

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: ZIP Code 75232

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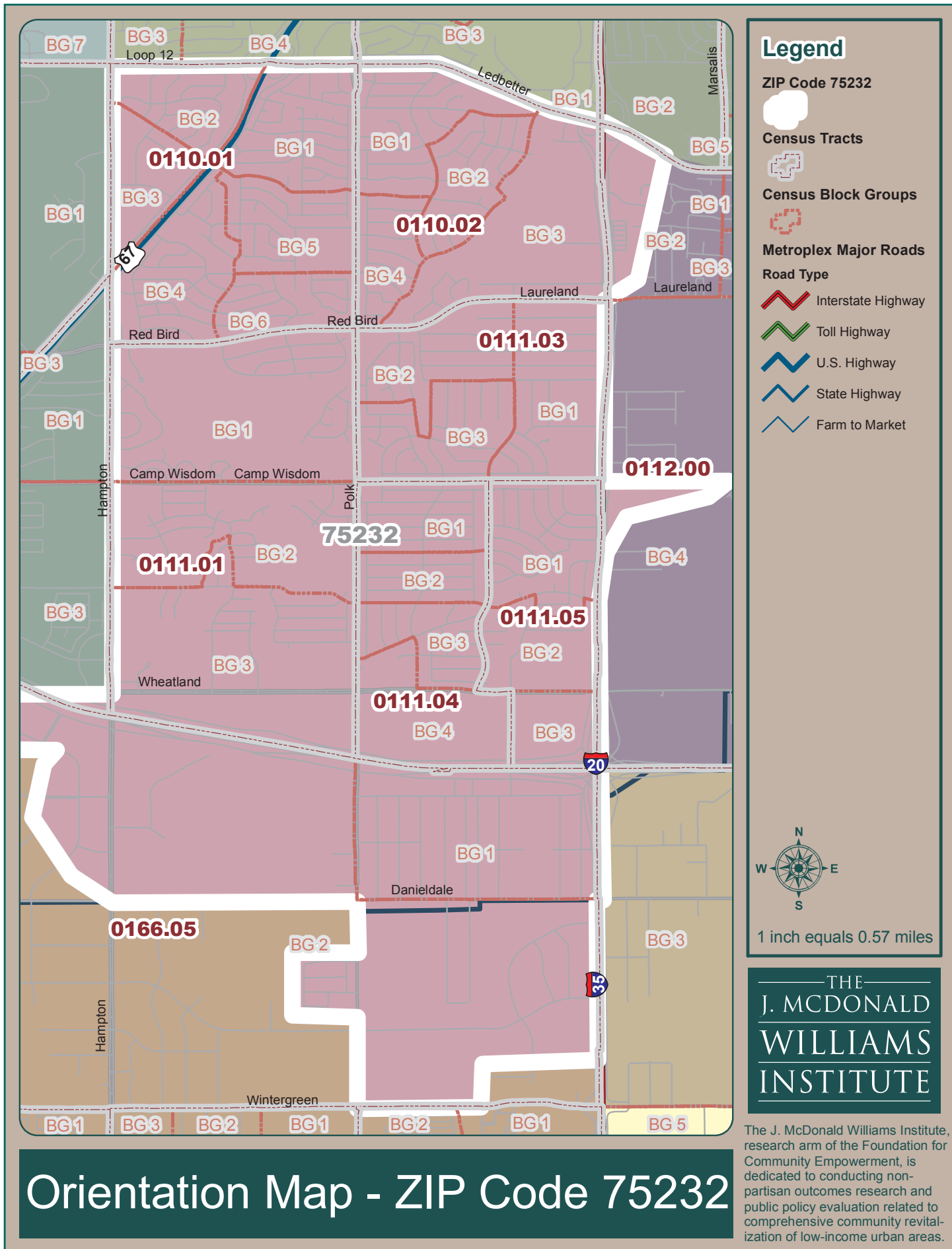
INTRODUCTION

Zip code 75232 is located in southwest Dallas, near the intersection of Interstates 20 and 35E, bordered by the Duncanville city limit. An estimated 28,228 people live in the area. The population is predominantly African American (73%) and Hispanic (19%), with a median age of 34. While roughly 13% of families live below the poverty level, this poverty exists in concentrated pockets, with areas to the north and west estimated as predominantly middle-income, and areas to the south and east as low or moderate-income. Almost 24% of the population has not completed a high school diploma or equivalency certificate. This report is a detailed analysis of several key indicators of community health and well-being for the area.

Demographic Projections (2005 & 2010) for Zip Code 75232					Demographic Projections (2005 & 2010) for City of Dallas						
		2005		2010				2005		2010	
		Estimate	Percent	Projection	Percent	Estimate	Percent	Projection	Percent	Estimate	Percent
Population by Age											
Age 17 and under*		8,036	28.47%	7,779	27.65%	335,525	27.42%	344,520	27.22%		
Age 18 and over*		20,192	71.53%	20,355	72.35%	888,059	72.58%	921,262	72.78%		
Age 21 and over*		18,894	66.93%	19,091	67.86%	840,175	68.67%	871,482	68.85%		
Age 65 and over*		2,749	9.74%	3,155	11.21%	105,523	8.62%	117,940	9.32%		
Total Population		28,228		28,134		1,223,584		1,265,782			
Median Age		34.01		35.2		31.74		33.30			
Population by Sex											
Male		13,287	47.07%	13,349	47.45%	621,678	50.81%	643,895	50.87%		
Female		14,941	52.93%	14,785	52.55%	601,906	49.19%	621,887	49.13%		
Total Population		28,228		28,134		1,223,584		1,265,782			
Male/Female Ratio		0.89		0.9		1.03		1.04			
Households by Household Income											
Income Less than \$24,999		2,462	25.53%	2,162	22.44%	126,975	27.47%	118,026	24.73%		
Income \$25,000-\$49,999		2,868	29.74%	2,742	28.46%	144,771	31.32%	142,363	29.83%		
Income \$50,000-\$99,999		3,133	32.48%	3,172	32.93%	119,179	25.79%	129,329	27.10%		
Income \$100,000-\$249,999		1,116	11.57%	1,465	15.21%	58,269	12.61%	70,823	14.84%		
Income \$250,000 or more		66	0.68%	92	0.96%	12,983	2.81%	16,729	3.51%		
Total Households		9,645		9,633		462,177		477,270			
Median Household Income		\$44,987		\$49,134		\$42,491		\$46,061			
Per Capita Income		\$19,225		\$21,270		\$24,445		\$26,860			
Population by Racial / Ethnic Identity											
Black / African American		20,711	73.37%	19,591	69.63%	295,108	24.12%	285,366	22.54%		
Hispanic / Latino		5,437	19.26%	7,089	25.20%	515,371	42.12%	610,387	48.22%		
White		1,830	6.48%	1,218	4.33%	360,028	29.42%	313,454	24.76%		
Asian		47	0.17%	47	0.17%	34,182	2.79%	37,429	2.96%		
Other		203	0.72%	189	0.67%	18,895	1.54%	19,146	1.51%		
Total Population		28,228		28,134		1,223,584		1,265,782			

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

Table 1. Demographic Projections for City of Dallas and Zip Code 75232 in years 2005 and 2010



Orientation Map - ZIP Code 75232

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 75232. 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

- In 2004, 369 newborns resided in zip code 75232.
- 215 (58%) of all newborns in this zip code were African American.
- Roughly one of every five childbirths in 2004 was to a teenage mother.
- One of every four African American childbirths was to a teenage mother.
- 80% of African American infants born in zip code 75232 were born to unmarried mothers.
- African American infants were twice as likely to be born prematurely as Hispanic infants in 2004.
- The infant mortality rate (7.70 per 1,000 infants) is lower than infant mortality rates in many other areas in the city of Dallas.
- 74% of all pregnant mothers in zip code 75232 received prenatal care during the first trimester of pregnancy.

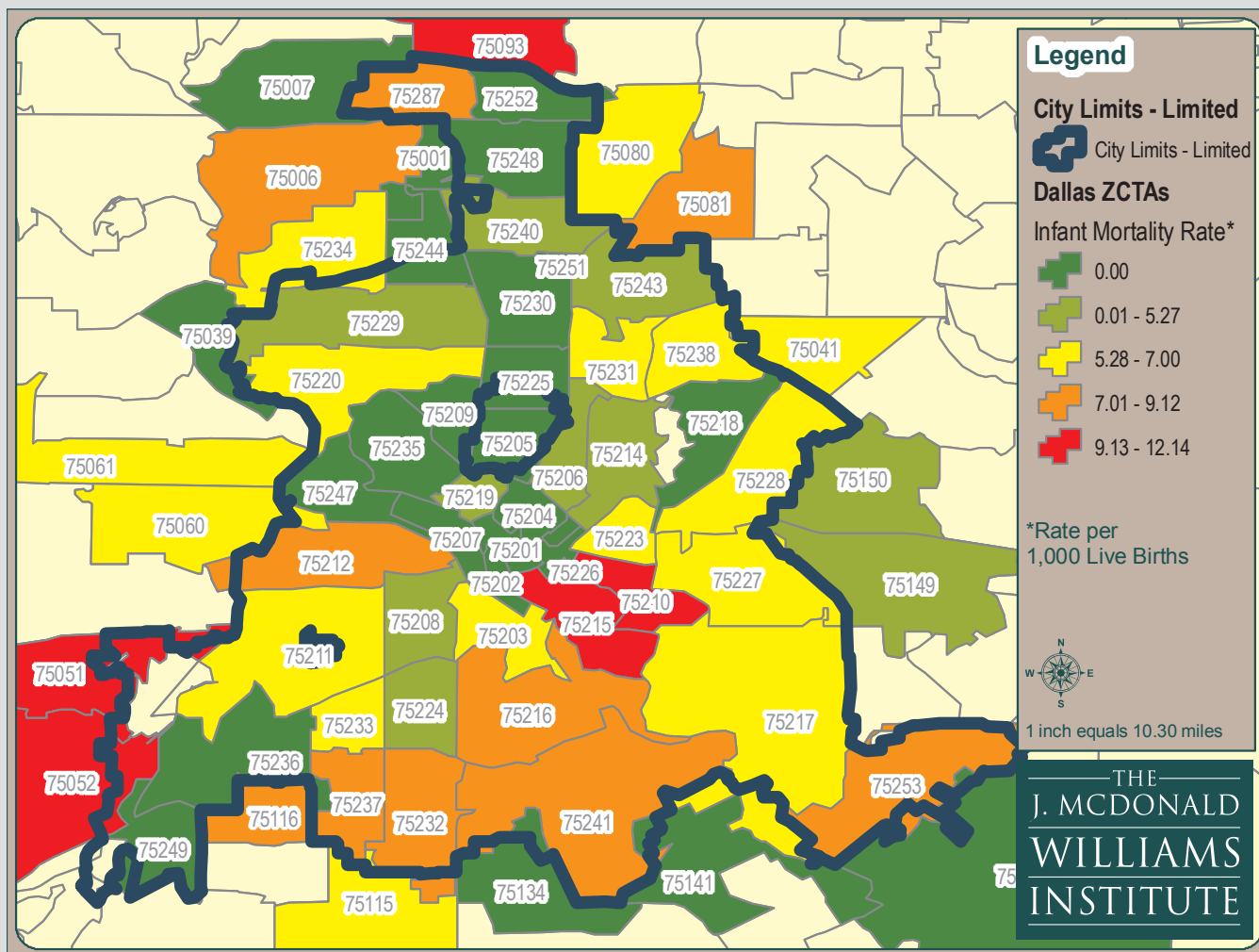


Figure 1. Infant Mortality per 1,000 Live Births by Zip Code, 1999-2003

- 71% of African American pregnant mothers in zip code 75232 received prenatal care during the first trimester of pregnancy.

Mortality Indicators

- Between 2000 and 2003, the two leading causes of death were cardiovascular disease and cancer in zip code 75232.
- Between 2002 and 2003, roughly 65% of African American deaths in zip code 75232 occurred before the age of 66, while only 16% of White deaths in zip code 75232 occurred before the age of 66.
- The age-adjusted death rate per 100,000 population for all causes of death from 2000-2003 was almost 1,100 deaths in zip code 75232, higher than the city of Dallas' rate of 907 deaths.
- The age-adjusted diabetes death rate in zip code 75232 between 2000 and 2003 was sig-

nificantly higher than the diabetes death rate in many other zip codes in the city of Dallas.

- The cardiovascular disease age-adjusted death rate (319.91 per 100,000) for zip code 75232 was higher than the cardiovascular age-adjusted death rate for the city of Dallas.
- Between 2000 and 2003, 93 new HIV/AIDS cases were reported in zip code 75232.

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 zip code 75232 is illustrated through data in Table 3, Figures 2 and 3, and a list of employment, income, and retail indicators.

Table 2. Age-Adjusted Death Rates Per 100,000, years 2000-2003

	Texas	Dallas County	City of Dallas	75232
All causes	876.98	883.88	907.00	1,099.96
CVD	252.65	260.83	263.53	319.91
Diabetes	31.80	19.38	26.82	47.21
Stroke	63.38	63.35	64.20	79.16
Cancer	191.28	198.18	202.86	244.59

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	Adjusted Gross Income*	Salaries and Wages: Number of Returns*	Salaries and Wages: Amount*	Total Tax: Number of Returns	Total Tax: Amount*
Total for 75232	12,514	24,818	10,002	384,110	11,298	319,711	7,986	32,466
Under \$10,000	2,421	3,059	1,053	10,458	2,062	10,411	424	100
\$10K to under \$25K	4,076	8,345	3,776	72,269	3,628	62,224	2,088	1,764
\$25K to under \$50K	3,946	8,449	3,605	138,126	3,688	121,773	3,416	8,959
\$50K or higher	2,073	4,965	1,568	163,257	1,920	125,303	2,058	21,643

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

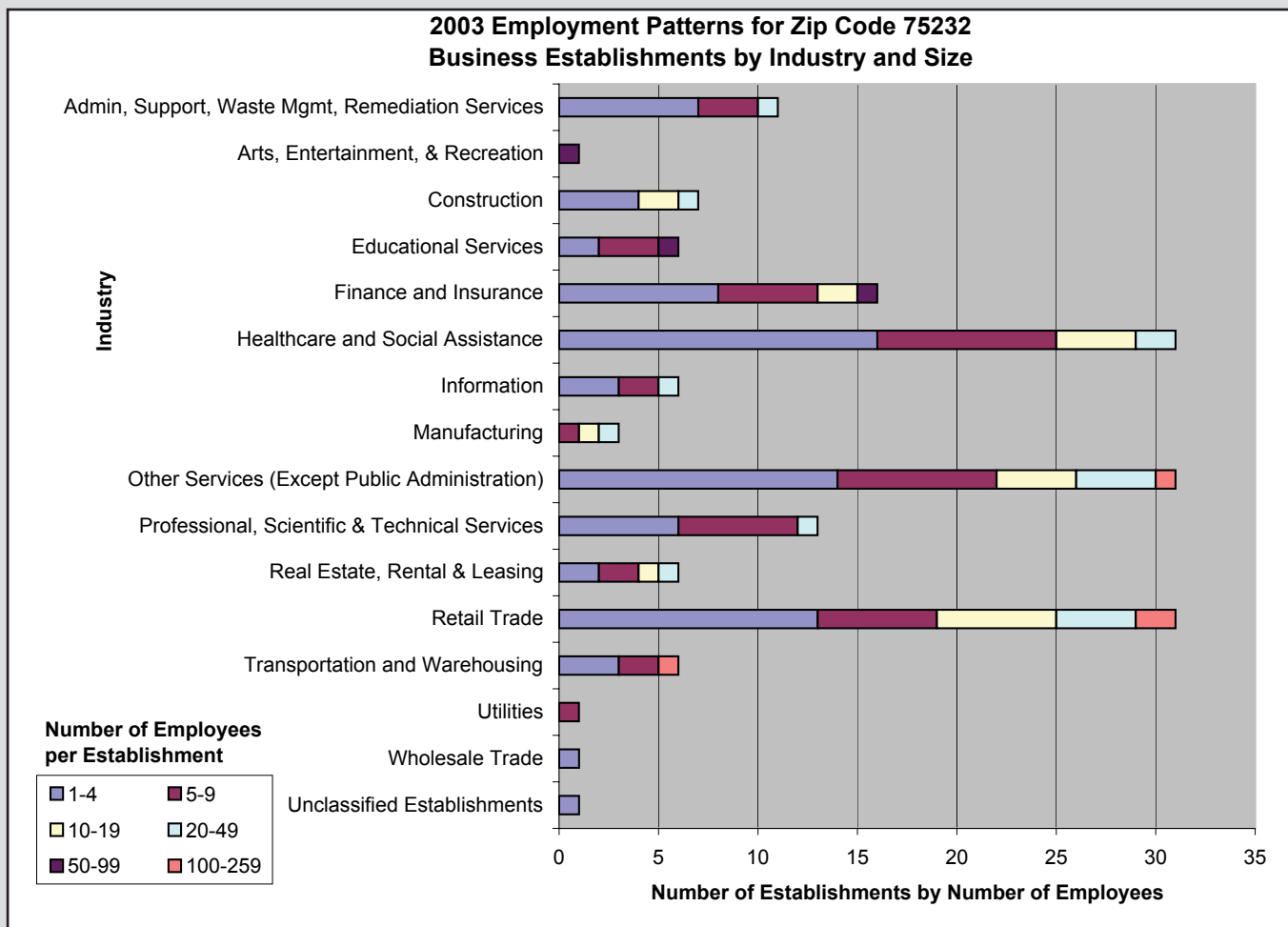


Figure 2. Employment Patterns for Business Establishments by Industry and Size, 2003

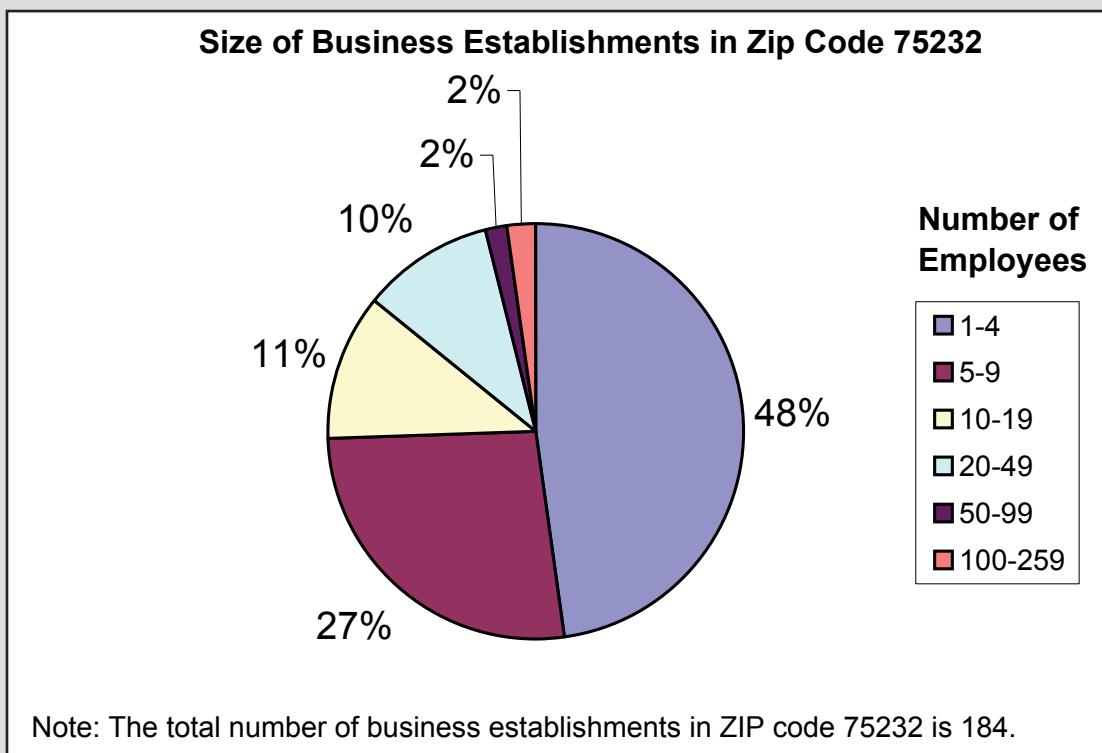


Figure 3. Size of Business Establishments, 2003

Table 4. Housing Statistics for Zip Code 75232 and the City of Dallas

	Zip Code: 75232	City of Dallas
Percentage of Family Households	77.45%	57.98%
Median Owner-Occupied Housing Value	\$89,287	\$109,153
Percentage Owner-Occupied Units	70.91%	42.06%
Percentage Single-Family Detached Units	76.68%	43.04%
Median Year Housing Built	1966	1973
Percentage Housing Units Built since 1999	4.48%	8.11%

Employment, Income, and Retail

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

- 63% of citizens ages 16 and older in zip code 75232 were in the labor force.
- Most residents were either working in the educational, health, and social services industries (22%) or the manufacturing and transportation industries (23%).
- The poverty rate for families in zip code 75232 in 2000 was 18%.
- The poverty rate for female-headed households with children under five years of age was 30%.
- The median family income for households headed by married couples in 1999 was \$49,923.
- The median family income for single female-headed households in 1999 was \$21,493.
- African Americans had the highest median family income in 1999 in zip code 75232 (\$41,339).
- The U.S. Census reported a total of 184 business establishments located in zip code 75232.
- Most of the 184 establishments had one to nine employees.
- The total number of retail establishments in zip code 75232 decreased from 191 in 1999 to 184 in 2003.
- Recent analysis of Internal Revenue tax returns for 2002 showed 19% of tax returns in zip code 75232 were for annual incomes of less than \$10,000.

- 52% of tax returns in 2002 were for annual incomes of \$25,000 or less.
- There was a combined adjusted gross income in zip code 75232 in 2002 of \$384,110,000.

HOUSING

In 2005, there were an estimated 9,645 occupied housing units in zip code 75232. There were predominantly single-family detached units (76.68%), with a median age of roughly 40 years, significantly older than the median age of the city's housing units in general (roughly 30 years). This pattern is echoed by the average tenure of owner-occupied housing units, with 14 years as the average length of residence in 75232, and 9 years as the average length of residence for the city as a whole. Roughly 85% of the employed population traveled at least 15 minutes to their place of work, with more than 20% traveling at least 45 minutes. These patterns suggest an overall stability in ownership and tenure.

Estimated median housing values in the zip code are \$20,000 lower than for the city as a whole (\$89,287 versus \$109,153, respectively), 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 4.48% of the units in 75232 are as new. This suggests the community has entered a period of stability and slowed growth.

Because zip codes are fairly large administrative units, they generally mask more important patterns and trends within them. Here we explore

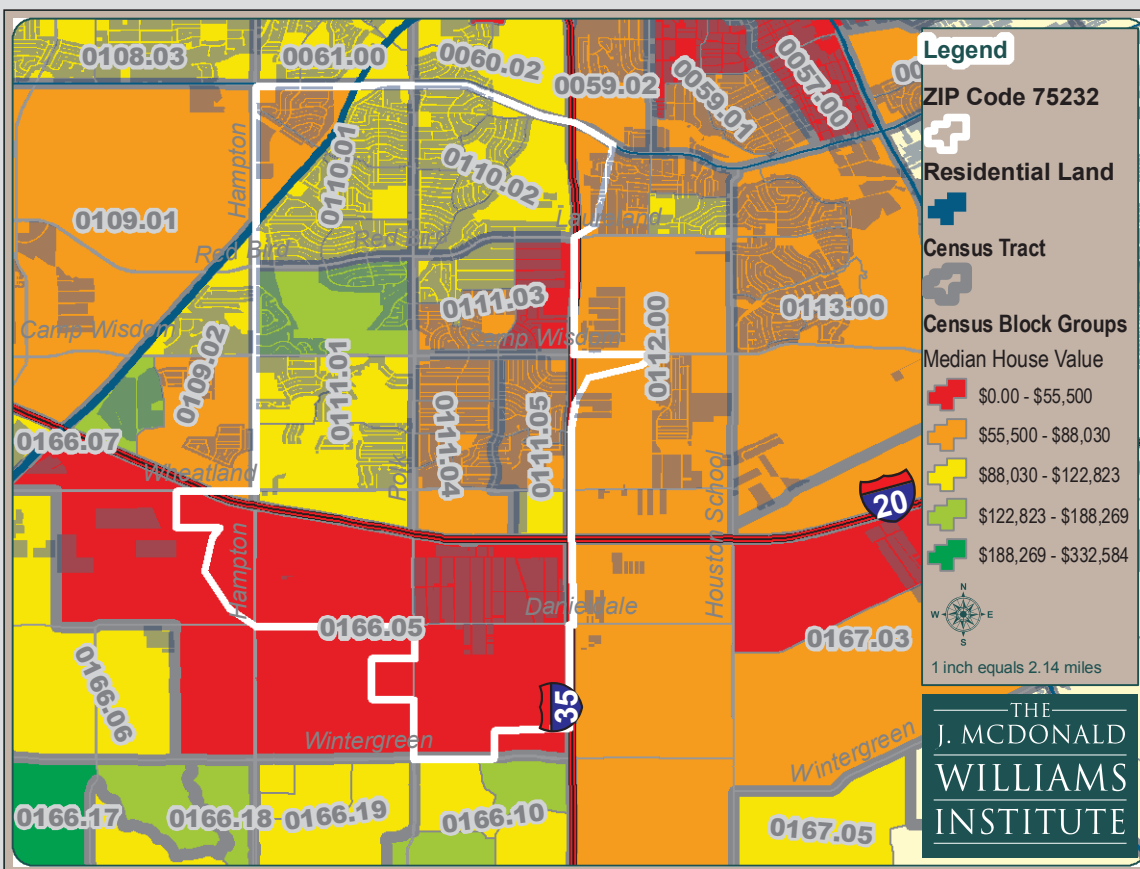


Figure 4. Estimated Median Owner-Occupied Housing Value by Block Group, 2005

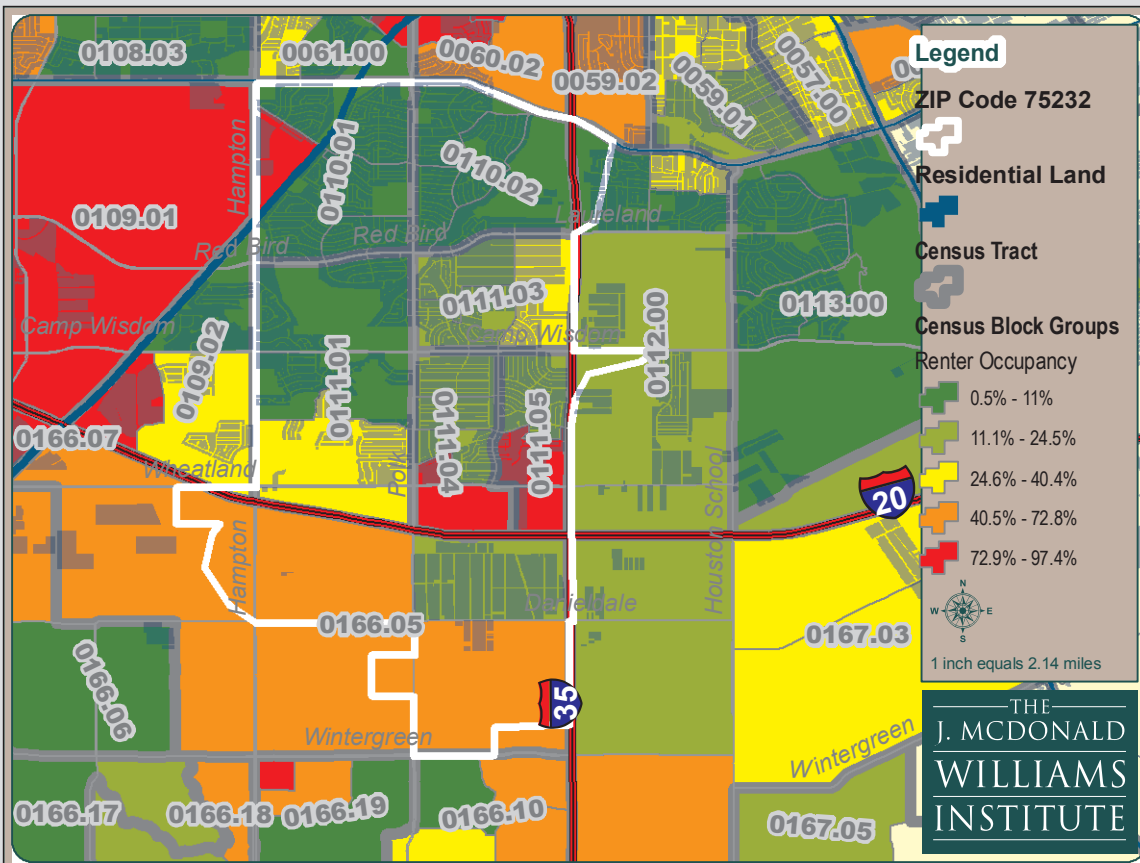


Figure 5. Estimated Renter Occupancy of Occupied Units by Block Group, 2005

variation within zip code 75232 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 zip code 75232. The patches of dark blue represent areas of residential land use. While the zip code median value is \$89,287, the median varies substantially within the area. The highest housing values within the zip code are in the block group bounded by Hampton, Red Bird, Camp Wisdom, and Polk roads, with an estimated median value of \$151,161 (1.7 times the median value for the zip code). This is the maximum, however, and many other block groups have much lower median values. The lowest estimated median values are in the area bordered by I-20, I-35, Daniieldale, and Polk roads, with a 2005 estimated median house value of \$43,390. At just less than 50% of the zip code median and just less than 30% of the highest values in the area, this area of depressed values is only about 1.5 miles from the high value area.

The area of second-lowest home values is bounded by Red Bird, Camp Wisdom, Greenspan, and I-35. With an estimated 2005 median value of \$55,500, this area is located only 1,000 yards (less than three quarters of a mile) from the area of highest values. Both of these block groups are bordered by areas of higher values. Immediately west of this area is a block group with an estimated 2005 median value of \$102,243.

Renter Occupancy

As with home values, there is substantial variation within the zip code in renter occupancy (see Figure 5). While renters account for 29.09% of occupied housing units, the zip code's block groups range from 2.3% to 94% renter occupied. Because levels of home ownership have been shown to be related to community involvement, exploring these variations is crucial for targeting meaningful interventions.

Areas to the north and west within the zip code have some of the lowest levels of renter occupan-

cy in the area. The area bounded by Ledbetter, US-67, Hampton, Kirnwood, Polk, Red Bird, and I-35 has a renter occupancy rate of 7.5% or less. Areas along the interstate corridors generally show higher levels of owner occupancy; however, the areas of highest renter occupancy are the block groups that sit at the intersection of I-20 and I-35, running north to Kirnwood and west to Polk. In these block groups the percentage of occupied housing units that are renter occupied ranges from 75% to 94%.

EDUCATION

There is perhaps no greater equalizer for fully integrating 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 for a high school graduate and a person with a professional degree is \$3.4 million (U.S. Census Bureau, 2002).

The most recent data derived from the 2005 Claritas Marketing Estimates, as reflected in Table 5, reveal the following patterns for zip code 75232:

- In 2005, 76% of residents ages 25 and older in zip code 75232 reported finishing high school.
- In 2005, 18% of residents reported finishing college.
- Striking differences appear when educational attainment is examined by census tracts within zip code 75232.
- In 2005, 44% of residents ages 25 and older in census tract 166.05 reported never finishing high school.
- In 2005, 31% of residents ages 25 and older in census tract 111.03 reported never finishing high school.
- In 2005, 33% of residents in census tract 110.02 reported attaining a bachelor's degree or higher.
- In 2005, 30% of residents in census tract 111.01 reported attaining a bachelor's degree or higher.

Table 5. Level of Education by Census Tract, Zip Code, and City, 2005

Area	Population 25+ years	Less Than High School	High School Graduate	Some College	College Graduate
Tract 110.01	4294	16.44%	83.56%	38.33%	22.54%
Tract 110.02	1948	14.27%	85.73%	27.16%	33.16%
Tract 111.01	2684	12.48%	87.52%	34.46%	30.25%
Tract 111.03	2267	30.57%	69.43%	21.09%	14.20%
Tract 111.04	2393	27.20%	72.80%	25.57%	5.73%
Tract 111.05	2204	25.64%	74.36%	27.54%	5.85%
Tract 166.05	2476	44.26%	55.74%	20.23%	8.89%
Zip Code 75232	18,266	23.67%	76.33%	29.00%	17.71%
City of Dallas	766,839	29.79%	70.21%	23.07%	27.58%

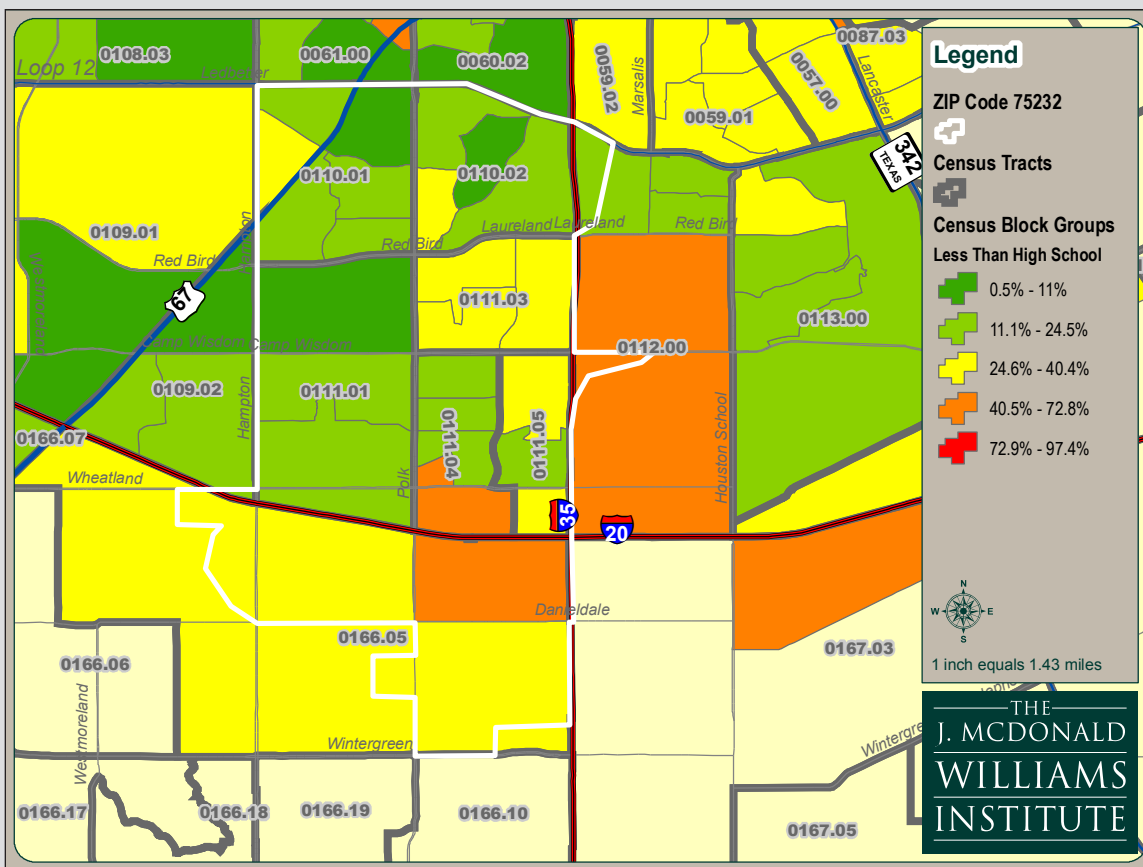


Figure 6. Percentage of Population with Less than High School Education, 2005

CIVIC ENGAGEMENT

Voter turnout in zip code 75232 closely reflected overall city turnout in both the 2004 presidential election and the November 2005 general election. In both the zip code and the city, electoral participation dropped by almost 10 percentage points from 2004 to 2005. While 75232 has shown slightly larger turnout numbers than the city, it dropped from 31.56% in 2004 to 21.93% in 2005. Likewise, the city participation rate fell from 28.90% to 20.08%.

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 75215 was an overwhelming 6.68 to 1. The area's voters, however, do 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 75232, however, support was much lower, with only 10.46% of voters showing support for the proposition.

As Figure 7 indicates, turnout for the 2004 presidential election varied throughout the zip code. The lowest recorded turnout for 75232 was in Precinct 3600, with 15.3% of registered voters casting ballots. The only portion of zip code 75232 in this fairly large precinct, however, is the portion south of Danieldale Road.

The next lowest turnout was Precinct 3548, with 25.4%. This, too, is a partial precinct, with the portion in 75232 lying north of Danieldale Road, west of Polk, and south of I-20, continuing northwest beyond the zip code boundary. The two precincts

in the far north of the zip code recorded the highest turnout, with 37.3% and 37.8% turnout recorded in precincts 3537 and 3535 respectively. These areas are those bounded on the west by US-67 and the north by Loop 12.

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 yellow represents 24.8% to 32.4% turnout in the 2004 presidential election but only 14.8% to 20.9% turnout in the 2005 general election, due to overall lower turnout in 2005.

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 (7). We believe that the location of a crime plays a major part in determining how it will affect the community; therefore, 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 the personal crimes in Dallas 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 did, resulting in a citywide residential property crime rate of 31.04 per 1,000 population.

Within zip code 75232, there was some variation across census tracts in personal and property crimes, although the differences were not as pronounced as they were for other social phenomena. Figure 9 displays the personal crime victimization rate (per 1,000 population) for the census tracts in 75232. As the figure indicates, rates of residential personal crime are at or near the city average in much of the zip code. However, there

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

	Zip Code 75232	City of Dallas
Voter Turnout - 2004 Presidential Election	31.56%	28.90%
Voter Turnout - 2005 November General Election	21.93%	20.08%
Ratio of Kerry Votes to Bush Votes, 2004	6.68:1	1.23:1

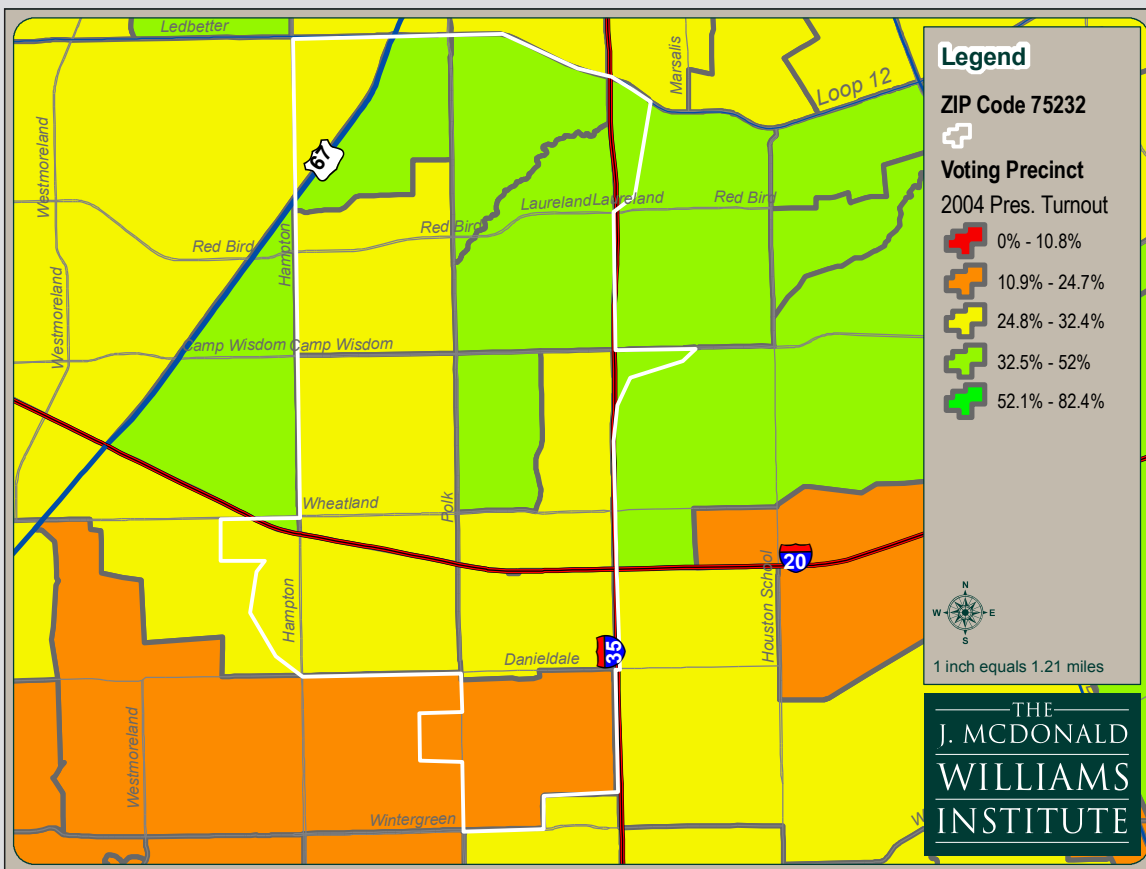


Figure 7. Voter Turnout by Precinct, 2004 Presidential Election

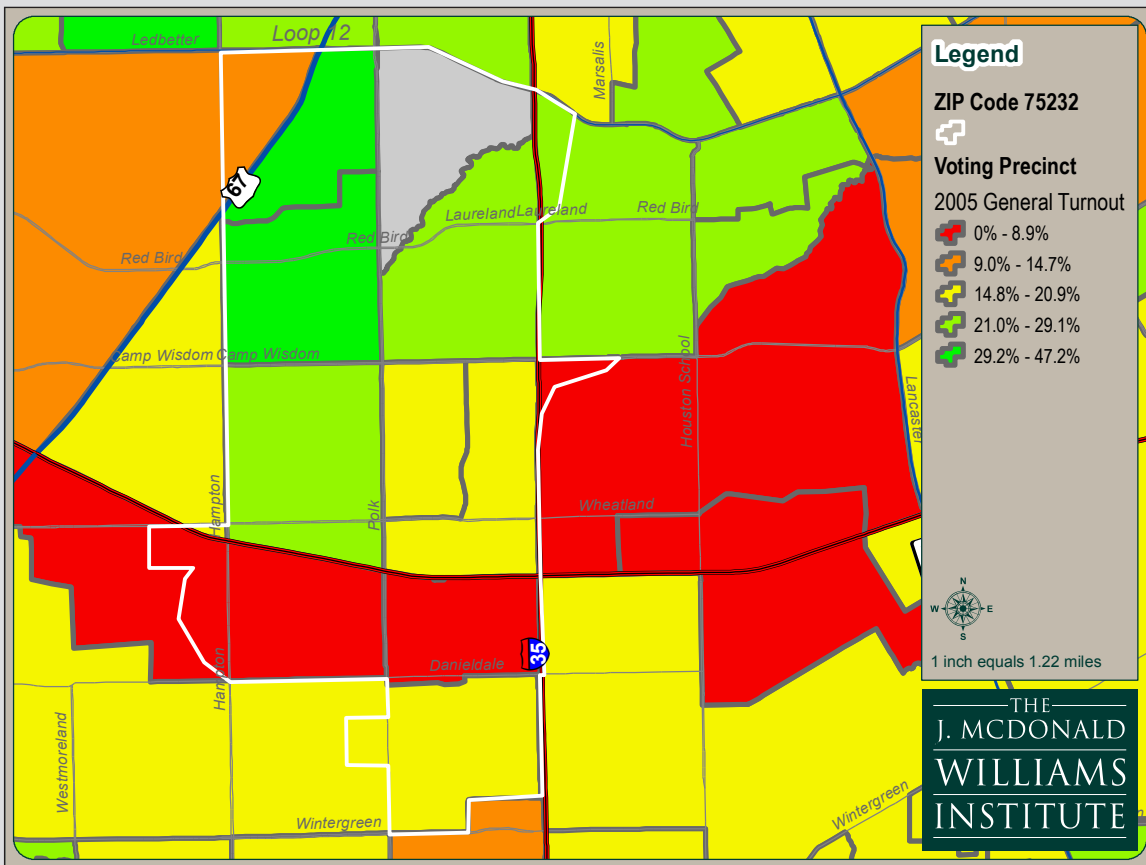


Figure 8. Voter Turnout by Precinct, 2005 General Election

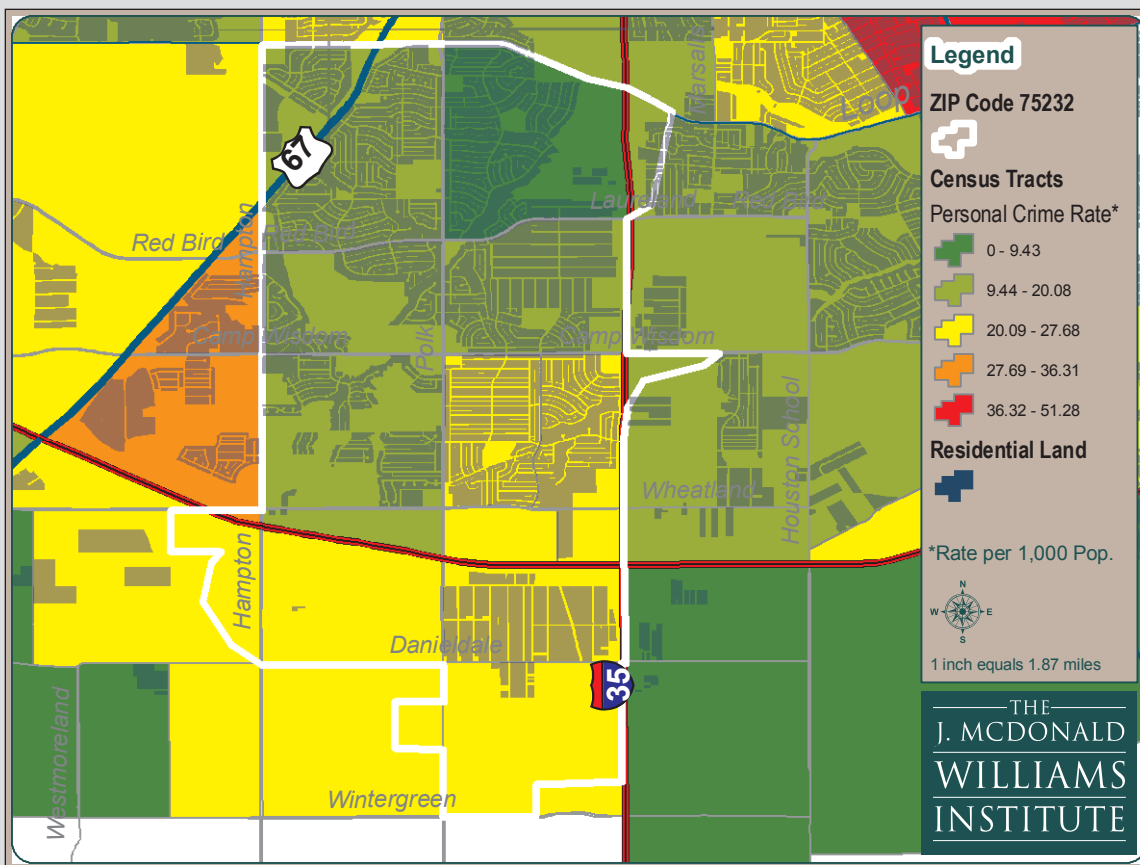


Figure 9. Residential Personal Crime Rate by Census Tract, 2004

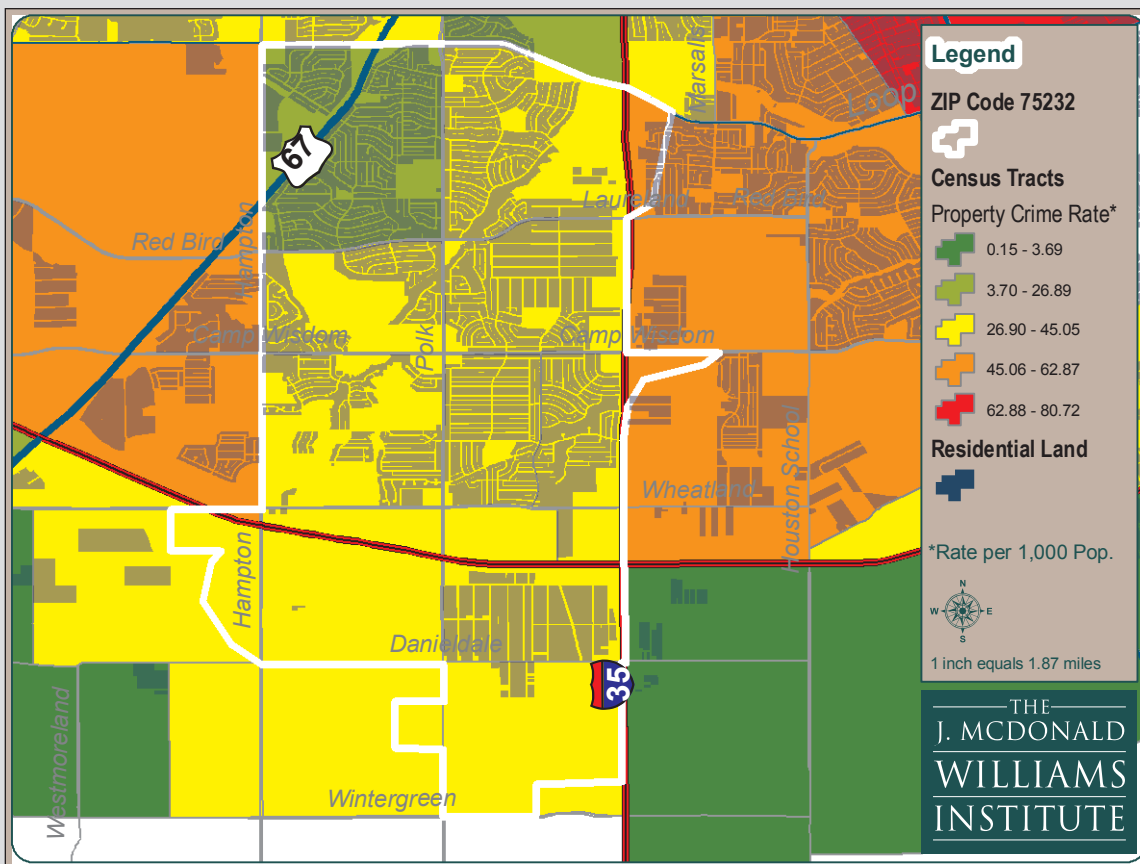


Figure 10. Residential Property Crime Rate by Census Tract, 2004

are increased levels of crime toward the southern half of the community.

The pattern is almost reversed when considering residential property crime. As Figure 10 depicts, the lowest rates of residential property crime are found only in the far northwest census tract. Areas that are apparently safer for personal victimizations are more likely to experience property victimizations.

INCOME

In 2005, there were an estimated 9,645 households in the 75232 zip code. The estimated median income for these households was \$44,987, with almost 40% of households earning less than \$35,000, and almost 15% earning less than \$15,000. For the zip code as a whole, the median household income was actually 5% greater than the city's estimated median income, \$42,491 (1). In fact, the percentage unemployed in the zip code was estimated to be 6.94%, only slightly higher than 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. Inspecting the percentage of jobless residents (which reflects all persons not employed, whether or not they are seeking employment) reveals the zip code jobless rate was actually slightly higher than that of the city (41.28% versus 39.03%, respectively). The disparity in unemployment figures coupled with the similarity in joblessness figures suggests that the city shows a greater portion of those out of work who are actively seeking employment.

Again, a cursory inspection of these figures would suggest that the zip code is actually faring better than the city with respect to poverty and income. However, further inspection within the zip code reveals that aggregation is masking stark contrasts. While some areas within the zip code do compare favorably with the city, others do not, and are clearly in need of assistance. We present two tools from the U.S. Department of Housing and Urban Development for such within

tract comparisons: (a) comparisons of family income 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 family income is expressed as a percentage of the median family income estimate 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 75232. Within 75232, the area bounded by I-35, I-20, Willoughby/Greenspan, and Camp Wisdom (Tract 111.05) is the only area classified as a low-income tract. HUD estimated this tract's median family income at \$31,811, roughly 48% of the area's estimated median family income of \$65,000. The area is surrounded, both inside and outside the zip code, by tracts ranked as moderate-income, having median family incomes that range from 56% to 74% of the area's median.

The areas showing the best income ratings are those in the northwest portion of the zip code where we saw the highest property values. These three tracts—110.01, 110.02, and 111.01—are bounded by Hampton, I-20, Polk, Red Bird, I-35, and Ledbetter. While Tract 110.01 (in the extreme northwest corner of the area) had a middle-income rating, its estimated median family income in 2005 was less than the area median, \$58,445, or roughly 90% of the area median. The two tracts flanking it, however, ranked middle-income with values above the area median—\$73,743 and \$75,686, respectively.

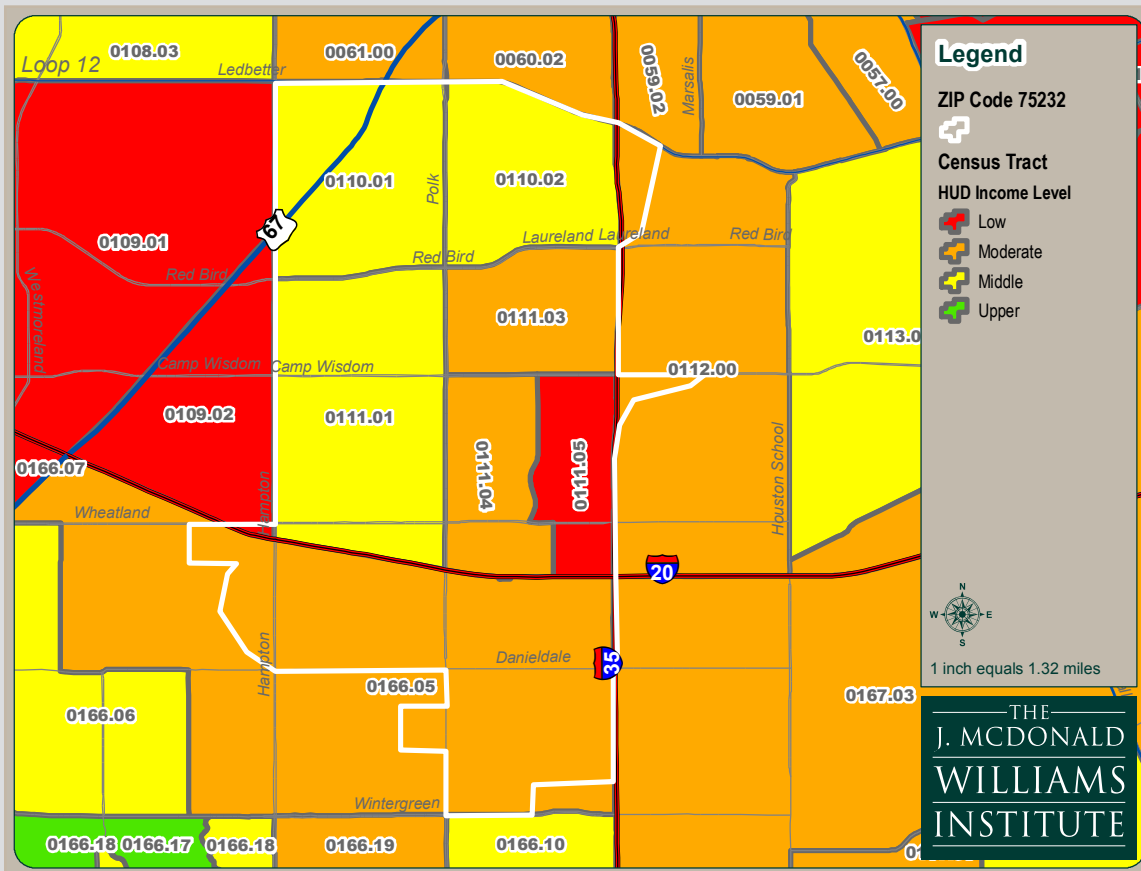


Figure 11. Ratio of Estimated Tract Median Family Income to Metropolitan Area Median Family Income, 2005

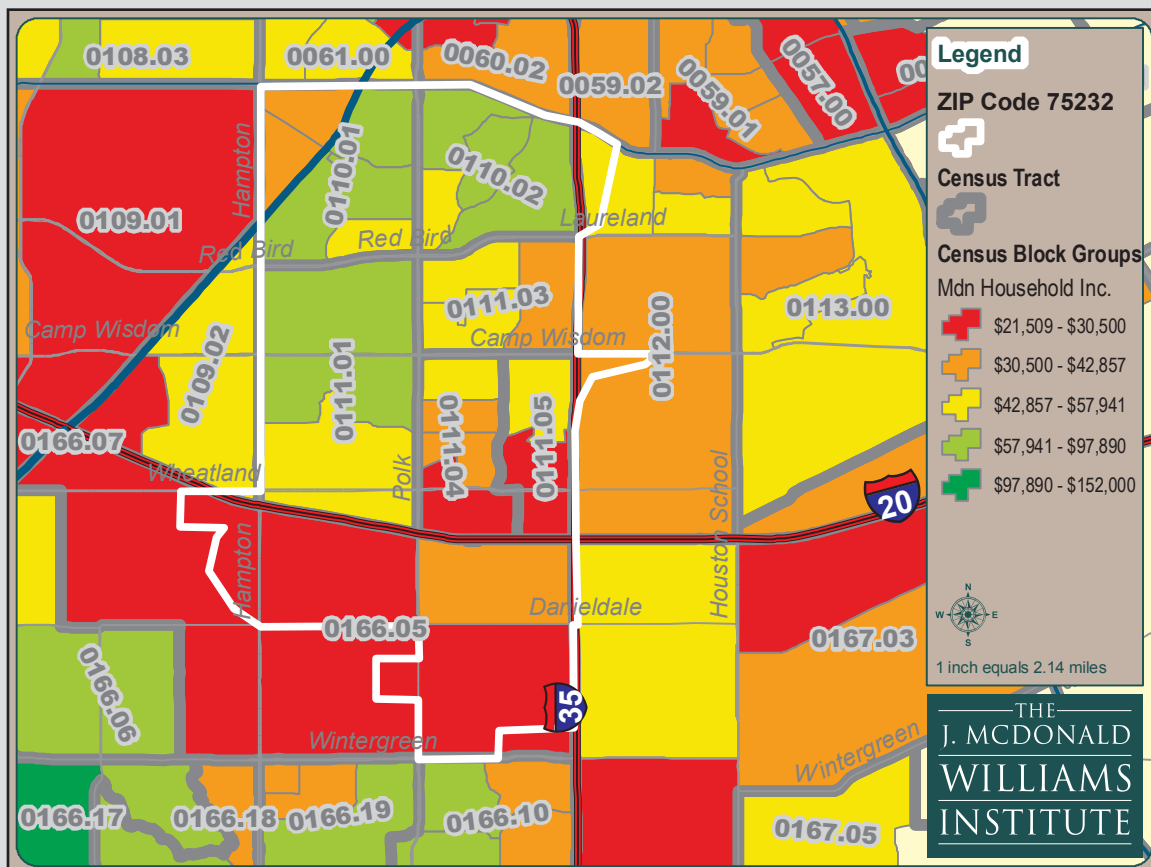


Figure 12. Estimated Median Household Income, 2005

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 lower-income levels are concentrated in the southern portion of the zip code. Again, we note that low incomes appear in the vicinity of the I-20 and I-35 intersection.

Now, however, we add another block group encompassing much of the southern end. The area block group with the lowest estimated median household income is the area bounded by Kirnwood, Greenspan, Wheatland, and I-35. The estimated median household income was \$21,509—less than 50% of that estimated for the zip code, and less than 40% of that estimated for the metropolitan area.

While again we see the area’s higher incomes concentrated in the northern part of the zip code area, we note that there is a marked difference between the northwest and southeast sides of US-67. At the census-tract level, the area appears relatively well-off (just under the area’s median income), but our disaggregation reveals stark differences. The estimated median household incomes for the two block groups on the northwest side of the road are \$31,409 and \$35,595, respectively. Across the road, however, are three block groups whose median household incomes range from \$63,806 to \$67,500, a difference of at least 179%.

CONCLUSION

This is a preliminary examination of issues in zip code 75232. The overall conclusion is that examining these issues only at the zip code level can mask significant differences that exist at the census tract and block group level. Certain areas within the 75232 zip code are doing well economically, while other areas are experiencing high poverty rates, low educational attainment rates, and low homeownership rates.

Additionally, a preliminary examination of zip code 75237, which is adjacent to zip code 75232,

appears to show very high levels of poverty, low educational attainment rates, and low homeownership rates throughout the entire zip code. This suggests that specific interventions implemented in zip code 75232 to address issues of economic development and poverty may also need to be implemented in zip code 75237.

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
(8) U.S. Department of Housing and Urban Development		11
*In-text references are noted by number of source in parentheses.		

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