

Appendix 4.4  
Detailed AFFH  
Analysis

# Appendix 4.4

## *Additional Data - Affirmatively Furthering Fair Housing Analysis of Adequate Sites Inventory and Candidate Sites for Rezoning*

This Appendix provides further data analysis that responds to all topics required to be addressed as part of the AFFH Analysis of the Adequate Sites Inventory and Candidate Sites for Rezoning.

### **Existing Conditions: Analysis of Adequate Sites Inventory**

#### **Household Structure and Family Type**

Table 4A-1 and Table 4A-2 provide data on the family structure and household characteristics for neighborhoods with identified development potential. Considering the citywide average of 30% of all households having children, there are not substantial disparities across neighborhoods; however, there is a slightly higher proportion of households with children in the neighborhoods with the lowest identified capacity (33%), and a slightly lower proportion in the higher capacity neighborhoods (28%). Similar trends are evident when considering the distribution of elderly households aged 65 years and older.

**Table 4A-1**

<b>Existing Conditions Analysis: Household Characteristics of Neighborhoods Identified in Existing Sites Inventory, Total Unit Potential</b>		
<b>Census Tract Category</b>	<b>Percent Households with Children</b>	<b>Household 65+</b>
Citywide Average	30%	20%
Low Capacity Neighborhoods	33%	24%
Medium Capacity Neighborhoods	29%	19%
Higher Capacity Neighborhoods	28%	17%

*Source: US Census Bureau; American Community Survey; 2019 ACS 5-Year Estimates.*

Looking closer at family structure, there are not significant differences across neighborhoods, although lower capacity neighborhoods have a slightly higher share of married households compared to the citywide total (41%, compared to 35% citywide) and a lower percentage of people living alone (10%, compared to 14% citywide). Higher capacity neighborhoods have a slightly higher share of people living with non-relatives (11%), compared to the citywide average of 10%.

**Table 4A-2**

<b>Existing Conditions Analysis: Family Structure of Neighborhoods Identified in Existing Sites Inventory, Total Unit Potential</b>						
<b>Census Tract Category</b>	<b>Percent Live Alone</b>	<b>Percent Live with Spouse</b>	<b>Percent Live with Unmarried Partner</b>	<b>Percent Live with Parents</b>	<b>Percent Live with Other Relatives</b>	<b>Percent Live with Non-Relatives</b>
Citywide Average	14%	35%	7%	15%	19%	10%
Low Capacity Neighborhoods	10%	41%	6%	17%	19%	8%
Medium Capacity Neighborhoods	14%	34%	7%	14%	19%	11%
Higher Capacity Neighborhoods	19%	30%	8%	14%	20%	11%

*Source: US Census Bureau; American Community Survey; 2019 ACS 5-Year Estimates.*

## Disability

Table 4A-3 shows the percentage of the population with disabilities in each neighborhood, compared to the citywide average, as well as the percent of households receiving SSI. Considering the population with disabilities as a whole, there is no clear distinction among the neighborhoods based on their identified development potential. This result suggests that there is no clear relationship between the population with disabilities, and areas of the city with identified development potential. However, there is a minor difference among the percent of households receiving SSI. The lowest capacity neighborhoods have a slightly lower percent of SSI households (6%, compared to 7% citywide), while highest capacity neighborhoods have a slightly higher percent of SSI households (8%).

**Table 4A-3**

<b>Existing Conditions Analysis: Disability Status of Neighborhoods Identified in Existing Sites Inventory, Total Unit Potential</b>		
<b>Census Tract Category</b>	<b>Percent SSI Households</b>	<b>Population with Disability</b>
Citywide Average	7%	10%
Low Capacity Neighborhoods	6%	10%
Medium Capacity Neighborhoods	7%	10%
Higher Capacity Neighborhoods	8%	10%

*Source: US Census Bureau; American Community Survey; 2019 ACS 5-Year Estimates.*

### **Existing Conditions: Analysis of Adequate Sites Inventory - Lower Income Development Potential**

Because the distribution of lower income development potential is fairly consistent with the overall distribution of total expected development potential, the findings presented in Chapter 4 are applicable to the locations of lower income development potential as well. Provided below are the applicable charts and a high-level summary of key analysis.

#### **Race / Ethnicity**

Table 4A-4 shows similar results to those found for the total development potential in the Adequate Sites Inventory. This analysis shows that neighborhoods with the lowest identified lower income development potential have a higher share of white residents, compared to the city as a whole. By contrast, the neighborhoods with the highest share of identified lower income development potential have a substantially higher share of population of Black/African American residents, compared to the rest of the city. Latinx and Asian residents are relatively dispersed throughout, though Asian residents are marginally more represented in the higher capacity neighborhoods.

**Table 4A-4**

<b>Existing Conditions Analysis: Racial / Ethnic Composition of Neighborhoods Identified in Existing Sites Inventory, Lower Income Development Potential</b>				
<b>Census Tract Category</b>	<b>Percent Population - White (Non-Latinx)</b>	<b>Percent Population - Black/African American (Non-Latinx)</b>	<b>Percent Population - Latinx</b>	<b>Percent Population - Asian (Non-Latinx)</b>
Citywide Average	28%	9%	49%	11%
Low LI Capacity Neighborhoods	31%	5%	49%	11%
Medium LI Capacity Neighborhoods	27%	10%	48%	11%
Higher LI Capacity Neighborhoods	25%	14%	49%	12%

*Source: US Census Bureau; American Community Survey; 2019 ACS 5-Year Estimates.*

### Tenure and Income

All neighborhoods except those with the lowest identified lower income development potential have a higher share of renters than the citywide average. In addition, there is a clear relationship between anticipated lower income development potential and median household income. Lower capacity neighborhoods have a disproportionately higher median household income, while the higher capacity neighborhoods have a disproportionately lower median household income. While renter households have a lower overall median household income, the data follow the same trend across lower and higher capacity neighborhoods. The distribution of low- and moderate-income households follows a similar trend.

**Table 4A-5**

<b>Existing Conditions Analysis: Tenure and Median Household Income of Neighborhoods Identified in Existing Sites Inventory, Lower Income Development Potential</b>				
<b>Census Tract Category</b>	<b>Percent Renter Households</b>	<b>Median Household Income</b>	<b>Median Household Income - Renter Households</b>	<b>Percent Low/Moderate Income Households</b>
Citywide Average	63%	\$64,065	\$50,404	61%
Low LI Capacity Neighborhoods	53%	\$77,995	\$57,708	55%
Medium LI Capacity Neighborhoods	68%	\$47,034	\$47,034	64%
Higher LI Capacity Neighborhoods	72%	\$50,782	\$42,745	68%

*Source: US Census Bureau; American Community Survey; 2019 ACS 5-Year Estimates.*

### Household Structure and Family Type

Table 4A-36 and Table 4A-7 provide data on the family structure and household characteristics for neighborhoods with identified lower income development potential. There are not substantial disparities across neighborhoods; however, there is a slightly higher proportion of households with children in the neighborhoods with the lowest identified lower income capacity (33%), and a slightly lower proportion in the higher capacity neighborhoods (28%). Similar trends are evident when considering the distribution of elderly households aged 65 years and older. Similarly, there are not significant differences across neighborhoods in terms of family structure.

**Table 4A-6**

<b>Existing Conditions Analysis: Household Characteristics of Neighborhoods Identified in Existing Sites Inventory, Lower Income Development Potential</b>		
<b>Census Tract Category</b>	<b>Percent Households with Children</b>	<b>Household 65+</b>
Citywide Average	30%	20%
Low LI Capacity Neighborhoods	33%	21%
Medium LI Capacity Neighborhoods	28%	19%
Higher LI Capacity Neighborhoods	28%	19%

*Source: US Census Bureau; American Community Survey; 2019 ACS 5-Year Estimates.*

**Table 4A-7**

<b>Existing Conditions Analysis: Family Structure of Neighborhoods Identified in Existing Sites Inventory, Lower Income Development Potential</b>						
<b>Census Tract Category</b>	<b>Percent Live Alone</b>	<b>Percent Live with Spouse</b>	<b>Percent Live with Unmarried Partner</b>	<b>Percent Live with Parents</b>	<b>Percent Live with Other Relatives</b>	<b>Percent Live with Non-Relatives</b>
Citywide Average	14%	35%	7%	15%	19%	10%
Low LI Capacity Neighborhoods	11%	38%	6%	16%	19%	9%
Medium LI Capacity Neighborhoods	15%	33%	7%	14%	19%	12%
Higher LI Capacity Neighborhoods	17%	31%	8%	14%	19%	11%

*Source: US Census Bureau; American Community Survey; 2019 ACS 5-Year Estimates.*

**Disability**

Table 4A-8 shows the percentage of the population with disabilities in each neighborhood, compared to the citywide average, as well as the percent of households receiving SSI. This table reflects the same findings found above for the total development potential in the Adequate Sites Inventory.

**Table 4A-8**

<b>Existing Conditions Analysis: Disability Status of Neighborhoods Identified in Existing Sites Inventory, Lower Income Development Potential</b>		
<b>Census Tract Category</b>	<b>Percent SSI Households</b>	<b>Population with Disability</b>
Citywide Average	7%	10%
Low LI Capacity Neighborhoods	6%	10%
Medium LI Capacity Neighborhoods	7%	10%
Higher LI Capacity Neighborhoods	8%	10%
<i>Source: US Census Bureau; American Community Survey; 2019 ACS 5-Year Estimates.</i>		



**Opportunity Areas**

Table 4A-9 shows the individual domain scores that comprise the overall Opportunity Area score for neighborhoods with identified lower income development potential. This table follows similar trends as those found for the overall sites inventory.

**Table 4A-9**

<b>Existing Conditions Analysis: TCAC/HCD Opportunity Area Domains, Average Score by Neighborhoods Identified in Existing Sites Inventory, Lower Income Development Potential</b>			
<b>Census Tract Category</b>	<b>Average Economic Domain Score</b>	<b>Average Environmental Domain Score</b>	<b>Average Educational Domain Score</b>
Citywide Average	0.53	0.44	0.39
Low LI Capacity Neighborhoods	0.53	0.54	0.47
Medium LI Capacity Neighborhoods	0.55	0.40	0.36
Higher LI Capacity Neighborhoods	0.50	0.34	0.28
<i>Source: TCAC/HCD Opportunity Area Map, 2021</i>			

**Rezoning Analysis: Analysis of Candidate Sites for Rezoning**

The below charts are provided for reference purposes. Overall, the Inventory of Candidate Sites for Rezoning is found to largely reflect a reversal of the trends found in the existing Sites Inventory. A full discussion of the AFFH Analysis of the Rezoning Program, including implications for future Implementation Programs, is provided in Chapter 4.

**Table 4A-10**

<b>Rezoning Analysis: Summary of Census Tracts by Assigned Category, Lower Income Rezoned Development Potential</b>			
<b>Census Tract Category</b>	<b>Total Lower Income Rezoned Development Potential</b>	<b>Percent of Total Census Tracts</b>	<b>Percent of Lower Income Rezoned Development Potential</b>
Lowest LI Capacity Neighborhoods	0 - 25	30%	0.3%
Lower LI Capacity Neighborhoods	26 - 250	20%	3%
Moderate LI Capacity Neighborhoods	251 - 750	21%	16%
Higher LI Capacity Neighborhoods	751 - 2,500	22%	45%
Highest LI Capacity Neighborhoods	2,501+	6%	36%

**Table 4A-11**

<b>Rezoning Analysis: Racial / Ethnic Composition of Neighborhoods Identified in Rezoning Inventory</b>				
<b>Census Tract Category</b>	<b>Percent Population - White (Non-Latinx)</b>	<b>Percent Population - Black/African American (Non-Latinx)</b>	<b>Percent Population - Latinx</b>	<b>Percent Population - Asian (Non-Latinx)</b>
Citywide Average	28%	9%	49%	11%
Lowest Capacity Neighborhoods	17%	10%	56%	14%
Lower Capacity Neighborhoods	21%	12%	56%	9%
Moderate Capacity Neighborhoods	30%	6%	49%	11%
Higher Capacity Neighborhoods	41%	5%	38%	12%
Highest Capacity Neighborhoods	49%	7%	25%	15%
<i>Source: US Census Bureau; American Community Survey; 2019 ACS 5-Year Estimates.</i>				

**Table 4A-12**

<b>Rezoning Analysis: Racial / Ethnic Composition of Neighborhoods Identified in Rezoning Inventory, Lower Income Rezoned Development Potential</b>				
<b>Census Tract Category</b>	<b>Percent Population - White (Non-Latinx)</b>	<b>Percent Population - Black/African American (Non-Latinx)</b>	<b>Percent Population - Latinx</b>	<b>Percent Population - Asian (Non-Latinx)</b>
Citywide Average	28%	9%	49%	11%
Lowest LI Capacity Neighborhoods	14%	13%	61%	10%
Lower LI Capacity Neighborhoods	24%	9%	52%	12%
Moderate LI Capacity Neighborhoods	31%	6%	50%	9%
Higher LI Capacity Neighborhoods	40%	6%	38%	13%
Highest LI Capacity Neighborhoods	52%	6%	6%	15%
<i>Source: US Census Bureau; American Community Survey; 2019 ACS 5-Year Estimates.</i>				

**Table 4A-13**

<b>Rezoning Analysis: Tenure and Median Household Income of Neighborhoods Identified in Rezoning Inventory, Lower Income Rezoned Development Potential</b>				
<b>Census Tract Category</b>	<b>Percent Renter Households</b>	<b>Median Household Income</b>	<b>Median Household Income - Renter Households</b>	<b>Percent Low/Moderate Income Households</b>
Citywide Average	63%	\$64,065	\$50,404	61%
Lowest LI Capacity Neighborhoods	71%	\$52,005	\$42,194	62%
Lower LI Capacity Neighborhoods	65%	\$61,243	\$48,570	58%
Moderate LI Capacity Neighborhoods	63%	\$66,683	\$52,205	54%
Higher LI Capacity Neighborhoods	59%	\$71,134	\$55,628	43%
Highest LI Capacity Neighborhoods	50%	\$96,453	\$72,023	48%

*Source: US Census Bureau; American Community Survey; 2019 ACS 5-Year Estimates.*

**Table 4A-14**

<b>Rezoning Analysis: Household Characteristics of Neighborhoods Identified in Rezoning Inventory, Total Rezoned Development Potential</b>		
<b>Census Tract Category</b>	<b>Percent Households with Children</b>	<b>Household 65+</b>
Citywide Average	30%	20%
Lowest Capacity Neighborhoods	31%	18%
Lower Capacity Neighborhoods	34%	20%
Moderate Capacity Neighborhoods	30%	19%
Higher Capacity Neighborhoods	26%	21%
Highest Capacity Neighborhoods	22%	23%
<i>Source: US Census Bureau; American Community Survey; 2019 ACS 5-Year Estimates.</i>		

**Table 4A-15**

<b>Rezoning Analysis: Household Characteristics of Neighborhoods Identified in Rezoning Inventory, Lower Income Rezoned Development Potential</b>		
<b>Census Tract Category</b>	<b>Percent Households with Children</b>	<b>Household 65+</b>
Citywide Average	30%	20%
Lowest LI Capacity Neighborhoods	36%	19%
Lower LI Capacity Neighborhoods	29%	19%
Moderate LI Capacity Neighborhoods	29%	21%
Higher LI Capacity Neighborhoods	26%	20%
Highest LI Capacity Neighborhoods	26%	24%
<i>Source: US Census Bureau; American Community Survey; 2019 ACS 5-Year Estimates.</i>		

**Table 4A-16**

<b>Rezoning Analysis: Family Structure of Neighborhoods Identified in Rezoning Inventory, Total Rezoned Development Potential</b>						
<b>Census Tract Category</b>	<b>Percent Live Alone</b>	<b>Percent Live with Spouse</b>	<b>Percent Live with Unmarried Partner</b>	<b>Percent Live with Parents</b>	<b>Percent Live with Other Relatives</b>	<b>Percent Live with Non-Relatives</b>
Citywide Average	14%	35%	7%	15%	19%	10%
Lowest Capacity Neighborhoods	13%	32%	8%	16%	20%	12%
Lower Capacity Neighborhoods	12%	33%	7%	17%	22%	10%
Moderate Capacity Neighborhoods	13%	36%	7%	15%	19%	10%
Higher Capacity Neighborhoods	15%	37%	7%	13%	16%	11%
Highest Capacity Neighborhoods	20%	40%	7%	11%	12%	10%
<i>Source: US Census Bureau; American Community Survey; 2019 ACS 5-Year Estimates.</i>						

**Table 4A-17**

<b>Rezoning Analysis: Family Structure of Neighborhoods Identified in Rezoning Inventory, Lower Income Rezoned Development Potential</b>						
<b>Census Tract Category</b>	<b>Percent Live Alone</b>	<b>Percent Live with Spouse</b>	<b>Percent Live with Unmarried Partner</b>	<b>Percent Live with Parents</b>	<b>Percent Live with Other Relatives</b>	<b>Percent Live with Non-Relatives</b>
Citywide Average	14%	35%	7%	15%	19%	10%
Lowest LI Capacity Neighborhoods	12%	30%	8%	17%	23%	10%
Lower LI Capacity Neighborhoods	14%	34%	7%	15%	20%	10%
Moderate LI Capacity Neighborhoods	15%	36%	7%	15%	18%	10%
Higher LI Capacity Neighborhoods	14%	37%	7%	14%	17%	11%
Highest LI Capacity Neighborhoods	15%	44%	6%	13%	14%	9%

*Source: US Census Bureau; American Community Survey; 2019 ACS 5-Year Estimates.*



**Table 4A-18**

<b>Rezoning Analysis: Disability Status of Neighborhoods Identified in Rezoning Inventory, Total Rezoned Development Potential</b>		
<b>Census Tract Category</b>	<b>Percent SSI Households</b>	<b>Population with Disability</b>
Citywide Average	7%	10%
Lowest Capacity Neighborhoods	7%	10%
Lower Capacity Neighborhoods	7%	10%
Moderate Capacity Neighborhoods	7%	10%
Higher Capacity Neighborhoods	6%	10%
Highest Capacity Neighborhoods	7%	12%

*Source: US Census Bureau; American Community Survey; 2019 ACS 5-Year Estimates.*

**Table 4A-19**

<b>Rezoning Analysis: Disability Status of Neighborhoods Identified in Rezoning Inventory, Lower Income Rezoned Development Potential</b>		
<b>Census Tract Category</b>	<b>Percent SSI Households</b>	<b>Population with Disability</b>
Citywide Average	7%	10%
Lowest LI Capacity Neighborhoods	8%	10%
Lower LI Capacity Neighborhoods	7%	10%
Moderate LI Capacity Neighborhoods	7%	10%
Higher LI Capacity Neighborhoods	6%	10%
Highest LI Capacity Neighborhoods	6%	11%

*Source: US Census Bureau; American Community Survey; 2019 ACS 5-Year Estimates.*

**Table 4A-20**

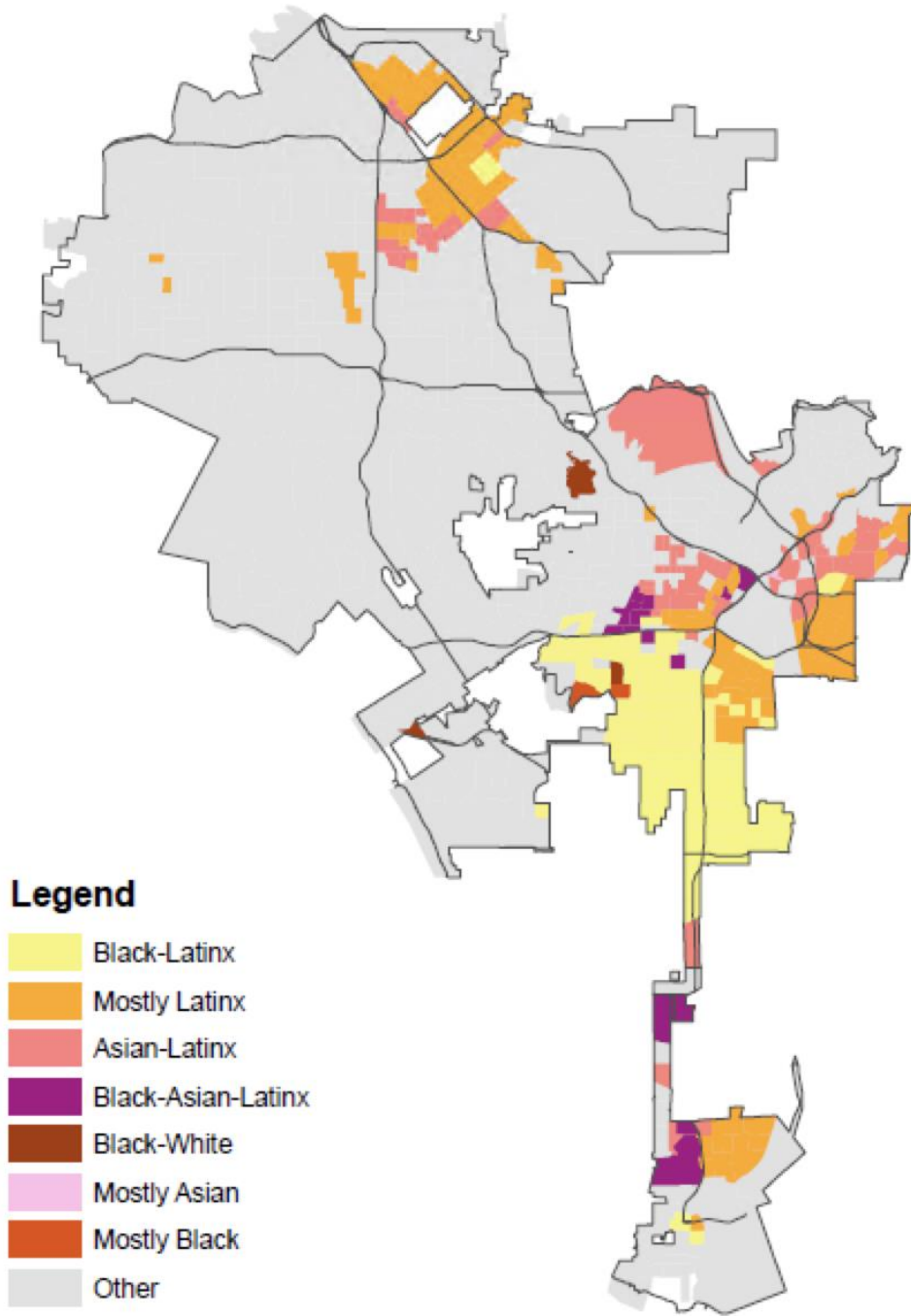
<b>Rezoning Analysis: TCAC/HCD Opportunity Area Domains, Average Score by Neighborhoods Identified in Rezoning Inventory</b>			
<b>Census Tract Category</b>	<b>Average Economic Domain Score</b>	<b>Average Environmental Domain Score</b>	<b>Average Educational Domain Score</b>
Citywide Average	0.53	0.44	0.39
Lowest Capacity Neighborhoods	0.50	0.47	0.27
Lower Capacity Neighborhoods	0.50	0.43	0.34
Moderate Capacity Neighborhoods	0.52	0.47	0.41
Higher Capacity Neighborhoods	0.58	0.42	0.50
Highest Capacity Neighborhoods	0.70	0.41	0.59

*Source: TCAC/HCD Opportunity Area Map, 2021*

**Table 4A-21**

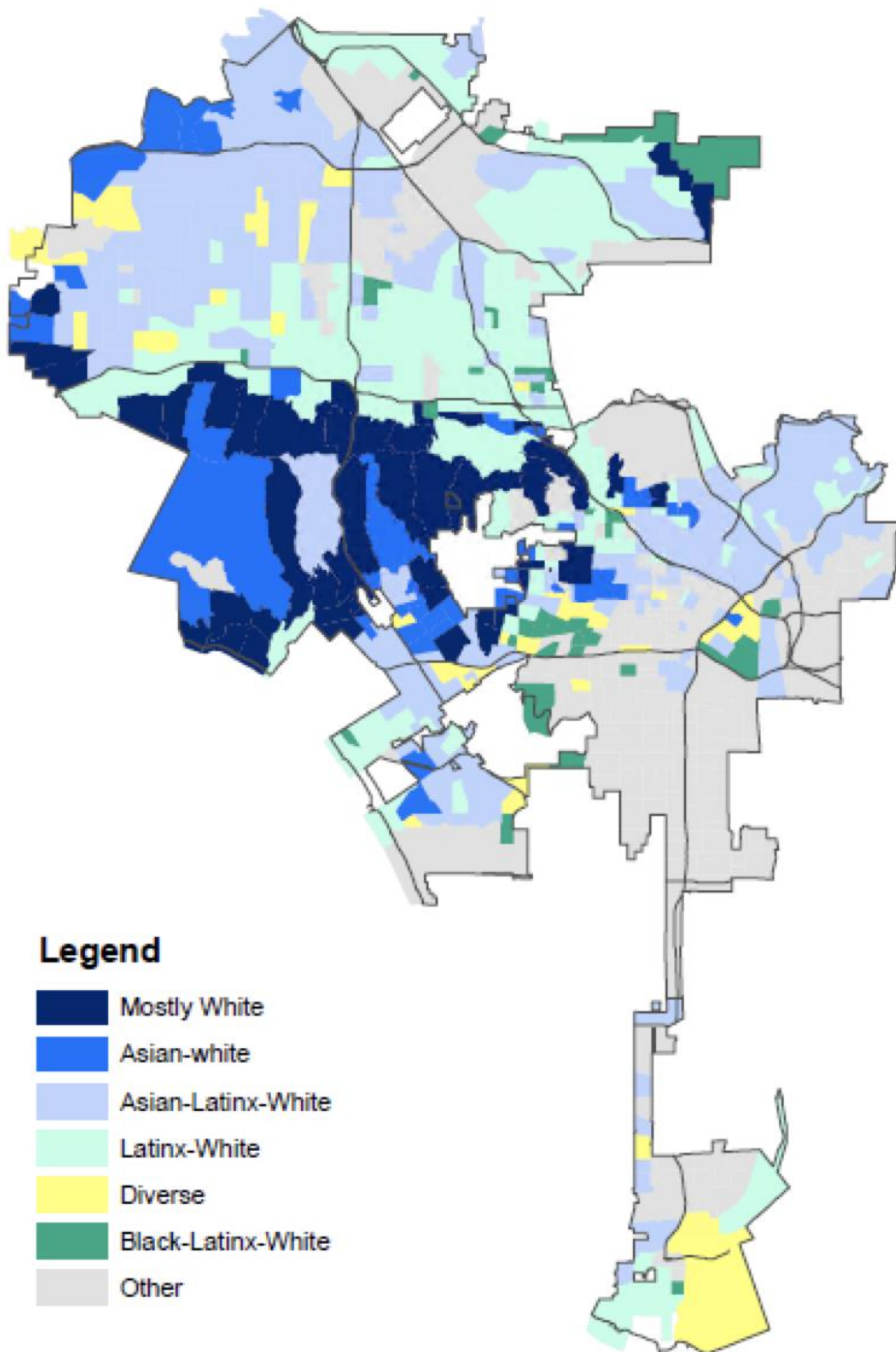
<b>Rezoning Analysis: TCAC/HCD Opportunity Area Domains, Average Score by Neighborhoods Identified in Rezoning Inventory, Lower Income Rezoned Development Potential</b>			
<b>Census Tract Category</b>	<b>Average Economic Domain Score</b>	<b>Average Environmental Domain Score</b>	<b>Average Educational Domain Score</b>
Citywide Average	0.53	0.44	0.39
Lowest LI Capacity Neighborhoods	0.48	0.43	0.26
Lower LI Capacity Neighborhoods	0.55	0.45	0.37
Moderate LI Capacity Neighborhoods	0.50	0.45	0.41
Higher LI Capacity Neighborhoods	0.58	0.43	0.50
Highest LI Capacity Neighborhoods	0.71	0.47	0.66
<i>Source: TCAC/HCD Opportunity Area Map, 2021</i>			

**Map 4A-1. HCD Neighborhood Racial Typologies, Part 1**



Source: HCD categories based on ACS 2019 5-year summary data

**Map 4A-2. HCD Neighborhood Racial Typologies, Part 2**



Source: HCD categories based on ACS 2019 5-year summary data