

# Austin Community Development Commission

---

## 2018 CSBG Needs Analysis and Designation of Geographic Low-Income Areas

**Report and Recommendation by the CSBG Geographic Districting Working Group**

**Working Group Members:**

**Dr. Fred L. McGhee (Montopolis, Chair) and  
Bertha Delgado (East Austin, CDC Vice Chairman)**

# Basic CSBG Facts

---

- **Federal Community Services Block Grant (CSBG) Act**
  - 42 U.S.C. § 9901, et. seq.
  - States are primarily responsible for grant administration
- **Federal Block Grant Regulations**
  - 42 C.F.R. Part 96
- **Information Memoranda (IM's)**
  - Non-binding guidance issued by the Federal Office of Community Services of the Health and Human Services Dept.
- **State Law**
  - Texas Administrative Code, Title 10, Part 1, Chapter 5, Subchapter B
- **Organizational Standards**
  - Developed by the CSBG Organizational Standards Center of Excellence through the (federal) CSBG Working Group

# Policy Guidance

- Information Memorandum No. 138 issued by the federal department of Health and Human Services lays out guidance for needs assessments.
- Collected data must be both quantitative as well as qualitative.
- The assessment must include key findings on the causes and conditions of poverty and the needs of the communities assessed.
- The tripartite/advisory board must formally accept the completed assessment.

COMMUNITY SERVICES  
BLOCK GRANT

Information Memorandum

U.S. Department of Health and Human Services  
Administration for Children and Families  
Office of Community Services  
Division of State Assistance  
370 L'Enfant Promenade, S.W.  
Washington, D.C. 20447

Transmittal No. 138

Date: January 26, 2015

TO:

State Community Services Block Grant (CSBG) Administrators, U. S. Territory CSBG Administrators, Eligible Entities, and State Community Action Associations

SUBJECT:

State Establishment of Organizational Standards for CSBG Eligible Entities under 678B of the CSBG Act, 42 U.S.C. § 9914

RELATED REFERENCES:

Community Services Block Grant Act 42 U.S.C. § 9901 *et seq.*, hereafter referred to as “the CSBG Act.”

This information memorandum (IM) provides guidance and describes State and Federal roles and responsibilities for the establishment of organizational standards as a component of a larger performance management and accountability system for CSBG. Consistent with the authority and responsibilities the CSBG Act establishes for the Federal office and States, OCS is requiring States, no later than FY 2016, to establish and report on their organizational standards for CSBG eligible entities as part of an enhanced system for accountability and performance management across the CSBG Network.

While States have discretion on the set of standards they may use, OCS recommends States use the organizational standards (Appendices 2 and 3) developed by the OCS-supported CSBG Organizational Standards Center of Excellence (COE), which reflect the requirements of the CSBG Act, good management practices, and the values of Community Action. These standards will ensure CSBG eligible entities have appropriate organizational capacity to deliver services to low-income individuals and communities.

The guidance in this IM applies to States, the District of Columbia, and U.S. Territories that support CSBG eligible entities. Tribal governments and organizations that receive CSBG directly from the Federal government are not included in this guidance, but will receive future guidance on a separate accountability and reporting process.

### State Authority and Responsibility to Establish Organizational Standards

Under the block grant framework established in the CSBG Act, States have both the authority and the responsibility for effective oversight of eligible entities that receive CSBG funds. Section 678B of the CSBG Act (42 U.S.C. § 9914) requires State CSBG Lead Agencies to establish “performance goals, administrative standards, financial management requirements, and other requirements” that ensure an appropriate level of accountability and quality among the State’s eligible entities. In order for States to meet these responsibilities under the CSBG Act,

# Background

---

- **Maria Allen then-Manager of Austin Public Health's Neighborhood Services Unit presented the findings of the CSBG Needs Assessment and the associated staff recommendations at the September, 2018 CDC meeting.**
- **The Community Development Commission established the working group to study and make recommendations regarding the designation of geographically defined low-income areas of Travis County at its September, 2018 meeting.**
- **Montopolis commissioner Dr. Fred L. McGhee and East Austin representative and commission Vice Chair Bertha Delgado were appointed to the working group.**
- **City demographer Ryan Robinson was enlisted to assist in drafting maps and in furnishing district demographic data.**



# Key Findings

---

- **The Needs Assessment contains a dearth of qualitative data.**
  - **Surveys were the primary qualitative research tool.**
  - **Only 440 surveys were collected, of which 310 were fully completed. 270 of the surveys were utilized for the needs assessment**
- **Whereas survey and rapid assessment are valid methods of acquiring information, they do not furnish the types of deep and longitudinal data that ethnographic research do.**
- **The goal should be to not just capture the existence of poor people and to ask them questions in surveys, it should be to document their *experiences* of being poor in Austin and Travis County.**
- **Gathering such data requires a commitment to field-based research methods, grounded in participant observation and similar techniques.**
- **The goal is to establish how *clients* perceive service delivery with the goal of producing client-oriented programs.**

# Key Findings

---

- **Quantitative poverty data as well as qualitative community data indicate that consolidation of existing districts is unwarranted.**
  - **As the staff needs assessment and the CAN Dashboard indicate, nearly one fifth (19.3%) of county residents are eligible for services at the 125% of poverty threshold.**
  - **Moreover, according to the most recent census figures, the Travis County GINI index (a measure of income inequality) remains stubbornly high.**
- **Qualitative and Quantitative data sets show that poor and vulnerable populations in Austin are being dramatically *underserved* by existing funding and services. Expansion, not contraction is warranted.**
  - **The investigation of the city's existing neighborhood centers by the City of Austin's Auditor shows that they are underutilized and should be advertised more, not consolidated.**
  - **The community testified at the September 2018 CDC meeting that it does not wish to see the East Austin and Montopolis seat combined.**

# Data Note

---

- The working group's recommendations are based upon the most recent census data available, the 2013-2017 American Community Survey, released December, 2018.
- The needs assessment is mostly based upon 2012-16 ACS and CPS (Current Population Survey) data.

## American Community Survey (ACS)

About the Survey  
Respond to the Survey  
**News & Updates**  
Data Releases  
News  
Updates  
Events  
Data  
Guidance for Data Users  
Geography & ACS  
Technical Documentation  
Methodology  
Library  
Operations and Administration  
Contact Us



### 2017 Data Release New and Notable

- [2013-2017 ACS 5-year Estimates](#)
- [2017 ACS 1-year Estimates](#)

### 2013-2017 ACS 5-year Estimates

December 6, 2018

2013-2017 ACS 5-year Estimates Released December 6

2013-2017 ACS 5-year estimates are available in [American FactFinder](#) and the [API](#).

2013-2017 ACS 5-year estimates are based on data collected from January 1, 2013 to December 31, 2017.

2013-2017 ACS 5-year estimates are available for geographic areas down to the census tract and block group levels.

2013-2017 ACS 5-year Narrative Profiles Available

### Related Information

[Share Your ACS Data Story](#)

[Contact Us](#)

### You May Be Interested In

RELATED TOPICS

[Contact Us](#)

AROUND THE BUREAU

[Email Updates](#)

MOST POPULAR

[Share Your ACS Data Story](#)

# Key Findings

---

City of Austin  
Office of the City Auditor

Audit Report

## Austin Public Health Neighborhood Centers

December 2017



Residents who have visited Austin Public Health Neighborhood Centers are generally satisfied with services they have received. However, current Neighborhood Centers may not be within walking distance for over 95% of low- and moderate-income residents. In addition, funding constraints affect the ability of Neighborhood Centers to provide services to residents and eligible residents may not be aware of services available to them due to the lack of a formal outreach plan. The implementation of additional or alternative processes could enhance the effectiveness of Neighborhood Centers' existing service delivery practices.

- **“Funding is not sufficient to meet demand.”**
- **“Neighborhood centers may not be within walking distance.”**
- **“Management indicated they would like to assist more residents, however the limited funding hinders their ability to do so.”**
- **“From January 1 through September 30, 2017, Neighborhood Centers received over 1,200 requests for rent and utility assistance...[and] directly assisted 316 residents and referred 438 to Catholic Charities or other agencies for assistance.”**



**Note: 125% of \$12,488 is \$15,610**

[illegible]

# Key Findings

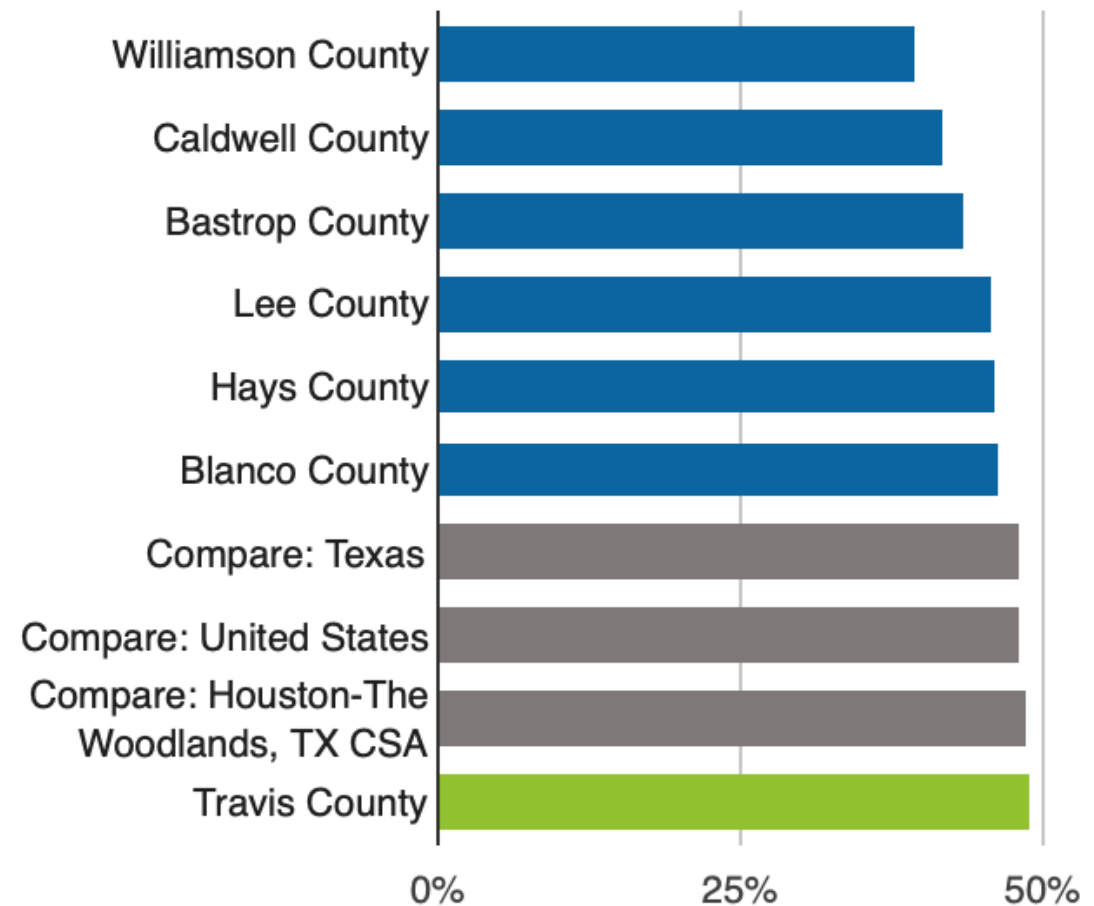
## Central Texas Regional GINI Index Data

Source: 2017 ACS

[www.towncharts.com](http://www.towncharts.com)

**Figure 31** shows the "Gini Index of Income Inequality" with a range from zero (perfect equality) to one (perfect inequality). Travis County shows it has 48.8% the Gini Index which is at the top of all other counties in the area.

Figure 31: Travis County, TX Gini Index of Income Inequality

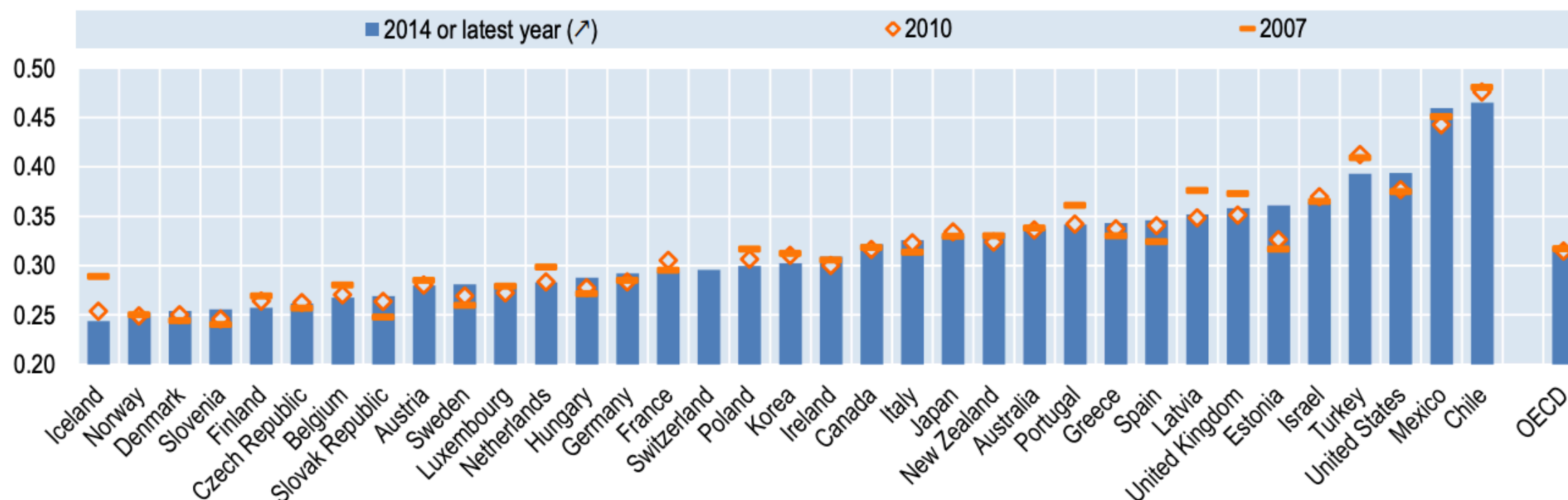


# Key Findings

## Contextual Data OECD Income Inequality Data Source: [www.oecd.org](http://www.oecd.org)

**1 So far, the economic recovery has not reduced inequality**

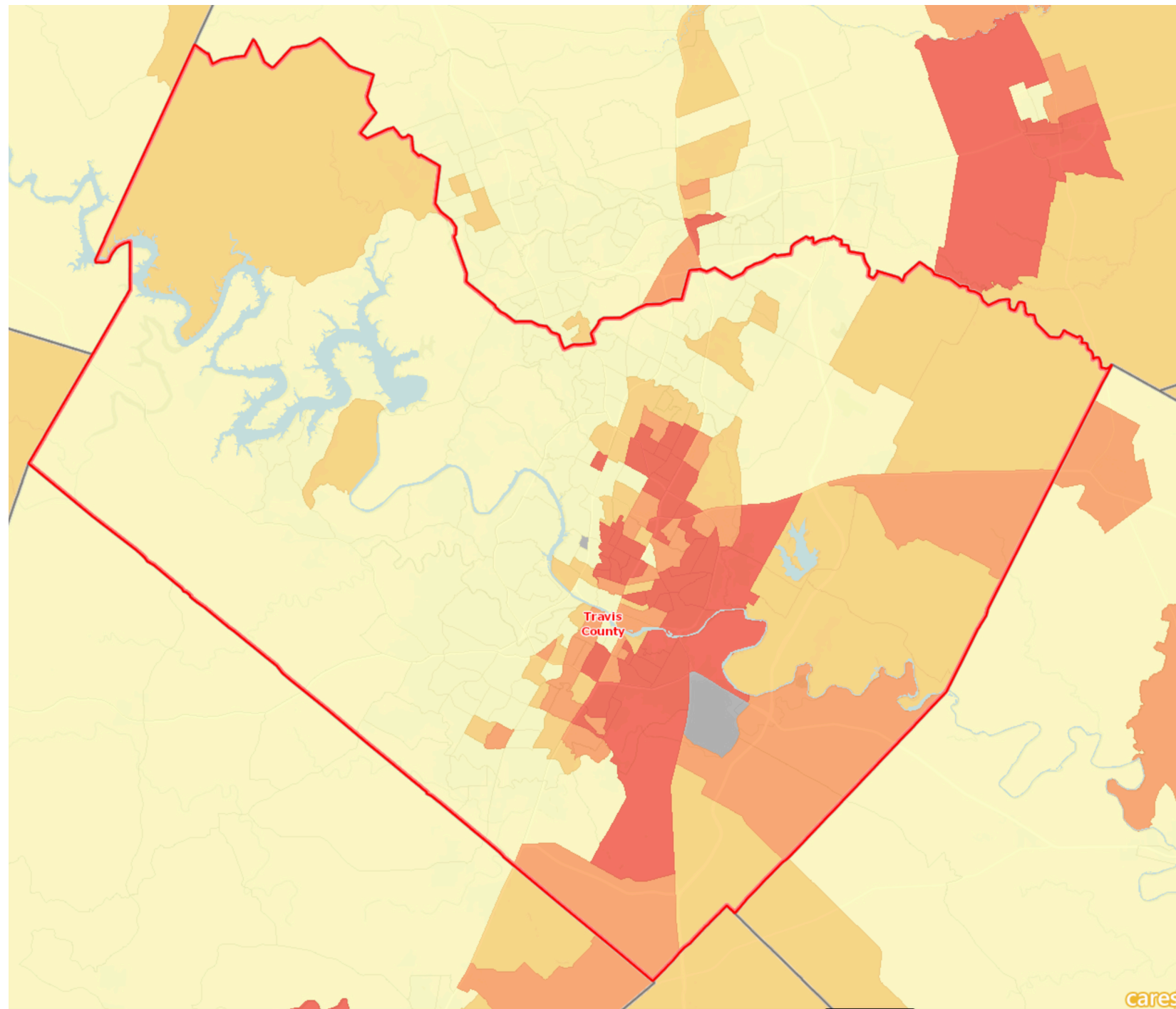
Gini coefficient of disposable income inequality in 2007 - 14 (or latest year), total population



Note: Income definitions and data years: see Table 1.



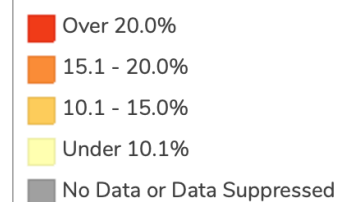
# Key Findings



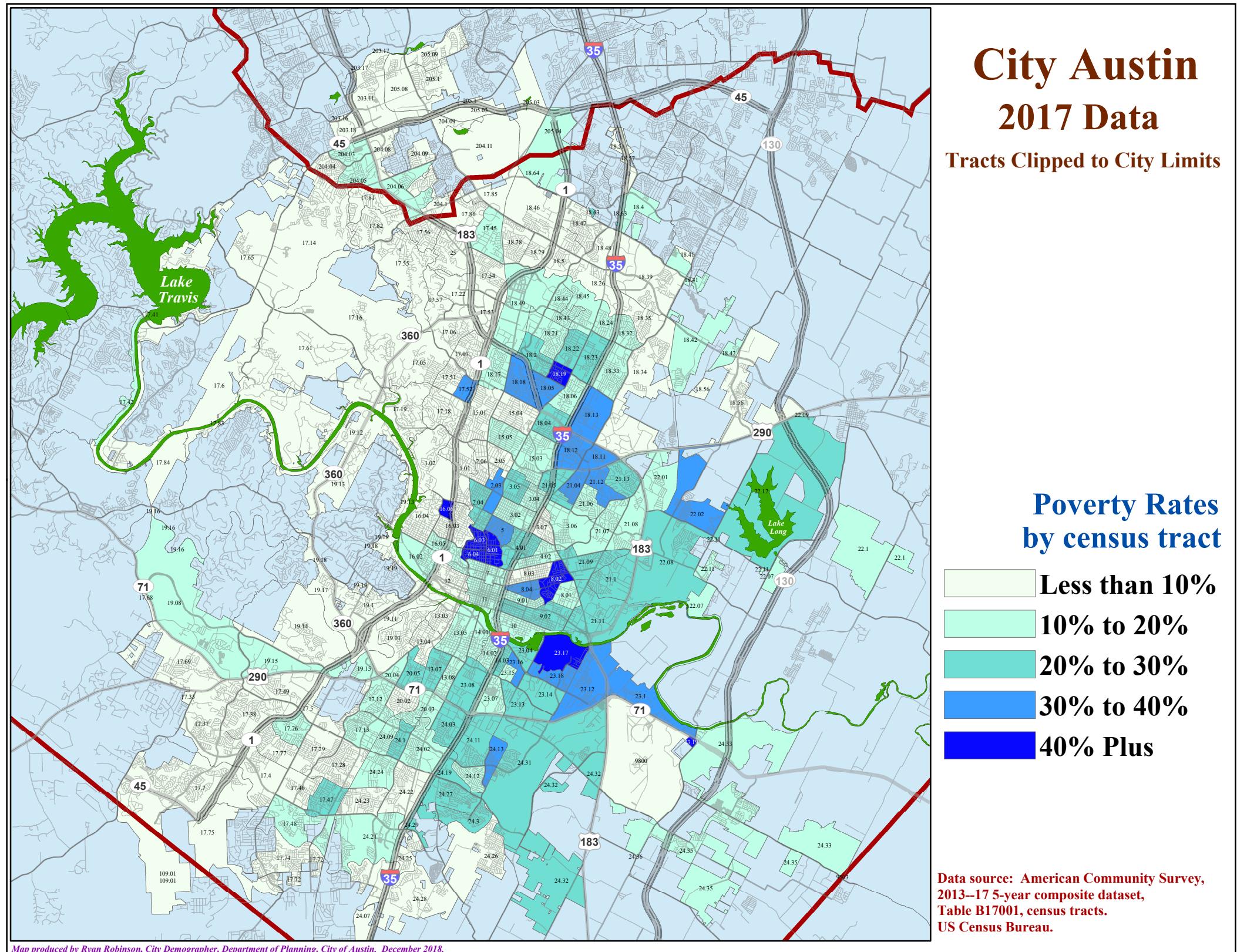
## Geographic Distribution of Poverty in Travis County

- **Mostly, though not exclusively, a City of Austin issue.**
- **Nearly 80% of the county population resides inside the Austin City Limits.**
- **Poverty is overwhelmingly concentrated in Eastern Travis County and inside the City of Austin.**

Households Living Below the Poverty Level, Percent by Tract, ACS 2012-16



# Key Findings





# Key Findings

## Austin among top housing markets to watch in 2019, according to Trulia

It's getting harder to buy a starter home in an area teeming with young people

Nov 30, 2018, 2:55pm CST

Austin is one of the top housing markets to watch next year, according to a Nov. 29 report from real estate website Trulia Inc.

The analysis highlights 10 metros poised for meteoric growth in 2019. Austin ranks No. 5, behind Colorado Springs, Colo.; Grand Rapids, Mich.; Jacksonville, Fla. and Bakersfield, Calif. Only one other Texas city, El Paso, made the list at No. 9.

Trulia measured the housing markets in the 100 largest U.S. metros by employment growth, residential vacancy rates, the median listing price of starter homes, the share of the population under 35 and Trulia website data on home searches.

Austin performed well on most of those metrics with a low vacancy rate and high job growth, ranking 12th and 14th respectively. And Austin ranked fourth in population below the age of 35. Austin outperformed all the other housing market cities in the top 10 in terms of the vacancy rate and young population.

But Austin ranked poorly on starter home affordability, coming in at No. 79. That was also the second-worst among the top 10 housing markets behind Fresno, Calif.

Trulia also named the "hottest neighborhood" in each of the top 10 housing markets based on year-over-year changes in home values, as well as the median number of days homes were on the market and how that rate changed in the last year.

An [area of Southeast Austin](#) just west of the airport, near U.S. Highway 183 and State Highway 71, earned the nod. In that neighborhood, home prices jumped 16 percent year-over-year and were on the market a median of 43 days, which was five days fewer than the previous year.

It's important to note that neighborhood is in an area where many long-time residents are being forced out because of ballooning property values and the property taxes that come with them, according to [city data on residential displacement](#) based off the [University of Texas' recent study on gentrification](#).

Indeed, the cycle of rising property values, priced-out residents and gentrifying neighborhoods is one of the key issues Austin faces as a growing city.

Trulia's full report on the 2019 housing market can be found [here](#).

**Daniel Salazar**

Staff Writer

*Austin Business Journal*

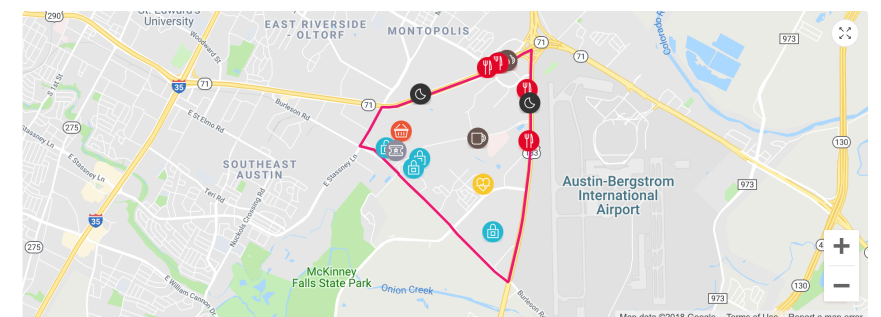


ARNOLD WELLS/STAFF

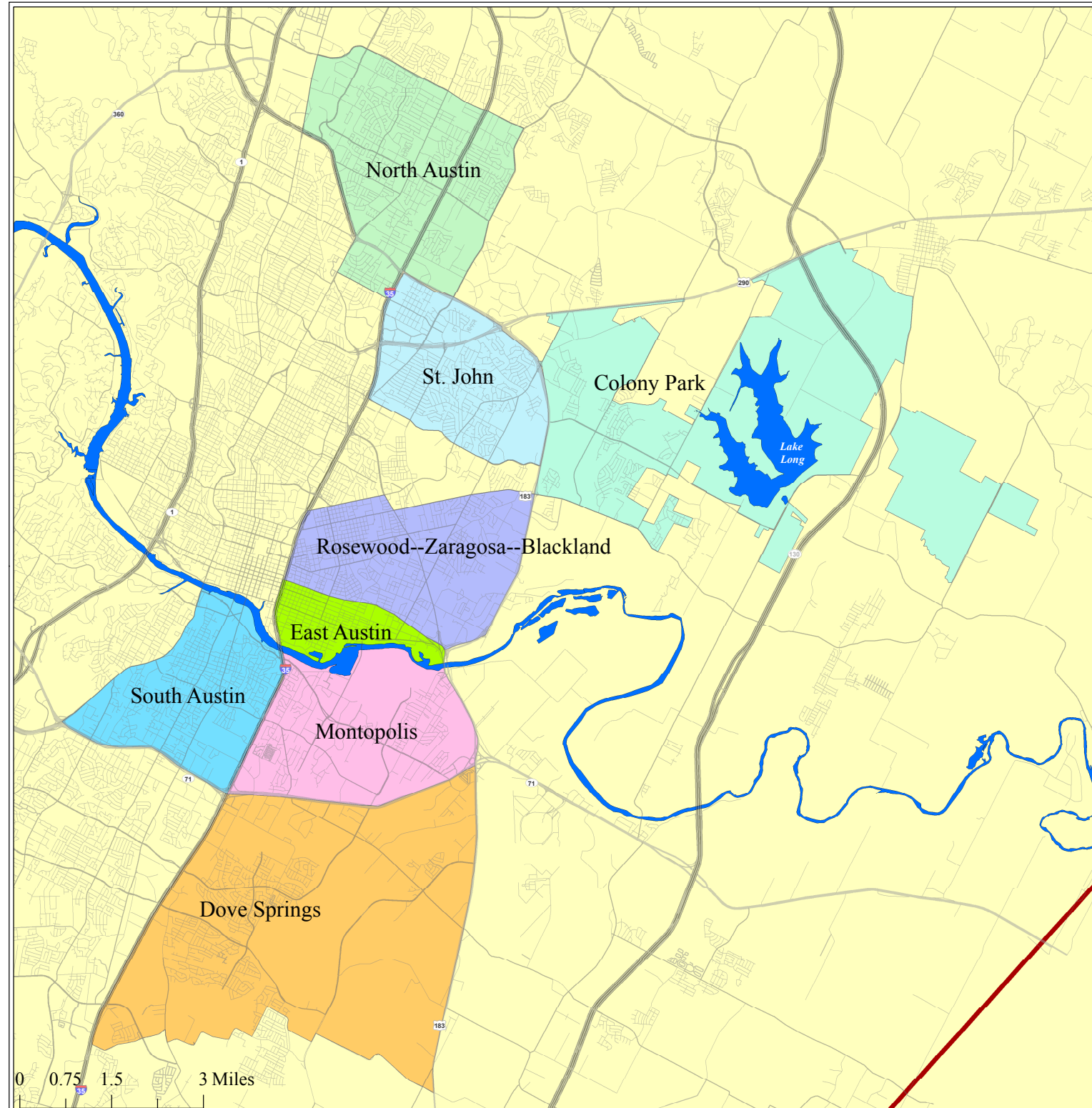
The Indian Ridge neighborhood of Round Rock.

***Austin Business Journal***  
**article, November 30, 2018**

**Del Valle is poised for explosive economic and population growth**



# Existing Districts



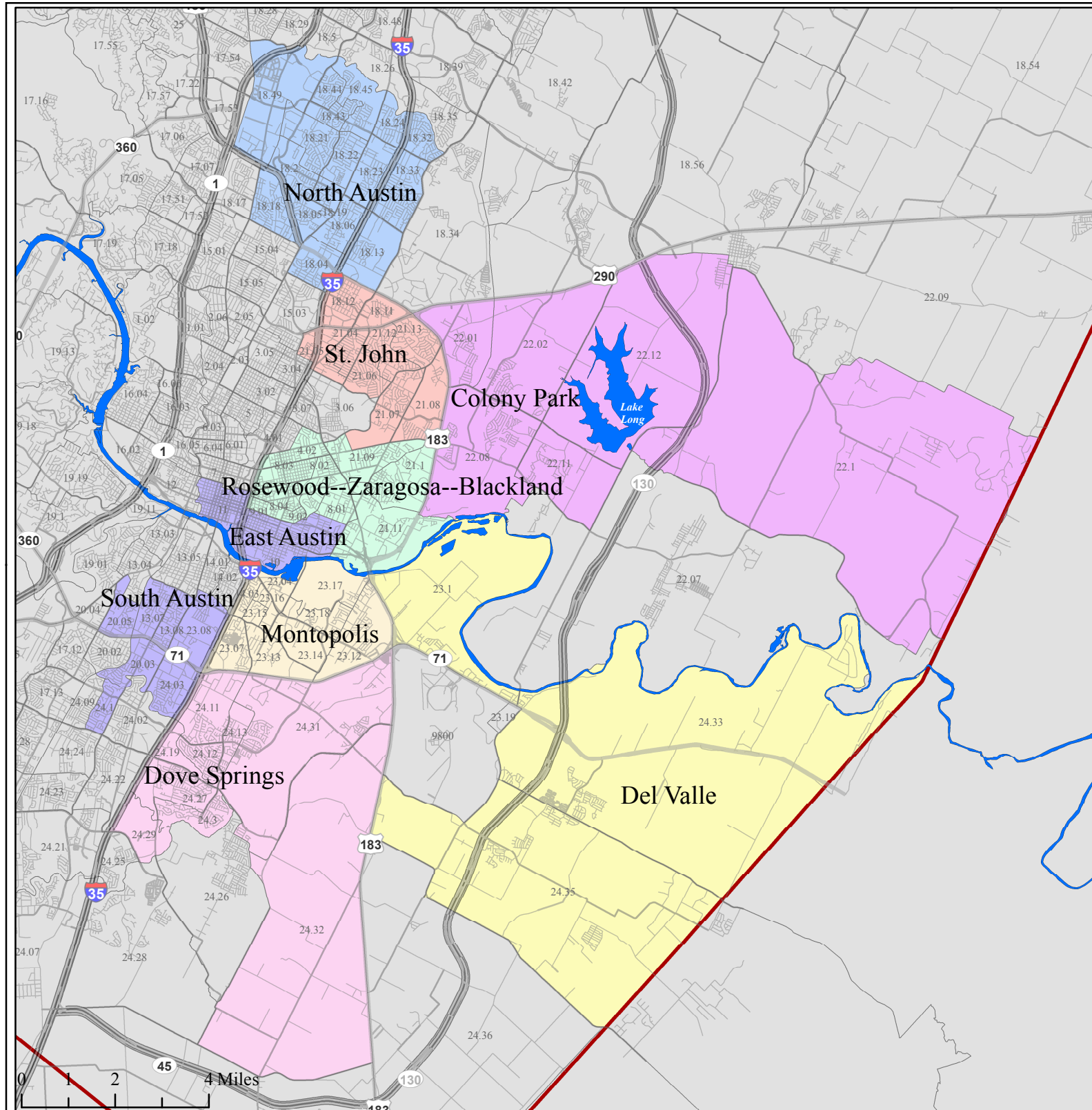
## Community Development Commission

Geographic Areas, 2015

City of Austin



# Recommended Districts



Map produced by Ryan Robinson, City Demographer, Department of Planning, City of Austin. December 2018.

## Community Development Commission

Geographic Areas, 2018

CDC Working Group  
Recommendation

December 11, 2018

City of Austin

# Redistricting Highlights

---

- **CDC districts based on census tracts, not streets.**
- **Creation of a new Del Valle district, with the Del Valle Community Coalition as the appointing authority.**
- **Expansion of the East Austin district into downtown in order to capture the downtown homeless population.**
- **Expansion of the North Austin, South Austin, Colony Park, and Dove Springs seats into more high poverty areas.**
  - **North Austin: addition of tracts 18.32, 18.24, 18.43, 18.44, 18.45 and 18.49**
  - **Colony Park: addition of tract 22.08**
  - **South Austin: addition of tracts 24.03 and 24.01**
  - **East Austin: addition of tract 11**
- **The Montopolis, Rosewood-Zaragosa/Blackland, and St. John seats remain unchanged.**

# Redistricting Highlights

---

- **Creation of a new Del Valle seat requires expansion of the Community Development Commission from 15 to 18 members, in order to meet the Tri-Partite Board requirement. The working group recommends that the Community Development Commission recommends such an expansion to the Austin City Council.**
- **Since the existing districts are mostly staying the same, the organizations responsible for nominating members need not change.**
- **The proposed expansion also means two additional seats, one representing local government and the other a representative of the non-profit or private sector.**
- **The working group recommends these additional seats be appointed by the Travis County Commissioners Court. The addition of *two* new county seats will ensure county representation on the commission, as recommended by TDHCA.**
- **Such an arrangement is already in place in San Antonio, whose local CSBG entity, the Community Action Advisory Board, contains members who are appointed by the local city council as well as by the Bexar County Commissioners Court.**



# Timeline and Next Steps

---

- **Final authority is the Austin City Council, although Tri-Partite Board approval is also required.**
- **Per Resolution No. 20180920-056, the new terms of all fifteen members of the Community Development Commission will begin March 1, 2019.**
- **Staff has requested that the CDC approve and submit recommendations to council no later than the December 2018 CDC meeting in order to allow the city council sufficient time.**

# Questions and Credits

---

**The Community Development Commission CSBG Working Group would like to thank City of Austin Demographer Ryan Robinson for his assistance.**



**We would be happy to answer questions**

**Respectfully submitted,**

**Bertha R. Delgado  
Fred L. McGhee, Ph.D.**