

RESEARCH

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Brief

Linking research and practice to change lives, neighborhoods, and communities

The J. McDonald Williams Institute, research arm of the Foundation for Community Empowerment, is dedicated to conducting non-partisan outcomes research and public policy evaluation related to comprehensive community revitalization of low-income urban areas.

Research Compilation: West Dallas (ZIP Code 75212)

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CONTENTS

Health

Economy

Housing

Education

Civic Engagement

Crime

Income



THE J. McDONALD WILLIAMS INSTITUTE

A Project of the J. McDonald Williams Institute and the Foundation for Community Empowerment

INTRODUCTION

Zip code 75212 is located just west of downtown Dallas. The zip code boundaries are formed by the Trinity River on the north, Loop 12 on the west, and I-30, Chalk Hill Road, the Burlington Northern railroad tracks, and West Commerce Street on the southeast. An estimated 22,789 people live in zip code 75212. The population is predominantly Hispanic (68%) and African American (28.5%), with a median age of 25.6. The area has a high incidence of poverty, with more than one out of every three families living below the federal poverty level. Almost 65% of the population over the age of 25 has not completed high school. This report is a detailed analysis of several key indicators of community health and well-being for zip code 75212.

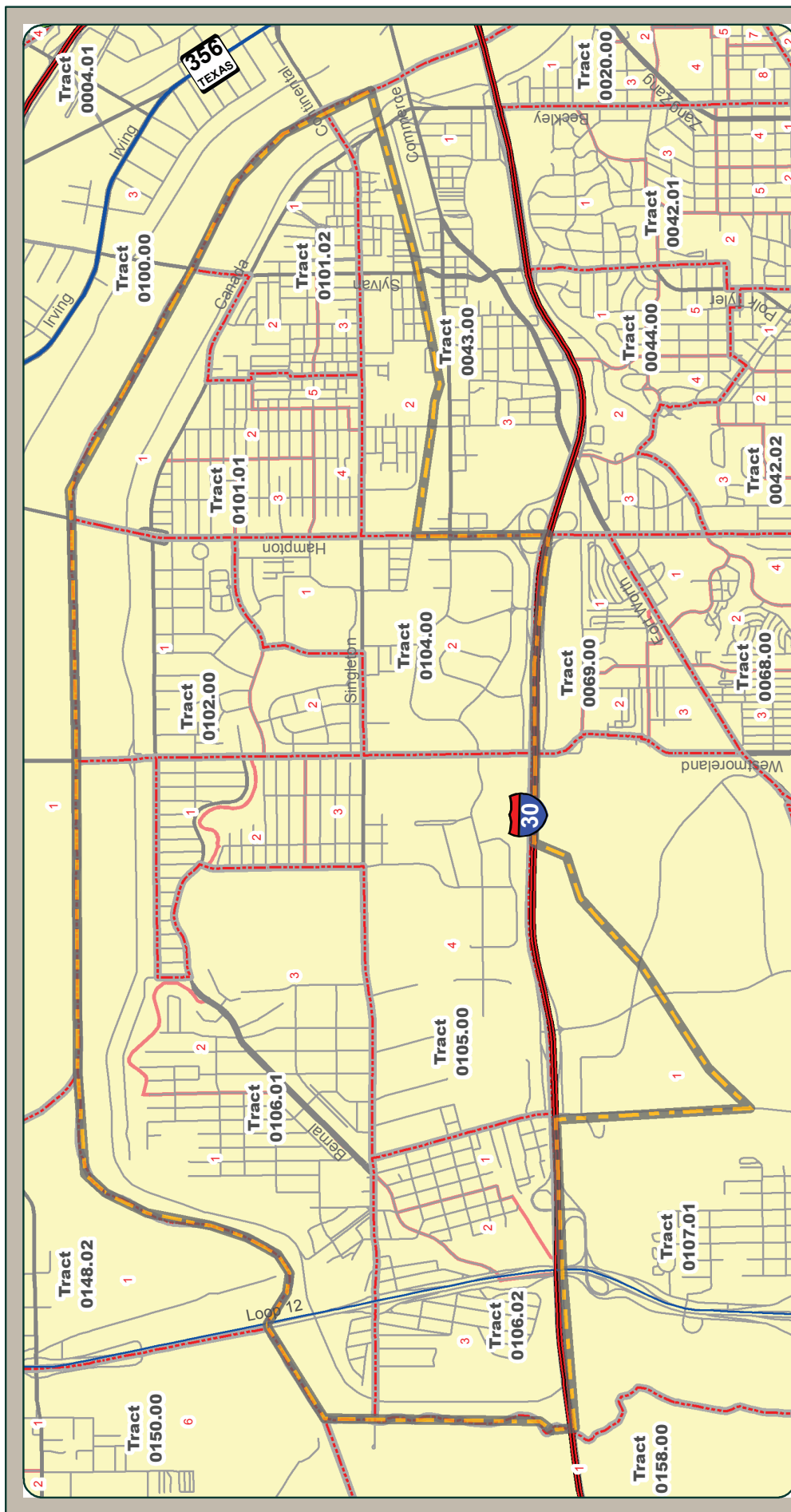
Table 1. Demographic Projections for City of Dallas and Zip Code 75212 in Years 2005 and 2010

Demographic Projections (2005 & 2010) for Zip Code 75212				
	2005		2010	
	Estimate	Percent	Projection	Percent
Population by Age				
Age 17 and under*	8,733	38.32%	8,534	37.24%
Age 18 and over*	14,056	61.68%	14,383	62.76%
Age 21 and over*	12,868	56.47%	13,226	57.71%
Age 65 and over*	1,842	8.08%	1,894	8.26%
Total Population	22,789		22,917	
Median Age	25.6		26.66	
Population by Sex				
Male	11,294	49.56%	11,366	49.60%
Female	11,495	50.44%	11,551	50.40%
Total Population	22,789		22,917	
Male/Female Ratio	0.98		0.98	
Households by Household Income				
Income Less than \$24,999	3,001	48.88%	2,869	46.24%
Income \$25,000-\$49,999	1,795	29.23%	1,724	27.79%
Income \$50,000-\$99,999	1,100	17.92%	1,223	19.71%
Income \$100,000-\$249,999	226	3.68%	358	5.77%
Income \$250,000 or more	18	0.29%	30	0.48%
Total Households	6,140		6,204	
Median Household Income	\$25,790		\$28,138	
Per Capita Income	\$9,248		\$10,480	
Population by Racial / Ethnic Identity				
Black / African American	6,496	28.50%	5,511	24.05%
Hispanic / Latino	15,437	67.74%	16,695	72.85%
White	525	2.30%	440	1.92%
Asian	169	0.74%	126	0.55%
Other	162	0.71%	145	0.63%
Total Population	22,789		22,917	

Demographic Projections (2005 & 2010) for City of Dallas				
	2005		2010	
	Estimate	Percent	Projection	Percent
Population by Age				
Age 17 and under*	335,525	27.42%	344,520	27.22%
Age 18 and over*	888,059	72.58%	921,262	72.78%
Age 21 and over*	840,175	68.67%	871,482	68.85%
Age 65 and over*	105,523	8.62%	117,940	9.32%
Total Population	1,223,584		1,265,782	
Median Age	31.74		33.3	
Population by Sex				
Male	621,678	50.81%	643,895	50.87%
Female	601,906	49.19%	621,887	49.13%
Total Population	1,223,584		1,265,782	
Male/Female Ratio	1.03		1.04	
Households by Household Income				
Income Less than \$24,999	126,975	27.47%	118,026	24.73%
Income \$25,000-\$49,000	144,771	31.32%	142,363	29.83%
Income \$50,000-\$99,999	119,179	25.79%	129,329	27.10%
Income \$100,000-\$249,999	58,269	12.61%	70,823	14.84%
Income \$250,000 or more	12,983	2.81%	16,729	3.51%
Total Households	462,177		477,270	
Median Household Income	\$42,491		\$46,061	
Per Capita Income	\$24,445		\$26,860	
Population by Racial / Ethnic Identity				
Black / African American	295,108	24.12%	285,366	22.54%
Hispanic / Latino	515,371	42.12%	610,387	48.22%
White	360,028	29.42%	313,454	24.76%
Asian	34,182	2.79%	37,429	2.96%
Other	18,895	1.54%	19,146	1.51%
Total Population	1,223,584		1,265,782	

Note: Percentages are percent of total population and do not sum to 100%

Source: Claritas



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Legend

ZIP Code 75212

Census Block Groups

Census Tracts

Metroplex Major Roads

U.S. Highway

Road Type

State Highway

Interstate Highway

Farm to Market

Toll Highway

1 inch equals 0.66 miles

75212 Orientation Map

HEALTH

Some studies have suggested that the overall health of a community can influence other issues in the community. High rates of morbidity and mortality, disability, and unhealthy pregnancy outcomes can have both short-term and long-term negative consequences for individual lives as well as for the life of the community. The following preliminary analysis highlights specific health indicators that have been identified in zip code 75212. Although this is not an exhaustive list of indicators, it does focus on certain core ones, such as infant mortality, age-adjusted death rates, and premature mortality, which are part of the Healthy People 2010 goals—a national set of indicators that have been deemed by the United States Department of Health and Human Services to be important measures of the nation's overall health.

Healthy Pregnancy Indicators

Texas Department of Health (2004) data showed that in zip code 75212:

- 550 infants were born. These infants were predominately Hispanic (75.5%) and African American (21.3%).
- Nearly 25% of all childbirths were to teen mothers (19 years of age or under).
- More than 60% of infants were born to unmarried mothers.
- At 3.6 deaths per 1000 live births, the infant mortality rate is lower than the city of Dallas rate (5.7 deaths per 1000 live births), and is below the Healthy People 2010 objective of 4.5 deaths per 1000 live births.
- A slightly larger percentage of mothers sought prenatal care during the first three months of pregnancy (82%) compared with mothers in all of Dallas County (77%).

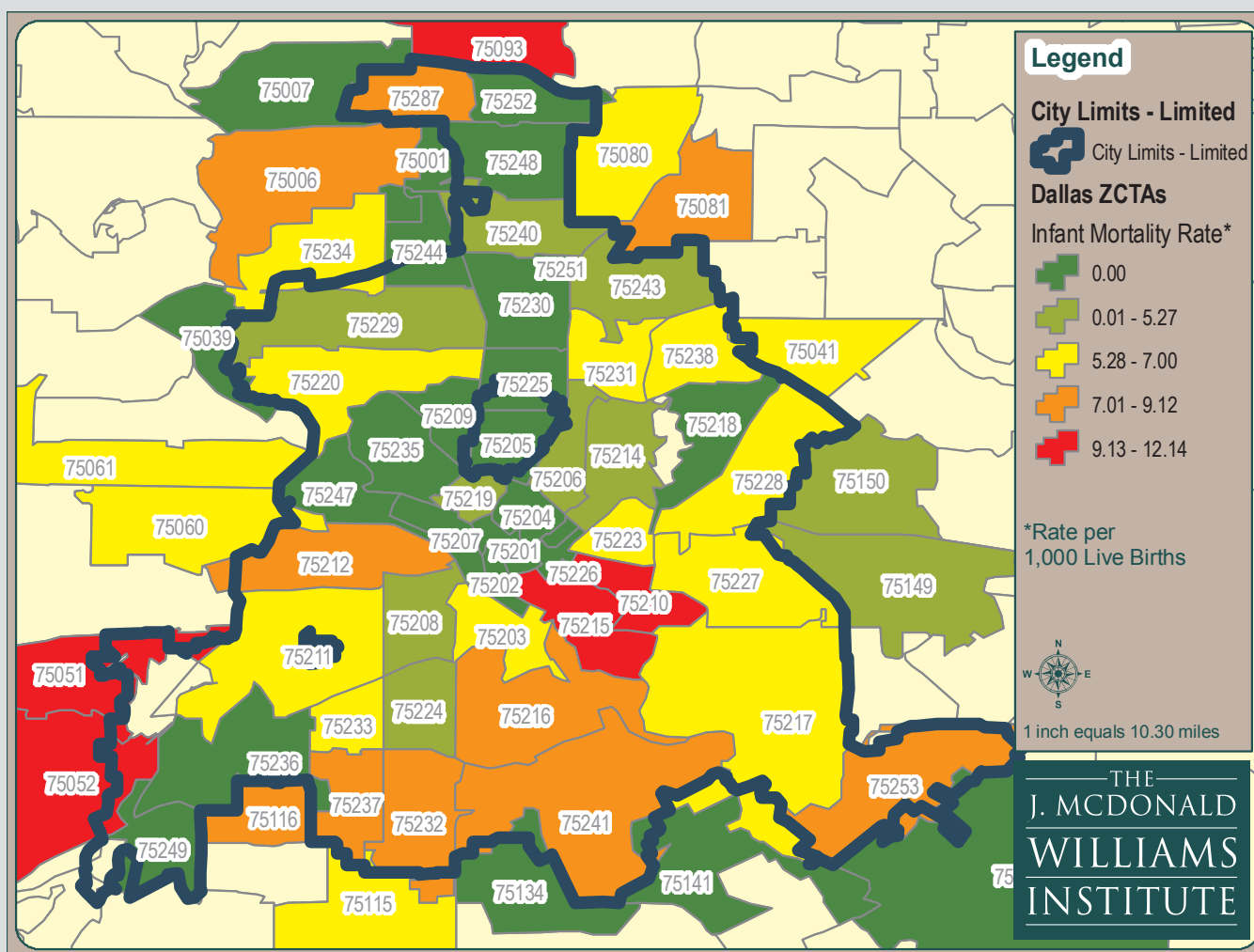


Figure 1. Infant Mortality per 1,000 Live Births by Zip Code, 1999-2003

- An approximately equal proportion of infants were born prematurely (with a gestation of 36 weeks or less) compared to infants in all of Dallas County (9.8% compared to 10.3%).

Mortality Indicators

- Residents typically die younger than other Dallas residents, with 41.4% of deaths in 2004 occurring for persons under age 65, compared to only 36.7% of deaths occurring for persons under age 65 in other Dallas zip codes. (2)
- Residents in zip code 75212 experienced a greater rate of potential life loss (78.0 years of potential life lost (YPLL) per 1,000 residents) compared to Dallas County as a whole (42.8 YPLL per 1,000 residents), after taking into account differences in the overall age distribution of the areas. (2)

- Residents of West Dallas had a much higher age-adjusted hospitalization discharge rate (153.2 discharges per 1,000 residents) compared with other Dallas County residents in 2004 (115.8 discharges per 1,000 residents). (9)
- In addition, the most recent Parkland Hospital Checkup revealed that West Dallas also had higher discharge rates for cardiothoracic and vascular procedures, pulmonary, gastroenterology, general surgery, general medicine, neurology/neurosurgery, and obstetrics/gynecological reasons than Dallas county residents as a whole. This suggests that for many service lines, inpatient hospital care may be taking up the slack for inadequate primary care. (9)
- Roughly 60% of all residents in West Dallas were uninsured in 2005. (9)

Table 2. Age-Adjusted Death Rates Per 100,000, Years 1999–2003

	1999	2000	2001	2002	2003
Heart Disease	338.2	340.9	343.8	334.0	340.2
Cancer	238.9	321.7	169.1	332.8	295.8
Cerebrovascular Disease	83.7	88.9	78.9	40.0	75.2
Homicide	25.0	43.6	57.7	40.2	44.2
Diabetes Mellitus	12.3	34.9	53.1	73.4	42.0
Chronic Liver Disease & Cirrhosis	31.6	19.7	20.7	34.8	35.5
Influenza & Pneumonia	0.0	8.9	114.4	54.5	22.5
Chronic Obstructive Pulmonary Disease	32.9	6.4	44.4	50.5	22.1
Chronic Kidney Disease	19.5	24.2	20.4	24.5	19.6
Septicemia	29.4	8.9	36.2	22.0	8.0
Alzheimer's Disease	5.6	0.0	7.9	24.7	8.0
HIV/AIDS	9.0	0.0	39.9	10.0	6.2
Suicide	10.3	4.7	13.1	49.6	3.5
Motor Vehicle Accidents	64.8	53.0	21.3	41.1	0.0

Notes: Beginning in 2000 TDSHS used ICD-10 data and the U.S. 2000 standard million population. Numbers in bold green represent those that are higher than for the city of Dallas.

Table 3. Individual Income Tax Return Characteristics in Zip Code 75212, Tax Year 2002

Adjusted Gross Income Category	Total Number of Returns	# of Returns Reporting Salaries & Wages	Number of Returns Owning Tax	Total Number of Exemptions Claimed	Number of Dependent Exemptions	Total Adjusted Gross Income*	Total Income from Salaries and Wages*	Total Amount of Tax*
Total for 75212	7,742	7,149	3,511	18,586	9,211	\$163,910	\$144,354	\$8,926
Under \$10,000	1,986	1,720	262	3,289	1,391	\$10,136	\$8,622	\$44
\$10,000 to under \$25,000	3,367	3,084	1,329	8,408	4,339	\$58,230	\$51,734	\$1,035
\$25,000 to under \$50,000	2,101	2,066	1,636	5,932	3,021	\$70,210	\$66,991	\$3,482
\$50,000 or higher	288	279	284	957	460	\$25,334	\$17,007	\$4,365

(*Money amounts in thousands of dollars; Eg. \$3,776=\$3,776,000.00)

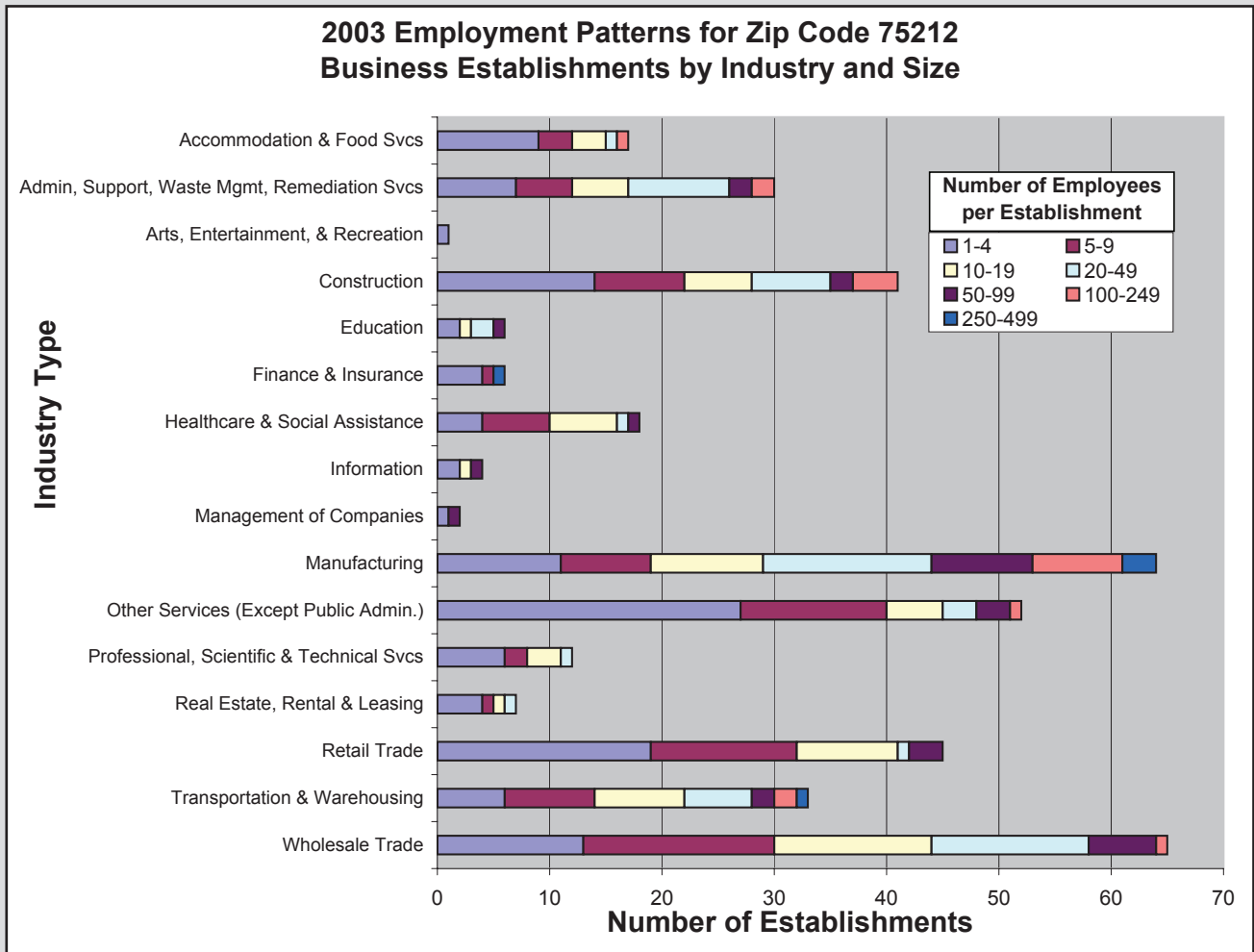


Figure 2. Employment Patterns for Business Establishments by Industry and Size, 2003

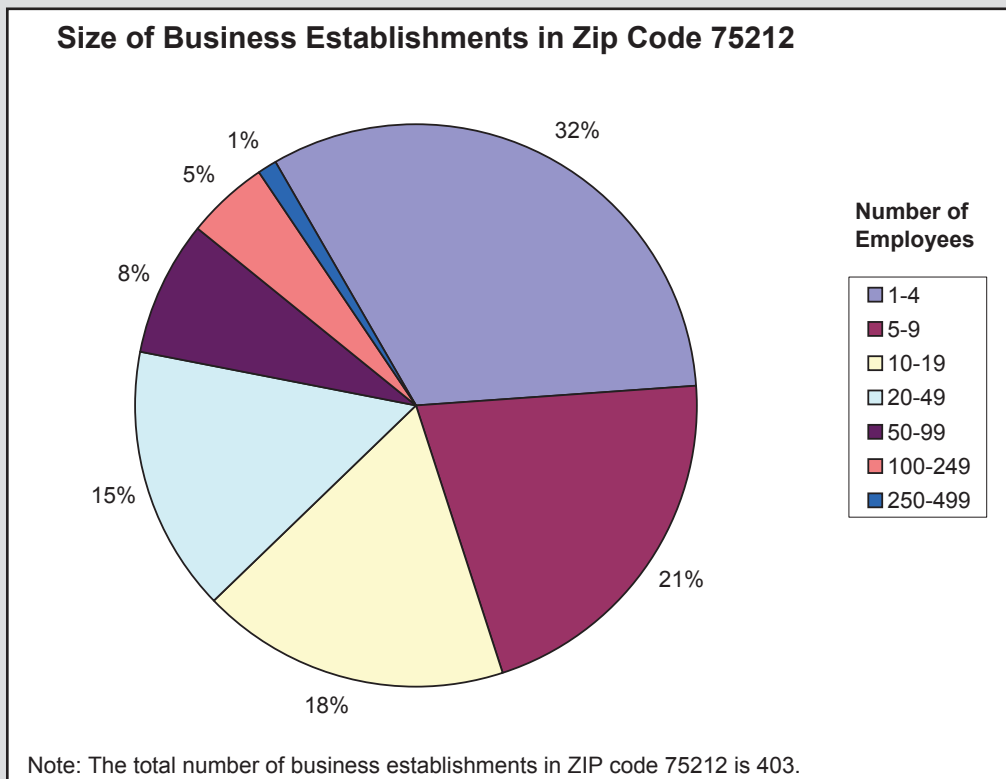


Figure 3. Size of Business Establishments, 2003

ECONOMY

A strong economic base is the cornerstone of a healthy and vibrant community. Economic vitality within a community provides residents with employment and income opportunities and the ability to purchase decent housing, adequately plan for retirement, and save money for their children's college education. The economic base for zip code 75212 is illustrated by data in Table 3, Figures 2 and 3, and a list of employment, income, and retail indicators.

Employment, Income, and Retail

- The 2003 U.S. Census Business Patterns Survey reported a total of 403 businesses operating in zip code 75212.
- Almost one-third of the 403 establishments were small businesses, with between one and four employees.
- Manufacturing and wholesale trade were the most common industries, with more than 60 establishments each.
- Recent analysis of Internal Revenue Service 2002 tax returns showed annual household incomes of less than \$10,000 for more than 25% of returns in zip code 75212.
- Nearly 70% of the zip code's tax returns showed annual incomes of \$25,000 or less in 2002.
- More than half of the zip code's tax filers owed no federal income taxes.
- In 2002, the combined adjusted gross income for all tax filers in zip code 75212 was slightly less than \$164 million.
- According to the 2000 census, roughly 35% of individuals and 37% of families in zip code 75212 were living in poverty, close to twice

the city of Dallas' rates of 17.8% and 14.9%, respectively.

The most recent data available from Claritas estimate that in the year 2005:

- Residents in zip code 75212 were significantly less likely to be employed than other residents in Dallas. Roughly 42% of the residents ages 16 and older in zip code 75212 were employed, compared with 61% for the city of Dallas.
- More than 51% of residents ages 16 and over in zip code 75212 were not actively looking for work, while only 35% of residents of the city of Dallas were not in the labor force.
- The unemployment rate (which excludes residents not actively looking for work) in zip code 75212 was 13.8%, more than double the city of Dallas' unemployment rate of 6.6%.
- The percentage of residents employed in service occupations was about one-third higher than for the city of Dallas (19.3% versus 14.7%, respectively). Service occupations are frequently characterized by low wages, a lack of benefits, and low advancement potential.
- One-fourth of the households in zip code 75212 did not own a vehicle, compared with the city of Dallas' rate of just over 10%.
- The median family income in zip code 75212 was \$27,322—less than half of the city's median family income of \$47,211.
- The poverty rate for female-headed households with children under 18 years of age was 62%—more than 1.7 times the city of Dallas' rate of 35%.
- Overall, in 2005, residents of zip code 75212 were at a significant economic disadvantage compared with residents of the city of Dallas, Dallas County, and the state of Texas.

Table 4. Housing Statistics for Zip Code 75212 and the City of Dallas

	Zip Code 75212	City of Dallas
Percentage of Family Households	78.97%	57.98%
Median Owner-Occupied Housing Value	\$41,483	\$109,153
Percentage Owner-Occupied Units	49.67%	42.06%
Percentage Single-Family Detached Units	72.62%	43.04%
Median Year Housing Built	1962	1973
Percentage Housing Units Built since 1999	7.47%	8.11%

HOUSING

The availability of safe and affordable housing is critical to a community's survival. In addition to meeting residents' basic human need for shelter, housing contributes to the aesthetic qualities of a community. Moreover, homeownership provides not only a place to call home, but a vehicle for investment and the accumulation of wealth. High levels of homeownership also improve stability and cohesion of a community, as residents who own their homes move less often and are more likely to view themselves as stakeholders in the future of the community. Although renting is appropriate for some households, high levels of renter occupancy may be a sign that homeownership is not affordable for many members of the community.

Housing Characteristics

- In 2005, there were an estimated 6,140 occupied housing units in zip code 75212; these were predominantly single-family detached units (73%) and multifamily buildings of 19 or fewer units (14%).
- The median age of housing units in the area was 44 years, significantly older than the median age of the city's housing units (roughly 30 years).
- The age of the housing units was echoed by the average tenure of owner-occupied units, with 13 years as the average length of residence in zip code 75212, compared with 9 years as the average length of residence in the city as a whole.
- Roughly 83% of the employed population traveled at least 15 minutes from home to place of employment, with more than 17% traveling 45 minutes or more. These patterns suggest overall stability in homeownership and tenure, although commute information should be considered in light of the area's 62% jobless rate.
- The estimated median housing value in zip code 75212 was less than half of the value for the city of Dallas (\$41,483 versus \$109,153, respectively). An estimated 7.47% of the housing units in zip code 75212 have been built since 1999—slightly less than the city's rate (8.11% built since 1999).

Because a zip code is a fairly large and diverse area, data may mask more important patterns and trends. Here, we explore patterns of variation within the area for two housing phenomena: median home value and renter occupancy.

Housing Values

Figure 4 shows variation in the 2005 estimated median house values for the census block groups in and around zip code 75212. The color coding from red to green shows lower and higher median home values relative to the area within two miles of zip code 75212 (not relative to the city). The patches of dark blue represent areas of residential land use. While the area's median home value is \$41,483, the median home values at the block group level vary substantially.

The highest housing values within the neighborhood are in the area north of Singleton Boulevard, south and east of the West Fork of the Trinity River, and west of Norwich Lane, with an estimated median value of \$81,818 (almost two times the median value for the zip code). As the area immediately west of Norwich lane is undeveloped, most of these houses fall on the west side of the stream that bisects the area. The second and third highest values fall on opposite sides of the zip code. The block group bounded by Bernal Drive, Clymer Street, and Walton Walker Boulevard, with a median housing value of \$53,500, has the second highest housing values in the area. This area merits further attention, as it also has one of the lower ranking median household incomes. The third highest area, with a median value of \$51,023, is surrounded by low-valued areas. This area is bounded on the north by Canada Drive, on the south by Dennison Street, on the east by Ladd, Shaw, and Navaro Streets, and on the west by Harston Street. Preliminary investigation suggests that the relatively high median housing value is driven by a few randomly dispersed units of particularly high value.

Several of the zip code's block groups have much lower median values. The lowest values in the area tend to be along and to the east of Hampton Road. The lowest estimated median values are in

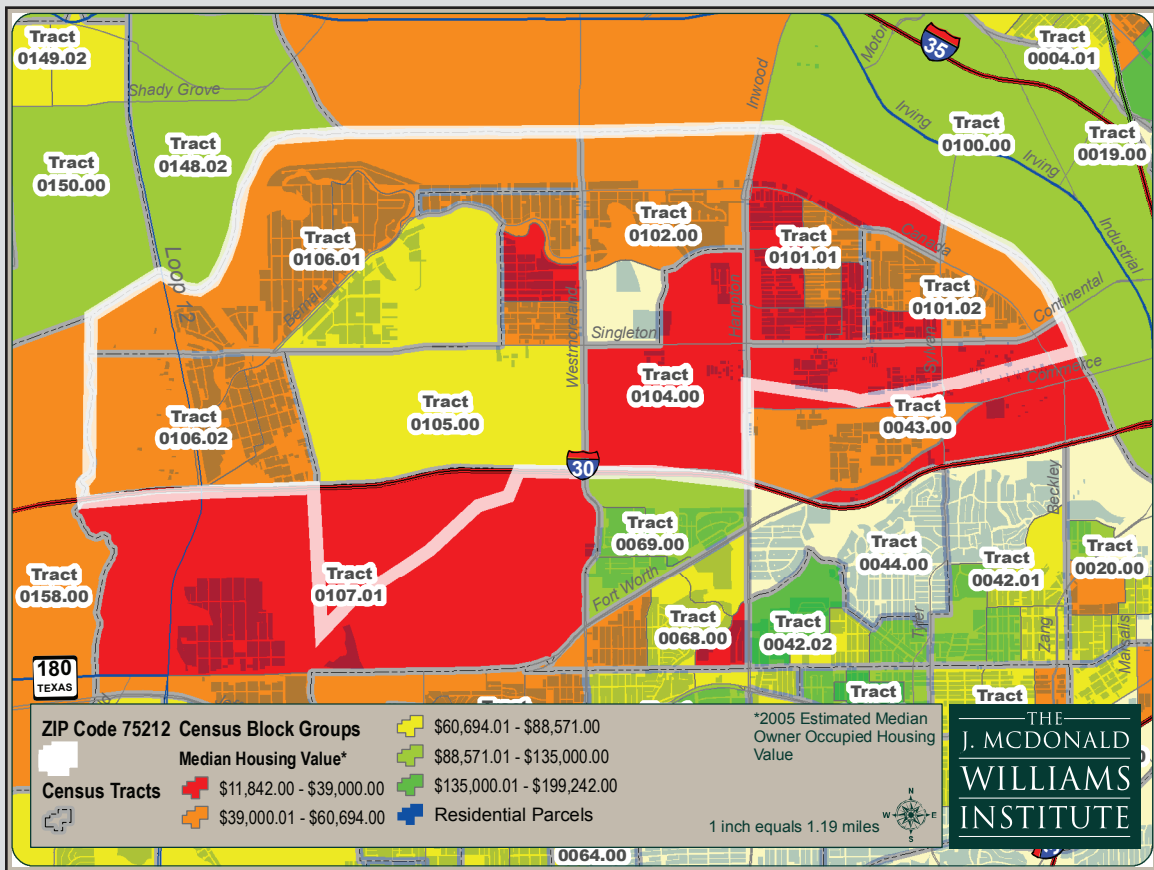


Figure 4. Estimated Median Owner-Occupied Housing Value by Block Group, 2005

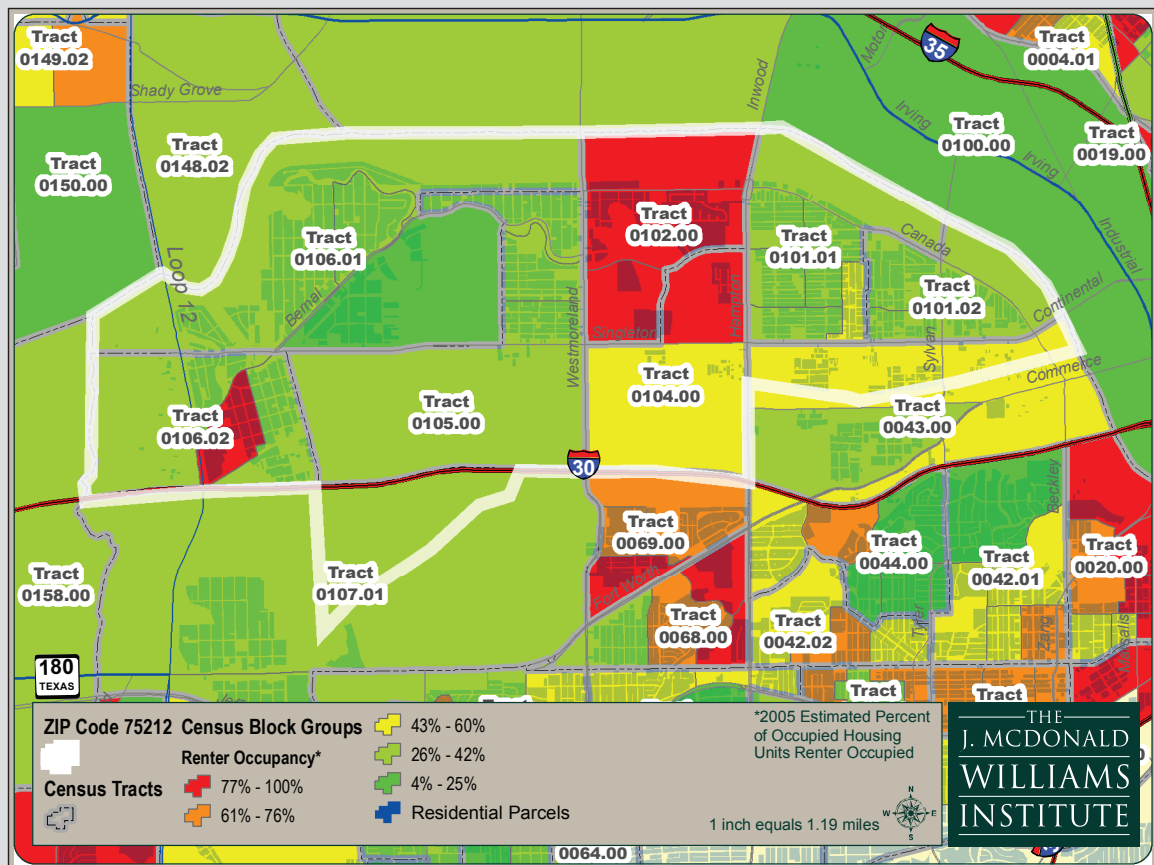


Figure 5. Estimated Renter Occupancy of Occupied Units by Block Group, 2005

Table 5. Level of Education in Zip Code 75212 by Census Tract, 2005

Area	Population 25+ years	Less Than High School	High School Graduate	Some College	College Graduate
Tract 43.00	841	61.12%	38.88%	10.94%	3.57%
Tract 101.01	2021	59.38%	40.62%	11.83%	1.48%
Tract 101.02	1822	72.45%	27.55%	10.87%	2.41%
Tract 102.00	1038	64.84%	35.16%	7.51%	2.12%
Tract 104.00	381	67.45%	32.55%	3.94%	1.57%
Tract 105.00	1437	56.09%	43.91%	15.87%	2.64%
Tract 106.01	2691	69.68%	30.32%	7.54%	2.12%
Tract 106.02	1354	64.55%	35.45%	9.97%	2.29%
Zip Code 75212	11585	64.90%	35.10%	10.25%	2.23%
City of Dallas	766,839	29.79%	70.21%	23.07%	27.58%

Note: Some census tracts are partial tracts and only include the portion of the tract that falls within Zip Code 75212

Source: Claritas

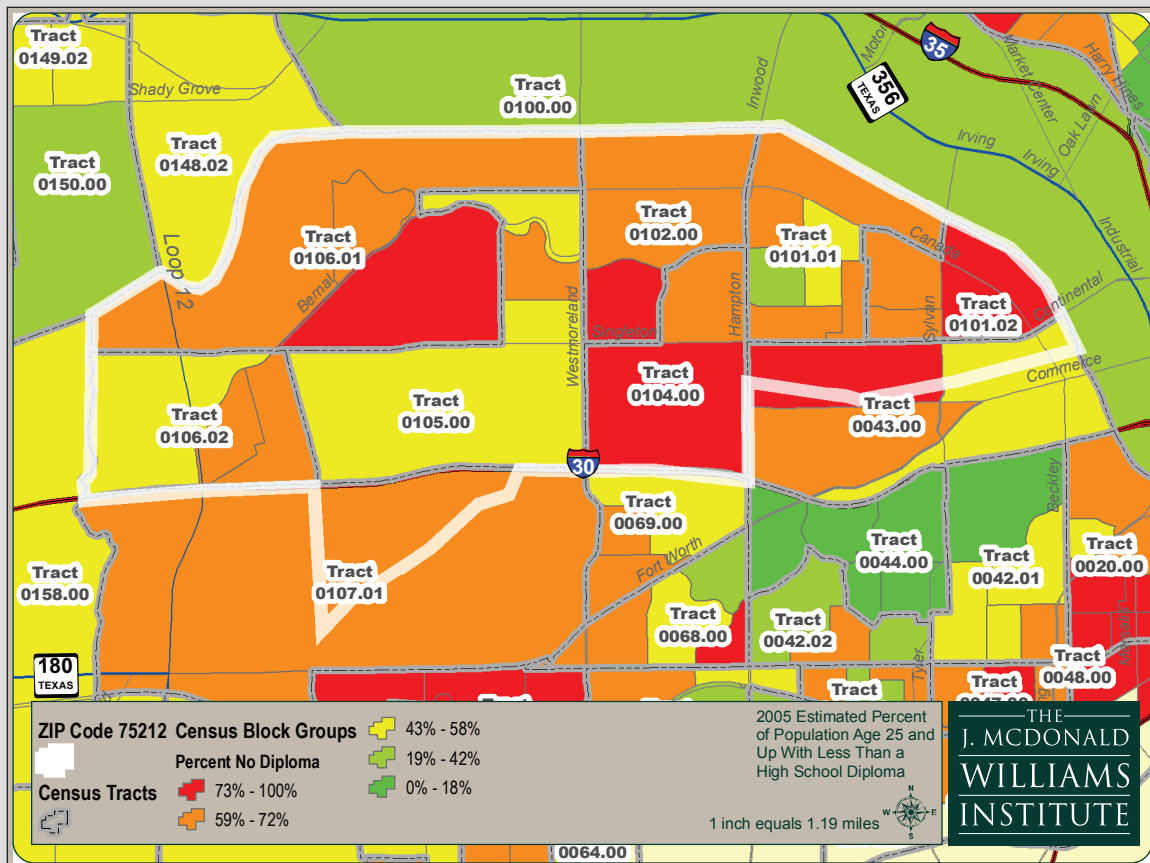


Figure 6. Percentage of Population with Less than High School Education, 2005

Table 6. Selected Voter Turnout Statistics by Zip Code and City

	Zip Code 75212	City of Dallas
Voter Turnout - 2004 Presidential Election	24.9%	28.90%
Voter Turnout - 2005 November General Election	8.22%	20.08%
Ratio of Kerry Votes to Bush Votes, 2004	5.80:1	1.23:1

the two block groups south of Singleton and east of Hampton, with estimated median values of \$12,821 and \$18,438.

Renter Occupancy

As with home values, there is substantial variation within the zip code in renter occupancy (see Figure 5). While renters account for 50.3% of occupied housing units, the neighborhood's block groups range from 24% to 97% renter occupied. Because levels of homeownership have been shown to be related to community involvement, exploring these variations is crucial for targeting meaningful interventions.

The area with the lowest renter occupancy rates is also the area with the highest owner-occupied housing values, and is bounded by Singleton Boulevard, Norwich Lane, and the West Fork of the Trinity River. This area has a 24% renter occupancy rate. Generally, areas to the west of Westmoreland, particularly north of Singleton, have the lowest renter occupancy rates in the neighborhood. The block groups with the highest renter occupancy are located in the large area bounded by Canada Drive on the north, Singleton Boulevard on the south, Hampton Road on the east, and Westmoreland Road, with renter occupancy rates exceeding 85%. The highest renter occupancy rates are found in the area immediately northwest of Hampton Road and Singleton Boulevard, with a rate of almost 97%. Another area with particularly high renter occupancy is the anomalous area identified above, bounded by Bernal Drive, Clymer Street, and Walton Walker Boulevard. This area, which has low-ranking household incomes and the second highest housing values, has the fourth highest renter occupancy rate at just over 79%.

EDUCATION

There is perhaps no greater equalizer for full integration into American society and many of its institutions than increased educational attainment. Recent studies suggest that the lifetime earning difference between a high school dropout and a college graduate is more than \$1.1 million, while the lifetime earning difference between a high

school graduate and a person with a professional degree is \$3.4 million (U.S. Census Bureau, 2002).

Data derived from the 2005 Claritas Marketing Estimates reveal the following patterns for zip code 75212:

- Overall, low educational attainment rates are having a significant impact on the earning potential and employment opportunities of residents in zip code 75212.
- In 2005, only 35% of residents ages 25 and older in zip code 75212 had finished high school—half the rate for the city of Dallas (70%).
- In 2005, only 2.2% of residents in zip code 75212 over the age of 25 had graduated from college, less than one-tenth of the 28% estimated for the city of Dallas.
- Only 10% of the zip code's residents age 25 and over had attended some college despite not earning a bachelor's degree—markedly lower than the city of Dallas' rate of 23%.
- Striking differences appear when educational attainment rates are examined by census tracts within the zip code.
- In 2005, 72% of residents ages 25 and older in census tract 101.02 had never finished high school—the highest high school dropout rate for any census tract in zip code 75212.
- In 2005, 44% of residents ages 25 and older in census tract 105.00 had finished high school—the highest graduation rate for any census tract in zip code 75212.
- Census tract 43.00 had the highest percentage of college graduates in zip code 75212 with 3.6%.

CIVIC ENGAGEMENT

Voter turnout in zip code 75212 lagged slightly behind overall city turnout in the 2004 presidential election, and was significantly less than the overall city turnout for the November 2005 general election. While the city's electoral participation dropped by roughly 10 percentage points from 2004 to 2005, participation in zip code 75212 dropped from 24.90% in 2004 to 8.22% in 2005.

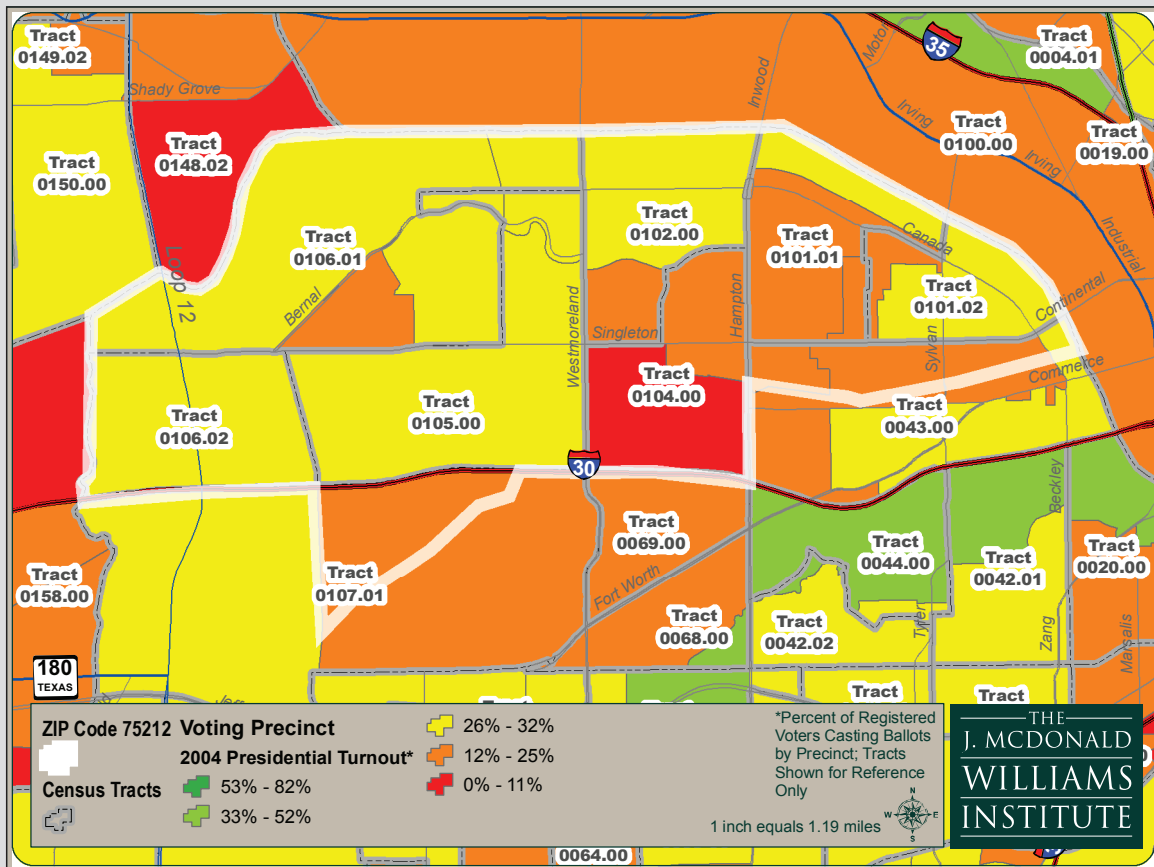


Figure 7. Voter Turnout by Precinct, 2004 Presidential Election

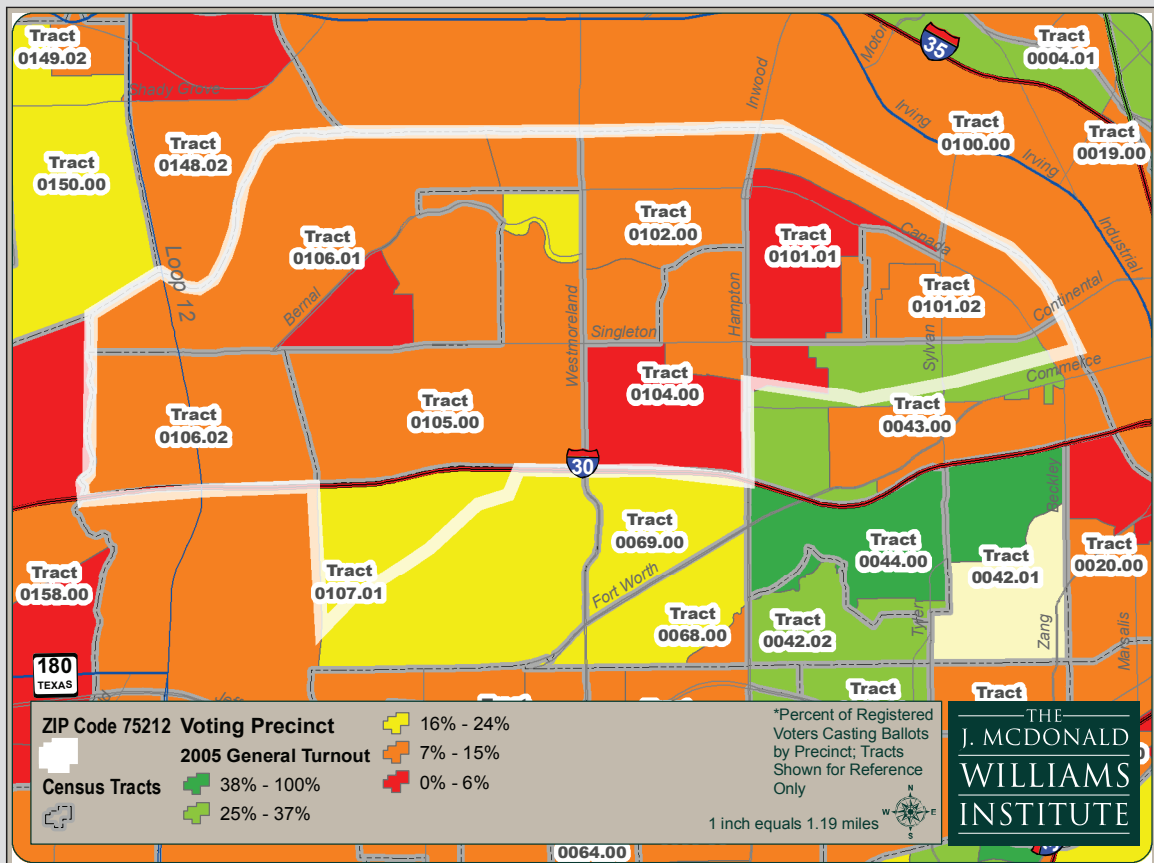


Figure 8. Voter Turnout by Precinct, 2005 General Election

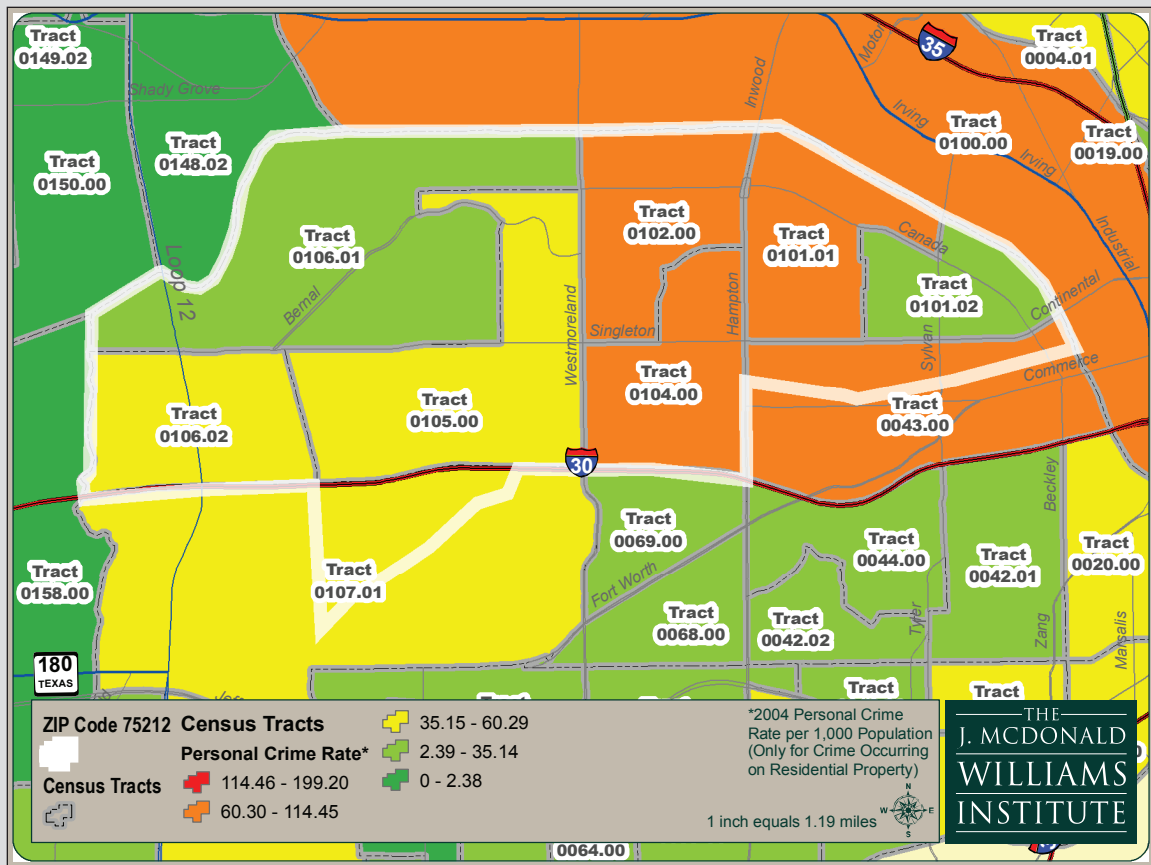


Figure 9. Residential Personal Crime Rate by Census Tract, 2004

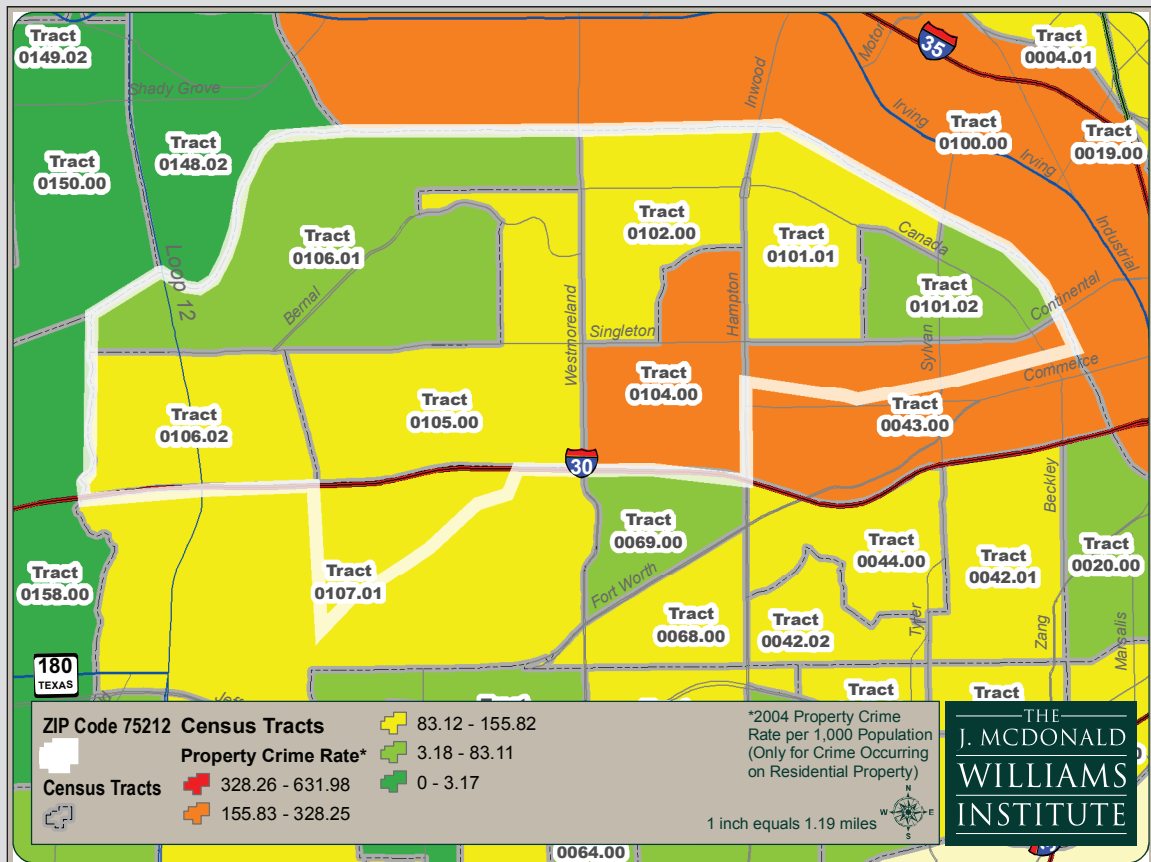


Figure 10. Residential Property Crime Rate by Census Tract, 2004

Analysis of the election results also shows interesting differences between the area and the city. While the city's voters supported Senator John Kerry for President by a margin of 1.23 to 1, the support for Senator Kerry in zip code 75212 was 5.80 to 1. zip code 75212 voters, however, did not appear to show as much enthusiasm for the current city administration as the city does. City voters in the November 2005 general election rejected Dallas Proposition 1, which would have strengthened the mayor's position in the mayor-city manager balance of power. The measure garnered just less than 50% of the vote. In zip code 75212, however, support was much lower, with only 11% of voters showing support for the proposition.

As Figure 7 indicates, turnout for the 2004 presidential election varied throughout zip code 75212. The lowest recorded turnout for zip code 75212 was recorded in Precinct 3015, with 10% of registered voters casting ballots. This precinct is located between Westmoreland and Hampton, just north of Interstate 30. Turnout generally varied by as much as 20 percentage points across the area. The marked decline in voter turnout from 2004 to 2005 is noticeable in Figure 8. Note that the colors are based on relative ranking, so orange represents 12-25% turnout in the 2004 presidential election and only 7-15% turnout in the 2005 election, due to overall lower turnout in the 2005 election. In the 2005 election, as in 2004, the lowest voter turnout is concentrated in the eastern and near-southern portion of the zip code.

CRIME

In 2004, there were 42,814 personal crimes reported to the Dallas Police Department. These included calls for offenses such as murder, rape, robbery, and assault. An additional 117,786 property crimes (including theft, motor vehicle theft, and burglary) were reported. (1) We believe that the location of a crime plays a major part in determining how it will affect the community. Some of the most devastating crimes are those that occur either in the residence or on or near residential property. In 2004, 19,951 of Dallas' personal crimes occurred on residential premises, resulting in a residential personal crime rate of 16.30 per 1,000 population, while 37,994 of the property offenses occurred on residential premises, resulting in a citywide residential property crime rate of 31.04 per 1,000 population.

Within zip code 75212, there was some variation across census tracts in personal and property crimes. Figure 9 displays the residential personal crime victimization rate (per 1,000 population) for zip code 75212. All tracts in zip code 75212 had crime rates that were higher than the city average. The area east of Westmoreland had rates at least 2.3 times the city average, with some areas more than 5 times the city average. The tract with the highest residential personal crime rate was the tract bordered by Interstate 30, Singleton, Westmoreland, and Hampton, with a rate of 88.35 per 1,000 population.

A similar pattern is evident when considering residential property crime. As Figure 10 depicts, the highest rate of residential property crime is found in the area between Interstate 30, Singleton, Hampton, and Westmoreland, with a rate of 252.54 per 1,000 population, roughly 8 times the city's mean. Higher residential property crimes rates were distributed in the southern half of the zip code.

INCOME

In 2005, there were an estimated 6,140 households in zip code 75212. The estimated median income for these households was \$25,790, with roughly 63% of households earning less than \$35,000, and more than 36% earning less than \$15,000. For the area as a whole, the median household income was just under two-thirds of the city's estimated median income of \$42,491. The percentage of unemployed in the area was estimated to be 13.8%, almost double the 6.6% estimated for the city. One criticism of the unemployment rate, however, is that it excludes from the calculation those individuals who are unemployed and not looking for work. The percentage of jobless residents (which reflects all persons not employed, whether or not they are seeking employment) for zip code 75212 was considerably higher than the city's jobless rate (58.03% versus 39.03%).

We present two tools for comparisons within the zip code: (a) comparisons of family income from the U.S. Department of Housing and Urban Development and (b) estimates of household median incomes.

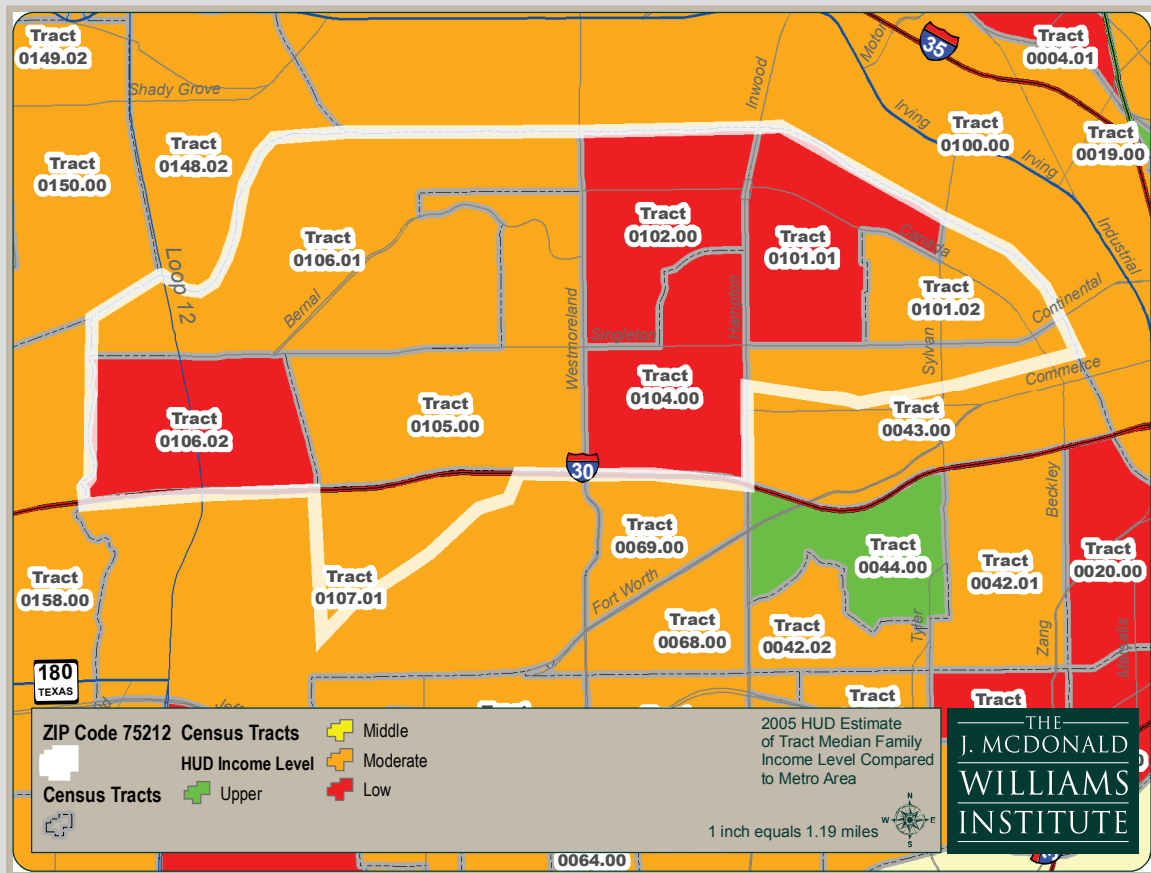


Figure 11. Ratio of Estimated Tract Median Family Income to Metropolitan Area Median Family Income, 2005

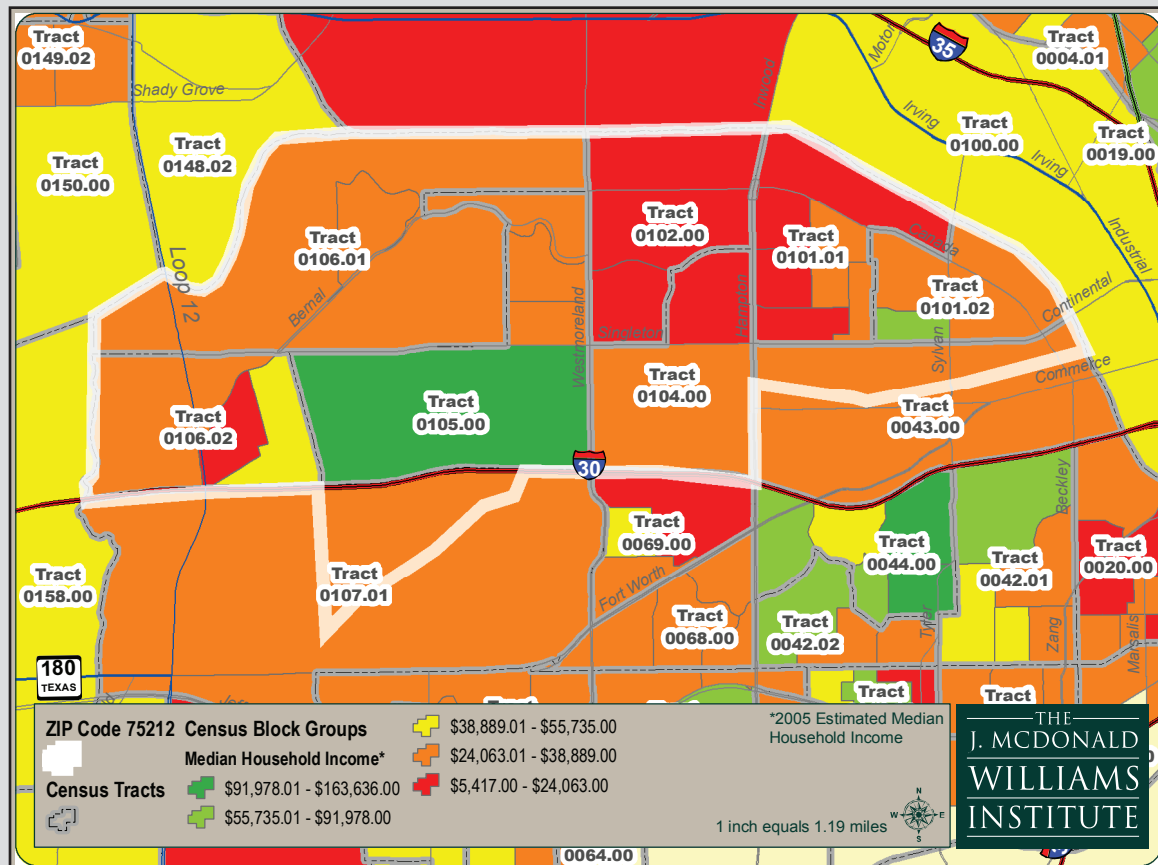


Figure 12. Estimated Median Household Income, 2005

HUD Income Comparisons

The U.S. Department of Housing and Urban Development (HUD) prepares annual estimates of median family income at the census tract level. For comparison purposes, each tract's median income is expressed as a percentage of the median family income estimated for the entire Dallas metropolitan area, which was \$65,000 in 2005. Tracts whose median incomes are less than 50% of the area median are coded low-income tracts. Those whose median incomes fall between 50% and 80% of the area median are termed moderate-income, while those whose medians fall between 80% and 120% of the area median are labeled middle-income tracts. Finally, those whose median incomes exceed 120% of the area median are termed upper-income tracts.

Figure 11 presents the 2005 income comparison estimates for the tracts in and around zip code 75212. Within the zip code, all areas are classified as low- or moderate-income tracts, with four of the eight component tracts ranked as low-income. The tract with the highest median family income is the area bounded by the Trinity River on the north and west, Singleton Boulevard on the south, and Westmoreland Road on the east, with an estimated median family income of \$37,180, just 57% of the area median.

Median Household Income

Exploring census block group variation in median household income allows us to be even more specific in our investigation of poverty and income. When analyzing the block group data presented in Figure 12, it becomes apparent that while lower income levels are prevalent throughout the area, they are concentrated in the northeast quadrant of zip code 75212, with a specific locus in the area north of Singleton Boulevard, south of the Trinity River, and between Westmoreland and Hampton roads. The median household income for each of the three block groups comprising this area is estimated to be \$11,000 or less. In addition, fewer than six percent of the families in these lowest-income block groups are married couples with children living in the home, and almost half are single parent families, most of which are headed by single mothers. The block group with the

lowest estimated median household income is immediately northwest of the intersection of Hampton Road and Singleton Boulevard. The estimated median household income was \$7,914—less than 31% of that estimated for the zip code, and only 19% of that estimated for the city.

CONCLUSION

In sum, residents in West Dallas face quality of life obstacles more severe than most residents of the city of Dallas, such as low rates of participation in the labor market, low educational attainment, reduced earning power, premature deaths, and severe poverty among the most vulnerable residents of the area. However, on some measures such as infant mortality and adequate prenatal care, West Dallas residents do better than their counterparts in other parts of Dallas. Investments must be made in the precious human capital living in West Dallas, along with the establishment of effective public policy designed to empower residents of West Dallas. All Dallas citizens, regardless of where they live, deserve to experience good health, low crime rates, excellent schools, and a chance to earn a livable wage.

REFERENCES

Source*	Tables	Figures
(1) Claritas 2005 Estimates	1, 4, 5	4, 5, 6, 12
(2) Texas Dept. of State Health Services	2	1
(3) U.S. Internal Revenue Service	3	
(4) U.S. Census Bureau - County Business Patterns		2, 3
(5) City of Dallas parcel file, 2004		4, 5, 9, 10
(6) Dallas County Elections Department	6	7, 8
(7) Dallas Police Department		9, 10
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(9) Parkland Health Checkup, 2005		
*In-text references are noted by number of source in parentheses.		

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