percent). As income levels rise, so does homeownership, which for households with mobility/self-care limitations making 95+ AMFI, was between 79.0 percent and 95.0 percent for the counties in Region 2.

### REGION 3

Region 3 includes the metropolitan areas of Dallas, Fort Worth, Arlington, Sherman, and Denison, and is the state's most populous region. Population estimates report 5,898,978 people in the region.

In Region 3, Navarro County had the highest disability rate with 24.5 percent. The counties with the next highest disability rates were Fannin with 24.4 percent, Palo Pinto with 23.9 percent, Hunt with 23.2 percent, and Grayson with 22.1 percent. Collin County had the lowest disability rate in the region with 11.6 percent and the four counties with the next lowest disability rates were Denton with 12.1 percent, Somervell and Rockwall with 14.3 each, and Tarrant with 17.6 percent.



#### ***Disability Status and Poverty***

Rockwall County had the lowest percentage of people with disabilities living in poverty (6.6 percent). Navarro County had the highest percentage of people with disabilities living in poverty at 21.8 percent.

#### ***Disability Status and Employment***

Rockwall County had the lowest unemployment percentage for people with disabilities at 27.2 percent. Somervell County had the highest percentage of unemployed people with disabilities (50.8 percent).

#### ***Disability Status by Income Group and Housing Problem***

Fannin County had the highest percentage of households with mobility/self-care limitations (26.7 percent) as well as those living at 0-30 AMFI, with 46.2 percent of that income group reporting a mobility/self-care limitation. Collin County reported the lowest percentage, with 9.0 percent of all households reporting a mobility/self-care limitation. Denton County, which reported the second lowest percentage of households with mobility/self-care limitations, reported the lowest percentage of households with mobility/self-care limitations living at 0-30 AMFI (17.8 percent).

For households with mobility/self-care limitations reporting housing unit problems, Collin County had the lowest percentage: 12.2 percent. Palo Pinto County had the highest percentage at 33.5 percent. For households with mobility/self-care limitations living at 0-30 percent AMFI reporting housing unit

problems, Denton County had the lowest percentage (16.6 percent) and Palo Pinto County had the highest (44.0 percent).

***Renters and Owners***

In Region 3, Wise County had the greatest percentage of households with mobility/self-care limitations making 0-30 percent AMFI that owned their homes (66.9 percent) while Dallas County had the lowest rate of households with mobility/self-care limitations making 0-30 percent AMFI that owned their homes (38.7 percent). As income levels rise, so does homeownership, which for households with mobility/self-care limitations making 95+ AMFI, was between 77.0 percent and 95.0 percent for the counties in Region 3.

## REGION 4

Region 4, located in the northeast corner of the state, includes the urban areas of Texarkana, Longview-Marshall, and Tyler. According to the 2000 Census, 4.9 percent of the state’s population lives in Region 4, or 1,015,648 people. Region 4 has the highest percentage of rural population in the state at 77.5 percent.

In Region 4, Marion County had the highest disability rate with 30.9 percent. The counties with the next highest disability rates were Red River with 26.9 percent, Delta with 25.9 percent, Henderson with 25.8 percent, and Rains with 25.6 percent. Gregg County had the lowest disability rate with 21.8 percent, and the four counties with the next lowest disability rates were Smith with 21.9 percent, Titus and Harrison with 22.2 percent each, and Hopkins with 22.4 percent



### ***Disability Status and Poverty***

Red River County, which did not have the lowest disabilities percentage, had the lowest percentage of people with disabilities living in poverty (17.9 percent). Marion County had the highest percentage with 27.0 percent of people with disabilities living in poverty.

### ***Disability Status and Employment***

Smith County had the lowest unemployment percentage for people with disabilities at 40.0 percent. Marion County had the highest percentage of unemployed people with disabilities (59.3 percent).

### ***Disability Status by Income Group and Housing Problem***

Marion County had the highest percentage of households with mobility/self-care limitations (34.9 percent) as well as those living at 0-30 AMFI, with 44.8 percent of that income group reporting a mobility/self-care limitation. Titus County reported the lowest percentage, with 18.9 percent of all households having mobility/self-care limitations. Franklin County, which reported the fourth lowest percentage of households with mobility/self-care limitations (22.3 percent), reported the lowest percentage of households with mobility/self-care limitations living at 0-30 AMFI (29.6 percent).

For households with mobility/self-care limitations reporting housing unit problems, Titus County had the lowest percentage: 20.6 percent. Marion County had the highest percentage with 38.5 percent.

For households with mobility/self-care limitations at 0-30 percent AMFI reporting housing unit problems, Franklin County had the lowest percentage (29.6 percent) and Marion County had the highest (45.2 percent).

***Renters and Owners***

In Region 4, Camp County had the greatest percentage of households with mobility/self-care limitations making 0-30 percent AMFI that owned their homes (76.5 percent) while Lamar County had the lowest rate of households with mobility/self-care limitations making 0-30 percent AMFI that owned their homes (42.2 percent). As income levels rise, so does homeownership, which for households with mobility/self-care limitations making 95+ AMFI, was between 77.0 percent and 94.0 percent for the counties in Region 4.

## REGION 5

Region 5 encompasses a 15-county area in east Texas that includes the urban areas of Beaumont and Port Arthur. According to the 2000 Census, 740,952 people live in the region. Over 70 percent of the population lives in rural areas.

In Region 5, the region with the second highest disability rate, Trinity County reported a disability rate of 27.3. This was followed by Tyler County (27 percent), San Augustine County (26.5 percent), Sabine (26.5 percent), and Newton County (26 percent). Hardin had the lowest disability rate with 19.6 percent. The counties with the next lowest disability rates were Nacogdoches with 20.0 percent, Jefferson with 21.9 percent, Orange with 22.2 percent, and Angelina with 22.3 percent.



### ***Disability Status and Poverty***

In Region 5, disability rates and poverty rates followed similar trends. Hardin County had the lowest percentage of people with disabilities living in poverty (16.4 percent). San Augustine County had the highest percentage of people with disabilities living in poverty with 27.1 percent.

### ***Disability Status and Employment***

Orange County had the lowest unemployment percentage for people with disabilities at 45.8 percent. Sabine County had the highest percentage of unemployed people with disabilities (61.5 percent).

### ***Disability Status by Income Group and Housing Problem***

Sabine County had the highest percentage of households with mobility/self-care limitations (30.7 percent). Newton County, the county with the second highest percentage of households with mobility/self-care limitations, had the highest percentage of those living at 0-30 AMFI, with 44.5 percent of that income group reporting a mobility/self-care limitation. Hardin County reported the lowest percentage, with 19.8 percent of all households reporting a mobility/self-care limitation. Nacogdoches County, which reported the second lowest percentage of households with mobility/self-care limitations (19.9 percent), reported the lowest percentage of households with mobility/self-care limitations living at 0-30 AMFI (29.6 percent).

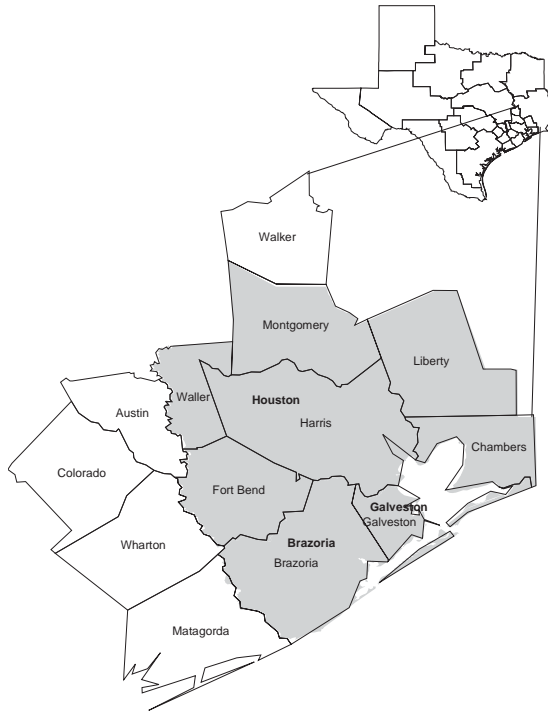
For households with mobility/self-care limitations reporting a housing unit problem, Nacogdoches County had the lowest percentage: 20.6 percent. Sabine County had the highest percentage with

38.4 percent. For households with mobility/self-care limitations at 0-30 percent AMFI reporting a housing unit problem, Nacogdoches County had the lowest percentage (20.9 percent), and San Jacinto County had the highest (43.1 percent).

***Renters and Owners***

In Region 5, Newton County had the greatest percentage of households with mobility/self-care limitations making 0-30 percent AMFI that owned their homes (80.2 percent) while Jefferson County had the lowest rate of households with mobility/self-care limitations making 0-30 percent AMFI that owned their homes (42.7 percent). As income levels rise, so does homeownership, which for households with mobility/self-care limitations making 95+ AMFI, was between 84.0 percent and 97.0 percent for the counties in Region 5.





## REGION 6

Region 6 includes the urban areas of Houston, Brazoria, and Galveston. According to the US Census, 4,854,454 people live in the region. Over 66 percent of the population lives in urban areas.

In Region 6, Liberty County had the highest disability rate of 22.4 percent. This was followed by Matagorda County (20.3 percent), Colorado County (20.0 percent), Waller County (19.7 percent), and Wharton County (19.7 percent). Fort Bend County had the lowest rate with 14.5 percent reporting a disability. The four counties with the next lowest disability rates were Chambers with 17.4 percent, Montgomery with 17.6 percent, Brazoria with 17.6 percent, and Walker with 18.2 percent.

### ***Disability Status and Poverty***

Fort Bend County had the lowest percentage of people with disabilities living in poverty (11.5 percent). Wharton County had the highest percentage with 23.4 percent of people with disabilities living in poverty.

### ***Disability Status and Employment***

Fort Bend County had the lowest unemployment percentage for people with disabilities at 35.1 percent. Liberty County had the highest percentage of unemployed people with disabilities (49.6 percent).

### ***Disability Status by Income Group and Housing Problem***

Liberty County had the highest percentage of households with mobility/self-care limitations (25 percent) as well as those living at 0-30 AMFI, with 41.1 percent of that income group reporting a mobility/self-care limitation. Fort Bend County reported the lowest percentage, with 11 percent of all households with a mobility/self-care limitation. Walker County, which reported the second lowest percentage of households with mobility/self-care limitations (17.3 percent), reported the lowest percentage of households with mobility/self-care limitations living at 0-30 AMFI (20.4 percent).

For households with mobility/self-care limitations reporting a housing unit problem, Fort Bend County had the lowest percentage: 14.1 percent. Liberty County had the highest percentage with 32.0 percent. For households with mobility/self-care limitations at 0-30 percent AMFI reporting a housing

unit problem, Walker County had the lowest percentage (18.3 percent) and Liberty County had the highest (41.1 percent).

***Renters and Owners***

In Region 6, Chambers County had the greatest percentage of households with mobility/self-care limitations making 0-30 percent AMFI that owned their homes (81.8 percent), while Harris County had the lowest rate of households with mobility/self-care limitations making 0-30 percent AMFI that owned their homes (39.7 percent). As income levels rise, so does homeownership, which for households with mobility/self-care limitations making 95+ AMFI, was between 79.0 percent and 93.0 percent for the counties in Region 6.

## REGION 7

The urban area of Austin-San Marcos is at the center of Region 7. According to the US Census, 1,346,833 people live in the region. Over 68 percent of the population lives in urban areas.

Of the 10 counties in Region 7, Llano had the highest disability rate with 26.9 percent, followed by Burnet County with 22.5 percent. Williamson County had the lowest disability rate with 13.3 percent, followed by Hays County at 14.6 percent. Travis County had the third lowest disability rate with 15 percent reporting a disability.



### ***Disability Status and Poverty***

Williamson County had the lowest percentage of people with disabilities living in poverty (8.0 percent). Lee County had the highest percentage with 19.0 percent of people with disabilities living in poverty.

### ***Disability Status and Employment***

Blanco County had the lowest unemployment percentage for people with disabilities at 23.3 percent, which was a lower percentage than persons without disabilities (29.0 percent). Caldwell County had the highest percentage of unemployed people with disabilities (41.7 percent).

### ***Disability Status by Income Group and Housing Problem***

Burnet County had the highest percentage of households with mobility/self-care limitations (22.2 percent) as well as those living at 0-30 AMFI, with 39.6 percent of that income group reporting a mobility/self-care limitation. Travis County reported the lowest percentage, with 10.8 percent of all households having a mobility/self-care limitation. Hays County, which reported the third lowest percentage of households with mobility/self-care limitations (12.7 percent), reported the lowest percentage of households with mobility/self-care limitations living at 0-30 AMFI (14.2 percent).

For households with mobility/self-care limitations reporting a housing unit problem, Travis County had the lowest percentage: 12.0 percent. Bastrop County had the highest percentage at 26.4 percent. For households with mobility/self-care limitations at 0-30 percent AMFI reporting a housing

unit problem, Hays County had the lowest percentage (11.9 percent) and Bastrop County had the highest (39.1 percent).

***Renters and Owners***

In Region 7, Lee County had the greatest percentage of households with mobility/self-care limitations making 0-30 percent AMFI that owned their homes (76.8 percent), while Travis County had the lowest rate of households with mobility/self-care limitations making 0-30 percent AMFI that owned their homes (36.2 percent). As income levels rise, so does homeownership, which for households with mobility/self-care limitations making 95+ AMFI, was between 77.0 percent and 96.0 percent for the counties in Region 7.



## REGION 8

Region 8 surrounds the urban areas of Waco, Bryan, College Station, Killeen, and Temple. According to the US Census, 963,139 people live in the region. Over 55 percent of the population lives in urban areas.

In Region 8, Falls County had the highest disability rate with 26.7 percent. The four counties with the next highest disability rates were Robertson with 25.7 percent, Limestone with 25.1 percent, Burleson with 24.9 percent, and Hill with 24.7 percent. Brazos County had the lowest disability rate of 12.6 percent, with the four counties with the next lowest disability

rates being Coryell with 17.8 percent, Bell with 18.8 percent, Washington with 19.5 percent, and Milam with 20.6 percent.

### ***Disability Status and Poverty***

Coryell County had the lowest percentage of people with disabilities living in poverty (11 percent). Brazos County had the highest percentage with 26.1 percent of people with disabilities living in poverty. Interestingly, this was lower than the percentage of people in Brazos County without disabilities living in poverty (27.2 percent).

### ***Disability Status and Employment***

Hamilton County had the lowest unemployment percentage for people with disabilities at 36.4 percent. San Saba County had the highest percentage of unemployed people with disabilities (52.9 percent).

### ***Disability Status by Income Group and Housing Problem***

Robertson County had the highest percentage of households with mobility/self-care limitations (27.2 percent). Hill County, which had the fourth highest percentage of households with mobility/self-care limitations (26.4 percent), had the highest percentage of those living at 0-30 AMFI, with 42.1 percent of that income group reporting a mobility/self-care limitation. Brazos County reported the lowest percentage, with 10.8 percent of all households having a mobility/self-care limitation, as well as the lowest percentage of households with mobility/self-care limitations living at 0-30 AMFI (10.3 percent).

For households with mobility/self-care limitations reporting a housing unit problem, Brazos County had the lowest percentage: 9.8 percent. Burleson County had the highest percentage at 32.4 percent. For households with mobility/self-care limitations at 0-30 percent AMFI reporting a housing unit problem, Brazos County had the lowest percentage (9.3 percent) and Madison County had the highest (45.9 percent).

***Renters and Owners***

In Region 8, Freestone County had the greatest percentage of households with mobility/self-care limitations making 0-30 percent AMFI that owned their homes (71.3 percent) while Bell County had the lowest rate of households with mobility/self-care limitations making 0-30 percent AMFI that owned their homes (37.3 percent). As income levels rise, so does homeownership, which for households with mobility/self-care limitations making 95+ AMFI, was between 78.0 percent and 96.0 percent for the counties in Region 8.

**REGION 9**

San Antonio is the main metropolitan area in Region 9. According to the US Census, 1,807,868 people live in the region, with 73 percent residing in urban areas.

In Region 9, Kerr County had the highest disability rate of 25.2 percent. The counties with the next highest disability rates were Gillespie with 23.4 percent, Atascosa with 23.4 percent, Frio with 22.6 percent, and Bexar with 21.0 percent. Kendall County had the lowest disability rate of 16.4 percent with the four counties with the next lowest disability rates being Comal with 18.0 percent, Guadalupe with 19.1 percent, Wilson with 19.3 percent, and Medina with 19.9 percent.



***Disability Status and Poverty***

Comal County had the lowest percentage of people with disabilities living in poverty (11.0 percent). Frio County had the highest percentage with 34.0 percent of people with disabilities living in poverty.

***Disability Status and Employment***

Kendall County had the lowest unemployment percentage for people with disabilities at 34.8 percent. Frio County had the highest percentage of unemployed people with disabilities (52.0 percent).

***Disability Status by Income Group and Housing Problem***

Frio County had the highest percentage of households with mobility/self-care limitations (25.6 percent), while it had the fifth highest (out of 12 counties) percentage of households with mobility/self-care limitations living at 0-30 AMFI (33.1 percent). Atascosa County, which had the second highest percentage of households with mobility/self-care limitations (23.8 percent), had the highest percentage of those living at 0-30 AMFI, with 42.4 percent of that income group reporting a mobility/self-care limitation. Kendall County reported the lowest percentage, with 15.8 percent of all households with mobility/self-care limitations. Comal County, which had the second lowest mobility/self-care limitations percentage (17.0 percent), had the lowest percentage of households with mobility/self-care limitations living at 0-30 AMFI (23.1 percent).

For households with mobility/self-care limitations reporting a housing unit problem, Kendall County had the lowest percentage: 15.8 percent. Frio County had the highest percentage at 29.1 percent.

For households with mobility/self-care limitations at 0-30 percent AMFI reporting a housing unit problem, Kendall County had the lowest percentage (21.5 percent) and Atascosa County had the highest (41 percent).

***Renters and Owners***

In Region 9, Bandera County had the greatest percentage of households with mobility/self-care limitations making 0-30 percent AMFI that owned their homes (68.6 percent) while Bexar County had the lowest rate of households with mobility/self-care limitations making 0-30 percent AMFI that owned their homes (41.2 percent). As income levels rise, so does homeownership, which for households with mobility/self-care limitations making 95+ AMFI, was between 81.0 percent and 95.0 percent for the counties in Region 9.





## REGION 10

Region 10, including the urban areas of Corpus Christi and Victoria, is located in the south eastern part of the state on the Gulf of Mexico. Half of the total population of 732,917 people lives in urban areas.

In Region 10, Kenedy County had the highest disability rate of 28.3 percent. The next counties were Brooks at 26.7 percent, DeWitt at 25.3 percent, McMullen at 25.3 percent, and Duval at 24.9 percent. Goliad had the lowest disability rate with 19 percent, with the next four being Victoria at 19.4 percent, Kleberg at 19.9 percent, Calhoun at 20.3 percent, and Nueces at 21.2 percent.

### ***Disability Status and Poverty***

Live Oak County had the lowest percentage of people with disabilities living in poverty (17.3 percent). Brooks County

had the highest percentage with 42.9 percent of people with disabilities living in poverty.

### ***Disability Status and Employment***

Kenedy County had the lowest unemployment percentage for people with disabilities at 33.3 percent, which was lower than the unemployment percentage for people without disabilities (34.3 percent). The unemployment percentage in McMullen County was also greater for people without disabilities than people with disabilities (42.6 percent and 35.7 percent respectively). Duval County had the highest percentage of unemployed people with disabilities (55.9 percent).

### ***Disability Status by Income Group and Housing Problem***

Duval County had the highest percentage of households with mobility/self-care limitations (29.1 percent). Jackson County, which had the eighth highest percentage of households with mobility/self-care limitations (24.0 percent), had the highest percentage of those living at 0-30 AMFI, with 45.4 percent of that income group reporting a mobility/self-care limitation. Victoria County reported the lowest percentage, with 18.8 percent of all households having mobility/self-care limitations; Kleberg County reported the lowest percentage of households with mobility/self-care limitations living at 0-30 AMFI (24.5 percent).

For households with mobility/self-care limitations reporting a housing unit problem, Goliad County had the lowest percentage: 22.5 percent. Kenedy County had the highest percentage at 44.4 percent. For households with mobility/self-care limitations at 0-30 percent AMFI reporting a housing

unit problem, Calhoun County had the lowest percentage (20.2 percent) and Kenedy County had the highest (50 percent).

***Renters and Owners***

In Region 10, McMullen County had the greatest percentage of households with mobility/self-care limitations making 0-30 percent AMFI that owned their homes (100 percent) while Nueces County had the lowest rate of households with mobility/self-care limitations making 0-30 percent AMFI that owned their homes (43.1 percent). For households with mobility/self-care limitations making 95+ AMFI, the homeownership level was between 60.0 percent and 93.0 percent for the counties in region 10.



## REGION 11

Region 11 is a 16-county area along the border of Mexico. The main urban areas in the region are Brownsville-Harlingen, McAllen-Edinburg, Del Rio, and Laredo. Population estimates report 1,455,917 people in the region. Almost 59 percent of the population lives in urban areas.

In Region 11, Starr County had the highest disability rate of 28.4 percent. The counties with the next highest disability rates were Zavala with 27.1 percent, La Salle with 26.9 percent, Real with 26.9 percent, and Zapata with 26.4 percent. Webb County had the lowest disability rate with 20.2 percent, with the four counties with the next lowest disability rates being Maverick with 20.7 percent, Willacy with 20.8 percent, Val Verde

with 21 percent, and Hidalgo with 20.9 percent.

### ***Disability Status and Poverty***

Real County had the lowest percentage of people with disabilities living in poverty (25.5 percent), even though it had one of the highest disability rates. Starr County had the highest percentage with 48.9 percent of people with disabilities living in poverty. This was slightly lower than the percentage of people without disabilities living in poverty (49.7 percent).

### ***Disability Status and Employment***

Uvalde County had the lowest unemployment percentage for people with disabilities at 45.6 percent. Kinney County had the highest percentage of unemployed people with disabilities (64.6 percent).

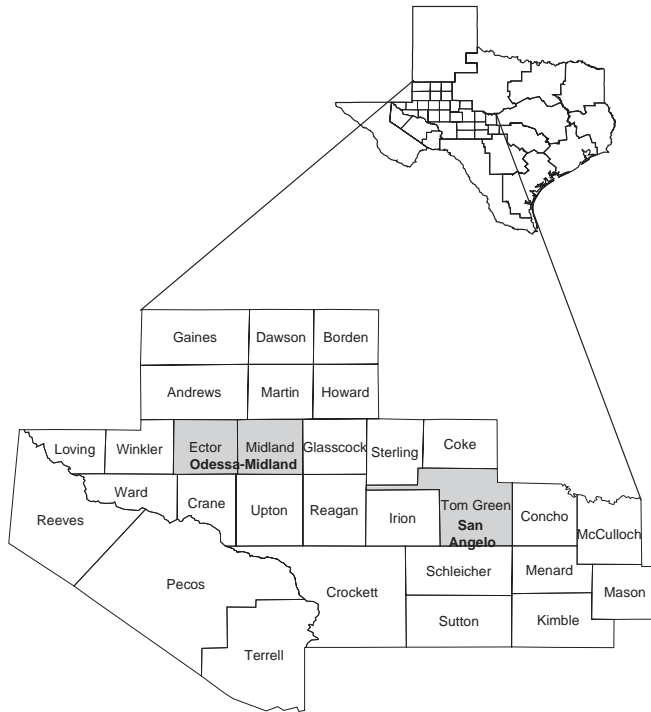
### ***Disability Status by Income Group and Housing Problem***

Real County had the highest percentage of households with mobility/self-care limitations (32.5 percent) as well as the highest percentage of those living at 0-30 AMFI, with 45.1 percent of that income group reporting a mobility/self-care limitation. Webb County reported the lowest percentage, with 19.5 percent of all households having a mobility/self-care limitation. Zapata County reported the lowest percentage of households with mobility/self-care limitations living at 0-30 AMFI (24.5 percent).

For households with mobility/self-care limitations reporting a housing unit problem, Zapata County had the lowest percentage: 19.1 percent. Zavala County had the highest percentage 34.6 percent. For households with mobility/self-care limitations at 0-30 percent AMFI reporting a housing unit problem, La Salle County had the lowest percentage (22.9 percent) and Real County had the highest (44.3 percent).

***Renters and Owners***

In Region 11, Starr County had the greatest percentage of households with mobility/self-care limitations making 0-30 percent AMFI that owned their homes (75.6 percent) while Cameron County had the lowest rate of households with mobility/self-care limitations making 0-30 percent AMFI that owned their homes (49.0 percent). As income levels rise, so does homeownership, which for households with mobility/self-care limitations making 95+ AMFI, was between 83.0 percent and 98.0 percent for the counties in Region 11.



## REGION 12

Region 12 in west Texas surrounds the urban areas of Odessa-Midland and San Angelo. Census 2000 population for the region is 524,884, and 56 percent live in urban areas.

In Region 12, Loving County had the highest disability rate with 32.8 percent. The counties with the next highest disability rates were Pecos with 27.4 percent, Terrell with 27.3 percent, Menard with 25.5 percent, and Kimble with 25.2 percent. Borden County had the lowest disability rate with 11.5 percent, and the four counties with the next lowest disability rates were Martin with 14.3 percent, Reagan with 14.5 percent, Glasscock with 15.3 percent, and Midland

with 16.5 percent.

### ***Disability Status and Poverty***

Loving County, which has the highest disability rate, had the lowest percentage of people with disabilities living in poverty (0.0 percent). Reeves County had the highest percentage with 28.5 percent of people with disabilities living in poverty.

### ***Disability Status and Employment***

Sterling County had the lowest unemployment percentage for people with disabilities at 28.5 percent, which was lower than the unemployment percentage for people without disabilities (31.2 percent). The unemployment percentage in Glasscock County was also greater for people without disabilities than people with disabilities (36.0 percent and 31.9 percent, respectively). Ward County had the highest percentage of unemployed people with disabilities (56.2 percent).

### ***Disability Status by Income Group and Housing Problem***

Loving County had the highest percentage of households with mobility/self-care limitations (31.4 percent). Concho County, which had the third highest households with mobility/self-care limitations percentage (24.0 percent), had the highest percentage of those households living at 0-30 AMFI, with 44.6 percent of that income group reporting a mobility/self-care limitation. Midland County reported the lowest percentage, with 15.7 percent of all households having mobility/self-care limitations. Borden County reported the lowest percentage of households with mobility/self-care limitations living at 0-30 AMFI (10.3 percent).

For households with mobility/self-care limitations reporting a housing unit problem, Loving County had the lowest percentage: 0.0 percent. Menard County had the highest percentage with 37 percent. For households with mobility/self-care limitations living at 0-30 percent AMFI reporting a housing unit problem, Loving County had the lowest percentage (0.0 percent) and Concho County had the highest (42.0 percent).

***Renters and Owners***

In Region 12, Borden and Glasscock Counties had the greatest percentage of households with mobility/self-care limitations making 0-30 percent AMFI that owned their homes (100 percent) while Crockett County had the lowest rate of households with mobility/self-care limitations making 0-30 percent AMFI that owned their homes (16.0 percent). For households with mobility/self-care limitations making 95+ AMFI, the homeownership level was between 71.0 percent and 100 percent for the counties in Region 12.



## REGION 13

El Paso is the main urban area in Region 13. The region spreads along the Texas-Mexico border in the southwestern tip of the state. The population for the region according to the 2000 US Census is 704,318. Slightly less than 89 percent live in urban areas: this is the highest urban percentage in the state.

Region 13 consists of six counties. Presidio County had the highest disability rate of the six with 28.5 percent. It was followed by Jeff Davis with 24.5 percent, Brewster with 23.2 percent, Hudspeth with 20.6 percent, and El Paso with 20.3 percent. Culberson County had the lowest disability rate at 18.3 percent.

### ***Disability Status and Poverty***

Brewster County had the lowest percentage of people with disabilities living in poverty (18.1 percent). Presidio County had the highest percentage with 40.5 percent of people with disabilities living in poverty.

### ***Disability Status and Employment***

Jeff Davis County had the lowest unemployment percentage for people with disabilities at 31.7 percent. Hudspeth County had the highest percentage of unemployed people with disabilities (55.7 percent).

### ***Disability Status by Income Group and Housing Problem***

Jeff Davis County had the highest percentage of households with mobility/self-care limitations (25.0 percent) as well as the highest percentage of those households living at 0-30 AMFI, with 43.8 percent of that income group reporting a mobility/self-care limitation. Culberson County reported the lowest percentage, with 17.9 percent of all households having mobility/self-care limitations. Brewster County reported the lowest percentage of households with mobility/self-care limitations living at 0-30 AMFI (20.8 percent).

For households with mobility/self-care limitations reporting a housing unit problem, Brewster County had the lowest percentage: 20.6 percent. Jeff Davis County had the highest percentage at 35.5 percent. For households with mobility/self-care limitations at 0-30 percent AMFI reporting a housing

unit problem, Brewster County had the lowest percentage (17.8 percent) and Jeff Davis County had the highest (48.4 percent).

***Renters and Owners***

In Region 13, Jeff Davis County had the greatest percentage of households with mobility/self-care limitations making 0-30 percent AMFI that owned their homes (91.3 percent) while Brewster County had the lowest rate of households with mobility/self-care limitations making 0-30 percent AMFI that owned their homes (30.8 percent). As income levels rise, so does homeownership, which for households with mobility/self-care limitations making 95+ AMFI, was between 79.0 percent and 90.0 percent for the counties in Region 12.



## **ACCURACY OF THE ESTIMATES**

The data contained in this report are based on the sample of households that responded to the Census 2000 long form. Nationally, approximately one out of every six housing units was included in this sample. As a result, the sample estimates may differ somewhat from the 100 percent figures that would have been obtained if all housing units, people living within those housing units, and people living in group quarters had been enumerated using the same questionnaires, instructions, enumerators, and so forth. The sample estimates also differ from the values that would have been obtained from different samples of housing units, people within those housing units, and people living in group quarters. The deviation of a sample estimate from the average of all possible samples is called the sampling error. Data is reported by individual.

The HUD Comprehensive Housing Affordability Strategy (CHAS) data is a special tabulation of Census 2000 data not largely available through standard Census products. HUD analysis of the rounding rules applied to all CHAS data shows that tables with more cells (such as a large table at the Census Tract geography) when aggregated to the national level results in a national deflation of total population. However, for lower levels of geography, such as individual places and counties, sometimes it inflates or deflates. For this reason, HUD suggests that users work with the tables at the highest level of geography possible for their particular project. HUD also suggests that users be careful when comparing differences with the 1990 Census data and when comparing the data across tables or with the summary file (SF) 3 standard tabulation data. These data will not add up to the data available via the Census Bureau's SF3 tables due to special tabulation rounding rules that were not used for SF3. Data is reported by household. For more information, see HUD's CHAS 2000 Data webpage at <http://www.huduser.org/datasets/cp.html>.



## **ANALYSIS OF POLICY AND RESEARCH**

This section examines current policy and research concerning persons with disabilities, including information on barriers faced by persons with disabilities.

### **INCOME AND NEED CHARACTERISTICS**

Persons with disabilities have some of the lowest incomes. As of December 2003, 343,632 individuals in Texas were receiving supplemental security income (SSI) benefits through the “disabled” and “blind” categories.<sup>15</sup> According to *Priced Out in 2002*, SSI income amounted to \$545 per month in Texas, which, on average, was only 18.2 percent of the area median income.<sup>16</sup> Though SSI is adjusted yearly for inflation, individuals living only on SSI income still fall into the lowest income group: “extremely low income,” which refers to households earning 30 percent or less than the area median income. According to 2000 HUD CHAS<sup>17</sup> data, approximately 20 percent of all Texas households with disabilities have extremely low incomes. This is a significantly higher proportion than households without disabilities, where only 10.6 percent fall into this category. Of all 1,268,418 households with disabilities in Texas, approximately 55 percent are considered “low income” households because they have incomes at or below 80 percent of the area median income.

Though 45 percent of very low income persons with disabilities receive assistance, approximately 59 percent of those unassisted have worst case problems, making them the household type that is most likely to experience worst case needs if unassisted.<sup>18</sup> Housing is considered affordable if a household pays no more than 30 percent of its monthly income for housing expenses. For people with disabilities receiving \$545 in SSI benefits as their sole income, they can afford a rent of no more than \$164 per month. In Texas, 98.3 percent of SSI income is required to rent the average one-bedroom unit.<sup>19</sup>

The lack of affordable housing is a significant barrier for low income persons with disabilities.<sup>20</sup> Units affordable to those with the lowest incomes are either disappearing or are occupied by households with higher incomes. Between 1991 and 1999, the number of units affordable to extremely low income renters fell from 52 per 100 renters to only 42 per 100 renters.<sup>21</sup> In Texas, CHAS data reveals that very low income households (those earning 50 percent or less than the area median income) account for only about one-third of all occupants of housing that is affordable to them.<sup>22</sup>

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<sup>15</sup> Social Security Administration, Office of Research, Evaluation, and Statistics, *SSI Annual Statistical Report, 2003*, 28,

<sup>16</sup> Technical Assistance Collaborative, *Priced Out in 2002*, 2.

<sup>17</sup> HUD derives Comprehensive Housing Affordability Strategy (CHAS) data from special tabulations of US Census data. This data includes information on households by income level, which is largely unavailable from standard Census products.

<sup>18</sup> HUD, *Trends in Worst Case Needs for Housing, 1978-1999*, 31.

<sup>19</sup> Technical Assistance Collaborative, *Priced Out in 2002*, 8.

<sup>20</sup> HUD, *Assessment of the Loss of Housing for Non-Elderly People with Disabilities*, by Abt Associates Inc. (Cambridge, MA: Abt Associates, October 2000), ix, <http://www.huduser.org/Publications/pdf/nonelderly.pdf> (Accessed October 30, 2004).

<sup>21</sup> HUD, *Trends in Worst Case Needs for Housing, 1978-1999*, xvi.

<sup>22</sup> TDHCA, *2005 State Low Income Housing Plan and Annual Report* (Austin TX: TDHCA, January 2005), 54.

## INSTITUTIONAL LIVING SETTINGS

As of June 2004, over 73,000 individuals resided in Texas institutions, which include nursing facilities, state mental retardation facilities, state mental health facilities, large community intermediate care facilities for persons with mental retardation, and certain other large facilities.<sup>23</sup> The US Department of Health and Human Services Center for Medicare and Medicaid Services conducts clinical assessments, called minimum data set assessments, of all residents in Medicare- or Medicaid-certified nursing facilities. Reporting on the fourth quarter of 2004, of 89,360 total active nursing facility residents in Texas, 16.7 percent expressed or indicated a desire to return to the community.<sup>24</sup> This is approximately 14,900 of those residents surveyed.

In June 1999, the US Supreme Court ruled on the *Olmstead v. L.C. and E.W.* case, which was filed on behalf of two women with mental illness residing in a Georgia state psychiatric hospital. Hospital professionals agreed that the women were capable of residing in the community with the use of appropriate services, but no “slots” were made available. The Supreme Court was asked to decide whether the public services portion of the Americans with Disabilities Act (ADA) required states to provide treatment and habilitation for mentally disabled people in the community, when treatment and habilitation were also available in a state mental institution.<sup>25</sup>

The *Olmstead* decision upheld Title II of ADA and applied it to the access of services in the most integrated setting for the plaintiffs in the case. Title II proscribes discrimination in the provision of public services and specifies that no qualified individual with a disability, by reason of the disability, be excluded from the participation in, or be denied the benefits of, a public entity’s services, programs, or activities. The case also upheld the “integration regulation,” which requires a public entity to administer programs in “the most integrated setting appropriate to the needs of qualified individuals with disabilities.”<sup>26</sup> To be in compliance, states can have (1) a comprehensive, effective plan for placing qualified people in less-restrictive settings and (2) a waiting list for community-based services that moves as a reasonable pace and ensures that people receive services.<sup>27</sup>

In response to the *Olmstead* decision, the Health and Human Services Commission appointed the Promoting Independence Advisory Board, which was mandated by then-Governor George Bush’s Executive Order GWB 99-2. Now renamed as the Promoting Independence Advisory Committee, this

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<sup>23</sup> Stakeholder Members of the Promoting Independence Advisory Committee, *The Promoting Independence Advisory Committee 2004 Report: Promoting Independence Makes Good Cents* (September 2004), 6.

<sup>24</sup> US Health and Human Services Department Center for Medicare and Medicaid Services, “MDS Active Resident Information Report: Fourth Quarter, 2004 (Q1a: Discharge Potential and Overall Status)” <http://www3.cms.hhs.gov/states/mdsreports/res3.asp?var=Q1a&date=9> (accessed March 1, 2005).

<sup>25</sup> Bazelon Center for Mental Health Law, “Background on *Olmstead v. L.C.*” <http://www.bazelon.org/issues/disabilityrights/resources/olmstead/lcbkgrnd.htm> (accessed October 30, 2004).

<sup>26</sup> 28 CFR §35.130(d)

<sup>27</sup> National Conference of State Legislatures, Forum for State Health Policy Leadership, *The States’ Response to the Olmstead Decision: How Are States Complying?* by Wendy Fox-Grage, Donna Folkemer, and Jordan Lewis (National Conference of State Legislatures, February 2003), 1, <http://www.ncsl.org/programs/health/forum/olmsreport.htm> (accessed October 30, 2004).

committee meets on a regular basis to work on promoting independence initiatives and develop the State's Promoting Independence Plan. Legacy Texas Department of Human Services (DHS) Rider 37, now Rider 28, is one of the results of this initiative and plan.

In September 2001, the 77th Texas Legislature passed legacy DHS Rider 37, now Rider 28 as passed by the 78th Legislature. Through this initiative, Medicaid clients residing in nursing facilities who desire to relocate to the community can request and receive services in the community because funds that paid for nursing facility services are transferred to pay for community-based services. This enables individuals to receive community services quicker because they do not have to wait for a community-based waiver "slot" to become available.

As of September 1, 2004, over 3,800 individuals have used Rider 37/28 to transition from a nursing facility into the community.<sup>28</sup> In an analysis of approximately 2,000 Rider 37 participants as of August 2003, 26 percent moved into their own home, 32 percent moved into assisted living, 37 percent moved in with family members, 2.5 percent moved in with other waiver participants, 1 percent moved into adult foster care, and 1 percent was unknown.<sup>29</sup>

## TRANSITION SERVICES

Beginning in 2002, Legacy DHS created the Transition to Living in the Community Program. This program, now administered by the Texas Department of Aging and Disability Services (DADS), provides one-time grant assistance of up to \$2,500 to individuals who are establishing a residence in the community. Assistance may cover some moving expenses, utility deposits, essential furnishings, etc. As of August 2003, 91 individuals received an average of \$1,962 to help them move into community settings.<sup>30</sup> As of June 2004, an additional 47 individuals were approved to receive an average of \$1,889.

Effective September 2004, DADS has included Transition Assistance Services in its community-based waiver renewals.<sup>31</sup> This program provides for households items and one-time purchases necessary to establish a residence, utility deposits, and some minor home modifications. The cost of this service is included with the individual's waiver cost.

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<sup>28</sup> Stakeholder Members of the Promoting Independence Advisory Committee, *The Promoting Independence Advisory Committee 2004 Report*, 25.

<sup>29</sup> Community Living Exchange Collaborative at IRLU, *Strategies and Challenges in Promoting Transitions from Nursing Facilities to the Community for Individuals with Disabilities: A Pilot Study for the Implementation of Rider 37 in Texas*, by Jay Klein, Pam Walker, Celia Feinstein, Paula Margeson, and Darrell Lynn Jones (Houston, TX: IRLU, February 2004), 6, <http://www.hcbs.org/files/27/1321/TexasStudy.pdf> (accessed October 30, 2004).

<sup>30</sup> Stakeholder Members of the Promoting Independence Advisory Committee, *The Promoting Independence Advisory Committee 2004 Report*, 28.

<sup>31</sup> Stakeholder Members of the Promoting Independence Advisory Committee, *The Promoting Independence Advisory Committee 2004 Report*, 28.

## **SUPPORTIVE SERVICES IN THE COMMUNITY**

Though not all individuals consider moving into the community, those residents who make the decision will most likely need supportive services and other community care programs to ensure success. DADS administers various programs that assist individuals with community-based services. DADS's programs had significant interest lists as of August 31, 2004.<sup>32</sup> The largest program, Community Based Alternatives Waiver Program, which provides personal assistance, nursing, and other services, had 66,368 people on the list, with approximately 68 percent having been on the list for over a year. Of 17 community care programs administered by DADS, collectively, approximately 169,000 persons were waiting for services. It should be mentioned, however, that these numbers include individuals requesting services without having determined eligibility and that persons may be on multiple lists.

Other health and human services agencies also maintain interest lists for community services. Over 4,500 people were on the interest list for the Adult Community Mental Health Program administered by the Texas Department of State Health Services. The Texas Department of Assistive and Rehabilitative Services has over 170 persons on the list for Comprehensive Rehabilitation Services as of July 1, 2004, and over 800 persons on the list for Independent Living Services as of June 1, 2004.

The lack of immediate supportive services can be a barrier to persons with disabilities residing in the community. Case study information on six individuals using Rider 37 to move from Texas nursing facilities into the community revealed the following: participants and family members did not believe that there were necessary community supports, the long wait for services was frustrating, and the personal services that one participant obtained were insufficient.<sup>33</sup> Notably, though one participant's first choice would have been to move into her own home, because she could not obtain the necessary community supports and was denied rental assistance, she had to move into her parents' home.

In 2004, the Texas Council for Developmental Disabilities (TCDD) sponsored a series of focus groups about the housing needs and preferences of persons with disabilities and their families, and their experiences locating integrated, affordable, and accessible housing around the state of Texas. In each of the 13 regions, two focus groups were conducted: one concentrating on consumers and the other on housing and service providers. Consumers in Region 3 had heard of people who had to move because of a lack of services in the area. In particular, one participant could not get the services he needed in an outlying area, and had to move into Fort Worth to obtain housing and services. Because most rural areas lack adequate public transportation and there is a shortage of

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<sup>32</sup> The following waiting list information was compiled by Mary Dingrando with the Texas Health and Human Services Commission.

<sup>33</sup> Community Living Exchange Collaborative at IRLU, *Strategies and Challenges in Promoting Transitions from Nursing Facilities to the Community for Individuals with Disabilities*, 7-10.

accessible and available supportive services,<sup>34</sup> people with disabilities in these areas may experience significant barriers to community living.

## FAIR HOUSING AND ACCESSIBILITY LAWS

There are several federal laws addressing the rights of persons with disabilities in accessing and fully utilizing public and private buildings.

The Architectural Barriers Act of 1968 was passed because people with disabilities were being denied employment opportunities as a result of inaccessible workplace environments.<sup>35</sup> This act requires that all buildings designed, constructed, altered, or leased with federal funds be made accessible so that people with disabilities can work there.

Section 504 of the Rehabilitation Act of 1973 prohibits discrimination on the basis of disability in federally funded programs or activities. This includes housing programs offered through public housing authorities; programs and activities funded through the HOME Investment Partnerships Program, Community Development Block Grant Program, and other HUD programs; and developers that receive HUD funds to create affordable housing. Specifically regarding housing, this law requires that for properties designed or substantially altered after July 11, 1988, (1) at least 5 percent of units be readily accessible for people with mobility impairments and 2 percent of units must be readily accessible for people with hearing or visual impairments; and (2) accessible units must be distributed throughout a facility to encourage integration. In addition, for all properties, people with disabilities cannot be denied federal housing benefits because of their disability; entities receiving federal funds must make reasonable accommodations to persons with disabilities, unless the accommodation would alter the nature of the housing operation or impose a financial or administrative burden; and owners of federally funded properties must make necessary modifications for persons with disabilities at their expense.<sup>36</sup>

The Fair Housing Amendments Act of 1988 is an amendment that added persons with disabilities to Title VIII of the Civil Rights Act of 1968, which prohibits housing discrimination in the sale, rental, advertising, financing, or availability of housing.<sup>37</sup> The act requires that property owners make reasonable accommodations in their policies and procedures to allow a person with disabilities to access the housing services, and permits tenants to make reasonable modifications that will enable the tenant to fully use the unit.<sup>38</sup> The act also requires that all ground floor units and all units on floors served by elevators in multifamily housing with four or more units built for first occupancy after

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<sup>34</sup> Emily Cooper, Ann O'Hara, and Maura Collins Versluys, "What's Wrong With This Picture? An Update on the Impact of Elderly Only Housing Policies on People with Disabilities," *Opening Doors* (Technical Assistance Collaborative), Issue 15, September 2001, 4, <http://www.tacinc.org/cms/admin/cms/uploads/docs/Issue15.pdf> (accessed October 30, 2004).

<sup>35</sup> "Accessible Housing for People with Disabilities," 4.

<sup>36</sup> United Cerebral Palsy of Texas, *Consumer Choice & Community Integration*, 22-23.

<sup>37</sup> "Accessible Housing for People with Disabilities," 5.

<sup>38</sup> United Cerebral Palsy of Texas, *Consumer Choice & Community Integration*, 25.



March 13, 1991, include the following seven access features: (1) one accessible entrance on an accessible route; (2) accessible public and common areas; (3) usable doors; (4) accessible routes into and through the units; (5) environmental controls, including light switches, outlets, and thermostats, in accessible locations; (6) reinforced walls for grab bars; and (7) usable kitchens and bathrooms. The regulations apply to all owner-occupied housing with five or more units and non-owner-occupied housing with four or more units, regardless of whether the housing received federal funding.<sup>39</sup>

The Americans with Disabilities Act (ADA) of 1990 prohibits discrimination against people with disabilities in private-sector employment, public services, public accommodations, transportation, and telecommunications.<sup>40</sup> Regarding housing, ADA applies to the public accommodation areas in buildings, such as laundry rooms. Title II of ADA extended Section 504 requirements to state government and state-funded programs, including housing receiving state funds. Title III of ADA set uniform standards to ensure accessibility in public buildings and services.

The following two regulations are applicable to property in Texas. The Texas Architectural Barriers Act, enacted in 1969 and amended in 1991, sets minimum accessibility standards for public buildings and facilities, privately owned buildings and facilities leased by state agencies, public accommodation areas, and commercial facilities to make them accessible and functional for people with disabilities.<sup>41</sup> Senate Bill 623 from 1999 requires “basic access” for all newly constructed single family homes using funds administered through TDHCA. Basic access features include the following: at least one no-step entrance; 32-inch doorways and 36-inch hallways throughout the first floor; reinforced bathroom walls so that grab bars may be installed; environmental controls no higher than 48 inches and lower than 15 inches, with breaker boxes located inside the home.<sup>42</sup>

Unfortunately, many builders are unaware of federal accessibility laws, and some local governments may fail to include them in local building codes.<sup>43</sup> Accessible Communities Inc., a participant in the TCDD provider focus group in Region 10, mentioned that it had received a grant to conduct apartment surveys in the area, and found that property owners and managers did not understand what was meant by “accessibility.” Furthermore, the survey discovered that the common areas of apartment communities were not accessible and issues of noncompliance are not raised unless there has been a complaint.

As the result of a complaint, the City of Austin, HUD, and ADAPT signed a Voluntary Compliance Agreement in October 1997. Among other things, the agreement required Section 504 and ADA

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<sup>39</sup> “Accessible Housing for People with Disabilities,” 5.

<sup>40</sup> United Cerebral Palsy of Texas, *Consumer Choice & Community Integration*, 25.

<sup>41</sup> United Cerebral Palsy of Texas, *Consumer Choice & Community Integration*, 27.

<sup>42</sup> United Cerebral Palsy of Texas, *Consumer Choice & Community Integration*, 29.

<sup>43</sup> Bazelon Center for Mental Health Law, *What “Fair Housing” Means for People with Disabilities*, 22.



training for city staff and funding recipients, and the development of a compliance and monitoring system. Of 58 accessibility inspections at different multifamily sites over the five years, only two sites were in full compliance by the end of the period. By FY 2002-2003, however, 25 sites passed a final accessibility inspection.<sup>44</sup> The initial results of the inspections suggest that many more multifamily properties may not be in compliance with accessibility laws.

Many TCDD focus group participants mentioned that there was a lack of accessible housing. For example, one of the participants in the Region 10 consumer focus group stated that she had to give up her Section 8 voucher because she could not find accessible housing. On the other hand, a housing developer at the Region 7 housing and service provider focus group stated that they had accessible units available, but people with disabilities were not moving into them. Furthermore, participants at the Region 8 housing and service provider focus group mentioned that a private developer built some accessible homes, but was discouraged because they did not sell. This discrepancy may be due to the fact that there is generally no central source of information on housing options for persons with disabilities, which is a significant barrier to finding and obtaining housing.<sup>45</sup>

## DISCRIMINATION

The fair housing and accessibility laws enable persons with disabilities to access and use public services and housing and prohibit discrimination. The following scenarios are examples of housing discrimination: if a property owner refuses to rent to a person with disabilities on the same terms as people without disabilities, the property owner asks questions about the disability during the application process, the property owner refuses a reasonable accommodation or modification, if the building is inaccessible to a person with disabilities, or if a person is harassed or intimidated because of the disability.<sup>46</sup>

A HUD study on the loss of housing for nonelderly persons with disabilities found that several property managers checked with applicants' doctors to obtain an opinion on whether the applicant could live independently.<sup>47</sup> In 2002, the Justice Department filed a complaint against a 500-unit retirement community, alleging that the complex discouraged prospective residents who used wheelchairs and required medical assessments as a condition of residency.<sup>48</sup> Furthermore, people with mental disabilities may find it especially difficult to obtain housing: HUD's study found that many

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<sup>44</sup> City of Austin Neighborhood Housing and Community Development Office, 2002-2003 CAPER: Consolidated Annual Performance and Evaluation Report (Austin, TX: Neighborhood Housing and Community Development Office, December 2003), 2-6-1, [http://www.ci.austin.tx.us/housing/downloads/CAPER\\_02-03/CAPER\\_02-03.pdf](http://www.ci.austin.tx.us/housing/downloads/CAPER_02-03/CAPER_02-03.pdf) (accessed October 30, 2004).

<sup>45</sup> HUD, *Assessment of the Loss of Housing for Non-Elderly People with Disabilities*, ix.

<sup>46</sup> Bazelon Center for Mental Health Law, *What "Fair Housing" Means for People with Disabilities*, 5-6.

<sup>47</sup> HUD, *Assessment of the Loss of Housing for Non-Elderly People with Disabilities*, 2-17.

<sup>48</sup> Bazelon Center for Mental Health Law, *The Illegality of "Independent Living" Requirements in Rental Housing, Assisted Living Centers and Continuing Care Retirement Communities* Washington, DC: Bazelon Center for Mental Health Law, March 2004), 5, <http://www.bazelon.org/issues/housing/infosheets/independentliving.pdf> (accessed October 30, 2004).

property managers were wary of people with mental disabilities because they may not take their medication, be able to manage the apartment, or disrupt other tenants.<sup>49</sup> These practices are unlawful.

For information on discrimination against persons with disabilities, TDHCA examined all housing complaints received by the Department. Though TDHCA can only investigate complaints regarding properties within its jurisdiction, the Department also receives complaint submissions regarding public housing or other HUD programs, which were included in the analysis. Of 112 total complaints received in calendar year 2003, though some were filed by persons with disabilities, none concerned an issue related specifically to disability status. TDHCA also requested information on fair housing complaints received by the HUD Fort Worth Regional Office's Fair Housing Hub and the Texas Workforce Commission Civil Rights Division.

The HUD Office of Fair Housing and Equal Opportunity administers and enforces federal laws that prohibit discrimination in housing. Specifically, the office enforces the Architectural Barriers Act of 1968, Fair Housing Act, Section 504 of the Rehabilitation Act of 1973, and Title II of the Americans with Disabilities Act of 1990. According to the HUD Fort Worth Fair Housing Hub, in Texas, 995 fair housing complaints were filed for calendar year 2003, of which 342, or 35 percent, were filed on the basis of disability.<sup>50</sup>

The Civil Rights Division enforces the Texas Fair Housing Act, which prohibits discrimination in housing because of disability, disability, race, color, religion, sex, national origin, and familial status. The division reports that reports that, for calendar year 2003, there were 200 fair housing complaints filed. Of these complaints, 71, or 35 percent, were filed by a disabled complainant. The most common disability-related complaint was the denial of reasonable accommodation.<sup>51</sup>

Advocates contend that many low income people will not file complaints against developments because of ignorance, intimidation, or fear of retaliation.<sup>52</sup> The fear of retaliation was also mentioned at the Region 2 TCDD housing and service provider focus group. Because of this, discrimination may be more commonplace than available data suggests.

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<sup>49</sup> HUD, *Assessment of the Loss of Housing for Non-Elderly People with Disabilities*, 5-2.

<sup>50</sup> This information was prepared by Rachel Calvillo, HUD, and received by mail on December 2, 2004, in response to a Freedom of Information Act request that was submitted on October 8, 2004.

<sup>51</sup> This information was prepared by Elizabeth Ramos, TWC, and received by fax on October 26, 2004, in response to an open records request that was submitted on September 22, 2004.

<sup>52</sup> General Accounting Office, *Assisted Housing: Occupancy Restrictions on Persons with Disabilities* (Washington, DC: General Accounting Office, November 1998), 11, <http://www.gao.gov/archive/1999/rc99009.pdf> (accessed October 30, 2004).

## **CURRENT HOUSING PROGRAMS**

This section outlines housing programs serving persons with disabilities. It is intended to provide a picture of housing resources currently serving persons with disabilities, and is organized by administering entity. With the exception of the Texas Home of Your Own Coalition, this focus is on rental assistance programs.

It is important to note that TDHCA is only one organization in a network of housing and community services providers located throughout the state. TDHCA programs are intended to either work in cooperation with, or as complements to, the services provided by other organizations.

The US Department of Housing and Urban Development (HUD) is the federal agency responsible for national policy and programs that address housing needs, fair housing laws, and community development throughout the nation. HUD programs, such as the HOME Investment Partnerships (HOME) Program and Community Development Block Grant Program (CDBG), allocate funding to local governments. HUD supports multifamily development programs through insured mortgage loans and direct funding. HUD-funded rental assistance programs, including Section 8 Housing Choice Vouchers, other tenant-based rental programs, and public housing, are administered through local housing authorities.

Public housing authorities (PHAs) are governmental entities funded by HUD whose responsibilities range from providing rental assistance, which includes project-based and portable voucher assistance, to operating and developing public housing units. Housing authorities operate in both metropolitan and rural cities and counties, and serve a designated service area.

Many larger metropolitan areas receive housing funds directly from HUD. Some have been designated as “participating jurisdictions,” which means that they have been designated by HUD to receive federal HOME Program funding. Many PJs, as well as other smaller, urban, non-PJ areas, receive direct funding through CDBG and the Emergency Shelter Grants Program, which address community development and homelessness issues, respectively. Areas receiving funds have great flexibility in how they use their funding, and make these decisions individually through HUD’s consolidated planning process.

The US Department of Agriculture Rural Development is a federal agency that addresses rural housing issues through the Rural Housing Service. Rural Development administers home purchase, home repair, rental assistance, rental housing development, and other community development programs in rural areas only.

## **TEXAS DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS**

The Texas Department of Housing and Community Affairs (TDHCA) is the State of Texas’s lead agency responsible for affordable housing, in addition to the administration of community and energy assistance programs and colonia activities. The Department’s mission is to help Texans

achieve an improved quality of life through the development of better communities, which is achieved through the administration of various housing and community affairs programs that include multifamily development, rental assistance, homebuyer assistance, home repair, energy assistance, emergency shelter, and community services.

### **TDHCA MULTIFAMILY DEVELOPMENT PROGRAMS**

TDHCA administers four programs that facilitate the development of affordable housing: the Housing Trust Fund (HTF), the HOME Investment Partnerships (HOME) Program, the Housing Tax Credit (HTC) Program, and the Multifamily Bond (MFB) Program. TDHCA is also responsible for monitoring properties purchased through the Affordable Housing Disposition Program (AHDP), which was a program that enabled organizations to purchase rental property owned by the federal government as a result of financial institution failures of the 1980s. These programs create both market rate and rent-restricted units, which are affordable to certain income groups. As of October 27, 2004, there were 123,726 units of affordable housing currently active because of these programs.

Properties built with TDHCA funding are inspected and monitored to make sure that they comply with disability-related building requirements. These include Section 504 of the Rehabilitation Act of 1973, which requires that 5 percent of units be accessible to persons with mobility disabilities and 2 percent of units be accessible to persons with hearing or visual impairments; the Fair Housing Amendments Act of 1988, which requires that ground-floor units and all units served by elevators include seven basic access requirements; and TDHCA's Integrated Housing Rule. The Texas Department of Licensing and Regulation also inspects properties to make sure that there is an accessible route to the leasing office, which complies with the Texas Architectural Barriers Act.

In November 2003, and in response to *Olmstead* and activities surrounding the State's Promoting Independence Advisory Committee, TDHCA approved the Integrated Housing Rule, which is used by all Department housing programs. "Integrated housing," as defined by Senate Bill 367 and passed by the 77th Texas Legislature, is "housing in which a person with a disability resides or may reside that is found in the community, but that is not exclusively occupied by persons with disabilities and their care providers." The rule states that a housing development may not restrict occupancy solely to people with disabilities or to people with disabilities in combination with other special needs populations. Excluding exceptions, to comply with the rule, developments of 50 units or greater shall designate no more than 18 percent of units for persons with disabilities, and developments of fewer than 50 units shall designate no more than 36 percent of units for persons with disabilities. In both cases, units must be dispersed throughout the development.

The following information is derived from two TDHCA publications: the *2005 State of Texas Low Income Housing Plan and Annual Report (Plan)* and data from the *2004 Housing Sponsor Report (HSR)*. The Plan contains program data on FY 2003. The HSR is an occupancy snapshot of active

properties as of December 31, 2003. Of the 1,809 reports that were mailed to active properties, data is available for 1,386—a response rate of 76.6 percent.

Of disability-related data reported, there were more units occupied by persons with disabilities than accessible units available, and that nearly 8,000 non-accessible units were occupied by persons with disabilities or other special needs populations. This may be because “persons with disabilities” includes persons with mental disabilities, who may not need accessible units, and the special needs group may include elderly persons, who also may not need accessible units.

Of 114,444 total housing units that have been built using programs administered and funded by TDHCA, which includes the HOME Program, HTF, the HTC Program, and the MFB Program, 8,488 units are accessible. This represents 7.4 percent of the unit total.

2004 Housing Sponsor Report Data by Funding Program

Funding Program	Total Units	Total Rent-Restricted (RR) Units	Total Occupied RR Units	Total Units Occupied by Extremely Low Income Households	Accessible Units	Total Units Occupied by Persons with Disabilities	Total Non-Accessible Units Occupied by Persons with Disabilities or Other Special Needs
AHDP	15,920	6,264	5,976	608	97	348	232
HTF	639	556	518	118	128	103	46
HOME	1,364	1,129	1,104	365	176	137	213
HTC	89,122	82,267	67,910	10,937	7,240	7,169	6,052
MFB	3,849	2,925	2,329	193	21	127	101
2+ Programs	19,470	18,498	14,927	2,277	923	1,163	1,296
Totals	130,364	111,639	92,764	14,498	8,585	9,047	7,940

HTF is a State-authorized program that funds the acquisition, rehabilitation, and new construction of affordable housing. At least 10 percent of units assisted with HTF funds must be set aside for special needs populations, which encompasses several targeted populations including persons with disabilities. In FY 2003, HTF committed \$7,329,741 to serve 155 extremely low income and 1,580 very low income households. According to HSR data, HTF has funded a total of 639 active units, 87 percent of which are rent restricted; 128 units are accessible for persons with disabilities. As of December 2003, 518 rent-restricted units were occupied, and 118 units were occupied by extremely low income households. Persons with disabilities occupied 103 units.

The HOME Program funds four main activities: homebuyer assistance, home repair assistance, tenant-based rental assistance, and multifamily development. Multifamily development activities provide funds for the development of affordable housing and the acquisition and/or rehabilitation of existing affordable housing. The Department expends at least 95 percent of total HOME funds in non-PJ areas, while the remaining 5 percent may be spent on multifamily development in PJs, provided that it serves persons with disabilities.

In FY 2003, \$3,379,859 in HOME funds went to multifamily development, assisting a total of 287 households. According to HSR data, HOME has funded a total of 1,364 active units, 83 percent of which are rent restricted; 176 units are accessible for persons with disabilities. As of December 2003, 1,104 rent-restricted units were occupied, and 365 units were occupied by extremely low income households. Persons with disabilities occupied 137 units.

Using tax credits authorized by the Internal Revenue Code of 1986, the HTC Program directs private capital toward the new construction or substantial rehabilitation of affordable housing. In exchange for tax credits, developers must set aside (1) 20 percent of units for households at 50 percent or less of the area median income or (2) 40 percent of units for households at 60 percent or less of the area median income. Currently, gives scoring preference to developments that set aside units designed and built to Section 504 standards and equipped for persons with disabilities. In addition, tax credit developers and architects are currently required to attend fair housing training.

In FY 2003, the HTC Program committed \$59,931,028 to serve 839 extremely low income and 13,216 very low income households. According to HSR data, the HTC Program has funded a total of 89,122 active units, 92 percent of which are rent restricted; 7,240 units are accessible for persons with disabilities. As of December 2003, 67,910 rent-restricted units were occupied, and 10,937 units were occupied by extremely low income households. Persons with disabilities occupied 7,169 units.

The MFB Program issues mortgage revenue bonds to finance loans for the construction, acquisition, or rehabilitation of multifamily housing. In FY 2003, the MRB Program committed \$185,900,000 to serve 3,560 very low income households. According to HSR data, the MFB Program has funded a total of 3,849 active units, 76 percent of which are rent restricted; 21 units are accessible for persons with disabilities. As of December 2003, 2,329 rent-restricted units were occupied, and 193 units were occupied by extremely low income households. Persons with disabilities occupied 127 units.

### **HOME TENANT-BASED RENTAL ASSISTANCE AND OWNER-OCCUPIED ASSISTANCE**

In FY 2003, the HOME Program funded \$5,795,269 in tenant-based rental assistance (TBRA) to serve 604 households. This program provides up to two years of tenant-based rental assistance for

lower income households. \$2,295,765 was awarded under the persons with disabilities set aside, and \$2,143,311 was awarded under the special needs set aside. The HOME Program allocates a minimum of 5 percent of annual funds to applicants serving persons with disabilities, and has a goal to allocate a minimum of 20 percent in all program areas to serve special needs populations, which includes persons with disabilities, persons with alcohol or other drug addiction, and persons with HIV/AIDS.

Reporting on the last completed year, 2001, the HOME-TBRA Program utilized \$4,386,130 in funding to assist 736 households. Of this total, \$2,960,810 provided rental assistance to 409 persons with disabilities, which includes persons with HIV/AIDS and persons with mental disabilities.

For 2003 and 2004, the HOME Program also announced the availability of \$4 million in funding for the Olmstead Set-Aside. Funds are being used to provide tenant-based rental assistance for those individuals addressed by the *Olmstead* decision who are currently residing in nursing facilities, state mental retardation and mental health facilities, community intermediate care facilities for persons with disabilities, and other institutional settings. Current as of December 2004, \$2,145,662 has been awarded to seven organizations expected to serve 170 people. Additionally, three organizations have submitted applications requesting a total of \$750,000.

Current HOME Olmstead Set-Aside Awards

Administrator	Location	Total Award	Persons to be Served
Valley Association for Independent Living	Pharr	\$122,826	10
Lubbock Regional MHMR Center	Lubbock	\$211,661	20
Affordable Caring Housing	Bryan	\$63,282	5
Affordable Caring Housing	Bryan	\$71,474	5
ARCIL	Austin	\$109,386	10
Texas Community Solutions	Austin (Statewide)	\$1,000,000	80
Accessible Communities Inc.	Corpus Christi	\$250,000	25
Dallas Metrocare Services	Dallas	\$317,033	15
	Total	\$2,145,662	170

HOME funds are also used to fund the HOME Owner-Occupied Housing Assistance Program. This program funds local governments and organizations to provide assistance to homeowners for the repair or reconstruction of their homes. Funding under this program may also be used to provide architectural barrier removal to allow people with disabilities and others to remain in their own homes and communities.



## **PROJECT ACCESS**

In August 2001, in partnership with the then-Texas Department of Human Services (DHS) and the Texas Health and Human Services Commission, TDHCA received 35 Project Access vouchers from HUD. Project Access was a HUD pilot program that provided Section 8 Housing Choice vouchers to help people residing in nursing facilities move into the community. TDHCA provided the vouchers and DHS performed client assessment and ensured participants had adequate support once they moved into the community. As of February 2005, approximately 50 people have used the vouchers to move into their own homes in the community.

## **TDHCA SECTION 8 PROGRAM**

TDHCA receives a limited number of Section 8 Housing Choice Vouchers from HUD to use in areas of the state that are not currently served by a comparable rental assistance program. As of August 2004, out of 2,081 total vouchers administered by TDHCA, 1,746 households were receiving assistance through Section 8. This disparity between the voucher total and the number of vouchers utilized is due to a lack of funding. During August 2004, those 1,746 vouchers expended 106 percent of the average monthly funding available for voucher assistance.

Of those receiving assistance, 25 percent, or 445, were persons with disabilities. Though the program does not currently give preference to persons with disabilities, TDHCA serves a proportion of persons with disabilities that is higher than the state percentage of 19.2 percent.

## **US DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT**

The US Department of Housing and Urban Development (HUD) is the federal agency responsible for national policy and programs that address housing and community development needs throughout the nation. HUD funds programs that aid homeownership, home rehabilitation, rental assistance, multifamily development, economic development, and community development activities.

## **PUBLIC HOUSING AND THE SECTION 8 HOUSING CHOICE VOUCHER PROGRAM**

HUD funds public housing authorities (PHAs), which are responsible for the administration of public housing and Section 8 Housing Choice Vouchers. According to the HUD Public Housing Agency Profiles website,<sup>53</sup> there are 423 housing authorities in Texas: 228 administer the public housing program only, 68 administer the Section 8 Housing Choice Voucher Program only, and 127 administer both public housing and Section 8. Housing authorities are located in both urban and rural areas. For a list of housing authorities and their programs, please see Appendix B.

Public housing, which can include scattered site houses and apartment units, are managed by local PHAs and subsidized by HUD. Tenants must have incomes of 80 percent or less of the area median

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<sup>53</sup> HUD, "Public Housing Agency (HA) Profiles" <http://www.hud.gov/offices/pih/systems/pic/haprofiles/index.cfm> (accessed October 30, 2004). This total includes three separate TDHCA entries.



income. Current law, however, requires that 40 percent of all units that become available each year be provided to households at or below 30 percent of the area median income.<sup>54</sup> Adding up all public housing units listed on the HUD Housing Agency Profiles website, there are 61,127 units of public housing in Texas. HUD officials report that, on average, public housing is 90.8 percent occupied at any given time.<sup>55</sup> Current as of October 2004, HUD officials found 61,089 units of public housing, of which 14,901 units, or 24.2 percent, were occupied by persons with disabilities. Officials were unable to pull data on the number of accessible public housing units in Texas.

TDHCA reviewed 34 PHA Plans for more information on public housing waiting lists and preferences. For a list of reviewed plans, please see Appendix C. PHA Plans are intended to describe how each PHA will meet the housing needs of lower income households and are required by HUD. Plans reviewed were submitted in 2004 and subsequently approved by HUD.

PHAs listed a total of 47,082 people on their waiting lists for public housing. Of these, 4,987, or 10.6 percent of the waiting list sample, were persons with disabilities. Four PHAs gave special preference to “elderly/disabled” applicants, two gave preference to “disabled” and/or “handicapped” applicants, eleven gave preference to applicants who are “working families and those unable to work because of age or disability,” and seventeen PHAs did not give any preference to persons with disabilities.

The Section 8 Housing Choice Voucher Program enables very low income families to rent privately owned rental housing. Voucher holders pay the difference between the rent charged by the property owner and a set amount subsidized by the program, which typically amounts to 30 percent of their monthly income. By law, 75 percent of vouchers must assist households with income at or below 30 percent of the area median income; in general, all vouchers must serve households at 50 percent of less than the area median income.<sup>56</sup>

According to the HUD Housing Authority Profiles website, there are 141,982 Section 8 vouchers in Texas. Current as of October 2004, HUD officials found 142,090 vouchers, all of which are currently utilized.<sup>57</sup> Persons with disabilities are using 39,839, or 28 percent, of vouchers.

Nationally, the average wait to receive a Section 8 Housing Choice Voucher is 28 months; persons with disabilities wait an average of 27 months.<sup>58</sup> TDHCA reviewed 45 2004 PHA Plans for more

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<sup>54</sup> HUD, *Rental Housing Assistance—The Worsening Crisis: A Report to Congress on Worst Case Housing Needs* (Washington, DC: HUD, March 2000), 8, <http://www.huduser.org/Publications/AFFHSG/WORSTCASE00/worstcase00.pdf> (accessed October 30, 2004).

<sup>55</sup> Nicki Ybarra (HUD), October 2004 email communication.

<sup>56</sup> HUD, “Housing Choice Vouchers Fact Sheet” [http://www.hud.gov/offices/pih/programs/hcv/about/fact\\_sheet.cfm](http://www.hud.gov/offices/pih/programs/hcv/about/fact_sheet.cfm) (accessed October 30, 2004).

<sup>57</sup> Nicki Ybarra (HUD), October 2004 email communication.

information on Section 8 waiting lists and preferences. For a list reviewed plans, please see Appendix D. These PHAs listed a total of 82,840 people on their waiting lists for Section 8. Of these, 13,433, or 16.2 percent of the waiting list sample, were persons with disabilities. One PHA gave special preference to “elderly/disabled” applicants, six gave preference to “disabled” and/or “handicapped” applicants, six gave preference to applicants who are “working families or those unable to work because of age or disability,” and thirty-two PHAs did not give any preference to persons with disabilities.

When comparing the sample public housing and Section 8 waiting lists and preferences, 10.6 percent of people on the public housing waiting lists had disabilities, compared to 16.2 percent on the Section 8 waiting lists. Half of the PHAs administering public housing programs gave some type of preference to persons with disabilities, while only 28.9 percent of PHAs administering Section 8 gave such preference. Despite these differences, there is a greater percentage of persons with disabilities using Section 8 rental vouchers than those residing in public housing. Other programs serve a greater percentage of persons with disabilities than the state population percentage of 19.2 percent.

With a grant from the Texas Council on Developmental Disabilities, the Coalition of Texans with Disabilities is contracting with United Cerebral Palsy of Texas to train local public housing authorities on disability-related issues.<sup>59</sup> The “Texas PHA Project” is intended to further address the housing needs of persons with disabilities and increase the number of affordable, accessible, and integrated housing units available to persons with disabilities. TDHCA serves on the committee that oversees the project and provided the funds necessary to print the training publication, *Consumer Choice & Community Integration: Meeting the Housing Needs of People with Disabilities*, prepared by United Cerebral Palsy of Texas. This publication includes information on interacting with persons with disabilities; accessibility laws; the *Olmstead* decision; and increasing housing opportunities for persons with disabilities, including reasonable accommodations and special housing voucher types.<sup>60</sup>

## MAINSTREAM VOUCHERS

PHAs and certain nonprofit organizations are eligible to apply for Mainstream voucher funding from HUD. Similar to the Section 8 Housing Choice Voucher Program in which program participants spend approximately 30 percent of their monthly income on housing expenses in privately owned rental housing, Mainstream Vouchers are specifically available to persons with disabilities. Since 2000,

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<sup>58</sup> Deborah Devine, “Persons With Disabilities Assisted Under the Section 8 Mainstream Set-Aside Program,” *Cityscape* (HUD) vol. 5, num. 1 (2000): 234, <http://www.huduser.org/Periodicals/CITYSCPE/VOL5NUM1/devine.pdf> (accessed October 30, 2004).

<sup>59</sup> Promoting Independence Advisory Committee, *Promoting Independence: Makes Good Cents*, 17.

<sup>60</sup> United Cerebral Palsy, *Consumer Choice & Community Integration: Meeting the Housing Needs of People with Disabilities* (Austin, TX: Texas Department of Housing and Community Affairs, July 2003).

709 Mainstream Vouchers, for a total of \$11,690,851 in funding, have been awarded to housing authorities in Texas.

Mainstream Voucher Recipients in Texas Since 2000

Year	Housing Authority	Vouchers Funded	Funding Amount
2003	Housing Authority of the City of Houston	50	\$1,773,210
	Housing Authority of the City of Dallas	50	\$2,216,160
	2003 Total	100	\$3,989,370
2002	Housing Authority of the City of Austin	59	\$2,205,281
	Housing Authority of the City of El Paso	75	\$1,942,372
	City of Amarillo	50	\$1,226,981
	2002 Total	184	\$5,374,634
2001	Amarillo Housing Authority	50	\$228,806
	Deep East Texas Council of Governments	75	\$291,078
	San Antonio Housing Authority	75	\$438,888
	Travis County Housing Authority	75	\$562,053
	2001 Total	275	\$1,520,825
2000	Arlington Housing Authority	75	\$438,600
	Tarrant County Housing Authority	75	\$367,412
	2000 Total	150	\$806,012
	Total	709	\$11,690,851

### DESIGNATED AND CERTAIN DEVELOPMENT VOUCHERS

PHAs are also eligible to apply for Designated and Certain Development housing vouchers from HUD. Designated Housing Vouchers are available to nonelderly persons with disabilities who have been affected by PHA decisions to limit public housing to elderly households or designate “mixed elderly and disabled buildings.”<sup>61</sup> The Housing and Community Development Act of 1992 enabled public housing authorities and owners of HUD-financed properties to restrict or prohibit nonelderly persons with disabilities from moving into certain units. Since 1995, 1,963 PHA units in Dallas, Houston, and San Antonio have been designated as “elderly only,”<sup>62</sup> and are therefore now unavailable to persons

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<sup>61</sup> HUD, “Designated Housing Vouchers,” <http://www.hud.gov/offices/pih/programs/hcv/pwd/designated.cfm> (accessed October 30, 2004).

<sup>62</sup> HUD, “Designated Housing Plan Status Report - 1/2/2004,” <http://www.hud.gov/offices/pih/centers/sac/designated/dhplansbyname010204.pdf> (accessed October 30, 2004).

with disabilities. TDHCA was unable to identify any housing authorities in Texas that have received Designated Housing Vouchers since 2000.

A 1998 report by the US General Accounting Office (GAO) examined a sample of housing authorities that submitted “elderly only” designated housing plans to HUD.<sup>63</sup> In 1995, HUD approved the Dallas Housing Authority’s plan to designate 315 units of public housing for elderly occupants only.<sup>64</sup> The GAO report found that the Dallas Housing Authority developed its allocation plan in response to concerns from elderly residents regarding noise and security issues at mixed elderly and disabled developments, and also resident surveys indicating support for elderly-only housing.<sup>65</sup> In response to the designated plan, the housing authority requested and received 80 certificates to assist those persons with disabilities expected to move out of the designated units. Interestingly, despite financial incentives to relocate, only 20 persons with disabilities used the certificates to rent privately owned apartments; 49 residents requested certificates, but returned them unused because they were reluctant to leave the security of their surroundings.<sup>66</sup> Non-elderly persons with disabilities are protected from displacement, so they are not required to move if their unit is designated as “elderly only.”<sup>67</sup>

Certain Development Vouchers are available to nonelderly persons with disabilities who are not eligible to rent privately owned HUD-funded rental units because the owner has decided to restrict occupancy to elderly households.<sup>68</sup> The number of privately owned units that have been restricted to elderly occupants is tougher to determine because owners are not required to seek HUD approval before implementing this policy.<sup>69</sup> The Technical Assistance Collaborative estimates that, nationally, between 200,000 and 225,000 of privately owned, HUD-financed units have been lost to nonelderly persons with disabilities because of “elderly only” restrictions.<sup>70</sup> TDHCA was unable to identify any housing authorities in Texas receiving Certain Development Vouchers.

In a random sample of privately owned, HUD-assisted housing, the GAO found that “the majority of housing projects designed for the elderly have not used the 1992 act to restrict the occupancy of

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<sup>63</sup> General Accounting Office, *Public Housing: Impact of Designated Public Housing on Persons with Disabilities* (Washington, DC: General Accounting Office, June 1998) <http://www.gao.gov/archive/1998/rc98160.pdf> (accessed October 30, 2004).

<sup>64</sup> HUD, “Designated Housing Plan Status Report,” 2.

<sup>65</sup> General Accounting Office, *Public Housing*, 45.

<sup>66</sup> General Accounting Office, *Public Housing*, 45-46.

<sup>67</sup> Emily Cooper, Ann O’Hara, and Maura Collins Versluys, “What’s Wrong With This Picture? An Update on the Impact of Elderly Only Housing Policies on People with Disabilities,” *Opening Doors* (Technical Assistance Collaborative), Issue 15, September 2001, 4, [http://www.tacinc.org/cms/admin/cms/\\_uploads/docs/Issue15.pdf](http://www.tacinc.org/cms/admin/cms/_uploads/docs/Issue15.pdf) (accessed October 30, 2004).

<sup>68</sup> HUD, “Certain Development Vouchers,” <http://www.hud.gov/offices/pih/programs/hcv/pwd/certain.cfm> (accessed October 30, 2004).

<sup>69</sup> General Accounting Office, *Assisted Housing: Occupancy Restrictions on Persons with Disabilities* (Washington, DC: General Accounting Office, November 1998), 1, <http://www.gao.gov/archive/1999/rc99009.pdf> (accessed October 30, 2004).

<sup>70</sup> Emily Cooper, Ann O’Hara, and Maura Collins Versluys, “What’s Wrong With This Picture?” 10.

nonelderly persons with disabilities.”<sup>71</sup> Advocates for the elderly used this information to confirm that the 1992 act did not substantially restrict occupancy for persons with disabilities, while advocates for persons with disabilities believe that the act legalized discriminatory practices that were occurring prior to its passage.<sup>72</sup> HUD’s *Assessment of the Loss of Housing for Non-Elderly People with Disabilities* also found that there was not a “downward trend” in nonelderly admissions due to the 1992 act.<sup>73</sup> The report did, however, find that the proportion of nonelderly residents with disabilities at some properties was different than the properties’ occupancy policies, which may suggest discrimination against persons with disabilities.<sup>74</sup>

Both Designated and Certain Development vouchers were created to counteract the loss of units for persons with disabilities due to “elderly only” restrictions enabled by the Housing and Community Development Act of 1992. The GAO found that PHAs had a greater interest in applying for Mainstream Vouchers than these targeted vouchers.<sup>75</sup> In response, HUD officials explained that this may be because the Mainstream program is more popular and that there are fewer application requirements.

National surveys from the Technical Assistance Collaborative and the Consortium for Citizens with Disabilities Housing Task Force found that (1) over 45 percent of PHAs were unaware of vouchers targeted to persons with disabilities, (2) only 10 percent of PHAs apply for vouchers for persons with disabilities, and (3) thousands of vouchers are unused because PHAs are unable to assist persons with disabilities access the vouchers and locate housing.<sup>76</sup> PHAs cited various reasons for this lack of response: unawareness of the housing needs of persons with disabilities in the area, technical requirements of the targeted voucher programs, and lack of capacity to assist persons with disabilities utilize the vouchers.

## HUD-FINANCED MULTIFAMILY PROPERTIES

Through the Federal Housing Administration (FHA), HUD offers various loan programs that insure mortgages that finance multifamily rental housing. Though some programs do not have tenant income limits, project-based subsidies can be used to make units more affordable for lower income households. Dated March 2003, HUD has produced an inventory of multifamily units in Texas.<sup>77</sup> Properties listed in the inventory include some properties that are managed by local housing authorities, and those that have been financed through the Section 811 Supportive Housing for

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<sup>71</sup> General Accounting Office, *Assisted Housing*, 2.

<sup>72</sup> General Accounting Office, *Assisted Housing*, 3.

<sup>73</sup> HUD, *Assessment of the Loss of Housing for Non-Elderly People with Disabilities*, iv.

<sup>74</sup> HUD, *Assessment of the Loss of Housing for Non-Elderly People with Disabilities*, vii.

<sup>75</sup> General Accounting Office, *Assisted Housing*, 12.

<sup>76</sup> “Affordable Housing System Fails People with Disabilities,” *Opening Doors* (Technical Assistance Collaborative), Issue 11, September 2000, 2-3, <http://www.tacinc.org/cms/admin/cms/uploads/docs/Issue11.pdf> (accessed October 30, 2004).

<sup>77</sup> HUD, “Multifamily Inventory of Units for the Elderly and Persons with Disabilities,” March 31, 2003, <http://www.hud.gov/offices/hsg/mfh/hto/state/tx.pdf> (accessed October 30, 2004).

Persons with Disabilities Program, Section 202 Supportive Housing for the Elderly Program, and FHA mortgage programs.

This inventory lists the property name, property address, financing program, occupancy eligibility, total units, total assisted units, total units designated for the elderly, total units designated for persons with disabilities, total units with “accessible features,” and bedroom sizes. Regarding accessible units, HUD notes that some properties in the inventory were built before federal accessibility laws, that “accessible” does not mean that the unit is accessible to all types of disabilities, and that some units may only have some accessible features (such as certain features requested by a prior tenant), so they may not be totally accessible. It should be mentioned that some properties have zero entries for some unit fields or do not include all information, such as financing program. Because of this, analysis of this data may not be completely accurate.

There are 1145 total properties in Texas listed in the inventory. Of those properties, 75, or 6.5 percent, designate their occupancy eligibility as “disabled” without another eligibility type. A total of 214 properties, or 18.7 percent, list “disabled” in addition to another occupancy type, such as “elderly” or “family.”

Of 132,204 total units, 57,372 units, or 43.4 percent, are assisted, meaning that they receive some sort of subsidy for the tenant. 21,917 units, or 16.6 percent, have been designated for the elderly, and 3,846, or 2.9 percent, have been designated for persons with disabilities. Some of the 21,917 units designated for the elderly may be the result of “elderly only” housing policies enabled by the Housing and Community Development Act of 1992, which allow policies that favor elderly tenants and prohibit occupancy of persons with disabilities. Only 4.5 percent, or 5,912 units, had “accessible features,” though property data may be incomplete regarding this subject.

## **SECTION 811 SUPPORTIVE HOUSING FOR PERSONS WITH DISABILITIES PROGRAM**

The Section 811 Supportive Housing for Persons with Disabilities Program helps expand the supply of rental housing exclusively for persons with disabilities. This program provides interest-free capital advances and project-based rental assistance to help nonprofit organizations finance rental housing and supportive services for persons with disabilities.<sup>78</sup>

In 2003, \$146 million in Section 811 funding was awarded nationally.<sup>79</sup> Eight organizations in Texas received over \$8.5 million in capital advances and rental assistance to provide 111 units of rental housing and supportive services to very low income persons with disabilities.

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<sup>78</sup> HUD, “Section 811 Supportive Housing for Persons with Disabilities,”

<http://170.97.67.13/offices/hsg/mfh/progdsc/disab811.cfm> (accessed October 30, 2004).

<sup>79</sup> HUD, “Bush Administration Announces More than \$740 Million to Help Very Low-Income Elderly and People with Disabilities,” news release, no. 03-18, November 30, 2003, <http://www.hud.gov/news/release.cfm?content=pr03-128.cfm> (accessed October 30, 2004).



2003 Section 811 Funding Awards in Texas

Location	Sponsor	Capital Advance	Rental Subsidy	Units
Austin	Austin Travis County MHMR	\$857,200	\$199,000	15
Beaumont	Statewide Consolidated Community Development	\$939,900	\$201,000	15
Dallas	Community of Family and Friends Resource Center	\$769,900	\$159,000	12
Dallas	Lifenet Community Behavioral Healthcare	\$918,600	\$202,500	14
Denton	Denton Affordable Housing Corporation	\$756,900	\$144,500	10
Granbury	VOA Texas	\$961,600	\$202,500	15
Houston	MHMRA of Harris County	\$939,900	\$201,000	15
San Antonio	Volunteers of America Texas	\$931,000	\$186,000	15
	Total	\$7,075,000	\$1,495,500	111

According to the HUD inventory of multifamily units in Texas<sup>80</sup> dated March 2003, there are 47 properties in Texas that have been funded through the Section 811 program. Out of 640 total units, 624 (97.5 percent) are assisted, 462 (72.2 percent) have some sort of accessible features, and 616 (96.3 percent) have been designated for persons with disabilities.

In order to reside in a Section 811–financed unit, households must have an income less than 50 percent of the area median income and at least one family member must have a disability, such as a developmental, physical, or mental disability.<sup>81</sup> Though the Section 811 program is a valuable funding mechanism for supportive housing for persons with disabilities, because of these residency requirements, this would not be considered integrated housing.

### HOUSING OPPORTUNITIES FOR PERSONS WITH AIDS

The Housing Opportunities for Persons with AIDS Program (HOPWA) was established by HUD in 1992 to address the housing needs of persons living with HIV/AIDS. HOPWA can be used to fund the acquisition, rehabilitation, or new construction of housing; facility operations; rental assistance; emergency housing payments; health care; assistance with daily living; and other services.

HUD awards HOPWA funding through two programs: the HOPWA Formula Program and the HOPWA Competitive Program. The Formula Program distributes funds to states and metropolitan areas according to a formula based on AIDS statistics. In FY 2003, Texas received \$14,678,000 through the HOPWA Formula Program.<sup>82</sup> Texas was not awarded any Competitive Program funding.

<sup>80</sup> HUD, “Multifamily Inventory of Units for the Elderly and Persons with Disabilities.”

<sup>81</sup> HUD, “Section 811 Supportive Housing for Persons with Disabilities.”

<sup>82</sup> HUD, “Community Planning and Development Program Formula Allocations for FY 2003,” <http://www.hud.gov/offices/cpd/about/budget/budget03/index.cfm> (accessed October 30, 2004).

2003 HOPWA Formula Funding in Texas

Area	Funding Amount
Austin	\$988,000
Dallas	\$3,869,000
Fort Worth	\$820,000
Houston	\$5,069,000
San Antonio	\$1,006,000
State of Texas	\$2,927,000
Total	\$14,679,000

The Texas Department of State Health Services (DSHS) administers the state allocation of HOPWA funds, which totaled \$2,927,000 in 2003. DSHS contracts with administrative agencies to cover the entire state, and provides two activities with their HOPWA funds: emergency assistance and tenant-based rental assistance.<sup>83</sup> The Emergency Assistance Program provides short-term rent, mortgage, and utility assistance to prevent homelessness. The Rental Assistance Program provides tenant-based rental assistance until there is no longer a need or other housing is obtained. For PY 2003, DSHS expended \$698,197 in short-term emergency assistance and \$1,588,802 in tenant-based rental assistance to assist a total of 2,790 clients statewide.<sup>84</sup>

A total of \$11,752,000 in HOPWA funding was awarded directly to Austin, Dallas, Fort Worth, Houston, and San Antonio to provide local housing and services to persons with HIV/AIDS. An analysis of HOPWA funds expended in these areas will require discussion with program administrators and the review of local HUD consolidated plans.

### HUD HOMELESS ASSISTANCE PROGRAMS

Nationally, at the end of 2002, nearly one million people were homeless, and two million people may have experienced homelessness at some time during the year.<sup>85</sup> An estimated 25 percent of homeless people receive some type of government disability benefit.<sup>86</sup> The Texas Interagency Council for the Homeless estimates that about 200,000, or 1 percent, of people in Texas are homeless.<sup>87</sup> Furthermore, 25 percent of homeless people in Texas suffer from a mental illness, and

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<sup>83</sup> TDHCA, 2004 State of Texas Consolidated Plan Annual Performance Report on Program Year 2003 (Austin, TX: TDHCA, 2004), 37, <http://www.tdhca.state.tx.us/pdf/hrc/04-ConsPlanAPR-PY03-040427.pdf> (accessed October 30, 2004).

<sup>84</sup> TDHCA, 2004 State of Texas Consolidated Plan, 55 & 39.

<sup>85</sup> Ann O'Hara, "Permanent Supportive Housing: A Proven Solution to Homeless," *Opening Doors* (Technical Assistance Collaborative), Issue 20, January 2003, 1, <http://www.tacinc.org/cms/admin/cms/uploads/docs/Issue20.pdf> (accessed October 30, 2004).

<sup>86</sup> Ann O'Hara, "Permanent Supportive Housing: A Proven Solution to Homeless," 3.

<sup>87</sup> Texas Interagency Council for the Homeless, "Key Facts," <http://www.tich.state.tx.us/facts.htm> (accessed October 30, 2004).



“more than 65,000 persons with disabilities did not have a regular means of shelter in 1999.”<sup>88</sup>

HUD administers three competitive “continuum of care” programs to fund homeless assistance programs. Two programs, the Supportive Housing Program, which funds housing and supportive services to enable homeless people to live independently, and the Single Room Occupancy Program, which provides rental assistance in HUD-funded single room occupancy units,<sup>89</sup> are available to all homeless persons.

The Shelter Plus Care (S+C) Program was specifically developed to assist homeless persons with disabilities and their families. S+C provides long-term rental assistance and supportive services for homeless persons with disabilities—“primarily those with serious mental illness, chronic problems with alcohol and/or drugs, and acquired immunodeficiency syndrome (AIDS) or related diseases”—who are living in emergency shelters or places not intended for human habitation.<sup>90</sup> Rental assistance may be tenant based, sponsor based, project based, or affiliated with single room occupancy dwellings.

For FY 2003, Texas received \$52,457,671 in continuum of care homeless assistance funding.<sup>91</sup> A total of \$8,031,312 in S+C funding was awarded to eight organizations.

2003 Shelter Plus Care Awards in Texas

Sponsor	Program	Funding Award
Housing Authority of the City of Austin	Shelter Plus Care	\$740,880
Housing Authority of the City of Austin	Shelter Plus Care Renewal	\$320,712
Travis County Housing Authority	Shelter Plus Care Renewal	\$391,140
Dallas Housing Authority	Shelter Plus Care	\$691,560
City of Dallas	Shelter Plus Care Renewal	\$1,279,200
Fort Worth Housing Authority	Shelter Plus Care	\$761,340
Fort Worth Housing Authority	Shelter Plus Care Renewal	\$1,653,048
Harris County	Shelter Plus Care Renewal	\$1,915,812
City of Longview	Shelter Plus Care Renewal	\$196,728
City of Beaumont	Shelter Plus Care Renewal	\$80,892
	Total	\$8,031,312

<sup>88</sup> Texas Interagency Council for the Homeless, “Key Facts.”

<sup>89</sup> HUD, “Homeless Assistance Programs,” <http://www.hud.gov/offices/cpd/homeless/programs/index.cfm> (accessed October 30, 2004).

<sup>90</sup> HUD, “Shelter Plus Care Program (S+C)” <http://www.hud.gov/offices/cpd/homeless/programs/splusc/index.cfm> (accessed October 30, 2004).

<sup>91</sup> HUD, “Fiscal Year 2003 Continuum of Care Competition: Homeless Assistance Awards Report,” <http://www.hud.gov/offices/cpd/homeless/budget/2003/tx/totals.xls> (accessed October 30, 2003).

## HOUSING PROGRAMS ADMINISTERED BY LOCAL JURISDICTIONS

HUD awards formula grants based on population to states and local jurisdictions that can be used for housing and housing-related programs. The HOME Program is designed exclusively to create affordable housing, including home purchase and repair, tenant-based rental assistance, rental housing development or rehabilitation, and other expenses related to the “development of non-luxury housing.”<sup>92</sup> Areas that receive HOME funds are considered “participating jurisdictions.” CDBG funds housing, revitalization, public facilities, and economic development activities.<sup>93</sup> The Emergency Shelter Grants (ESG) Program addresses the needs of homeless individuals and families through emergency shelter and supportive services.<sup>94</sup> The Housing Opportunities for Persons with AIDS (HOPWA) Program provides housing assistance and social services to persons living with HIV/AIDS and their families.<sup>95</sup>

In FY 2003, Texas received approximately \$302 million in CDBG funding, \$124 million in HOME Program funding, \$10 million in ESG funding, and \$15 million in HOPWA funding. For a listing of all areas receiving funds, please see Appendix E.

States receive a portion of HOME, CDBG, ESGP, and HOPWA funds to award to entities throughout the state, and many metropolitan areas receive program funds directly to use in their jurisdictions. TDHCA receives the state portion of funds from the HOME and ESG programs, and DSHS receives the state portion of HOPWA funds. The Office of Rural Community Affairs (ORCA) administers state CDBG funding. For 2003, 4.6 percent of ORCA’s CDBG funding was allocated for housing activities.<sup>96</sup>

Because local jurisdictions and states receiving funding through these programs have great flexibility in how they can use the assistance, they are each required to submit a Consolidated Plan to HUD. This plan includes information on local housing needs and strategies and detail how HOME, CDBG, ESG, and HOPWA program funding will be spent. A review of all local Consolidated Plans will provide a more comprehensive picture of the local affordable housing situation and the needs of persons with disabilities.

## UNITED STATES DEPARTMENT OF AGRICULTURE

The United States Department of Agriculture (USDA) Rural Development administers programs designed to improve the quality of life for rural Americans. USDA programs assist with

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<sup>92</sup> HUD, “HOME Investment Partnerships Program,”

<http://www.hud.gov/offices/cpd/affordablehousing/programs/home/index.cfm> (accessed October 30, 2004).

<sup>93</sup> HUD, “Community Development Block Grant Entitlement Communities Overview,”

<http://www.hud.gov/offices/cpd/communitydevelopment/programs/entitlement/index.cfm> (accessed October 30, 2004).

<sup>94</sup> HUD, “Emergency Shelter Grants (ESG) Program,” <http://www.hud.gov/offices/cpd/homeless/programs/esg/index.cfm> (accessed October 30, 2004).

<sup>95</sup> HUD, “Housing Opportunities for Persons with AIDS (HOPWA),”

<http://www.hud.gov/offices/cpd/aidshousing/programs/index.cfm> (accessed October 30, 2004).

<sup>96</sup> TDHCA, 2004 State of Texas Consolidated Plan Annual Performance Report: Program Year 2003 (Austin, TX: TDHCA), 5.

homeownership, owner-occupied housing assistance, rental housing development, community development, and economic development.

USDA's main rental housing programs, the Section 515 Rural Rental Housing Program and the Section 538 Rural Rental Housing Guaranteed Program, fund the acquisition, rehabilitation, and new construction of rental housing in rural areas. Nationally, for FY 2003, \$115,052,541 in funding was available through the Section 515 Program<sup>97</sup> and approximately \$99 million in funding was available through the Section 538 Program.<sup>98</sup> These two programs target very low, low, and moderate income households.

In Section 515-financed housing, USDA Section 521 rental assistance may be available for tenants. Through the Section 521 Rural Rental Assistance Program, USDA and the development owner execute a five-year contract in which USDA provides project-based rental assistance for tenants in a designated number of units.<sup>99</sup> With Section 521 assistance, persons with disabilities, the elderly, and very low and low income households pay 30 percent of their adjusted monthly income toward rent and utilities. However, because of limited funding, Section 521 is unable to subsidize all new and existing Section 515 units<sup>100</sup>

In Texas, there are 26,602 units in 802 properties that have been financed through USDA.<sup>101</sup> Of these units, 14,406 units, or 54 percent, have Section 521 rental assistance. In a sample of 201 USDA-financed properties with 7,733 total units, 478 units, or 6.18 percent, have accessible features for persons with disabilities. Though 96.2 percent of these accessible units are occupied, only 36.6 percent are occupied by someone with a disability or handicap. It should be mentioned, however, that 86.5 percent, or 147 out of 170, of persons with disabilities residing in accessible units receive Section 521 assistance.

## TEXAS HOME OF YOUR OWN COALITION

To promote homeownership for persons with disabilities, the Texas Home of Your Own Coalition (HOYO) was established by United Cerebral Palsy of Texas in 1996.<sup>102</sup> The HOYO program provides homebuyer education and technical and financial assistance to assist persons with disabilities

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<sup>97</sup> "Notice of Funding Availability (NOFA) for the Section 515 Rural Rental Housing Program for Fiscal Year 2003," *Federal Register* (Office of the Federal Register) vol. 68, no. 95 (Friday, May 16, 2003): 26941, <http://www.rurdev.usda.gov/rd/nofas/2003/rrhp051603.pdf> (accessed October 30, 2004).

<sup>98</sup> "Notice of Funding Availability (NOFA) for the Section 538 Guaranteed Rural Rental Housing Program (GRRHP) for Fiscal Year (FY) 2003," *Federal Register* (Office of the Federal Register) vol. 68, no. 95 (Friday, May 16, 2003): 26943, <http://www.rurdev.usda.gov/rd/nofas/2003/grrhp051603.pdf> (accessed October 30, 2004).

<sup>99</sup> USDA Rural Development, "Rental Assistance Program," [http://www.rurdev.usda.gov/rhs/mfh/brief\\_mfh\\_rra.htm](http://www.rurdev.usda.gov/rhs/mfh/brief_mfh_rra.htm) (accessed October 30, 2004).

<sup>100</sup> Emily Cooper, Ann O'Hara, and Maura Collins Versluys, "Rural Housing Challenges: Meeting the Housing Needs of People with Disabilities in Rural Communities," *Opening Doors* (Technical Assistance Collaborative), Issue 19, September 2002, 5, <http://www.tacinc.org/cms/admin/cms/uploads/docs/Issue19.pdf> (accessed October 30, 2004).

<sup>101</sup> Julie Hayes (USDA Rural Development), email message, October 21, 2004.

<sup>102</sup> Texas Home of Your Own Coalition, *Texas Home of Your Own Coalition Project Final Report to Texas Council for Developmental Disabilities* (September 2001), 2.

purchase a home. According to CHAS data, statewide, approximately 63.8 percent of households are homeowners; 69.6 percent of households with disabilities are homeowners.

High housing prices and the extremely low incomes of persons with disabilities receiving SSI benefits are major barriers to homeownership.<sup>103</sup> HOYO utilizes existing programs and funding to help persons with disabilities achieve the dream of homeownership. Many participants receive mortgage loans through federal mortgage programs or Fannie Mae's HomeChoice product, which was developed specifically for first time homebuyers with disabilities. Annually since 2001, TDHCA has committed \$500,000 in HOME Program funding to HOYO to provide down payment assistance and accessibility modifications for persons with disabilities.

Since September 2001, 760 individuals have attended HOYO orientations, 146 individuals have completed homeownership classes, and 462 individuals across the state are working towards homeownership. From the program's inception to September 2003, 176 persons with disabilities became homeowners through the program.<sup>104</sup> Approximately 70 percent of households assisted through the program had incomes less than 50 percent of the area median income—including 20 percent with incomes at or below 30 percent of the area median.<sup>105</sup>

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<sup>103</sup> Technical Assistance Collaborative, *Going It Alone: The Struggle to Expand Affordable Housing Opportunities for People with Disabilities*, by Ann O'Hara and Emily Miller (Boston, MA: Technical Assistance Collaborative, 2002), 20, <http://www.tacinc.org/cms/admin/cms/uploads/docs/GoingitAlone.pdf> (accessed October 30, 2004).

<sup>104</sup> Texas Home of Your Own Coalition, *Texas Home of Your Own Coalition Project Final Report of Activities: September 1, 2001-September 30, 2003* (2003), 2.

<sup>105</sup> United Cerebral Palsy, *Texas Home of Your Own Coalition*, by Jean Langendorf, Naomi Hubert, Steve Eiken, and Michael Schaefer (Washington, DC: Medstat, December 2003), 6.

## **CONCLUSIONS AND RECOMMENDATIONS**

### **CONCLUSIONS**

As a result of this study, and with input from other State agencies, the TDHCA Disability Advisory Committee, and other interested parties, TDHCA finds the following general conclusions. These statements are based on data analysis and references contained in this study. For expanded information and supporting documentation regarding these conclusions, please see the corresponding section in this document.

- **Availability of Information:** There is a need for more accurate and definitive information regarding persons with disabilities. Differing definitions of “disability,” the variety of terms used to describe units available to persons with disabilities, and unreliable data collection methods make it especially difficult to study this population. Furthermore, federal laws restrict property owners from asking certain disability questions, which may hinder data collection.
- **Disability Status in Texas:** According to US Census data, 3.6 million Texans have some type of long lasting condition or disability; this represents 19.2 percent of the 18.76 million people age 5 or older in the civilian non-institutionalized population.
- **Disability Status and Poverty:** Persons with disabilities are more likely to live in poverty. Approximately 19.7 percent of persons with disabilities live in poverty, compared to 13.6 percent of persons without disabilities.
- **Disability Status by Income Group in Texas:** According to HUD CHAS data, there are 7,342,771 households in Texas. Approximately 17.3 percent, or 1,268,418 of these households, have a mobility or self-care limitation.
- **Disability Status by Income Group in Texas:** Considering only those households with incomes at or below 80 percent of the area median, there are 702,891 lower income households that include people with mobility or self-care limitations. 251,750 households with disabilities have incomes at 0-30 percent AMFI.
- **Disability Status by Income Group in Texas:** Lower income households are more likely to include persons with disabilities. Over one-quarter of all extremely low income households include persons with disabilities, compared to only 12.7 percent of all households earning more than 95 percent AMFI.
- **Disability Status by Income Group in Texas:** Of 1,268,418 total households with mobility/self-care limitations, 450,901, or 35.5 percent, have housing unit problems.
- **Renters and Owners in Texas:** The homeownership rate for households with disabilities is 69.6 percent, compared to the state average of 63.8 percent and 62.5 percent for households without disabilities.
- **Renters and Owners in Texas:** Of lower income (0-80 percent AMFI) households with disabilities, 283,169, or 40.3 percent, are renters.
- **Urban and Rural Areas:** Persons with disabilities are nearly five times as likely to reside in an urban area. 3,016,812 people with disabilities reside in metropolitan statistical areas (MSAs) compared to 588,710 in non-MSAs.

- **Disability Status and Age in Texas:** The likelihood of disability increases with age. Approximately 44.8 percent of persons 65 and older reported a disability, compared to only 19.2 percent of those age 16 to 64.
- **Disability Status and Employment in Texas:** Persons with disabilities are more likely to be unemployed than persons without disabilities. Approximately 42.6 percent of working age (16 to 64) people with disabilities were unemployed compared to 29.6 percent of working age people without disabilities.
- **Income and Need Characteristics:** The lack of affordable housing is a significant barrier. Units affordable to extremely low income households have decreased, and only about one-third of all very low income households occupy housing that is affordable to them.
- **Supportive Services:** The lack of immediate supportive services due to lengthy waiting lists may be a major barrier to persons with disabilities residing in the community.
- **Fair Housing and Accessibility Laws:** Though federal laws incorporate some unit accessibility mandates and prevent discrimination in housing, evidence suggests that rental properties may not be in compliance with these disability-related laws. Research found that many properties were not built in accordance with accessibility requirements. Noncompliance with building requirements may be a factor in the lack of accessible units, identified as a barrier faced by persons with disabilities when seeking housing.
- **Discrimination:** Numerous studies documented discrimination against persons with disabilities when seeking housing. Some properties required medical assessments as a condition of residency, discouraged prospective residents who used wheelchairs, were concerned that persons with mental disabilities would disrupt other tenants or not take their medication, and had resident ratios that were not congruous with occupancy policies.
- **Current Housing Programs:** Housing assistance is fragmented. The various housing programs are administered through different federal, state, and local entities, which may present a barrier to persons with disabilities seeking housing information and assistance.
- **Public Housing and Section 8:** Persons with disabilities constitute over one-quarter of all Section 8 and public housing assistance recipients, which is a higher percentage than the state proportion of persons with disabilities at 19.2 percent.

## RECOMMENDATIONS

TDHCA makes the following policy recommendations.

- **Information on Affordable Housing:** The Department will prioritize the availability of information on affordable housing opportunities for persons with disabilities. Data on the number of accessible affordable housing units in developments financed by the Department will be available to the public on the Department's website and from the Division of Policy and Public Affairs.
- **Fair Housing:** The Department will provide general information on fair housing and provide organizational contacts for people desiring more information or wanting to file a complaint. This information will be available to the public on the Department's website and from the Division of Policy and Public Affairs.
- **Complaint Processes:** The Department will improve internal tracking of complaints about TDHCA-financed properties concerning accessibility and disability discrimination issues. The Department will continue to respond to the complaint within the established time frame and, when necessary, refer the complaint to the appropriate entities.
- **Rental Assistance:** The Department will improve internal tracking of Section 8 tenant-based rental assistance vouchers. The Department will evaluate the need for preferences or set-asides for persons with disabilities within the Section 8 program. If waiting list data indicates a need, the Department will investigate special HUD vouchers to serve persons with disabilities.
- **Homeownership:** The Department will continue its support for homeownership activities for persons with disabilities. Historically, the Department has committed \$500,000 annually to provide down payment assistance and accessibility modifications for persons with disabilities.





## APPENDIX A:

## DATA TABLES

Region	Total Persons with Disabilities	Males with Disabilities						Females with Disabilities					
		Age 5-15	Age 16-20	Age 21-64	Age 65-74	Age 75 and Over	Total Males	Age 5-15	Age 16-20	Age 21-64	Age 65-74	Age 75 and Over	Total Females
		1	4,244	4,140	42,668	8,612	8,418	68,082	2,707	3,393	39,183	10,031	15,124
2	3,607	2,604	30,053	7,573	7,553	51,390	1,968	2,366	27,796	8,335	13,470	53,935	
3	31,045	32,217	315,909	37,585	34,146	450,902	17,907	24,349	282,330	45,648	67,081	437,315	
4	6,577	6,020	66,376	14,365	13,947	107,285	3,790	4,554	59,686	14,682	23,756	106,468	
5	4,705	3,728	45,992	10,354	9,727	74,506	2,865	3,329	41,971	11,587	16,271	76,023	
6	25,565	29,356	290,074	33,612	29,552	408,159	16,111	22,057	258,413	41,239	55,397	393,277	
7	6,935	7,230	66,607	8,198	9,103	98,073	4,065	5,543	57,244	9,743	15,558	92,153	
8	5,863	5,170	49,757	9,716	9,556	80,062	3,520	4,657	45,019	10,193	17,292	80,681	
9	11,831	11,044	109,433	17,872	18,133	168,313	6,841	8,470	102,898	20,971	30,048	169,228	
10	4,632	4,092	45,332	9,157	8,663	71,876	2,703	3,599	40,599	10,019	12,796	69,716	
11	7,811	8,860	84,608	14,266	13,347	128,892	6,039	8,017	78,278	17,292	19,320	128,946	
12	2,817	2,795	28,390	5,664	5,642	45,308	1,718	2,335	26,026	6,917	9,518	46,514	
13	4,130	4,445	40,858	6,938	6,284	62,655	2,292	3,492	39,914	9,470	10,177	65,345	
State Total	119,762	121,701	1,216,057	183,912	174,071	1,815,503	72,526	96,161	1,099,357	216,187	305,808	1,790,039	

Source: 2000 Census

Region	Total Population Age 16-64	Total Persons with Disabilities Age 16-64	Total Employed Persons with Disabilities Age 16-64	Total Unemployed Persons with Disabilities Age 16-64	Unemployed Persons with Disabilities in Region/Total Persons with Disabilities in Region/Total Region	Unemployed Persons with Disabilities in State	Total Persons without Disabilities Age 16-64	Total Employed Persons without Disabilities Age 16-64	Total Unemployed Persons without Disabilities Age 16-64	Unemployed Persons without Disabilities in Region/Total Persons without Disabilities in Region	Unemployed Persons without Disabilities in State
1	475,893	89,384	52,233	37,151	41.56%	3.44%	386,509	51,670	108,518	28.08%	3.45%
2	313,306	62,819	33,555	29,264	46.58%	2.71%	250,487	30,570	68,199	27.23%	2.17%
3	3,621,624	654,805	405,265	249,540	38.11%	23.12%	2,966,819	310,484	749,317	25.26%	23.80%
4	605,958	136,636	72,895	63,741	46.65%	5.91%	469,322	51,468	141,208	30.09%	4.48%
5	443,674	95,020	47,273	47,747	50.25%	4.42%	348,654	36,310	114,608	32.87%	3.64%
6	3,170,483	599,900	347,077	252,823	42.14%	23.42%	2,570,583	234,604	777,183	30.23%	24.68%
7	922,070	136,624	89,119	47,505	34.77%	4.40%	785,446	87,504	188,128	23.95%	5.97%
8	566,437	104,603	59,399	45,204	43.21%	4.19%	461,834	64,866	145,225	31.45%	4.61%
9	1,107,823	231,845	133,352	98,493	42.48%	9.13%	875,978	92,408	262,018	29.91%	8.32%
10	439,666	93,622	49,269	44,353	47.37%	4.11%	346,044	35,996	111,935	32.35%	3.55%
11	778,965	179,763	86,988	92,775	51.61%	8.60%	599,202	50,238	272,594	45.49%	8.66%
12	310,582	59,546	32,482	27,064	45.45%	2.51%	251,036	29,594	77,363	30.82%	2.46%
13	419,727	88,709	45,038	43,671	49.23%	4.05%	331,018	29,292	132,682	40.08%	4.21%
State total	13,176,208	2,533,276	1,453,945	1,079,331		100.00%	10,642,932	1,105,004	3,148,978		100.00%

Source: 2000 Census

**Table 3: Disability Status of the Civilian Non-Institutionalized Population by Poverty by Region**

Region	Total Population	Total Population in Poverty	Total Population in Poverty/Total Population of Region	Total Population in Poverty/Total Population in State	Total Persons with Disabilities	Total Persons with Disabilities in Poverty	Total Persons with Disabilities in Poverty/Total Region	Total Persons with Disabilities in Poverty/Total State	Total Persons without Disabilities	Total Persons without Disabilities in Poverty	Total Persons without Disabilities in Poverty/Total Region	Total Persons without Disabilities in Poverty/Total State
1	691,654	109,054	15.77%	3.95%	137,746	27,454	19.93%	3.87%	553,908	81,600	14.73%	3.98%
2	472,774	68,987	14.59%	2.50%	104,740	20,989	20.04%	2.96%	368,034	47,998	13.04%	2.34%
3	4,957,941	520,562	10.50%	18.86%	885,280	135,421	15.30%	19.09%	4,072,661	385,141	9.46%	18.79%
4	905,216	136,261	15.05%	4.94%	213,096	44,001	20.65%	6.20%	692,120	92,260	13.33%	4.50%
5	657,480	108,258	16.47%	3.92%	150,000	32,323	21.55%	4.56%	507,480	75,935	14.96%	3.70%
6	4,381,953	580,443	13.25%	21.03%	799,957	147,912	18.49%	20.89%	3,581,996	432,531	12.08%	21.10%
7	1,212,530	132,146	10.90%	4.79%	188,683	27,682	14.67%	3.90%	1,023,847	104,464	10.20%	5.10%
8	801,790	133,488	16.65%	4.84%	159,294	30,783	19.32%	4.34%	642,496	102,705	15.99%	5.01%
9	1,607,993	234,873	14.61%	8.51%	336,857	63,597	18.88%	8.97%	1,271,136	171,276	13.47%	8.35%
10	651,066	117,743	18.08%	4.27%	141,203	33,604	23.80%	4.74%	509,863	84,139	16.50%	4.10%
11	1,193,095	396,514	33.23%	14.37%	257,594	92,408	35.87%	13.03%	935,501	304,106	32.51%	14.83%
12	465,933	75,554	16.22%	2.74%	91,551	19,231	21.01%	2.71%	374,382	56,323	15.04%	2.75%
13	625,379	145,592	23.28%	5.28%	127,794	33,834	26.48%	4.77%	497,585	111,788	22.46%	5.45%
State Total	18,624,804	2,759,475		100.00%	3,593,795	709,239		100.00%	15,031,009	2,050,236		100.00%

Source: 2000 Census

AMFI		Region													State Total
		1	2	3	4	5	6	7	8	9	10	11	12	13	
<b>0-30</b>	Total Households	36,279	23,716	215,088	47,301	38,275	207,241	60,533	46,710	72,276	33,622	72,350	22,600	29,099	905,090
	Total Households with Disabilities	10,646	8,279	58,078	17,382	13,104	53,011	12,069	11,292	21,481	10,906	20,839	6,841	7,822	251,750
	Total Households without Disabilities	25,633	15,437	157,010	29,919	25,171	154,230	48,464	35,418	50,795	22,716	51,511	15,759	21,277	653,340
	Households with Disabilities/Total Households in Region	29.34%	34.91%	27.00%	36.75%	34.24%	25.58%	19.94%	24.17%	29.72%	32.44%	28.80%	30.27%	26.88%	
	Households with Disabilities/Total Households with Disabilities in State	4.23%	3.29%	23.07%	6.90%	5.21%	21.06%	4.79%	4.49%	8.53%	4.33%	8.28%	2.72%	3.11%	100.00%
<b>31-50</b>	Total Households	34,618	26,039	208,241	45,434	32,549	185,946	53,905	39,912	68,827	30,366	61,800	22,572	28,343	838,552
	Total Households with Disabilities	9,592	8,599	44,201	15,711	11,192	38,365	9,028	10,684	17,843	9,820	17,371	6,850	7,187	206,443
	Total Households without Disabilities	25,026	17,440	164,040	29,723	21,357	147,581	44,877	29,228	50,984	20,546	44,429	15,722	21,156	632,109
	Households with Disabilities/Total Households in Region	27.71%	33.02%	21.23%	34.58%	34.39%	20.63%	16.75%	26.77%	25.92%	32.34%	28.11%	30.35%	25.36%	
	Households with Disabilities/Total Households with Disabilities in State	4.65%	4.17%	21.41%	7.61%	5.42%	18.58%	4.37%	5.18%	8.64%	4.76%	8.41%	3.32%	3.48%	100.00%
<b>51-80</b>	Total Households	52,900	37,077	362,368	64,809	45,524	283,547	91,663	59,820	108,442	41,984	70,673	33,019	38,790	1,290,616
	Total Households with Disabilities	11,278	9,299	58,321	17,279	12,953	45,820	12,543	12,029	22,192	10,877	16,903	7,071	8,133	244,698
	Total Households without Disabilities	41,622	27,778	304,047	47,530	32,571	237,727	79,120	47,791	86,250	31,107	53,770	25,948	30,657	1,045,918
	Households with Disabilities/Total Households in Region	21.32%	25.08%	16.09%	26.66%	28.45%	16.16%	13.68%	20.11%	20.46%	25.91%	23.92%	21.41%	20.97%	
	Households with Disabilities/Total Households with Disabilities in State	4.61%	3.80%	23.83%	7.06%	5.29%	18.73%	5.13%	4.92%	9.07%	4.45%	6.91%	2.89%	3.32%	100.00%
<b>81-95</b>	Total Households	20,527	15,419	166,361	28,965	19,083	131,584	44,277	26,893	48,857	16,676	193	13,533	7,464	539,832
	Total Households with Disabilities	3,547	3,244	23,213	6,536	4,108	18,834	5,309	5,081	9,556	3,501	50	2,380	1,509	86,868
	Total Households without Disabilities	16,980	12,175	143,148	22,429	14,975	112,750	38,968	21,812	39,301	13,175	143	11,153	5,955	452,964
	Households with Disabilities/Total Households in Region	17.28%	21.04%	13.95%	22.57%	21.53%	14.31%	11.99%	18.89%	19.56%	20.99%	25.91%	17.59%	20.22%	
	Households with Disabilities/Total Households with Disabilities in State	4.08%	3.73%	26.72%	7.52%	4.73%	21.68%	6.11%	5.85%	11.00%	4.03%	0.06%	2.74%	1.74%	100.00%
<b>95+</b>	Total Households	142,943	103,756	1,040,244	194,111	138,127	879,391	256,371	171,291	333,544	131,223	168,408	95,485	113,787	3,768,681
	Total Households with Disabilities	21,613	16,685	106,946	34,234	23,974	92,732	23,708	25,956	50,056	20,675	29,202	14,205	18,673	478,659
	Total Households without Disabilities	121,330	87,071	933,298	159,877	114,153	786,659	232,663	145,335	283,488	110,548	139,206	81,280	95,114	3,290,022
	Households with Disabilities/Total Households in Region	15.12%	16.08%	10.28%	17.64%	17.36%	10.55%	9.25%	15.15%	15.01%	15.76%	17.34%	14.88%	16.41%	
	Households with Disabilities/Total Households with Disabilities in State	4.52%	3.49%	22.34%	7.15%	5.01%	19.37%	4.95%	5.42%	10.46%	4.32%	6.10%	2.97%	3.90%	100.00%
<b>Total</b>	Total Households	287,267	206,007	1,992,302	380,620	273,558	1,687,709	506,749	344,626	631,946	253,871	373,424	187,209	217,483	7,342,771
	Total Households with Disabilities	56,676	46,106	290,759	91,142	65,331	248,762	62,657	65,042	121,128	55,779	84,365	37,347	43,324	1,268,418
	Total Households without Disabilities	230,591	159,901	1,701,543	289,478	208,227	1,438,947	444,092	279,584	510,818	198,092	289,059	149,862	174,159	6,074,353
	Households with Disabilities/Total Households in Region	19.73%	22.38%	14.59%	23.95%	23.88%	14.74%	12.36%	18.87%	19.17%	21.97%	22.59%	19.95%	19.92%	
	Households with Disabilities/Total Households with Disabilities in State	4.47%	3.63%	22.92%	7.19%	5.15%	19.61%	4.94%	5.13%	9.55%	4.40%	6.65%	2.94%	3.42%	100.00%

Source: 2000 CHAS Data

Note: CHAS data differentiates between households with and without mobility/self-care limitations. In this table, "households with disabilities" refers to the CHAS designation of "households with mobility/self-care limitations."

**Table 5: Housing Unit Problems by Income Group and Region**

AMFI		Region													State Total
		1	2	3	4	5	6	7	8	9	10	11	12	13	
0-30	Total Households with Housing Unit (HU) Problems	26,018	16,118	164,372	32,419	26,496	156,996	47,126	34,609	52,627	23,174	53,839	15,742	21,480	671,016
	Total Households with Disabilities	10,646	8,279	58,078	17,382	13,104	53,011	12,069	11,292	21,481	10,906	20,839	6,841	7,822	251,750
	Total Households with Disabilities with HU Problems	7,089	5,411	41,431	11,774	8,693	38,823	8,250	7,794	15,090	7,345	14,813	4,492	5,711	176,716
	Households with Disabilities with HU Problems/Total Households with Disabilities in Region	66.59%	65.36%	71.34%	67.74%	66.34%	73.24%	68.36%	69.02%	70.25%	67.35%	71.08%	65.66%	73.01%	
	Households with Disabilities with HU Problems/Total Households with Disabilities with HU Problems in State	4.01%	3.06%	23.44%	6.66%	4.92%	21.97%	4.67%	4.41%	8.54%	4.16%	8.38%	2.54%	3.23%	100.00%
31-50	Total Households with Housing Unit (HU) Problems	20,001	13,155	145,858	24,696	17,164	131,363	39,212	24,421	44,898	18,042	37,901	12,326	19,602	548,639
	Total Households with Disabilities	9,592	8,599	44,201	15,711	11,192	38,385	9,028	10,684	17,843	9,820	17,371	6,850	7,187	206,443
	Total Households with Disabilities with HU Problems	4,398	3,852	25,603	7,483	5,237	22,693	5,180	5,289	9,760	4,953	9,027	3,289	4,088	110,852
	Households with Disabilities with HU Problems/Total Households with Disabilities in Region	45.85%	44.80%	57.92%	47.63%	46.79%	59.15%	57.38%	49.50%	54.70%	50.44%	51.97%	48.01%	56.88%	
	Households with Disabilities with HU Problems/Total Households with Disabilities with HU Problems in State	3.97%	3.47%	23.10%	6.75%	4.72%	20.47%	4.67%	4.77%	8.80%	4.47%	8.14%	2.97%	3.69%	100.00%
51-80	Total Households with Housing Unit (HU) Problems	17,626	10,457	154,198	21,461	13,934	124,363	41,877	23,727	46,855	16,435	32,840	10,912	19,518	534,203
	Total Households with Disabilities	11,278	9,299	58,321	17,279	12,953	45,820	12,543	12,029	22,192	10,877	16,903	7,071	8,133	244,698
	Total Households with Disabilities with HU Problems	3,092	2,252	21,472	5,167	3,584	17,172	5,176	3,847	8,266	3,561	6,883	2,007	3,634	86,113
	Households with Disabilities with HU Problems/Total Households with Disabilities in Region	27.42%	24.22%	36.82%	29.90%	27.67%	37.48%	41.27%	31.98%	37.25%	32.74%	40.72%	28.38%	44.68%	
	Households with Disabilities with HU Problems/Total Households with Disabilities with HU Problems in State	3.59%	2.62%	24.93%	6.00%	4.16%	19.94%	6.01%	4.47%	9.60%	4.14%	7.99%	2.33%	4.22%	100.00%
81-95	Total Households with Housing Unit (HU) Problems	4,178	2,714	42,656	6,566	3,865	35,548	11,421	6,302	14,035	4,389	72	2,920	2,698	137,364
	Total Households with Disabilities	3,547	3,244	23,213	6,536	4,108	18,834	5,309	5,081	9,556	3,501	50	2,380	1,509	86,868
	Total Households with Disabilities with HU Problems	584	637	5,595	1,314	734	4,560	1,233	1,050	2,944	838	0	444	595	20,528
	Households with Disabilities with HU Problems/Total Households with Disabilities in Region	16.46%	19.64%	24.10%	20.10%	17.87%	24.21%	23.22%	20.67%	30.81%	23.94%	0.00%	18.66%	39.43%	
	Households with Disabilities with HU Problems/Total Households with Disabilities with HU Problems in State	2.84%	3.10%	27.26%	6.40%	3.58%	22.21%	6.01%	5.11%	14.34%	4.08%	0.00%	2.16%	2.90%	100.00%
95+	Total Households with Housing Unit (HU) Problems	11,643	6,734	101,836	15,320	10,843	91,527	24,085	14,546	35,102	13,769	35,812	7,588	17,711	386,516
	Total Households with Disabilities	21,613	16,685	106,946	34,234	23,974	92,732	23,708	25,956	50,056	20,675	29,202	14,205	18,673	478,659
	Total Households with Disabilities with HU Problems	2,018	1,081	11,901	3,026	2,088	11,507	2,794	2,490	5,993	2,648	6,614	1,188	3,344	56,692
	Households with Disabilities with HU Problems/Total Households with Disabilities in Region	9.34%	6.48%	11.13%	8.84%	8.71%	12.41%	11.79%	9.59%	11.97%	12.81%	22.65%	8.36%	17.91%	
	Households with Disabilities with HU Problems/Total Households with Disabilities with HU Problems in State	3.56%	1.91%	20.99%	5.34%	3.68%	20.30%	4.93%	4.39%	10.57%	4.67%	11.67%	2.10%	5.90%	100.00%
Total	Total Households with Housing Unit (HU) Problems	79,466	49,178	608,920	100,462	72,302	539,797	163,721	103,605	193,517	75,809	160,464	49,488	81,009	2,277,738
	Total Households with Disabilities	56,676	46,106	290,759	91,142	65,331	248,762	62,657	65,042	121,128	55,779	84,365	37,347	43,324	1,268,418
	Total Households with Disabilities with HU Problems	17,181	13,233	106,002	28,764	20,336	94,755	22,633	20,470	42,053	19,345	37,337	11,420	17,372	450,901
	Households with Disabilities with HU Problems/Total Households with Disabilities in Region	30.31%	28.70%	36.46%	31.56%	31.13%	38.09%	36.12%	31.47%	34.72%	34.68%	44.26%	30.58%	40.10%	
	Households with Disabilities with HU Problems/Total Households with Disabilities with HU Problems in State	3.81%	2.93%	23.51%	6.38%	4.51%	21.01%	5.02%	4.54%	9.33%	4.29%	8.28%	2.53%	3.85%	100.00%

Source: 2000 CHAS Data

Note: CHAS data differentiates between households with and without mobility/self-care limitations. In this table, "households with disabilities" refers to the CHAS designation of "households with mobility/self-care limitations."

**Table 6: Mobility and Self-Care Limitations and Renter/Owner by Region**

Region	Total Households	Total Households with Disabilities	Total Renter Households with Disabilities	Total Owner Households with Disabilities	Total Renter Households with Disabilities/Total Households in Region	Total Renter Households with Disabilities in State	Total Households without Disabilities	Total Renter Households without Disabilities	Total Owner Households without Disabilities	Total Renter Households without Disabilities/Total Households in Region	Total Renter Households without Disabilities in State
1	287,267	56,676	16,455	40,221	29.03%	4.27%	230,591	80,643	149,948	34.97%	3.54%
2	206,007	46,106	12,362	33,744	26.81%	3.21%	159,901	51,354	108,547	32.12%	2.25%
3	1,992,302	290,759	96,997	193,762	33.36%	25.15%	1,701,543	684,123	1,017,420	40.21%	30.01%
4	380,620	91,142	22,056	69,086	24.20%	5.72%	289,478	77,811	211,667	26.88%	3.41%
5	273,558	65,331	15,555	49,776	23.81%	4.03%	208,227	57,569	150,658	27.65%	2.53%
6	1,687,709	248,762	83,989	164,773	33.76%	21.78%	1,438,947	577,409	861,538	40.13%	25.33%
7	506,749	62,657	20,495	42,162	32.71%	5.32%	444,092	183,963	260,129	41.42%	8.07%
8	344,626	65,042	19,333	45,709	29.72%	5.01%	279,584	114,716	164,868	41.03%	5.03%
9	631,946	121,128	36,702	84,426	30.30%	9.52%	510,818	184,716	326,102	36.16%	8.10%
10	253,871	55,779	15,954	39,825	28.60%	4.14%	198,092	68,602	129,490	34.63%	3.01%
11	373,424	84,365	21,555	62,810	25.55%	5.59%	289,059	87,971	201,088	30.43%	3.86%
12	187,209	37,347	10,167	27,180	27.22%	2.64%	149,862	45,975	103,887	30.68%	2.02%
13	217,483	43,324	13,979	29,345	32.27%	3.63%	174,159	65,038	109,121	37.34%	2.85%
<b>State Total</b>	<b>7,342,771</b>	<b>1,268,418</b>	<b>385,599</b>	<b>882,819</b>		<b>100.00%</b>	<b>6,074,353</b>	<b>2,279,890</b>	<b>3,794,463</b>		<b>100.00%</b>

Source: 2000 CHAS Data

Note: CHAS data differentiates between households with and without mobility/self-care limitations. In this table, "households with disabilities" refers to the CHAS designation of "households with mobility/self-care limitations."

AMFI		Owner				Renter			
		Housing Problem	Pct with Housing Problem	No Housing Problem	Total Households	Housing Problem	Pct with Housing Problem	No Housing Problem	Total Households
<b>0-30</b>	Mobility/Self-Care Limitations								
	Elderly Households	44,030	65.7%	22,943	66,973	29,596	60.7%	19,190	48,786
	Non Elderly Households	41,368	75.4%	13,494	54,862	61,722	76.1%	19,407	81,129
	No Mobility/Self-Care Limitations								
	Elderly Households	54,882	66.9%	27,104	81,986	28,938	63.9%	16,362	45,300
Non Elderly Households	112,510	75.3%	36,980	149,490	297,970	79.1%	78,594	376,564	
	<b>Total Households</b>	<b>252,790</b>	<b>71.5%</b>	<b>100,521</b>	<b>353,311</b>	<b>418,226</b>	<b>75.8%</b>	<b>133,553</b>	<b>551,779</b>
<b>31-50</b>	Mobility/Self-Care Limitations								
	Elderly Households	25,514	35.6%	46,194	71,708	17,194	56.6%	13,195	30,389
	Non Elderly Households	32,442	58.4%	23,128	55,570	35,702	73.2%	13,074	48,776
	No Mobility/Self-Care Limitations								
	Elderly Households	36,249	38.6%	57,566	93,815	18,924	63.0%	11,112	30,036
Non Elderly Households	124,528	68.6%	57,056	181,584	258,086	79.0%	68,588	326,674	
	<b>Total Households</b>	<b>218,733</b>	<b>54.3%</b>	<b>183,944</b>	<b>402,677</b>	<b>329,906</b>	<b>75.7%</b>	<b>105,969</b>	<b>435,875</b>
<b>51-80</b>	Mobility/Self-Care Limitations								
	Elderly Households	14,387	18.3%	64,429	78,816	8,648	43.5%	11,240	19,888
	Non Elderly Households	38,650	42.1%	53,143	91,793	24,428	45.1%	29,773	54,201
	No Mobility/Self-Care Limitations								
	Elderly Households	26,039	20.2%	102,750	128,789	11,070	40.8%	16,077	27,147
Non Elderly Households	199,756	49.8%	201,148	400,904	211,225	43.2%	277,853	489,078	
	<b>Total Households</b>	<b>278,832</b>	<b>39.8%</b>	<b>421,470</b>	<b>700,302</b>	<b>255,371</b>	<b>43.3%</b>	<b>334,943</b>	<b>590,314</b>
<b>81-95</b>	Mobility/Self-Care Limitations								
	Elderly Households	3,101	11.9%	23,045	26,146	1,546	29.2%	3,751	5,297
	Non Elderly Households	11,150	29.2%	27,075	38,225	4,731	27.5%	12,469	17,200
	No Mobility/Self-Care Limitations								
	Elderly Households	6,594	12.7%	45,375	51,969	2,084	25.1%	6,231	8,315
Non Elderly Households	68,521	33.8%	134,350	202,871	39,637	20.9%	150,172	189,809	
	<b>Total Households</b>	<b>89,366</b>	<b>28.0%</b>	<b>229,845</b>	<b>319,211</b>	<b>47,998</b>	<b>21.8%</b>	<b>172,623</b>	<b>220,621</b>
<b>95+</b>	Mobility/Self-Care Limitations								
	Elderly Households	6,537	4.8%	130,794	137,331	4,123	21.7%	14,837	18,960
	Non Elderly Households	34,514	13.2%	226,881	261,395	11,518	18.9%	49,455	60,973
	No Mobility/Self-Care Limitations								
	Elderly Households	16,644	4.7%	339,774	356,418	4,009	11.5%	30,908	34,917
Non Elderly Households	223,961	10.4%	1,922,676	2,146,637	85,210	11.3%	666,840	752,050	
	<b>Total Households</b>	<b>281,656</b>	<b>9.7%</b>	<b>2,620,125</b>	<b>2,901,781</b>	<b>104,860</b>	<b>12.1%</b>	<b>762,040</b>	<b>866,900</b>
<b>Total</b>	Mobility/Self-Care Limitations								
	Elderly Households	93,569	24.6%	287,405	380,974	61,107	49.6%	62,213	123,320
	Non Elderly Households	158,124	31.5%	343,721	501,845	138,101	52.7%	124,178	262,279
	No Mobility/Self-Care Limitations								
	Elderly Households	140,408	19.7%	572,569	712,977	65,025	44.6%	80,690	145,715
Non Elderly Households	729,276	23.7%	2,352,210	3,081,486	892,128	41.8%	1,242,047	2,134,175	
	<b>Total Households</b>	<b>1,121,377</b>	<b>24.0%</b>	<b>3,555,905</b>	<b>4,677,282</b>	<b>1,156,361</b>	<b>43.4%</b>	<b>1,509,128</b>	<b>2,665,489</b>

Source: 2000 CHAS Data

**APPENDIX B**

**PUBLIC HOUSING AUTHORITIES IN TEXAS**

Public Housing Authority	PHA Units	Section 8 Vouchers
Abilene	213	925
Alamo	72	70
Alamo Area COG		98
Alba	14	
Alice	243	154
Alpine	50	123
Alto	67	45
Amarillo		1385
Anderson County		393
Andrews	16	
Anson	82	
Anthony	25	453
Aransas Pass	118	211
Archer City	16	
Ark-Tex COG		1585
Arlington		3260
Asherton	32	32
Aspermont	34	
Athens		199
Atlanta	80	
Austin	1929	5023
Avery	22	
Avinger	32	
Baird	50	85
Balch Springs		40
Ballinger	66	
Balmorhea	22	
Bangs	60	
Bartlett	51	
Bastrop	50	22
Bay City	92	247
Baytown	149	727
Beaumont	665	2014
Beckville	15	264
Beeville	194	346
Bells	19	
Bellville	34	
Belton	156	
Bexar County	30	1811
Big Sandy	17	
Big Spring		366
Blooming Grove	16	

Public Housing Authority	PHA Units	Section 8 Vouchers
Blossom	20	
Boerne		101
Bogota	41	
Bonham	104	
Borger	198	
Bowie County	20	
Brackettville	47	
Brady	180	85
Brazos Valley COG		1901
Breckenridge	85	95
Bremond	28	
Brenham	302	
Brenham Section 8		82
Bridgeport	20	
Bronte	30	
Brownsville	1080	1750
Brownwood	236	501
Bryan	300	
Bryson	14	
Buffalo	22	
Burkburnett	52	
Burkburnett HAP		16
Burnet	40	100
Caddo Mills	20	
Caldwell	40	
Calvert	30	
Cameron	150	141
Cameron County	320	1009
Canyon	44	
Carrizo Springs	81	149
Celeste	24	
Center	60	
Centerville	50	
Central Texas COG		3109
Childress	80	
Cisco	87	68
Clarendon	71	
Clarksville	96	
Cleburne		355
Cleveland	70	
Clifton	32	
Coleman	119	



Public Housing Authority	PHA Units	Section 8 Vouchers
Colorado City	99	
Comanche	67	
Commerce	192	
Commerce		175
Como	16	
Coolidge	20	
Cooper	84	
Copperas Cove	100	
Corpus Christi	1836	1157
Corrigan	124	
Corsicana	310	
Corsicana		188
Cotulla	60	47
Crockett	280	
Crosbyton	46	
Cross Plains	30	
Crowell	30	
Crystal City	288	215
Cuero	170	69
Cumby	9	
Daingerfield	72	
Dallas	4602	16050
Dallas County		3600
Dawson	45	
Dayton	100	
Decatur	28	
DeKalb	55	66
Del Rio	391	721
DeLeon	90	
Denison	200	
Denton		1328
Deport	46	
DETCOG		1700
Detroit	36	
Devine	70	50
Diboll	344	
Dilley		34
Donna	125	276
Dublin	74	
Duval County	52	117
Eagle Pass	502	485
Ector	10	
Edcouch	34	54
Eden	36	
Edgewood	50	34

Public Housing Authority	PHA Units	Section 8 Vouchers
Edinburg	469	870
Edna	30	132
El Campo	150	
El Paso	6028	5061
El Paso County		125
El Paso County	80	
Eldorado	40	
Electra	72	
Electra		12
Elgin	28	85
Elsa	119	132
Ennis	90	
Falfurrias	125	182
Falls City	8	
Farmersville	49	
Ferris	36	
Flatonia	20	
Floresville	30	32
Floydada	58	140
Fort Stockton		104
Fort Worth	1188	4693
Franklin	36	
Frisco	20	
Fruitvale	20	
Gainesville		415
Galveston	1199	1193
Garland		1463
Garrison	24	
Gatesville	84	
Georgetown	158	87
Gilmer	140	
Gladewater	125	
Goldthwaite	36	
Goliad	47	
Gonzales	140	42
Gorman	66	
Granbury	100	
Grand Prairie		2241
Grand Saline	103	
Grandfalls	26	
Grandview	20	
Granger	26	
Grapeland	60	
Grapevine	98	81
Grayson County		326

Appendix B: Public Housing Authorities

Public Housing Authority	PHA Units	Section 8 Vouchers
Greenville		605
Gregory	58	20
Groesbeck	80	
Groveton	18	
Gunter	12	
Hale Center	44	
Hale County		380
Hallettsville		25
Haltom City	150	
Hamilton	38	
Hamlin	34	
Harlingen	594	698
Harris County		1848
Haskell	50	37
Hearne	150	
Hemphill	20	
Henderson	79	67
Henrietta	42	
Hico	50	
Hidalgo		67
Hidalgo County	55	716
Hill County		255
Honey Grove	70	
Houston	3771	14424
Howe	22	
Hubbard	20	
Hughes Springs	40	
Huntington	60	
Huntsville	100	
Ingleside	98	
Jacksonville		207
Jasper	60	
Jefferson	50	25
Jim Hogg County		75
Johnson City	50	
Junction	40	
Karnes City	32	
Kemp	58	
Kenedy	40	34
Kerens	56	
Kermit		62
Killeen	145	80
Kingsville	218	472
Kirbyville	84	
Knox City	32	

Public Housing Authority	PHA Units	Section 8 Vouchers
Kyle	21	10
La Feria		10
La Grange	82	91
La Joya	50	128
La Marque		58
La Villa		0
Ladonia	20	
Lamesa		113
Lancaster		1073
Laredo	958	1228
Leonard	50	
Levelland	58	
Liberty County		271
Linden	52	
Livingston	110	86
Llano	50	
Lockhart	108	
Lockney	20	
Lometa	20	
Longview		674
Loraine	22	
Los Fresnos	38	102
Lott	48	
Lubbock	460	852
Luling	128	
Mabank	16	
Madisonville	56	
Malakoff	46	
Marble Falls	100	126
Marfa	74	19
Marlin	165	
Marshall	74	602
Mart	52	
Mason	50	
Mathis	86	92
Maud	26	
McAllen	199	1032
McGregor	75	
McKinney	203	
McKinney		345
McLean	12	
Memphis	80	
Mercedes	290	260
Meridian	40	
Merkel	24	20

Public Housing Authority	PHA Units	Section 8 Vouchers
Mesquite		1359
Mexia	117	
Midland	100	
Midland County		458
Mineola	60	
Mineral Wells	60	235
Mission	270	749
Monahans	68	44
Montgomery County		298
Moody	50	
Mount Pleasant	145	
Mt. Vernon	57	
Munday	75	
Nacogdoches	76	961
Nacogdoches County		0
Naples	67	
Navasota	50	51
New Boston	190	
New Braunfels	170	292
Newcastle	16	
Newton	63	
Nixon	34	13
Nocona	90	
Odem		48
Odessa	73	1024
O'Donnell	20	
Oglesby	14	
Olney	181	
Olton	18	
Omaha	52	
Orange City	431	805
Orange County	44	
Overton	60	
Paducah	60	
Palacios	44	57
Panhandle		1968
Paris	258	301
Pasadena		1056
Pearsall	80	118
Pecos	130	
Pharr	304	628
Pineland	100	
Pittsburg	90	25
Plano	50	742

Public Housing Authority	PHA Units	Section 8 Vouchers
Pleasanton	60	108
Point	16	
Port Arthur	344	1968
Port Isabel	151	44
Port Lavaca	70	83
Post	90	
Poteet	60	24
Poth	12	14
Pottsboro	11	
Princeton	16	
Quanah	93	110
Ralls	36	50
Ranger	86	
Rankin	10	
Rising Star	22	
Robert Lee	42	
Robstown	260	177
Roby	20	
Rockdale	60	
Rockwall	64	36
Rogers	40	
Roma	56	104
Rosebud	24	
Rosenberg		340
Rotan	86	
Round Rock	100	76
Royse City	48	
Runge	50	
Rusk		175
San Angelo	174	779
San Antonio	6408	11709
San Augustine	72	
San Benito	300	309
San Juan		151
San Marcos	289	206
San Saba	50	
Santa Anna	62	
Savoy	25	
Schertz	76	148
Schulenberg	36	
Seagraves	63	
Seguin	188	286
Seymour	176	
Sherman	298	
Sinton	84	61

Public Housing Authority	PHA Units	Section 8 Vouchers
Slaton	70	59
Smiley	17	
Smithville	86	45
Somervell County		60
South Plains RPC		409
Spearman	10	
Spur	26	
Stamford	60	47
Stanton	123	
Starr County	78	180
Stockdale	30	
Strawn	20	
Sweetwater	182	
Taft	74	
Tahoka	50	
Talco	10	
Tarrant County		2105
Tatum	40	63
Taylor	119	78
TDHCA		673
TDHCA		251
TDHCA		1176
Teague	42	
Temple	326	60
Tenaha	52	
Terrell		458
Texarkana	660	392
Texas City	130	313
Texoma		591
Thorndale	24	
Three Rivers	39	
Throckmorton	32	
Timpson	44	
Tioga	6	
Tom Bean	19	

Public Housing Authority	PHA Units	Section 8 Vouchers
Travis County	106	564
Trenton	17	
Trinidad	54	
Tulia	49	54
Tyler		908
Uvalde	48	217
Van	30	
Van Alstyne	8	
Van Horn	35	
Vernon	216	
Victoria	321	497
Waco	902	1865
Waelder	45	
Walker County		251
Waxahachie	104	
Weatherford		517
Wellington	33	
Weslaco	230	328
Whitesboro	72	
Whitewright	32	
Whitney	44	
Wichita Falls	622	
Wichita Falls		989
Willacy County		57
Wills Point	57	40
Windom	6	
Wink	24	
Winnsboro	44	
Winters	68	
Wolfe City	18	
Woodville	86	
Wortham	68	
Yoakum	94	16
Yorktown	52	
Zapata County		118
Total	61127	141982

**APPENDIX C**

**PHA PLANS ANALYZED FOR PUBLIC HOUSING WAITLIST INFORMATION**

PHA Name	Program Type	Number of Public Housing (PH) Units	Number of Section 8 Vouchers	Total Number on PH Waiting List	Persons with Disabilities on PH Waiting List	Percentage of Persons with Disabilities on PH Waiting List	Total Number on Sec 8 Waiting List	Persons with Disabilities on Sec 8 Waiting List	Percentage of Persons with Disabilities on Sec 8 Waiting List	Disability Preference for PH	Disability Preference for Sec 8
Avinger	PH	32		5	0	0.0%			0.0%	no	
Bonham	PH	104		236	15	6.4%				"working families and those unable to work because of age or disability"	
Brenham	PH	302		70	1	1.4%				elderly/ disabled, as well as "working families and those unable to work because of age or disability"	
Bryan	PH	300		190	17	8.9%				elderly/ disabled	
Crockett	PH	280		11	0	0.0%				all elderly and disabled	
Diboll	PH	344		98	10	10.2%				no	
Naples	PH	67		8	1	12.5%				no	
Omaha	PH	52		2	0	0.0%				no	
Sherman	PH	298		35	1	2.9%				"working families and those unable to work because of age or disability"	
Timpson	PH	44		45	2	4.4%				no	
Asherton	Combined	32	32	6	0	0.0%	9	0	0.0%	no	no
Austin	Combined	1929	5023	3025	111	3.7%	5716	71	1.2%	elderly/ disabled	elderly/ disabled
Beckville	Combined	15	264	4	0	0.0%	75	0	0.0%	no	no
Brownsville	Combined	1080	1750	2230	12	0.5%	556	248	44.6%	"working families and those unable to work because of age or disability"	"working families and those unable to work because of age or disability"
Cameron County	Combined	320	1009	313	6	1.9%	673	13	1.9%	no	no

PHA Name	Program Type	Number of Public Housing (PH) Units	Number of Section 8 Vouchers	Total Number on PH Waiting List	Persons with Disabilities on PH Waiting List	Percentage of Persons with Disabilities on PH Waiting List	Total Number on Sec 8 Waiting List	Persons with Disabilities on Sec 8 Waiting List	Percentage of Persons with Disabilities on Sec 8 Waiting List	Disability Preference for PH	Disability Preference for Sec 8
Corpus Christi	Combined	1836	1157	818	141	17.2%	772	94	12.2%	no	no
Dallas	Combined	4602	16050	9281	1636	17.6%	11057	4302	38.9%	"working families and those unable to work because of age or disability"	No
Eagle Pass	Combined	502	485	111	17	15.3%	228	5	2.2%	no	no
Edgewood	Combined	50	34	46	10	21.7%	94	18	19.1%	no	no
El Paso	Combined	6028	5061	1960	134	6.8%	no data	no data		"working families and those unable to work because of age or disability"	no
Fort Worth	Combined	1188	4693	1618	57	3.5%	7451	1507	20.2%	"working families and those unable to work because of age or disability"	no
Galveston	Combined	1199	1193	1167	196	16.8%	1577	93	5.9%	"working families and those unable to work because of age or disability"	handicapped/disabled, as well as "working families and those unable to work because of age or disability"
Harlingen	Combined	594	698	67	2	3.0%	285	5	1.8%	"working families and those unable to work because of age or disability"	no
Houston	Combined	3771	14424	10095	1772	17.6%	18089	3557	19.7%	no	no
Laredo	Combined	958	1228	1068	14	1.3%	1104	25	2.3%	disabled/handicapped	disabled/handicapped

PHA Name	Program Type	Number of Public Housing (PH) Units	Number of Section 8 Vouchers	Total Number on PH Waiting List	Persons with Disabilities on PH Waiting List	Percentage of Persons with Disabilities on PH Waiting List	Total Number on Sec 8 Waiting List	Persons with Disabilities on Sec 8 Waiting List	Percentage of Persons with Disabilities on Sec 8 Waiting List	Disability Preference for PH	Disability Preference for Sec 8
Marble Falls	Combined	100	126	122	1	0.8%	156	7	4.5%	no	no
Mission	Combined	270	749	1956	21	1.1%	1956	21	1.1%	"working families and those unable to work because of age or disability"	"working families and those unable to work because of age or disability"
Orange City	Combined	431	805	323	12	3.7%	528	39	7.4%	no	no
Paris	Combined	258	301	144	10	6.9%	235	14	6.0%	no	no
Pharr	Combined	304	628	321	21	6.5%	196	9	4.6%	no	no
San Antonio	Combined	6408	11709	11237	684	6.1%	4495	128	2.8%	disabled	disabled
San Marcos	Combined	289	206	127	5	3.9%	169	8	4.7%	no	no
Texarkana	Combined	660	392	118	20	16.9%	844	115	13.6%	"working families and those unable to work because of age or disability"	no
Texas City	Combined	130	313	225	58	25.8%	165	50	30.3%	"working families and those unable to work because of age or disability"	no

**APPENDIX D**

**PHA PLANS ANALYZED FOR SECTION 8 WAITLIST INFORMATION**

PHA Name	Program Type	Number of Public Housing (PH) Units	Number of Section 8 Vouchers	Total Number on PH Waiting List	Persons with Disabilities on PH Waiting List	Percentage of Persons with Disabilities on PH Waiting List	Total Number on Sec. 8 Waiting List	Persons with Disabilities on Sec. 8 Waiting List	Percentage of Persons with Disabilities on Sec. 8 Waiting List	Disability Preference for PH	Disability Preference for Sec 8
Amarillo	Sec 8		1385				2016	530	26.3%		no
Anderson County	Sec 8		393				373	92	24.7%		no
Ark-Tex COG	Sec 8		1585				1580	100	6.3%		no
Arlington	Sec 8		3260				5020	993	19.8%	"working families and those unable to work because of age or disability"	"working families and those unable to work because of age or disability"
Central Texas COG	Sec 8		3109				1404	12	0.9%		no
Cleburne	Sec 8		355				538	66	12.3%		no
Dallas County	Sec 8		3600				1945	233	12.0%		no
DETCOG	Sec 8		1700				3354	131	3.9%	disabled	disabled
Gainesville	Sec 8		415				264	40	15.2%		no
Greenville	Sec 8		605				1312	99	7.5%		no
Hale County	Sec 8		380				209	87	41.6%		no
Harris County	Sec 8		1848				613	4	0.7%	disabled	disabled
Jacksonville	Sec 8		207				262	26	9.9%		no
Lancaster	Sec 8		1073				2568	36	1.4%		"working families and those unable to work because of age or disability"
Liberty County	Sec 8		271				258	13	5.0%	disabled	disabled
Mesquite	Sec 8		1359				2922	364	12.5%		no
Midland County	Sec 8		458				294	18	6.1%		no
Montgomery County	Sec 8		298				102	18	17.6%		"working families and those unable to work because of age or disability"
Panhandle	Sec 8		1968				630	145	23.0%		"working families and those unable to work because of age or disability"



PHA Name	Program Type	Number of Public Housing (PH) Units	Number of Section 8 Vouchers	Total Number on PH Waiting List	Persons with Disabilities on PH Waiting List	Percentage of Persons with Disabilities on PH Waiting List	Total Number on Sec. 8 Waiting List	Persons with Disabilities on Sec 8 Waiting List	Percentage of Persons with Disabilities on Sec 8 Waiting List	Disability Preference for PH	Disability Preference for Sec 8
Texoma	Sec 8		591				464	74	15.9%		no
Weatherford	Sec 8		517				282	23	8.2%		no
Asherton	Combined	32	32	6	0	0.0%	9	0	0.0%	no	no
Austin	Combined	1929	5023	3025	111	3.7%	5716	71	1.2%	elderly/ disabled	elderly/ disabled
Beckville	Combined	15	264	4	0	0.0%	75	0	0.0%	no	no
Brownsville	Combined	1080	1750	2230	12	0.5%	556	248	44.6%	"working families and those unable to work because of age or disability"	"working families and those unable to work because of age or disability"
Cameron County	Combined	320	1009	313	6	1.9%	673	13	1.9%	no	no
Corpus Christi	Combined	1836	1157	818	141	17.2%	772	94	12.2%	no	no
Dallas	Combined	4602	16050	9281	1636	17.6%	11057	4302	38.9%	"working families and those unable to work because of age or disability"	No
Eagle Pass	Combined	502	485	111	17	15.3%	228	5	2.2%	no	no
Edgewood	Combined	50	34	46	10	21.7%	94	18	19.1%	no	no
El Paso	Combined	6028	5061	1960	134	6.8%	no data	no data		"working families and those unable to work because of age or disability"	no
Fort Worth	Combined	1188	4693	1618	57	3.5%	7451	1507	20.2%	"working families and those unable to work because of age or disability"	no

PHA Name	Program Type	Number of Public Housing (PH) Units	Number of Section 8 Vouchers	Total Number on PH Waiting List	Persons with Disabilities on PH Waiting List	Percentage of Persons with Disabilities on PH Waiting List	Total Number on Sec. 8 Waiting List	Persons with Disabilities on Sec 8 Waiting List	Percentage of Persons with Disabilities on Sec 8 Waiting List	Disability Preference for PH	Disability Preference for Sec 8
Harlingen	Combined	594	698	67	2	3.0%	285	5	1.8%	"working families and those unable to work because of age or disability"	no
Houston	Combined	3771	14424	10095	1772	17.6%	18089	3557	19.7%	no	no
Laredo	Combined	958	1228	1068	14	1.3%	1104	25	2.3%	disabled/handicapped	disabled/handicapped
Marble Falls	Combined	100	126	122	1	0.8%	156	7	4.5%	no	no
Mission	Combined	270	749	1956	21	1.1%	1956	21	1.1%	"working families and those unable to work because of age or disability"	"working families and those unable to work because of age or disability"
Orange City	Combined	431	805	323	12	3.7%	528	39	7.4%	no	no
Paris	Combined	258	301	144	10	6.9%	235	14	6.0%	no	no
Pharr	Combined	304	628	321	21	6.5%	196	9	4.6%	no	no
San Antonio	Combined	6408	11709	11237	684	6.1%	4495	128	2.8%	disabled	disabled
San Marcos	Combined	289	206	127	5	3.9%	169	8	4.7%	no	no
Texarkana	Combined	660	392	118	20	16.9%	844	115	13.6%	"working families and those unable to work because of age or disability"	no
Texas City	Combined	130	313	225	58	25.8%	165	50	30.3%	"working families and those unable to work because of age or disability"	no

**APPENDIX E****2003 HUD FORMULA FUNDING BY LOCAL JURISDICTION**

<b>Local Jurisdiction</b>	<b>CDBG</b>	<b>HOME</b>	<b>ESG</b>	<b>HOPWA</b>
Abilene	\$1,372,000	\$649,029	\$0	\$0
Amarillo	\$2,223,000	\$1,053,540	\$83,000	\$0
Arlington	\$3,885,000	\$1,589,870	\$101,000	\$0
Austin	\$9,176,000	\$4,700,178	\$291,000	\$988,000
Baytown	\$1,028,000	\$0	\$0	\$0
Beaumont	\$2,125,000	\$846,253	\$82,000	\$0
Brownsville	\$3,989,000	\$1,363,464	\$148,000	\$0
Bryan	\$1,158,000	\$503,123	\$0	\$0
Carrollton	\$975,399	\$0	\$0	\$0
College Station	\$1,379,000	\$759,716	\$0	\$0
Conroe	\$668,000	\$0	\$0	\$0
Corpus Christi	\$4,219,000	\$1,862,562	\$170,000	\$0
Dallas	\$22,009,426	\$8,971,694	\$673,000	\$3,869,000
Denison	\$461,000	\$0	\$0	\$0
Denton	\$1,026,926	\$622,867	\$0	\$0
Edinburg	\$1,108,000	\$0	\$0	\$0
El Paso	\$10,483,000	\$4,184,979	\$423,000	\$0
Flower Mound	\$235,007	\$0	\$0	\$0
Fort Worth	\$8,021,000	\$3,350,801	\$269,000	\$820,000
Galveston	\$1,764,000	\$617,835	\$0	\$0
Garland	\$2,645,026	\$887,509	\$0	\$0
Grand Prairie	\$1,686,313	\$600,729	\$0	\$0
Harlingen	\$1,175,000	\$427,655	\$0	\$0
Houston	\$36,992,000	\$14,735,474	\$1,230,000	\$5,069,000
Irving	\$2,850,641	\$1,171,271	\$78,000	\$0
Killeen	\$1,142,000	\$514,192	\$0	\$0
Laredo	\$4,407,000	\$1,454,026	\$150,000	\$0
Lewisville	\$673,020	\$0	\$0	\$0
Longview	\$953,000	\$446,773	\$0	\$0
Lubbock	\$2,854,000	\$1,315,164	\$110,000	\$0
McAllen	\$2,169,000	\$698,335	\$89,000	\$0
McKinney	\$509,768	\$0	\$0	\$0
Marshall	\$504,000	\$0	\$0	\$0
Mesquite	\$1,136,595	\$0	\$0	\$0
Midland	\$1,122,000	\$0	\$0	\$0
Mission	\$995,000	\$0	\$0	\$0
Missouri City	\$326,000	\$0	\$0	\$0
New Braunfels	\$394,000	\$0	\$0	\$0
North Richland Hills	\$395,000	\$0	\$0	\$0
Odessa	\$1,402,000	\$520,229	\$0	\$0
Orange	\$545,000	\$0	\$0	\$0
Pasadena	\$2,389,000	\$854,303	\$0	\$0
Pharr	\$1,343,000	\$0	\$0	\$0

Appendix E: HUD Funding By Local Jurisdiction

Local Jurisdiction	CDBG	HOME	ESG	HOPWA
Plano	\$1,498,873	\$524,254	\$0	\$0
Port Arthur	\$1,680,000	\$504,130	\$0	\$0
Richardson	\$786,000	\$0	\$0	\$0
Round Rock	\$425,000	\$0	\$0	\$0
San Angelo	\$1,120,000	\$482,998	\$0	\$0
San Antonio	\$17,717,000	\$7,370,756	\$703,000	\$1,006,000
San Benito	\$621,000	\$0	\$0	\$0
San Marcos	\$616,000	\$0	\$0	\$0
Sherman	\$401,000	\$0	\$0	\$0
Sugar Land	\$387,000	\$0	\$0	\$0
Temple	\$638,000	\$0	\$0	\$0
Texarkana	\$571,000	\$0	\$0	\$0
Texas City	\$532,000	\$0	\$0	\$0
Tyler	\$1,156,000	\$562,492	\$0	\$0
Victoria	\$783,000	\$0	\$0	\$0
Waco	\$2,059,000	\$1,090,771	\$76,000	\$0
Wichita Falls	\$1,620,000	\$577,586	\$0	\$0
Bexar County	\$2,124,000	\$682,235	\$0	\$0
Brazoria County	\$2,354,000	\$738,585	\$77,000	\$0
Dallas County	\$2,312,006	\$698,335	\$79,000	\$0
Fort Bend County	\$2,125,000	\$590,667	\$0	\$0
Harris County	\$12,822,000	\$3,893,168	\$387,000	\$0
Hidalgo County	\$10,318,000	\$3,137,477	\$306,000	\$0
Montgomery County	\$2,044,000	\$550,417	\$0	\$0
Tarrant County	\$3,855,000	\$1,414,783	\$124,000	\$0
Washington County Consortium	\$0	\$574,567	\$0	\$0
State of Texas	\$85,267,000	\$45,520,000	\$4,703,000	\$2,927,000
Total	\$301,746,000	\$123,614,792	\$10,352,000	\$14,679,000