

2024 COMMUNITY AND HOUSING SURVEY SUMMARY

TARRANT COUNTY, TX - COMMUNITY DEVELOPMENT

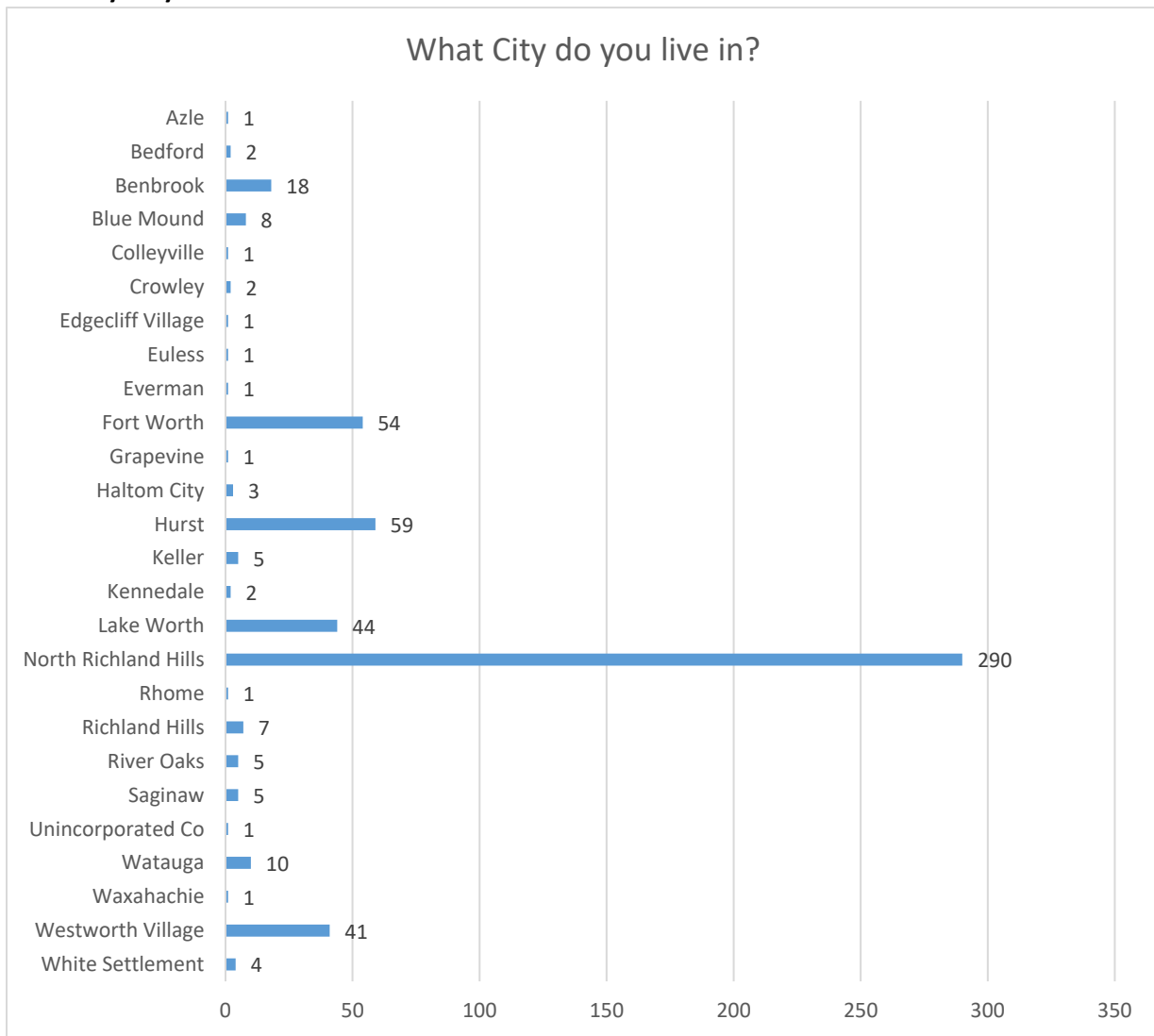
<https://www.tarrantcountytx.gov/en/community-development-and-housing-department.html>

Tarrant County, Texas - Community and Housing Survey 2024

The Tarrant County Community Development Department released a survey for two months on June 1, 2024 to hear from the public about housing and other neighborhood issues to help shape our future housing and community development plans. Information collected will be applied to the 2025-2029 5-year Consolidated Plan for the U.S. Department of Housing and urban Development.

The following is a summary of results. Of the 587 responses, the majority of the respondents were aged 35-74, almost three quarters were female, 85 percent are white, and mainly either employed full time or retired.

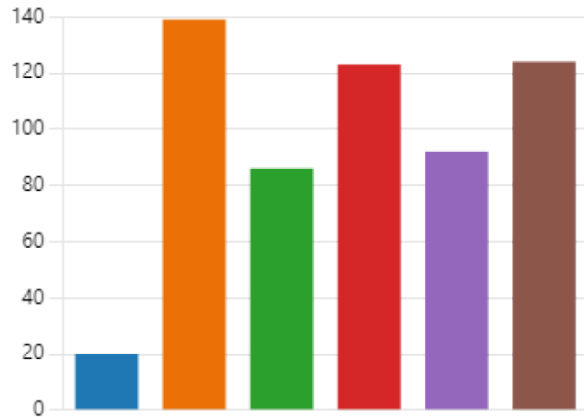
What City do you live in?



Some cities advertised the survey on their websites and/or water bills providing more information for those cities compared to others. Raw data without emails will be provided to each city.

How long have you lived in your neighborhood?

● Less than 1 year	20
● 1-5 years	139
● 6-10 years	86
● 11-20 years	123
● 21-30 years	92
● more than 30 years	124



There is a variety of respondents with different tenure in their neighborhood, but many had similar responses about their neighborhood in terms of safety and ease to services and amenities.

How long have you lived in your current home?

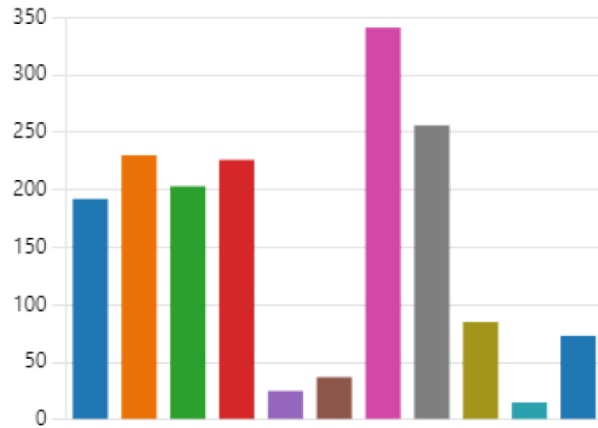
● Less than 1 year	25
● 1-2 years	46
● 3-5 years	111
● 6-10 years	85
● More than 10 years	317



There is no surprise that the majority of respondents lived in their homes for more than 10 years. About 95 percent of those surveyed own their own homes and the above neighborhood question reflects that many have either lived in the same home or moved to another within the same neighborhood.

Which of the following were the most important reasons you decided to live in your neighborhood?

● Live close to work	192
● Schools for my children or gran...	230
● Live near family or friends	203
● Accessibility to stores and amen...	226
● Be near public transportation	25
● Access to job opportunities	37
● Safety in the neighborhood	341
● Affordability of housing	256
● I grew up here	85
● No choice/no where else to go	15
● Other	73



We ask this question because we want to know what is most important to people when seeking a new place to live. Safety and affordability are the top reasons followed by being by nearby schools, accessibility to stores and amenities, and closeness to friends, family and work. When using HUD funds to develop, we make sure to keep these in mind to appropriately build housing to resident needs.

Right now, how likely are you to recommend your neighborhood to someone else as a good place to live?

● Very likely	273
● Somewhat likely	169
● Neither likely nor unlikely	61
● Somewhat unlikely	48
● Very unlikely	33

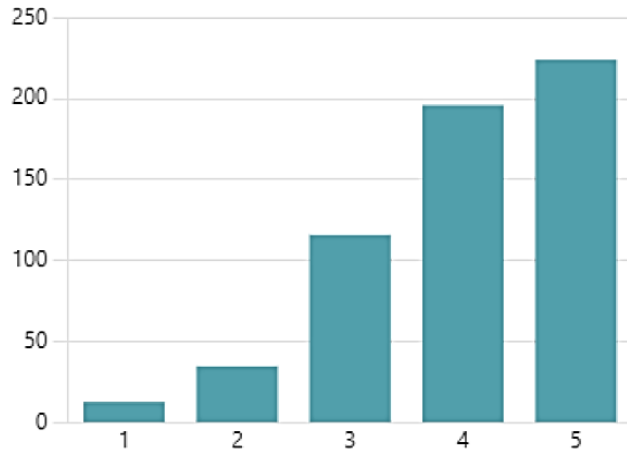


We see that almost all respondents like their neighborhood and feel confident to recommend others to live in their neighborhood.

The following questions help give a better idea about neighborhood perceptions. A rating of 1 means poor or a negative sentiment and a rating of 5 is excellent or positive thoughts on the question.

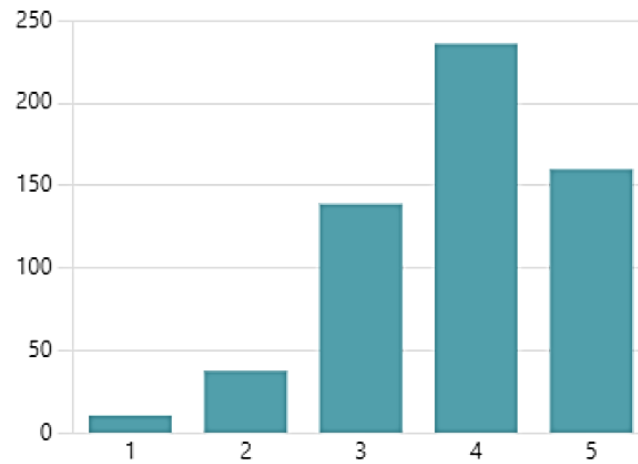
How would you rate the cleanliness of your neighborhood? (1 = poor, 5 = excellent)

4.00
Average Rating



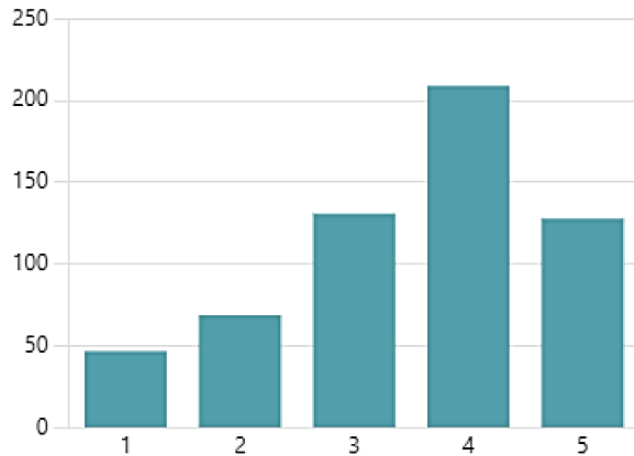
How would you rate the condition of the buildings (including homes) of your neighborhood?

3.85
Average Rating



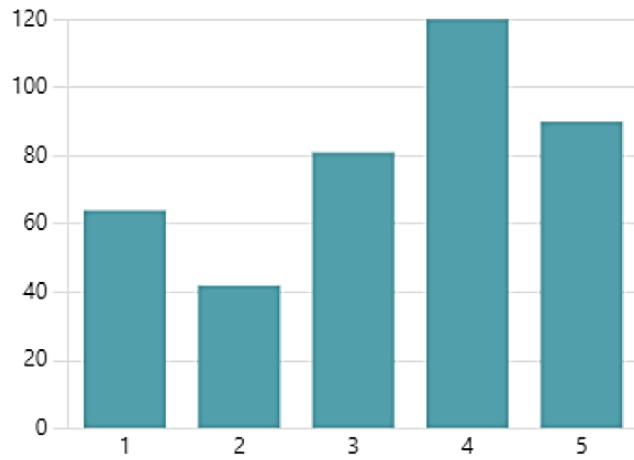
How would you rate the condition of the streets of your neighborhood?

3.52
Average Rating



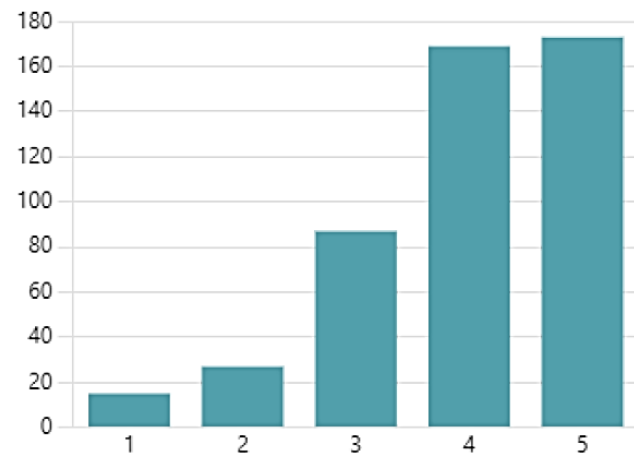
How would you rate the condition of the sidewalks of your neighborhood?

3.33
Average Rating



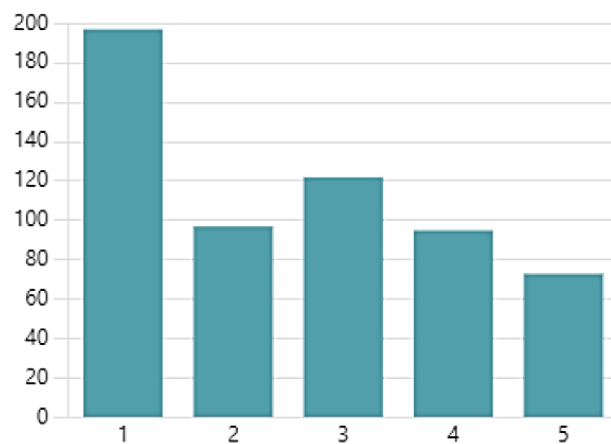
How would you rate the schools in your neighborhood?

3.97
Average Rating



How would you rate access to public transportation (e.g., buses, trains) from your neighborhood?

2.57
Average Rating



Appearance of homes and quality of schools rank high, but infrastructure such as streets, sidewalks and public transportation rank low. With more vehicles on the road and more people in the area, improvements need to be made to our streets to prevent wear and tear on vehicles, sidewalks should be added to encourage more walkability and public transportation should be improved. Several comments about not wanting public transportation going through “my” neighborhood were made, while other comments encouraged improved and more public transit service.

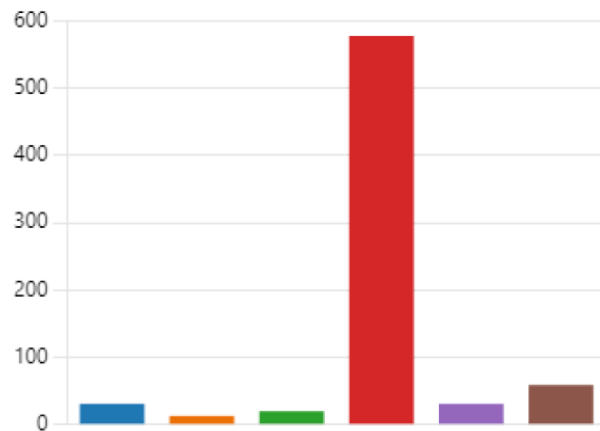
How safe do you feel when walking in your neighborhood?

● Very safe	268
● Somewhat safe	211
● Neither safe nor unsafe	53
● Somewhat unsafe	38
● Very unsafe	14



What is your main method of transportation?

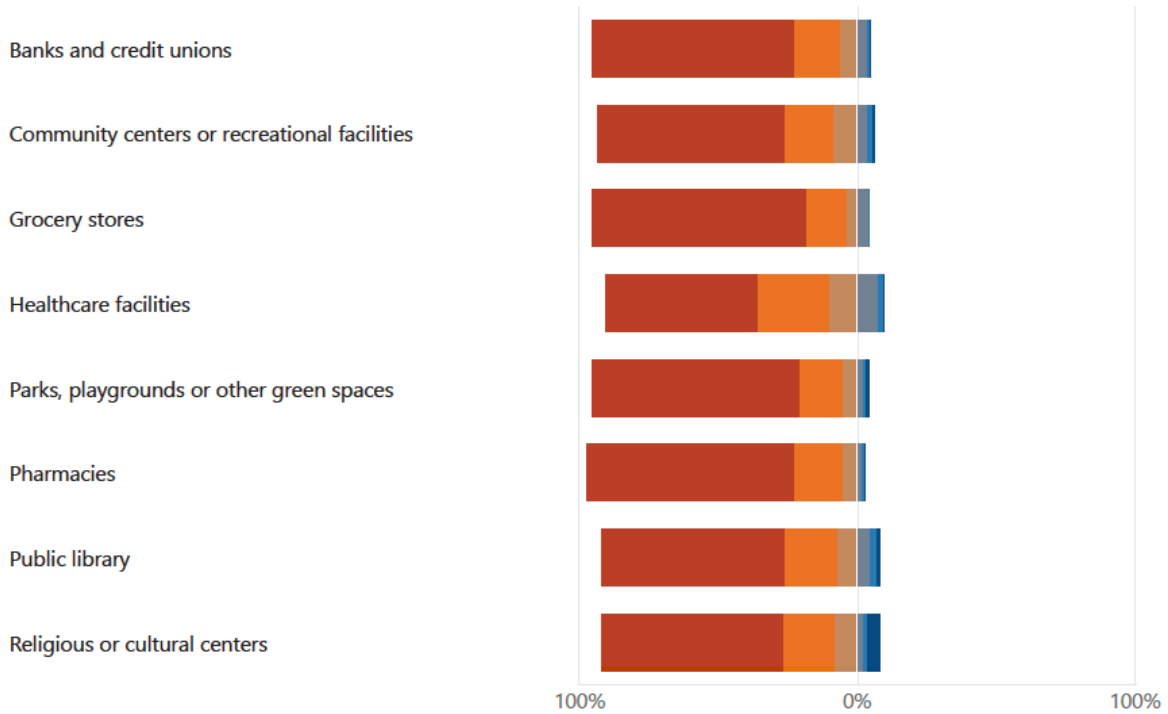
● Bicycle	31
● Call Service (Uber, Taxi, 3rd part...	13
● Friends and family	20
● Personal vehicle (Car, truck, mot...	577
● Public transportation (bus, train,...	31
● Walk	59



Texas is known for its car-centric culture. The state's vast size, sprawling cities, and limited public transportation options make vehicles a primary mode of transportation. Many Texans rely on their vehicles for daily commutes, running errands, and social activities as is evident in this survey. The North Central Texas Council of Governments released the twelfth edition of their newsletter: DFW High-Speed Update. It states, “What should be a 30-minute drive between downtown Fort Worth and downtown Dallas currently takes approximately 51 minutes during rush hour. This will jump to 74 minutes by 2045 (a 45% increase), even with planned roadway improvements.” With an increase of population and more vehicles on the road, investments beyond adding roads will have to be made today to adjust to changes of the future.

Please indicate how easy it would be for you to get to each of the following places.

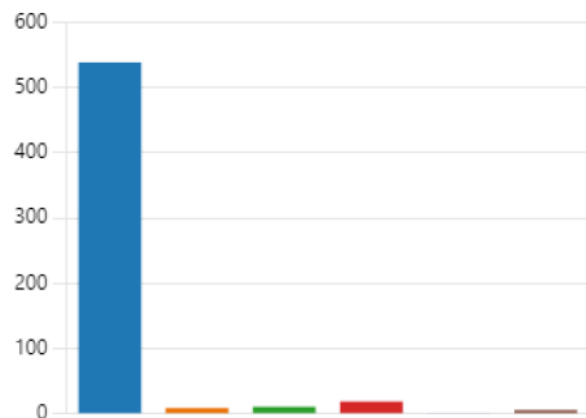
■ Very Easy
 ■ Somewhat Easy
 ■ Neither Easy nor Difficult
 ■ Somewhat Difficult
 ■ Very Difficult
 ■ Don't Know



HOUSING

Which of the following best describes the type of housing you currently live in?

- Single-family home (detached) 538
- Duplex 9
- Townhome (attached or detache... 11
- Apartment/condo building with ... 19
- Apartment/condo building with ... 1
- Other 6



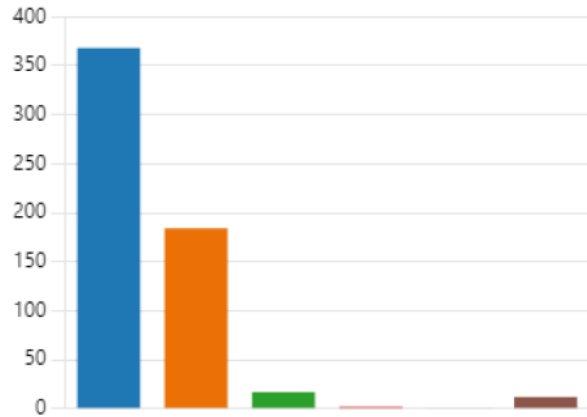
How satisfied would you say you are with the quality of housing you currently live in?

● Very satisfied	346
● Somewhat satisfied	187
● Somewhat dissatisfied	40
● Very dissatisfied	11



During the past three years, how have the overall housing costs for your current home changed?

● Increased a lot	368
● Increased some	184
● Stayed the same	17
● Decreased some	2
● Decreased a lot	1
● Not applicable	12



Do you currently rent your home, own your home, or something else?

● Rent	55
● Own	521
● Other	8



During the past five years, have you looked for a new place to live?

- Yes, looked for a home to rent 53
- Yes, looked for a home to buy 198
- No (skip to question 26) 333



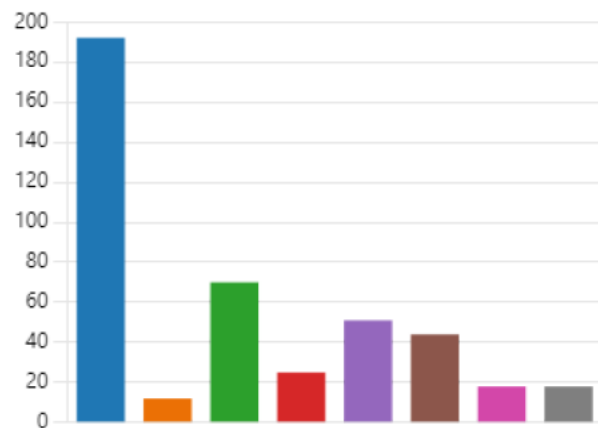
Did you have trouble finding safe, quality housing within your price range in your neighborhood of choice?

- Yes 196
- No (skip to question 26) 107



Which of the following, if any, limited the housing options you were able to consider?

- Affordability: What I/we could a... 192
- Accommodations: Units that acc... 12
- Size: Housing large enough for ... 70
- Credit: My/our credit history or ... 25
- Deposit Amount: The amount of... 51
- Lack of Options: Not being sho... 44
- Feelings of Unwelcomeness: Co... 18
- Other 18



The majority of those that were looking to buy a new home had trouble finding quality housing due to affordability that is sized right for their needs. This is a national issue where “homeowners and renters across the US are struggling with high housing costs. On the for-sale side, millions of potential homebuyers have been priced out of the market by high home prices and interest rates, while the number of renters with cost burdens has hit an all-time high. However, a surge in new multifamily rental units is slowly growing and accelerated single-family construction is starting to lift for-sale inventories.”ⁱ

Comments

330 comments were made in the survey. However, most were personal that emphasized personal opinion and desires from detailed neighbors that impacted their home and family. All comments made will be provided to each city, so that city officials and staff may address those specific comments within their own programs. Comments listed here reflect the needs in our community that were voiced or general statements that were repeated often. Some may be addressed using federal funds.

Need streets repaired or replaced. Need sidewalks repaired and added

Need better public transport.

Need more affordable housing for students, seniors, and low to medium-income households and lower property taxes.

Need more code compliance.

Need nicer & affordable housing for seniors. Need access to transportation for those who can no longer drive.

Need less apartments and more affordable smaller foot-print single-family homes.

Property tax rates in Tarrant County are ridiculously high and keep increasing year over year with no end in sight, making home ownership affordability very challenging.

We need nicer restaurants, not fast food... more recreational businesses like skating rink, bowling alley

We need sidewalks, street repair, and new sewer lines!

Decent housing is needed for all; however, it is especially important for citizens over the ages of 45 but who do not yet count as "seniors" to find affordable housing.

Evaluate the drainage system- causing an increase issue to our sidewalks, streets, and homes

Housing pricing is way too high

We need to be careful of rental properties being maintained. There is no evidence of negative issues. Short term rentals should be monitored closely for negative impacts.

Preserve green space

ⁱ The State of the Nation's Housing 2024 by Joint Center for Housing Studies, <https://www.jchs.harvard.edu/state-nations-housing-2024>