

RESEARCH

Brief

DECEMBER
2006

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.

South Dallas Research Compilation

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THE J. McDONALD WILLIAMS INSTITUTE

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

INTRODUCTION

The geographic boundaries of South Dallas include zip codes 75210 and 75215 and a few additional census tracts. Zip code 75210 is located just south of Interstate 30 and extends to the area past Parkdale Lake. It is traversed by Scyene/State Highway 352, and is the southern terminus of the Crosstown Expressway (Fitzhugh). The northern/westernmost area of the zip code includes Fair Park. Zip code 75215 is also located in South Dallas, from just south of Interstate 30 to the area past Rochester Park. It is traversed by Interstate 45 and U.S. Highways 75 and 175. Much of the western/southern portion of the area contains Trinity River frontage and flood plain. An estimated 33,858 people live in the South Dallas area. The population is predominantly African American (68%) and Hispanic (26%), with a median age of 32. The area is largely characterized by poverty, with close to one of every two families living below the poverty level. Almost 53% of the population has not completed high school. This report is a detailed analysis of several key indicators of community health and well-being for the South Dallas area.

Demographic Projections (2005 & 2010) for South Dallas				
	2005		2010	
	Estimate	Percent	Projection	Percent
Population by Age				
Age 17 and under*	10,120	29.89%	9,587	28.81%
Age 18 and over*	23,738	70.11%	23,690	71.19%
Age 21 and over*	22,244	65.70%	22,241	66.84%
Age 65 and over*	4,018	11.87%	4,085	12.28%
Total Population	33,858		33,277	
Median Age	32.54		33.98	
Population by Sex				
Male	16,523	48.80%	16,334	49.08%
Female	17,335	51.20%	16,943	50.92%
Total Population	33,858		33,277	
Male/Female Ratio	0.95		0.96	
Households by Household Income				
Income Less than \$24,999	7,132	59.67%	6,512	55.26%
Income \$25,000-\$49,999	2,912	24.36%	2,909	24.69%
Income \$50,000-\$99,999	1,414	11.83%	1,681	14.27%
Income \$100,000-\$249,999	468	3.92%	640	5.43%
Income \$250,000 or more	27	0.23%	43	0.37%
Total Households	11,953		11,785	
Median Household Income	\$19,621		\$21,873	
Per Capita Income	\$10,710		\$12,219	
Population by Racial / Ethnic Identity				
Black / African American	23,037	68.04%	20,373	61.22%
Hispanic / Latino	8,948	26.43%	10,892	32.73%
White	1450	4.28%	1577	4.74%
Asian	92	0.27%	101	0.30%
Other	331	0.98%	334	1.00%
Total Population	33,858		33,277	

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

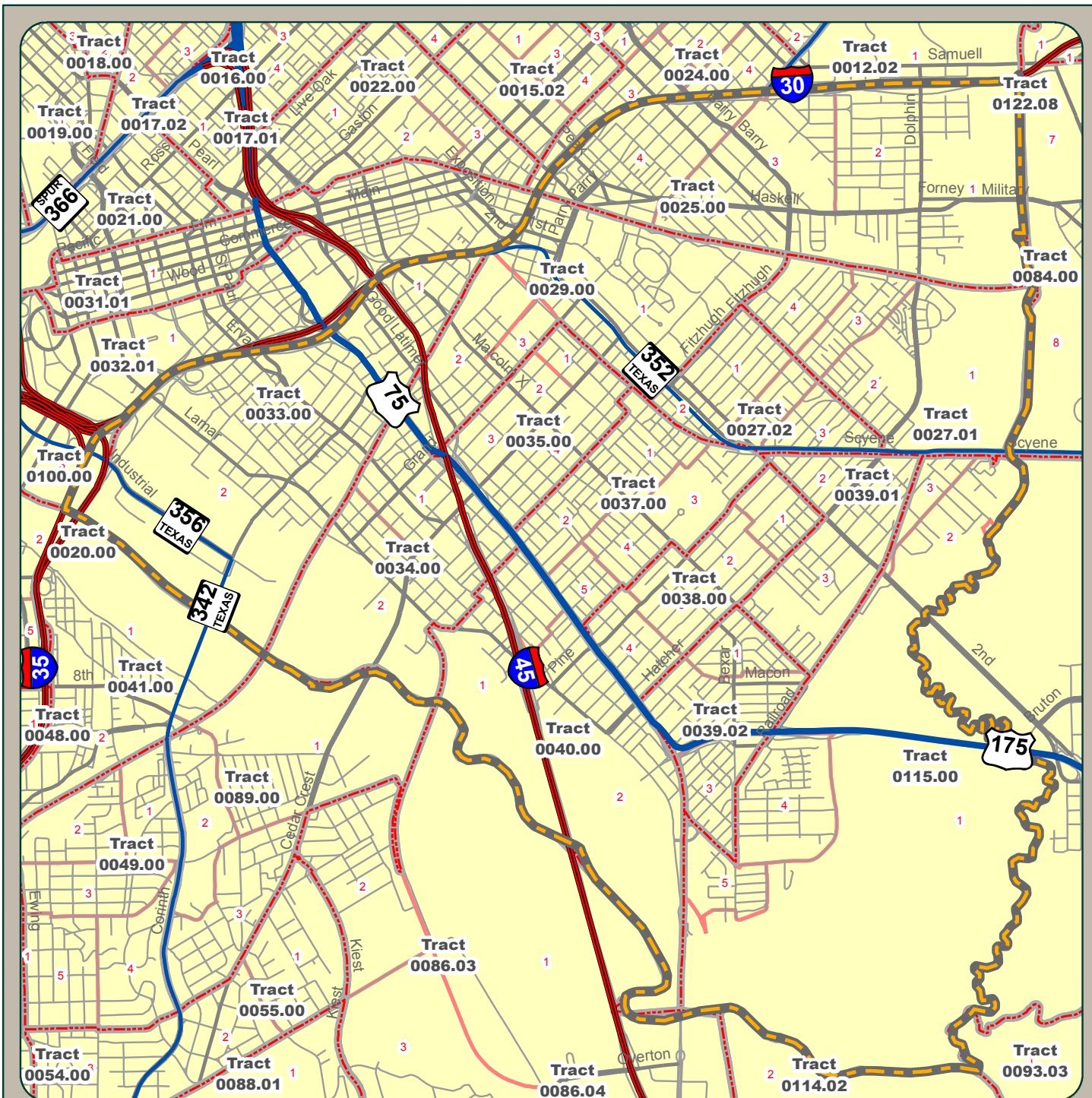
Source: Claritas

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		33.30	
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	





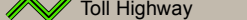
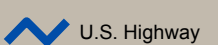

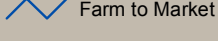
*Note: Percentages are percent of total population and do not sum to 100%

Source: Claritas

Table 1. Demographic Projections for City of Dallas and South Dallas in years 2005 and 2010

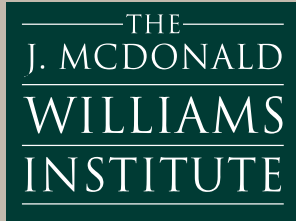


Legend

-  South Dallas
-  Census Tracts
-  Census Block Groups
- Metroplex Major Roads**
- Road Type**
-  Interstate Highway
-  Toll Highway
-  U.S. Highway
-  State Highway
-  Farm to Market



1 inch equals 0.65 miles



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South Dallas 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 analysis highlights specific health indicators that have been identified in South Dallas.¹ Although this is not an exhaustive list of indicators, it does focus on certain core indicators, 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:

- 465 infants born in 2004 resided in zip codes 75210 and 75215.

- In 2004, close to one of every five childbirths in zip codes 75210 and 75215 was to a teen mother (19 years of age or under).
- More than two thirds of the newborns were African American.
- A large number (roughly 80% or more) were born into single female-headed households.
- Together, zip codes 75210 and 75215 had a significantly higher infant mortality rate than most other zip codes or geographic areas within the city of Dallas in 2004.
- Mothers in zip codes 75210 and 75215 were less likely to seek prenatal care during the first three months of pregnancy (73%) compared with mothers in other zip codes in Dallas (80%).
- Mothers in zip codes 75210 and 75215 were more likely to experience premature deliveries (gestation of 36 weeks or less) than mothers in other zip codes in Dallas (15% compared with 10%).

Mortality Indicators

- Residents of zip codes 75210 and 75215 typically die younger than other Dallas residents,

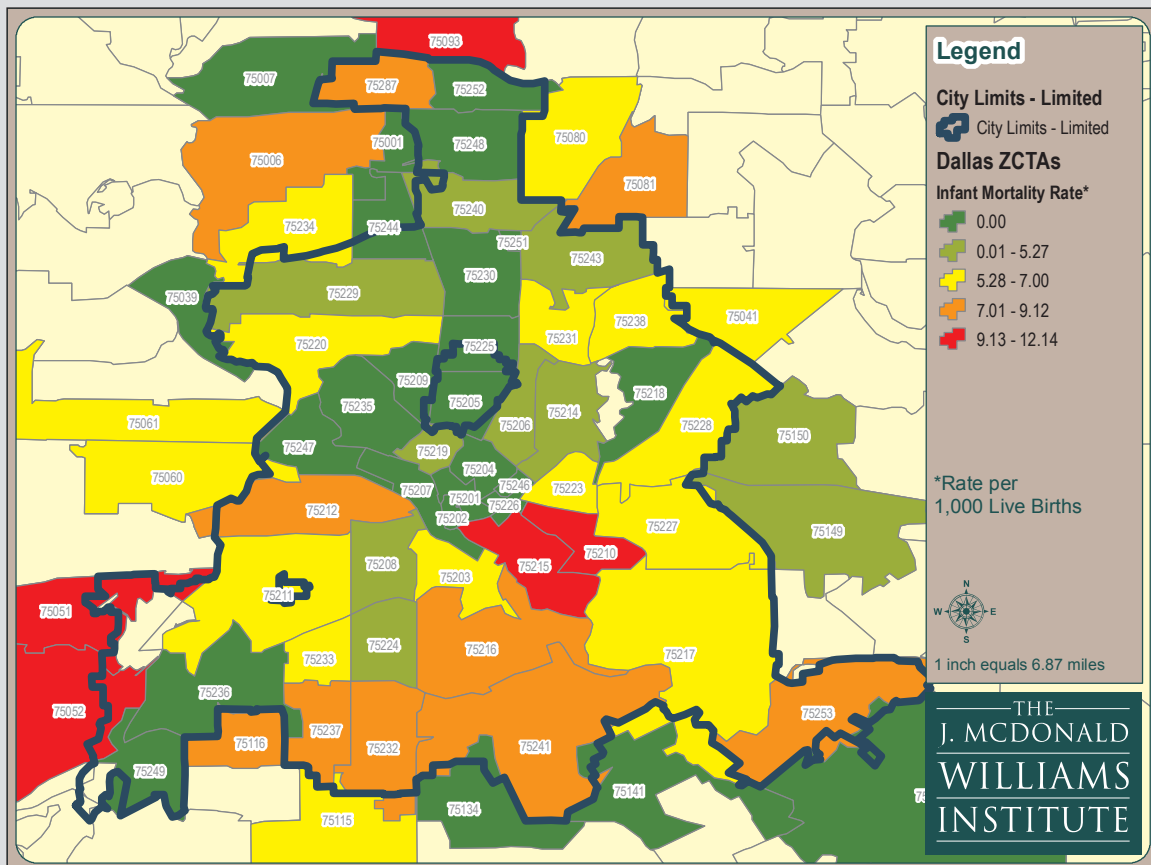


Figure 1. Infant Mortality per 1,000 Live Births by Zip Code, 1999-2003

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

	1999	2000	2001	2002	2003
Heart Disease	390.0	546.3	416.4	472.7	408.7
Cancer	274.6	378.3	378.1	301.1	277.3
Cerebrovascular Disease	68.4	95.4	69.9	66.6	112.4
Homicide	47.3	33.9	57.7	48.9	56.9
HIV/AIDS	34.7	41.2	27.1	33.2	46.3
Chronic Obstructive Pulmonary Disease	34.1	38.7	52.1	28.1	37.7
Influenza & Pneumonia	13.3	48.4	31.9	28.1	31.1
Motor Vehicle Accidents	14.2	20.5	41.8	24.9	24.7
Diabetes Mellitus	33.5	70.8	49.3	77.8	24.1
Septicemia	11.0	27.9	10.6	13.5	20.3
Alzheimer’s Disease	12.9	17.0	9.0	13.3	16.0
Suicide	3.8	3.3	7.9	48.5	11.9
Chronic Liver Disease & Cirrhosis	29.4	11.7	22.4	34.4	10.8
Chronic Kidney Disease	20.5	40.1	29.1	20.7	10.7

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.

with 45% of deaths in 2004 occurring for persons under age 65, compared to only 37% of deaths occurring for persons under age 65 in other Dallas zip codes. (2)

- South Dallas residents have a much higher age-adjusted inpatient hospitalization discharge rate compared with Dallas County residents in 2003 (140.69 inpatient hospital age-adjusted discharges per 1,000 population in South Dallas compared with 119.72 age-adjusted discharges per 1,000 population in Dallas County). (9)
- South Dallas residents had higher discharge rates for cardiothoracic and vascular procedures, pulmonary, gastroenterology, general surgery, general medicine, neurology/neurosurgery, and other OB/GYN reasons than 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)

- South Dallas residents were estimated to be primarily uninsured in 2004, with 57.3% uninsured, 27.6% having Medicaid, and 15.1% having Medicare. (9)

ECONOMY

For a community to be vibrant and healthy, it must have a strong economic base. Having a strong economic base gives individuals in a community a chance to purchase decent housing, adequately plan for retirement, and save money to pay for college education for their children. The economic base for South Dallas is illustrated through data

Table 3. Individual Income Tax Returns: Selected Income and Tax Items by State, Zip Code, and Adjusted Gross income, Tax Year 2002

Adjusted Gross Income	Number of Returns	Total Number of Exemptions	Dependent Exemptions	Salaries and Wages:			Total Tax: Number of Returns	Total Tax: Amount*
				Adjusted Gross Income*	Number of Returns*	Salaries and Wages: Amount*		
Total for South Dallas	9,025	17,581	7,983	180,081	8,449	164,925	4,165	11,975
Under \$10,000	2,766	4,486	1,864	11,744	2,493	12,595	311	75
\$10K to under \$25K	3,821	8,127	4,021	64,577	3,595	58,647	1,690	1,353
\$25K to under \$50K	1,963	4,042	1,817	65,428	1,912	61,810	1,697	4,394
\$50K or higher	475	926	281	38,332	449	31,873	468	6,153

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

**2003 Employment Patterns for South Dallas (Zip Codes 75210 & 75215)
Business Establishments by Industry and Size**

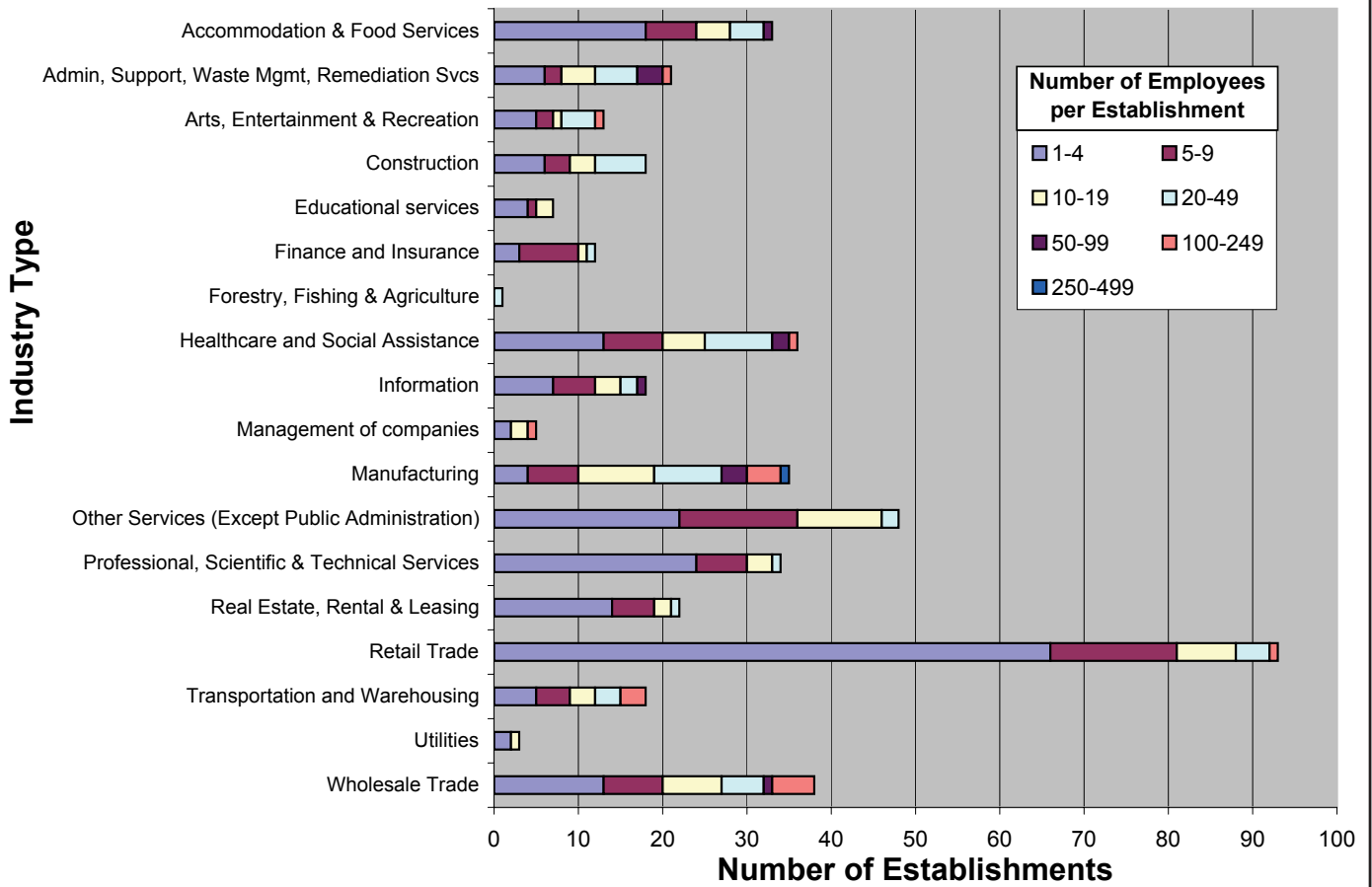


Figure 2. Size of Business Establishments in South Dallas

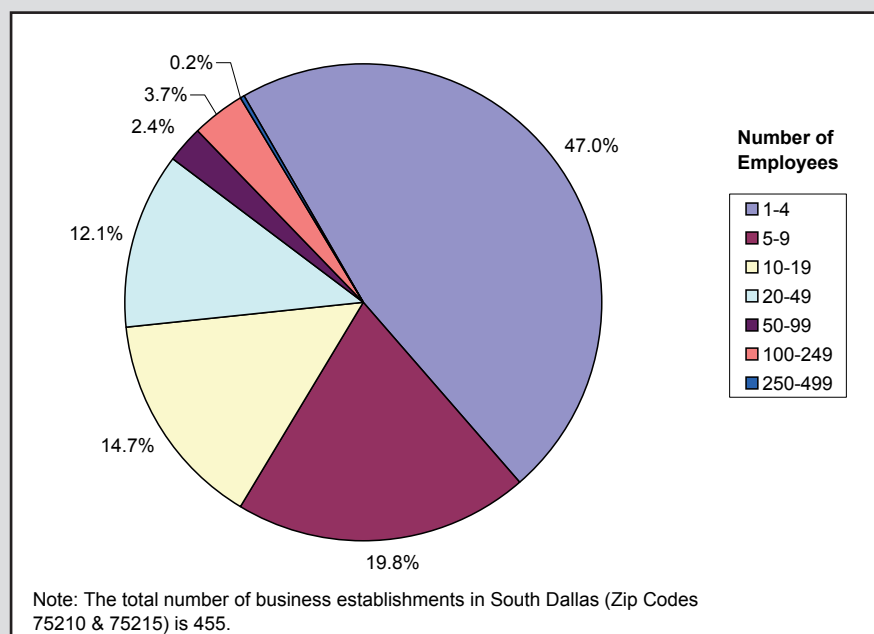


Figure 3. Size of Business Establishments in South Dallas

in Table 3, Figures 2 and 3, and a list of employment, income, and retail indicators.²

Employment, Income, and Retail

The most recent data derived from the 2000 decennial census estimate that:

- Residents in South Dallas were significantly less likely to be employed than other residents in Dallas. Roughly 46% or more of the citizens ages 16 and older in South Dallas were in the labor force, compared with 58% for the city of Dallas.
- The percentage of residents employed in the service industry was twice as high as the rate for the city of Dallas—jobs that traditionally pay lower wages.
- Roughly one of every two residents in South Dallas is living in poverty, compared with one of every six residents in the city of Dallas.
- The poverty rate for female-headed households with children under 5 years of age was at least 59%.
- The median family income for married households in 1999 was \$27,000—only 66% of the city’s median family income of \$41,000.
- The median family income for single female-headed households in 1999 was roughly \$10,700—an even more pronounced difference at just over 25% of the city’s median family income.
- Overall, South Dallas residents are experiencing some of the most extreme rates of poverty in Dallas, Dallas County, and the state of Texas.
- The U.S. Census reported a total of 455 businesses located in zip codes 75210 and 75215.

- Almost half of the 455 establishments had one to four employees.
- Recent analysis of Internal Revenue Service 2002 tax returns showed annual incomes of less than \$10,000 for more than 30% of returns in South Dallas.
- Nearly 73% of the tax returns in 2002 showed annual incomes of \$25,000 or less.
- The combined adjusted gross income in South Dallas in 2002 was \$180,081,000.

HOUSING

In 2005, there were an estimated 11,953 occupied housing units in South Dallas; these were predominantly single-family detached units (55.13%) and multifamily buildings of 19 or fewer units (21.30%). The median age of housing units in the area is roughly 50 years, significantly older than the median age of the city’s housing units in general (roughly 30 years). The age of the housing units is echoed by the average tenure of owner-occupied housing units, with 12 years as the average length of residence in South Dallas, and 9 years as the average length of residence in the city as a whole. Roughly 80% of the employed population traveled at least 15 minutes to their place of employment, with more than 23% traveling 45 minutes or more. These patterns suggest an overall stability in ownership and tenure, although the commute information should be considered in light of the area’s 61% jobless rate.

The estimated median housing value in South Dallas is more than \$60,000 lower than that of the city as a whole (\$43,914 versus \$109,153, respectively),

Table 4. Housing Statistics for South Dallas and the City of Dallas

	South Dallas	City of Dallas
Percentage of Family Households	61.36%	57.98%
Median Owner-Occupied Housing Value	\$43,914	\$109,153
Percentage Owner-Occupied Units	33.34%	42.06%
Percentage Single-Family Detached Units	55.13%	43.04%
Median Year Housing Built	1956	1973
Percentage Housing Units Built Since 1999	4.06%	8.11%

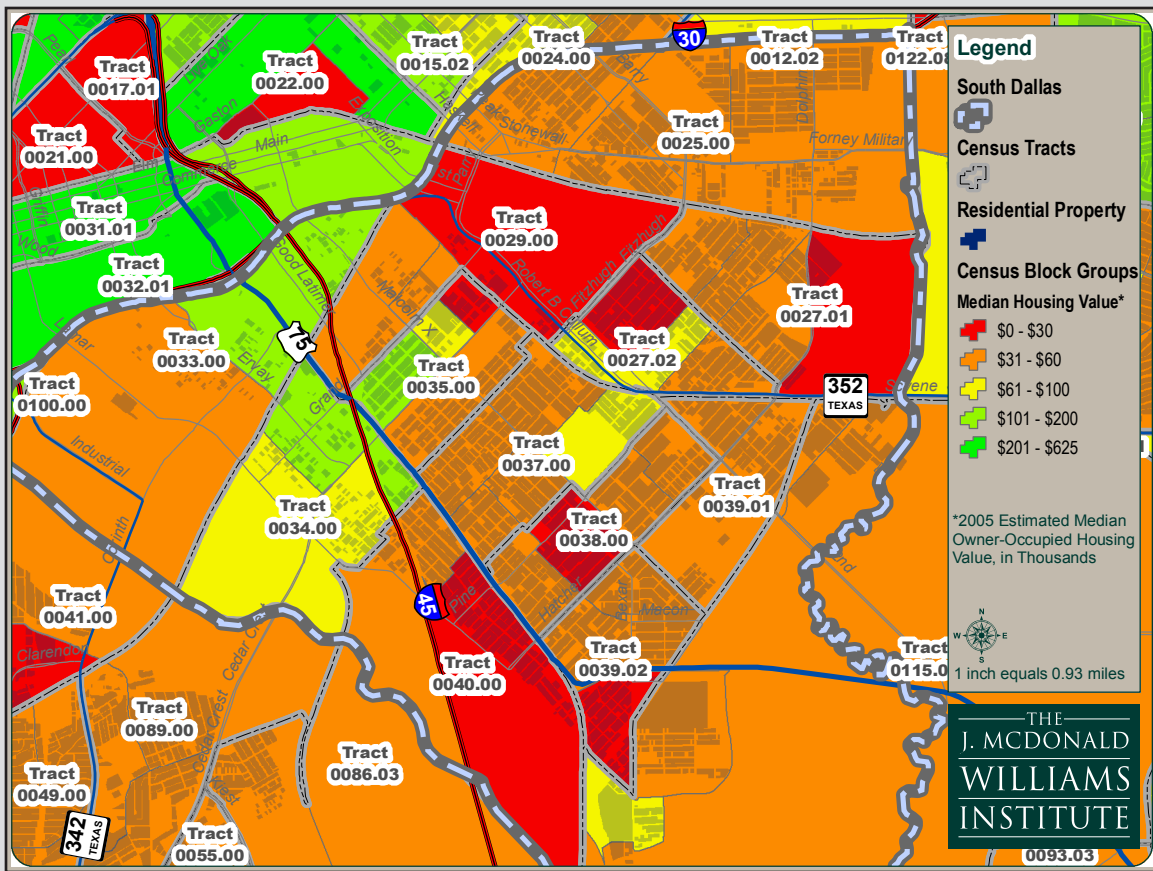


Figure 4. Estimated Median Owner-Occupied Housing Value by Block Group, 2005

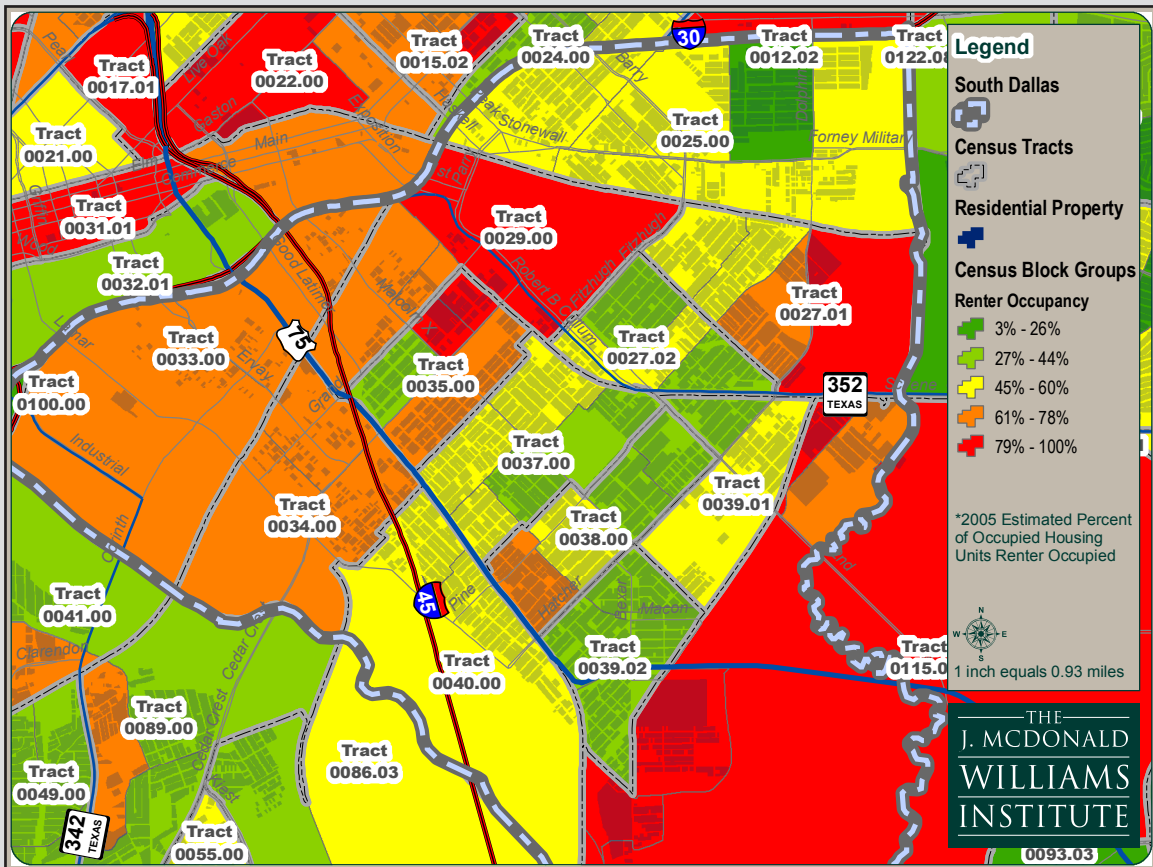


Figure 5. Estimated Renter Occupancy of Occupied Units by Block Group, 2005

which is not inconsistent with the difference in median structure ages or occupancy tenure. While an estimated 8.11% of the city's housing units have been built since 1999, only 4.06% of the units in South Dallas are as new.

Because South Dallas is a fairly large and diverse area, data may mask more important patterns and trends. We explore here patterns of variation within the neighborhood for two housing phenomena: median 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 South Dallas. The color coding from red to green shows lower and higher median home values relative to the South Dallas area (not relative to the city). The patches of dark blue represent areas of residential land use. While the area's median home value is \$43,914, the block group medians vary substantially within the area.

The highest housing values within the neighborhood are in the block group bounded on the northeast by U.S. Hwy 75, on the southeast by Lenway, on the southwest by I-35E, Martin Luther King, and Cleveland, and on the northwest by the rail line, with an estimated median value of \$174,286 (almost 4 times the median value for the South Dallas area). The second and third highest values fall just northeast and northwest of this area. The block group to the northeast is bounded by Grand, Martin Luther King, Malcolm X, and U.S. Hwy 175, with a median housing value of \$112,500. The third highest area, with a median value of \$111,364, is quite large, and includes some areas beyond South Dallas.

These values are unrepresentative, however, and most other block groups have much lower median values. While extremely low median values are scattered throughout the area's block groups, the three lowest (all below \$25,000) lie east, west, and south of Fair Park. The lowest estimated median values are in the area bordered by Meyers, Martin Luther King, Grand, and Trunk (the railroad right of way), with an estimated median value

of \$22,500 (almost half of the area's median, and almost one fifth of the city's median). Second lowest values are in the area bordered by Fitzhugh, Second, Frank, and Lagow, with a 2005 estimated median house value of \$23,750. Third lowest values are in the block group occupied by Fair Park, driven by the few residential plots between Fourth and Trunk (the railroad right of way). This area's median value was \$24,167. Additional areas of low median values lie in the area between Hatcher, Crozier, Eugene, and Malcolm X, and in the area between I-45 and U.S. Hwy 175, south of Hickman and running to the Trinity River.

Renter Occupancy

As with home values, there is substantial variation within the neighborhood in renter occupancy (see Figure 5). While renters account for 66.66% of occupied housing units, the neighborhood's block groups range from 25.20% to 91.40% 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 bounded by I-30, Dolphin, Haskell, and Beeman, with 25.20% of occupied housing units being renter occupied. Generally, areas to the east of the state fairgrounds, but especially east of Spring and McDermott, have the lowest renter occupancy rates in the neighborhood. The block groups of highest renter occupancy are located to the south and center of the area's eastern border, as well as in and south of Fair Park, with renter occupancy rates in excess of 75%. Aside from the Frazier Courts area, with a renter occupancy rate of 91.40%, the highest value is seen in the area south of Municipal and east of State Highway 310, with a renter occupancy rate of 86.30%.

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

Table 5. Level of Education in South Dallas by Census Tract, 2005

Area	Population 25+ years	Less Than High School	High School Graduate	Some College	College Graduate
Tract 25.00	3255	64.55%	35.45%	12.32%	2.67%
Tract 27.01	1866	57.13%	42.87%	11.04%	1.18%
Tract 27.02	1117	51.57%	48.43%	16.74%	4.30%
Tract 29.00	589	53.82%	46.18%	17.32%	6.62%
Tract 33.00	1560	53.46%	46.54%	13.21%	20.38%
Tract 34.00	997	49.25%	50.75%	11.33%	21.26%
Tract 35.00	1621	51.14%	48.86%	19.25%	7.71%
Tract 37.00	2338	39.99%	60.01%	21.09%	7.14%
Tract 38.00	1732	33.95%	66.05%	26.33%	5.08%
Tract 39.01	952	47.27%	52.73%	17.12%	9.98%
Tract 39.02	1205	47.22%	52.78%	17.84%	0.25%
Tract 40.00	990	40.91%	59.09%	21.41%	6.36%
Tract 115.00	2204	63.43%	36.57%	9.80%	1.18%
South Dallas	20,426	51.69%	48.31%	16.07%	4.28%
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 South Dallas.
 Source: Claritas

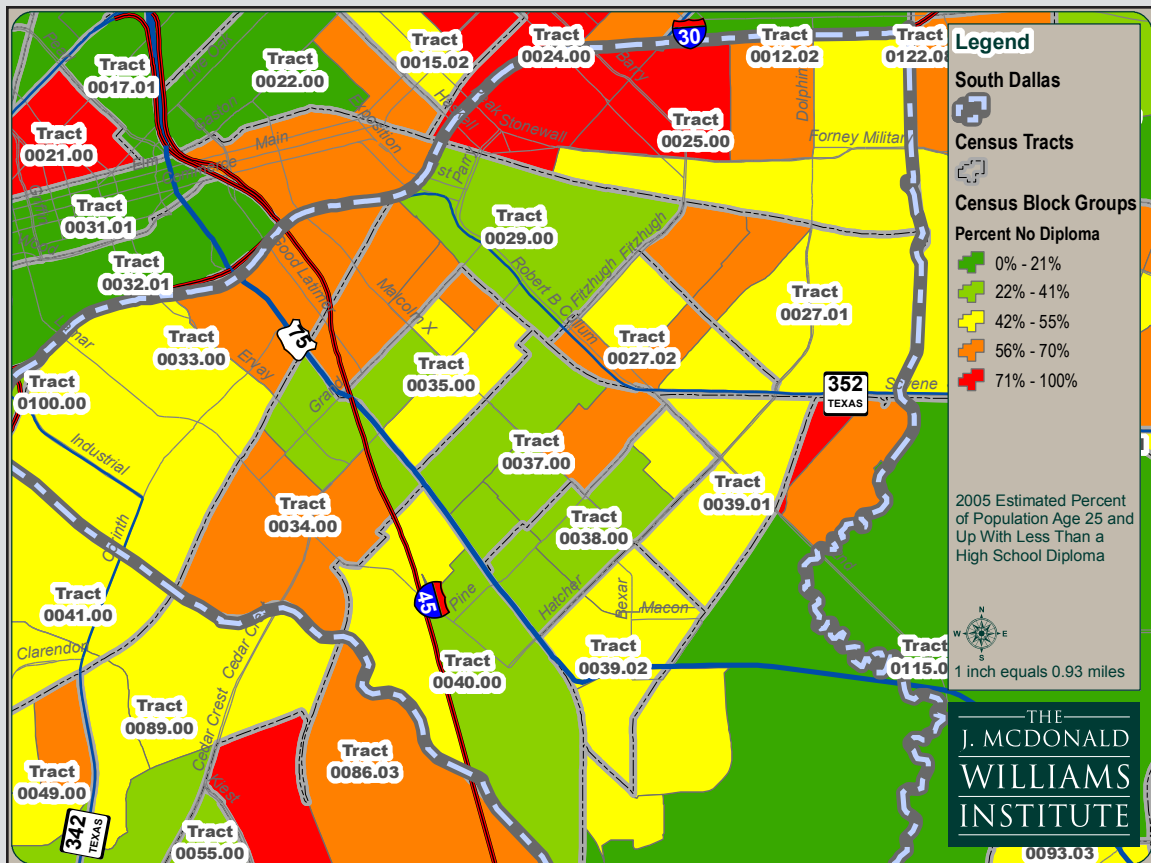


Figure 6. Percentage of Population with Less than High School Education, 2005

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 South Dallas:

- Overall, low educational attainment rates are having a significant impact on the earning potential and employment opportunities of South Dallas residents.
- In 2005, only 48% of residents ages 25 and older in South Dallas finished high school, compared with 70% for the city of Dallas.
- In 2005, 4% of residents in South Dallas finished college, compared with 28% for the city of Dallas.
- Striking differences appear when educational attainment rates are examined by census tracts within South Dallas.
- In 2005, 63% of residents ages 25 and older in census tract 115.00 never finished high school—the highest high school dropout rate for any census tract in South Dallas.
- In 2005, 66% of residents ages 25 and older in census tract 38.00 finished high school—the highest graduation rate for any census tract in South Dallas.
- Census tract 34.00 had the highest college graduation rate (21%) in South Dallas.
- Of the residents in South Dallas, 16% attended some college at some point in time—lower than the city of Dallas’ rate of 23%.

CIVIC ENGAGEMENT

Voter turnout in the South Dallas area closely reflected overall city turnout in both the 2004 presidential election and the November 2005 general election. In the area and the city, electoral participation dropped by roughly 10 percentage points from 2004 to 2005. South Dallas dropped from 24.10% in 2004 to 12.80% in 2005 (almost a 12 percentage point decrease). Likewise, the city participation rate fell from 28.90% to 20.08% (almost a 10 percentage point decrease).

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 South Dallas was 9.32 to 1. South Dallas 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 South Dallas, however, support was much lower, with only 12.78% of voters showing support for the proposition.

As Figure 7 indicates, turnout for the 2004 presidential election varied throughout South Dallas. The lowest recorded turnout for South Dallas was recorded in Precinct 3343, with 16.35% of registered voters casting ballots. This precinct is located adjacent to Fair Park, bounded by Oak, Trunk, Malcolm X, and Warren. Turnout generally varied across the area. The marked decline in voter turnout from 2004 to 2005 is noticeable in Figure 8.

Table 6. Selected Voter Turnout Statistics by South Dallas and City

	South Dallas	City of Dallas
Voter Turnout - 2004 Presidential Election	24.1%	28.9%
Voter Turnout - 2005 November General Election	12.8%	20.0%
Ratio of Kerry Votes to Bush Votes, 2004	9.32:1	1.23:1

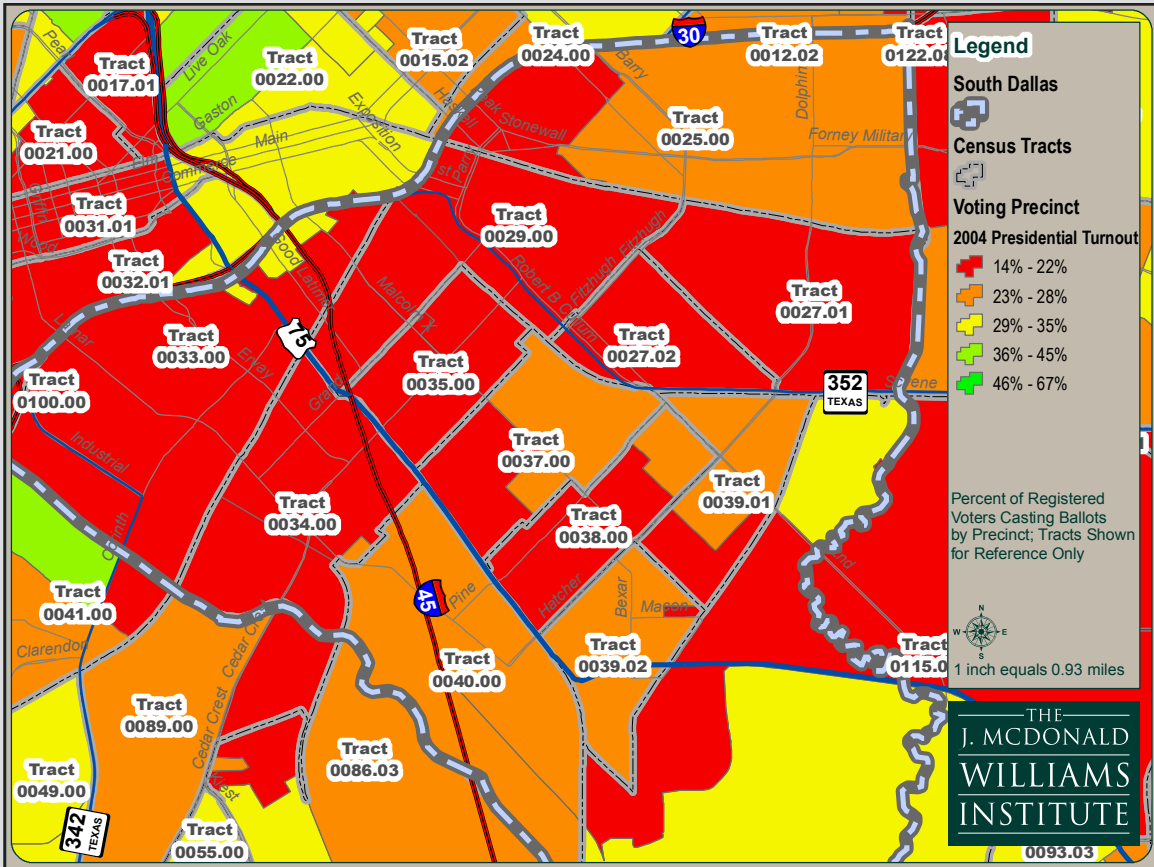


Figure 7. Voter Turnout by Precinct, 2004 Presidential Election

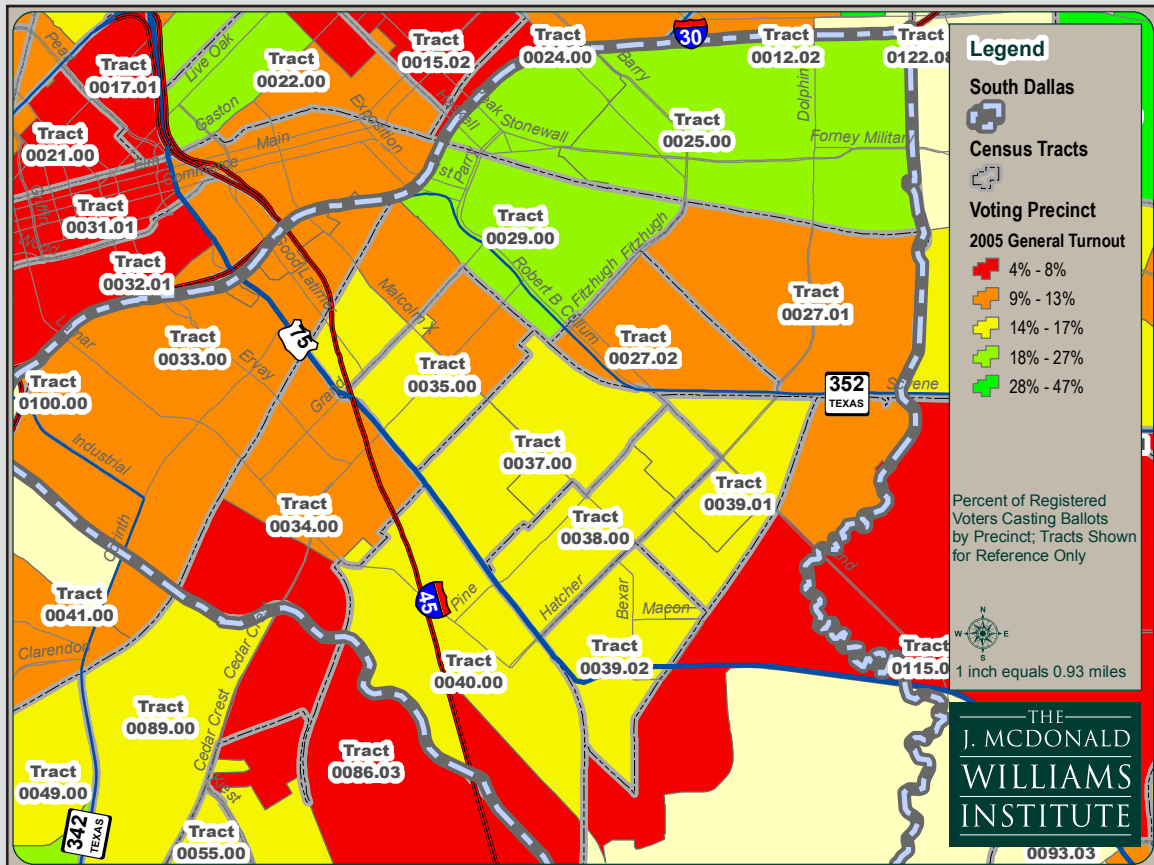


Figure 8. Voter Turnout by Precinct, 2005 General Election

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's 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 South Dallas, 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 South Dallas. With the exception of the area northeast of the Trinity River, south of I-30, and southwest of U.S. Hwy 75, which was near or below the city average, all other areas of South Dallas had crime rates that were higher than the city average. The northern part of the area had rates at least 1.17 times the city average, while areas generally southeast of Hatcher or south of Scyene had rates that were at least 2.51 times the city average. The tract with the highest residential personal crime rate was the tract bordered by Fitzhugh, Lagow, Scyene, and Second, with a rate of 75.00 per 1,000 population (almost 5 times the city rate).

A similar pattern is evident when considering residential property crime. As Figure 10 depicts, the lowest rate of residential property crime is found in the northern part of the area, north of the railroad tracks, with a rate of 31.83 per 1,000 population, roughly equal to the city's mean. Higher residential property crimes rates were distributed throughout the area, with the highest in the tract between the Trinity River and U.S. Highway 175, with a rate of 84.13 per 1,000, nearly 3 times the city average.

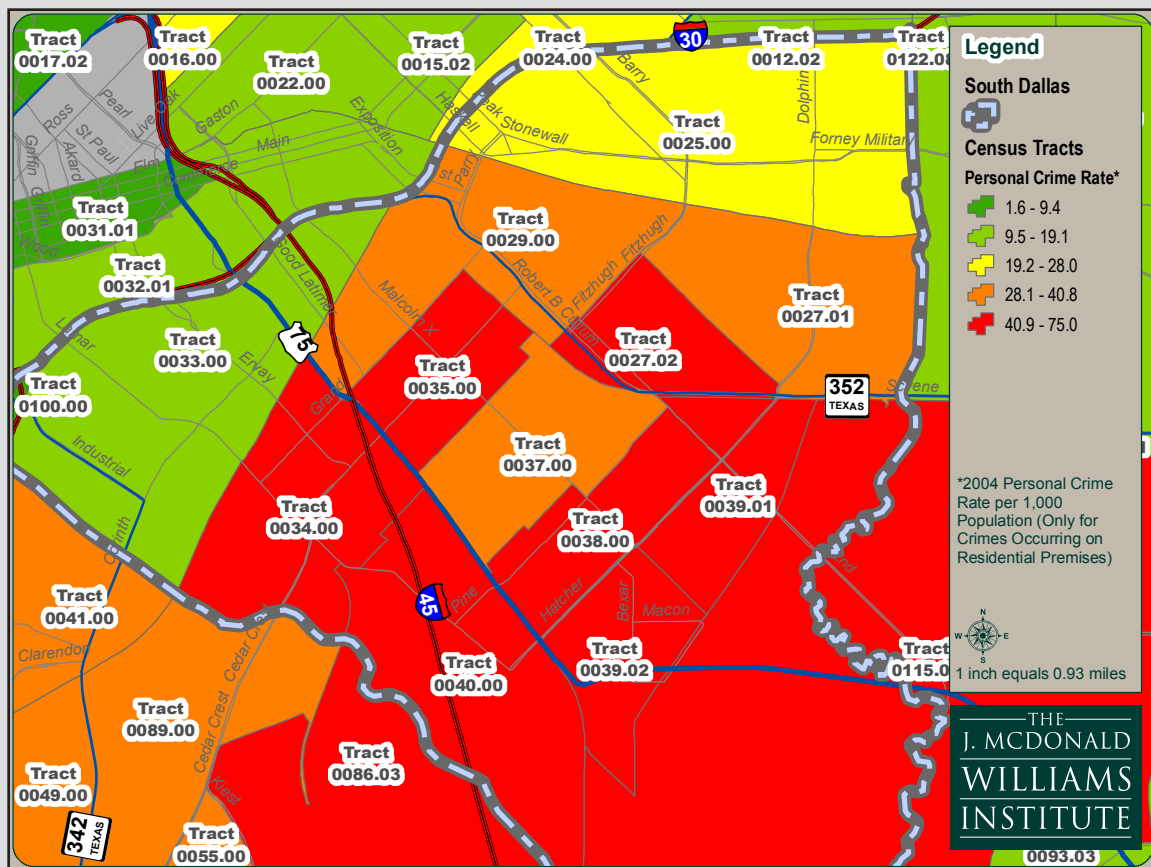


Figure 9. Residential Personal Crime Rate by Census Tract, 2004

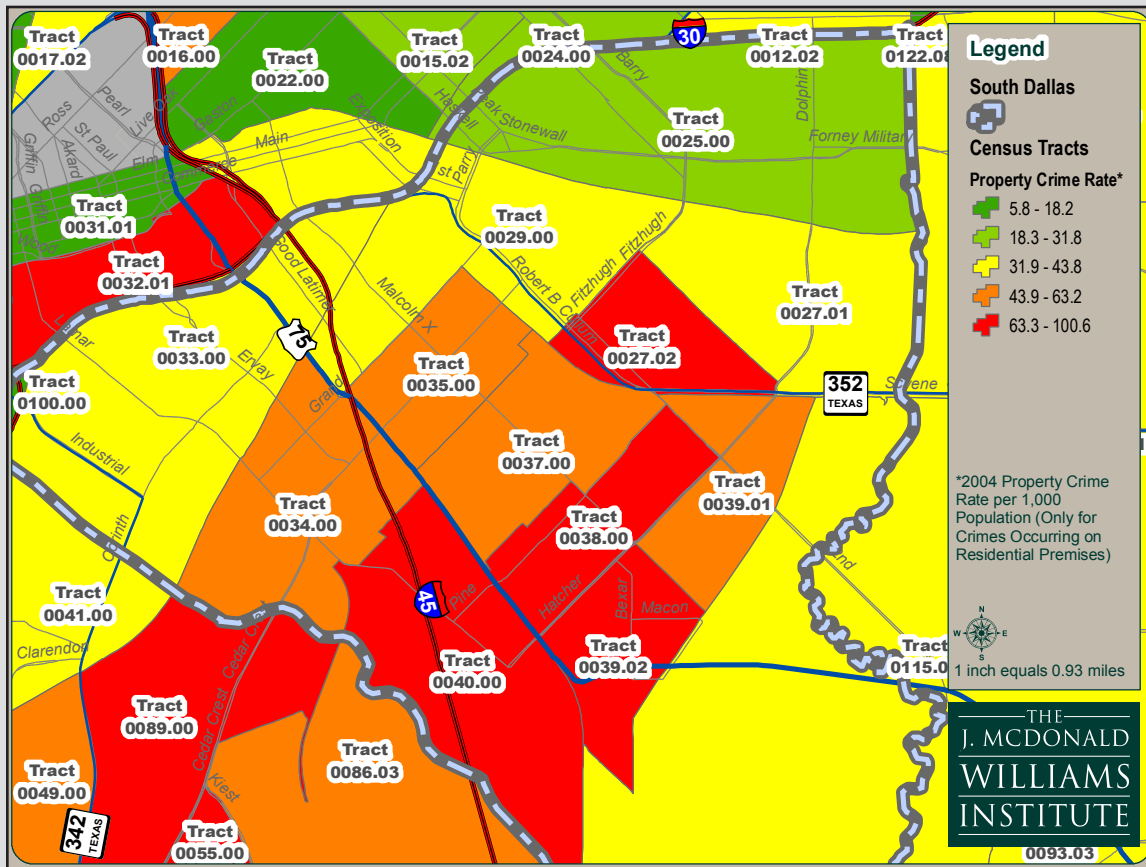


Figure 10. Residential Property Crime Rate by Census Tract, 2004

INCOME

In 2005, there were an estimated 11,953 households in South Dallas. The estimated median income for these households was \$19,621, with roughly 72% of households earning less than \$35,000, and just more than 41% earning less than \$15,000. For the area as a whole, the median household income was only 46% of the city's estimated median income of \$42,491. The percentage of unemployed in the area was estimated to be 21.20%, more than three times the 6.6% estimated for the city of Dallas. One criticism of the unemployment rate, however, is that it excludes from the calculation those individuals who are unemployed and not looking for work. Inspecting the percentage of jobless residents (which reflects all persons not employed, whether or not they are seeking employment) reveals that South Dallas' jobless rate was considerably higher than the city's jobless rate (61.10% versus 39.03%).

We present two tools for within neighborhood comparisons: (a) comparisons of family income from the U.S. Department of Housing and Urban

Development and (b) estimates of household median incomes.

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 South Dallas

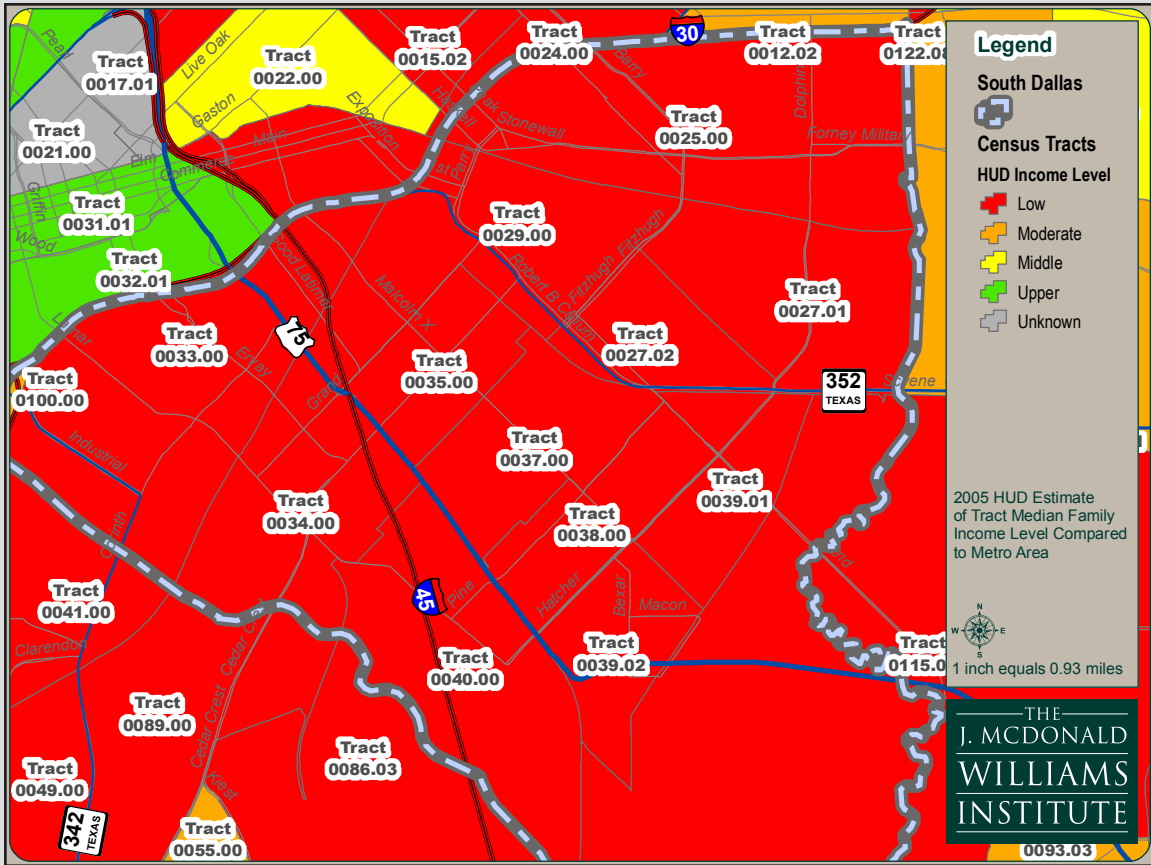


Figure 11. Ratio of Estimated Tract Median Family Income to Metropolitan Area Median Family Income, 2005

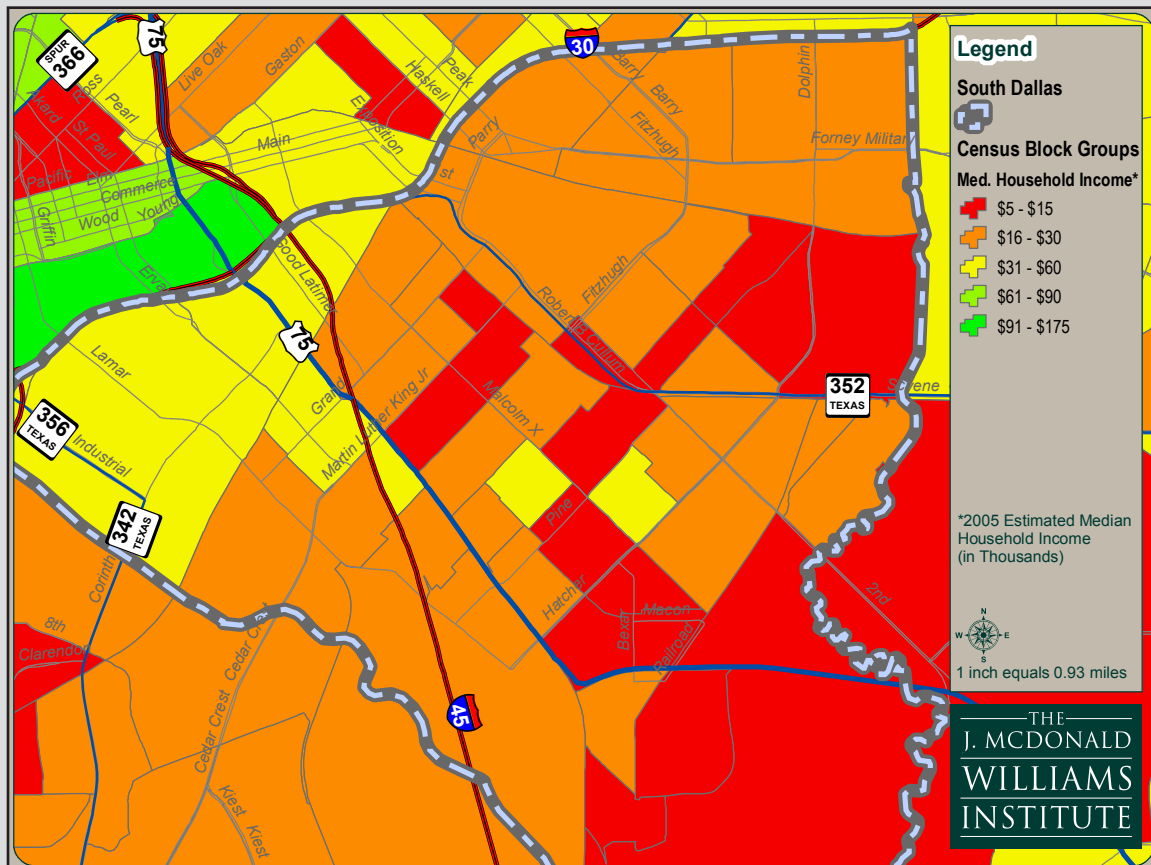


Figure 12. Estimated Median Household Income, 2005

low-income tracts. The tract with the highest median family income is the area bounded by Lenway, U.S. Highway 175, and the Trinity River, with an estimated median family income of \$31,218, just 48% 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 inspecting the block group data presented in Figure 12, it becomes even more apparent that while lower income levels are prevalent throughout the area, they are concentrated in the south and east portions of South Dallas. The block group with the lowest estimated median household income is actually a portion of the tract with the lowest median family income—the area bounded by Scyene, Spring, and Fitzhugh. The estimated median household income was \$9,091—less than 50% of that estimated for South Dallas, and only one quarter of that estimated for the city.

CONCLUSION

In sum, residents in South Dallas face quality of life obstacles unlike most residents within the city of Dallas, such as low rates of participation in the labor market, severe poverty, high rates of morbidity and mortality, and ineffective public policies.

The South Dallas area has been found to be the least healthy area in Dallas County. Moreover, the data illustrate significant family disruptions in South Dallas, high rates of individuals returning to the community from prison with no significant reintegration assistance, and a high concentration of residents who have not had equal access to the American dream because of macro-structural level obstacles.

Investments must be made in the precious human capital living in South Dallas, along with the establishment of effective public policy designed to empower South Dallas residents. 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.

NOTES

^{1,2} In this section, “South Dallas” refers only to zip codes 75210 and 75215 combined and not to the additional census tracts mentioned in the introduction to this document.

REFERENCES

Source*	Tables	Figures
(1) Claritas 2005 Estimates	1, 4, 5	4,5,12,6
(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) U.S. Census Bureau - Census 2000	5	6
(6) Dallas County Elections Department	6	7, 8
(7) Dallas Police Department		9, 10
(8) U.S. Department of Housing and Urban Development		11
(9) Parkland Checkup, 2005		
*In-text references are noted by number of source in parentheses.		

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The J. McDonald Williams Institute, the 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.

FCE, a 501(c)3 non-profit organization, was founded in 1995 by J. McDonald “Don” Williams, Chairman Emeritus of the Trammell Crow Company. FCE is a catalyst for the revitalization of low-income neighborhoods in Dallas through the empowerment of individuals, community- and faith-based organizations, and entire communities. FCE seeks to build bridges of opportunity, and to foster relationships where investments of money, time, people, and resources should be made.



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