

THE J. MCDONALD **WILLIAMS** INSTITUTE

**The Cost of Not Addressing
Concentrated Poverty:
How Much Can Dallas Afford to Pay?**

by

**The J. McDonald Williams Institute
Research Arm of the Foundation for Community
Empowerment**

Dallas: A Tale of Two Cities

An Overview of Concentrated Poverty in Dallas

- In Dallas, 166 of the county's census tracts increased in the percentage of the population living below the federal poverty line. *

Table 1. Demographic Characteristics of Select Sectors in Dallas

Region	% White	% Hispanic	% Black	Households Earning \$25,000 or less in 2004	Below 200% of Federal Poverty in 2000
Northern Corridor	65.9%	20.0%	5.7%	9.5%	20.0%
Northwest Oak Cliff	25.0%	42.8%	29.6%	23.2%	35.3%
Dallas County	38.9%	35.1%	20.0%	23.3%	33.4%
East Dallas	41.8%	40.6%	13.0%	26.4%	38.5%
Southeast Dallas	33.1%	38.2%	25.5%	27.2%	40.0%
South Oak Cliff	8.4%	30.2%	60.1%	36.7%	48.1%
West Dallas	2.3%	66.6%	29.8%	51.1%	68.7%
South Dallas	4.6%	17.2%	76.9%	62.9%	71.1%

*Source: Source: Parkland Hospital's "Our Community Health Checkup, 2005 for Dallas County."

An Overview of Concentrated Poverty in Dallas

- The southern sector of Dallas has the largest concentration of poverty, female-headed households, and unemployed males.
 - In Dallas, one of every six residents is living in poverty. For South Dallas, this figure is approximately one of every two residents.*
- The western portion of Dallas also displays high levels of concentrated poverty.
 - In 2004 more than 50% of West Dallas households earned less than \$25,000. This figure represents a significantly higher proportion than in the rest of the county (23.3 percent).**
- 44% of Dallas children live in areas of concentrated poverty (where at least one-fifth of residents live below the poverty line).***
- In 85% (24 of 28 census tracts) of Dallas' most severely distressed neighborhoods, African Americans constituted more than 60% of the children living in such communities.****

*Source: Martin, Marcus, Tim Bray, Julie Kibler, Megan Thibos, Teri Wesson, and Justine Hines. (June 16, 2006). South Dallas. Research Brief. J. McDonald Williams Institute and the Foundation for Community Empowerment.

**Source: Population Reference Bureau, analysis of data from the U.S. Census Bureau, for the Annie E. Casey Foundation.

***Source: Parkland Hospital's "Our Community Health Checkup, 2005 for Dallas County."

****Source: Clark, Dawn. (October, 2004). Distressed Neighborhoods: Children and Youth in the City. Research Brief. Foundation for Community Empowerment.

The Effects of Concentrated Poverty on Children and Families in Dallas

- **Single-Parent Households**
 - **In 2000, 27.5% of Dallas children lived in single-parent households.***
- **In Dallas, 45.2% of children under the age of 5 in single-mother families lived below the poverty line.***
- **Among distressed neighborhoods in Dallas, black and Hispanic children represented more than 90% of the child residents.****
- **20% of all black children in Dallas lived in neighborhoods that can be characterized as severely distressed. This is 20 times the rate for white children and more than 6 times the rate for Hispanic children.**

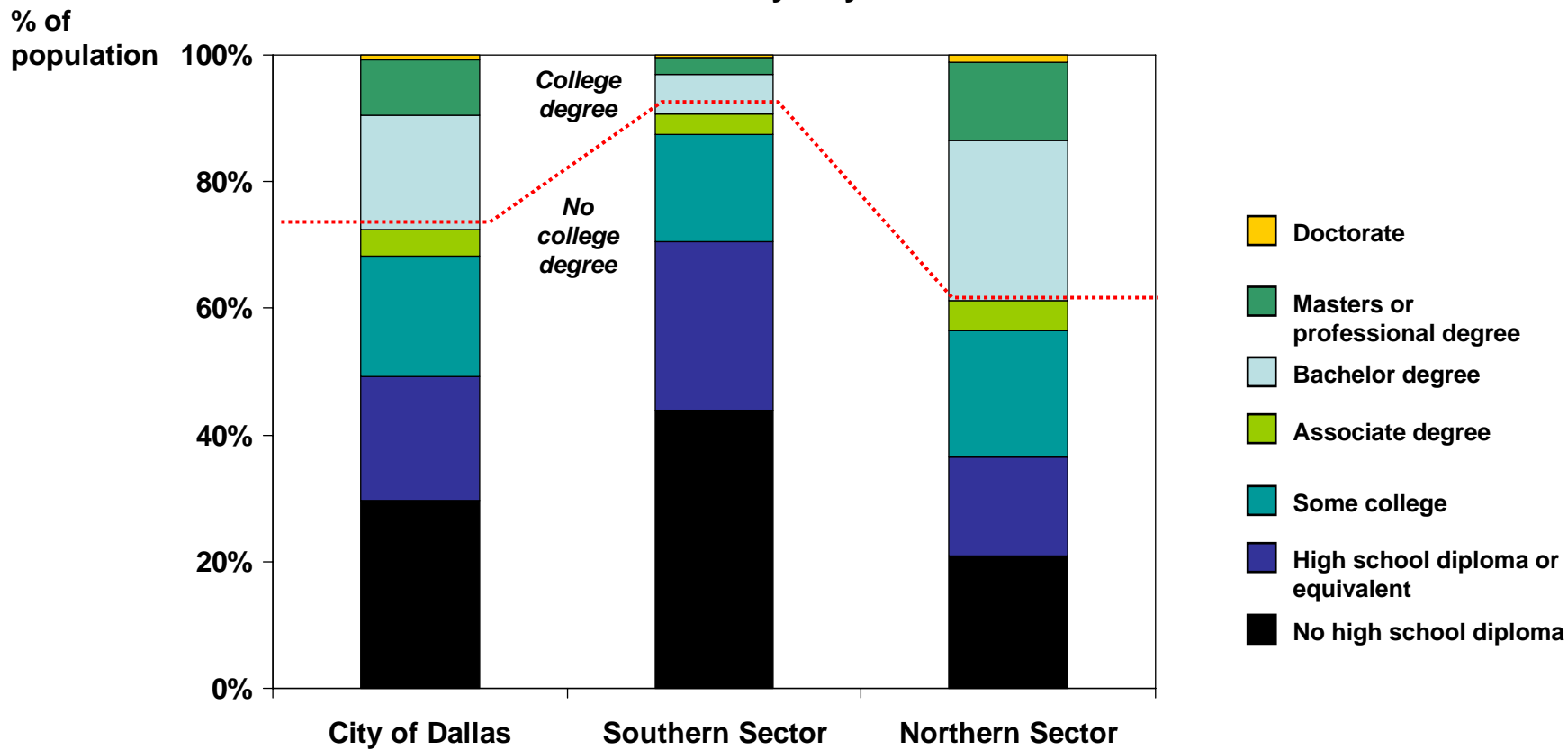
*Source: KIDS COUNT 2000, Population Reference Bureau, analysis of data from the U.S. Census Bureau, for the Annie E. Casey Foundation.

**Source: Source: Clark, Dawn. (October, 2004). Distressed Neighborhoods: Children and Youth in the City. Research Brief. Foundation for Community Empowerment.

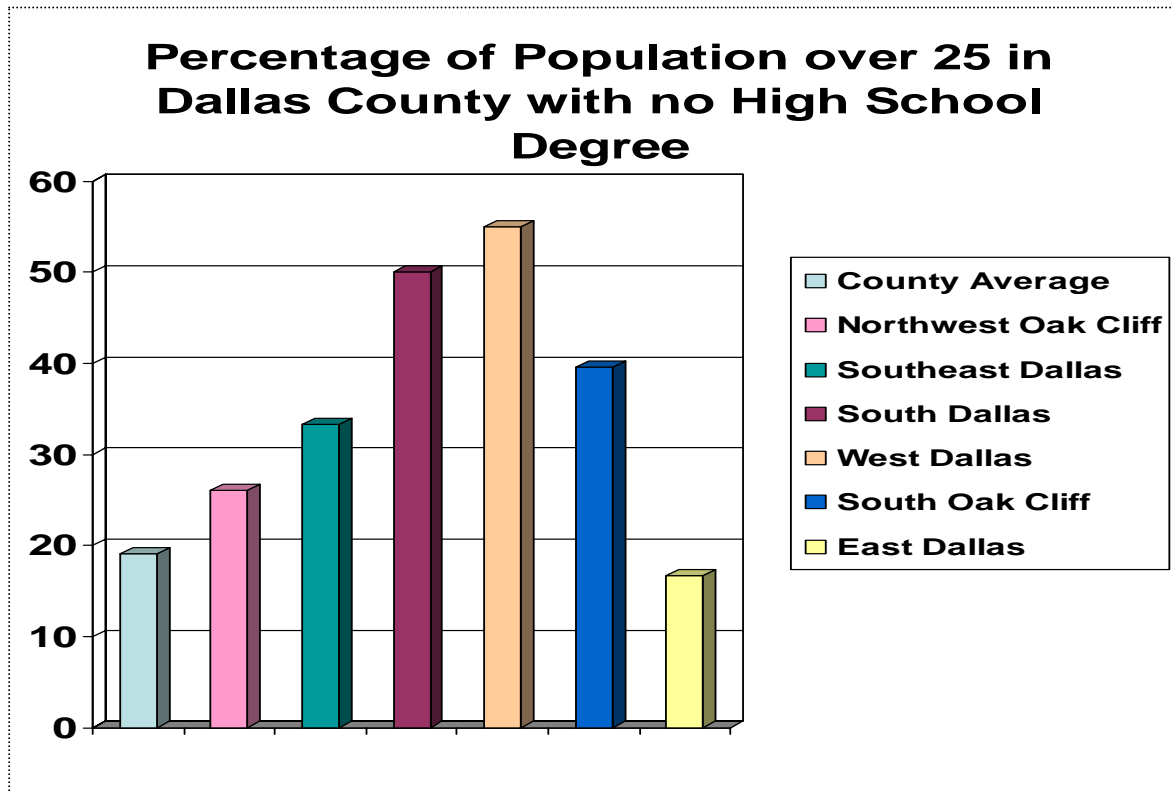
Dallas Southern Sector Education:

Only 12% of Southern Sector Population Has College Degree

Level of Education By City Sector



Education



Overall, 43% of Dallas County youths who were enrolled in 9th grade left school before graduation during the 2003-2004 school year. However, the proportion of the population over age 25 without a high school degree is unequally distributed throughout Dallas county, with low educational attainment concentrated in the poorest sections of the county.*

Education Cont.

Table 2. College Completion for Residents over Age 25 in Dallas County

Area	Bachelors Degree or Higher
Northern Corridor	55.1%
East Dallas	42.7%
Dallas County	27.5%
Northwest Oak Cliff	23.1%
South Oak Cliff	13.3%
Southeast Dallas	9.6%
West Dallas	6.1%
South Dallas	4.3%

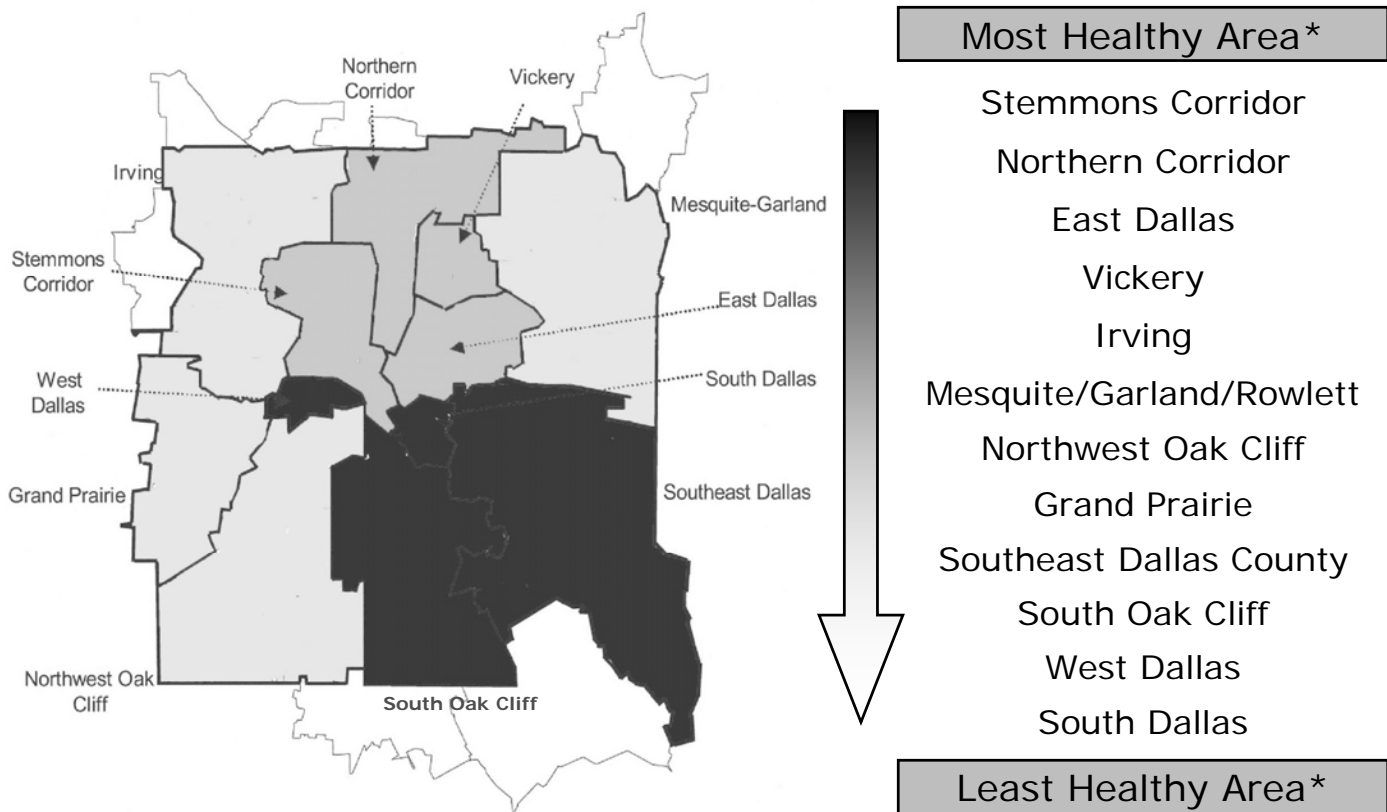
Health

- **Births**
 - In South Dallas, infant mortality rates increased in 2003 to 16.7 deaths per 1,000 live births, the highest rate since 1992.*
- **Teen Childbearing**
 - In 2004, almost 1 of every 5 births in South Dallas childbirths (zip codes 75210 & 75215) was to a mother 19 years or younger.**
- **Mortality rates**
 - In South Dallas mortality rates for 11 of the top 14 causes of death were markedly higher than the county rate.*
- **Hospitalization**
 - South Dallas, West Dallas, and South Oak Cliff had significantly higher age-adjusted inpatient hospitalization discharge rates than Dallas County as a whole in 2003.*
- In 2004, 24.9% of individuals in Dallas county were uninsured.* In comparison, the percentage of uninsured residents in other sectors of Dallas were:
 - 57.3% in South Dallas
 - 61.0% in West Dallas
 - 25.1% in East Dallas

*Source: Parkland Hospital's "Our Community Health Checkup, 2005 for Dallas County."

**Source: Martin, Marcus, Tim Bray, Julie Kibler, Megan Thibos, Teri Wesson, and Justine Hines. (June 16, 2006). South Dallas. Research Brief. J. McDonald Williams Institute and the Foundation for Community Empowerment.

Parkland's Checkup Least Healthy Area Rating (2005)



Employment and Economic Opportunity

- **Dallas’s unemployment rate is 2.5 percentage points higher than the national average for the United States.***
- **The rate of joblessness in South Dallas is more than 1.5 times that of the city of Dallas.**
- **Labor force participation in the city of Dallas is 1.4 times that of South Dallas.**

Region	Labor Force Participation	Jobless Rate
South Dallas	46%	61.10%
Dallas (city)	65.9%	39.03%

*Source: Booz, Allen, Hamilton. (2005). "Dallas at the Tipping Point: A Roadmap for Renewal."

**Source: Martin, Marcus, Tim Bray, Julie Kibler, Megan Thibos, Teri Wesson, and Justine Hines. (June 16, 2006). South Dallas. Research Brief. J. McDonald Williams Institute and the Foundation for Community Empowerment.

Dallas Southern Sector Economics

- **Property Valuations (2000):**
 - **Dallas Southern Sector - \$63.54 per square foot**
 - **85% of available land left in City of Dallas**
 - **Dallas Northern Sector - \$93.32 per square foot**
 - **15% of the available land left in the City of Dallas**
- **Southern Sector consumers continue to be underserved relative to other sectors of Dallas**
 - **The number of business establishments has decreased ~5% since the mid-1990s**
- **The number of high-potential industries - those that fit well with the Southern Sector's resources and strengths - has also decreased**
 - **Decline despite a manufacturing cost advantage**

Crime

- **Dallas once again earned the designation as the city with the “worst overall crime rate for cities with more than 1 million people.” However, crime is not equally distributed across the city.***
 - **Violent crime, including homicide, rape, and assault, occurs at a higher rate in the southern portion of Dallas (zip codes 75217, 75216, 75215) than in the northern sectors of the city. Consequently, the southern portion of Dallas is also one of the most poverty stricken areas.***
 - **The murder rate in the southern portion of Dallas is double the rate in the rest of the city.**
 - **The property crime rate is highest in the southern sector of the city as well, concentrated in zip codes 75216 and 75217, as well as a pocket in the western portion of the city (zip code 75220) and one in the northern region (75243).***
- **According to the Booz, Allen, Hamilton report “Crime in the southeast boosts Dallas’s overall crime rate, and drags down the quality of life index for the city as a whole”* (p.2).**
- **Of the five ZIP codes with the most parolees in the state, four of them are in the southern sector of Dallas.***

Housing

- **The value of homes in north Dallas is 3.5 times higher than in the southern portion of Dallas.***
- **The median age of housing units in the city of Dallas is approximately 30 years, while the median age of homes in South Dallas is 50 years.****
- **Median home value in South Dallas is \$43,914, while the median home value in the city of Dallas is \$109,153.****
- **Housing stock: housing units in the central portion of the city were 3.5 times more likely to be torn down than those in the suburbs, while 85% of new construction occurred in the suburbs of Dallas.*****

*Source: Booz, Allen, Hamilton. (2005). "Dallas at the Tipping Point: A Roadmap for Renewal."

**Source: Martin, Marcus, Tim Bray, Julie Kibler, Megan Thibos, Teri Wesson, and Justine Hines. (June 16, 2006). South Dallas. Research Brief. J. McDonald Williams Institute and the Foundation for Community Empowerment.

***Source: Frederick J. Eggers & Fouad Moumen. HUD. Components of Inventory Change and Rental Market Dynamics: Dallas 1994–2002.

http://www.huduser.org/datasets/CINCH/cinch02/DallasCINCH_1994-2002.pdf

How Much Can Dallas Afford To Pay?

**Frazier:
Dallas's Lower Ninth Ward?**

Comparing Dallas' Frazier Area to the Lower Ninth Ward

- Racial and Ethnic Diversity**
- Single-Parent Households**
- Homeownership Rates**
- Joblessness**
- Educational Attainment**

Racial and Ethnic Diversity

- **98.4% of Lower Ninth Ward was African American.**
 - **66.6% of New Orleans was African American.**
- **71.8 % of Frazier is African American.**
 - **23.8% of Dallas is African American.**
- **Higher ratio of diversity exists between Frazier and Dallas as a whole.**

Single-Parent Households

- **In Frazier, >80% of households are led by single females—twice the percentage for Dallas as a whole.**
 - **Slightly higher disparity than for the Lower Ninth Ward and the city of New Orleans.**
- **Single-female headed households in Frazier are**
 - **Seven times more likely to live in poverty than single-male headed households.**
 - **More than three times more likely than households headed by married couples.**
- **Percentage of single-female headed households is much higher in Frazier than in Lower Ninth Ward.**

Homeownership rates

- **13% less for Frazier than for city of Dallas**
- **10% *higher* for Lower Ninth Ward than for city of New Orleans**

Joblessness

- **62.6% for Frazier**
 - **24% difference between Frazier and city of Dallas**
- **58.6% for Lower Ninth Ward**
 - **11% difference between Lower Ninth Ward and city of New Orleans**

Educational Attainment

- **60% of Frazier adults lack a high school diploma.**
 - 28% of adults lack a high school diploma for Dallas as a whole.
- **40% of Lower Ninth Ward adults lacked a high school diploma.**
 - 25% of adults lacked a high school diploma for New Orleans as a whole.
- **Higher rates of educational attainment correlated with:**
 - Increased social mobility
 - Job opportunities
 - Homeownership rates

Overview of Frazier compared to Lower Ninth Ward

- Larger percentage of families below poverty line**
- More than 30% less high school graduates**
- Much lower owner-occupied housing ratio**
- Higher rates of joblessness**

Action

Plans to revitalize and empower communities such as Frazier merit immediate attention from:

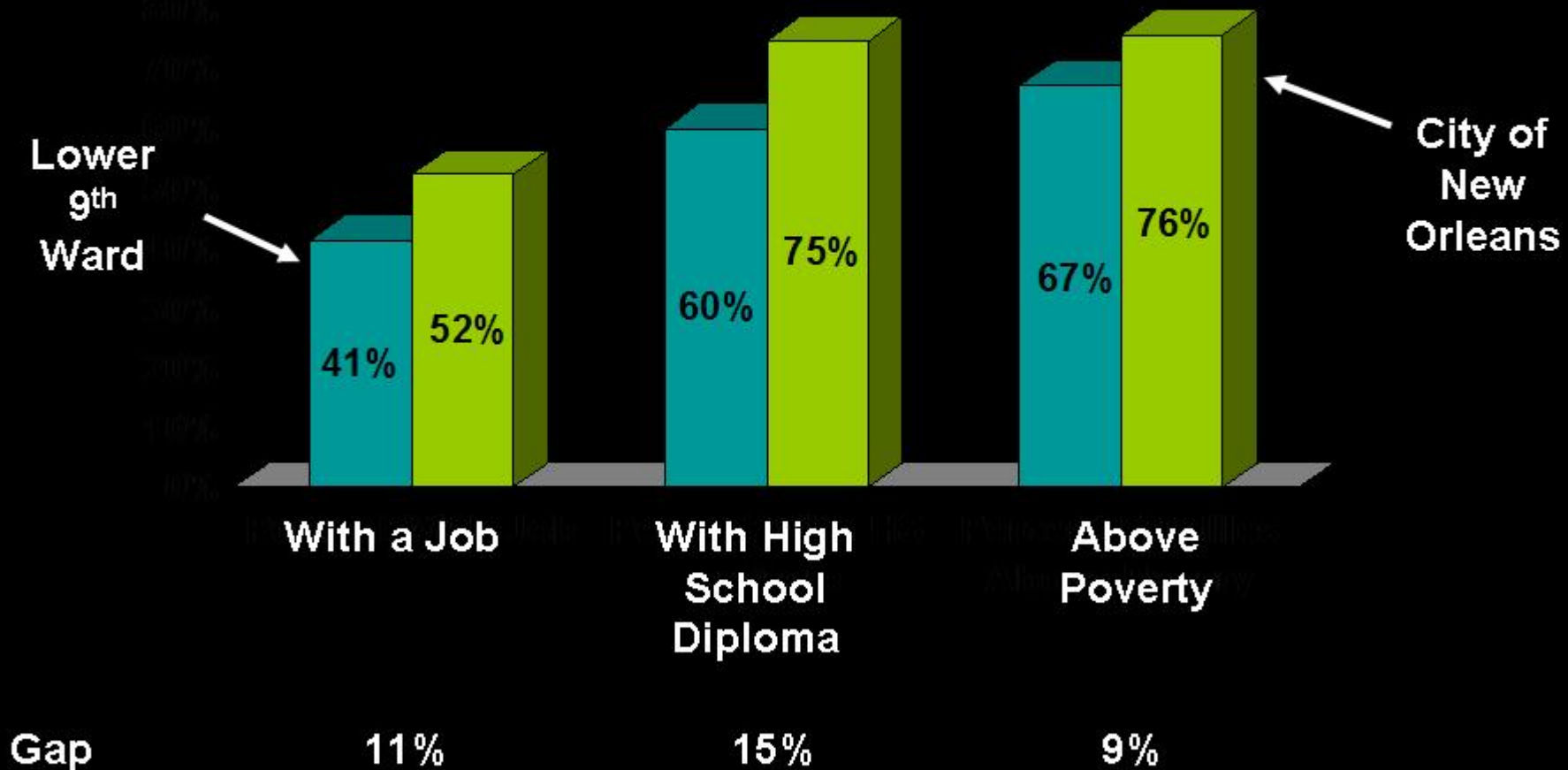
- **Political leadership**
- **Business community**
- **Citizens**

Concluding Remarks

- **Dallas PMSA ranks 95th of the 100 largest metropolitan areas in terms of middle income share, with 39.2% lower income, 31.3% middle income, and 29.5% upper income residents.***
- **The implications of concentrated poverty within certain Dallas neighborhoods translates into profound disparities for children and families in:**
 - **Single parent households**
 - **Education**
 - **Health**
 - **Employment**
 - **Crime**
 - **Housing**

Interrupting a Social Disaster

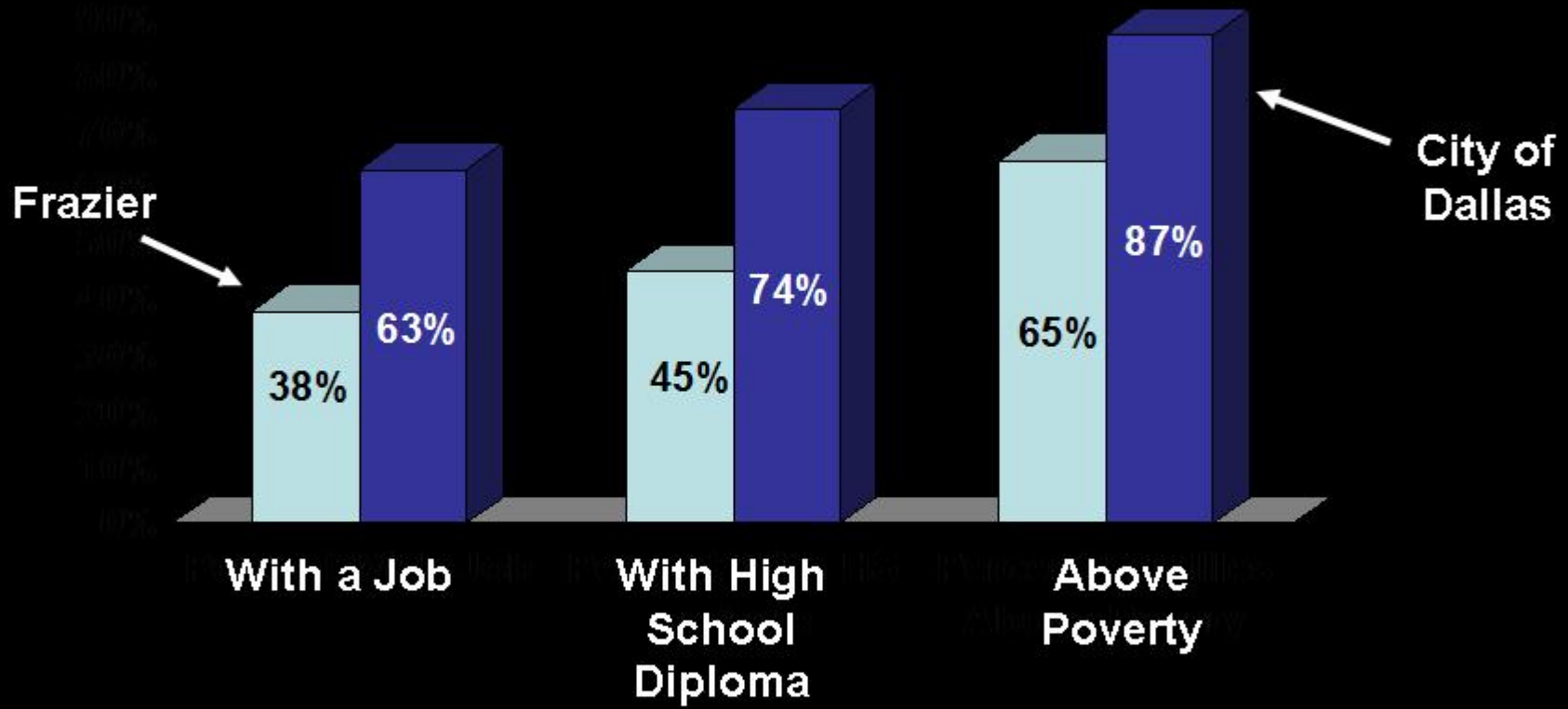
The Wholeness Index



9th Ward vs. New Orleans

Interrupting a Social Disaster

The Wholeness Index



Gap (Frazier)	25%	29%	23%
Gap (9 th Ward)	11%	15%	9%

by

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