

Fair Housing

In conjunction with the acceptance of grant funds from the Texas Community Development Block Grant Program (TxCDBG) program of the U.S. Department of Housing and Urban Development (HUD), the City of Port Lavaca must affirmatively further fair housing (AFFH) and uphold the 1968 Fair Housing Act. The Fair Housing Act prohibits discrimination based on disability, familial status, race, color, religion, sex, or national origin. The *Fair Housing Data* table provides basic data on the availability of housing types to those protected classes. The following paragraphs discuss each protected group.

- **Disability:** According to the 2017-2021 American Community Survey (ACS), approximately 18.1% of residents in Port Lavaca (an estimated 2,070 residents) have a disability;¹ this figure is higher than the state-wide average – 12.1% of all Texans. An estimated 63.6% of Port Lavaca residents with a disability are over 74 years old. It is not known how many single-family homes in Port Lavaca fully meet ADA accessibility standards.
- **Familial Status:** As measured by the number of bedrooms available, a variety of rental properties and homes for ownership are available to accommodate families, as well as single occupants.
- **Race & Ethnicity:** The minority population in the City of Port Lavaca is not 65% or higher, which is the threshold² used by the State of Texas for defining an area of “minority concentration.”

Impediments to additional fair housing: As shown in the data below, there are 636 vacant single family housing units. Additionally, Port Lavaca does have numerous LIHTC facilities however, it may not have kept pace with general housing demands in a growing city and additional units may be needed.

Port Lavaca may consider future grants that increase available low-income housing. It is recommended that the City of Port Lavaca take future action to increase new construction or rehab of affordable housing stock by considering incentivizing developers and builders through waived fees or other means.

¹ In the 2017-2021 American Community Survey, individuals were classified as having a disability if they had hearing difficulty, vision difficulty, cognitive difficulty, ambulatory difficulty, self-care difficulty, and/or independent living difficulty.

² The “65% threshold” is based on the definition of “an area of minority concentration” used by the Texas General Land Office in its 10/1/2012 publication, “Homeowner Opportunity Program Guidelines - CDBG Disaster Recovery Program - Hurricanes Ike & Dolly, Round 2.”

Fair Housing Data

Total Population:	11,654
Total Housing:	4,781
Average Household Size	2.85

	Units	% of all Units in City
<i>Affordable and Subsidized Housing Units (Occupied and Vacant)</i>		
Sea Green Apartments	109	32.93%
Sea Breeze Village Apartments	72	21.75%
TGO Independence Village	80	24.17%
Port Lavaca Housing Authority	70	21.15%
Total Units	331	100%
<i>Other Housing Units (Occupied and Vacant)</i>		
Renter Occupied	1,615	33.23%
Owner Occupied	2,609	53.68%
Vacant Units	636	13.09%
Total Units	4,860	100%

Sources: Policy Map, Housing Locations; Census 2010, H4 and H5

<i>Housing by Race/Ethnicity (Census 2010)</i>				
Characteristic	Owned		Rented	
	#	%	#	%
Race				
White	1,185	45.42%	544	33.68%
Black	79	3.03%	113	7.00%
American Indian or Alaska Native	6	0.23%	0	0.00%
Asian	113	4.33%	108	6.69%
Native Hawaiian & Other Pacific Islander	0	0.00%	0	0.00%
Other	1	0.04%	2	0.12%
Two or More Races	16	0.61%	13	0.80%
Ethnicity				
Hispanic or Latino	1,209	46.34%	835	51.70%
Total	2,609	100.0%	1,615	100.00%

Source: Census 2010, Summary File 1: HCT1 TENURE BY HISPANIC OR LATINO ORIGIN OF HOUSEHOLDER BY RACE OF HOUSEHOLDER