



**CONTEXT** - This Fair Housing Study was created under [City of Vidor, Texas](#), Disaster Recovery Contract #DRS210251, with funds from the Texas General Land Office provided by the U.S. Department of Housing and Urban Development under the Consolidated Security, Disaster Assistance, and Continuing Appropriations Act of 2009, Public Law 110-329. GLO has provided non-housing funds to more than 200 grantees, including the City of Vidor, for infrastructure projects and economic development activities.



[Download content in .PDF form](#)

- [Location](#)
- Fair Housing Information
  - [Basic Facts](#)
  - [How to File a Fair Housing Complaint](#)
  - [Fair Housing Legislation](#)
  - [Educational Videos](#)
  - [HUD FAIR HOUSING POSTERS](#)
- [Map of Census Tracts](#)
- [Current Demographic Data](#)
  - [General Population Statistics](#)
  - [2010 Census](#)
- [Area Housing Inventory and Analysis](#)
  - [2013 American Community Survey](#)
    - [Selected Housing Characteristics](#)
    - [Financial Characteristics](#)
    - [Occupancy Characteristics](#)
    - [Physical Housing Characteristics](#)
  - [Affordability Data](#)
    - [Vidor Comprehensive Affordability \(CHAS\) Data \(PDF\)](#)
    - [CHAS Data Extraction Tool](#)
    - [HUD Housing Affordability Data System](#)
  - [Census Data](#)
    - [2010 Census](#)
      - [General Housing Characteristics](#)
    - [Census 2000](#)
      - [General Housing characteristics](#)
      - [Tenure, Household Size, and Age of Householder](#)
- [Land Use and Inventory](#)
  - [Current Land Use per Google Earth](#)
  - [Current Land Use Map - 2010 UTA Comprehensive Land Use Plan](#)
- [AFFH Training/Dissemination](#)
  - [FHA/ST Workgroup](#)
  - [FHA/ST Timeline](#)
  - [FHA/ST Maps](#)
    - [African American](#)
    - [Hispanic](#)
    - [LMI Map](#)
- [Review of Local Codes, Zoning, Ordinances, and/or Master Planning Documents](#)
  - [Vidor, Texas - Code of Ordinances](#)
    - [Building Codes and Building Regulations](#)
    - [Note - The City of Vidor does not have a Zoning Ordinance](#)


[Link to HUD's Housing Discrimination Page](#)

- Vidor, Texas - Fair Housing Ordinance 
- Vidor, Texas - Comprehensive Land Use Plan - UT Arlington/Institute of Urban Studies (2010) 
  - Cover, Acknowledgements, Table of Contents 
  - Introduction 
  - Community Analysis 
  - Vision + Goals 
  - The Plan 
  - Appendices
    - A - Transportation Analysis 
    - B - Waterway Impact Analysis 
    - C - State of the Community Report 
- Plans Developed to Affirmatively Further Fair housing
  - Adoption of FFAST Form 
  - Completed FFAST Form 
  - FFAST Compliance Documents 
  - FFAST GLO Approval Letter 

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[Back to Home](#)

The City of Vidor  is at the intersection of Interstate Highway 10 and Farm Road 105, six miles east of Beaumont in western Orange County. The area was heavily logged after the construction of the Texarkana and Fort Smith Railway that was later part of a line that ran from Kansas City to Port Arthur, Texas. The city was named after lumberman Charles Shelton Vidor, owner of the Miller-Vidor Lumber Company and father of director King Vidor. By 1909 the Vidor community had a post office and four years later a company tram road was built. Almost all Vidor residents worked for the company. In 1924 the Miller-Vidor Lumber Company moved to Lakeview, just north of Vidor, in search of virgin timber. A small settlement remained and the Miller-Vidor subdivision was laid out in 1929. According to the United States Census Bureau, the city has a total area of 10.6 square miles. As of the census<sup>1</sup> of 2000, there were 11,440 people, 4,222 households, and 3,158 families residing in the city. The population density was 1,083.6 people per square mile (418.3/km<sup>2</sup>). The 2013 ACS 5-Year Estimate puts Vidor's population at 10,769.

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[Back to Home](#)

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[Back to Main](#)

## WHAT IS THE FEDERAL FAIR HOUSING ACT AND WHOM DOES IT PROTECT? THE BASIC FACTS..

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### ***1. What housing is covered?***

[-]

- The Fair Housing Act covers most housing. In some circumstances, the Act exempts owner-occupied buildings with no more than four units, single-family housing sold or rented without the use of a broker, and housing operated by organizations and private clubs that limit occupancy to members.

### ***2. What is prohibited?***

[-]

- In the Sale and Rental of Housing: No one may take any of the following actions based on race, color, national origin, religion, sex, familial status or handicap:
  - Refuse to rent or sell housing
  - Refuse to negotiate for housing
  - Make housing unavailable
  - Deny a dwelling
  - Set different terms, conditions or privileges for sale or rental of a dwelling
  - Provide different housing services or facilities
  - Falsely deny that housing is available for inspection, sale, or rental
  - For profit, persuade owners to sell or rent (blockbusting) or
  - + Deny anyone access to or membership in a facility or service (such as a multiple listing service) related to the sale or rental of housing.
- In Mortgage Lending: No one may take any of the following actions based on race, color, national origin, religion, sex, familial status or handicap (disability):
  - Refuse to make a mortgage loan
  - Refuse to provide information regarding loans
  - Impose different terms or conditions on a loan, such as different interest rates, points, or fees
  - Discriminate in appraising property
  - Refuse to purchase a loan or
  - Set different terms or conditions for purchasing a loan.
- In Addition: It is illegal for anyone to:
  - Threaten, coerce, intimidate or interfere with anyone exercising a fair housing right or assisting others who exercise that right
  - Advertise or make any statement that indicates a limitation or preference based on race, color, national origin, religion, sex, familial status, or handicap. This prohibition against discriminatory advertising applies to single-family and owner-occupied housing that is otherwise exempt from the Fair Housing Act.

### ***3. Additional protection if you have a disability***

[-]



- If you or someone associated with you:
  - Have a physical or mental disability (including hearing, mobility and visual impairments, chronic alcoholism, chronic mental illness, AIDS, AIDS Related Complex and mental retardation) that substantially limits one or more major life activities
  - Have a record of such a disability or
  - Are regarded as having such a disability
- your landlord may not:
  - Refuse to let you make reasonable modifications to your dwelling or common use areas, at your expense, if necessary for the disabled person to use the housing. (Where reasonable, the landlord may permit changes only if you agree to restore the property to its original condition when you move.)
  - Refuse to make reasonable accommodations in rules, policies, practices or services if necessary for the disabled person to use the housing.
- Example: A building with a no pets policy must allow a visually impaired tenant to keep a guide dog.
- Example: An apartment complex that offers tenants ample, unassigned parking must honor a request from a mobility-impaired tenant for a reserved space near her apartment if necessary to assure that she can have access to her apartment.
- However, housing need not be made available to a person who is a direct threat to the health or safety of others or who currently uses illegal drugs.

## 4. Requirements for new buildings

[-]

- In buildings that are ready for first occupancy after March 13, 1991, and have an elevator and four or more units:
  - Public and common areas must be accessible to persons with disabilities
  - Doors and hallways must be wide enough for wheelchairs
  - All units must have:
    - An accessible route into and through the unit
    - Accessible light switches, electrical outlets, thermostats and other environmental controls
    - Reinforced bathroom walls to allow later installation of grab bars and
    - Kitchens and bathrooms that can be used by people in wheelchairs.
- If a building with four or more units has no elevator and will be ready for first occupancy after March 13, 1991, these standards apply to ground floor units.
- These requirements for new buildings do not replace any more stringent standards in State or local law.

## 5. Housing Opportunities for Families

[-]

- Unless a building or community qualifies as housing for older persons, it may not discriminate based on familial status. That is, it may not discriminate against families in which one or more children under 18 live with:
  - A parent
  - A person who has legal custody of the child or children or
  - The designee of the parent or legal custodian, with the parent or custodian's written permission.
- Familial status protection also applies to pregnant women and anyone securing legal custody of a child under 18.
- Exemption: Housing for older persons is exempt from the prohibition against familial status discrimination if:
  - The HUD Secretary has determined that it is specifically designed for and occupied by elderly persons under a Federal, State or local government program or
  - It is occupied solely by persons who are 62 or older or
  - It houses at least one person who is 55 or older in at least 80 percent of the occupied units, and adheres to a policy that demonstrates an intent to house persons who are 55 or older.
- A transition period permits residents on or before September 13, 1988, to continue living in the housing, regardless of their age, without interfering with the exemption.

[Back to Main](#)



[Back to Main](#)

## HOW TO FILE A FAIR HOUSING COMPLAINT.

HUD is ready to help with any problem of housing discrimination. If you think your rights have been violated, the [Housing Discrimination Complaint Form](#) is available for you to download, complete and return, or complete online and submit, or you may write HUD a letter, or telephone the [HUD Office](#) nearest you. You have one year after an alleged violation to file a complaint with HUD, but you should file it as soon as possible.

You may also file a complaint online by clicking here. [HUD Form 903 Online Complaint](#)

### Step 1: What to Tell HUD:

- Your name and address
- The name and address of the person your complaint is against (the respondent)
- The address or other identification to the housing involved
- A short description to the alleged violation (the event that caused you to believe your rights were violated)
- The date(s) to the alleged violation

### Step 2: Where to Write or Call:

#### Fort Worth Regional Office of FHEO

U.S. Department of Housing and Urban Development  
801 Cherry Street, Unit #45  
Suite 2500  
Fort Worth, Texas 76102  
(817) 978-5900  
(800) 669-9777

### If You Are Disabled:

HUD also provides:

- A toll-free TTY phone for the hearing impaired: **1-800-927-9275 Or 817-978-5595**
- Interpreters
- Tapes and braille materials
- Assistance in reading and completing forms

### What happens when you file a complaint.

HUD will notify you when it receives your complaint. Normally, HUD also will:

- Notify the alleged violator of your complaint and permit that person to submit an answer
- Investigate your complaint and determine whether there is reasonable cause to believe the Fair Housing Act has been violated
- Notify you if it cannot complete an investigation within 100 days of receiving your complaint

### Conciliation

HUD will try to reach an agreement with the person your complaint is against (the respondent). A conciliation agreement must protect both you and the public interest. If an agreement is signed, HUD will take no further action on your complaint. However, if HUD has reasonable cause to believe that a conciliation agreement is breached, HUD will recommend that the Attorney General file suit.

### Complaint Referrals

If HUD has determined that your State or local agency has the same fair housing powers as HUD, HUD will refer your

complaint to that agency for investigation and notify you of the referral. That agency must begin work on your complaint within 30 days or HUD may take it back.

## What if You Need Help Quickly?

If you need immediate help to stop a serious problem that is being caused by a Fair Housing Act violation, HUD may be able to assist you as soon as you file a complaint. HUD may authorize the Attorney General to go to court to seek temporary or preliminary relief, pending the outcome of your complaint, if:

- Irreparable harm is likely to occur without HUD's intervention
- There is substantial evidence that a violation of the Fair Housing Act occurred

Example: A builder agrees to sell a house but, after learning the buyer is black, fails to keep the agreement. The buyer files a complaint with HUD. HUD may authorize the Attorney General to go to court to prevent a sale to any other buyer until HUD investigates the complaint.

## What Happens after a Complaint Investigation?

If, after investigating your complaint, HUD finds reasonable cause to believe that discrimination occurred, it will inform you. Your case will be heard in an administrative hearing within 120 days, unless you or the respondent want the case to be heard in Federal district court. Either way, there is no cost to you.

## The Administrative Hearing:

If your case goes to an administrative hearing HUD attorneys will litigate the case on your behalf. You may intervene in the case and be represented by your own attorney if you wish. An Administrative Law Judge (ALA) will consider evidence from you and the respondent. If the ALA decides that discrimination occurred, the respondent can be ordered:

- To compensate you for actual damages, including humiliation, pain and suffering.
- To provide injunctive or other equitable relief, for example, to make the housing available to you.
- To pay the Federal Government a civil penalty to vindicate the public interest. The maximum penalties are \$16,000 for a first violation and \$70,000 for a third violation within seven years.
- To pay reasonable attorney's fees and costs.

## Federal District Court

If you or the respondent choose to have your case decided in Federal District Court, the Attorney General will file a suit and litigate it on your behalf. Like the ALA, the District Court can order relief, and award actual damages, attorney's fees and costs. In addition, the court can award punitive damages.

## In Addition



**You May File Suit:** You may file suit, at your expense, in Federal District Court or State Court within two years of an alleged violation. If you cannot afford an attorney, the Court may appoint one for you. You may bring suit even after filing a complaint, if you have not signed a conciliation agreement and an Administrative Law Judge has not started a hearing. A court may award actual and punitive damages and attorney's fees and costs.

## Other Tools to Combat Housing Discrimination:

If there is noncompliance with the order of an Administrative Law Judge, HUD may seek temporary relief, enforcement of the order or a restraining order in a United States Court of Appeals.

The Attorney General may file a suit in a Federal District Court if there is reasonable cause to believe a pattern or practice of housing discrimination is occurring.

## For Further Information:



The **Fair Housing Act**  and HUD's regulations contain more detail and technical information. If you need a copy of the law or regulations, contact the **HUD Office**  nearest you.

[Back to Main](#)





[Back to Main](#)















## FAIR HOUSING ACT LEGISLATION





The Federal Fair Housing Act refers to [Title VIII of the Civil Rights Act of 1968](#)  ([www.justice.gov](http://www.justice.gov)). This Act, in addition to the [Texas Fair Housing Act](#)  ([www.statutes.legis.state.tx.us](http://www.statutes.legis.state.tx.us)), protects your right to rent an apartment, buy a home, obtain a mortgage, or purchase homeowners insurance free from discrimination based on:

- Race
- Color
- National Origin
- Religion
- Sex
- Familial Status, and
- Disability

Cities, counties, and other municipalities may have additional housing discrimination laws to protect additional groups. To find out about existing additional protections in your City, County, or municipality, find website listings in the [Texas.gov](#)  ([www.texas.gov](http://www.texas.gov)) directory or find and contact your local Legal Aid Office using [TXLawHelp.org](#)  ([www.txlawhelp.org](http://www.txlawhelp.org)).

In addition to the Act, the following legislation and executive orders may apply and provide a basis for federal fair housing enforcement:

- [Title VI of the Civil Rights Act of 1964](#)  ([www.justice.gov](http://www.justice.gov))
- [The Architectural Barriers Act of 1968](#)  ([www.access-board.gov](http://www.access-board.gov))
- [Title IX of the Education Amendments Act of 1972](#)  ([www.justice.gov](http://www.justice.gov))
- [Section 504 of the Rehabilitation Act of 1973](#)  ([www.hud.gov](http://www.hud.gov))
- [Section 109 of Title I of the Housing Act of 1974](#)  ([hud.gov](http://hud.gov))
- [The Age Discrimination Act of 1975](#)  ([www.dol.gov](http://www.dol.gov))
- [Title II of the Americans with Disabilities Act of 1990](#)  ([www.ada.gov](http://www.ada.gov))
- [The Violence Against Women Reauthorization Act of 2013 \(PDF\)](#)  ([www.gpo.gov](http://www.gpo.gov))
- Executive Orders ([hud.gov](http://hud.gov)):
  - [11063](#) 
  - [11246](#) 
  - [12892](#) 
  - [12898](#) 
  - [13166](#) 
  - [13217 \(PDF\)](#) 

For help in identifying what discrimination may look like, please view the [U.S. Department of Housing and Urban Development \("HUD"\) YouTube Channel](#)  ([youtube.com](http://youtube.com)) or the [National Fair Housing Alliance](#)  page ([www.nationalfairhousing.org](http://www.nationalfairhousing.org)). If you believe you have been a victim of discrimination, view the [How to File a Complaint](#)  page. To download more information, including the HUD complaint app and fair housing rights brochures, visit our [Toolkits, Sample Forms, and Downloads](#)  page.

[Back to Main](#)

The original document is available at <http://vidor.grt-studies.com/tiki-index.php?page=Fair+Housing+Act+Legislation>



[Back to Main](#)

## **[FAIR HOUSING ACT EDUCATIONAL VIDEOS](#)**

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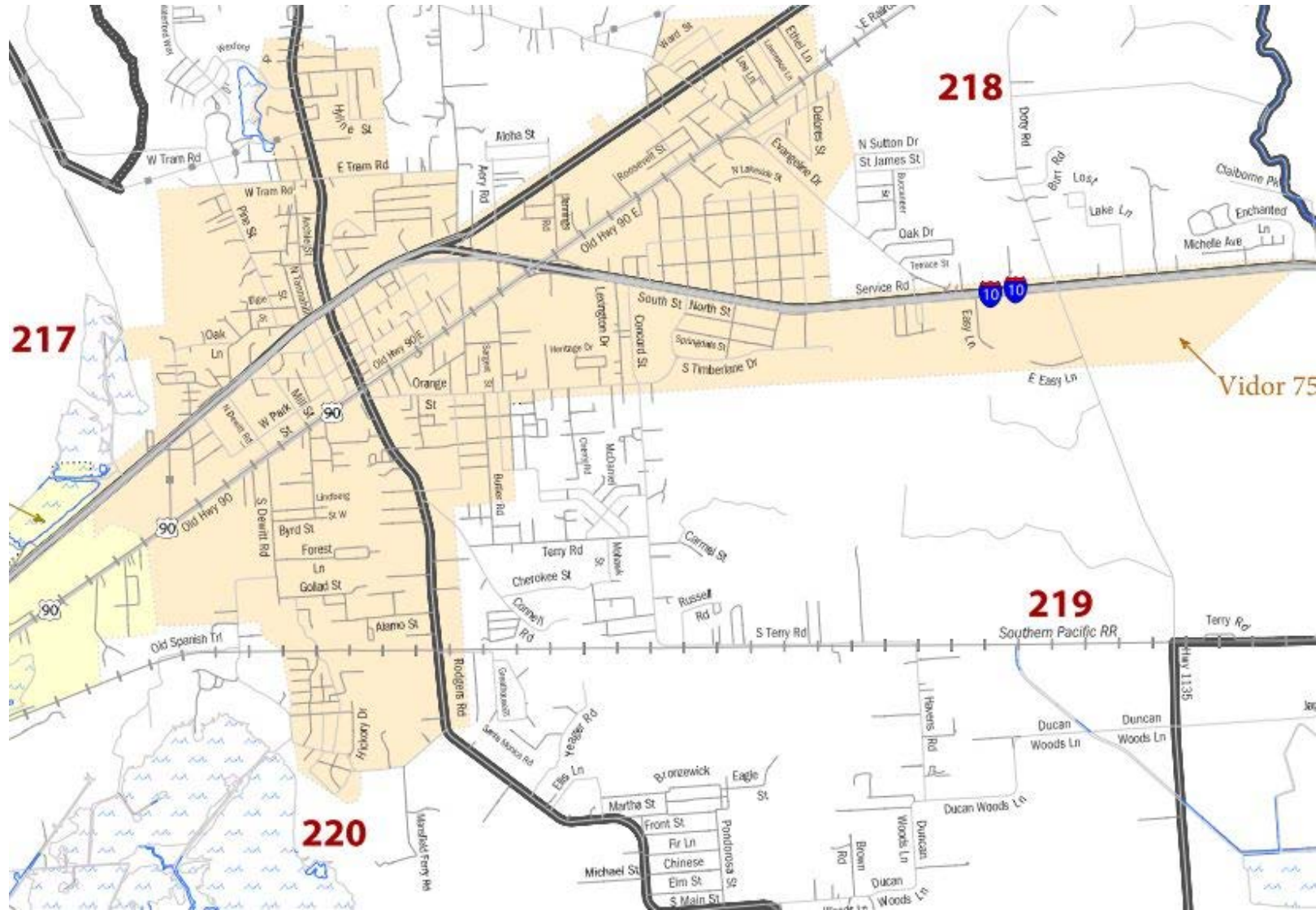
Videos are located at:

<https://www.youtube.com/p/BA8F701C3ED25401>

[Back to Main](#)

[Back to Main Menu](#)

## MAP OF CENSUS TRACTS



[Back to Main Menu](#)

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Where state, county, and/or MCD boundaries coincide, the map shows the boundary symbol for only the highest-ranking of these boundaries.

A "\*" following an MCD name denotes a false MCD. A "\*" following a place name indicates that a false MCD exists with the same name and FIPS code as the place; the false MCD label is not shown.

2 MCD boundaries are shown in the following states in which MCDs have functioning governments: Connecticut, Maine, Massachusetts, Michigan, Minnesota, New Hampshire, New Jersey, New York, Pennsylvania, Rhode Island, Vermont, and Wisconsin.

3 Place label color correlates to the place fill color.

2010 CENSUS TRACT REF MAP (PART)  
20100000001

Projection: Albers Equal Area Conic  
 Denominator: NAD 83  
 Spheroid: GRS 80  
 1st Standard Parallel: 27.36.51  
 2nd Standard Parallel: 34.43.24  
 Central Meridian: -100.04.25  
 Latitude of Projection's Origin: 25.50.11  
 False Easting: 0  
 False Northing: 0

PARENT SHEET 1

Total Sheets: 1  
- Index Sheets: 0  
- Parent Sheets: 1  
- Inset Sheets: 0



[Back to Main Menu](#)

## CURRENT DEMOGRAPHIC DATA

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### 2010 Census

#### Vidor city, Texas

##### Population

Census 2010 Total Population ▼



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[Print](#)

**10,579**

Source: 2010 Demographic Profile

#### Popular tables for this geography:

##### 2010 Census

- [General Population and Housing Characteristics \(Population, Age, Sex, Race, Households and Housing, ...\)](#)
- [Race and Hispanic or Latino Origin](#)
- [Hispanic or Latino by Type \(Mexican, Puerto Rican, ...\)](#)
- [Households and Families \(Relationships, Children, Household Size, ...\)](#)

##### 2013 American Community Survey

- [Demographic and Housing Estimates \(Age, Sex, Race, Households and Housing, ...\)](#)

##### 2013 Population Estimates Program

- [Annual Population Estimates](#)

##### Census 2000

- [General Demographic Characteristics \(Population, Age, Sex, Race, Households and Housing, ...\)](#)

- [Want more? Need help? Use Guided Search or visit Census.gov's Quick Facts.](#)

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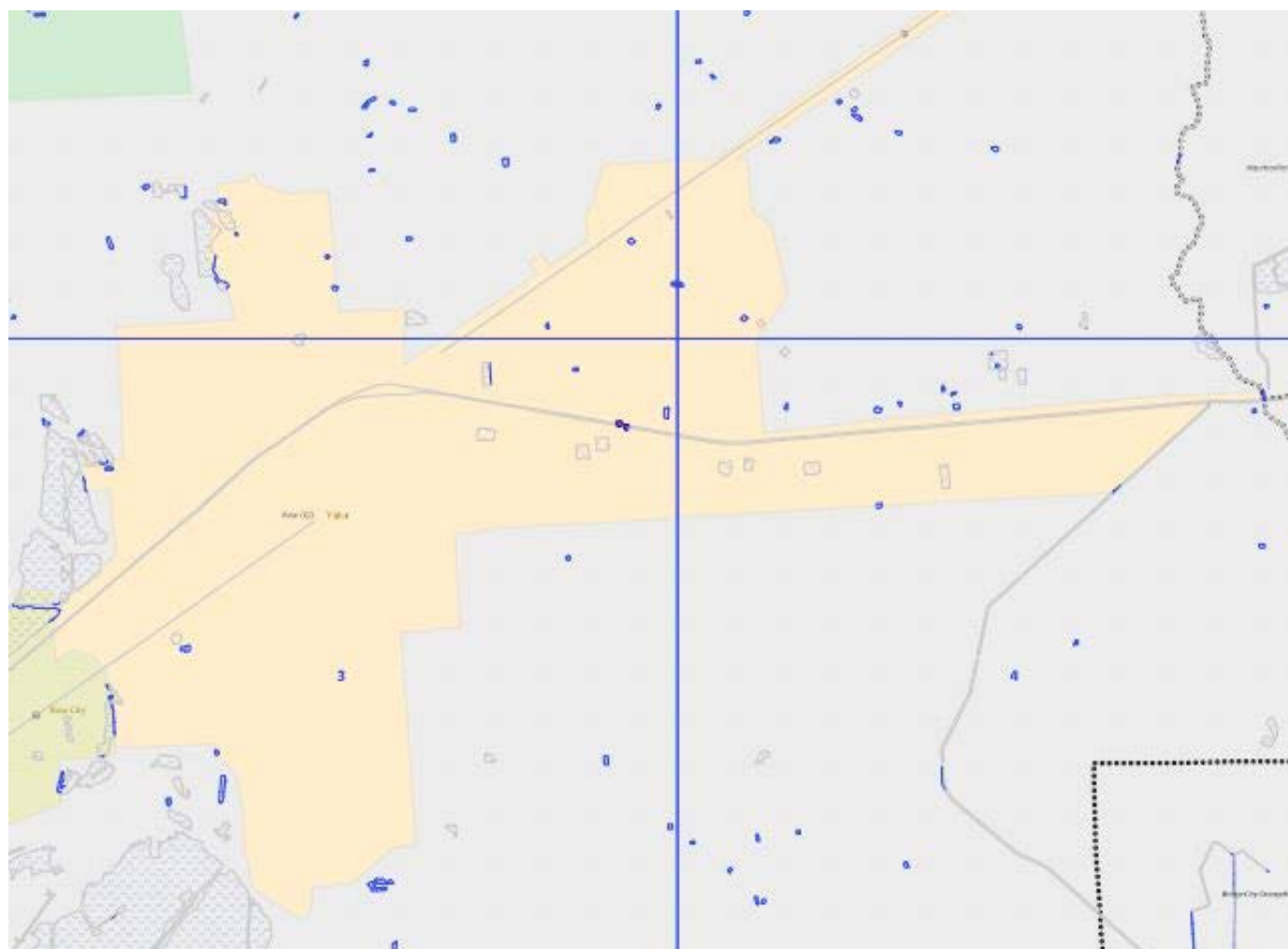
### General Population and Housing Statistics



<< 1 186 of 186 >>

Subject	Number	Percent
SEX AND AGE		
Total population	10,579	100.0
Under 5 years	796	7.5
5 to 9 years	719	6.8
10 to 14 years	695	6.6
15 to 19 years	759	7.2
20 to 24 years	651	6.2
25 to 29 years	727	6.9
30 to 34 years	699	6.6
35 to 39 years	685	6.5
40 to 44 years	649	6.1
45 to 49 years	714	6.7
50 to 54 years	771	7.3
55 to 59 years	707	6.7
60 to 64 years	537	5.1
65 to 69 years	444	4.2
70 to 74 years	333	3.1
75 to 79 years	282	2.7
80 to 84 years	244	2.3
85 years and over	167	1.6

## Map of Census Blocks



**HUD FY 2014 LMI Statistical Data (Download .xlsx)** [Download .xlsx](#)

[Back to Main Menu](#)

U.S. Department of Commerce  
**United States<sup>™</sup>**  
Census  
Bureau

AMERICAN  
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MAIN **COMMUNITY FACTS** GUIDED SEARCH ADVANCED SEARCH DOWNLOAD CENTER

**Community Facts** - Find popular facts (population, income, etc.) and frequently requested data about your community.

Enter a state, county, city, town, or zip code:

Population  
Age  
Business and Industry  
Education  
Governments  
Housing  
Income  
Origins and Language  
Poverty  
Race and Hispanic Origin  
Veterans  
Show All

Vidor city, Texas

Population  
Census 2010 Total Population  
**10,579** Source: 2010 Demographic Profile  
[Bookmark/Save](#) [Print](#)

Popular tables for this geography:  
**2010 Census**

- General Population and Housing Characteristics (Population, Age, Sex, Race, Households and Housing, ...)
- Race and Hispanic or Latino Origin
- Hispanic or Latino by Type (Mexican, Puerto Rican, ...)
- Households and Families (Relationships, Children, Household Size, ...)

**2013 American Community Survey**

- Demographic and Housing Estimates (Age, Sex, Race, Households and Housing, ...)

**2014 Population Estimates Program**

- Annual Population Estimates

**Census 2000**

- General Demographic Characteristics (Population, Age, Sex, Race, Households and Housing, ...)

Want more? Need help? Use [Guided Search](#) or visit [Census.gov's Quick Facts](#).

Measuring America — People, Places, and Our Economy

Accessibility | Information Quality | FOIA | Data Protection & Privacy Policy | U.S. Dept of Commerce

United States Census Bureau

Source: U.S. Census Bureau | American FactFinder

ARIZON  
NEW MEXICO

OKLAHOMA

ARKANSAS

TENNESSEE

NORTH CAROLINA

SOUTH CAROLINA

DP-1

Profile of General Population and Housing Characteristics: 2010

2010 Demographic Profile Data

NOTE: For more information on confidentiality protection, nonsampling error, and definitions, see <http://www.census.gov/prod/cen2010/doc/dpsf.pdf>.**Geography: Vidor city, Texas**

Subject	Number	Percent
<b>SEX AND AGE</b>		
Total population	10,579	100.0
Under 5 years	796	7.5
5 to 9 years	719	6.8
10 to 14 years	695	6.6
15 to 19 years	759	7.2
20 to 24 years	651	6.2
25 to 29 years	727	6.9
30 to 34 years	699	6.6
35 to 39 years	685	6.5
40 to 44 years	649	6.1
45 to 49 years	714	6.7
50 to 54 years	771	7.3
55 to 59 years	707	6.7
60 to 64 years	537	5.1
65 to 69 years	444	4.2
70 to 74 years	333	3.1
75 to 79 years	282	2.7
80 to 84 years	244	2.3
85 years and over	167	1.6
Median age (years)	36.9	( X )
16 years and over	8,214	77.6
18 years and over	7,890	74.6
21 years and over	7,490	70.8
62 years and over	1,763	16.7
65 years and over	1,470	13.9
Male population	5,198	49.1
Under 5 years	404	3.8
5 to 9 years	351	3.3
10 to 14 years	376	3.6
15 to 19 years	404	3.8
20 to 24 years	324	3.1
25 to 29 years	354	3.3
30 to 34 years	369	3.5
35 to 39 years	359	3.4
40 to 44 years	333	3.1
45 to 49 years	360	3.4
50 to 54 years	376	3.6
55 to 59 years	331	3.1
60 to 64 years	261	2.5
65 to 69 years	204	1.9
70 to 74 years	145	1.4

Subject	Number	Percent
75 to 79 years	113	1.1
80 to 84 years	84	0.8
85 years and over	50	0.5
Median age (years)	35.3	( X )
16 years and over	3,986	37.7
18 years and over	3,817	36.1
21 years and over	3,594	34.0
62 years and over	739	7.0
65 years and over	596	5.6
Female population	5,381	50.9
Under 5 years	392	3.7
5 to 9 years	368	3.5
10 to 14 years	319	3.0
15 to 19 years	355	3.4
20 to 24 years	327	3.1
25 to 29 years	373	3.5
30 to 34 years	330	3.1
35 to 39 years	326	3.1
40 to 44 years	316	3.0
45 to 49 years	354	3.3
50 to 54 years	395	3.7
55 to 59 years	376	3.6
60 to 64 years	276	2.6
65 to 69 years	240	2.3
70 to 74 years	188	1.8
75 to 79 years	169	1.6
80 to 84 years	160	1.5
85 years and over	117	1.1
Median age (years)	38.3	( X )
16 years and over	4,228	40.0
18 years and over	4,073	38.5
21 years and over	3,896	36.8
62 years and over	1,024	9.7
65 years and over	874	8.3
RACE		
Total population	10,579	100.0
One Race	10,424	98.5
White	10,128	95.7
Black or African American	13	0.1
American Indian and Alaska Native	56	0.5
Asian	52	0.5
Asian Indian	11	0.1
Chinese	6	0.1
Filipino	13	0.1
Japanese	1	0.0
Korean	2	0.0
Vietnamese	2	0.0
Other Asian [1]	17	0.2
Native Hawaiian and Other Pacific Islander	19	0.2
Native Hawaiian	0	0.0
Guamanian or Chamorro	17	0.2
Samoan	1	0.0
Other Pacific Islander [2]	1	0.0
Some Other Race	156	1.5

Subject	Number	Percent
Two or More Races	155	1.5
White; American Indian and Alaska Native [3]	75	0.7
White; Asian [3]	16	0.2
White; Black or African American [3]	14	0.1
White; Some Other Race [3]	39	0.4
Race alone or in combination with one or more other races: [4]		
White	10,281	97.2
Black or African American	28	0.3
American Indian and Alaska Native	135	1.3
Asian	72	0.7
Native Hawaiian and Other Pacific Islander	24	0.2
Some Other Race	199	1.9
HISPANIC OR LATINO		
Total population	10,579	100.0
Hispanic or Latino (of any race)	540	5.1
Mexican	446	4.2
Puerto Rican	7	0.1
Cuban	2	0.0
Other Hispanic or Latino [5]	85	0.8
Not Hispanic or Latino	10,039	94.9
HISPANIC OR LATINO AND RACE		
Total population	10,579	100.0
Hispanic or Latino	540	5.1
White alone	332	3.1
Black or African American alone	0	0.0
American Indian and Alaska Native alone	13	0.1
Asian alone	1	0.0
Native Hawaiian and Other Pacific Islander alone	0	0.0
Some Other Race alone	147	1.4
Two or More Races	47	0.4
Not Hispanic or Latino	10,039	94.9
White alone	9,796	92.6
Black or African American alone	13	0.1
American Indian and Alaska Native alone	43	0.4
Asian alone	51	0.5
Native Hawaiian and Other Pacific Islander alone	19	0.2
Some Other Race alone	9	0.1
Two or More Races	108	1.0
RELATIONSHIP		
Total population	10,579	100.0
In households	10,432	98.6
Householder	3,969	37.5
Spouse [6]	1,963	18.6
Child	3,083	29.1
Own child under 18 years	2,248	21.2
Other relatives	835	7.9
Under 18 years	371	3.5
65 years and over	81	0.8
Nonrelatives	582	5.5
Under 18 years	69	0.7
65 years and over	26	0.2
Unmarried partner	271	2.6
In group quarters	147	1.4
Institutionalized population	147	1.4
Male	39	0.4

Subject	Number	Percent
Female	108	1.0
Noninstitutionalized population	0	0.0
Male	0	0.0
Female	0	0.0
HOUSEHOLDS BY TYPE		
Total households	3,969	100.0
Family households (families) [7]	2,827	71.2
With own children under 18 years	1,215	30.6
Husband-wife family	1,963	49.5
With own children under 18 years	777	19.6
Male householder, no wife present	282	7.1
With own children under 18 years	140	3.5
Female householder, no husband present	582	14.7
With own children under 18 years	298	7.5
Nonfamily households [7]	1,142	28.8
Householder living alone	936	23.6
Male	431	10.9
65 years and over	101	2.5
Female	505	12.7
65 years and over	274	6.9
Households with individuals under 18 years	1,449	36.5
Households with individuals 65 years and over	1,020	25.7
Average household size	2.63	( X )
Average family size [7]	3.08	( X )
HOUSING OCCUPANCY		
Total housing units	4,397	100.0
Occupied housing units	3,969	90.3
Vacant housing units	428	9.7
For rent	171	3.9
Rented, not occupied	3	0.1
For sale only	55	1.3
Sold, not occupied	55	1.3
For seasonal, recreational, or occasional use	15	0.3
All other vacants	129	2.9
Homeowner vacancy rate (percent) [8]	1.8	( X )
Rental vacancy rate (percent) [9]	13.4	( X )
HOUSING TENURE		
Occupied housing units	3,969	100.0
Owner-occupied housing units	2,869	72.3
Population in owner-occupied housing units	7,479	( X )
Average household size of owner-occupied units	2.61	( X )
Renter-occupied housing units	1,100	27.7
Population in renter-occupied housing units	2,953	( X )
Average household size of renter-occupied units	2.68	( X )

X Not applicable.

[1] Other Asian alone, or two or more Asian categories.

[2] Other Pacific Islander alone, or two or more Native Hawaiian and Other Pacific Islander categories.

[3] One of the four most commonly reported multiple-race combinations nationwide in Census 2000.

[4] In combination with one or more of the other races listed. The six numbers may add to more than the total population, and the six percentages may add to more than 100 percent because individuals may report more than one race.

[5] This category is composed of people whose origins are from the Dominican Republic, Spain, and Spanish-speaking Central or South

American countries. It also includes general origin responses such as "Latino" or "Hispanic."

[6] "Spouse" represents spouse of the householder. It does not reflect all spouses in a household. Responses of "same-sex spouse" were edited during processing to "unmarried partner."

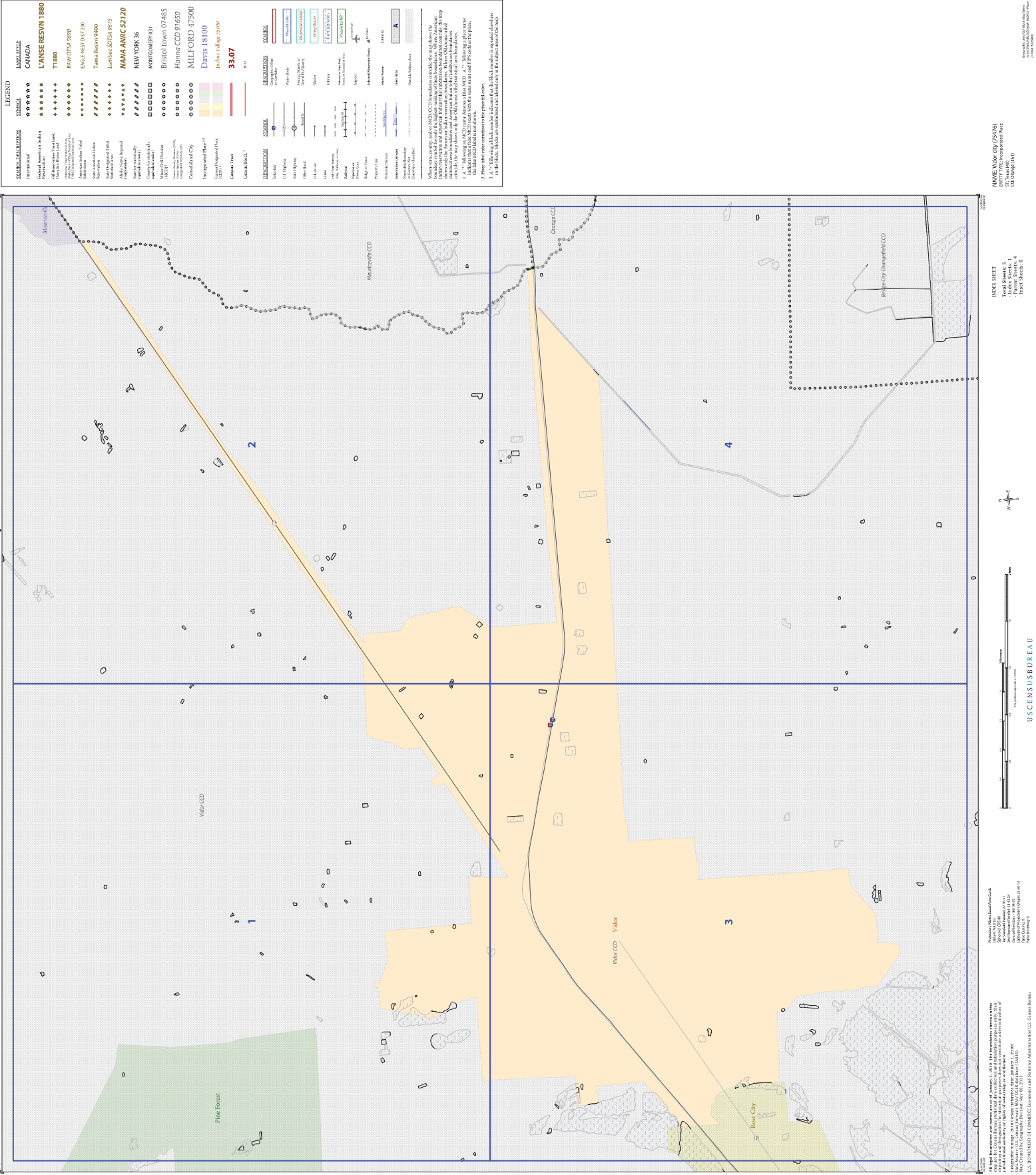
[7] "Family households" consist of a householder and one or more other people related to the householder by birth, marriage, or adoption. They do not include same-sex married couples even if the marriage was performed in a state issuing marriage certificates for same-sex couples. Same-sex couple households are included in the family households category if there is at least one additional person related to the householder by birth or adoption. Same-sex couple households with no relatives of the householder present are tabulated in nonfamily households. "Nonfamily households" consist of people living alone and households which do not have any members related to the householder.

[8] The homeowner vacancy rate is the proportion of the homeowner inventory that is vacant "for sale." It is computed by dividing the total number of vacant units "for sale only" by the sum of owner-occupied units, vacant units that are "for sale only," and vacant units that have been sold but not yet occupied; and then multiplying by 100.

[9] The rental vacancy rate is the proportion of the rental inventory that is vacant "for rent." It is computed by dividing the total number of vacant units "for rent" by the sum of the renter-occupied units, vacant units that are "for rent," and vacant units that have been rented but not yet occupied; and then multiplying by 100.

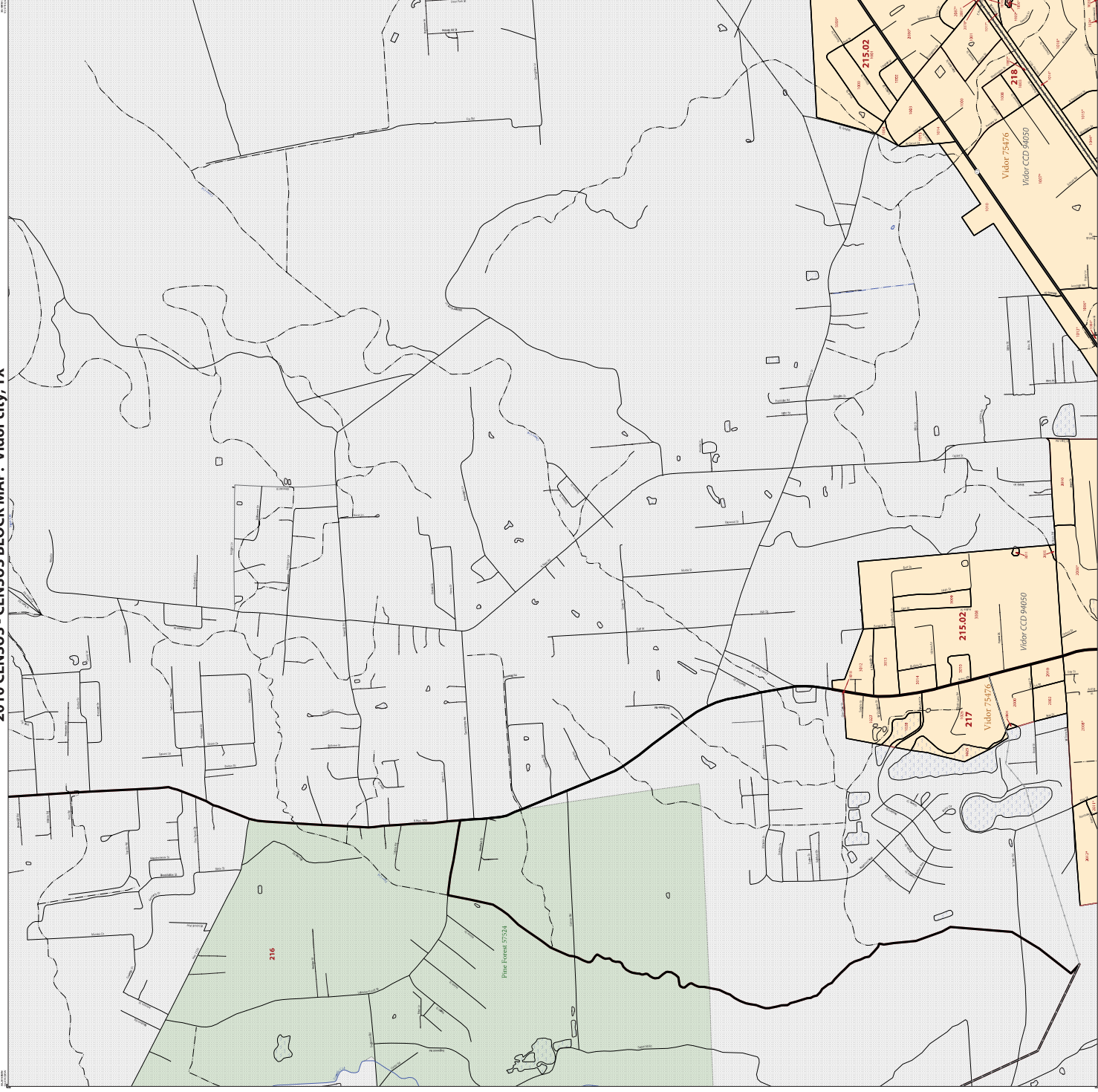
Source: U.S. Census Bureau, 2010 Census.

2010 CENSUS - CENSUS BLOCK MAP (INDEX): Vidor city, TX

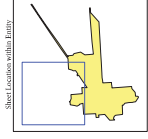




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[illegible]

**SUBJECT AREA COUNTIES ON MAP SHEET**  
48361 Orange



NAME: Vidor city (75476)

Key to Sheets  
PARENT SHEET 1



The railroad crossing is 1.000 meters wide.

The car is 1.4 meters long.

The train is 1.0 meter long.

The car is moving at 10 m/s.

The train is moving at 15 m/s.

The car is entering the crossing and the train is approaching.

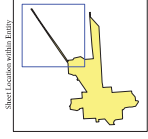
Projectiles Always Equal Your Goals  
 Departs MAD 83  
 Speeds 63, 65, 90  
 1M Standard Pencil 27, 36, 53  
 2nd Standard Pencil 34, 43, 24  
 Central Medicines - 100, 04, 35  
 Latitude of Projectiles's Origin 25, 50, 13  
 False Easting 0  
 False Northing 0

All legal boundaries and names are as of January 1, 2010. The boundaries shown on this map are for Census Bureau statistical data collection and tabulation purposes only; their depiction and designation for statistical purposes does not constitute a determination of jurisdictional authority or rights of ownership or entitlement.

**Geographic Vintages:** 2010 Census reference date: January 1, 2010  
Data Sources: U.S. Census Bureau's MA/TIGER database (TAB10)  
Map Created by Geography Division: May 06, 2011

U.S. DEPARTMENT OF COMMERCE Economics and Statistics Administration U.S. Census Bureau

**SUBJECT AREA COUNTIES ON MAP SHEET**  
48361 Orange



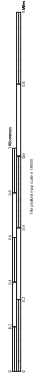
NAME: Vidor city (75476)

Key to Sheets			
	1	2	
	3	4	

**PARENT SHEET 2**

**Total Sheets: 5**

- Index Sheets: 1
- Parent Sheets: 4
- Inset Sheets: 0



USCENSUSBUREAU

Projectiles Always Equal Your Goals  
 Departs MAD 83  
 Speeds GTS 9  
 1M Standard Pencil 27 36 53  
 2nd Standard Pencil 34 43 24  
 Central Medicines - (100) 04 35  
 Latitude of Projectiles's Origin 25 50 13  
 False Easting 0  
 False Northing 0

All legal boundaries and names are as of January 1, 2010. The boundaries shown on this map are for Census Bureau statistical data collection and tabulation purposes only; their depiction and designation for statistical purposes does not constitute a determination of jurisdictional authority or rights of ownership or entitlement.

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Data Sources: U.S. Census Bureau's MA/TIGER database (TAB10)  
Map Created by Geography Division: May 06, 2011

U.S. DEPARTMENT OF COMMERCE Economics and Statistics Administration U.S. Census Bureau





## 2014 Low to Moderate Income by Block Group

GEOID	geoname	stusab	countyname	state	county	tract	blkgrp	low	lowmod	LMMI	lowmoduniv	lowmod_pct
483610215011	Block Group 1, Census Tract 215.01, Orange County, Texas	TX	Orange County	48	361	021501	1	250	535	1280	2625	0.2038
483610215021	Block Group 1, Census Tract 215.02, Orange County, Texas	TX	Orange County	48	361	021502	1	260	380	595	705	0.539
483610215022	Block Group 2, Census Tract 215.02, Orange County, Texas	TX	Orange County	48	361	021502	2	140	245	310	370	0.6622
483610215023	Block Group 3, Census Tract 215.02, Orange County, Texas	TX	Orange County	48	361	021502	3	300	475	675	835	0.5689
483610215025	Block Group 5, Census Tract 215.02, Orange County, Texas	TX	Orange County	48	361	021502	5	385	810	1225	2040	0.3971
483610217001	Block Group 1, Census Tract 217, Orange County, Texas	TX	Orange County	48	361	021700	1	35	200	300	930	0.2151
483610217002	Block Group 2, Census Tract 217, Orange County, Texas	TX	Orange County	48	361	021700	2	480	855	1205	1675	0.5104
483610218001	Block Group 1, Census Tract 218, Orange County, Texas	TX	Orange County	48	361	021800	1	120	205	390	1195	0.1715
483610218002	Block Group 2, Census Tract 218, Orange County, Texas	TX	Orange County	48	361	021800	2	415	630	935	1600	0.3938
483610219001	Block Group 1, Census Tract 219, Orange County, Texas	TX	Orange County	48	361	021900	1	75	140	225	365	0.3836
483610219002	Block Group 2, Census Tract 219, Orange County, Texas	TX	Orange County	48	361	021900	2	55	240	415	580	0.4138
483610219003	Block Group 3, Census Tract 219, Orange County, Texas	TX	Orange County	48	361	021900	3	340	920	1425	1915	0.4804
483610219004	Block Group 4, Census Tract 219, Orange County, Texas	TX	Orange County	48	361	021900	4	315	350	575	960	0.3646
483610219005	Block Group 5, Census Tract 219, Orange County, Texas	TX	Orange County	48	361	021900	5	225	340	530	620	0.5484
483610219006	Block Group 6, Census Tract 219, Orange County, Texas	TX	Orange County	48	361	021900	6	320	400	695	1765	0.2266
483610220001	Block Group 1, Census Tract 220, Orange County, Texas	TX	Orange County	48	361	022000	1	260	375	655	705	0.5319
483610220002	Block Group 2, Census Tract 220, Orange County, Texas	TX	Orange County	48	361	022000	2	170	335	540	910	0.3681
483610220003	Block Group 3, Census Tract 220, Orange County, Texas	TX	Orange County	48	361	022000	3	350	865	1210	2245	0.3853





[Back to Main](#)

## AREA HOUSING INVENTORY AND ANALYSIS

### 2013 American Community Survey

#### Vidor city, Texas

Total housing units

**4,648**

Source: 2009-2013 American Community Survey 5-Year Estimates



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##### 2013 American Community Survey

- [Selected Housing Characteristics \(Occupied or Vacant, Year Built, Rooms, Own or Rent, Home Value, ...\)](#)
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### Selected Housing Characteristics

	Subject	Vidor city, Texas			
		Estimate	Margin of Error	Percent	Percent Margin of Error
HOUSING OCCUPANCY					
Total housing units		4,648	+/-295	4,648	(X)
Occupied housing units		4,071	+/-257	87.6%	+/-3.7
Vacant housing units		577	+/-186	12.4%	+/-3.7
Homeowner vacancy rate		0.3	+/-0.6	(X)	(X)
Rental vacancy rate		14.5	+/-8.8	(X)	(X)
UNITS IN STRUCTURE					
Total housing units		4,648	+/-295	4,648	(X)
1-unit, detached		3,315	+/-291	71.3%	+/-4.5
1-unit, attached		59	+/-65	1.3%	+/-1.4
2 units		125	+/-72	2.7%	+/-1.5
3 or 4 units		57	+/-54	1.2%	+/-1.2
5 to 9 units		49	+/-56	1.1%	+/-1.2
10 to 19 units		148	+/-88	3.2%	+/-1.9
20 or more units		60	+/-59	1.3%	+/-1.3
Mobile home		835	+/-193	18.0%	+/-3.9
Boat, RV, van, etc.		0	+/-20	0.0%	+/-0.8

### Financial Characteristics

<< 1 of 50 >>

Subject	Vidor city, Texas					
	Occupied housing units		Owner-occupied housing units		Renter-occupied housing units	
	Estimate	Margin of Error	Estimate	Margin of Error	Estimate	Margin of Error
Occupied housing units	4,071	+/-257	2,929	+/-273	1,142	+/-227
HOUSEHOLD INCOME IN THE PAST 12 MONTHS (IN 2013 INFLATION-ADJUSTED DOLLARS)						
Less than \$5,000	4.0%	+/-2.5	3.7%	+/-2.7	4.8%	+/-5.3
\$5,000 to \$9,999	5.3%	+/-2.7	3.3%	+/-2.0	10.4%	+/-7.7
\$10,000 to \$14,999	6.9%	+/-2.5	4.9%	+/-2.1	12.2%	+/-7.8
\$15,000 to \$19,999	10.4%	+/-3.9	6.6%	+/-2.8	20.4%	+/-11.0
\$20,000 to \$24,999	4.3%	+/-1.9	4.2%	+/-2.3	4.6%	+/-3.2
\$25,000 to \$34,999	12.5%	+/-3.2	13.2%	+/-4.1	10.5%	+/-6.7
\$35,000 to \$49,999	14.2%	+/-4.6	16.6%	+/-5.1	8.2%	+/-6.5
\$50,000 to \$74,999	17.1%	+/-4.5	17.5%	+/-5.1	15.9%	+/-8.3
\$75,000 to \$99,999	14.5%	+/-4.2	16.9%	+/-4.8	8.4%	+/-6.9
\$100,000 to \$149,999	5.9%	+/-2.7	8.2%	+/-3.8	0.0%	+/-3.2
\$150,000 or more	4.8%	+/-2.5	4.9%	+/-2.7	4.6%	+/-5.3
Median household income (dollars)	41,599	+/-5,689	44,870	+/-9,493	21,786	+/-8,764

## Occupancy Characteristics

<< 1 of 38 >>

Subject	Vidor city, Texas					
	Occupied housing units		Owner-occupied housing units		Renter-occupied housing units	
	Estimate	Margin of Error	Estimate	Margin of Error	Estimate	Margin of Error
Occupied housing units	4,071	+/-257	2,929	+/-273	1,142	+/-227
HOUSEHOLD SIZE						
1-person household	30.2%	+/-4.5	28.1%	+/-5.6	35.7%	+/-10.5
2-person household	31.2%	+/-4.7	34.2%	+/-5.1	23.7%	+/-11.0
3-person household	14.7%	+/-4.8	15.1%	+/-5.1	13.9%	+/-8.7
4-or-more-person household	23.8%	+/-5.2	22.7%	+/-5.7	26.6%	+/-10.4
OCCUPANTS PER ROOM						
1.00 or less occupants per room	97.6%	+/-1.4	97.8%	+/-1.7	97.1%	+/-3.2
1.01 to 1.50 occupants per room	1.4%	+/-1.1	0.8%	+/-0.9	2.9%	+/-3.2
1.51 or more occupants per room	1.0%	+/-1.0	1.4%	+/-1.5	0.0%	+/-3.2

## Physical Housing Characteristics

<< 1 of 37 >>

Subject	Vidor city, Texas					
	Occupied housing units		Owner-occupied housing units		Renter-occupied housing units	
	Estimate	Margin of Error	Estimate	Margin of Error	Estimate	Margin of Error
Occupied housing units	4,071	+/-257	2,929	+/-273	1,142	+/-227
UNITS IN STRUCTURE						
1, detached	72.1%	+/-4.8	87.3%	+/-4.0	32.9%	+/-11.8
1, attached	1.4%	+/-1.6	0.4%	+/-0.7	4.1%	+/-5.3
2 apartments	3.1%	+/-1.8	0.0%	+/-1.3	10.9%	+/-6.2
3 or 4 apartments	1.4%	+/-1.3	0.0%	+/-1.3	5.0%	+/-4.6
5 to 9 apartments	1.2%	+/-1.4	0.0%	+/-1.3	4.3%	+/-4.9
10 or more apartments	4.4%	+/-2.5	0.0%	+/-1.3	15.8%	+/-9.4
Mobile home or other type of housing	16.4%	+/-4.1	12.3%	+/-4.1	26.9%	+/-10.1
YEAR STRUCTURE BUILT						
2010 or later	0.7%	+/-1.0	1.0%	+/-1.4	0.0%	+/-3.2
2000 to 2009	10.8%	+/-4.1	11.4%	+/-5.1	9.4%	+/-5.8
1980 to 1999	27.0%	+/-5.1	28.2%	+/-6.0	23.9%	+/-9.3
1960 to 1979	40.4%	+/-5.7	36.6%	+/-6.2	50.3%	+/-12.0
1940 to 1959	20.7%	+/-4.8	22.4%	+/-5.1	16.5%	+/-8.1
1939 or earlier	0.3%	+/-0.4	0.4%	+/-0.5	0.0%	+/-3.2
ROOMS						
1 room	0.0%	+/-0.9	0.0%	+/-1.3	0.0%	+/-3.2
2 or 3 rooms	9.7%	+/-3.3	3.7%	+/-2.8	25.3%	+/-9.0
4 or 5 rooms	49.1%	+/-6.9	45.0%	+/-7.3	59.5%	+/-11.2
6 or 7 rooms	32.6%	+/-6.1	39.5%	+/-6.8	15.1%	+/-9.5
8 or more rooms	8.5%	+/-2.6	11.9%	+/-3.6	0.0%	+/-3.2

## Affordability Data

Vidor Comprehensive Affordability Data (CHAS) (Download .PDF)

[CHAS Data Extraction Tool Link](#)

[HUD Housing Affordability Data System Link](#)

[Census Data \(Link\)](#)

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*The original document is available at <http://vidor.grt-studies.com/tiki-index.php?page=Area+Housing+Inventory+and+Analysis>*



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## Vidor city, Texas

Total housing units

**4,648**

Source: 2009-2013 American Community Survey 5-Year Estimates

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SOUTH CAROLINA

DP04

## SELECTED HOUSING CHARACTERISTICS

## 2009-2013 American Community Survey 5-Year Estimates

Supporting documentation on code lists, subject definitions, data accuracy, and statistical testing can be found on the American Community Survey website in the Data and Documentation section.

Sample size and data quality measures (including coverage rates, allocation rates, and response rates) can be found on the American Community Survey website in the Methodology section.

Although the American Community Survey (ACS) produces population, demographic and housing unit estimates, it is the Census Bureau's Population Estimates Program that produces and disseminates the official estimates of the population for the nation, states, counties, cities and towns and estimates of housing units for states and counties.

Subject	Vidor city, Texas			
	Estimate	Margin of Error	Percent	Percent Margin of Error
<b>HOUSING OCCUPANCY</b>				
Total housing units	4,648	+/-295	4,648	(X)
Occupied housing units	4,071	+/-257	87.6%	+/-3.7
Vacant housing units	577	+/-186	12.4%	+/-3.7
Homeowner vacancy rate	0.3	+/-0.6	(X)	(X)
Rental vacancy rate	14.5	+/-8.8	(X)	(X)
<b>UNITS IN STRUCTURE</b>				
Total housing units	4,648	+/-295	4,648	(X)
1-unit, detached	3,315	+/-291	71.3%	+/-4.5
1-unit, attached	59	+/-65	1.3%	+/-1.4
2 units	125	+/-72	2.7%	+/-1.5
3 or 4 units	57	+/-54	1.2%	+/-1.2
5 to 9 units	49	+/-56	1.1%	+/-1.2
10 to 19 units	148	+/-88	3.2%	+/-1.9
20 or more units	60	+/-59	1.3%	+/-1.3
Mobile home	835	+/-193	18.0%	+/-3.9
Boat, RV, van, etc.	0	+/-20	0.0%	+/-0.8
<b>YEAR STRUCTURE BUILT</b>				
Total housing units	4,648	+/-295	4,648	(X)
Built 2010 or later	30	+/-39	0.6%	+/-0.8
Built 2000 to 2009	507	+/-192	10.9%	+/-4.1
Built 1990 to 1999	507	+/-139	10.9%	+/-3.1
Built 1980 to 1989	726	+/-203	15.6%	+/-4.2
Built 1970 to 1979	965	+/-259	20.8%	+/-5.3
Built 1960 to 1969	919	+/-194	19.8%	+/-4.0
Built 1950 to 1959	788	+/-181	17.0%	+/-3.8
Built 1940 to 1949	166	+/-84	3.6%	+/-1.8
Built 1939 or earlier	40	+/-46	0.9%	+/-1.0
<b>ROOMS</b>				
Total housing units	4,648	+/-295	4,648	(X)
1 room	0	+/-20	0.0%	+/-0.8
2 rooms	24	+/-28	0.5%	+/-0.6

Subject	Vidor city, Texas			
	Estimate	Margin of Error	Percent	Percent Margin of Error
3 rooms	410	+/-144	8.8%	+/-2.9
4 rooms	912	+/-243	19.6%	+/-4.8
5 rooms	1,433	+/-229	30.8%	+/-5.2
6 rooms	893	+/-235	19.2%	+/-5.0
7 rooms	561	+/-142	12.1%	+/-2.9
8 rooms	182	+/-83	3.9%	+/-1.8
9 rooms or more	233	+/-105	5.0%	+/-2.1
Median rooms	5.2	+/-0.2	(X)	(X)
BEDROOMS				
Total housing units	4,648	+/-295	4,648	(X)
No bedroom	11	+/-17	0.2%	+/-0.4
1 bedroom	430	+/-160	9.3%	+/-3.3
2 bedrooms	1,280	+/-237	27.5%	+/-4.7
3 bedrooms	2,488	+/-251	53.5%	+/-4.8
4 bedrooms	384	+/-146	8.3%	+/-3.1
5 or more bedrooms	55	+/-36	1.2%	+/-0.8
HOUSING TENURE				
Occupied housing units	4,071	+/-257	4,071	(X)
Owner-occupied	2,929	+/-273	71.9%	+/-5.2
Renter-occupied	1,142	+/-227	28.1%	+/-5.2
Average household size of owner-occupied unit				
	2.59	+/-0.19	(X)	(X)
Average household size of renter-occupied unit				
	2.65	+/-0.38	(X)	(X)
YEAR HOUSEHOLDER MOVED INTO UNIT				
Occupied housing units	4,071	+/-257	4,071	(X)
Moved in 2010 or later	704	+/-203	17.3%	+/-5.1
Moved in 2000 to 2009	1,819	+/-264	44.7%	+/-5.7
Moved in 1990 to 1999	617	+/-145	15.2%	+/-3.4
Moved in 1980 to 1989	339	+/-111	8.3%	+/-2.6
Moved in 1970 to 1979	289	+/-107	7.1%	+/-2.5
Moved in 1969 or earlier	303	+/-87	7.4%	+/-2.1
VEHICLES AVAILABLE				
Occupied housing units	4,071	+/-257	4,071	(X)
No vehicles available	172	+/-105	4.2%	+/-2.6
1 vehicle available	1,475	+/-255	36.2%	+/-5.2
2 vehicles available	1,784	+/-237	43.8%	+/-5.4
3 or more vehicles available	640	+/-151	15.7%	+/-3.8
HOUSE HEATING FUEL				
Occupied housing units	4,071	+/-257	4,071	(X)
Utility gas	1,356	+/-267	33.3%	+/-6.2
Bottled, tank, or LP gas	102	+/-79	2.5%	+/-1.9
Electricity	2,584	+/-290	63.5%	+/-6.2
Fuel oil, kerosene, etc.	0	+/-20	0.0%	+/-0.9
Coal or coke	0	+/-20	0.0%	+/-0.9
Wood	19	+/-29	0.5%	+/-0.7
Solar energy	0	+/-20	0.0%	+/-0.9
Other fuel	0	+/-20	0.0%	+/-0.9
No fuel used	10	+/-11	0.2%	+/-0.3
SELECTED CHARACTERISTICS				
Occupied housing units	4,071	+/-257	4,071	(X)
Lacking complete plumbing facilities	30	+/-49	0.7%	+/-1.2
Lacking complete kitchen facilities	35	+/-50	0.9%	+/-1.2
No telephone service available	169	+/-74	4.2%	+/-1.8

Subject	Vidor city, Texas			
	Estimate	Margin of Error	Percent	Percent Margin of Error
OCCUPANTS PER ROOM				
Occupied housing units	4,071	+/-257	4,071	(X)
1.00 or less	3,974	+/-270	97.6%	+/-1.4
1.01 to 1.50	56	+/-43	1.4%	+/-1.1
1.51 or more	41	+/-42	1.0%	+/-1.0
VALUE				
Owner-occupied units	2,929	+/-273	2,929	(X)
Less than \$50,000	730	+/-177	24.9%	+/-5.7
\$50,000 to \$99,999	1,317	+/-220	45.0%	+/-6.4
\$100,000 to \$149,999	345	+/-107	11.8%	+/-3.5
\$150,000 to \$199,999	369	+/-159	12.6%	+/-5.0
\$200,000 to \$299,999	135	+/-82	4.6%	+/-2.8
\$300,000 to \$499,999	16	+/-26	0.5%	+/-0.9
\$500,000 to \$999,999	17	+/-30	0.6%	+/-1.0
\$1,000,000 or more	0	+/-20	0.0%	+/-1.3
Median (dollars)	78,600	+/-8,264	(X)	(X)
MORTGAGE STATUS				
Owner-occupied units	2,929	+/-273	2,929	(X)
Housing units with a mortgage	1,337	+/-208	45.6%	+/-6.6
Housing units without a mortgage	1,592	+/-269	54.4%	+/-6.6
SELECTED MONTHLY OWNER COSTS (SMOC)				
Housing units with a mortgage	1,337	+/-208	1,337	(X)
Less than \$300	5	+/-9	0.4%	+/-0.7
\$300 to \$499	89	+/-58	6.7%	+/-4.2
\$500 to \$699	122	+/-73	9.1%	+/-5.3
\$700 to \$999	641	+/-176	47.9%	+/-10.9
\$1,000 to \$1,499	327	+/-116	24.5%	+/-8.1
\$1,500 to \$1,999	115	+/-66	8.6%	+/-4.8
\$2,000 or more	38	+/-43	2.8%	+/-3.2
Median (dollars)	867	+/-39	(X)	(X)
Housing units without a mortgage	1,592	+/-269	1,592	(X)
Less than \$100	5	+/-8	0.3%	+/-0.5
\$100 to \$199	195	+/-95	12.2%	+/-5.9
\$200 to \$299	406	+/-138	25.5%	+/-7.2
\$300 to \$399	301	+/-138	18.9%	+/-7.4
\$400 or more	685	+/-182	43.0%	+/-9.3
Median (dollars)	366	+/-44	(X)	(X)
SELECTED MONTHLY OWNER COSTS AS A PERCENTAGE OF HOUSEHOLD INCOME (SMOCAPI)				
Housing units with a mortgage (excluding units where SMOCAPI cannot be computed)	1,314	+/-205	1,314	(X)
Less than 20.0 percent	615	+/-183	46.8%	+/-10.8
20.0 to 24.9 percent	168	+/-73	12.8%	+/-5.5
25.0 to 29.9 percent	142	+/-90	10.8%	+/-6.8
30.0 to 34.9 percent	68	+/-68	5.2%	+/-5.2
35.0 percent or more	321	+/-114	24.4%	+/-8.1
Not computed	23	+/-34	(X)	(X)
Housing unit without a mortgage (excluding units where SMOCAPI cannot be computed)	1,530	+/-252	1,530	(X)
Less than 10.0 percent	772	+/-204	50.5%	+/-8.6
10.0 to 14.9 percent	243	+/-83	15.9%	+/-5.4
15.0 to 19.9 percent	193	+/-85	12.6%	+/-5.3

Subject	Vidor city, Texas			
	Estimate	Margin of Error	Percent	Percent Margin of Error
20.0 to 24.9 percent	112	+/-60	7.3%	+/-3.5
25.0 to 29.9 percent	66	+/-54	4.3%	+/-3.4
30.0 to 34.9 percent	35	+/-31	2.3%	+/-1.8
35.0 percent or more	109	+/-57	7.1%	+/-3.9
Not computed	62	+/-63	(X)	(X)
GROSS RENT				
Occupied units paying rent	967	+/-212	967	(X)
Less than \$200	0	+/-20	0.0%	+/-3.8
\$200 to \$299	25	+/-34	2.6%	+/-3.6
\$300 to \$499	117	+/-87	12.1%	+/-8.4
\$500 to \$749	513	+/-148	53.1%	+/-11.7
\$750 to \$999	230	+/-113	23.8%	+/-10.4
\$1,000 to \$1,499	82	+/-86	8.5%	+/-8.7
\$1,500 or more	0	+/-20	0.0%	+/-3.8
Median (dollars)	697	+/-102	(X)	(X)
No rent paid	175	+/-108	(X)	(X)
GROSS RENT AS A PERCENTAGE OF HOUSEHOLD INCOME (GRAPI)				
Occupied units paying rent (excluding units where GRAPI cannot be computed)	912	+/-198	912	(X)
Less than 15.0 percent	215	+/-123	23.6%	+/-12.9
15.0 to 19.9 percent	60	+/-57	6.6%	+/-6.2
20.0 to 24.9 percent	71	+/-69	7.8%	+/-7.1
25.0 to 29.9 percent	82	+/-58	9.0%	+/-6.4
30.0 to 34.9 percent	68	+/-52	7.5%	+/-5.8
35.0 percent or more	416	+/-160	45.6%	+/-12.4
Not computed	230	+/-130	(X)	(X)

Data are based on a sample and are subject to sampling variability. The degree of uncertainty for an estimate arising from sampling variability is represented through the use of a margin of error. The value shown here is the 90 percent margin of error. The margin of error can be interpreted roughly as providing a 90 percent probability that the interval defined by the estimate minus the margin of error and the estimate plus the margin of error (the lower and upper confidence bounds) contains the true value. In addition to sampling variability, the ACS estimates are subject to nonsampling error (for a discussion of nonsampling variability, see Accuracy of the Data). The effect of nonsampling error is not represented in these tables.

The median gross rent excludes no cash renters.

In prior years, the universe included all owner-occupied units with a mortgage. It is now restricted to include only those units where SMOCAPI is computed, that is, SMOC and household income are valid values.

In prior years, the universe included all owner-occupied units without a mortgage. It is now restricted to include only those units where SMOCAPI is computed, that is, SMOC and household income are valid values.

In prior years, the universe included all renter-occupied units. It is now restricted to include only those units where GRAPI is computed, that is, gross rent and household Income are valid values.

Median calculations for base table sourcing VAL, MHC, SMOC, and TAX should exclude zero values.

The 2007, 2008, 2009, 2010, 2011, 2012, and 2013 plumbing data for Puerto Rico will not be shown. Research indicates that the questions on plumbing facilities that were introduced in 2008 in the stateside American Community Survey and the 2008 Puerto Rico Community Survey may not have been appropriate for Puerto Rico.

Telephone service data are not available for certain geographic areas due to problems with data collection. See Errata Note #93 for details.

While the 2009-2013 American Community Survey (ACS) data generally reflect the February 2013 Office of Management and Budget (OMB) definitions of metropolitan and micropolitan statistical areas; in certain instances the names, codes, and boundaries of the principal cities shown in ACS tables may differ from the OMB definitions due to differences in the effective dates of the geographic entities.

Estimates of urban and rural population, housing units, and characteristics reflect boundaries of urban areas defined based on Census 2010 data. As a result, data for urban and rural areas from the ACS do not necessarily reflect the results of ongoing urbanization.

Source: U.S. Census Bureau, 2009-2013 5-Year American Community Survey

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ARIZON  
NEW MEXICO

OKLAHOMA

ARKANSAS

TENNESSEE

NORTH CAROLINA

SOUTH CAROLINA

S2503

## FINANCIAL CHARACTERISTICS

## 2009-2013 American Community Survey 5-Year Estimates

Supporting documentation on code lists, subject definitions, data accuracy, and statistical testing can be found on the American Community Survey website in the Data and Documentation section.

Sample size and data quality measures (including coverage rates, allocation rates, and response rates) can be found on the American Community Survey website in the Methodology section.

Although the American Community Survey (ACS) produces population, demographic and housing unit estimates, it is the Census Bureau's Population Estimates Program that produces and disseminates the official estimates of the population for the nation, states, counties, cities and towns and estimates of housing units for states and counties.

Subject	Vidor city, Texas				
	Occupied housing units		Owner-occupied housing units		Renter-occupied housing units
	Estimate	Margin of Error	Estimate	Margin of Error	Estimate
Occupied housing units	4,071	+/-257	2,929	+/-273	1,142
HOUSEHOLD INCOME IN THE PAST 12 MONTHS (IN 2013 INFLATION-ADJUSTED DOLLARS)					
Less than \$5,000	4.0%	+/-2.5	3.7%	+/-2.7	4.8%
\$5,000 to \$9,999	5.3%	+/-2.7	3.3%	+/-2.0	10.4%
\$10,000 to \$14,999	6.9%	+/-2.5	4.9%	+/-2.1	12.2%
\$15,000 to \$19,999	10.4%	+/-3.9	6.6%	+/-2.8	20.4%
\$20,000 to \$24,999	4.3%	+/-1.9	4.2%	+/-2.3	4.6%
\$25,000 to \$34,999	12.5%	+/-3.2	13.2%	+/-4.1	10.5%
\$35,000 to \$49,999	14.2%	+/-4.6	16.6%	+/-5.1	8.2%
\$50,000 to \$74,999	17.1%	+/-4.5	17.5%	+/-5.1	15.9%
\$75,000 to \$99,999	14.5%	+/-4.2	16.9%	+/-4.8	8.4%
\$100,000 to \$149,999	5.9%	+/-2.7	8.2%	+/-3.8	0.0%
\$150,000 or more	4.8%	+/-2.5	4.9%	+/-2.7	4.6%
Median household income (dollars)	41,599	+/-5,689	44,870	+/-9,493	21,786
MONTHLY HOUSING COSTS					
Less than \$100	0.1%	+/-0.2	0.2%	+/-0.3	0.0%
\$100 to \$199	4.8%	+/-2.3	6.7%	+/-3.2	0.0%
\$200 to \$299	10.7%	+/-3.3	14.0%	+/-4.5	2.2%
\$300 to \$399	8.4%	+/-3.3	10.9%	+/-4.3	2.2%
\$400 to \$499	11.3%	+/-3.4	12.6%	+/-3.4	8.1%
\$500 to \$599	12.4%	+/-4.1	9.0%	+/-3.6	21.0%
\$600 to \$699	6.4%	+/-2.7	5.4%	+/-3.0	9.1%
\$700 to \$799	12.8%	+/-3.8	9.6%	+/-3.0	21.0%
\$800 to \$899	10.6%	+/-4.1	11.9%	+/-5.3	7.2%
\$900 to \$999	4.2%	+/-2.1	3.1%	+/-1.9	6.7%
\$1,000 to \$1,499	10.2%	+/-3.5	11.4%	+/-4.1	7.2%
\$1,500 to \$1,999	2.8%	+/-1.7	3.9%	+/-2.3	0.0%
\$2,000 or more	0.9%	+/-1.1	1.3%	+/-1.5	0.0%
No cash rent	4.3%	+/-2.6	(X)	(X)	15.3%
Median (dollars)	601	+/-83	562	+/-69	697
MONTHLY HOUSING COSTS AS A PERCENTAGE OF HOUSEHOLD INCOME IN THE PAST 12 MONTHS					

Subject	Vidor city, Texas				
	Occupied housing units		Owner-occupied housing units		Renter-occupied housing units
	Estimate	Margin of Error	Estimate	Margin of Error	Estimate
Less than \$20,000	20.8%	+/-4.1	15.6%	+/-3.8	34.3%
Less than 20 percent	2.5%	+/-1.6	3.4%	+/-2.2	0.0%
20 to 29 percent	2.6%	+/-1.7	3.6%	+/-2.4	0.0%
30 percent or more	15.7%	+/-4.2	8.5%	+/-3.0	34.3%
\$20,000 to \$34,999	16.6%	+/-3.3	17.4%	+/-4.4	14.4%
Less than 20 percent	7.5%	+/-2.8	10.4%	+/-3.8	0.0%
20 to 29 percent	4.6%	+/-1.8	2.9%	+/-2.0	8.8%
30 percent or more	4.5%	+/-1.9	4.1%	+/-2.1	5.5%
\$35,000 to \$49,999	14.2%	+/-4.6	16.6%	+/-5.1	8.2%
Less than 20 percent	4.8%	+/-2.1	6.0%	+/-2.8	1.6%
20 to 29 percent	5.1%	+/-2.7	5.4%	+/-2.4	4.1%
30 percent or more	4.4%	+/-2.6	5.1%	+/-3.2	2.5%
\$50,000 to \$74,999	16.2%	+/-4.2	17.5%	+/-5.1	12.8%
Less than 20 percent	14.0%	+/-3.9	14.6%	+/-4.6	12.3%
20 to 29 percent	2.0%	+/-1.5	2.6%	+/-2.0	0.4%
30 percent or more	0.2%	+/-0.4	0.3%	+/-0.5	0.0%
\$75,000 or more	24.4%	+/-5.1	30.0%	+/-6.0	10.2%
Less than 20 percent	22.8%	+/-5.2	27.8%	+/-6.2	10.2%
20 to 29 percent	1.5%	+/-1.0	2.0%	+/-1.4	0.0%
30 percent or more	0.1%	+/-0.2	0.2%	+/-0.3	0.0%
Zero or negative income	3.4%	+/-2.3	2.9%	+/-2.3	4.8%
No cash rent	4.3%	+/-2.6	(X)	(X)	15.3%



Subject	Vidor city, Texas
	Renter-occupied housing units
	Margin of Error
Occupied housing units	+/-227
HOUSEHOLD INCOME IN THE PAST 12 MONTHS (IN 2013 INFLATION-ADJUSTED DOLLARS)	
Less than \$5,000	+/-5.3
\$5,000 to \$9,999	+/-7.7
\$10,000 to \$14,999	+/-7.8
\$15,000 to \$19,999	+/-11.0
\$20,000 to \$24,999	+/-3.2
\$25,000 to \$34,999	+/-6.7
\$35,000 to \$49,999	+/-6.5
\$50,000 to \$74,999	+/-8.3
\$75,000 to \$99,999	+/-6.9
\$100,000 to \$149,999	+/-3.2
\$150,000 or more	+/-5.3
Median household income (dollars)	+/-8,764
MONTHLY HOUSING COSTS	
Less than \$100	+/-3.2
\$100 to \$199	+/-3.2
\$200 to \$299	+/-3.0
\$300 to \$399	+/-2.5
\$400 to \$499	+/-7.1
\$500 to \$599	+/-10.0
\$600 to \$699	+/-4.7
\$700 to \$799	+/-9.8
\$800 to \$899	+/-5.3
\$900 to \$999	+/-6.0
\$1,000 to \$1,499	+/-7.4
\$1,500 to \$1,999	+/-3.2
\$2,000 or more	+/-3.2
No cash rent	+/-8.8
Median (dollars)	+/-102
MONTHLY HOUSING COSTS AS A PERCENTAGE OF HOUSEHOLD INCOME IN THE PAST 12 MONTHS	
Less than \$20,000	+/-11.6
Less than 20 percent	+/-3.2
20 to 29 percent	+/-3.2
30 percent or more	+/-11.6
\$20,000 to \$34,999	+/-7.0
Less than 20 percent	+/-3.2
20 to 29 percent	+/-5.6
30 percent or more	+/-4.1
\$35,000 to \$49,999	+/-6.5
Less than 20 percent	+/-2.0
20 to 29 percent	+/-5.3
30 percent or more	+/-4.1
\$50,000 to \$74,999	+/-7.3
Less than 20 percent	+/-7.1
20 to 29 percent	+/-0.8
30 percent or more	+/-3.2
\$75,000 or more	+/-7.7
Less than 20 percent	+/-7.7
20 to 29 percent	+/-3.2
30 percent or more	+/-3.2
Zero or negative income	+/-5.3
No cash rent	+/-8.8

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Estimates of urban and rural population, housing units, and characteristics reflect boundaries of urban areas defined based on Census 2010 data. As a result, data for urban and rural areas from the ACS do not necessarily reflect the results of ongoing urbanization.

Source: U.S. Census Bureau, 2009-2013 5-Year American Community Survey

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S2501

## OCCUPANCY CHARACTERISTICS

## 2009-2013 American Community Survey 5-Year Estimates

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Although the American Community Survey (ACS) produces population, demographic and housing unit estimates, it is the Census Bureau's Population Estimates Program that produces and disseminates the official estimates of the population for the nation, states, counties, cities and towns and estimates of housing units for states and counties.

Subject	Vidor city, Texas				
	Occupied housing units		Owner-occupied housing units		Renter-occupied housing units
	Estimate	Margin of Error	Estimate	Margin of Error	Estimate
Occupied housing units	4,071	+/-257	2,929	+/-273	1,142
HOUSEHOLD SIZE					
1-person household	30.2%	+/-4.5	28.1%	+/-5.6	35.7%
2-person household	31.2%	+/-4.7	34.2%	+/-5.1	23.7%
3-person household	14.7%	+/-4.8	15.1%	+/-5.1	13.9%
4-or-more-person household	23.8%	+/-5.2	22.7%	+/-5.7	26.6%
OCCUPANTS PER ROOM					
1.00 or less occupants per room	97.6%	+/-1.4	97.8%	+/-1.7	97.1%
1.01 to 1.50 occupants per room	1.4%	+/-1.1	0.8%	+/-0.9	2.9%
1.51 or more occupants per room	1.0%	+/-1.0	1.4%	+/-1.5	0.0%
HOUSEHOLD TYPE (INCLUDING LIVING ALONE) AND AGE OF HOUSEHOLDER					
Family households	66.4%	+/-5.1	67.8%	+/-6.4	63.0%
Married-couple family	47.1%	+/-5.7	56.1%	+/-6.6	24.2%
Householder 15 to 34 years	11.5%	+/-3.3	11.9%	+/-3.8	10.4%
Householder 35 to 64 years	28.1%	+/-5.1	34.2%	+/-5.8	12.6%
Householder 65 years and over	7.5%	+/-2.2	10.0%	+/-3.0	1.1%
Other family	19.3%	+/-5.0	11.7%	+/-4.2	38.9%
Male householder, no wife present	3.5%	+/-1.8	3.6%	+/-2.1	3.4%
Householder 15 to 34 years	1.9%	+/-1.6	1.5%	+/-1.8	3.0%
Householder 35 to 64 years	0.7%	+/-0.5	0.8%	+/-0.7	0.4%
Householder 65 years and over	0.9%	+/-0.7	1.3%	+/-1.0	0.0%
Female householder, no husband present	15.8%	+/-4.6	8.1%	+/-3.4	35.5%
Householder 15 to 34 years	3.9%	+/-2.6	0.8%	+/-1.3	12.0%
Householder 35 to 64 years	11.5%	+/-4.0	6.9%	+/-3.0	23.5%
Householder 65 years and over	0.4%	+/-0.5	0.5%	+/-0.7	0.0%
Nonfamily households	33.6%	+/-5.1	32.2%	+/-6.4	37.0%
Householder living alone	30.2%	+/-4.5	28.1%	+/-5.6	35.7%
Householder 15 to 34 years	4.1%	+/-2.9	2.3%	+/-2.6	8.8%
Householder 35 to 64 years	15.2%	+/-3.9	13.0%	+/-4.5	20.9%
Householder 65 years and over	10.9%	+/-2.6	12.8%	+/-3.4	6.0%
Householder not living alone	3.3%	+/-2.9	4.1%	+/-3.9	1.2%
Householder 15 to 34 years	0.6%	+/-0.7	0.3%	+/-0.5	1.2%

Subject	Vidor city, Texas				
	Occupied housing units		Owner-occupied housing units		Renter-occupied housing units
	Estimate	Margin of Error	Estimate	Margin of Error	Estimate
Householder 35 to 64 years	2.6%	+/-2.8	3.7%	+/-3.9	0.0%
Householder 65 years and over	0.1%	+/-0.2	0.2%	+/-0.3	0.0%
FAMILY TYPE AND PRESENCE OF OWN CHILDREN					
With related children under 18 years	34.7%	+/-5.1	30.3%	+/-5.3	45.9%
With own children under 18 years	29.6%	+/-5.2	24.9%	+/-5.4	41.8%
Under 6 years only	6.3%	+/-2.8	4.6%	+/-2.8	10.6%
Under 6 years and 6 to 17 years	7.0%	+/-3.1	4.6%	+/-2.4	13.2%
6 to 17 years only	16.3%	+/-5.0	15.7%	+/-5.1	18.0%
No own children under 18 years	5.0%	+/-2.9	5.4%	+/-3.2	4.1%
No related children under 18 years	65.3%	+/-5.1	69.7%	+/-5.3	54.1%

Subject	Vidor city, Texas
	Renter-occupied housing units
	Margin of Error
Occupied housing units	+/-227
<b>HOUSEHOLD SIZE</b>	
1-person household	+/-10.5
2-person household	+/-11.0
3-person household	+/-8.7
4-or-more-person household	+/-10.4
<b>OCCUPANTS PER ROOM</b>	
1.00 or less occupants per room	+/-3.2
1.01 to 1.50 occupants per room	+/-3.2
1.51 or more occupants per room	+/-3.2
<b>HOUSEHOLD TYPE (INCLUDING LIVING ALONE) AND AGE OF HOUSEHOLDER</b>	
Family households	+/-10.4
Married-couple family	+/-10.2
Householder 15 to 34 years	+/-6.9
Householder 35 to 64 years	+/-7.8
Householder 65 years and over	+/-1.6
Other family	+/-11.8
Male householder, no wife present	+/-3.5
Householder 15 to 34 years	+/-3.5
Householder 35 to 64 years	+/-0.7
Householder 65 years and over	+/-3.2
Female householder, no husband present	+/-12.5
Householder 15 to 34 years	+/-8.1
Householder 35 to 64 years	+/-11.5
Householder 65 years and over	+/-3.2
Nonfamily households	+/-10.4
Householder living alone	+/-10.5
Householder 15 to 34 years	+/-7.9
Householder 35 to 64 years	+/-10.8
Householder 65 years and over	+/-4.2
Householder not living alone	+/-2.1
Householder 15 to 34 years	+/-2.1
Householder 35 to 64 years	+/-3.2
Householder 65 years and over	+/-3.2
<b>FAMILY TYPE AND PRESENCE OF OWN CHILDREN</b>	
With related children under 18 years	+/-11.5
With own children under 18 years	+/-11.6
Under 6 years only	+/-6.9
Under 6 years and 6 to 17 years	+/-9.1
6 to 17 years only	+/-9.2
No own children under 18 years	+/-4.7
No related children under 18 years	+/-11.5

Data are based on a sample and are subject to sampling variability. The degree of uncertainty for an estimate arising from sampling variability is represented through the use of a margin of error. The value shown here is the 90 percent margin of error. The margin of error can be interpreted roughly as providing a 90 percent probability that the interval defined by the estimate minus the margin of error and the estimate plus the margin of error (the lower and upper confidence bounds) contains the true value. In addition to sampling variability, the ACS estimates are subject to nonsampling error (for a discussion of nonsampling variability, see Accuracy of the Data). The effect of nonsampling error is not represented in these tables.

While the 2009-2013 American Community Survey (ACS) data generally reflect the February 2013 Office of Management and Budget (OMB) definitions of metropolitan and micropolitan statistical areas; in certain instances the names, codes, and boundaries of the principal cities shown in ACS tables may differ from the OMB definitions due to differences in the effective dates of the geographic entities.

Estimates of urban and rural population, housing units, and characteristics reflect boundaries of urban areas defined based on Census 2010 data. As a result, data for urban and rural areas from the ACS do not necessarily reflect the results of ongoing urbanization.

Source: U.S. Census Bureau, 2009-2013 5-Year American Community Survey

#### Explanation of Symbols:

1. An '\*\*\*' entry in the margin of error column indicates that either no sample observations or too few sample observations were available to compute a standard error and thus the margin of error. A statistical test is not appropriate.
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3. An '-' following a median estimate means the median falls in the lowest interval of an open-ended distribution.
4. An '+' following a median estimate means the median falls in the upper interval of an open-ended distribution.
5. An '\*\*\*\*' entry in the margin of error column indicates that the median falls in the lowest interval or upper interval of an open-ended distribution. A statistical test is not appropriate.
6. An '\*\*\*\*\*' entry in the margin of error column indicates that the estimate is controlled. A statistical test for sampling variability is not appropriate.
7. An 'N' entry in the estimate and margin of error columns indicates that data for this geographic area cannot be displayed because the number of sample cases is too small.
8. An '(X)' means that the estimate is not applicable or not available.



ARIZONA

NEW MEXICO

OKLAHOMA

ARKANSAS

TENNESSEE

NORTH CAROLINA

SOUTH CAROLINA

S2504

## PHYSICAL HOUSING CHARACTERISTICS FOR OCCUPIED HOUSING UNITS

## 2009-2013 American Community Survey 5-Year Estimates

Supporting documentation on code lists, subject definitions, data accuracy, and statistical testing can be found on the American Community Survey website in the Data and Documentation section.

Sample size and data quality measures (including coverage rates, allocation rates, and response rates) can be found on the American Community Survey website in the Methodology section.

Although the American Community Survey (ACS) produces population, demographic and housing unit estimates, it is the Census Bureau's Population Estimates Program that produces and disseminates the official estimates of the population for the nation, states, counties, cities and towns and estimates of housing units for states and counties.

Subject	Vidor city, Texas				
	Occupied housing units		Owner-occupied housing units		Renter-occupied housing units
	Estimate	Margin of Error	Estimate	Margin of Error	Estimate
Occupied housing units	4,071	+/-257	2,929	+/-273	1,142
UNITS IN STRUCTURE					
1, detached	72.1%	+/-4.8	87.3%	+/-4.0	32.9%
1, attached	1.4%	+/-1.6	0.4%	+/-0.7	4.1%
2 apartments	3.1%	+/-1.8	0.0%	+/-1.3	10.9%
3 or 4 apartments	1.4%	+/-1.3	0.0%	+/-1.3	5.0%
5 to 9 apartments	1.2%	+/-1.4	0.0%	+/-1.3	4.3%
10 or more apartments	4.4%	+/-2.5	0.0%	+/-1.3	15.8%
Mobile home or other type of housing	16.4%	+/-4.1	12.3%	+/-4.1	26.9%
YEAR STRUCTURE BUILT					
2010 or later	0.7%	+/-1.0	1.0%	+/-1.4	0.0%
2000 to 2009	10.8%	+/-4.1	11.4%	+/-5.1	9.4%
1980 to 1999	27.0%	+/-5.1	28.2%	+/-6.0	23.9%
1960 to 1979	40.4%	+/-5.7	36.6%	+/-6.2	50.3%
1940 to 1959	20.7%	+/-4.8	22.4%	+/-5.1	16.5%
1939 or earlier	0.3%	+/-0.4	0.4%	+/-0.5	0.0%
ROOMS					
1 room	0.0%	+/-0.9	0.0%	+/-1.3	0.0%
2 or 3 rooms	9.7%	+/-3.3	3.7%	+/-2.8	25.3%
4 or 5 rooms	49.1%	+/-6.9	45.0%	+/-7.3	59.5%
6 or 7 rooms	32.6%	+/-6.1	39.5%	+/-6.8	15.1%
8 or more rooms	8.5%	+/-2.6	11.9%	+/-3.6	0.0%
BEDROOMS					
No bedroom	0.0%	+/-0.9	0.0%	+/-1.3	0.0%
1 bedroom	9.2%	+/-3.5	4.0%	+/-3.4	22.4%
2 or 3 bedrooms	81.2%	+/-4.5	83.7%	+/-5.2	74.7%
4 or more bedrooms	9.6%	+/-3.1	12.3%	+/-4.1	2.9%
COMPLETE FACILITIES					
With complete plumbing facilities	99.3%	+/-1.2	100.0%	+/-1.3	97.4%
With complete kitchen facilities	99.1%	+/-1.2	100.0%	+/-1.3	96.9%

Subject	Vidor city, Texas				
	Occupied housing units		Owner-occupied housing units		Renter-occupied housing units
	Estimate	Margin of Error	Estimate	Margin of Error	Estimate
VEHICLES AVAILABLE					
No vehicle available	4.2%	+/-2.6	1.9%	+/-1.8	10.1%
1 vehicle available	36.2%	+/-5.2	28.4%	+/-5.7	56.2%
2 vehicles available	43.8%	+/-5.4	48.8%	+/-6.4	31.2%
3 or more vehicles available	15.7%	+/-3.8	20.9%	+/-5.3	2.5%
TELEPHONE SERVICE AVAILABLE					
With telephone service	95.8%	+/-1.8	97.3%	+/-1.7	92.2%
HOUSE HEATING FUEL					
Utility gas	33.3%	+/-6.2	34.8%	+/-6.7	29.4%
Bottled, tank, or LP gas	2.5%	+/-1.9	3.5%	+/-2.6	0.0%
Electricity	63.5%	+/-6.2	60.9%	+/-6.8	70.1%
Fuel oil, kerosene, etc.	0.0%	+/-0.9	0.0%	+/-1.3	0.0%
Coal or coke	0.0%	+/-0.9	0.0%	+/-1.3	0.0%
All other fuels	0.5%	+/-0.7	0.6%	+/-1.0	0.0%
No fuel used	0.2%	+/-0.3	0.2%	+/-0.3	0.4%



Subject	Vidor city, Texas
	Renter-occupied housing units
	Margin of Error
Occupied housing units	+/-227
UNITS IN STRUCTURE	
1, detached	+/-11.8
1, attached	+/-5.3
2 apartments	+/-6.2
3 or 4 apartments	+/-4.6
5 to 9 apartments	+/-4.9
10 or more apartments	+/-9.4
Mobile home or other type of housing	+/-10.1
YEAR STRUCTURE BUILT	
2010 or later	+/-3.2
2000 to 2009	+/-5.8
1980 to 1999	+/-9.3
1960 to 1979	+/-12.0
1940 to 1959	+/-8.1
1939 or earlier	+/-3.2
ROOMS	
1 room	+/-3.2
2 or 3 rooms	+/-9.0
4 or 5 rooms	+/-11.2
6 or 7 rooms	+/-9.5
8 or more rooms	+/-3.2
BEDROOMS	
No bedroom	+/-3.2
1 bedroom	+/-9.7
2 or 3 bedrooms	+/-9.9
4 or more bedrooms	+/-3.4
COMPLETE FACILITIES	
With complete plumbing facilities	+/-4.3
With complete kitchen facilities	+/-4.3
VEHICLES AVAILABLE	
No vehicle available	+/-7.1
1 vehicle available	+/-11.6
2 vehicles available	+/-10.3
3 or more vehicles available	+/-2.3
TELEPHONE SERVICE AVAILABLE	
With telephone service	+/-6.1
HOUSE HEATING FUEL	
Utility gas	+/-10.3
Bottled, tank, or LP gas	+/-3.2
Electricity	+/-10.4
Fuel oil, kerosene, etc.	+/-3.2
Coal or coke	+/-3.2
All other fuels	+/-3.2
No fuel used	+/-0.7

Data are based on a sample and are subject to sampling variability. The degree of uncertainty for an estimate arising from sampling variability is represented through the use of a margin of error. The value shown here is the 90 percent margin of error. The margin of error can be interpreted roughly as providing a 90 percent probability that the interval defined by the estimate minus the margin of error and the estimate plus the margin of error (the lower and upper confidence bounds) contains the true value. In addition to sampling

variability, the ACS estimates are subject to nonsampling error (for a discussion of nonsampling variability, see Accuracy of the Data). The effect of nonsampling error is not represented in these tables.

The imputation rates for some items - Units in Structure, Year Structure Built, Rooms, Bedrooms, Plumbing Facilities, and Kitchen Facilities - are calculated using the number of imputations in total housing units in the numerator but using total occupied housing units in the denominator. This results in artificially inflated imputation rates for all areas, but particularly in areas where there are unusually high percentages of vacant housing units.

The 2007, 2008, 2009, 2010, 2011, 2012, and 2013 plumbing data for Puerto Rico will not be shown. Research indicates that the questions on plumbing facilities that were introduced in 2008 in the stateside American Community Survey and the 2008 Puerto Rico Community Survey may not have been appropriate for Puerto Rico.

Telephone service data are not available for certain geographic areas due to problems with data collection. See Errata Note #93 for details.

While the 2009-2013 American Community Survey (ACS) data generally reflect the February 2013 Office of Management and Budget (OMB) definitions of metropolitan and micropolitan statistical areas; in certain instances the names, codes, and boundaries of the principal cities shown in ACS tables may differ from the OMB definitions due to differences in the effective dates of the geographic entities.

Estimates of urban and rural population, housing units, and characteristics reflect boundaries of urban areas defined based on Census 2010 data. As a result, data for urban and rural areas from the ACS do not necessarily reflect the results of ongoing urbanization.

Source: U.S. Census Bureau, 2009-2013 5-Year American Community Survey

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7. An 'N' entry in the estimate and margin of error columns indicates that data for this geographic area cannot be displayed because the number of sample cases is too small.
8. An '(X)' means that the estimate is not applicable or not available.

Comprehensive Housing Affordability Strategy ("CHAS") data

Summary Level: City

Created on: April 1, 2015

Data for: Vidor city, Texas

Year Selected: 2007-2011 ACS

Income Distribution Overview	Owner	Renter	Total	
Household Income less-than or= 30% HAMFI	180	315	495	
Household Income >30% to less-than or= 50% HAMFI	355	140	495	
Household Income >50% to less-than or= 80% HAMFI	635	155	790	
Household Income >80% to less-than or=100% HAMFI	385	120	505	
Household Income >100% HAMFI	1,420	380	1,800	
Total	2,970	1,105	4,080	
Housing Problems Overview 1	Owner	Renter	Total	
Household has 1 of 4 Housing Problems	660	405	1,065	
Household has none of 4 Housing Problems	2,260	640	2,900	
Cost Burden not available	50	60	110	
Total	2,970	1,105	4,080	
Severe Housing Problems Overview 2	Owner	Renter	Total	
Household has 1 of 4 Severe Housing Problems	290	280	570	
Household has none of 4 Severe Housing Problems	2,630	765	3,395	
Cost Burden not available	50	60	110	
Total	2,970	1,105	4,080	
Housing Cost Burden Overview 3	Owner	Renter	Total	
Cost Burden less-than or= 30%	2,375	655	3,030	
Cost Burden >30% to less-than or= 50%	374	125	499	
Cost Burden >50%	175	275	450	
Cost Burden not available	50	60	110	
Total	2,970	1,105	4,080	
Income by Housing Problems (Owners and Renters)	Household has 1 of 4	Household has none of 4	Cost Burden	Total
	Housing Problems	Housing Problems	not available	
Household Income less-than or= 30% HAMFI	345	45	110	495
Household Income >30% to less-than or= 50% HAMFI	285	210	0	495
Household Income >50% to less-than or= 80% HAMFI	275	515	0	790
Household Income >80% to less-than or= 100% HAMFI	75	430	0	505
Household Income >100% HAMFI	95	1,705	0	1,800
Total	1,065	2,900	110	4,080
Income by Housing Problems (Renters only)	Household has 1 of 4	Household has none of 4	Cost Burden	Total
	Housing Problems	Housing Problems	not available	
Household Income less-than or= 30% HAMFI	245	15	60	315
Household Income >30% to less-than or= 50% HAMFI	130	10	0	140
Household Income >50% to less-than or= 80% HAMFI	25	130	0	155
Household Income >80% to less-than or= 100% HAMFI	10	110	0	120
Household Income >100% HAMFI	0	380	0	380
Total	405	640	60	1,105
Income by Housing Problems (Owners only)	Household has 1 of 4	Household has none of 4	Cost Burden	Total
	Housing Problems	Housing Problems	not available	
Household Income less-than or= 30% HAMFI	100	30	50	180
Household Income >30% to less-than or= 50% HAMFI	155	200	0	355
Household Income >50% to less-than or= 80% HAMFI	250	385	0	635
Household Income >80% to less-than or= 100% HAMFI	65	320	0	385
Household Income >100% HAMFI	95	1,325	0	1,420
Total	660	2,260	50	2,970
Income by Cost Burden (Owners and Renters)	Cost burden > 30%	Cost burden > 50%	Total	
Household Income less-than or= 30% HAMFI	339	335	490	
Household Income >30% to less-than or= 50% HAMFI	285	80	495	

Household Income >50% to less-than or= 80% HAMFI	275	25	790	
Household Income >80% to less-than or= 100% HAMFI	35	10	505	
Household Income >100% HAMFI	15	0	1,800	
Total	949	450	4,080	
Income by Cost Burden (Renters only)	Cost burden > 30%	Cost burden > 50%	Total	
Household Income less-than or= 30% HAMFI	245	245	315	
Household Income >30% to less-than or= 50% HAMFI	130	30	140	
Household Income >50% to less-than or= 80% HAMFI	25	0	155	
Household Income >80% to less-than or= 100% HAMFI	0	0	120	
Household Income >100% HAMFI	0	0	380	
Total	400	275	1,105	
Income by Cost Burden (Owners only)	Cost burden > 30%	Cost burden > 50%	Total	
Household Income less-than or= 30% HAMFI	94	90	180	
Household Income >30% to less-than or= 50% HAMFI	155	50	355	
Household Income >50% to less-than or= 80% HAMFI	250	25	635	
Household Income >80% to less-than or= 100% HAMFI	35	10	385	
Household Income >100% HAMFI	15	0	1,420	
Total	549	175	2,970	

1. The four housing problems are: incomplete kitchen facilities, incomplete plumbing facilities, more than 1 person per room, and cost burden greater than 30%.
2. The four severe housing problems are: incomplete kitchen facilities, incomplete plumbing facilities, more than 1 person per room, and cost burden greater than 50%.
3. Cost burden is the ratio of housing costs to household income. For renters, housing cost is gross rent (contract rent plus utilities). For owners, housing cost is "select monthly owner costs", which includes mortgage payment, utilities, association fees, insurance, and real estate taxes.



[Back to main](#)

## CENSUS DATA

### 2010 Census

#### General Housing Characteristics

Subject		Number	Percent
OCCUPANCY STATUS			
Total housing units		4,397	100.0
Occupied housing units		3,969	90.3
Vacant housing units		428	9.7
TENURE			
Occupied housing units		3,969	100.0
Owner occupied		2,869	72.3
Owned with a mortgage or loan		1,351	34.0
Owned free and clear		1,518	38.2
Renter occupied		1,100	27.7
VACANCY STATUS			
Vacant housing units		428	100.0
For rent		171	40.0
Rented, not occupied		3	0.7
For sale only		55	12.9
Sold, not occupied		55	12.9
For seasonal, recreational, or occasional use		15	3.5
For migratory workers		3	0.7
Other vacant		126	29.4

#### Tenure, Household Size, and Age of Householder

<< 1 40 of 40 >>

Subject	Number	Percent
<b>TENURE</b>		
Occupied housing units	3,969	100.0
Owned with a mortgage or loan	1,351	34.0
Owned free and clear	1,518	38.2
Renter occupied	1,100	27.7
<b>TENURE BY HOUSEHOLD SIZE</b>		
Owner-occupied housing units	2,869	100.0
1-person household	630	22.0
2-person household	1,018	35.5
3-person household	525	18.3
4-person household	411	14.3
5-person household	178	6.2
6-person household	73	2.5
7-or-more-person household	34	1.2
Renter-occupied housing units	1,100	100.0
1-person household	306	27.8
2-person household	264	24.0
3-person household	223	20.3
4-person household	160	14.5
5-person household	95	8.6
6-person household	32	2.9
7-or-more-person household	20	1.8

## Census 2000

### General Housing Characteristics

<< 1 36 of 36 >>

Subject	Vidor city, Texas	
	Number	Percent
<b>OCCUPANCY STATUS</b>		
Total housing units	4,652	100.0
Occupied housing units	4,222	90.8
Vacant housing units	430	9.2
<b>TENURE</b>		
Occupied housing units	4,222	100.0
Owner-occupied housing units	3,203	75.9
Renter-occupied housing units	1,019	24.1
<b>VACANCY STATUS</b>		
Vacant housing units	430	100.0
For rent	170	39.5
For sale only	59	13.7
Rented or sold, not occupied	37	8.6
For seasonal, recreational, or occasional use	25	5.8
For migratory workers	0	0.0
Other vacant	139	32.3
<b>RACE OF HOUSEHOLDER</b>		
Occupied housing units	4,222	100.0
One race	4,175	98.9
White	4,115	97.5
Black or African American	1	0.0
American Indian and Alaska Native	26	0.6
Asian	4	0.1
Native Hawaiian and Other Pacific Islander	2	0.0
Some other race	27	0.6
Two or more races	47	1.1

### Tenure, Household Size, and Age of Householder

Subject	Vidor city, Texas	
	Number	Percent
TENURE		
Occupied housing units	4,222	100.0
Owner-occupied housing units	3,203	75.9
Renter-occupied housing units	1,019	24.1
TENURE BY HOUSEHOLD SIZE		
Owner-occupied housing units	3,203	100.0
1-person household	648	20.2
2-person household	1,125	35.1
3-person household	580	18.1
4-person household	532	16.6
5-person household	206	6.4
6-person household	71	2.2
7-or-more-person household	41	1.3
Renter-occupied housing units	1,019	100.0
1-person household	279	27.4
2-person household	275	27.0
3-person household	195	19.1
4-person household	141	13.8
5-person household	87	8.5
6-person household	24	2.4
7-or-more-person household	18	1.8

[Back to Main](#)

The original document is available at <http://vidor.grt-studies.com/tiki-index.php?page=Census+Information>





QT-H1

General Housing Characteristics: 2010

2010 Census Summary File 1

NOTE: For information on confidentiality protection, nonsampling error, and definitions, see <http://www.census.gov/prod/cen2010/doc/sf1.pdf>.**Geography: Vidor city, Texas**

Subject	Number	Percent
<b>OCCUPANCY STATUS</b>		
Total housing units	4,397	100.0
Occupied housing units	3,969	90.3
Vacant housing units	428	9.7
<b>TENURE</b>		
Occupied housing units	3,969	100.0
Owner occupied	2,869	72.3
Owned with a mortgage or loan	1,351	34.0
Owned free and clear	1,518	38.2
Renter occupied	1,100	27.7
<b>VACANCY STATUS</b>		
Vacant housing units	428	100.0
For rent	171	40.0
Rented, not occupied	3	0.7
For sale only	55	12.9
Sold, not occupied	55	12.9
For seasonal, recreational, or occasional use	15	3.5
For migratory workers	3	0.7
Other vacant	126	29.4
<b>TENURE BY HISPANIC OR LATINO ORIGIN OF HOUSEHOLDER BY RACE OF HOUSEHOLDER</b>		
Occupied housing units	3,969	100.0
Owner-occupied housing units	2,869	72.3
Not Hispanic or Latino householder	2,773	69.9
White alone householder	2,726	68.7
Black or African American alone householder	2	0.1
American Indian and Alaska Native alone householder	14	0.4
Asian alone householder	7	0.2
Native Hawaiian and Other Pacific Islander alone householder	1	0.0
Some Other Race alone householder	1	0.0
Two or More Races householder	22	0.6
Hispanic or Latino householder	96	2.4
White alone householder	67	1.7
Black or African American alone householder	0	0.0
American Indian and Alaska Native alone householder	3	0.1
Asian alone householder	0	0.0
Native Hawaiian and Other Pacific Islander alone householder	0	0.0
Some Other Race alone householder	23	0.6
Two or More Races householder	3	0.1
Renter-occupied housing units	1,100	27.7
Not Hispanic or Latino householder	1,053	26.5



Subject	Number	Percent
White alone householder	1,018	25.6
Black or African American alone householder	3	0.1
American Indian and Alaska Native alone householder	4	0.1
Asian alone householder	6	0.2
Native Hawaiian and Other Pacific Islander alone householder	3	0.1
Some Other Race alone householder	1	0.0
Two or More Races householder	18	0.5
Hispanic or Latino householder	47	1.2
White alone householder	24	0.6
Black or African American alone householder	0	0.0
American Indian and Alaska Native alone householder	0	0.0
Asian alone householder	0	0.0
Native Hawaiian and Other Pacific Islander alone householder	0	0.0
Some Other Race alone householder	21	0.5
Two or More Races householder	2	0.1

X Not applicable.

Source: U.S. Census Bureau, 2010 Census.

Summary File 1, Tables H3, H4, H5, and HCT1.



QT-H2

Tenure, Household Size, and Age of Householder: 2010

2010 Census Summary File 1

NOTE: For information on confidentiality protection, nonsampling error, and definitions, see <http://www.census.gov/prod/cen2010/doc/sf1.pdf>.**Geography: Vidor city, Texas**

Subject	Number	Percent
<b>TENURE</b>		
Occupied housing units	3,969	100.0
Owned with a mortgage or loan	1,351	34.0
Owned free and clear	1,518	38.2
Renter occupied	1,100	27.7
<b>TENURE BY HOUSEHOLD SIZE</b>		
Owner-occupied housing units	2,869	100.0
1-person household	630	22.0
2-person household	1,018	35.5
3-person household	525	18.3
4-person household	411	14.3
5-person household	178	6.2
6-person household	73	2.5
7-or-more-person household	34	1.2
Renter-occupied housing units	1,100	100.0
1-person household	306	27.8
2-person household	264	24.0
3-person household	223	20.3
4-person household	160	14.5
5-person household	95	8.6
6-person household	32	2.9
7-or-more-person household	20	1.8
<b>TENURE BY AGE OF HOUSEHOLDER</b>		
Owner-occupied housing units	2,869	100.0
15 to 24 years	71	2.5
25 to 34 years	361	12.6
35 to 44 years	459	16.0
45 to 54 years	592	20.6
55 to 64 years	592	20.6
65 years and over	794	27.7
65 to 74 years	410	14.3
75 to 84 years	312	10.9
85 years and over	72	2.5
Renter-occupied housing units	1,100	100.0
15 to 24 years	130	11.8
25 to 34 years	262	23.8
35 to 44 years	228	20.7
45 to 54 years	226	20.5
55 to 64 years	117	10.6
65 years and over	137	12.5
65 to 74 years	85	7.7

Subject	Number	Percent
75 to 84 years	43	3.9
85 years and over	9	0.8

X Not applicable.  
Source: U.S. Census Bureau, 2010 Census.  
Summary File 1, Tables H4, H16, and H17.



ARIZON NEW MEXICO

OKLAHOMA

ARKANSAS

TENNESSEE

NORTH CAROLINA

SOUTH CAROLINA

QT-H1

General Housing Characteristics: 2000

Census 2000 Summary File 1 (SF 1) 100-Percent Data

NOTE: For information on confidentiality protection, nonsampling error, definitions, and count corrections see <http://www.census.gov/prod/cen2000/doc/sf1.pdf>

Subject	Vidor city, Texas	
	Number	Percent
<b>OCCUPANCY STATUS</b>		
Total housing units	4,652	100.0
Occupied housing units	4,222	90.8
Vacant housing units	430	9.2
<b>TENURE</b>		
Occupied housing units	4,222	100.0
Owner-occupied housing units	3,203	75.9
Renter-occupied housing units	1,019	24.1
<b>VACANCY STATUS</b>		
Vacant housing units	430	100.0
For rent	170	39.5
For sale only	59	13.7
Rented or sold, not occupied	37	8.6
For seasonal, recreational, or occasional use	25	5.8
For migratory workers	0	0.0
Other vacant	139	32.3
<b>RACE OF HOUSEHOLDER</b>		
Occupied housing units	4,222	100.0
One race	4,175	98.9
White	4,115	97.5
Black or African American	1	0.0
American Indian and Alaska Native	26	0.6
Asian	4	0.1
Native Hawaiian and Other Pacific Islander	2	0.0
Some other race	27	0.6
Two or more races	47	1.1
<b>HISPANIC OR LATINO HOUSEHOLDER AND RACE OF HOUSEHOLDER</b>		
Occupied housing units	4,222	100.0
Hispanic or Latino (of any race)	101	2.4
Not Hispanic or Latino	4,121	97.6
White alone	4,047	95.9
<b>AGE OF HOUSEHOLDER</b>		
Occupied housing units	4,222	100.0
15 to 24 years	229	5.4
25 to 34 years	692	16.4
35 to 44 years	876	20.7
45 to 54 years	810	19.2
55 to 64 years	624	14.8
65 years and over	991	23.5
65 to 74 years	582	13.8
75 to 84 years	349	8.3
85 years and over	60	1.4

(X) Not applicable.

Source: U.S. Census Bureau, Census 2000 Summary File 1, Matrices H3, H4, H5, H6, H7, and H16.



ARIZON

NEW MEXICO

OKLAHOMA

ARKANSAS

TENNESSEE

NORTH CAROLINA

SOUTH CAROLINA

QT-H2

Tenure, Household Size, and Age of Householder: 2000

Census 2000 Summary File 1 (SF 1) 100-Percent Data

NOTE: For information on confidentiality protection, nonsampling error, definitions, and count corrections see <http://www.census.gov/prod/cen2000/doc/sf1.pdf>

Subject	Vidor city, Texas	
	Number	Percent
<b>TENURE</b>		
Occupied housing units	4,222	100.0
Owner-occupied housing units	3,203	75.9
Renter-occupied housing units	1,019	24.1
<b>TENURE BY HOUSEHOLD SIZE</b>		
Owner-occupied housing units	3,203	100.0
1-person household	648	20.2
2-person household	1,125	35.1
3-person household	580	18.1
4-person household	532	16.6
5-person household	206	6.4
6-person household	71	2.2
7-or-more-person household	41	1.3
Renter-occupied housing units	1,019	100.0
1-person household	279	27.4
2-person household	275	27.0
3-person household	195	19.1
4-person household	141	13.8
5-person household	87	8.5
6-person household	24	2.4
7-or-more-person household	18	1.8
<b>TENURE BY AGE OF HOUSEHOLDER</b>		
Owner-occupied housing units	3,203	100.0
15 to 24 years	104	3.2
25 to 34 years	394	12.3
35 to 44 years	642	20.0
45 to 54 years	671	20.9
55 to 64 years	535	16.7
65 years and over	857	26.8
65 to 74 years	505	15.8
75 to 84 years	305	9.5
85 years and over	47	1.5
Renter-occupied housing units	1,019	100.0
15 to 24 years	125	12.3
25 to 34 years	298	29.2
35 to 44 years	234	23.0
45 to 54 years	139	13.6
55 to 64 years	89	8.7
65 years and over	134	13.2
65 to 74 years	77	7.6
75 to 84 years	44	4.3
85 years and over	13	1.3



(X) Not applicable.

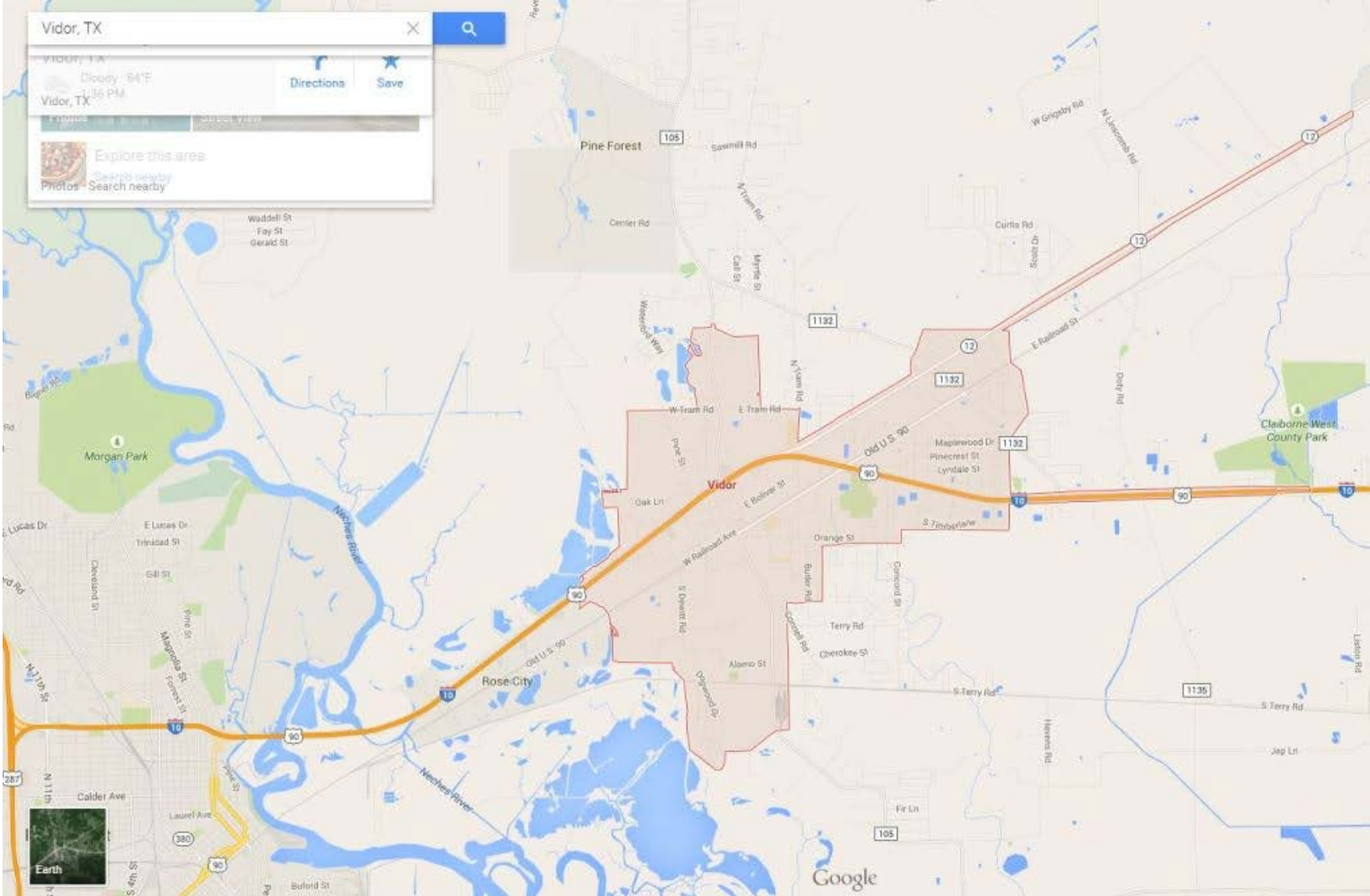
Source: U.S. Census Bureau, Census 2000 Summary File 1, Matrices H4, H15, and H16.



[Back to Main](#)

**Land Use and Inventory**

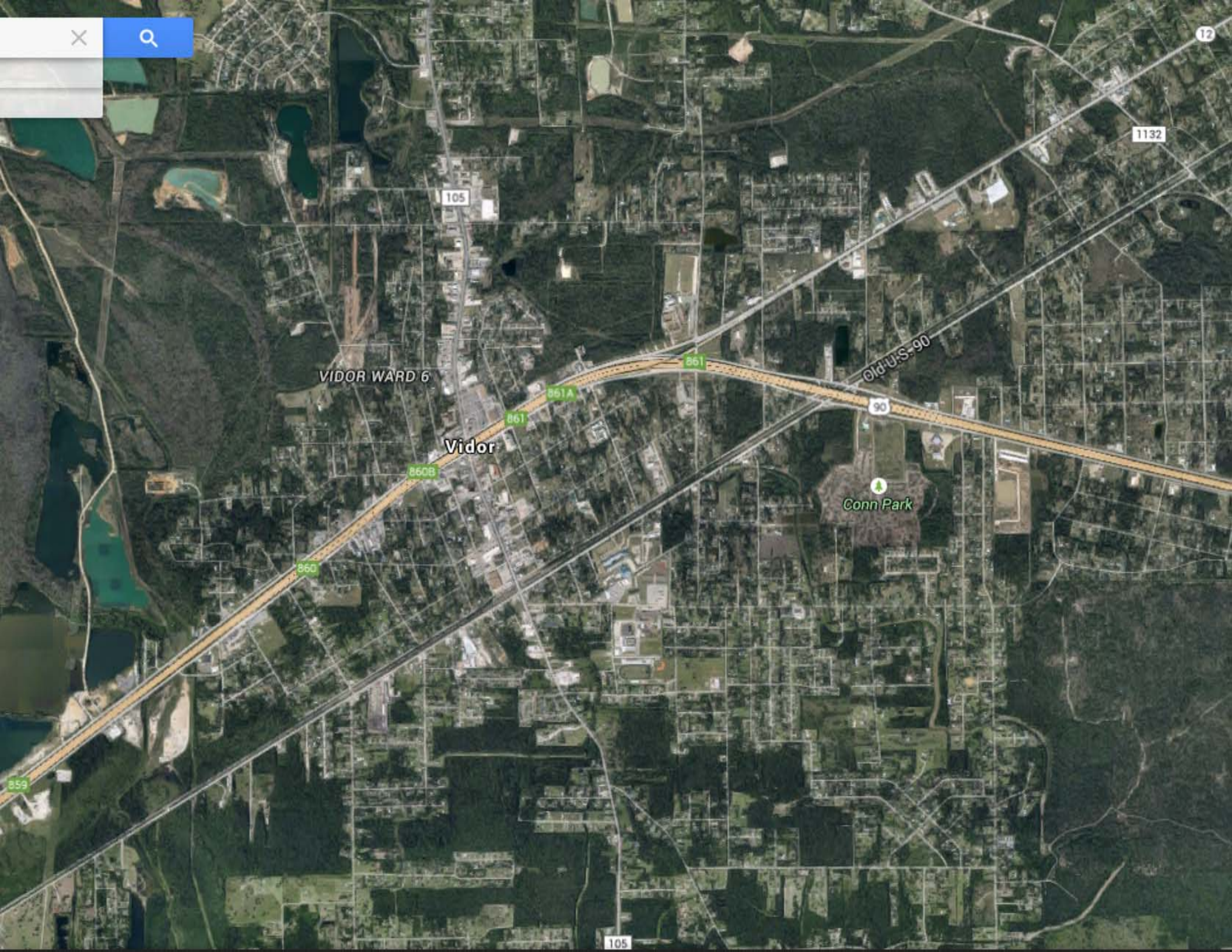
(click map image to access Google Earth aerial)



[Back to Main](#)

The original document is available at <http://vidor.grt-studies.com/tiki-index.php?page=Land+Use+and+Inventory>





VIDOR WARD 6

Vidor

Conn Park

Old U.S. 90

105

1132

12

90

105

861

861A

861

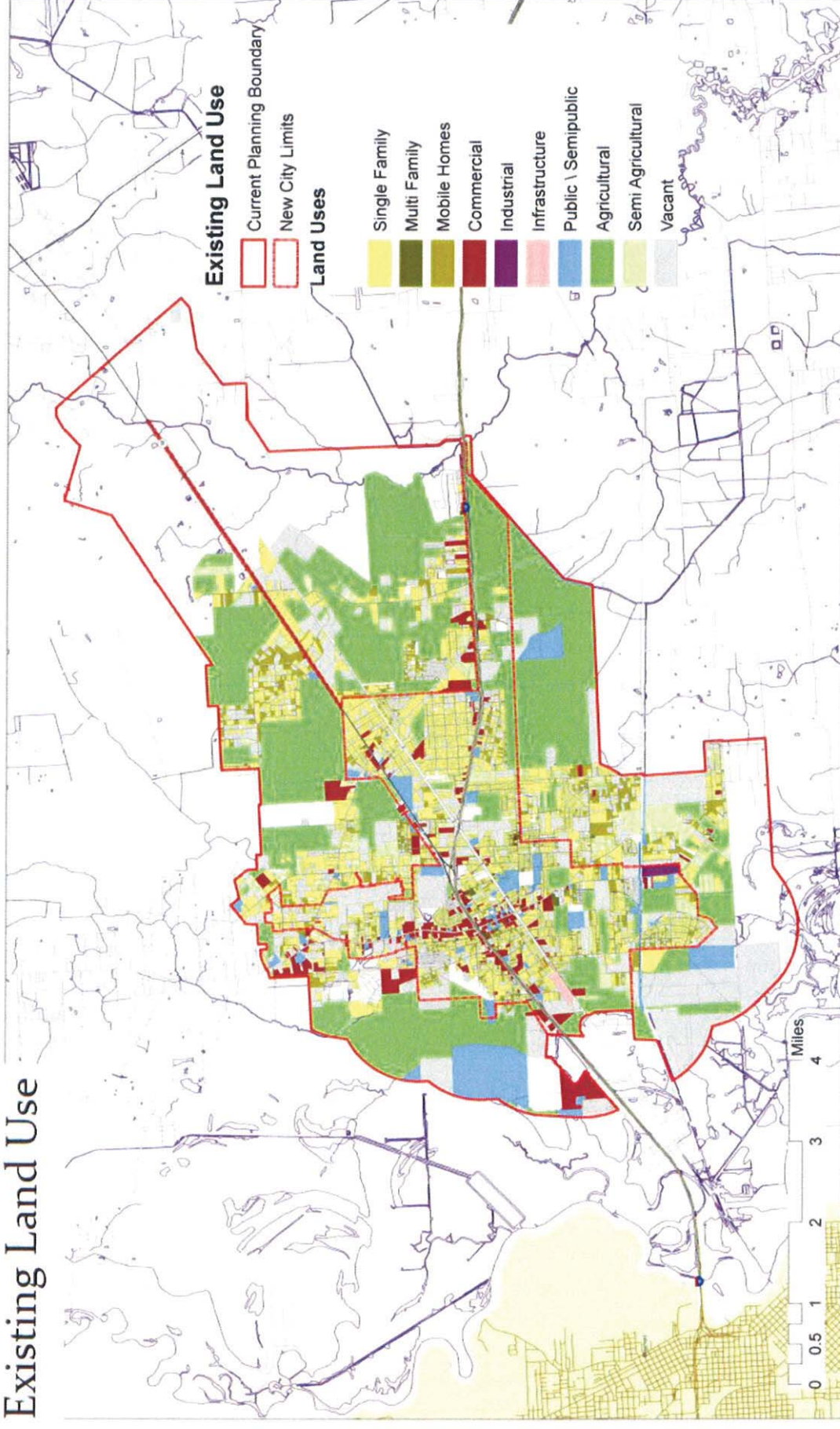
860B

860

859



# Existing Land Use



Existing Land Use - Planning Boundary - Vidor, Texas





[Back to Main](#)

## AFFH TRAINING AND DISSEMINATION PROVIDED

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Traylor & Associates has been working to assist your jurisdiction with the FFAST process the State has developed, the intent of which is to produce an approvable Fair Housing Action Plan for your jurisdiction. A completed and adopted FFAST Form is required from any jurisdictions applying for Disaster Recovery funds under Round 2 Phase 2 (Round 2.2). We have assisted with the following tasks:

1. Reviewed the FFAST Guide provided by the General Land Office
2. Reviewed the Interim Analysis of Impediments ("AI") produced by TDRA to guide the Disaster Round 2 application process.
3. Constructed a FFAST Timeline to help you meet the September 23, 2011 deadline for adoption of the FFAST Form .
4. Help to ensure the selected members of your FFAST Work Group conform to the categories described in the FFAST Guide.
5. Provided FFAST WORK GROUP rosters for posting to you community's website or Bulletin Board
6. Developed Maps that portray your community in terms of areas of minority and low-income concentration.
7. Collected responses to a Community Profile Questionnaire for the purpose of establishing where certain questions on the FFAST Form are applicable to your community.
8. Providing a DRAFT completed FFAST form for your review. There are several things I'd like you to keep in mind as you review the DRAFT.

1) The DRAFT is the recommendation of Traylor & Associates. The responses we have recommended vary from one jurisdiction to another, and are based on:

- a) The minimum standards we believe will be necessary for approval of the FFAST Form.
- b) Our review of the Interim AI and Conciliation Agreement;
- c) Your responses to individual questions we have sent to you;
- d) A presumption that all questions require an affirmative response unless not applicable to your jurisdiction by reason of objective facts; and
- e) Reasonable timeframes where responses obligate your community to perform reviews or establish new governmental policies that advance the cause of fair housing.

2) Although we do not believe there is great deal of flexibility, please change any response that you and your Work Group feel strongly about, one way or another. If you believe an item is "Not Applicable" to your jurisdiction, you can certainly choose that option, but please be prepared to provide the reason for selecting that choice.

[FFAST Workgroup](#) 

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[FFAST Timeline](#) 

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***FFAST Maps***

[African American](#) 

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[Hispanic](#) 

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[LMI Map](#) 

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[Back to Main](#)

**City of Vidor**  
**Fair Housing Activity Statement – Texas**

The State's Fair Housing Activity Statement – Texas ("FHA Form") is intended to be a process conducted by a locally-appointed FHA Work Group resulting in a locally defined Fair Housing Action Plan. All applicants for the upcoming funding in the State's CDBG Disaster Recovery program must have a completed FHA form to accompany their application.

Once the members have been selected, the jurisdiction must post notice on their website of the selections. The notice must include the names and titles of the members, as well as the groups that they fall under (as described below).

The Work Group must include at least a total of five members taken from the two groupings below.

**Group 1:** Two members from the following:

- Chief elected official (or designee),
- City Manager (or designee), and/or
- Planning Officer/Staff (or designee).

**Group 2:** The Work Group should also include at least three members who reside or work in that jurisdiction, and should be selected from the following groups:

- Representatives from the protected classes<sup>1</sup>;
- Minority business leaders;
- Affordable housing providers;
- School district leadership, including members of the local school board;
- Members from local organizations that advocate on behalf of members of the protected classes (i.e., disability advocates, NAACP chapter president, etc.);
- Developers of affordable housing in that jurisdiction; and
- Community based improvement associations.

The FHA Work Group members for our local government are:

Ricky Jorgensen	City Manager	Group 1
Byron Richard	Planner and Code Enforcement employee	Group 1
Romeo Lingad	Supervisor for the Orange County Drainage District. Orange County	Group 2
Robert Viator	Owner of "Land Lords Company". A company that provides affordable housing.	Group 2
Mike Kilmer	President of the Vidor Independent School District Board	Group 2

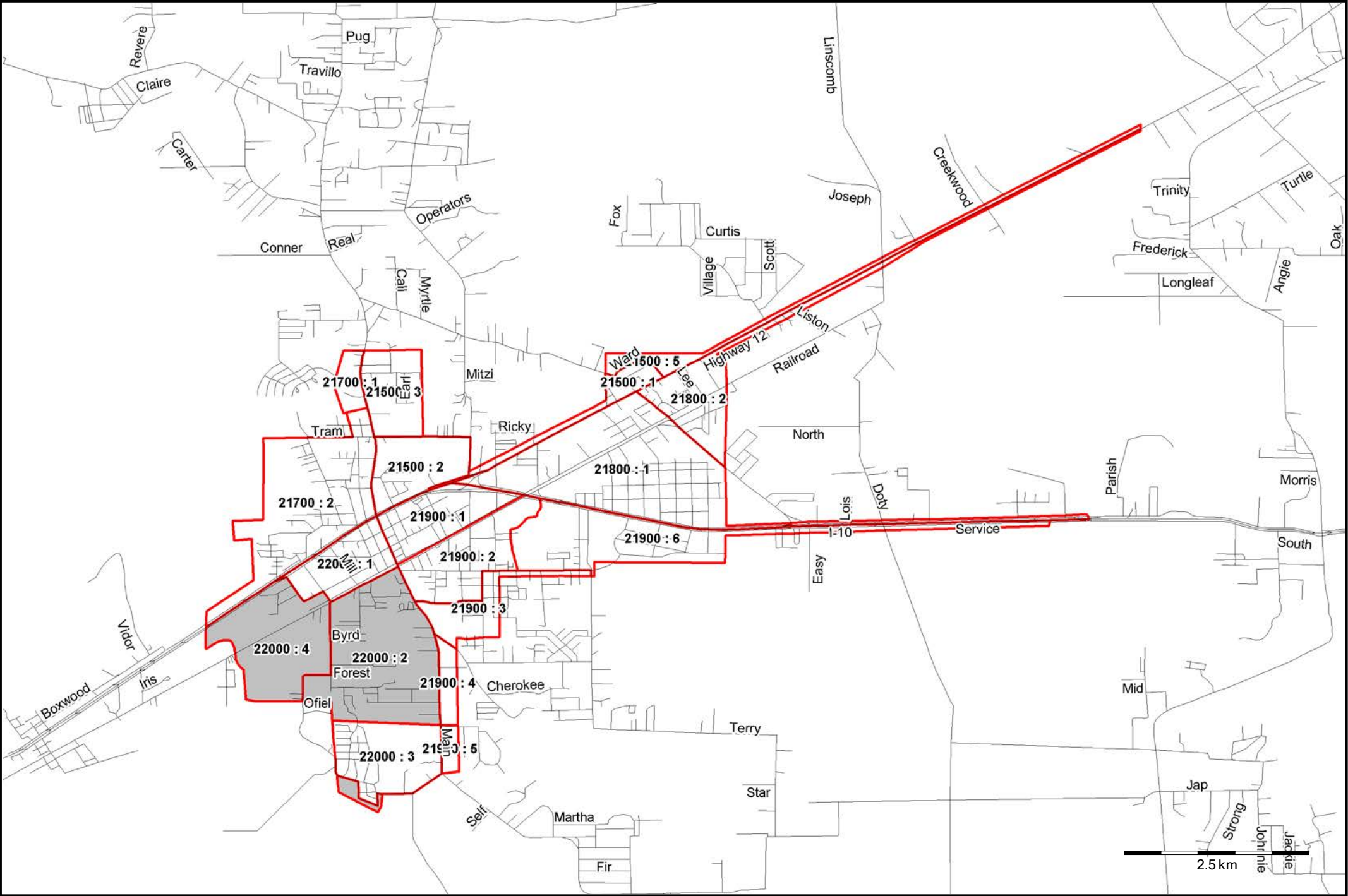


# Vidor FFAST Timeline

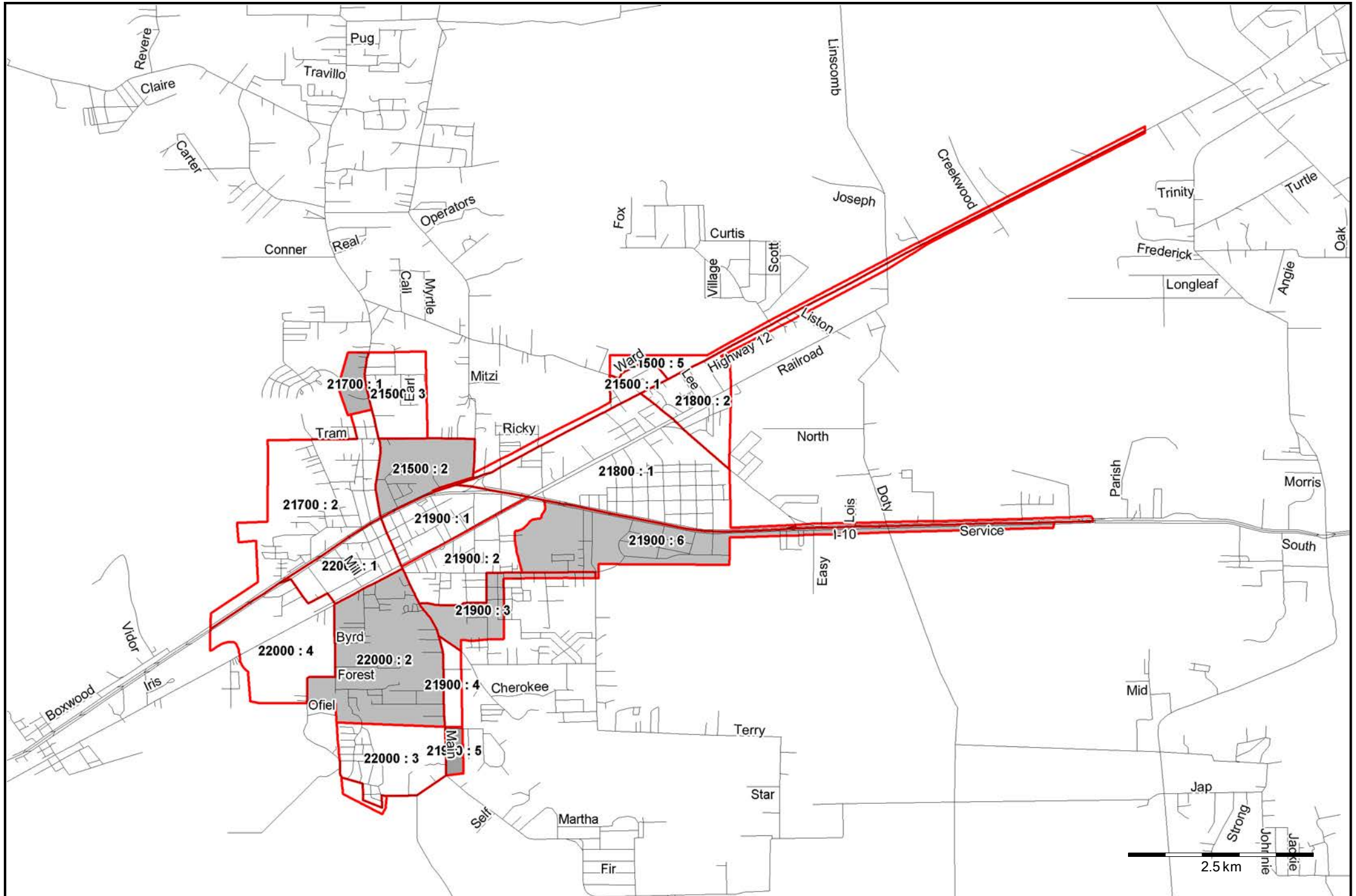


Task Name		Aug 7							Aug 14							Aug 21							Aug 28							Sep 4							Sep 11							Sep 18						
		S	M	T	W	T	F	S	S	M	T	W	T	F	S	S	M	T	W	T	F	S	S	M	T	W	T	F	S	S	M	T	W	T	F	S	S	M	T	W	T	F	S							
1	Designate Work Group Members																																																	
2	Select Work Group Officers (including																																																	
3	Gather relevant information (Data																																																	
4	Review 2010 AI in detail																																																	
5	Create Working Time Table																																																	
6	Training & Orientation of Work Group																																																	
7	Meet and Discuss each action step.																																																	
8	Develop explanations where no action																																																	
9	Submit completed FFAST Form to GLO																																																	
10	GLO Comment Period																																																	
11	Receive comments or approval from																																																	
12	Change FFAST Form responses where																																																	
13	Translate to Spanish and other widely																																																	
14	Publish on LG’s website or post																																																	
15	10 Day Public Comment Period																																																	
16	Publicize Public Meeting																																																	
17	Hold Public Meeting																																																	
18	Present recommended FFAST Form																																																	
19	Receive input at meeting																																																	
20	Review comments																																																	
21	Amend as necessary																																																	
22	Adopt FFAST FORM (LG Agenda Item)																																																	
23	Submit adopted FFAST Form to GLO																																																	

Vidor FFAST BlackAfricanAmerican Data Map

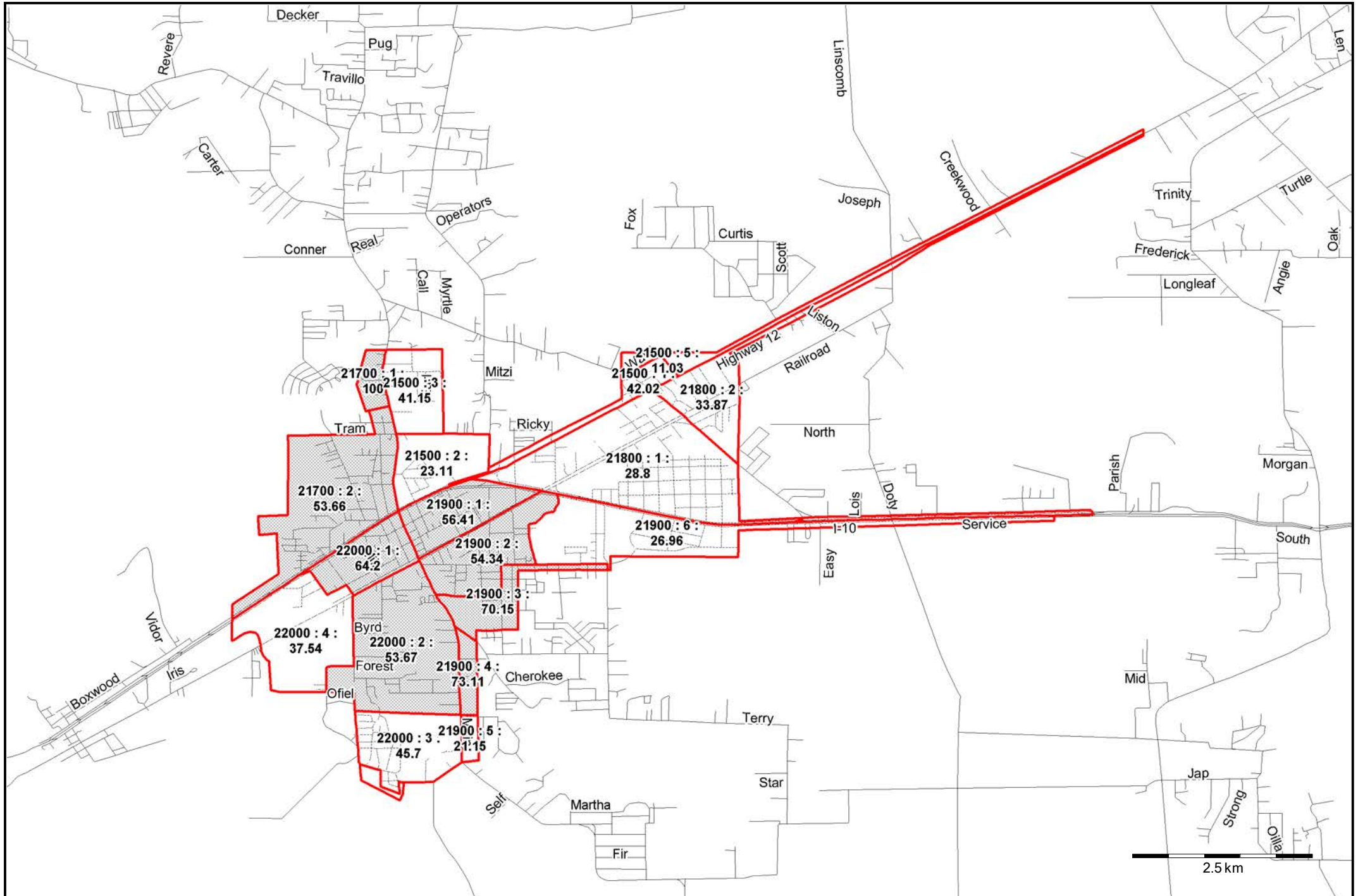


# Vidor FFAST Hispanic Data Map





# Vidor FFAST LMI Data Map





[Back to Main](#)

## **REVIEW OF LOCAL CODES, ZONING, ORDINANCES, AND/OR MASTER PLANNING DOCUMENTS.**

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### ***Vidor, Texas - Code of Ordinances*** [↗](#)

- [Building Codes and Building Regulations](#) [↗](#)
- Note - The City of Vidor does not have a Zoning Ordinance
- [Vidor, Texas - Fair Housing Ordinance](#) [↗](#)

### ***Vidor, Texas - Comprehensive Land Use Plan - UT Arlington/Institute of Urban Studies (2010)*** [↗](#)

- [Cover, Acknowledgements, Table of Contents](#) [↗](#)
- [Introduction](#) [↗](#)
- [Community Analysis](#) [↗](#)
- [Vision + Goals](#) [↗](#)
- [The Plan](#) [↗](#)

### ***Appendices***

- [A - Transportation Analysis](#) [↗](#)
- [B - Waterway Impact Analysis](#) [↗](#)
- [C - State of the Community Report](#) [↗](#)

[Back to Main](#)

*The original document is available at <http://vidor.grt-studies.com/tiki-index.php?page=Review+of+Local+Codes%2C+Zoning%2C+Ordinances%2C+and-or+Master+Planning+Documents>*

## CODE OF ORDINANCES CITY OF VIDOR, TEXAS

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Published in 2004 by Order of the City Council

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**municode**

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fax 850.575.8852 • www.municode.com

---

### OFFICIALS

of the

CITY OF

VIDOR, TEXAS

AT THE TIME OF THIS CODIFICATION

---

Joe Hopkins

*Mayor*

---

Don Eicher

Michael Decker

Mike Harris

Lanny Brown



Dale Madeley

Ray Long

*City Council*

---

Shawn Oubre

*City Manager*

---

Guy Goodson

*City Attorney*

---

Rhonda Haskins

*City Secretary*

## PREFACE

This Code constitutes a codification of the general and permanent ordinances of the City of Vidor, Texas.

Source materials used in the preparation of the Code were the ordinances adopted by the city council. The source of each section is included in the history note appearing in parentheses at the end thereof. The absence of such a note indicates that the section is new and was adopted for the first time with the adoption of the Code. By use of the comparative tables appearing in the back of this Code, the reader can locate any section of the ordinance included herein.

The chapters of the Code have been conveniently arranged in alphabetical order, and the various sections within each chapter have been catchlined to facilitate usage. Notes which tie related sections of the Code together and which refer to relevant state law have been included. A table listing the state law citations and setting forth their location within the Code is included at the back of this Code.

### *Chapter and Section Numbering System*

The chapter and section numbering system used in this Code is the same system used in many state and local government codes. Each section number consists of two parts separated by a dash. The figure before the dash refers to the chapter number, and the figure after the dash refers to the position of the section within the chapter. Thus, the second section of chapter 1 is numbered 1-2, and the first section of

chapter 6 is 6-1. Under this system, each section is identified with its chapter, and at the same time new sections can be inserted in their proper place by using the decimal system for amendments. For example, if new material consisting of one section that would logically come between sections 6-1 and 6-2 is desired to be added, such new section would be numbered 6-1.5. New articles and new divisions may be included in the same way or, in the case of articles, may be placed at the end of the chapter embracing the subject, and, in the case of divisions, may be placed at the end of the article embracing the subject. The next successive number shall be assigned to the new article or division. New chapters may be included by using one of the reserved chapter numbers. Care should be taken that the alphabetical arrangement of chapters is maintained when including new chapters.

### *Page Numbering System*

The page numbering system used in this Code is a prefix system. The letters to the left of the colon are an abbreviation which represents a certain portion of the volume. The number to the right of the colon represents the number of the page in that portion. In the case of a chapter of the Code, the number to the left of the colon indicates the number of the chapter. In the case of an appendix to the Code, the letter immediately to the left of the colon indicates the letter of the appendix. The following are typical parts of codes of ordinances, which may or may not appear in this Code at this time, and their corresponding prefixes:

CHARTER	CHT:1
CHARTER COMPARATIVE TABLE	CHTCT:1
CODE	CD1:1
CODE APPENDIX	CDA:1
CODE COMPARATIVE TABLES	CCT:1
STATE LAW REFERENCE TABLE	SLT:1
CHARTER INDEX	CHTi:1
CODE INDEX	CDi:1

### *Indexes*

The indexes have been prepared with the greatest of care. Each particular item has been placed under several headings, some of which are couched in lay phraseology, others in legal terminology, and still others in language generally used by local government officials and employees. There are numerous cross references within the indexes themselves which stand as guideposts to direct the user to the particular item in which the user is interested.

### *Looseleaf Supplements*

A special feature of this publication is the looseleaf system of binding and supplemental servicing of the publication. With this system, the publication will be kept up-to-date. Subsequent amendatory legislation will be properly edited, and the affected page or pages will be reprinted. These new pages will be distributed to holders of copies of the publication, with instructions for the manner of inserting the new pages and deleting the obsolete pages.

Keeping this publication up-to-date at all times will depend largely upon the holder of the publication. As revised pages are received, it will then become the responsibility of the holder to have the amendments inserted according to the attached instructions. It is strongly recommended by the publisher that all such amendments be inserted immediately upon receipt to avoid misplacing them and, in addition, that all deleted pages be saved and filed for historical reference purposes.

### *Acknowledgments*

This publication was under the direct supervision of Alyce A. Whitson, Senior Code Attorney, and Connie Timmons, Editor, of the Municipal Code Corporation, Tallahassee, Florida. Credit is gratefully given to the other members of the publisher's staff for their sincere interest and able assistance throughout the project.

The publisher is most grateful to Ms. Norma Smith, former City Secretary, Mr. Guy Goodson, City Attorney, and other members of the city staff, for their cooperation and assistance during the progress of the work on this publication. It is hoped that their efforts and those of the publisher have resulted in a Code of Ordinances which will make the active law of the city readily accessible to all citizens and which will be a valuable tool in the day-to-day administration of the city's affairs.

### *Copyright*

All editorial enhancements of this Code are copyrighted by Municipal Code Corporation and the City of Vidor, Texas. Editorial enhancements include, but are not limited to: organization; table of contents; section catchlines; prechapter section analyses; editor's notes; cross references; state law references; numbering system; code comparative table; state law reference table; and index. Such material may not be used or reproduced for commercial purposes without the express written consent of Municipal Code Corporation and the City of Vidor, Texas.

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ORDINANCE NO. 1038

**AN ORDINANCE ADOPTING AND ENACTING A NEW CODE FOR THE CITY OF VIDOR, TEXAS; PROVIDING FOR THE REPEAL OF CERTAIN ORDINANCES NOT INCLUDED THEREIN; PROVIDING A PENALTY FOR THE VIOLATION THEREOF; PROVIDING FOR THE MANNER OF AMENDING SUCH CODE; AND PROVIDING WHEN SUCH CODE AND THIS ORDINANCE SHALL BECOME EFFECTIVE**

**BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF VIDOR:**

**Section 1.** The Code entitled "Code of Ordinances, City of Vidor, Texas," published by Municipal Code Corporation, consisting of chapters 1 through 74, each inclusive, is adopted.

**Section 2.** All ordinances of a general and permanent nature enacted on or before May 25, 2004, and not included in the Code or recognized and continued in force by reference therein, are repealed.

**Section 3.** The repeal provided for in Section 2 hereof shall not be construed to revive any ordinance or part thereof that has been repealed by a subsequent ordinance that is repealed by this ordinance.

**Section 4.** Unless another penalty is expressly provided, every person convicted of a violation of any provision of the Code or any ordinance, rule or regulation adopted or issued in pursuance thereof shall be punished by a fine not exceeding \$500.00; provided, however, that the violation of any provision of this Code or any ordinance, resolution, rule, or police regulation that governs fire safety, zoning, or public health and sanitation, including dumping of refuse, shall be punished by a fine not exceeding \$2,000.00. Where the offense is one for which a penalty is fixed by state law, the penalty for such offense shall be the same as fixed by state law. The penalty provided by this section, unless another penalty is expressly provided, shall apply to the amendment of any Code section, whether or not such penalty is reenacted in the amendatory ordinance. In addition to the penalty prescribed above, the city may pursue other remedies such as abatement of nuisances, injunctive relief, administrative adjudication and revocation of licenses or permits.

**Section 5.** Additions or amendments to the Code when passed in such form as to indicate the intention of the City Council to make the same a part of the Code shall be deemed to be incorporated in the Code, so that reference to the Code includes the additions and amendments.

**Section 6.** Ordinances adopted after May 25, 2004, that amend or refer to ordinances that have been codified in the Code, shall be construed as if they amend or refer to like provisions of the Code.

**Section 7.** This ordinance shall become effective August 26, 2004.

**Passed and adopted by the City Council of the City of Vidor, Texas, this 26th day of August, 2004.**

Approved as for form and legality:

City Attorney

\_\_\_\_\_

Mayor Pro-tem

\_\_\_\_\_

ATTEST:

/s/ \_\_\_\_\_

City Secretary

**First Reading: August 12, 2004**

**Second Reading: August 26, 2004**

## ARTICLE I. - IN GENERAL

### Sec. 10-1. - Residential code adopted.

There is adopted by the city for the purpose of establishing rules and regulations for the construction, alteration, repair, removal, demolition, equipment, use and occupancy of buildings and structures, including permits and penalties, the certain code known as the International Residential Code for One and Two Family Dwellings, 2000 edition, with appendixes and amendments to such code, of which one copy, with all amendment notes, shall be on file in the city secretary's office, and shall be available to all persons for inspection, and such code is adopted as the residential code of the city as if fully set out at length in this section, and the provisions of such code shall be controlling within the corporate limits of the city.

**State law reference—** Adoption of residential code mandated, V.T.C.A., Local Government Code § 214.214.

### Sec. 10-2. - Building code adopted.

There is adopted by the city for the purpose of establishing rules and regulations for the construction, alteration, repair, removal, demolition, equipment, use and occupancy of buildings and structures, including permits and penalties, the certain code known as the Standard Building Code, 1997 edition, with appendixes and amendments to such code, of which one copy, with all amendment notes, shall be on file in the city secretary's office, and shall be available to all persons for inspection, and such code is adopted as the building code of the city as if fully set out at length in this section, and the provisions of such code shall be controlling within the corporate limits of the city.

*(Ord. No. 969, § 1, 5-24-2001)*

### Sec. 10-3. - Mechanical code adopted.

There is adopted by the city for the purpose of establishing rules and regulations for the construction, alteration, repair, removal, demolition, equipment, use and occupancy of buildings and structures, including permits and penalties, the certain code known as the Standard Mechanical Code, 1997 edition, with appendixes and amendments to such code, of which one copy, with all amendment notes, shall be on file in the city secretary's office, and shall be available to all persons for inspection, and such code is adopted as the mechanical code of the city as if fully set out at length in this section, and the provisions of such code shall be controlling within the corporate limits of the city.

*(Ord. No. 969, § 1, 5-24-2001)*

### Sec. 10-4. - Plumbing code adopted.

There is adopted by the city for the purpose of establishing rules and regulations for the construction, alteration, repair, removal, demolition, equipment, use and occupancy of buildings and structures, including permits and penalties, the certain code known as the Standard Plumbing Code, 1997 edition, with appendixes and amendments to such code, of which one copy, with all amendment notes, shall be on file in the city secretary's office, and shall be available to all persons for inspection, and such code is adopted as the plumbing code of the city as if fully set out at length in this section, and the provisions of such code shall be controlling within the corporate limits of the city.

*(Ord. No. 969, § 1, 5-24-2001)*

Sec. 10-5. - Swimming pool code adopted.

There is adopted by the city for the purpose of establishing rules and regulations for swimming pool construction, alteration, repair, and removal, including permits and penalties, the certain code known as the Standard Swimming Pool Code, 1997 edition, with appendixes and amendments to such code, of which one copy, with all amendment notes, shall be on file in the city secretary's office, and shall be available to all persons for inspection, and such code is adopted as the swimming pool code of the city as if fully set out at length in this section, and the provisions of such code shall be controlling within the corporate limits of the city.

*(Ord. No. 969, § 1, 5-24-2001)*

Sec. 10-6. - Enforcement official.

When reference is made to the duties of certain officials named in the codes adopted in sections 10-1 through 10-5, that designated official of the city who has duties corresponding to those of the named official in such code shall be deemed to be the responsible official insofar as enforcing the provisions of such code are concerned.

*(Ord. No. 969, § 3, 5-24-2001)*

**Cross reference—** Administration, ch. 2.

Sec. 10-7. - Permit fees.

The city hereby adopts the following schedule of permit fees:

STANDARD BUILDING CODE SCHEDULE OF PERMIT FEES

(1) *Section B101—Permit fees.*

Total Valuation	Fee
\$1,000.00 and less	No fee, unless inspection required, in which case a \$25.00 fee for each inspection shall be charged.



\$1,000.00 to \$50,000.00	\$25.00 for the first \$1,000.00 plus \$5.00 for each additional \$1,000.00 or fraction thereof, to and including \$50,000.00. For each additional inspection, a \$25.00 fee shall be charged.
\$50,000.00 to \$100,000.00	\$270.00 for the first \$50,000.00 plus \$4.00 for each additional \$1,000.00 or fraction thereof, to and including \$100,000.00. For each additional inspection, a \$25.00 fee shall be charged.
\$100,000.00 to \$500,000.00	\$470.00 for the first \$100,000.00 plus \$3.00 for each additional \$1,000.00 or fraction thereof, to and including \$500,000.00. For each additional inspection, a \$25.00 fee shall be charged.
\$500,000.00 and up	\$1,670.00 for the first \$500,000.00 plus \$2.00 for each additional \$1,000.00 or fraction thereof. For each additional inspection, a \$25.00 fee shall be charged.

(2) *Section B102—Moving fee.* For the moving of any building or structure, the fee shall be \$100.00.

(3) *Section 103—Demolition fee.* For the demolition of any building or structures, the fee shall be:

0 up to 100,000 cubic feet	\$50.00
100,000 cubic feet and over	\$0.50/1,000 cubic feet

(4)

*Section B104—Penalties.* Where work for which a permit is required by this code is started or proceeded with prior to obtaining the permit, the fees specified in this section shall be doubled, but the payment of such double fee shall not relieve any persons from fully complying with the requirements of the code in the execution of the work nor from any other penalties prescribed.

- (5) *Section B105—Plan-checking fees.* When the valuation of the proposed construction exceeds \$1,000.00 and a plan is required to be submitted by section 104.2 of the Standard Building Code, a plan-checking fee shall be paid to the building official at the time of submitting plans and specifications for checking. The plan-checking fee shall be equal to one-half of the building permit fee. Such plan-checking fee is in addition to the building permit fee.

*(Ord. No. 969, § 4, 5-24-2001)*

Sec. 10-8. - Incentive payment for reporting permit violations.

- (a) The city shall provide an incentive payment of \$20.00 to any person, other than persons listed in subsection (c) that reports a permit violation under this chapter 10 of the Vidor Code of Ordinances. For the purposes of this particular subsection, a permit violation consists of a failure to obtain a permit for work that requires a permit under this chapter 10, or failing to renew a permit under this chapter once the permit has expired.
- (b) The city shall not make the \$20.00 incentive payment until the alleged violation has been reported and the city building official has confirmed the validity of the alleged permit violation.
- (c) No city employee in the city's "building and code department," or person working as a designee of the city's "building and code department" may received an incentive payment as provided for in subsection (a).

*(Ord. No. 1161, § 1, 3-22-2012)*

Secs. 10-9—10-30. - Reserved.

## ARTICLE V. - FAIR HOUSING

### Sec. 10-435. - Title.

This article may be cited as the "City of Vidor Fair Housing Ordinance."

*(Ord. No. 1140, § 1, 1-13-2011)*

### Sec. 10-436. - Policy.

Through fair, orderly, and lawful procedures, it is the policy of the city to promote the opportunity for each person to obtain housing without regard to race, color, sex, religion, national origin, handicap, or familial status. This policy is grounded upon the recognition of the right of every person to have access to adequate housing of the person's choice, and the denial of this right because of race, color, sex, religion, national origin, handicap, or familial status is detrimental to the health, safety, and welfare of the inhabitants of the city and constitutes an unjust deprivation of rights, which is within the power and proper responsibility of government to prevent and to create a procedure for investigating and settling complaints of discriminatory housing practices; and to provide rights and remedies substantially equivalent to those granted under federal law.

This article is enacted pursuant to authority explicitly granted municipalities by Section 2.08(a) of the Texas Fair Housing Act.

*(Ord. No. 1140, § 1, 1-13-2011)*

### Sec. 10-437. - Definitions.

As used in this article, unless a different meaning clearly appears from the context:

*Actor* means a person identified in a complaint as having committed an unlawful act under this article.

*Aggrieved person(s)* means any person who claims to have been injured by a discriminatory housing practice or who believes that he or she will be injured by a discriminatory practice that is about to occur.

*Complainant* means a person, including the city, who files a written complaint under section 10-441 of this article.

*Conciliation* means the attempted resolution of issues raised by a complaint or by the investigation of the complaint, through informal negotiations involving the aggrieved person, the actor, and the city.

*Conciliation agreement* means a written agreement setting forth the resolution of the issues in conciliation.

*Discriminatory housing practice* means an act that is unlawful under section 10-438 of this article or declared unlawful under the Federal Fair Housing Act of 1968, the Federal Fair Housing Amendments Act of 1988, or the Texas Fair Housing Act.

*Familial status* means one or more individuals, who have not attained the age of 18 years, being domiciled with:

- (1) A parent or another person having legal custody of such individual or individuals;
- (2) The designee of such parent or other person having such custody, with the written permission of such parent or other person.

The protections afforded against discrimination on the basis of familial status shall apply to any person who is pregnant or is in the process of securing legal custody of any individual who has not attained the age of 18 years.

*Family* includes a single individual.

*Grievance officer* means the person serving as fair housing grievance officer and includes the assistants, agents, or employees assigned to work with the grievance officer.

*Handicap* means, with respect to a person:

- (1) A physical or mental impairment which substantially limits one or more of such person's major life activities;
- (2) A record of having such an impairment;
- (3) Being regarded as having such an impairment, but such term does not include current, illegal use of or addiction to a controlled substance (as defined in Section 102 of the Controlled Substances Act, 21 U.S.C. § 802). In this article, a reference to "an individual with a handicap" or to "handicap" does not apply to an individual because of that individual's sexual orientation or because that individual is a transvestite.

*Housing unit* means any building, structure, mobile home, or portion thereof, which is occupied, designed, or intended for occupancy by a family or families as a residence, and any vacant land offered for sale or lease for the construction or location thereon of any such building, structure, or portion thereof.

*Person* includes one or more individuals, corporations, partnerships, associations, labor organizations, legal representatives, mutual companies, joint-stock companies, trusts, unincorporated organizations, trustees, trustees in bankruptcy, receivers, and fiduciaries whether acting as principal or agent in the transaction, or two or more persons having a joint or common economic interest.

*Rent* includes to lease, sublease, and otherwise grant for consideration the right to occupy premises not owned by the occupant.

*Respondent* means a person identified in a complaint or charge as having committed a discriminatory housing practice under this article.

(Ord. No. 1140, § 1, 1-13-2011)

Sec. 10-438. - Unlawful discriminatory housing practices.

- (a) It is unlawful for a person, on the basis of race, color, sex, religion, national origin, handicap, or familial status:
- (1) To refuse to sell or rent an available housing unit to another person after the other person makes a bona fide offer to buy or rent the housing unit;
  - (2) To refuse to negotiate with a person for the sale or rental of a housing unit;
  - (3) To discriminate against a prospective buyer or renter in connection with the showing of a housing unit;
  - (4) To discriminate against a person in the terms, conditions, or privileges of sale or rental of a housing unit, or in the provision of services or facilities in connection therewith;
  - (5) To represent to a person that any housing unit is not available for inspection, sale, or rental when such housing unit is in fact so available;
  - (6) As to a multiple-listing service, real estate brokers' organization, or other service organization relating to the business of selling or renting housing units:
    - a. To deny a person access to or participation in the service, organization, or facility; and
    - b. To discriminate against a person in the terms or conditions of such access, membership, or participation.
- (b) It is unlawful:
- (1) To make an oral or written statement indicating a policy of the actor or of a person represented by the actor to discriminate on the basis of race, color, sex, religion, national origin, handicap, or familial status in the selling or renting of a housing unit;
  - (2) For gain or profit, to induce or attempt to induce a person to sell or rent a housing unit by a representation that a person of a particular race, color, religion, sex, national origin, handicap, or familial status is in proximity to, is present in, or may enter into the neighborhood in which such housing unit is located;
  - (3) To make, print, or publish or cause to be made, printed, or published, any notice, statement, or advertisement which with respect to the sale or rental of a housing unit indicates any preference, limitation, or discrimination based on race, color, religion, sex, national origin, handicap, or familial status or an intention to make any such preference, limitation, or discrimination;
  - (4) For a person whose business consists in whole or in part in the making or purchasing of any real estate loans, whether commercial or residential, with respect to such loans or financial assistance for the purpose of purchasing, constructing, improving, repairing, or maintaining a housing unit(s) to make any preferential determinations based on color, sex, religion, national origin, handicap, or familial status, such acts include but are not limited to the following:
    - a. To deny such loan or other financial assistance to a person;
    - b. To discriminate against such person in the fixing of the amount, interest rate, duration, or other terms or conditions of such loan or other financial assistance;
    - c. To refuse to provide loans or other financial assistance to a person secured by residential real estate.

(Ord. No. 1140, § 1, 1-13-2011)

Sec. 10-439. - Exemptions.

(a) Nothing in section 10-438 of this article (other than subsection 10-438(b)(3)) shall apply to:

- (1) The sale or rental of any single-family house by an owner, provided the following conditions are met:
  - a. The owner does not own or have an interest in more than four such single-family houses at any one time;
  - b. The house is sold or rented without the use of a real estate broker, agent, or salesperson or the facilities of any person in the business of selling or renting dwellings.
- (2) Rooms or units containing living quarters occupied or intended to be occupied by no more than four families living independently of each other, if the owner actually maintains and occupies one of such living quarters as his or her residence.

(b) Nothing in section 10-438 of this article shall prohibit:

- (1) A religious organization, association, or society, or any nonprofit institution or organization operated, supervised, or controlled by or in conjunction with a religious organization, association, or society from limiting the sale, rental, or occupancy of housing units which it owns or operates to persons of the same religion or from giving preference to such persons, provided that:
  - a. Such sale, rental, or occupancy is not for a commercial purpose;
  - b. Membership in such religion is not restricted because of race, color, sex, national origin, handicap, or familial status.
- (2) A private club not in fact open to the public, which as an incident to its primary purpose or purposes provides lodging which it owns or operates for other than a commercial purpose, from limiting the rental or occupancy of that lodging to its members or from giving preference to its members;
- (3) This article does not apply to housing for elderly persons so long as the housing complies with the limitations set forth in the Fair Housing Amendments Act of 1988;
- (4) This article does not prohibit a person engaged in the business of furnishing appraisals of real property from taking into consideration factors other than race, color, religion, sex, handicap, familial status, or national origin. Discriminatory appraisals are intended to be specifically prohibited under this article;
- (5) This article does not affect a requirement of nondiscrimination in any other state or federal law.

*(Ord. No. 1140, § 1, 1-13-2011)*

Sec. 10-440. - Fair housing grievance officer—Appointment—Duty to implement and enforcement of provisions.

The city council shall appoint a fair housing grievance officer and may provide the grievance officer with a staff to enforce this article. The grievance officer shall implement and enforce this article in a manner affirmatively to further the purpose of this article. The grievance officer shall cooperate with the Secretary of Housing and Urban Development and the Attorney General of the United States in the enforcement of the Fair Housing Act of 1968 and the Fair Housing Amendments Act of 1988, and may assist the Secretary or Attorney General in any way consistent with the purpose and policy of this article.

*(Ord. No. 1140, § 1, 1-13-2011)*

Sec. 10-441. - Discriminatory housing practices reported.

- (a) An aggrieved person may report any discriminatory housing practice to the grievance officer and may file a complaint not more than 180 days after the commission of the practice of which complaint is made. A complaint may also be filed by the grievance officer, if such officer has evidence to believe that a person has committed a discriminatory housing practice.
- (b) The grievance officer shall treat a complaint referred by the Secretary of Housing and Urban Development or the Attorney General of the United States under the Fair Housing Act of 1968 and the Fair Housing Amendments Act of 1988, as a complaint filed under subsection (a) of this section.
- (c) A complaint shall be in writing, verified, and contain the following information:
  - (1) Name of aggrieved person;
  - (2) Street address of current residence of aggrieved person;
  - (3) Telephone number, if any, of aggrieved person;
  - (4) Name of actor;
  - (5) Street address of actor, if known to the aggrieved person;
  - (6) Date of alleged discriminatory practice;
  - (7) Street address of property involved;
  - (8) General statement of facts pertaining to the offense, including the basis of the alleged discriminatory practice (race, color, religion, sex, or national origin);
  - (9) Date of filing complaint;
  - (10) Signature of aggrieved person;
  - (11) If complainant is other than aggrieved person, the signature, name, and street address of the complainant, in addition to the preceding information.
- (d) A complaint may be amended at any time.
- (e) Not more than ten working days after the filing of complaint by certified mail, the grievance officer shall notify the actor named in the complaint that:
  - (1) A complaint alleging the commission of a discriminatory housing practice has been filed against the actor and of his rights. The grievance officer shall furnish a copy of the complaint to the actor;
  - (2) The actor may file a verified written answer to the complaint within ten days after the complaint is received by the actor.
- (f) The grievance officer and staff may not make public, without the written consent of the persons concerned, the name of the actor or the aggrieved person or any information relative to a complaint, before the grievance officer notifies the city attorney of a discriminatory housing practice alleged to have been committed in a complaint or while the complaint is in the process of being investigated and prior to completion of all negotiations.

(Ord. No. 1140, § 1, 1-13-2011)



Sec. 10-442. - Discriminatory housing practices—Investigations.

- (a) Upon receiving a properly completed complaint, the grievance officer must commence investigations no later than 30 days after the complaint. The grievance officer must also serve notice upon the complainant acknowledging the filing and advising the complainant of the time limits and forums provided under the law. The grievance officer must complete its investigation of the complaint within 100 days of the date of the receipt of the complaint. If impracticable to do so, the grievance officer must notify the complainant and the respondent actor in writing of this fact and the reason(s) for same.
- (b) The grievance officer shall seek the voluntary cooperation of any person to:
  - (1) Obtain access to premises, records, documents, individuals, and any other possible source of information;
  - (2) Examine, record, and copy necessary materials;
  - (3) Take and record testimony or statements of any person reasonably necessary for the furtherance of the investigation;
  - (4) Perform other lawful investigatory procedures to obtain information.
- (c) Upon completion of an investigation where the grievance officer has made a determination that a discriminatory housing practice has in fact occurred, if the grievance officer is unable to secure from the respondent an acceptable conciliation agreement, then the grievance officer must refer the case and the entire file to the city attorney for prosecution in state district court or another court where appropriate relief may be granted.
- (d) If the grievance officer determines that there is not probable cause to believe that a particular alleged or suspected discriminatory housing practice has been committed, the grievance officer shall take no further action with respect to the alleged or suspected discriminatory housing practice and inform the complainant and respondent of the same by certified mail.
- (e) The grievance officer shall have comprehensive authority, including but not limited to subpoena power to investigate allegations of complaints.

*(Ord. No. 1140, § 1, 1-13-2011)*

Sec. 10-443. - Conciliation.

- (a) The grievance officer, during the period beginning with the filing of a complaint and ending with issuance of charge under section 10-447 of this Article, the dismissal of complaint under section 10-448 of this article, or the dismissal of a criminal action in municipal court, after consulting with the city attorney, where feasible, engage in conciliation with respect to the complaint. In conciliating a complaint, the grievance officer shall try to achieve a just resolution and obtain assurances that the respondent will satisfactorily remedy any violation of the aggrieved person's rights and take action to assure the elimination of both present and future discriminatory housing practices.
- (b) The grievance officer shall conduct a conciliation negotiation of any complaint, provided that all final conciliation agreements shall be submitted to the city attorney for review and approval.
- (c)

If a conciliation agreement is executed under this section, a party to the agreement may not be prosecuted in municipal court, nor may the grievance officer issue a charge against a party, for the discriminatory housing practice specified in the conciliation agreement under this section unless the grievance officer determines that the agreement has been violated and notifies the city attorney in writing of the violation.

- (d) A conciliation agreement must be in writing in the form approved by the city attorney and must be signed and verified by the respondent, the complainant, and the aggrieved person if different from the complainant, subject to approval of the grievance officer who shall indicate approval by signing the agreement. A conciliation agreement is deemed executed upon its signing and verification by all parties to the agreement.
- (e) A conciliation agreement executed under this section must contain:
  - (1) Identification of each discriminatory housing practice and each corresponding respondent that gives rise to the conciliation agreement under this section that the parties agree to make subject to the limitation on prosecution in subsection (c) of this section;
  - (2) An identification of the housing accommodation subject to the conciliation agreement;
  - (3) A statement that each party entering into the conciliation agreement agrees not to violate this article or the conciliation agreement; and
  - (4) Any other term or condition agreed to by the parties.
- (f) Nothing said or done in the course of conciliation may be made public or used as evidence in a subsequent proceeding under this article without the written consent of the persons concerned.
- (g) A conciliation agreement may be made public, unless the aggrieved person and the respondent request non-disclosure and the grievance officer determines that disclosure is not required to further the purposes of this article.
- (h) If the aggrieved person brings a civil action under a local, state, or federal law seeking relief for the alleged discriminatory housing practice and the trial in the action begins, the grievance officer shall terminate efforts to conciliate the complaint unless the court specifically requests assistance from the grievance officer. The grievance officer may also terminate efforts to conciliate the complaint if:
  - (1) The respondent fails or refuses to confer with the grievance officer;
  - (2) The aggrieved person or the respondent fails to make a good faith effort to resolve any dispute;
  - (3) The grievance officer finds, for any reason, that voluntary agreement is not likely to result.

(Ord. No. 1140, § 1, 1-13-2011)

#### Sec. 10-444. - Violation of conciliation agreement.

- (a) A person commits an offense if, after the person executes a conciliation agreement under section 10-443 of this article, he violates any term or condition contained in the agreement.
- (b) It is no defense to criminal prosecution in municipal court or to civil action in state district court under this section that, with respect to a discriminatory housing practice that gave rise to the conciliation agreement under section 10-443 of this article:

- (1) The respondent did not commit the discriminatory housing practice;
  - (2) The grievance officer did not have probable cause to believe the discriminatory housing practice was committed.
- (c) If the grievance officer determines that a conciliation agreement has been violated, the officer shall give written notice to all parties subject to the agreement.
- (d) When the grievance officer has reasonable cause to believe that a respondent has breached a conciliation agreement, the officer shall refer the matter to the city attorney's office with a recommendation that a civil action be filed for the enforcement of the agreement. The grievance officer may also file a criminal action in municipal court for a violation of the agreement.
- (Ord. No. 1140, § 1, 1-13-2011)*

Sec. 10-445. - Remedies—Prompt judicial action.

The grievance officer shall have authority to seek prompt judicial action for appropriate temporary or preliminary relief pending final disposition of a complaint if the grievance officer concludes such action is necessary to carry out the purposes of the law or this article.

*(Ord. No. 1140, § 1, 1-13-2011)*

Sec. 10-446. - Reasonable cause determination.

- (a) The grievance officer with the assistance of the city attorney shall determine based on all the facts whether reasonable cause exists to believe that a discriminatory housing practice has occurred or is about to occur. The ultimate decisions shall be afforded to the grievance officer.
- (b) The grievance officer with the assistance of the city attorney shall make the determination under subsection (a) of this section not later than 125 days after the date a complaint is filed unless:
- (1) It is impracticable to make the determination; or
  - (2) The city attorney has approved a conciliation agreement relating to the complaint.
- (c) If the grievance officer with the assistance of the city attorney determines that reasonable cause exists to believe that a discriminatory housing practice has occurred or is about to occur, the grievance officer shall, as provided by this section 10-447 of this article, immediately issue a charge on behalf of the aggrieved person.

*(Ord. No. 1140, § 1, 1-13-2011)*

Sec. 10-447. - Charge.

- (a) A charge issued under section 10-446 of this article:
- (1) Must consist of a short and plain statement of the facts upon which the grievance officer with the assistance of the city attorney found reasonable cause to exist;
  - (2) Be based on the facts uncovered in the investigation;
  - (3) Need not be limited to the facts or grounds alleged in the complaint.
- (b)

The grievance officer must notify the complainant, the aggrieved person if different from the complainant, and the respondent of the issuance of the charge.

(Ord. No. 1140, § 1, 1-13-2011)

Sec. 10-448. - Dismissal.

- (a) A complaint may be dismissed by the grievance officer during the investigation and prior to referral to the city attorney when the officer determines that:
  - (1) The complaint was not timely filed;
  - (2) The location of the alleged discriminatory housing practice is not within the city's jurisdiction;
  - (3) The alleged discriminatory housing practice is not a violation of this article;
  - (4) The complainant, or the aggrieved person if different from the complainant, refuses to cooperate with the grievance officer in the investigation of the complaint or enforcement of the executed conciliation agreement;
  - (5) The complainant, or the aggrieved person if different from the complainant, cannot be located after the grievance officer has performed a reasonable search.
- (b) The grievance officer shall notify the complainant, the aggrieved person if different from the complainant, and the respondent of the dismissal of the complaint, including a written statement of facts, and may make public disclosure of the dismissal unless the respondent requests that no public disclosure be made.

(Ord. No. 1140, § 1, 1-13-2011)

Sec. 10-449. - Civil action in state district court.

- (a) If a respondent has been found by the grievance officer and the city attorney to have breached a conciliation agreement or if the grievance officer has issued a charge under section 10-446 of this article, the city attorney, upon the request of the grievance officer, shall initiate and maintain a civil action on behalf of the aggrieved person in the state district court seeking relief under this article. Venue is in Orange County, Texas.
- (b) An aggrieved person may intervene in the action.
- (c) If the court finds in the civil action that the conciliation agreement has been violated or a discriminatory housing practice has occurred, the court may award to the plaintiff:
  - (1) Actual and punitive damages;
  - (2) Civil penalties payable to the city (payable to the city controller for deposit in the general revenue fund) for vindication of the public interest in an amount that does not exceed:
    - a. Ten thousand dollars if the respondent has not been adjudged by order of a court to have committed a prior discriminatory housing practice;
    - b. Twenty-five thousand dollars if the respondent has been adjudged by order of a court to have committed one other discriminatory housing practice during the five-year period ending on the date of the filing of the charge;

c. Fifty thousand dollars if the respondent has been adjudged by order of a court to have committed two or more discriminatory housing practices during the seven-year period ending on the date of the filing of the charge.

(3) Reasonable attorney's fees;

(4) Costs of court;

(5) Any permanent or temporary injunction, temporary restraining order, or other order, including an order enjoining the defendant from engaging in the discriminatory housing practice or ordering appropriate affirmative action.

(d) If actual damages are sought for the benefit of an aggrieved person who does not intervene in the civil action, the court may not award the actual damages if the aggrieved person has not complied with discovery orders entered by the court.

*(Ord. No. 1140, § 1, 1-13-2011)*

#### Sec. 10-450. - Effect of the order.

An order of the court or any relief granted under this article does not affect a contract, sale, encumbrance, or lease that:

(1) Was consummated before the court issued the order; and

(2) Involved a bona fide purchaser, encumbrancer, or tenant who did not have actual notice of the charge filed under this article.

*(Ord. No. 1140, § 1, 1-13-2011)*

#### Sec. 10-451. - Enforcement by private persons—Civil action.

(a) An aggrieved person may file a civil action in state district court not later than two years after the occurrence or termination of an alleged discriminatory housing practice or after the breach of a conciliation agreement entered into under this article, whichever occurs last, to obtain appropriate relief with respect to the discriminatory housing practice or the breach of the conciliation agreement.

(b) An aggrieved person may file an action under this section whether or not a complaint has been filed under this article and without regard to the status of any complaint filed under this article.

(c) An aggrieved person may not file an action under this section for an alleged discriminatory housing practice that forms the basis of a charge issued by the grievance officer if:

(1) The grievance officer has obtained a conciliation agreement with the consent of the aggrieved person; or

(2) The city attorney has filed a civil action on the charge in state district court on behalf of the aggrieved person.

(d) In an action under this section, if the court finds that a discriminatory housing practice has occurred, the court may award to the plaintiff:

(1) Actual and punitive damages;

(2) Reasonable attorney's fees;

(3) Court costs; and

(4)

Permanent or temporary injunction, temporary restraining order, or other order, including an order enjoining the defendant from engaging in the discriminatory housing practice or ordering appropriate affirmative action.

*(Ord. No. 1140, § 1, 1-13-2011)*

Sec. 10-452. - Violation—Criminal penalties.

- (a) A person who violates a provision of section 10-438 or 10-444 of this article commits a criminal offense. A person is guilty of a separate criminal offense for each day or part of a day during which a violation is committed, continued, or permitted.
- (b) A criminal offense under this article is punishable in municipal court by a fine of not less than \$250.00 nor more than \$500.00.

*(Ord. No. 1140, § 1, 1-13-2011)*

Sec. 10-453. - Discriminatory housing practice—Additional remedies.

The procedures prescribed by this article do not constitute an administrative prerequisite to another action or remedy available under other law.

*(Ord. No. 1140, § 1, 1-13-2011)*



**VIDOR**

# COMPREHENSIVE LAND-USE PLAN



**Prepared for:**

The City of Vidor, Texas

**Prepared by:**

University of Texas at Arlington,  
School of Urban and Public Affairs,  
Institute of Urban Studies

**October 2010**





# ACKNOWLEDGEMENTS

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# CONTENTS

ACKNOWLEDGEMENTS .....	III
FIGURES.....	VII
TABLES.....	IX
EXECUTIVE SUMMARY .....	XI
INTRODUCTION .....	1
HISTORY.....	2
BACKGROUND .....	3
NEED FOR THE PLAN .....	4
WHY PLAN? .....	5
THE BASIS FOR PLANNING .....	6
SCOPE .....	7
COMMUNITY ANALYSIS .....	9
DEMOGRAPHICS .....	10
Occupation .....	13
EXISTING LAND-USE .....	15
LAND SUITABILITY .....	16
LAND REQUIREMENTS .....	18
VISION + GOALS .....	21
VISIONING PROCESS .....	22
COMMUNITY VISION .....	25

KEY ISSUES .....	27
COMMUNITY GOALS .....	29
THE PLAN.....	31
FUTURE LAND-USE MAP .....	32
FUTURE LAND-USE POLICY DISTRICTS.....	35
GROWTH PHASING.....	38
NEXT STEPS.....	40
APPENDICES .....	43
APPENDIX A: TRANSPORTATION ANALYSIS .....	44
APPENDIX B: WATERWAY IMPACT ANALYSIS.....	48
APPENDIX C: STATE OF THE COMMUNITY REPORT.....	54



# FIGURES

FIGURE 1: VIDOR AND SOUTHEAST TEXAS..... 3

FIGURE 2: COMPLETE VIDOR COMPREHENSIVE LAND-USE PLANNING PROCESS..... 4

FIGURE 3: VIDOR CITY LIMITS AND PLANNING BOUNDARY..... 7

FIGURE 4: POPULATION GROWTH SCENARIOS..... 10

FIGURE 5: 2000 VIDOR AGE/SEX COHORTS ..... 11

FIGURE 6: VIDOR HOUSEHOLDS AND INCOME. .... 11

FIGURE 7: AVERAGE COMMUTE TIMES ..... 12

FIGURE 8: VIDOR EMPLOYMENT SECTORS. .... 13

FIGURE 9: EXISTING VIDOR LAND-USE. .... 15

FIGURE 10: CONCEPTUAL DEVELOPABLE LAND MAP ..... 17

FIGURE 11: DEVELOPABLE LAND IN AND OUT OF THE CITY ..... 19

FIGURE 12: STATE OF THE COMMUNITY REPORT DISPLAY BOARDS REVIEW..... 22

FIGURE 13: MAYOR, CITY MANAGER, COUNCIL, AND IUS PERSONNEL DISCUSS A VISION  
FOR VIDOR'S FUTURE AT PUBLIC FORUM. .... 22

FIGURE 14: VIDOR PRELIMINARY LAND POLICY AREAS..... 24

FIGURE 15: FRAGMENTED DEVELOPMENT IN VIDOR..... 28

FIGURE 16: FUTURE LAND-USE MAP..... 33

FIGURE 17: GROWTH PHASING BY DEVELOPABLE PARCELS PER DISTRICT..... 39

FIGURE 18: THE PLANNING PROCESS ..... 42





# TABLES

TABLE 1: OCCUPATIONS.....13

TABLE 2: GROWTH PATTERN AND REQUIRED LAND. ....18



# EXECUTIVE SUMMARY

The City of Vidor, Texas, in order to protect families, grow business, and create a higher quality of life for all citizens, created a comprehensive land-use plan as a guide for the future. Vidor city officials contacted the Institute of Urban Studies (IUS) in the School of Urban and Public Affairs at the University of Texas at Arlington to guide them in creating this comprehensive land-use plan.

To start the process, IUS staff solicited input from government officials and the public, gathered and analyzed information, and visited the city to gain a first-hand understanding of the challenges and opportunities that Vidor faces. Public input opportunities included an initial planning presentation in March 2010 and a public state of the community presentation and visioning/planning exercise in May 2010.

The first planning task was the identification of a planning area boundary, determined through the Extraterritorial Jurisdiction (ETJ) and verified through the public input process. The next task was an analysis of community demographics, jobs, and transportation to make sure future plans matched these needs. And finally, development suitability was mapped through a determination of principal

constraints on land development including FEMA identified floodplains, the nature and quality of existing infrastructure, and existing homes and businesses. For policy purposes, future development within the floodplain is not considered appropriate.

From this analysis, an initial land policy evaluation focused on determining areas that merited designation as open space, preservation of existing form and development, revitalization and slight alteration of existing development, or accommodation for future growth. Once this high level land-use pattern was established, IUS personnel worked with city staff and elected officials, as well as the public, to refine ten (10) discrete future land-use policy districts and a map. The map and district framework is intended as a guide for the creation and implementation of statutory land-use controls.

This report also discusses recommendations for phasing growth as well as suggested next steps. The goal of growth phasing is to identify areas where the city might look to achieve growth *first* in order to fully take advantage of existing investment in infrastructure.



# INTRODUCTION



Source: East Texas research center; Steen Library, forest history collections, Thompson family lumber enterprises collection, p90t:202, Stephen F. Austin State University, Nacogdoches, Texas

## HISTORY

Vidor was named after lumberman Charles Shelton Vidor, who owned the Miller-Vidor Lumber Company. After the construction of the railroad from Kansas City to Port Arthur, the area around Vidor was heavily logged. The location was ideal for timber extraction, as the Neches River afforded transport access and was used to float logs to the mills. The Miller-Vidor sawmill had a capacity of 600,000 feet of lumber a day, and employed up to 175 men. In the early 20<sup>th</sup> century, logging operations moved in search of virgin timber, but Vidor remained. Today Vidor is a bedroom community in southeast Texas. Over the past decade, Vidor and this region have faced numerous challenges including population loss, natural disasters, and community disinvestment.

## BACKGROUND

In mid July 2009, the City of Vidor contacted the Institute of Urban Studies at the University of Texas at Arlington for assistance in creating a comprehensive land-use plan. The impetus behind initiating the planning process was twofold:

1. to satisfy the planning requirements for instituting a zoning ordinance for Vidor;
2. the perceived need to address future growth and consequent impacts on community infrastructure needs and existing residents.

Previous efforts to implement statutory land-use controls within Vidor were not successful, and City Officials and the IUS staff were cognizant of ensuring involvement by a wide range of stakeholders inside and outside of City government. The initial public meeting and presentation by Dr. Ard Anjomani and IUS staff in March 2010 occurred in open council session. Representatives from city staff, the Vidor ISD, the Orange County Water District, and the Vidor Vidorian joined the Mayor, City Manager, and elected council members to discuss the scope, requirements, schedule, and process for creating the plan. The day's activities also included a tour of the city.

IUS staff and graduate researchers then began to research and analyze population, employment, housing, and other

demographic and economic data for Vidor, Orange County, the southeast Texas region, Texas, and the nation.

Information analyzed included data from the Texas State Demographer's Office, TXDOT, the Jefferson County Waterway and Navigation District, Orange County Drainage District, and other secondary sources. Data was analyzed in light of first hand observation by IUS graduate researchers and results and projections validated through discussion with city leaders and knowledgeable stakeholders.

**Figure 1: Vidor and southeast Texas.** IUS researched and analyzed population, employment, housing, and other data for Vidor, Orange County, the southeast Texas region, Texas, and the nation.



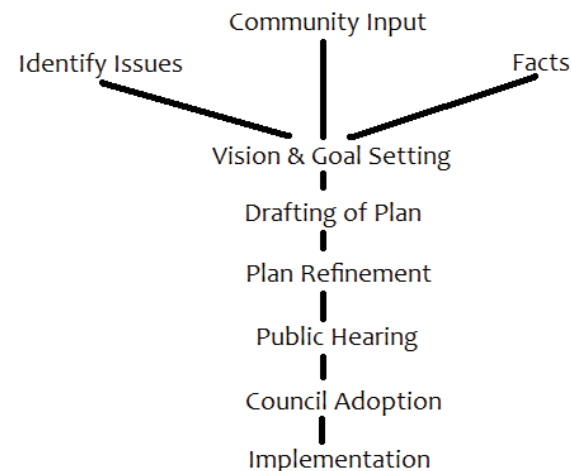


## NEED FOR THE PLAN

The comprehensive land-use plan (the plan) for the City of Vidor represents a new, long term vision for the future development of Vidor and Orange County. Over the past decade, Vidor has seen two major hurricane events: Rita in 2005 and Ike in 2008. Ike, in particular, caused extensive flooding and created new awareness of the importance of location and type of development within a community. Like many communities, Vidor has also seen a great deal of change over time, including a decrease in number of households and an increase in commercial development in parts of the city. In response to these factors, and in fulfillment of the statutory requirements to enact zoning in the State of Texas, the City of Vidor sought to create a comprehensive land-use plan.

There are numerous factors influencing growth and development within Vidor, Orange County, and Southeast Texas. The plan is intended to be a guide for shaping and directing these forces over the next 20 years so that they may be directed in accordance with identified community goals and aspirations. It is a realistic appraisal of what the community is now, an outline for what the community wants to be, and a specific set of policies for achieving the community vision and goals.

While this document presents numerous maps, tables, and charts, those items are not the final objective. The use of the plan is what is vital, and any comprehensive plan is only as good as the steps taken to implement it. No single document can address every possible community need over time. This plan, and the process utilized to create it, is intended to be part of an ongoing, flexible activity that is updated periodically to address changing conditions and community goals. This planning document is a part of a continuous and ever changing process.



**Figure 2: Complete Vidor Comprehensive Land-use Planning Process.** This plan, and the process utilized to create it, is intended to be part of an ongoing, flexible activity that is updated periodically to address changing conditions and community goals.

## WHY PLAN?

Recent natural disasters, the desire to better protect community quality of life, and the need to grow and foster businesses all prompted the people of Vidor to look to the future and create a comprehensive vision of how they want to grow. Planning is a proactive tool that will allow Vidor to anticipate and guide future growth and development rather than reacting to it.

The benefits of good planning include:

- *Developing consensus among citizens and stakeholders;*
- *Coordinating decision-making among local agencies that provide community services;*
- *Establishing a sound basis for decisions through an informed public;*
- *And providing development predictability to potential developers and investors.*

“Have a plan. Follow the plan, and you'll be surprised how successful you can be. Most people don't have a plan. That's why it's is easy to beat most folks.”

- Paul “Bear” Bryant

## THE BASIS FOR PLANNING

While municipalities in Texas are not mandated to prepare and maintain a local comprehensive plan, Chapter 213 of the Texas Local Government Code does grant communities the power to develop such plans “for the purpose of promoting sound development of municipalities and promoting public health, safety, and welfare.”

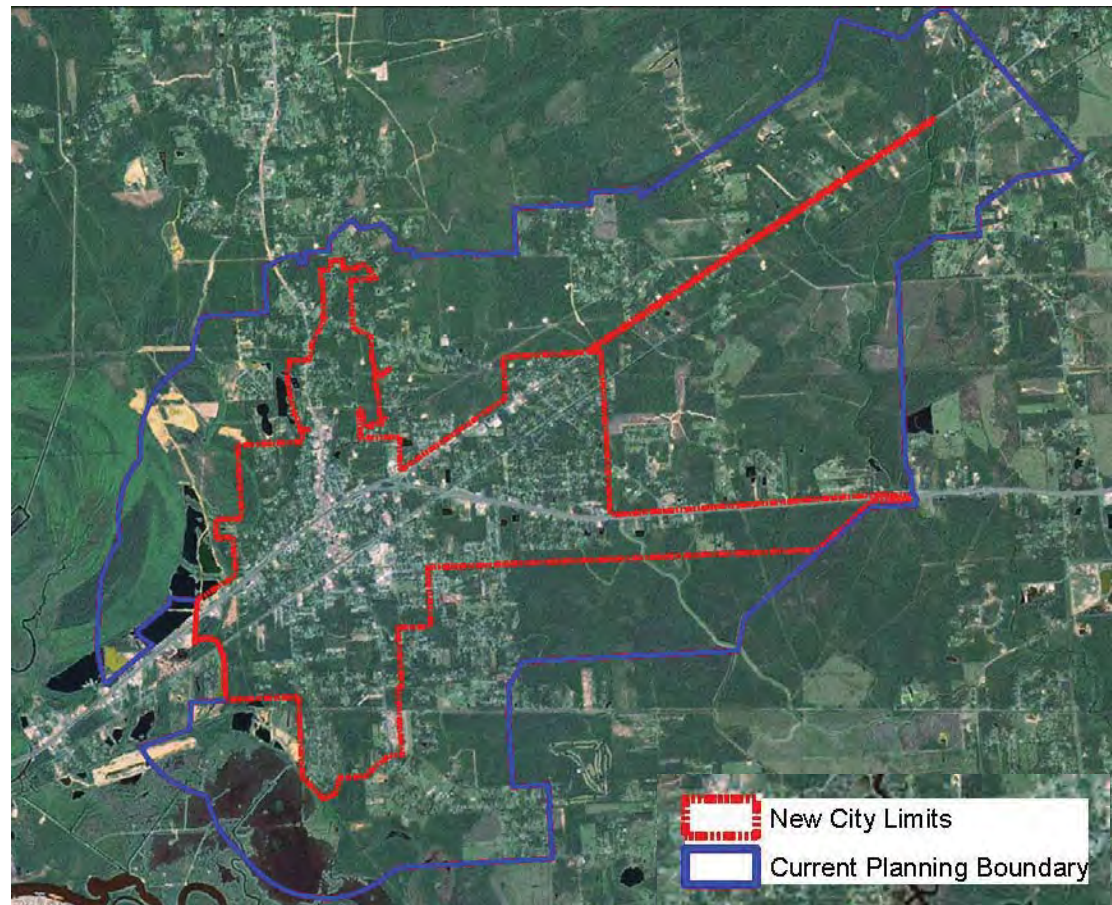
Chapter 213 gives communities such as Vidor flexibility in the design of their plan including 1) plan provisions, 2) whether it’s single or multiple plans, and 3) how it relates and conforms to existing development regulations. In addition, a municipality may adopt or amend the plan into its charter or by ordinance following “a hearing at which the public is given the opportunity to give testimony and present written evidence, and review by the municipality’s planning commission or department, if one exists.” This gives Vidor numerous options for continued implementation, additions, or deletions of their plan.



Source: <http://www.texas.org>

## SCOPE

The plan is intended to address both current and future growth and development needs of the City of Vidor. Since development in general is not restricted by political boundaries, the plan addresses both the current extent of the City of Vidor and Vidor's planning boundary. The planning boundary contains Vidor's extra-territorial jurisdiction (ETJ) and other areas that are of concern to the public. While a city has limited land use control options available for land within its ETJ, such land could become part of the city over the planning time horizon. Therefore, prudent planning dictates inclusion of the ETJ within the boundary of the plan.



**Figure 3: Vidor City Limits and Planning Boundary.** The planning boundary contains Vidor's extra-territorial jurisdiction (ETJ) and other areas that are of concern to the public.



# COMMUNITY ANALYSIS

## DEMOGRAPHICS

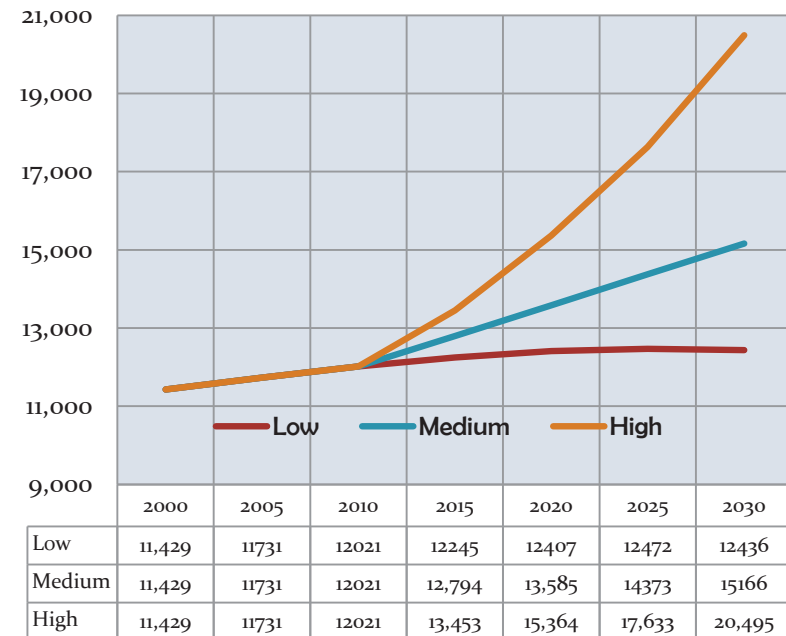
### Population

The City of Vidor experienced rapid population growth over the last half century. According to U.S. Census Bureau data, it grew by more than 1,000 percent between 1940 and 1990 (706 in 1940; 10,935 in 1990). However, more recently, the City has seen a decline in population. Orange County has demonstrated similar trends, although to a lesser extent. The county grew rapidly over the same period, from 1940 to 1990, increasing almost 400 percent (from 17,382 in 1940 to 80,509 in 1990). Then the County saw a two percent decrease in population for the period 1994 to 2006.

However, the latest population and employment estimates indicate that Vidor and southeast Texas will see new population growth over the next twenty years. Because of the similarities in growth between the City of Vidor and Orange County, this study assumes that the City would continue to follow a trend similar to Orange County.

To account for future growth possibilities, a low, medium, and high range of population projections were created. These growth scenarios are based on the impact of future job growth from current trends and the regional jobs impact of the Sabine-Neches waterways and their ports.<sup>1</sup>

<sup>1</sup> A detailed Vidor growth methodology is in Appendix B.

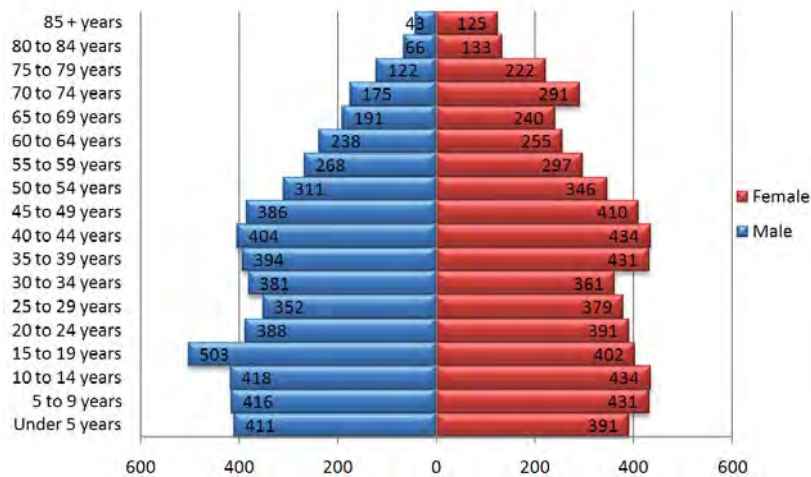


**Figure 4: Population Growth Scenarios.** 2030 population is expected to be between 12,436 and 20,495 people.



## Age

As of the 2000 Census, Vidor's population was fairly young, with more people under the age of 25 years (36%) than the Orange County (31%) and the nation (35%). However, current estimates show that Vidor is aging, and by 2030 it is projected that the Median age and number of seniors will be much higher.

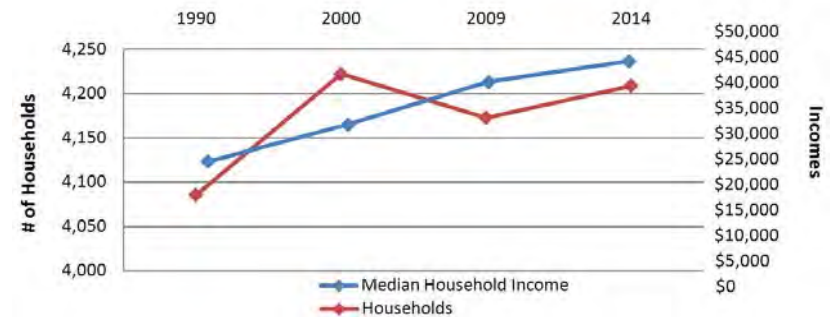


**Figure 5: 2000 Vidor Age/Sex Cohorts.** Vidor had a large percentage of younger people in 2000, but by 2030 they are expected to have many more people 65 years and over.

## Income

The current estimated median household income in 2009 was \$40,158, compared to \$31,802 in 2000. This reflects a 26.3 percent increase in median household income. In 2009, Vidor median income was lower than Orange County

(\$45,532) and the nation (\$54,719). However, the City's median household income and households are projected to continue to grow in the next five years.



**Figure 6: Vidor Households and Income.** Income and housing are projected to grow in the future.

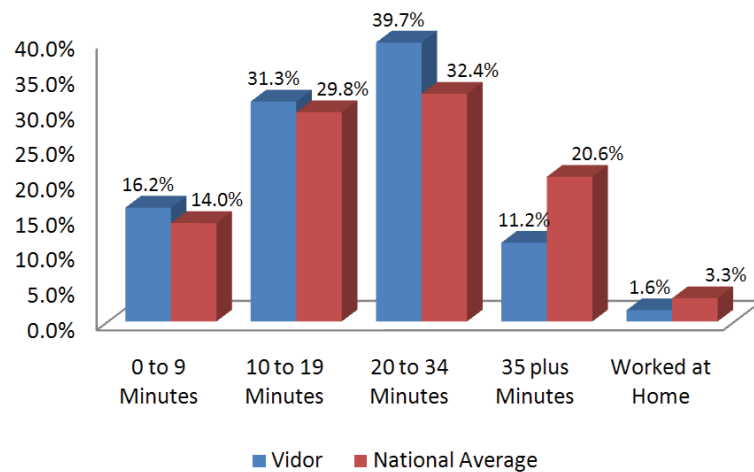
## Education

In 2009, 43.6 percent of Vidor City's population age 25 and older was a high school graduate, while only 4.1 percent of the people in the same age group have a bachelor's degree. The percentage of people in Vidor with a bachelor's degree (4.1 %) is significantly less than both the national average (17 %) and Orange County average (8.8 %).

## Commuting

According to the 2000 Census, a smaller percentage of the working population in the City of Vidor work at home (1.6 %) when compared to the national average (3.3 %). In Vidor

more than 87 percent of the persons who do not work at home drive less than 34 minutes on average to work. This suggests that persons in the City of Vidor drive shorter distances to work than the national average (76.2 %)



**Figure 7: Average Commute Times.** Vidor has a shorter commute, on average, versus the national average.

### Home Ownership

The cost of home ownership in Vidor is considerably less than living in Orange County and the nation. Despite median home values in the City of Vidor increasing by 27 percent, from \$46,823 in 2000 to the current value of \$59,685, median home value is less than Orange County (\$72,244) and the nation (\$162,279). Over the next five years median home value in the City of Vidor is projected to reach \$66,913.

Home ownership in the City of Vidor has mirrored Orange County for the past ten years and is expected to continue doing so. As of the 2000 Census, the city (69.2 %) and the County (70.2 %) maintained higher home ownership rates when compared to the national average (60.2 %). It is estimated that current home ownership rates have declined throughout that nation since the 2000 Census, but they are projected to rebound over the next five years.

### Jobs

The three largest employment sectors wholesale and retail (22.5 percent), other services (18.4 percent), and natural resources, mining and construction (12 percent) offer more than half of the jobs in the City of Vidor. While the three smallest sectors account for less than 11 percent of employment, namely, transportation and utilities (4.5 percent), government (4.5 percent), and information (1.9 percent).

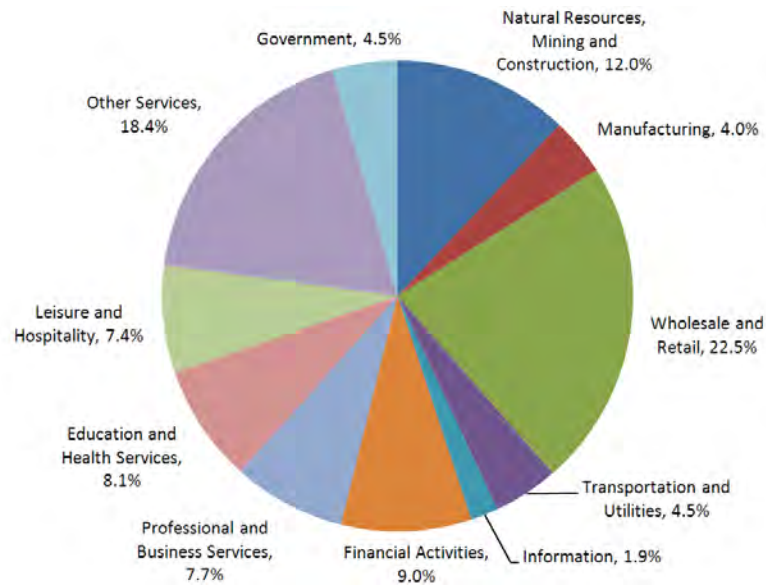


Figure 8: Vidor Employment Sectors.

### Occupation

White collar jobs form the largest proportion of employment in the City of Vidor, comprising 42.8 percent of total employment. Blue collar jobs come in second with 34.7 percent, followed by services with 22.5 percent. Similarly, the overall Southeast Texas employment distribution follows same pattern as Vidor with white collar representing 48.8 percent, blue collar representing 30.5 percent and services representing 20.7 percent of the total employment.

Job Categories	Vidor	SE Texas
White Collar	42.8%	48.8%
Management/Business/Financial	8.0%	6.1%
Professional	11.7%	18.5%
Sales	11.0%	9.4%
Administrative Support	12.1%	20.7%
Services	22.5%	20.7%
Blue Collar	34.7%	30.5%
Farming/Forestry/Fishing	0.1%	0.1%
Construction/Extraction	13.8%	7.2%
Installation/Maintenance/Repair	5.9%	5.3%
Production	8.1%	10.6%
Transportation/Material Moving	6.8%	7.4%

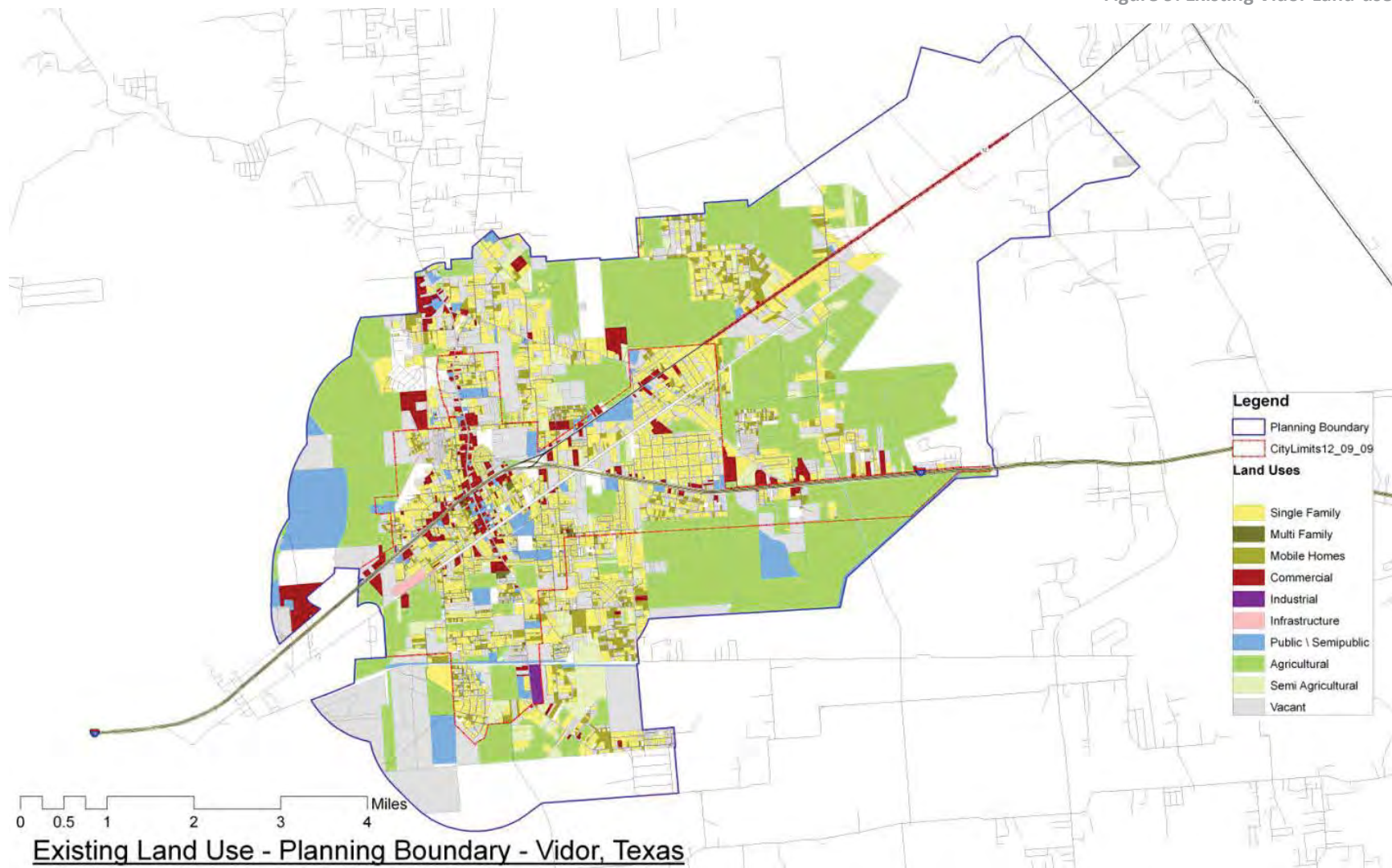
Table 1: Occupations.



## EXISTING LAND-USE

Existing land-use looks at the types of activities and uses that currently occur on each parcel of land.

Figure 9: Existing Vidor Land-use.





## LAND SUITABILITY

Several factors affect suitability for development. The two principal considerations are natural environmental factors and the nature of the urban environment. Natural environmental factors include floodplains, slopes, soils, and forests. Urban environmental factors include accessibility to adequate transportation, infrastructure and the existing built environment.

### *Natural Environment*

Given Vidor's location on the coastal plain and adjacent to the Neches River, floodplain identification is the paramount concern. Slopes and soils are largely non-issues, and there are no significant or protected forested or natural areas within the planning boundary. Therefore, the primary environmental consideration for development locations for the Future Land Use Map is FEMA floodplain status. There is currently development within this area; however, for purposes of identifying suitable development areas, this plan proposes that new development not occur in the floodplain.

### *Urban Environment*

Urban environment factors are reflected in the broad policy of encouraging contiguous growth. This is intended to take full advantage of existing transportation<sup>2</sup> and other

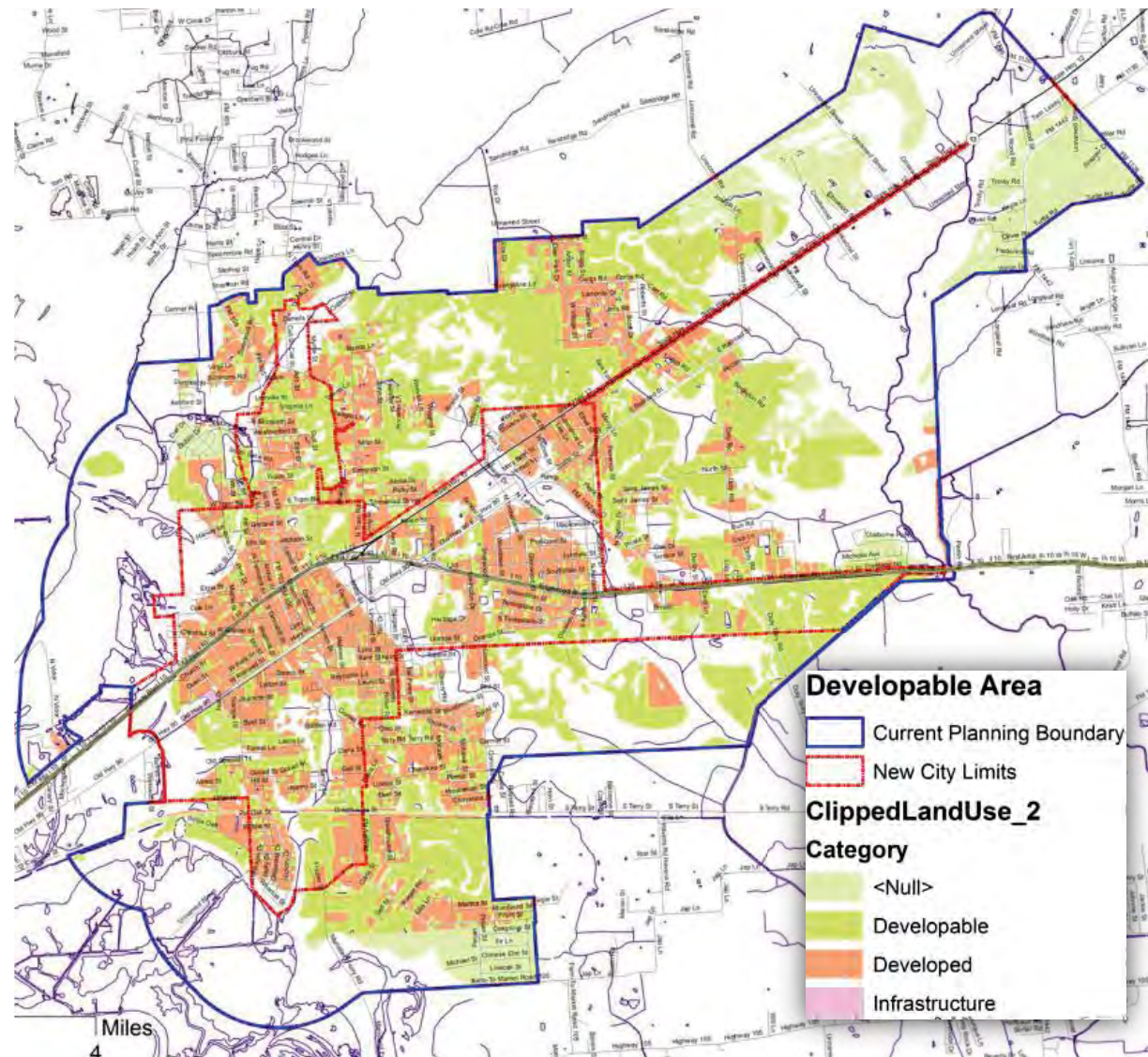
infrastructure and reduce demands on the City of Vidor and the Orange County Water and Drainage Districts to construct and maintain additional infrastructure to support outlying or “leapfrog” development in the fringes of the planning area. This plan seeks to direct City efforts towards achieving as contained and contiguous a form of development as is possible given the constraints imposed by the natural environment of the area.

Rail access is one important planning consideration when citing certain uses in the urban environment.



<sup>2</sup> See Appendix A for the Vidor and regional transportation analysis.

The conceptual developable land areas are identified through their access to road, rail, water resources, as well as proximity to floodplains and whether or not the area is currently developed. Developable land represents a composite of all land that is suitable for development in the city and the planning area.



**Figure 10: Conceptual Developable Land Map.** The developable land areas are identified through their access to road, rail, water resources, as well as proximity to floodplains and whether it's currently developed.



## LAND REQUIREMENTS

By 2030 Vidor is expected to add between approximately 200 (low) to 8,000 (high) people to its existing population. While the exact nature of the growth will determine the land required to accommodate this growth, a range from a minimum of 40 to an expected maximum of 2,372 acres of land will be required.<sup>3</sup>

Based on the results of the suitability analysis, it is estimated that there are 7,110 acres of developable land within the total planning area, with 2,286 acres included within present city limits. 1,202 acres of the developable land within city limits are currently vacant, while 920 acres are in use by agriculture, and 165 acres are classified as semi-agricultural.

If growth continues at the same development density<sup>4</sup> (business as usual), the anticipated land required for growth through 2030 will be between 58 to 2,372 acres. Alternately, if the City grows in a more compact pattern<sup>5</sup> in the future, Vidor will require less land (40 to 1658 acres). Under both growth conditions, all development can be accommodated on land within the existing city limits barring only very high growth done at a very low density.

<sup>3</sup> Range based on the low and high of business as usual and compact development patterns.

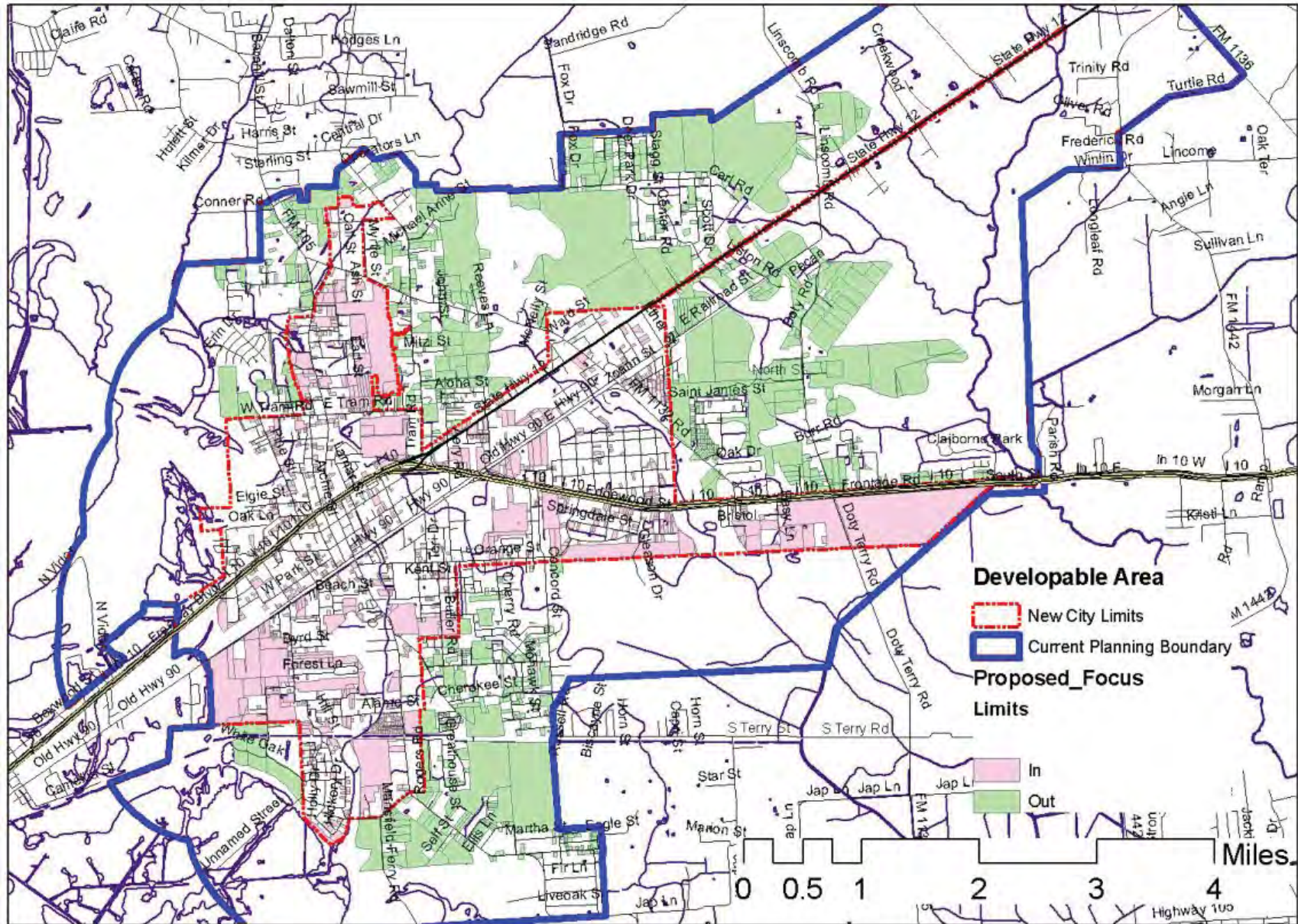
<sup>4</sup> Business as usual pattern assumes 2.61 people per household and 1.33 development units per acre.

<sup>5</sup> Compact pattern assumes 2.61 people per household and 1.91 development units per acre.

Available Per Land Use Plan	Developable Acres
Within Existing City Limits	2,286
Within Planning Boundary	7,110
Required Per Growth Options	
<i>Business as Usual Growth Pattern</i>	
Low Growth Scenario	58
Moderate Growth Scenario	904
High Growth Scenario	2,372
<i>Compact Growth Pattern</i>	
Low Growth Scenario	40
Moderate Growth Scenario	632
High Growth Scenario	1,658

Table 2: Growth Pattern and Required Land.

Figure 11: Developable Land In and Out of the City. Currently, Vidor has enough land within it city limits to meet future growth needs.





# VISION + GOALS



## VISIONING PROCESS

On May 24, 2010, Institute of Urban Studies' (IUS) staff presented its analysis of current and projected data for Vidor, Orange County, and the southeast Texas area at a public meeting of the Vidor City Council. This “State of the Community” presentation began the process of arriving at a community vision for the City of Vidor. Data was presented on large display boards in order for the public, city staff, and elected officials to examine the information at their leisure. These boards were reproduced in packet form as well.

After presenting the State of the Community analysis, IUS staff then conducted a brief visioning exercise designed to



Figure 12: State of the Community Report display boards review.

elicit a range of ideas and impressions of a future Vidor. The process began with an invitation to imagine what Vidor will be like in the year 2030 assuming that the city proceeds according to a “business as usual” philosophy. Following a discussion of the outcome should this course be followed, participants were asked to imagine and write down what the city will be like in the year 2015 assuming that appropriate land-use planning strategies are conceived and implemented.

The goal for this exercise was to generate enough impressions of the future of Vidor for IUS staff to produce a draft vision statement for the city. A vision statement is a verbal representation of a future community. The vision may be something that is never achieved in its entirety, but



Figure 13: Mayor, City Manager, Council, and IUS personnel discuss a vision for Vidor's future at public forum.

should serve as an affirmative statement about what the citizens of Vidor wish their city to become.

The reported statements from all of the participants were taken by IUS staff as a basis for identifying issues to be addressed and goals to be set for the planning process. Ultimately, these issues and goals were crafted into a draft vision statement for the City of Vidor. After review by all parties that vision statement was amended and included in this document.

After the visioning exercise, participants and IUS staff engaged in an interactive land-use mapping exercise. IUS personnel presented a general model for addressing future land-use, in which land within the draft planning area was assigned to one of four categories: non-developable (consisting primarily of land within the FEMA 100 year flood plain), stabilization (representing generally good quality existing residential neighborhoods), regeneration (principally representing older but viable residential and commercial areas, as well as the city core), and growth (representing developable land primarily to the north and east of the current built area of the city).<sup>6</sup>

The first exercise task was to validate the planning boundary. After this, participants took turns drawing on a map of the Vidor area identifying specific locations of issues

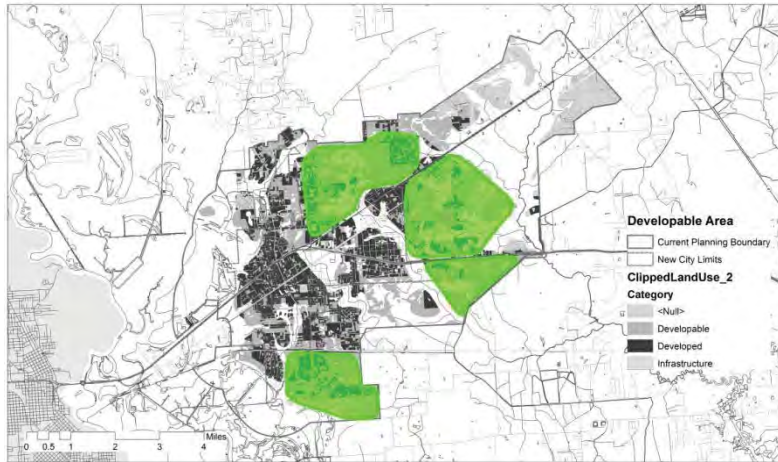
or planning concerns. Participants also modified the draft policy areas, and discussed and located on the map additional specific land-use policy districts.

IUS personnel took the results of these planning and visioning efforts and crafted a preliminary future land-use map, land-use district descriptions, and draft vision and goals for the planning process. These draft goals were transmitted to Vidor for review and potential modification prior to inclusion in the final plan.

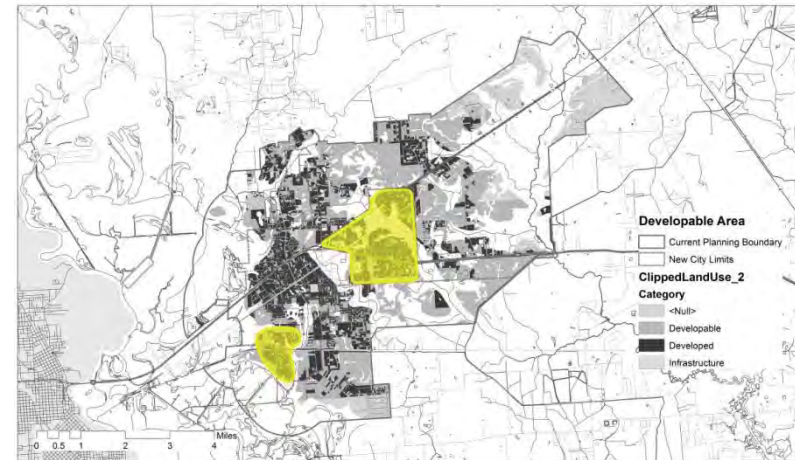
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<sup>6</sup> See figure 14.

### Vidor Preliminary Land Policy – Growth



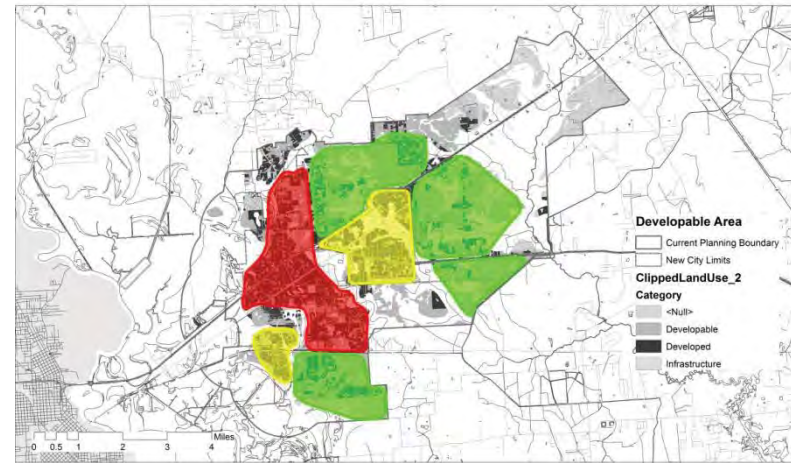
### Vidor Preliminary Land Policy – Stabilization



### Vidor Preliminary Land Policy – Regeneration



### Vidor Preliminary Land Policy - Composite



**Figure 14: Vidor Preliminary Land Policy Areas.** These conceptual policy areas were used as a starting point for developing the vision, goals, and recommendations of the comprehensive land-use plan.



## COMMUNITY VISION

A vision is a preferred future state that a community works toward. It is the long-term view of how the community sees itself and should be a source of inspiration for the community. The source of Vidor's vision came from the vision elements developed by the community during the May 24, 2010 council meeting. From these elements, a vision of home, work, and life was developed.

### *The City of Vidor is a great place to call home.*

Vidor offers housing that appeals to a wide range of people - from young adults starting out, to families with children, to seniors - with attractive, high quality neighborhoods, good schools, and an array of shopping, dining, and entertainment opportunities. Our neighborhoods provide all basic needs in close proximity. Development and redevelopment consist of an appropriate mix of housing types and other land uses, with single and multi-family housing and higher density areas. Vidor's wide range of housing types includes new subdivisions, stand-alone multi-family, senior living centers, and flats above retail in its historic core, in both newly built and well maintained existing neighborhoods.

### *The City of Vidor is a great place to work.*

Vidor has a diverse economy that creates jobs for its citizens in a range of industrial and commercial activities. Taking advantage of its proximity to superior port facilities, a south Vidor industrial park caters to business with excellent rail access and ample clean water. Retail centers and light industry have developed along Interstate 10, and provide services to the citizens of Vidor and the broader region.

### *The City of Vidor is a vibrant place to live life.*

Vidor has a wide array of shopping, dining, and entertainment choices. Main Street is home to diverse shopping and dining opportunities, while Vidor's historic core offers a slower paced, pedestrian experience where people can visit a boutique and a coffee shop, or have some ice cream on a summer evening. A vital downtown Vidor is a focal point of the greater Orange County area, preserving, creating, and promoting a safe and vibrant hub for business, family entertainment, culture, arts and community activity. Vidor's historic core will be a destination for local residents and area visitors.

From the community's vision of how it sees the future of home, work, and life, a statement was created summarizing each part of the vision. The statement is an easy-to-remember, point-of-pride for Vidor and an affirmation of "where we are going" as a community. The hope is that the vision statement can be a lasting, guiding principle for each generation.



Photo by © 2010 Photobucket, Inc.

**“VIDOR IS A COMMUNITY DEVOTED TO PROTECTING  
FAMILY, GROWING BUSINESS, AND CREATING A HIGHER  
QUALITY OF LIFE FOR ALL RESIDENTS.”**

## KEY ISSUES

During the May visioning process, council members, staff, and citizens identified the key issues that were the impetus of developing a comprehensive land-use plan and a barrier to achieving the vision. IUS personnel also identified issues as a result of their own analysis. Addressing these issues were the basis of developing overall goals and recommendations for Vidor.

### *Limited Land-use Regulations*

The lack of land-use regulations such as zoning and effective subdivision regulations is a big concern for Vidor's leaders. In the past, the City has used a hodge-podge of covenants and deed restrictions to manage growth. However, this has not limited inappropriate land uses in parts of the City, nor has it helped Vidor achieve a uniform standard of development that they desire.

Many of the stable neighborhoods around Vidor contain a diversity of housing that helps create a sense of community. However, some noxious uses and the lack of building codes within these neighborhoods threaten both the safety and welfare of Vidor residents.

### *Flooding and Storm Damage*

Located just off the southeast Texas coast, most of Vidor is only a few feet above sea level. This low elevation,

combined with the numerous floodplains that run through the City, has created issues with flooding in parts of Vidor. Additionally, the disasters of Hurricane Rita (2005) and Hurricane Ike (2008) submerged entire sections of the city underwater, leaving citizens homeless and costing millions in recovery costs.

### *Community Disinvestment*

While Vidor has seen growth along



Photo by © Frank Franklin II/AP



Interstate 10 and North Main Street, there has been little reinvestment into existing homes and businesses. Additionally, there are numerous parcels of vacant land inter-mixed with existing housing and businesses surrounding the stretch of Highway 105 that runs through Vidor.

### *Lack of a Seniors Housing Mix*

Over the next twenty years Vidor will experience rapid growth of its senior

population. As of the 2000 Census, approximately 30% of the community's population was between the ages of 35 to 54. By 2030, this group will be between the ages of 65 to 84. This growth will create a larger demand for a variety of housing that better caters to the needs of the elderly.

### *Level of Service Costs*

Because of past issues of limited

regulation, storm damage, and disinvestment, Vidor contains numerous pockets of fragmented development. This fragmentation requires local governments and special districts providing services in Vidor to spend more dollars per resident on services by extending water, road, sewer, fire, school, and other services to lower density, sprawling areas of town.



**Figure 15: Fragmented Development in Vidor.** Disasters and lack of land-use and transportation coordination costs the City additional money and time to deliver community services. Image by © 2010 Microsoft Corporation.

## COMMUNITY GOALS

These community goals are a response to the vision, community feedback and analysis, and identified key issues. Community leaders spent long hours working with the staff from the University of Texas at Arlington developing a vision for Vidor and revising early drafts of the plan. These goals were used as a guide to design the plan. The goals should be viewed as a part of living document that helps the community work toward its vision, and if at any time, a goal is not working toward that vision the community is able and obligated to amend or remove it. The community goals are to be achieved through policy recommendations in the plan.

### *Elevate Resident Quality of Life*

Vidor citizens expect a community that protects their health, safety, and welfare. This type of community will foster and establish a well-built social and physical fabric where residents live, work, and interact in a vibrant and healthy environment.



### *Responsibly Grow the Community*

Vidor sees the need to encourage growth in the community, but this should be balanced by wisely using community resources when deciding where and how to grow.

### *Renew the Heart of the Community*

Building a viable center of activity along Main Street to capitalize on the community's current social and physical fabric, can establish an identity for the community as a destination place for people and businesses.

### *Prepare for Community Emergencies*

Vidor wants to build a community that is better prepared for future emergencies. Building a better community involves better protection of homes from flood prone areas and ensuring that new and existing development can evacuate Vidor quickly and safely if the need arises.

### *Anticipate Future Family Needs*

Vidor realizes that a community that provides a range of activities, housing, and employment options will be able to attract and retain citizens that are invested in the well-being of the community throughout their lives.



# THE PLAN



## FUTURE LAND-USE MAP

The future land-use map (next page) and the land-use policy districts are direct expressions of the City of Vidor's environmental suitability and land development policies. They proceed from the issues, goals, growth scenarios, and a city vision identified through the planning process. Implicit in the map and districts is recognition of the overall concepts expressed in the land policy areas presented in public session before the Vidor City Council in May, 2010.

The map and policy districts provide a general guide to future development over the next 10 to 20 years, and are not anticipated to be seen as specific single use recommendations for any given location. Compatible mixes of uses are to be encouraged, regardless of map indication. The future land-use districts reflected on the map are intended to communicate the general overall character of an area.

"Planning" is the process of forecasting the best use of land in the future, whereas zoning is the act of formally regulating the use of land by ordinance. This map does not in itself create or change zoning or assure implementation of the overall plan recommendations. This map and plan, should, however, be used by City officials when seeking to draft, implement, or refine any development regulation, or when discussing projects with private developers.

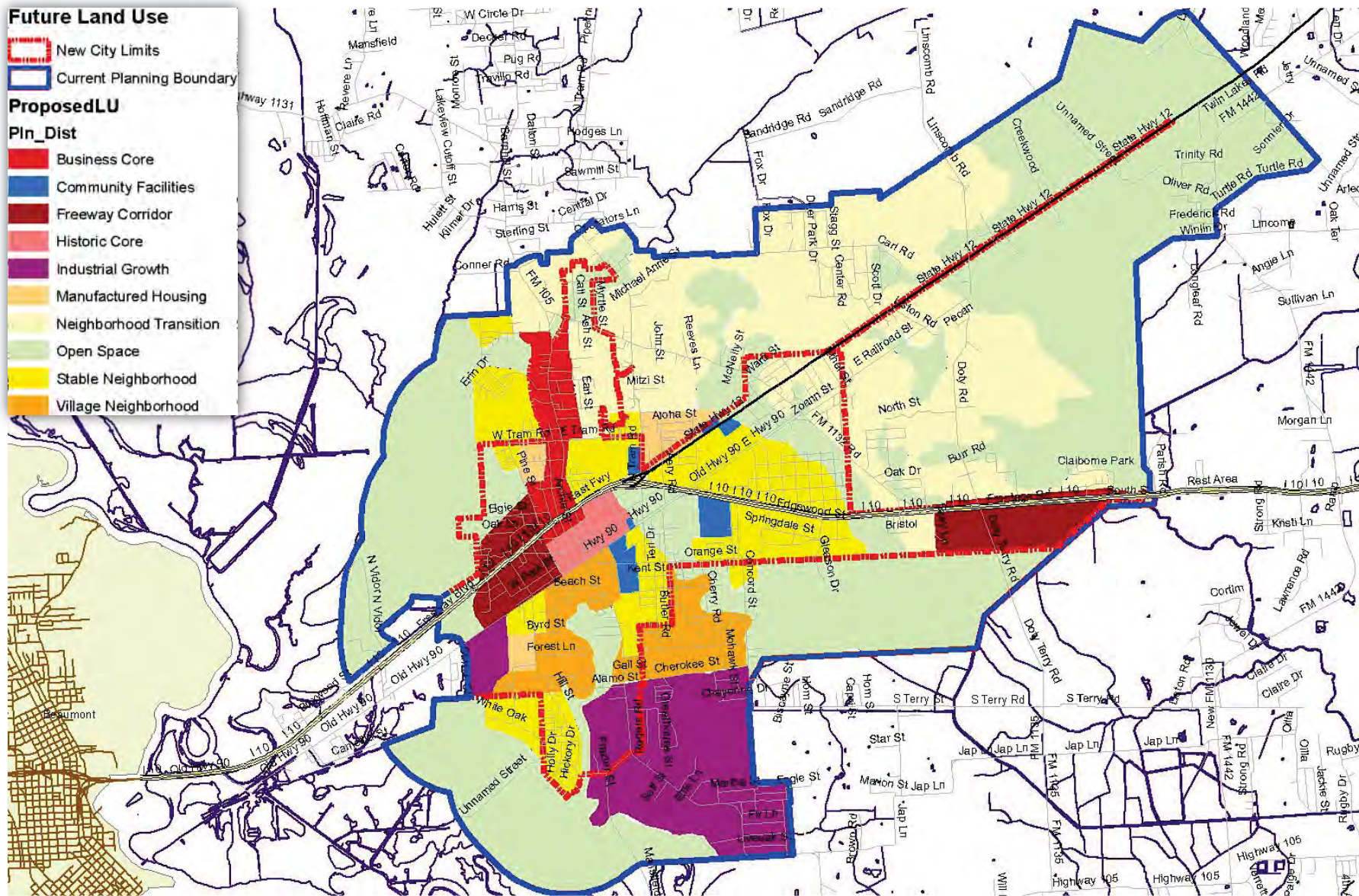


Figure 16: Future Land-use Map.



## FUTURE LAND-USE POLICY DISTRICTS

The plan establishes a typology for land use areas, including descriptions and broad policies and principles for each area. The following descriptions identify the policies that might apply to each district.

### *Stable Neighborhood*

This planning district represents neighborhoods where most housing is in good condition, primarily owner-occupied, and property values are moderate to high for the area. City efforts should be directed toward the maintenance and improvement of standard family dwelling units in the district. Neighborhood stores, semi-detached housing, and other complementary, community uses should be allowed pending approval by City Council.

### *Village Neighborhood*

Village neighborhood describes housing areas between the core and industrial areas of the City. Lots are typically smaller than Stable Neighborhood areas. This policy area represents a mix of housing that ranges from good to poor condition. City efforts should be directed toward maintenance of quality buildings and infrastructure in the district and the development of programs to promote housing stock rehabilitation and the development of community assets. The district should provide a variety of housing densities and types to support nearby industrial and

business centers. Mixing compatible neighborhood uses (barber shop, law office, doughnut shop, corner store, etc.) with housing around district corridors and nodes should also be encouraged.

### *Neighborhood Transition*

This planning district is intended to accommodate projected population growth. Considerations of development in the district should include the rate of population growth and the existence of infrastructure including roads, water, and sewer. A mixing of housing densities and uses should be encouraged around major nodes and corridors. Before approving new green-field development, the long-term public costs of infrastructure, induced traffic demand, and impact on the rest of Vidor should be considered by the City Council.

### *Manufactured Housing*

This district is intended to accommodate the variety of manufactured housing that exists within Vidor. This type of housing allows many Vidor citizens to live in their own homes, while maintaining a higher quality of life. This district will allow residents to maintain this lifestyle while allowing the City to provide more efficient and effective service to all of Vidor's residents. Mixing compatible uses with housing around district corridors and nodes should also be



encouraged to allow district residents easy access to everyday services.

### *Business Core*

Areas with this use correspond to the commercial strip along FM 105/Main Street north of Courtland Street. This area serves both local and regional customer bases, and is the location of much of Vidor's current commercial and retail growth. This policy area represents a mix of uses including single and multi-family residential, commercial, and local and big box retail. City efforts should be directed at enhancing infrastructure to facilitate customer and resident access and improving overall area appearance, regenerating existing property, and encouraging sustainable and high quality growth.

### *Historic Core*

This planning area represents the historical core of the City south of Interstate 10. This area has a mix of commercial, retail, and institutional uses, including numerous religious establishments. Planning policies for this area should encourage a continued mix of uses that gradually create an appropriate increase in development intensity. Development standards for this policy district should emphasize appropriate density and form for the city core. A mix of uses, including neighborhood stores, multi-family and senior housing, housing above Main Street businesses, and

other complementary community uses should be allowed pending approval by City Council.

### *Freeway Corridor*

Areas with this use represent opportunities to encourage commercial or light industrial growth that serves as a destination and employment center. These areas serve a larger population base than that of neighborhood commercial, and feature Interstate Highway access. There are virtually no non-commercial/industrial uses along the highway in these planning areas. Policy concerns revolve around access management and ensuring appropriate appearance. City efforts should be directed at ensuring that businesses that locate along the corridor represent the desired character expressed in the City's vision.

### *Industrial Growth*

Areas with this use are intended to encourage industrial growth as employment centers for Vidor and the region. Industrial Growth areas possess sufficient rail and water infrastructure to facilitate industrial uses. City efforts should be directed at ensuring appropriate infrastructure and monitoring potential environmental impacts.

### *Open Space*

Areas with this use include the FEMA 100 year floodplain and other areas with natural environmental characteristics that limit developments, and/or areas that can be utilized as neighborhood or pocket parks or for other low intensity recreational use. These areas can also include lands in agricultural or forestry use.

### *Community Facilities*

Community facilities include municipal offices, parks, schools, police, fire, and other public services. These facilities are most likely to cluster near the core areas of the city to provide the greatest access to the public and exist to primarily support the residential communities of the City.

These land use policy areas are the result of an analysis of development suitability constraints, the existing built environment and provision of development infrastructure, determination of minimum land area required to accommodate projected growth, and input from civic and community leadership.



## GROWTH PHASING

Growth within the planning boundary of Vidor will not be uniform, and growth forecasts show that by 2030 it will not require all of the land allocated for potential growth. Knowing that, it is prudent for the City to develop a growth policy for managing how much growth will occur, where within the city it will be, and how much of it should be included within city limits. The nature of the growth is dealt with by the land-use districts in the plan. Sequence and location, however, are another matter.

Within city limits, control of growth can be accomplished by zoning land for low-intensity uses until such time as growth in that location becomes appropriate. Even land planned for growth by 2030 in the land-use plan can be zoned for agricultural or semi-agricultural use in the immediate future, until the rest of the plan is filled out to meet it. Outside of city limits (other than subdivision regulations, which deal with the how of growth rather than whether) there is much less control of the timing and nature of growth. With this knowledge, the City should develop a policy toward the sequence and extent of annexation.

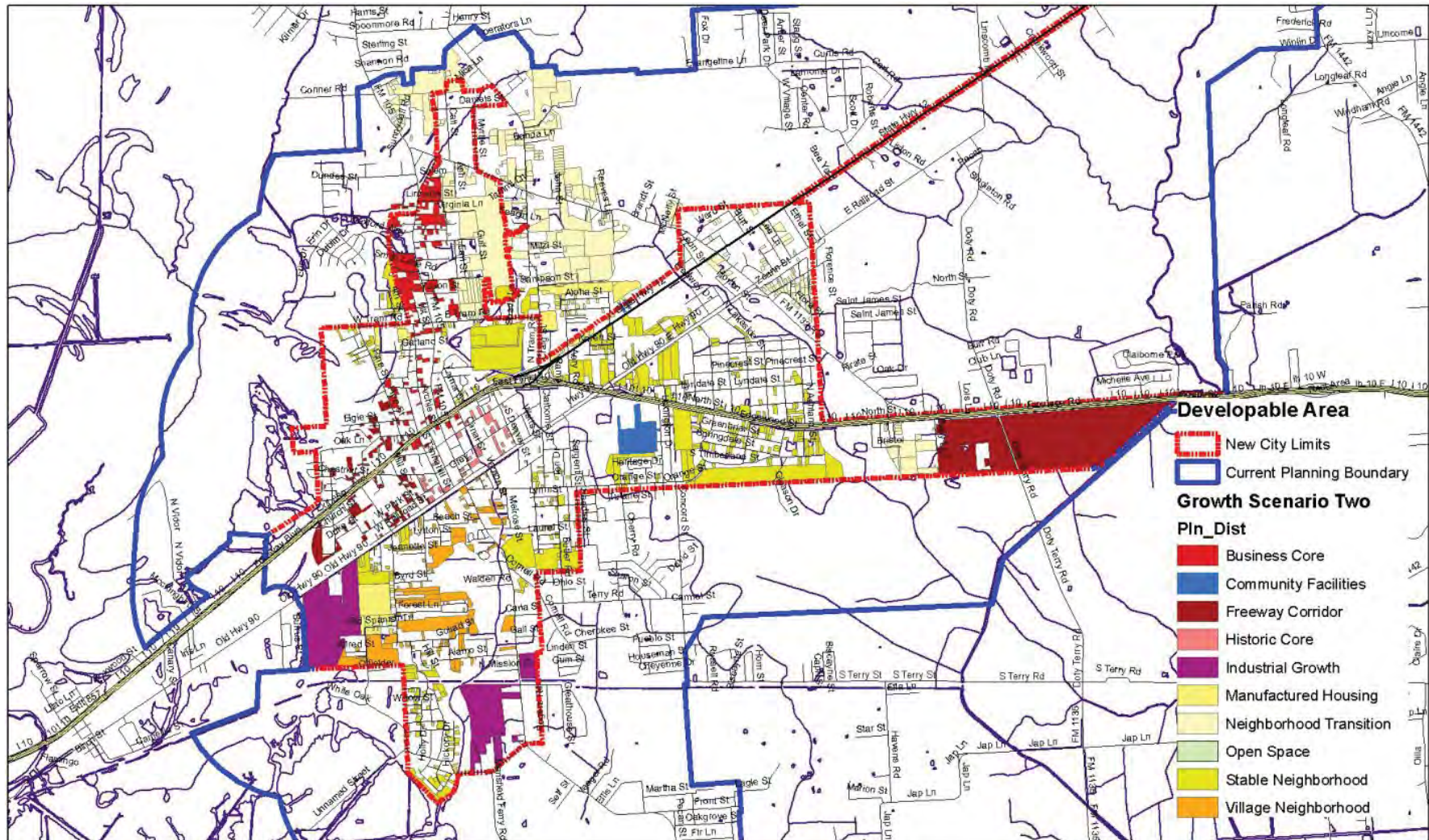
There are some basic strategies that the City of Vidor can take regarding annexation and the control of growth:

- 1) Annex land planned for immediate growth, and try to promote a certain kind of growth in that location.
- 2) Annex land that is intended to be stable, low-intensity, or open space in order that regulatory controls can prevent unbridled growth in those areas.
- 3) Coordinate planning and share information with other local agencies to determine provision of services in areas of civic, environmental, or regional concern.

While none of these policies can ensure that private development occurs, they both can help the City of Vidor exercise some control if it does.

Based on high growth projections for the next twenty years the current city limits should be able to accommodate most growth. Even if the city continues to grow in the same manner, it would require a maximum of about 2,400 acres of developable land.

Developable land within city limits is spread throughout the planning districts, with the minimum area of 27.5 acres available within the Historic Core, and the maximum area of 663.4 acres available within Stable Neighborhoods. If the city focuses growth mainly within the current city limits and around FM 1132 (just outside limits north of the I-10/Hwy 12 interchange), they would have approximately 2,860 acres of developable land to use for growth.



Developable Area by Planning District - Growth Scenario - 2860 Acres - Vidor, Texas



Figure 17: Growth Phasing by Developable Parcels per District. If the city focuses growth mainly within the current city limits and around FM 1132 (just outside limits north of the I-10/Hwy 12 interchange), they would have approximately 2,860 acres of developable land to use for growth.



## NEXT STEPS

There are two planning/governance areas that the City can develop further:

- Public investment
- Regulation of private investment

With regard to public investment, the City has control over community facilities and infrastructure. Community facilities include things like the new City Hall already underway, possible parks expansion, and other community needs identified by city processes. Infrastructure investment, the other branch of public investment, will have a greater impact on where and when parts of the city are developed. Where and in what order streets and utilities are added or renewed will affect the viability of growth and private investment. To this end, the City should continue to develop a Capital Improvements Plan, furthering the work in the Comprehensive Land Use Plan, to establish sequences and priorities for public investment.

The other branch of City involvement is the regulation of private property. This takes two forms: Subdivision Regulations and Zoning. Regulation of subdivision covers the most physical territory as it extends into the Extra Territorial Jurisdiction of the city (including almost all of the Planning Boundary,) and is the broader of the two forms.

This includes street and infrastructure investment requirements, plat submittal and review requirements, and - perhaps most importantly - exactions. Exactions, either in property or in the form of impact fees, are specific items or actions required for the approval of development.

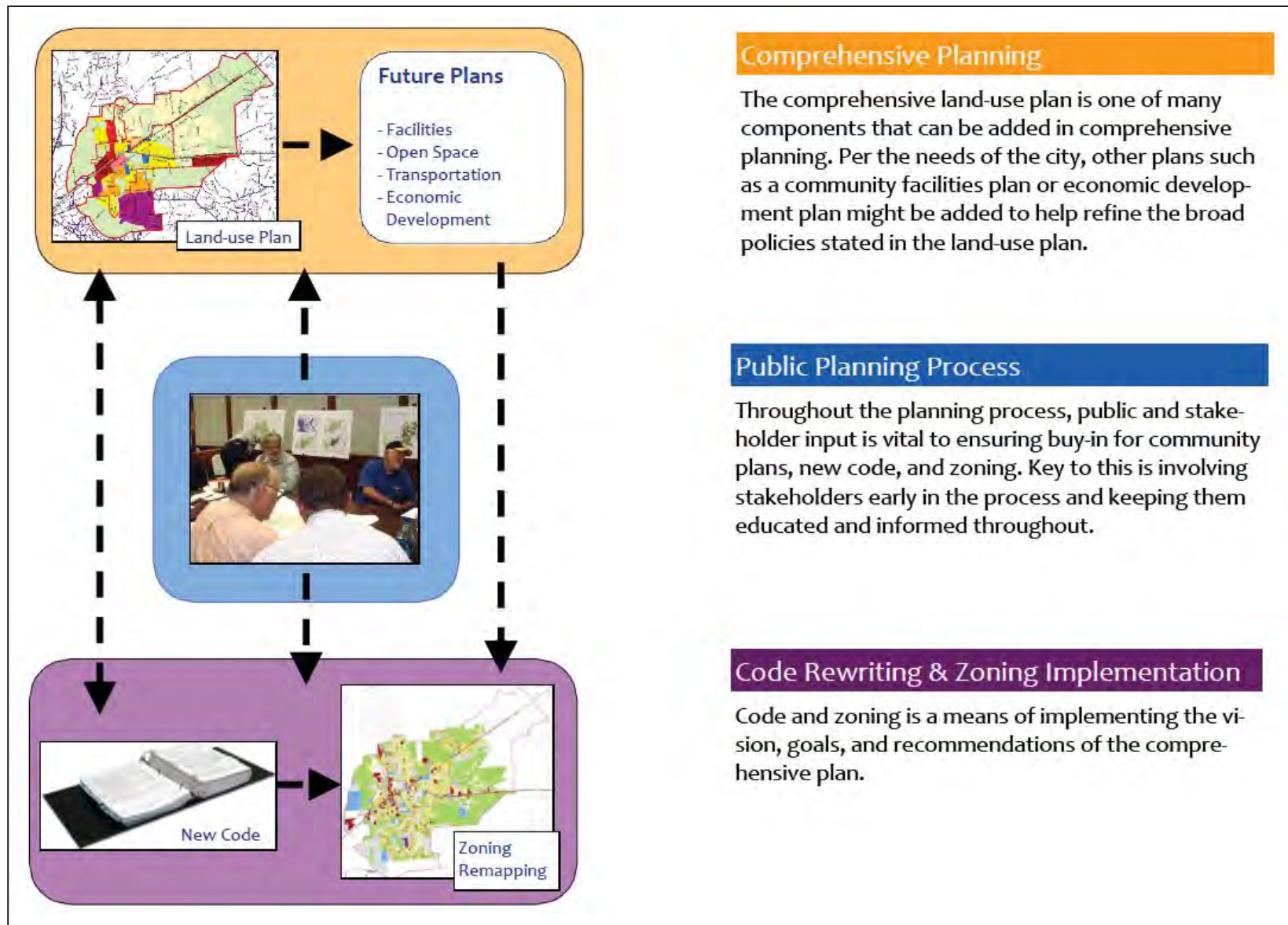
The second method of regulating private property is zoning. A zoning ordinance gives the City the chance to control use, spacing, height, and bulk of development within the city limits. In conformance with the framework laid out in the Land Use Plan, Zoning provides for detailed, specific implementation of the Plan within the city limits. Specific districts regulating specific parcels will ensure that the city changes in the way outlined in the Plan, rather than in an uncontrolled manner.

To these ends the City should work toward the development of plans that address budgeting new infrastructure and other needs of the city; update, revise review and evaluate subdivision regulations; and progress toward the development and adoption of a zoning ordinance. Lastly, throughout the process the city should seek to involve the public and stakeholders. Achieving buy-in and understanding from groups that are impacted by plans is critical to successful planning and implementation.

As discussed throughout this document, any comprehensive plan is a part of an ongoing process of implementation, review, and revision. Therefore, the Plan must be regularly revisited in order to determine if it conforms with then current circumstances, overall changes that might have occurred within the community, the broader region, and the nation as a whole, and to verify the plan's continued conformance with the desires of the community.

Therefore, in order to best assure continued relevance and utility as a planning document, the Plan should be reviewed and updated every five to ten years, or as required by any extraordinary developments that may affect Vidor.

**Figure 18: The Planning Process.** This diagram goes through the next steps and iterations of getting from comprehensive land-use planning to statutory regulations.



# APPENDICES



## APPENDIX A: TRANSPORTATION ANALYSIS

In developing the comprehensive land use plan, the IUS team analyzed regional transportation planning to determine the highest and best use for future land uses and population growth.

### *Regional Transportation Planning*

The South East Texas Regional Planning Commission (SETRPC) is the regional organization in charge of preparing the regional transportation plans for the three counties of Orange, Jefferson, and Hardin. Designated by the Governor of Texas as the Metropolitan Planning Organization (MPO) for the region, SETRPC is the recipient of most regional transportation funding sources. This means the plans developed by SETRPC will impact how and where Vidor will develop.

SETRPC is responsible for developing a twenty-year, comprehensive transportation plan and budget that will address the future needs for growth and social, economic and environmental health. The plan created to address these needs is the Jefferson Orange Hardin Regional Transportation Study (JOHRTS) area Metropolitan Transportation Plan (MTP) – JOHRTS MTP.

As part of the plan, IUS analyzed the JOHRTS-MTP to determine how regional transportation decisions and analysis impact local land-use planning. IUS also looked at other sources for data on transportation systems, patterns, and traffic counts to help determine where to site land uses.



The SETRPC transportation planning area consists of Jefferson, Orange, and Hardin Counties. Source: South East Texas Regional Planning Commission.

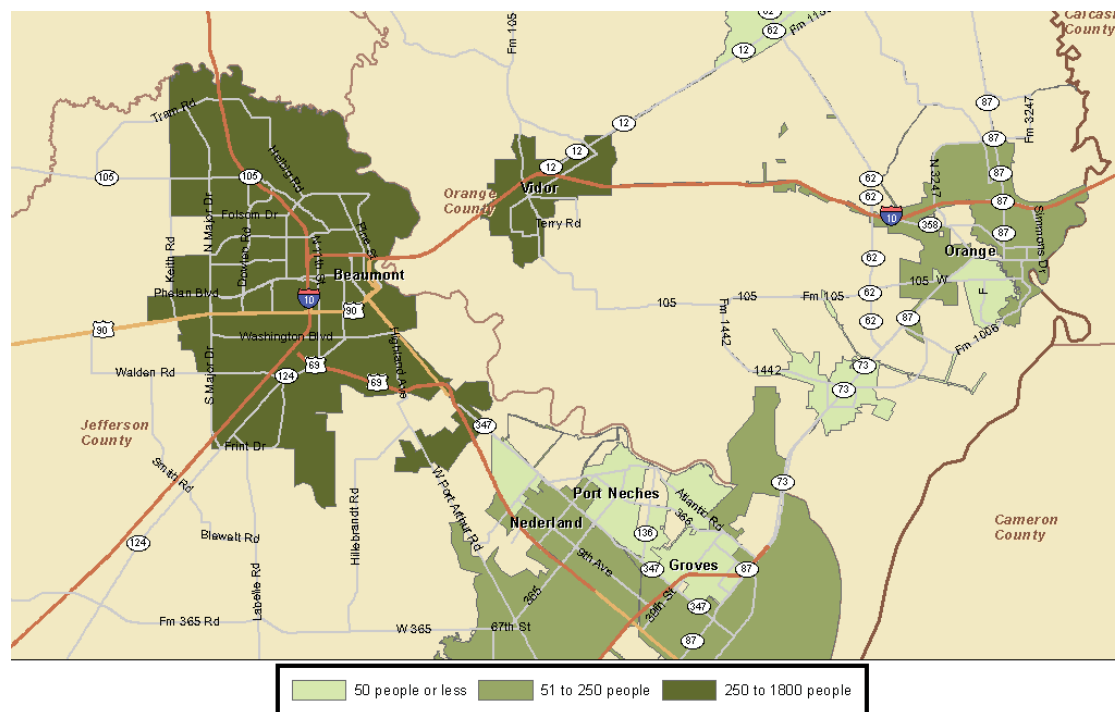
## Commuting Patterns

As of the 2000 Census, Vidor travel time to work was broken into two main groups of commuters, those who commute 19 minutes or less (almost 50% of all commuters) and those who commute between 20 to 34 minutes (about 40% of all commuters). Most Vidor residents commute to only two places in the region with roughly 4 out of 5 commuters working in Vidor (33%) or Beaumont (46%).

## Accidents

One concern for commuters is the high-rates of accidents per capita in Vidor. Between the years of 1997 to 2001, Vidor had the second highest accidents per capita rate in the region<sup>7</sup>. However, while many commuters travel along Interstate 10 (IH-10) to Beaumont or around Vidor, fatal accidents on the interstate accounts for less than five percent of regional accidents with a majority occurring on local streets and state highways (about 80%).

<sup>7</sup> The City of Orange including West Orange and Pinehurst had the highest accident rate per capita.



**Roughly 4 out of 5 Vidor commuters work in either Vidor or Beaumont.** Source: Bureau of Transportation Statistics, ESRI Business Analyst.

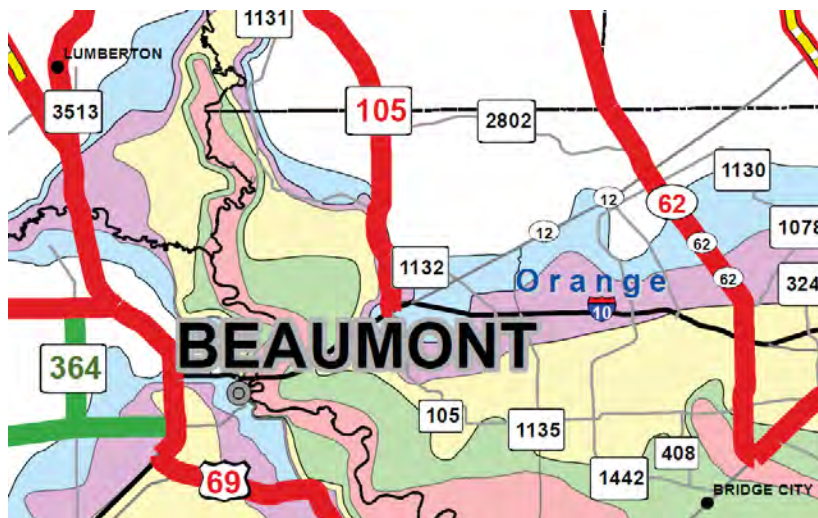
**A majority of fatal accidents occur on local streets and state highways.** Source: South East Texas Regional Planning Commission.

JOHRTS Fatal Accidents by Roadway, 1997 - 2001										
Roadway	Total Accidents					Percentage				
	1997	1998	1999	2000	2001	1997	1998	1999	2000	2001
City Streets	43	50	31	46	53	65%	56%	44%	68%	65%
Interstate Highways	1	3	5	1	7	1%	3%	7%	2%	9%
State Highways	13	18	15	13	11	20%	20%	22%	19%	13%
FM Roads	6	12	10	3	7	9%	14%	14%	4%	8%
County Roads	3	6	9	5	4	5%	7%	13%	7%	5%

Source: Texas Department of Public Safety

### *Transportation Network*

The Vidor transportation network consists of all its roadways, railways, and waterways. This network is important for land-use planning because it will determine where development will occur and at what intensity. For Vidor, the most visible network piece is Interstate 10 (IH-10); a multi-lane divided highway with controlled access. IH-10 runs east-west through the core of Vidor and is currently undergoing planned roadway enhancements and expansion. Another important piece of the road network is highway 105. In addition to being the main north-south road in Vidor, it is a TxDOT designated hurricane evacuation route. With this designation, highway 105 is eligible to receive separate funding and evacuation route enhancements.



Highway 105 is a designated hurricane evacuation route eligible for additional funding and enhancements. Source: Texas Department of Transportation, South East Texas Regional Planning Commission.

Roadway congestion is also a factor in the roadway network. Typically, transportation planners want to keep a level of service standard for roads that allow a stable flow of traffic and where drivers feel comfortable. According to SETRPC data, Vidor highways east and north of town typically have this stable, comfortable flow of traffic; however, the stretch of IH-10 between Vidor and Beaumont and part of 105 just north of the IH-10/105 interchange maintains an irregular flow with peak hour gridlock and congestion. These issues can lengthen and create stressful work commutes, lower air quality, and block or impede emergency services.

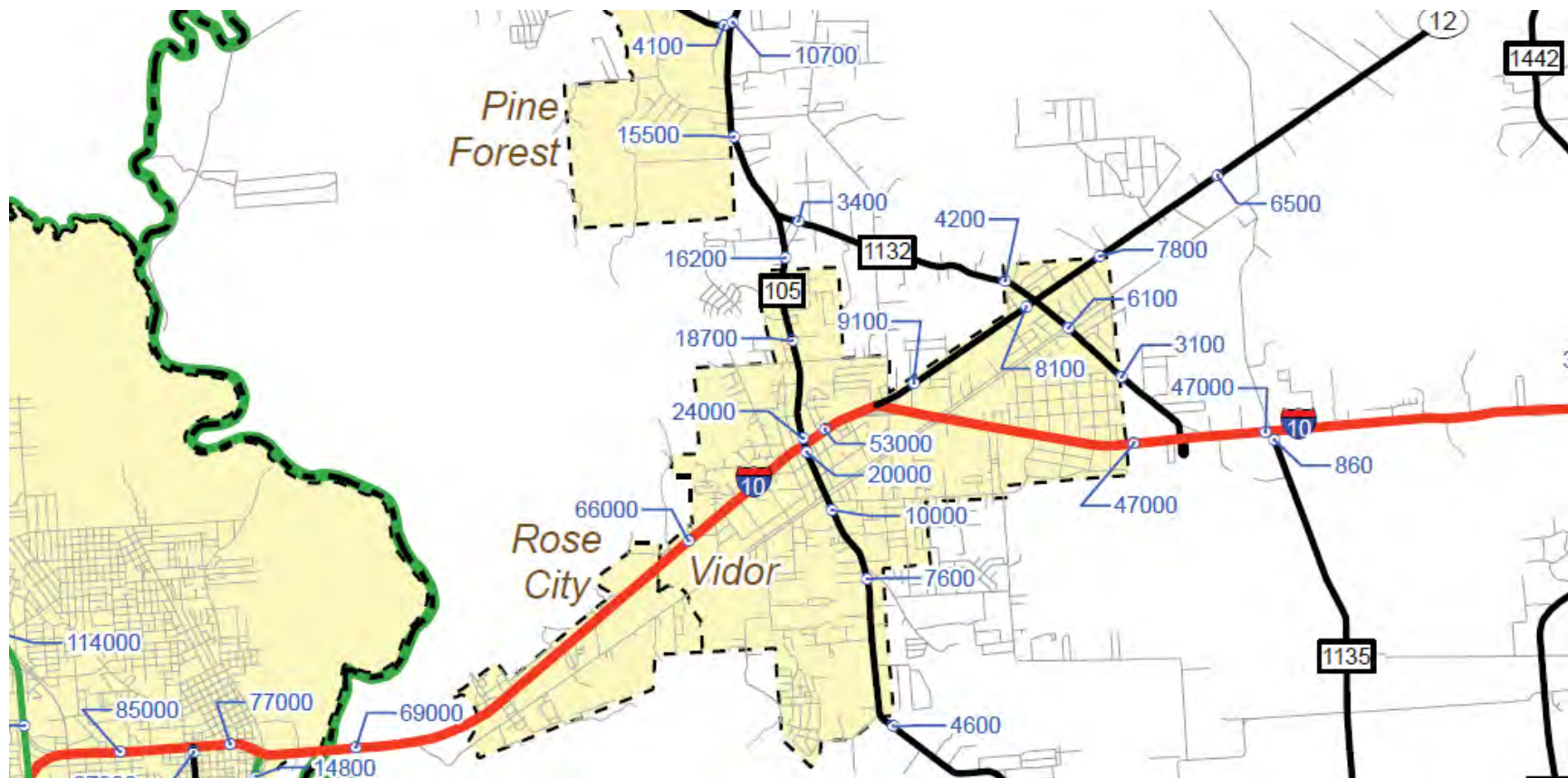
Railways and waterways are also important to land-use because of the co-locational advantages these networks provide for business and freight movement. In sighting industrial and business uses, the location of the Kansas City Southern line (parallel to highway 12), Union Pacific (UP) line (south of Vidor from Orange to Beaumont), and an industrial canal (parallel to the UP line) were considered.



### Traffic Counts

Most daily traffic in Vidor is along IH-10 and highway 105. According to the 2008 TxDOT average annual daily traffic (AADT) counts, IH-10 traffic increases in Vidor (from 47,000 AADT to 66,000 AADT) as drivers approach Beaumont. The highest counts for highway 105 are north and south of the IH-10 underpass. Traffic counts are an important consideration for retail development and land-use planning.

Traffic counts are important considerations for retail site development. Source: Texas Department of Transportation 2008 AADT.



## APPENDIX B: WATERWAY IMPACT ANALYSIS

Looking at economic impacts on the Vidor economy, by far the largest source of jobs is a result of the Sabine Neches Waterway. Direct, induced, and indirect impacts account for approximately 1,700 jobs and 4,300 people in Vidor alone.

Currently, the Jefferson County Waterway and Navigation District is working diligently to dredge the major waterways around Vidor. The study team reviewed these studies and analyzed their impacts on Vidor when determining future jobs and population growth. The plan looked at a low (3%) and high (6%) job growth rate as a result of dredging and applied that analysis to population growth planning.

The following sections are a summary of the findings and analysis conducted.

### *Regional Waterway Impact Summary*

*It is estimated that about 83,692 jobs are directly or indirectly generated by Waterway activities at the private and public marine terminals along the Sabine-Neches Waterway within the Jefferson County Waterway and Navigation District. Of the 83,692 jobs:*

- 14,987 jobs are directly generated by activities at the public and private marine terminals and if such activities should cease, these jobs would be discontinued over the short-term.*
- 13,628 jobs (induced jobs) are supported by the local purchases of the 14,987 individuals directly generated by Waterway activity at the marine terminals.*
- An additional 55,077 indirect jobs were supported by \$3.7 billion of purchases in the local and regional economy by firms providing direct cargo handling and vessel services, as well as the dependent terminal operations (petroleum refineries and petro-chemical plants).<sup>8</sup>*

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8

(Except from the *Jefferson County Waterway and Navigation District: Study For Economic Impact Maintenance Dredging and Economic Impact Deepening and Widening of the Sabine Neches Waterway* conducted by Martin Associates Lancaster, PA)

The methodology in this study was replicated by the planning team and applied to major municipalities within Orange County including Vidor. All population projections are courtesy of the Texas State Demographer's Office. All jobs, growth rate, and regional share numbers are courtesy of the Martin study on the Sabine-Neches waterway.

For more information see,

[http://www.energytexas.com/content/economic\\_development/docs/Martin\\_Study\\_ABSOLUTE\\_FINAL.pdf](http://www.energytexas.com/content/economic_development/docs/Martin_Study_ABSOLUTE_FINAL.pdf)

<http://txsdc.utsa.edu/>

#### Total Regional Impacts

Waterway Impacts	Total Jobs
Direct Impact	14,987
Induced Impact	13,628
Indirect Impact	55,077
<b>Total Impact</b>	<b>83,692</b>

#### Orange County Sub-Regions

Sub-Regions	% of Regional Jobs
City of Vidor*	1.97%
Orange County**	19.12%
City of Orange	7.26%
Other Orange Cnty	11.86%

\* assumed as a % share of county population and land area

\*\* equals Orange + Orange (other)

#### Distribution of Direct Waterway Impacts by Place of Residence

Cities	Share	Direct Jobs
Beaumont	27.11%	4,063
<b>Orange</b>	<b>7.26%</b>	<b>1,088</b>
Port Arthur	16.97%	2,543
Counties/Parishes	Share	Direct Jobs
Jefferson (other)	22.63%	3,392
Jasper	5.80%	869
<b>Orange (other)</b>	<b>11.86%</b>	<b>1,778</b>
Newton	1.08%	162
Hardin	0.93%	140
Calcasieu	2.41%	362
Cameron	0.95%	143
Other Texas	1.99%	299
Other Louisiana	0.70%	105
Other US	0.29%	44
<b>Total</b>	<b>100.00%</b>	<b>14,987</b>



## Regional Transportation Planning

Based on Vidor's share of regional jobs, the number of direct, indirect, and induced jobs was determined for the Orange County and the City of Vidor. Regional job share was found by finding the percentage of *other Orange County* jobs in Vidor. *Other Orange County* jobs are all of the jobs in the county minus jobs in the City of Orange (see formulas to the right). These numbers were used as a baseline to determine the current total impact on population (4,293) and jobs (1,645) of the waterway on the community.

Vidor/OrangeCounty(Other)Job Share Ratio
Vidor/CntyOtherJobsRatio = [CurrentVidorPop]/[CurrentOrangeCnty(Other)Pop]
Vidor/CntyOtherJobsRatio = 11,192/67,532
Vidor/CntyOtherJobsRatio = 0.16572884

Vidor Regional Job %
Vidor Regional Job % = Vidor/CntyOtherJobsRatio * Cnty Other Jobs %
Vidor Regional Job % = 0.16572884 * 0.1186
Vidor Regional Job % = 1.97%

### Vidor Job Share

#### Direct Jobs Impact from Port

Area	Population	% of County Population	Jobs Impact	% of County Jobs	Avg. HH Size	Existing Population from Impact
City of Vidor	11,192	13.1%	295	10.3%	2.61	769
Orange County	85,453	100.0%	2,866	100.0%	2.6	7,450
City of Orange	17,921	21.0%	1,088	38.0%	2.41	2,622
Other Orange Cnty Areas	67,532	79.0%	1,777	62.0%	2.72	4,828

Vidor / Other Orange Cnty Areas Ra 0.16572884

#### Induced Jobs Impact from Port

Area	Population	% of County Population	Jobs Impact	% of County Jobs	Avg. HH Size	Existing Population from Impact
City of Vidor	11,192	13.1%	268	10.3%	2.61	699
Orange County	85,453	100.0%	2,606	100.0%	2.6	6,775
City of Orange	17,921	21.0%	989	38.0%	2.41	2,384
Other Orange Cnty Areas	67,532	79.0%	1,616	62.0%	2.72	4,390

#### Indirect Jobs Impact from Port

Area	Population	% of County Population	Jobs Impact	% of County Jobs	Avg. HH Size	Existing Population from Impact
City of Vidor	11,192	13.1%	1,083	10.3%	2.61	2,825
Orange County	85,453	100.0%	10,531	100.0%	2.6	27,380
City of Orange	17,921	21.0%	3,999	38.0%	2.41	9,637
Other Orange Cnty Areas	67,532	79.0%	6,532	62.0%	2.72	17,743

#### Total Jobs Impact from Port

Area	Population	% of Total Population	Jobs Impact	% of Total Jobs	Avg. HH Size	Existing Population from Impact
City of Vidor	11,192	13.1%	1,645	10.3%	2.61	4,293
Orange County	85,453	100.0%	16,002	100.0%	2.6	41,605
City of Orange	17,921	21.0%	6,076	38.0%	2.41	14,643
Other Orange Cnty Areas	67,532	79.0%	9,926	62.0%	2.72	26,962

## Waterway Job Creation

To determine future impacts a ratio of jobs per tonnage of shipping was established. These ratios were broken down in crude petroleum jobs and all other jobs and analyzed at the regional level. The reason these jobs were split was 1) crude makes up a significant portion of tonnage 2) job growth rates are different for crude vs. other jobs. After these ratios were established the job growth rates were analyzed over the next twenty years for the potential growth rates from port widening improvements.

INDUSTRIES	DIRECT JOBS	JOBS/1000 TONS
CONTAINERS	46	1.24
STEEL	383	0.5
GENERAL CARGO	408	1.12
FOREST PRODUCTS	207	0.33
GRAIN	231	0.17
OTHER DRY BULK	437	0.48
CRUDE PETROLEUM	4,376	0.06
PETROLEUM PRODUCTS	1,855	0.06
CHEMICAL PRODUCTS	6,097	0.49
NOT ALLOCATED	946	
<b>TOTAL JOBS</b>	<b>14,987</b>	

COMMODITY/VESSEL	USAGE
TYPE	Tonnage (1,000)
Chemical Tanker	6,002
LPG	478
General Cargo	1,557
Bulk	4,086
ComboBulk	1,975
Product Tanker	28,750
Crude	73,063
<b>TOTAL TONNAGE</b>	<b>115,911</b>

Direct Jobs	Jobs	Baseline Tonnage	JOBS/ Tonnage (1000)
from crude	4376	73063	0.059893517
from everything else	10611	42848	0.24764283

## All other Rates

### Growth Rate (3% Annual)

Variables	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030
Tonage	42,848	44,133	45,457	46,821	48,226	49,673	51,163	52,698	54,279	55,907	57,584	59,312	61,091	62,924	64,811	66,756	68,758	70,821	72,946	75,134	77,388
Empl. Growth	10,611	10,929	11,257	11,595	11,943	12,301	12,670	13,050	13,442	13,845	14,260	14,688	15,129	15,583	16,050	16,532	17,028	17,538	18,065	18,606	19,165

### Growth Rate (6% Annual)

Variables	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030
Tonage	42,848	45,419	48,144	51,033	54,095	57,340	60,781	64,428	68,293	72,391	76,734	81,338	86,219	91,392	96,875	102,688	108,849	115,380	122,303	129,641	137,419
Empl. Growth	10,611	11,248	11,923	12,638	13,396	14,200	15,052	15,955	16,912	17,927	19,003	20,143	21,351	22,633	23,990	25,430	26,956	28,573	30,287	32,105	34,031

## Crude Rates

### Growth Rate (1.1% Annual)

Variables	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030
Tonage	73,063	73,794	74,532	75,277	76,030	76,790	77,558	78,333	79,117	79,908	80,707	81,514	82,329	83,153	83,984	84,824	85,672	86,529	87,394	88,268	89,151
Empl. Growth	4,376	4,420	4,464	4,509	4,554	4,599	4,645	4,692	4,739	4,786	4,834	4,882	4,931	4,980	5,030	5,080	5,131	5,183	5,234	5,287	5,340

### Growth Rate (3.7% Annual)

Variables	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030
Tonage	73,063	75,766	78,570	81,477	84,491	87,618	90,859	94,221	97,707	101,323	105,072	108,959	112,991	117,171	121,507	126,002	130,664	135,499	140,513	145,712	151,103
Empl. Growth	4,376	4,538	4,706	4,880	5,060	5,248	5,442	5,643	5,852	6,069	6,293	6,526	6,767	7,018	7,277	7,547	7,826	8,116	8,416	8,727	9,050

Based on these growth rates two scenarios were created by adding together the low and high growth rates.

**Scenario A: Low Growth**

Variables	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030
Tonage	115,911	117,927	119,989	122,098	124,255	126,463	128,721	131,031	133,395	135,815	138,291	140,826	143,420	146,076	148,795	151,580	154,431	157,350	160,340	163,402	166,539
Empl. Growth	14,987	15,349	15,721	16,104	16,496	16,900	17,315	17,742	18,180	18,631	19,094	19,570	20,060	20,563	21,080	21,612	22,159	22,721	23,299	23,893	24,504

**Scenario B: High Growth**

Variables	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030
Tonage	115,911	121,185	126,714	132,509	138,586	144,958	151,640	158,649	166,001	173,713	181,806	190,297	199,209	208,563	218,382	228,690	239,513	250,879	262,815	275,352	288,522
Empl. Growth	14,987	15,786	16,628	17,518	18,457	19,448	20,494	21,598	22,764	23,996	25,296	26,669	28,119	29,650	31,268	32,977	34,782	36,689	38,703	40,832	43,081

After direct employment growth numbers were found for the waterway industries, indirect and induced numbers could be derived by taking a ratio share from the direct jobs of the region.

**Regional - Total Job and Population Growth**

**Scenario A: Low Growth**

Impacts	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030
Direct Growth	14,987	15,349	15,721	16,104	16,496	16,900	17,315	17,742	18,180	18,631	19,094	19,570	20,060	20,563	21,080	21,612	22,159	22,721	23,299	23,893	24,504
Induced Growth	13,623	13,952	14,291	14,638	14,995	15,362	15,740	16,127	16,526	16,936	17,357	17,789	18,234	18,692	19,162	19,645	20,142	20,653	21,179	21,719	22,274
Indirect Growth	55,002	56,331	57,697	59,100	60,542	62,024	63,547	65,113	66,722	68,375	70,075	71,823	73,619	75,466	77,364	79,316	81,323	83,386	85,507	87,688	89,930
Total Job Growth	83,612	85,633	87,708	89,842	92,034	94,287	96,602	98,982	101,428	103,942	106,526	109,183	111,913	114,720	117,606	120,573	123,624	126,760	129,984	133,300	136,709

**Scenario B: High Growth**

Impacts	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030
Empl. Growth	14,987	15,786	16,628	17,518	18,457	19,448	20,494	21,598	22,764	23,996	25,296	26,669	28,119	29,650	31,268	32,977	34,782	36,689	38,703	40,832	43,081
Induced Growth	13,623	14,349	15,115	15,924	16,777	17,678	18,629	19,633	20,693	21,812	22,994	24,242	25,560	26,952	28,423	29,976	31,616	33,350	35,181	37,116	39,161
Indirect Growth	55,002	57,933	61,026	64,290	67,736	71,373	75,212	79,266	83,545	88,064	92,836	97,874	103,196	108,817	114,753	121,024	127,649	134,647	142,041	149,853	158,107
Total Job Growth	83,612	88,068	92,769	97,732	102,970	108,498	114,335	120,497	127,002	133,872	141,125	148,785	156,875	165,419	174,444	183,976	194,047	204,685	215,925	227,801	240,349

### Final Vidor Population & Job Growth

After determining Vidor's share of regional job growth and future job creation, a final analysis was conducted to determine how these regional impacts would affect Vidor's future growth and how many people it would add to the existing population. These population additions were added to the baseline population growth analysis to determine the future demand of land use.

#### Vidor - Total Job and Population Growth

##### Scenario A: Low Growth

Impacts	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030
Direct Growth	295	302	310	317	325	333	341	350	358	367	376	386	395	405	415	426	437	448	459	471	483
Induced Growth	268	275	282	288	295	303	310	318	326	334	342	350	359	368	377	387	397	407	417	428	439
Indirect Growth	1,084	1,110	1,137	1,164	1,193	1,222	1,252	1,283	1,314	1,347	1,380	1,415	1,450	1,487	1,524	1,563	1,602	1,643	1,684	1,727	1,772
<b>Total Job Growth</b>	<b>1,647</b>	<b>1,687</b>	<b>1,728</b>	<b>1,770</b>	<b>1,813</b>	<b>1,857</b>	<b>1,903</b>	<b>1,950</b>	<b>1,998</b>	<b>2,048</b>	<b>2,099</b>	<b>2,151</b>	<b>2,205</b>	<b>2,260</b>	<b>2,317</b>	<b>2,375</b>	<b>2,435</b>	<b>2,497</b>	<b>2,561</b>	<b>2,626</b>	<b>2,693</b>
Est. Total Population Growth	4,299	4,403	4,510	4,619	4,732	4,848	4,967	5,089	5,215	5,344	5,477	5,614	5,754	5,899	6,047	6,200	6,356	6,518	6,683	6,854	7,029
<b>Est. Population Addition to base population</b>	<b>-</b>	<b>104</b>	<b>211</b>	<b>320</b>	<b>433</b>	<b>549</b>	<b>668</b>	<b>790</b>	<b>916</b>	<b>1,045</b>	<b>1,178</b>	<b>1,315</b>	<b>1,455</b>	<b>1,600</b>	<b>1,748</b>	<b>1,901</b>	<b>2,057</b>	<b>2,219</b>	<b>2,384</b>	<b>2,555</b>	<b>2,730</b>

##### Scenario B: High Growth

Impacts	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030
Empl. Growth	295	311	328	345	364	383	404	425	448	473	498	525	554	584	616	650	685	723	762	804	849
Induced Growth	268	283	298	314	331	348	367	387	408	430	453	478	504	531	560	591	623	657	693	731	771
Indirect Growth	1,084	1,141	1,202	1,267	1,334	1,406	1,482	1,562	1,646	1,735	1,829	1,928	2,033	2,144	2,261	2,384	2,515	2,653	2,798	2,952	3,115
<b>Total Job Growth</b>	<b>1,647</b>	<b>1,735</b>	<b>1,828</b>	<b>1,925</b>	<b>2,028</b>	<b>2,137</b>	<b>2,252</b>	<b>2,374</b>	<b>2,502</b>	<b>2,637</b>	<b>2,780</b>	<b>2,931</b>	<b>3,090</b>	<b>3,259</b>	<b>3,437</b>	<b>3,624</b>	<b>3,823</b>	<b>4,032</b>	<b>4,254</b>	<b>4,488</b>	<b>4,735</b>
Est. Total Population Growth	4,299	4,528	4,770	5,025	5,294	5,579	5,879	6,196	6,530	6,883	7,256	7,650	8,066	8,505	8,969	9,460	9,977	10,524	11,102	11,713	12,358
<b>Est. Population Addition to base population</b>	<b>-</b>	<b>229</b>	<b>471</b>	<b>726</b>	<b>995</b>	<b>1,280</b>	<b>1,580</b>	<b>1,897</b>	<b>2,231</b>	<b>2,584</b>	<b>2,957</b>	<b>3,351</b>	<b>3,767</b>	<b>4,206</b>	<b>4,670</b>	<b>5,161</b>	<b>5,678</b>	<b>6,225</b>	<b>6,803</b>	<b>7,414</b>	<b>8,059</b>

## APPENDIX C: STATE OF THE COMMUNITY REPORT

To start the May 24, 2010 visioning process, IUS staff presented a “State of the Community” report. The State of the Community is an analysis of existing conditions in Vidor and the region, the development feasibility of land in Vidor, and conceptual ways to grow. This section is a summary of that presentation.

### *Vidor Growth Trends*

Vidor growth trends discuss how the population is anticipated to grow and how much land they will need over the next twenty years. It reviews the potential impact of port expansion on the population growth and how Vidor will age during this period. Additionally, the poster addresses how growth impacts land use demands.

### *Socio-economic & Housing*

This poster discusses demographics including employment, education, income, and households. Additionally, the locations of business clusters are identified.

### *Market Segmentation*

Market segmentation categorizes communities based on demographic characteristics. This sort of analysis is used by marketers and developers to target a community for growth.

### *Land-use Allocation*

The Land-use Allocation comparison analyzes existing Vidor land-uses versus other communities of similar size and demographics. This provides Vidor with a variety of ideas of how communities can grow and how compact or sprawling they can be.

### *Regional Market Trends*

This poster reviews how Vidor fits into the regional economy and how outside forces shape development.

### *Existing Land-use*

Shows what currently exists within Vidor city limits and the Vidor planning area.

### *Land Suitability*

Goes through the four step process of looking at floodplain, wetlands, forests, and soil used by the study team to determine which land is best-suited for future development.

### *Developable Land*

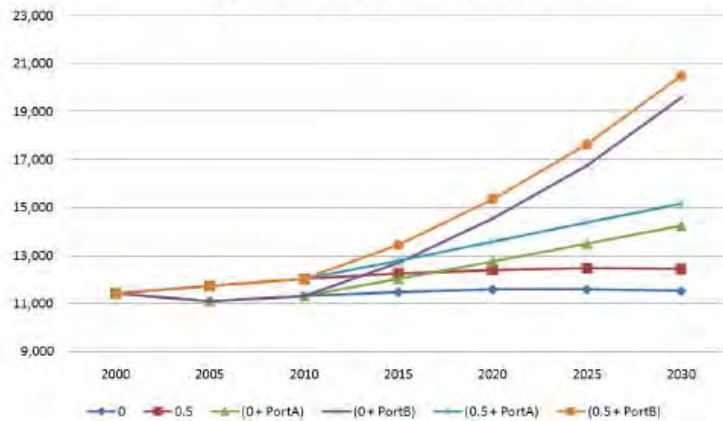
Gives Vidor a basic map that’s recommends areas for growth and no growth based on the suitability analysis.

### *Conceptual Land Policy Maps*

The conceptual land policy maps review how the community could grow and was used to get community members thinking how they want to pursue development. This first draft presented three broad policies areas – Stabilization, Regeneration, and Growth. This information was later used to develop the final plan.

# Vidor Growth Trends

## Population Projection Scenarios



## Growth Scenarios

**Scenario 0** — Zero scenario is a scenario which assumes that immigration and outmigration are equal resulting in growth only through natural increase.

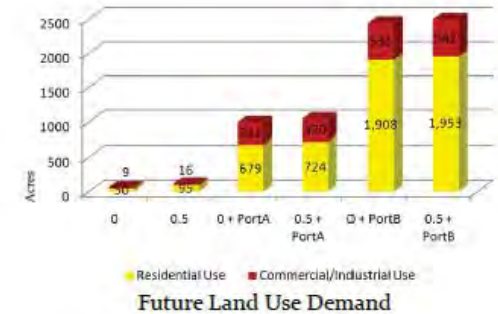
**Scenario 0.5** — This scenario is an average of zero scenario and 1990-2000 scenarios. It assumes rates of net migration one half of those of the 1990s.

**Scenario (0 + Port A)** — Zero scenario plus the impact of a 3% growth rate from jobs created by port facility expansions.

**Scenario (0.5 + Port A)** — Scenario 0.5 plus the impact of a 3% growth rate from jobs created by port facility expansions.

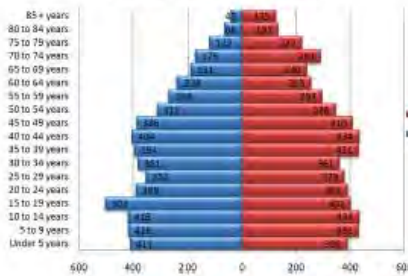
**Scenario (0 + Port B)** — Scenario 0 plus the impact of a 6% growth rate from jobs created by port facility expansions.

**Scenario (0.5 + Port B)** — Scenario 0.5 plus the impact of a 6% growth rate from jobs created by port facility expansions.

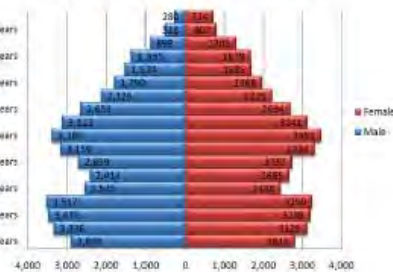


Future Land Use Demand

### 2000 Vidor Age/Sex Cohorts

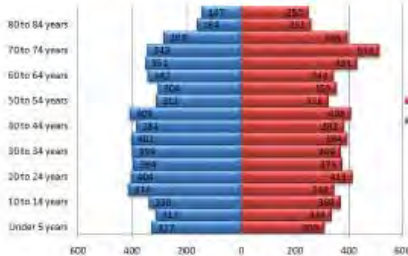


### 2000 Orange County Age/Sex Cohorts

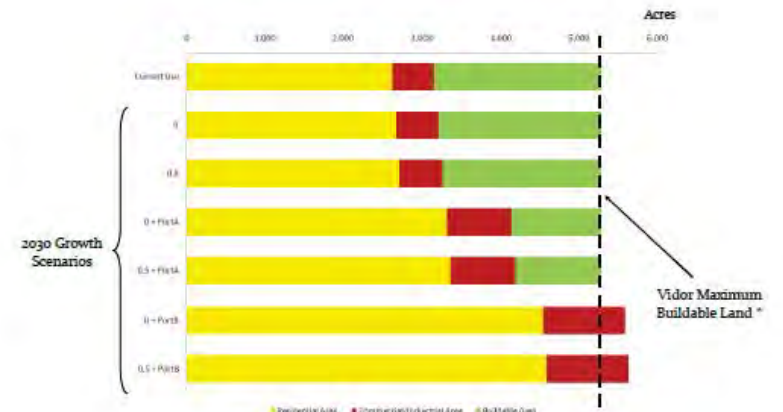
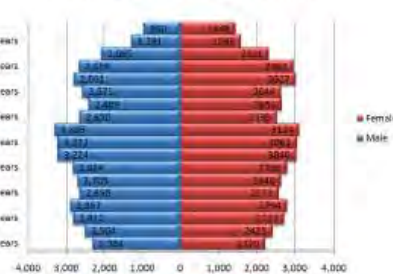


### Population Shifts (2000-2030)

### 2030 Vidor Age/Sex Cohorts



### 2030 Orange County Age/Sex Cohorts



Future Buildable Land Projections

\* Based on current city limits and land/building suitability analysis

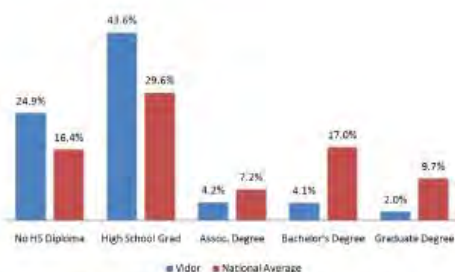
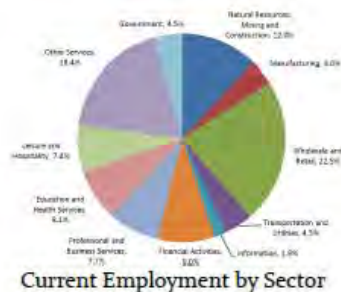




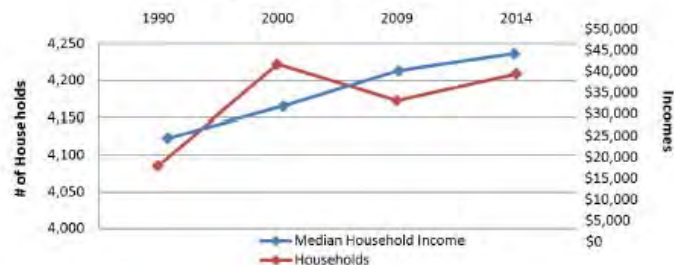
# Vidor Socio-economic and Housing Trends

Current Employment by Occupation

Categories	Vidor	SE Texas
<b>White Collar</b>	<b>42.8%</b>	<b>48.8%</b>
Management/Business/Financial	8.0%	6.1%
Professional	11.7%	18.5%
Sales	11.0%	9.4%
Administrative Support	12.1%	20.7%
<b>Services</b>	<b>22.5%</b>	<b>20.7%</b>
<b>Blue Collar</b>	<b>34.7%</b>	<b>30.5%</b>
Farming/Forestry/Fishing	0.1%	0.1%
Construction/Extraction	13.8%	7.2%
Installation/Maintenance/Repair	5.9%	5.3%
Production	8.1%	10.6%
Transportation/Material Moving	6.8%	7.4%



Households & Income

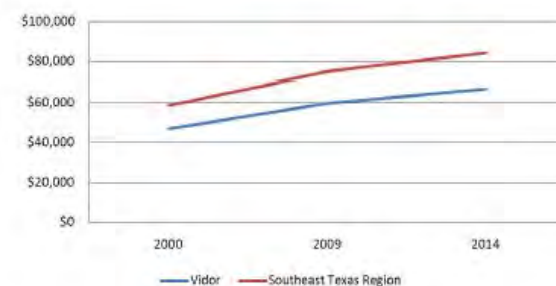


Business Locations and Employment Size

VIDOR LAND USE PLANNING



Homeownership Trends



Median Home Value



# Vidor Market Segmentation

Market Segmentations categorize communities based on socio-economic and demographic characteristics. Applying these characteristics for Vidor, the top five market segments were identified.

## Summary of the city of Vidor

- Small, bedroom communities of hardworking families close to jobs
- Largely lower-middle income families
- Most residents live in single family and mobile homes
- Many work in skilled labor or services sector jobs
- Residents like to hunt, fish, and many own a truck

## Top Five Market Segments

**Definitions in the segment descriptions:**  
 Affluence is high to low.  
 Household type: Family and household.  
 • Family: Married couples with children.  
 • Family: Single parent.  
 • Household: Single.  
 • Household: Shared.  
 Household type: A combination of family and household (shared).  
 Family size: People who are related in the household such as married couple, married couple with children, and single parent.

Segment Legend	Segment Number and Name
The icon background color illustrates the LifeMode Summary Group.	Segment Illustration
The text background color illustrates the Urbanization Summary Group.	LifeMode Group Urbanization Group Household Type Median Age Income Employment Education Residential Recent Moves Activity Interest Activity Media Vehicle



% of Vidor population

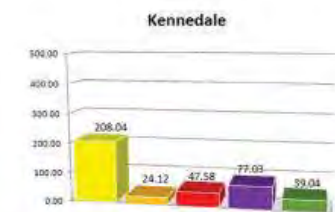
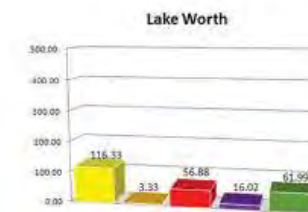
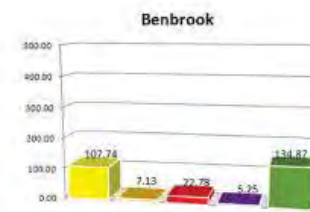
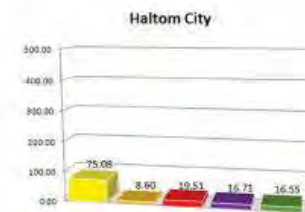
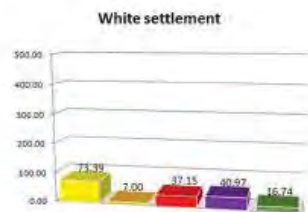
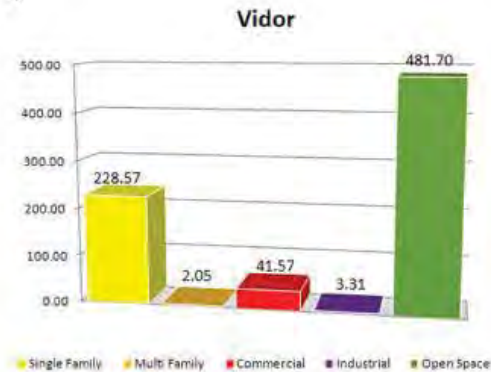
Source: Environmental Systems Research Institute (ESRI) Business Analyst, 2009



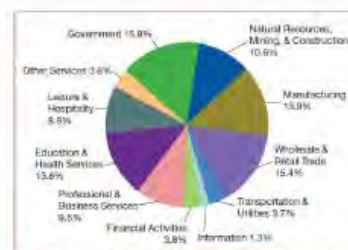
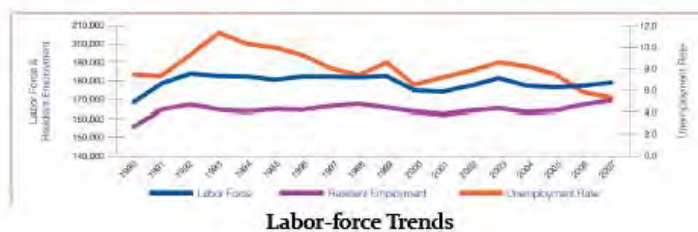


# Land Use Allocation Comparison

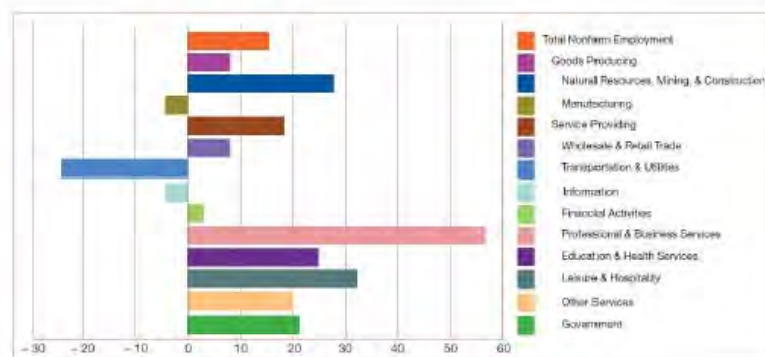
(acres/1000 population)



# Southeast Texas Regional Market Trends



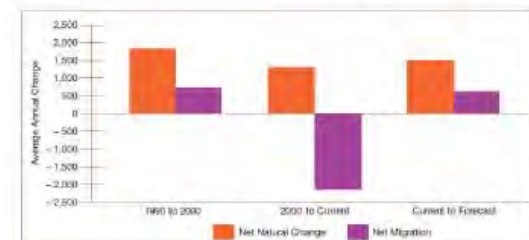
Current Employment by Sector



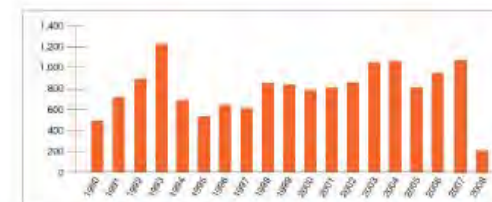
Economic Sectors Growth, 1990—2008



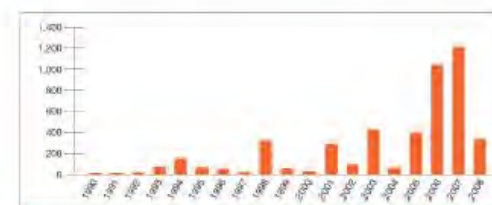
Southeast Texas Region



Population Trends



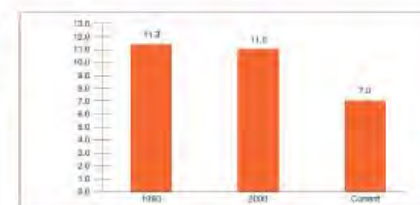
Issued Single Family Building Permits



Issued Multi-Family Building Permits

## Regional Retail Trade, 3Q 2009

Place	Population	Median Household Income	Gross Sales	Outlets	Per Capita Sales	Sales per Outlet	Outlets (per 1000 residents)
Beaumont	111,632	\$42,116	\$540,589,336	1082	\$4,843	\$499,620	9.7
Lumberton	10,953	\$50,499	\$41,813,870	111	\$3,818	\$376,702	10.1
<b>Vidor</b>	<b>11,192</b>	<b>\$42,840</b>	<b>\$40,830,460</b>	<b>141</b>	<b>\$3,648</b>	<b>\$289,578</b>	<b>12.6</b>
Port Arthur	55,795	\$34,290	\$175,795,805	364	\$3,151	\$482,956	6.5
Orange	19,450	\$39,540	\$23,315,772	175	\$1,199	\$133,233	9.0
Port Neches	13,152	\$61,597	\$13,013,893	78	\$989	\$166,845	5.9



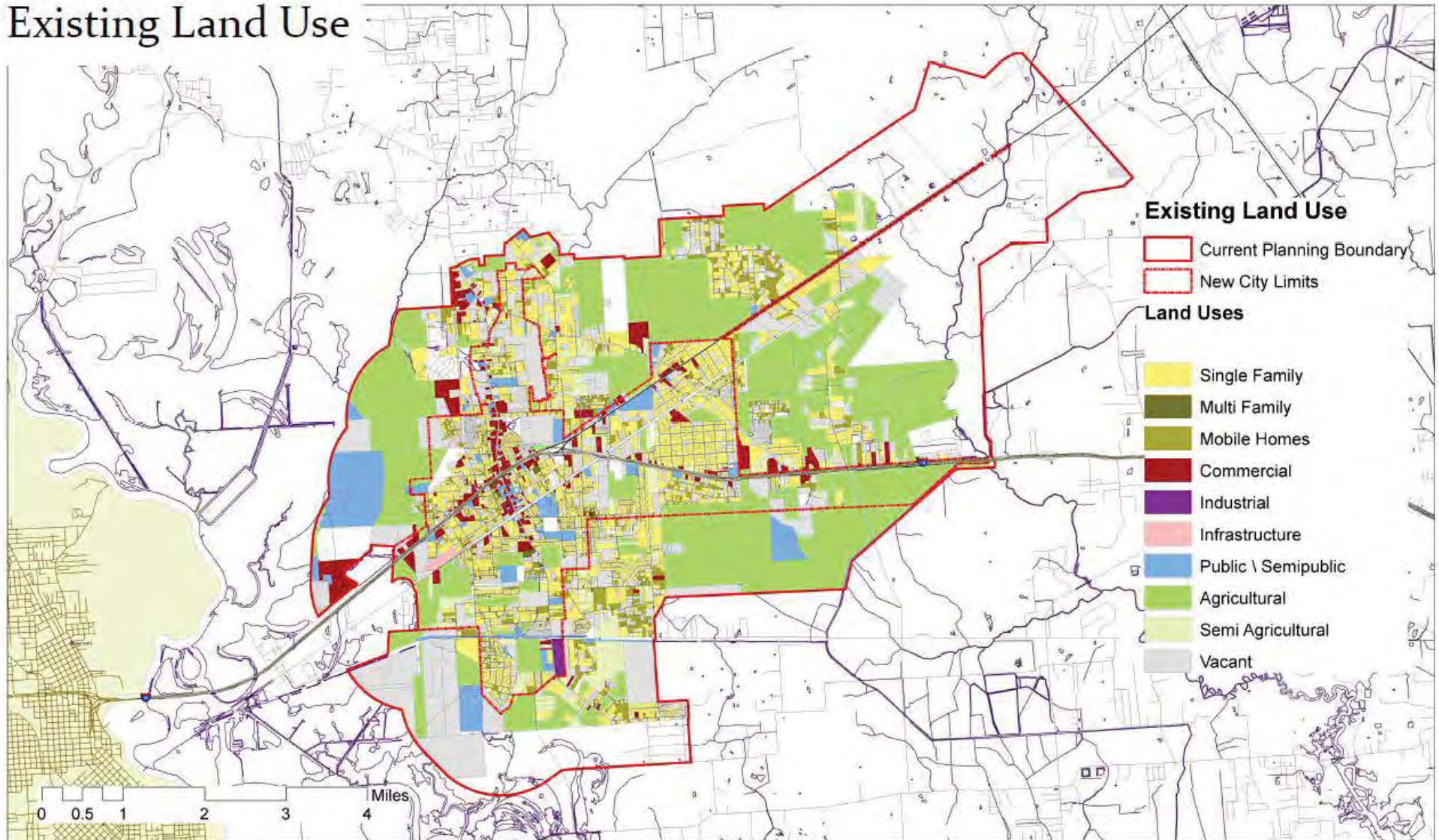
Rental Vacancy Rates

Source: Texas Comptroller of Public Accounts, U.S. Department of Housing and Urban Development





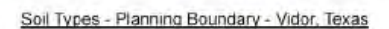
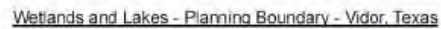
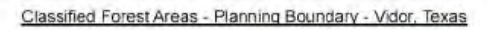
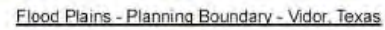
# Existing Land Use



Existing Land Use - Planning Boundary - Vidor, Texas

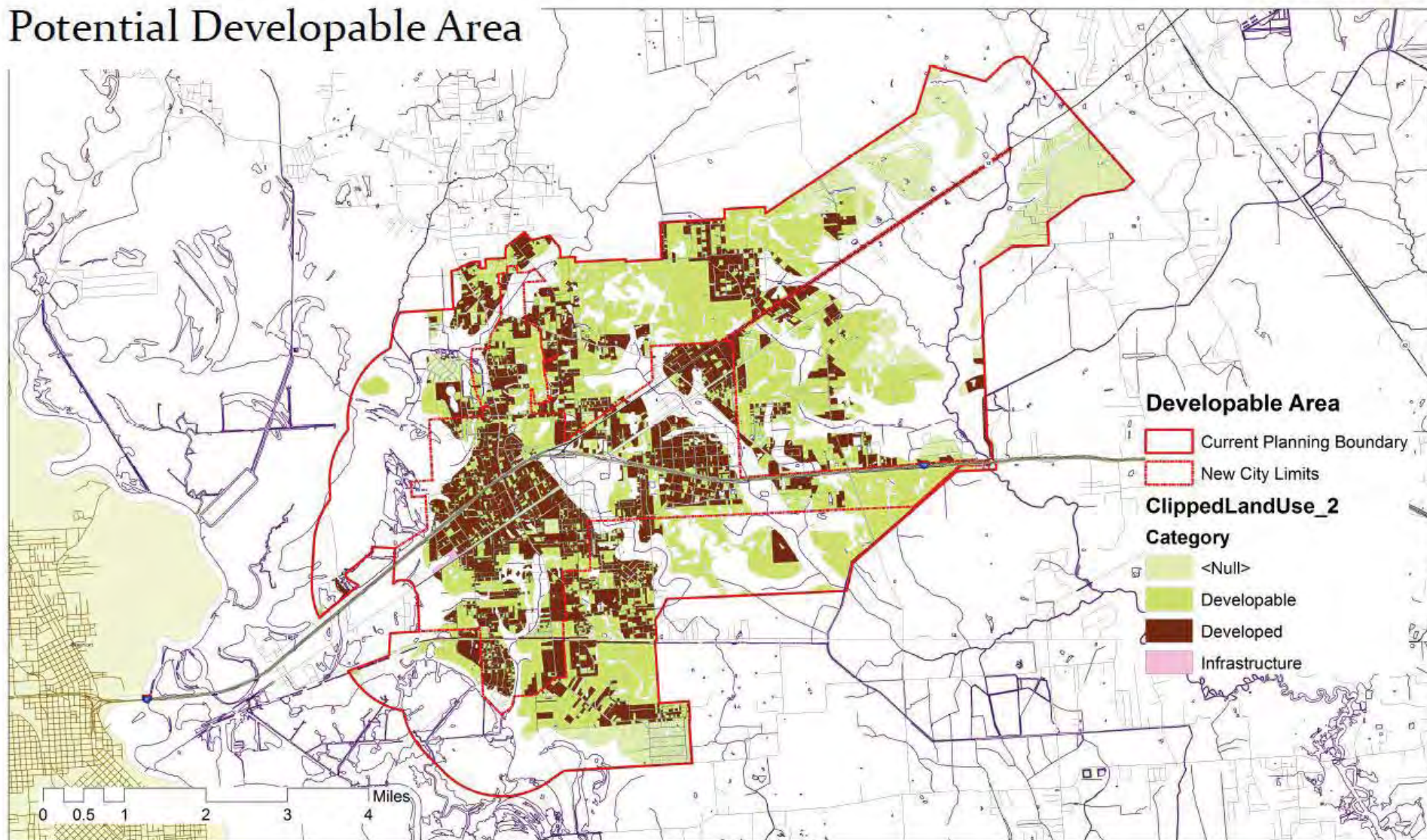








# Potential Developable Area

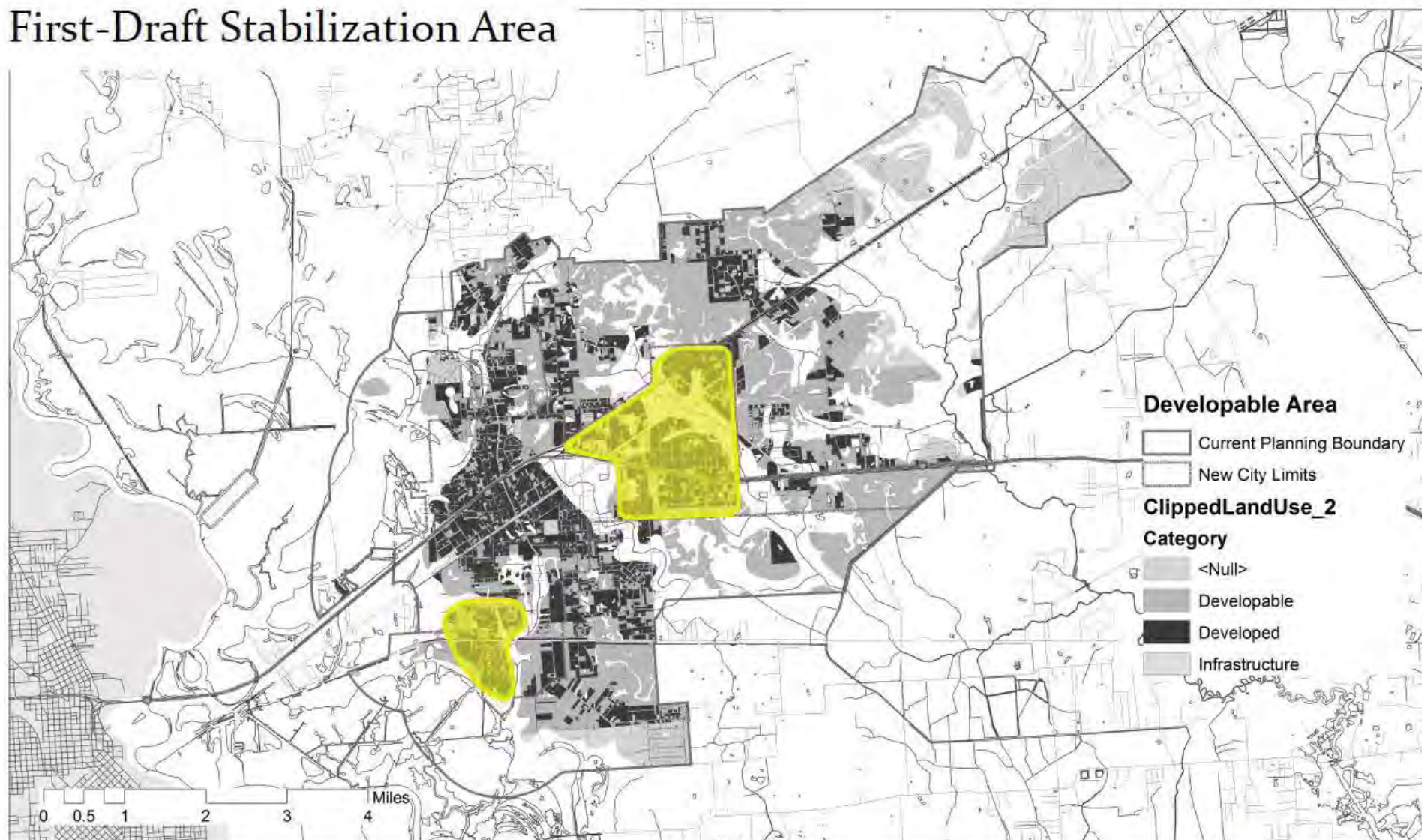


Developable Area - Policy One - Planning Boundary - Vidor, Texas





# First-Draft Stabilization Area

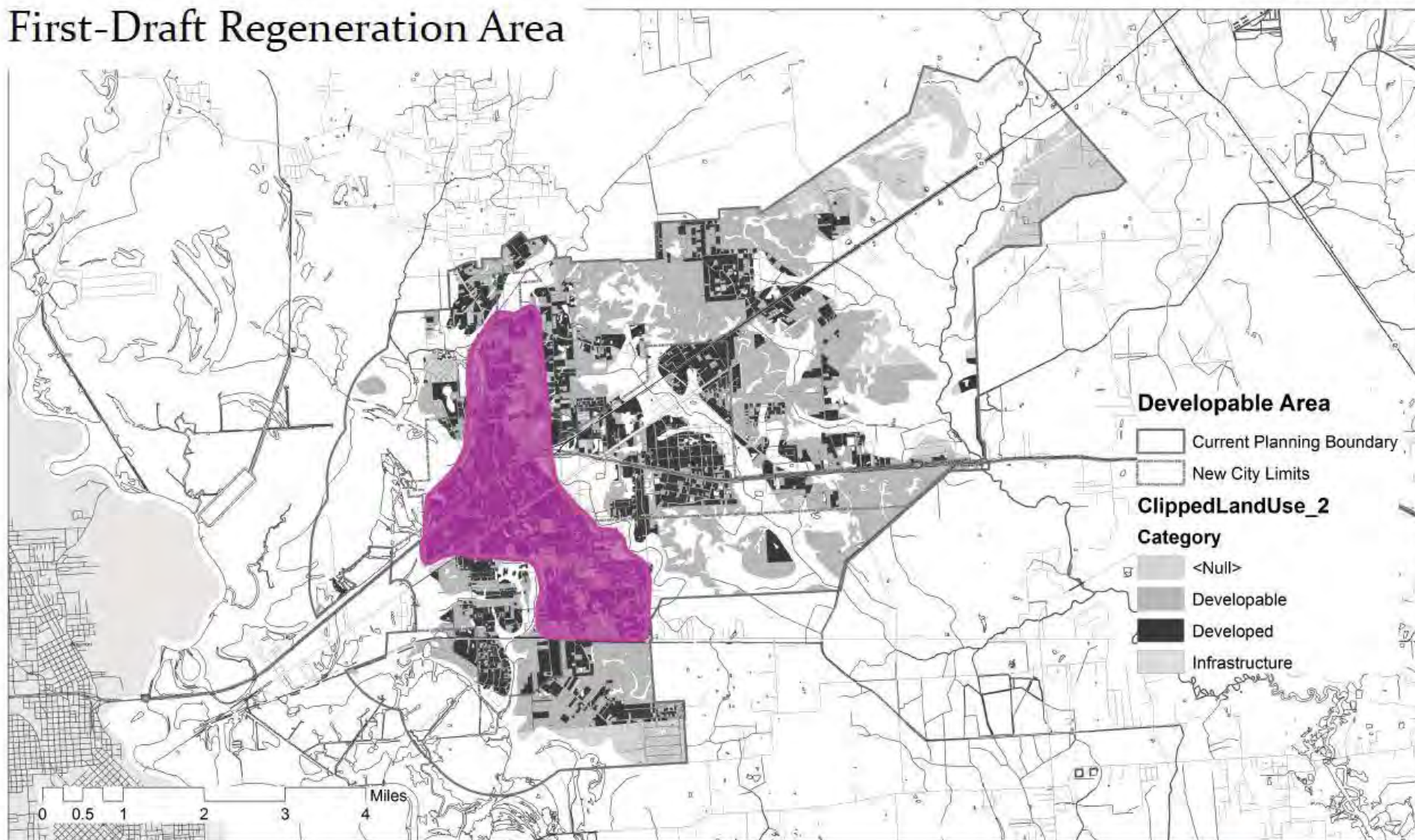


Developable Area - Policy One - Planning Boundary - Vidor, Texas





## First-Draft Regeneration Area

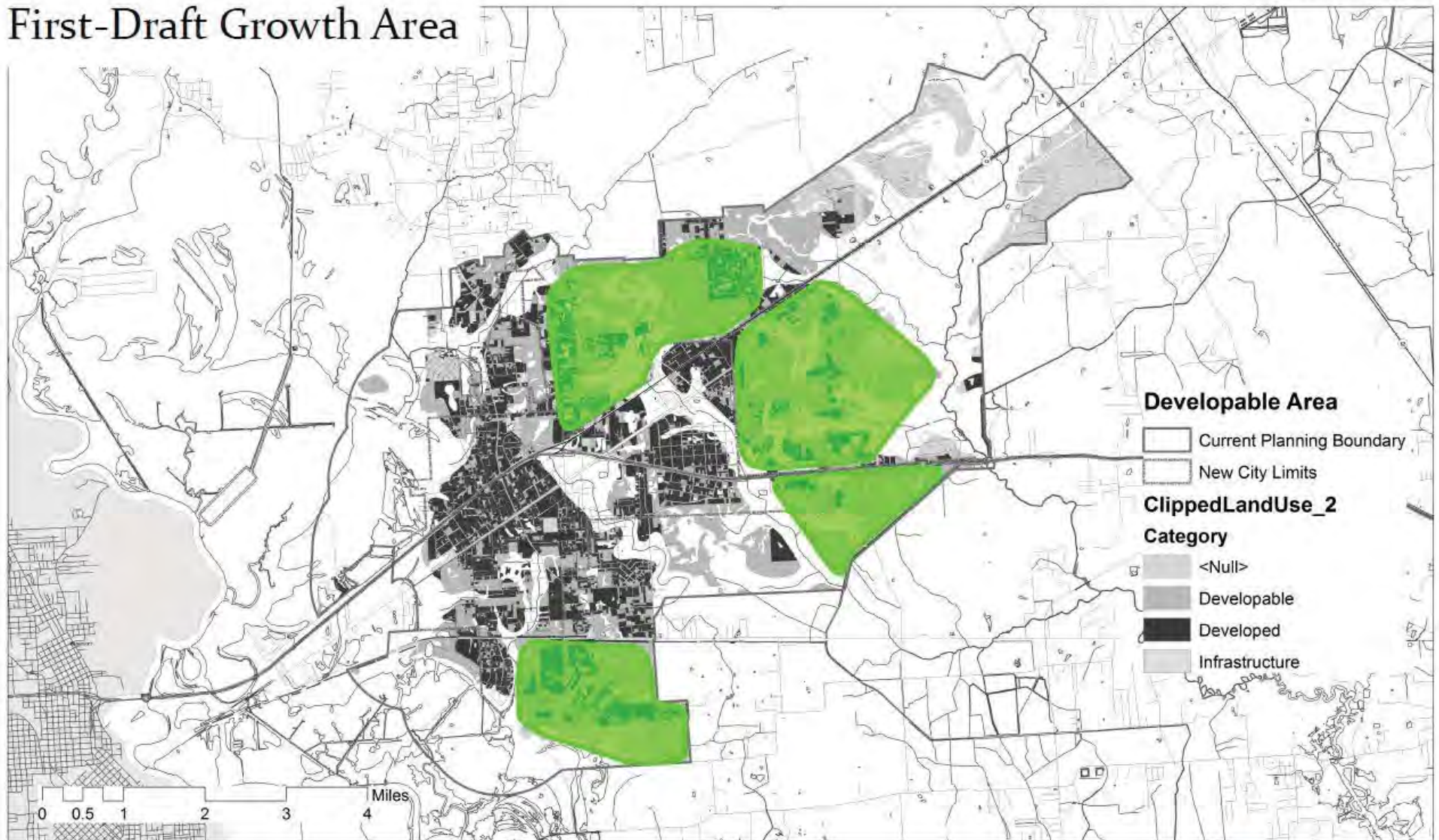


Developable Area - Policy One - Planning Boundary - Vidor, Texas





# First-Draft Growth Area

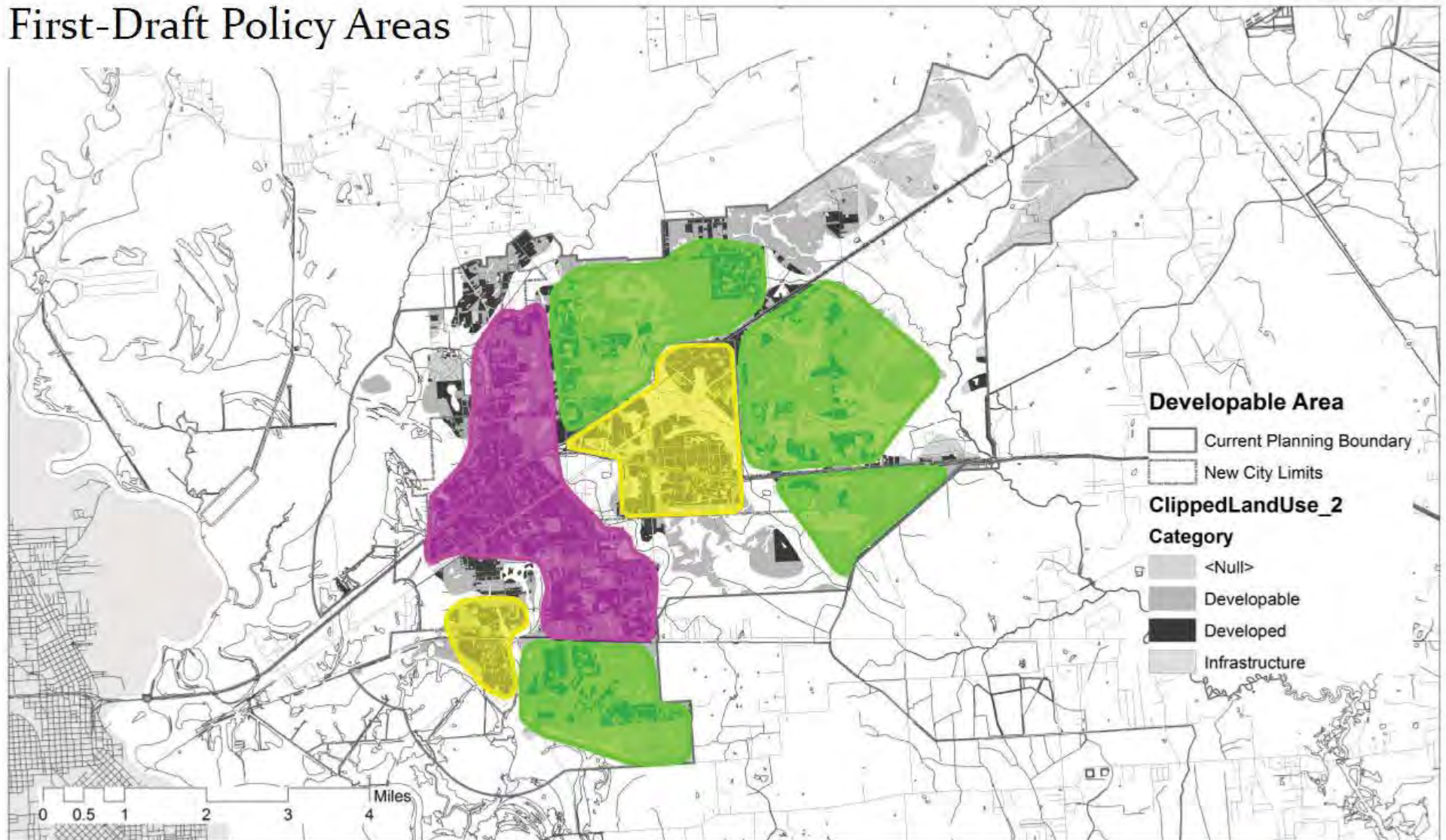


Developable Area - Policy One - Planning Boundary - Vidor, Texas





# First-Draft Policy Areas



Developable Area - Policy One - Planning Boundary - Vidor, Texas





[Back to Main](#)

## **PLANS DEVELOPED TO AFFIRMATIVELY FURTHER FAIR HOUSING**

**[Adoption of FFAST Form](#)** 

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**[Completed FFAST Form](#)** 

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**[FFAST GLO Approval Letter](#)** 

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[Back to Main](#)

*The original document is available at <http://vidor.grt-studies.com/tiki-index.php?page=Plans+Developed+to+Affirmatively+Further+Fair+Housing>*





# CITY OF VIDOR

## OFFICE OF THE CITY SECRETARY

1395 NORTH MAIN STREET

VIDOR TX 77662

Telephone 409.769.5473 • Fax 409.769.8853

Email Address: rhaskins@cityofvidor.com

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### FACSIMILE COVER SHEET

<b>DATE:</b>	January 13, 2012
<b>TO:</b>	Jill
<b>FROM:</b>	Rhonda Haskins
<b>FAX NUMBER:</b>	903-581-4245
<b>NUMBER OF PAGES (including this page):</b>	8
<b>REMARKS:</b>	

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**CITY OF VIDOR  
VIDOR CITY COUNCIL  
REGULAR MEETING  
DECEMBER 8, 2011**

**MEMBERS PRESENT:**

Mayor Crawford  
Mayor Pro-tem Ortego  
Council member Galloway  
Council member Bickham  
Council member Vincent  
Council member Haney

**MEMBERS ABSENT:**

Council member Courtney

**Others Present:** Ricky Jorgensen, City Manager; Frank Messina, City Attorney; Rhonda Haskins, City Secretary; Lorrie Taylor, Supervisor of Accounting & Finance; Brian Barnette, Animal Control; and Dave Shows, Chief of Police

**A. OPENING, PRESENTATIONS AND CITIZENS COMMENTS****A -1. Call to order and the establishment of a Quorum**

A quorum was present and the Regular Meeting of the Vidor City Council began at 6:02 p.m., Mayor Crawford presiding.

**A -2. Invocation and Pledge to the United States Flag and the State of Texas Flag**

Council member Bickham gave the Invocation and Mayor Crawford led the Pledge to the United States Flag and the State of Texas Flag.

**A -3. Proclamation – Vidor High School Football Team Week**

Mayor Crawford read and presented the Vidor High School Football Team Week proclamation to Coach Jeff Mathews. Mayor Crawford proclaimed the week of December 12 – 16, 2011, as Vidor High School Football Team Week.

**A -4. Citizen Comments**

Carl Leboeuf, 150 Lovelady, spoke in opposition of Council passing any ordinance that includes distance requirements from churches or schools that would restrict the sale of alcohol.

*December 8, 2011 Minutes  
Regular Meeting  
Page 1 of 7*

**B. COUNCIL CONSENT AGENDA****B -1. Approval of Accounts Paid and Accounts Payable:**

<b>To Be Paid:</b>	<b>General Fund - \$4,370.70</b>
	<b>Sanitation Fund - \$2,543.84</b>
<b>Paid:</b>	<b>General Fund - \$300,135.62</b>
	<b>Sanitation Fund - \$34,851.29</b>
	<b>Capital Projects (Joe Hopkins Park) - \$472.12</b>
	<b>Emergency Management - \$226.93</b>
	<b>Hotel Occupancy - \$9,315.00</b>

**B -2. Approval of Minutes: Regular Meeting – November 10, 2011**

A motion was made by Council member Bickham, seconded by Mayor Pro-tem Ortego, to **APPROVE CONSENT AGENDA AS PRINTED AND CIRCULATED**. The Council voted five (5) for and none (0) opposed. The motion carried.

**C. COUNCIL REGULAR AGENDA**

**C -7. Consideration and/or possible approval of an ORDINANCE OF THE CITY OF VIDOR, TEXAS AUTHORIZING THE SUSPENSION OF THE EFFECTIVE DATE FOR AN ADDITIONAL NINETY (90) DAYS BEYOND THE JANUARY 2, 2012, EFFECTIVE DATE PROPOSED BY ENTERGY TEXAS, INC., IN CONNECTION WITH ITS RATE INCREASE APPLICATION ENTITLED "APPLICATION OF ENTERGY TEXAS, INC. FOR AUTHORITY TO CHANGE RATES AND TO RECONCILE FUEL COSTS", FILED ON NOVEMBER 28, 2011; AUTHORIZING THE HIRING OF LAWYERS AND RATE EXPERTS; AUTHORIZING THE CITY'S PARTICIPATION TO THE FULL EXTENT PERMITTED BY LAW AT THE PUBLIC UTILITY COMMISSION OF TEXAS, REQUIRING REIMBURSEMENT OF MUNICIPAL RATE CASE EXPENSES; FINDING THAT THE MEETING COMPLIES WITH THE OPEN MEETINGS ACT; PROVIDING A REPEALING CLAUSE; PROVIDING A SEVERABILITY CLAUSE; PROVIDING FOR WAIVER OF A SECOND READING; AND PROVIDING FOR PUBLICATION AND AN EFFECTIVE DATE**

Frank Messina, City Attorney, gave explanation of Entergy's proposed base rate increase of roughly \$112 million dollars. Mr. Messina explained negotiations are between the cities and Entergy Texas, Inc. Mr. Messina explained cities can approve, deny, modify, or suspend the proposed base rate increase. Mr. Messina explained that City action is needed by January 2, 2012 to suspend the effective date of the proposed rate increase for an additional ninety days beyond the January 2, 2012 effective date. Ricky Jorgensen, City Manager, explained there is a steering

*December 8, 2011 Minutes  
Regular Meeting  
Page 2 of 7*

committee looking at the proposed base rate increase. Discussion ensued. A motion was made by Council member Haney, seconded by Council member Galloway, for **Consideration and/or possible approval of an ORDINANCE OF THE CITY OF VIDOR, TEXAS AUTHORIZING THE SUSPENSION OF THE EFFECTIVE DATE FOR AN ADDITIONAL NINETY (90) DAYS BEYOND THE JANUARY 2, 2012, EFFECTIVE DATE PROPOSED BY ENTERGY TEXAS, INC., IN CONNECTION WITH ITS RATE INCREASE APPLICATION ENTITLED "APPLICATION OF ENTERGY TEXAS, INC. FOR AUTHORITY TO CHANGE RATES AND TO RECONCILE FUEL COSTS", FILED ON NOVEMBER 28, 2011; AUTHORIZING THE HIRING OF LAWYERS AND RATE EXPERTS; AUTHORIZING THE CITY'S PARTICIPATION TO THE FULL EXTENT PERMITTED BY LAW AT THE PUBLIC UTILITY COMMISSION OF TEXAS, REQUIRING REIMBURSEMENT OF MUNICIPAL RATE CASE EXPENSES; FINDING THAT THE MEETING COMPLIES WITH THE OPEN MEETINGS ACT; PROVIDING A REPEALING CLAUSE; PROVIDING A SEVERABILITY CLAUSE; PROVIDING FOR WAIVER OF A SECOND READING; AND PROVIDING FOR PUBLICATION AND AN EFFECTIVE DATE.** Roll Call Vote: Council member Haney, aye; Council member Vincent, aye; Council member Bickham, aye; Council member Galloway, aye; and Mayor Pro-tem Ortego, aye. The Council voted five (5) for and none (0) opposed. The motion carried.

#### **C -1. Public Hearing – Fair Housing Activity Statement – Texas form (FHA<sup>ST</sup>)**

Mayor Crawford opened the **Public Hearing – Fair Housing Activity Statement – Texas form (FHA<sup>ST</sup>)** at 6:20 p.m. Ricky Jorgensen, City Manager, explained recently an appointed workgroup completed the State's Fair Housing Activity Statement. Mr. Jorgensen explained the members of the workgroup were Byron Richard, Romeo Lingad, Mike Kilmer, Robert Viator, Jr. and himself. Mr. Jorgensen explained the Public Hearing notice was posted on the bulletin boards at City Hall, was published in the newspaper, and a public comment period was held. Mr. Jorgensen explained the next stage in the process is to hold a Public Hearing so the public can comment. Mr. Jorgensen explained this action is required by the State. Mr. Jorgensen explained the Fair Housing Action Plan is made up of impediments and gave explanation of some of the impediments. Mr. Jorgensen explained in order for the City of Vidor to receive any grant monies or apply for grants, the City would have to have a Fair Housing Plan in place. There were no comments from the public. Mayor Crawford closed the **Public Hearing – Fair Housing Activity Statement – Texas form (FHA<sup>ST</sup>)** at 6:24 p.m.

#### **C -2. Review, amend as necessary, and consider adoption of the final State's Fair Housing Activity Statement – Texas form (FHA<sup>ST</sup> form) which will become the jurisdiction's Fair Housing Action Plan**

Ricky Jorgensen, City Manager, explained this agenda item is for approval of the actual Fair Housing Action Plan. Discussion ensued. A motion was made by Council member Galloway, seconded by Mayor Pro-tem Ortego, for **Review, amend as necessary, and consider adoption**

*December 8, 2011 Minutes  
Regular Meeting  
Page 3 of 7*

**of the final State's Fair Housing Activity Statement – Texas form (FHAst form) which will become the jurisdiction's Fair Housing Action Plan. The Council voted five (5) for and none (0) opposed. The motion carried.**

**C -3. Consideration and/or possible approval of a request from Where The Music Began Committee for hotel occupancy tax monies**

Ricky Jorgensen, City Manager, explained the Hotel Occupancy Tax Committee met today. Mr. Jorgensen explained there were two representatives from Council at the meeting. Mr. Jorgensen explained the committee members were split on whether to approve the request so the request is being brought to Council for consideration. Discussion ensued on the \$3,360.00 request from Where The Music Began Committee for two billboard signs. A motion was made by Mayor Pro-tem Ortego, seconded by Council member Galloway, for **Consideration and/or possible approval of a request from Where The Music Began Committee for hotel occupancy tax monies**. The Council voted four (4) for and one (1) against. The nay vote being Council member Haney. The motion carried.

**C -4. Consideration and/or possible approval of a Special Use Permit pertaining to the keeping of animals – lamb**

Brian Barnette, Animal Control, explained the lamb is for a 4-H project. Mr. Barnette explained the area has been checked and is the proper size, is in excellent condition, and all neighbors agreed to sign the permit request. A motion was made by Mayor Pro-tem Ortego, seconded by Council member Galloway, for **Consideration and/or possible approval of a Special Use Permit pertaining to the keeping of animals – lamb**. The Council voted five (5) for and none (0) opposed. The motion carried.

**C -5. Discussion with legal counsel regarding City's involvement in Texas Alcohol and Beverage Permit and Licensing process and potential adoption of Ordinance regarding the same**

Frank Messina, City Attorney, explained he would like to give Council the framework on how people will apply for the TABC licenses and permits and what the City's involvement will be throughout the process. Mr. Messina explained the first step is for the applicant to print out a form from the TABC or their website. Mr. Messina explained the form has a place for various agencies to sign off on such as Comptroller, City, County, and TABC. Mr. Messina explained the applicants fill out the form and then get authorization from the Comptroller before coming to the City; once they come to the City for authorization a background check will be done on individuals but not on companies. Mr. Messina explained the next step will be to go to the County Clerk for authorization and then to the County Judge if the application is for "BF" or "BQ" (beer/wine off-premise); if the application is for "RM" (restaurant) this is handled at the TABC. Discussion ensued.

*December 8, 2011 Minutes  
Regular Meeting  
Page 4 of 7*

**C -6. Consideration and/or possible approval of an ORDINANCE OF THE CITY OF VIDOR ("CITY"), ORANGE COUNTY, TEXAS, AMENDING THE CODE OF ORDINANCES BY AMENDING CHAPTER 14, ARTICLE II, BY ADDING SECTION 14-32 (FEES), 14-33 (PREREQUISITE APPROVAL BEFORE CITY'S AUTHORIZATION OF PERMIT AND LICENSE), AND 14-34 (ENFORCEMENT AND PENALTIES); WHICH SHALL ALLOW THE CITY TO CHARGE A \$250.00 PROCESSING FEE AND TEXAS ALCOHOLIC AND BEVERAGE CODE FEE; WHICH REQUIRES PREREQUISITE CERTIFICATION FROM OTHER AGENCIES AS REQUIRED BY THE CITY SECRETARY; AND PROVIDES FOR ENFORCEMENT AND PENALTIES; PROVIDING A REPEALING CLAUSE; PROVIDING A SEVERABILITY CLAUSE; PROVIDING FOR WAIVER OF A SECOND READING; AND PROVIDING FOR PUBLICATION AND AN EFFECTIVE DATE**

Frank Messina, City Attorney, explained this ordinance will have a fee section, prerequisite section, and an enforcement of penalties section. Mr. Messina explained under the fee section, there will be two fees charged – (1) Processing fee of \$250.00 and (2) as authorized by the TABC code, one-half of what the State charges for a "BF" and "BQ" permit (off-premise) which is \$120.00 so the City of Vidor can charge \$60.00. Mr. Messina explained for "RM" (restaurant) permit the State charges \$6,000.00 but there is an exception in the statute that says the City cannot start charging for the first three years. Discussion ensued. Mr. Messina explained regarding the prerequisite section, this allows the City Secretary discretion on what will be asked for before signing off on the request. Mr. Messina explained currently the only thing that is asked for is a signature from the Comptroller and if you are an individual that you have a background check done by the Police Department. Mr. Messina explained regarding the penalty section there is a \$200 per day penalty for violations of this statute. Mr. Messina explained there are ordinances on the books and it is Council's call if Council wants to address this issue but they are effectively moot because they were nullified by the vote. Council member Haney stated he felt the City should not pay to have the ordinances taken out. A motion was made by Council member Galloway, seconded by Mayor Pro-tem Ortego, for **Consideration and/or possible approval of an ORDINANCE OF THE CITY OF VIDOR ("CITY"), ORANGE COUNTY, TEXAS, AMENDING THE CODE OF ORDINANCES BY AMENDING CHAPTER 14, ARTICLE II, BY ADDING SECTION 14-32 (FEES), 14-33 (PREREQUISITE APPROVAL BEFORE CITY'S AUTHORIZATION OF PERMIT AND LICENSE), AND 14-34 (ENFORCEMENT AND PENALTIES); WHICH SHALL ALLOW THE CITY TO CHARGE A \$250.00 PROCESSING FEE AND TEXAS ALCOHOLIC AND BEVERAGE CODE FEE; WHICH REQUIRES PREREQUISITE CERTIFICATION FROM OTHER AGENCIES AS REQUIRED BY THE CITY SECRETARY; AND PROVIDES FOR ENFORCEMENT AND PENALTIES; PROVIDING A REPEALING CLAUSE; PROVIDING A SEVERABILITY CLAUSE; PROVIDING FOR WAIVER OF A SECOND READING; AND PROVIDING FOR PUBLICATION AND AN EFFECTIVE DATE.** Roll Call Vote: Council member Haney, aye; Council member Vincent, aye; Council member



Bickham, aye; Council member Galloway, aye; and Mayor Pro-tem Ortego, aye. The Council voted five (5) for and none (0) opposed. The motion carried.

**C -8. Consideration and/or possible approval of a RESOLUTION to Establish a Fund Balance policy in compliance with GASB 54**

Lorrie Taylor, Supervisor of Accounting & Finance, explained this action is required by GASB 54 and has to be adopted by the end of the year. Ms. Taylor explained the intent of this pronouncement is to improve the usefulness to readers of financial statements and to standardize the way funds are reported. Ms. Taylor explained on the City's fund balance there are two categories – unassigned and assigned. Ms. Taylor explained that GASB came up with five classifications of fund balance that will be required with those being (1) Non-spendable Fund Balance, (2) Restricted Fund Balance, (3) Committed Fund Balance, (4) Assigned Fund Balance, and (5) Unassigned Fund Balance. Ms. Taylor gave explanation of each of the classifications as included in the Resolution. Ms. Taylor explained the City is required to do this and these procedures will be implemented immediately. Ms. Taylor explained the three classifications the City will be using will be (2) Restricted Fund Balance, (3) Committed Fund Balance, and (5) Unassigned Fund Balance and gave explanation on each classification. Ms. Taylor explained this will be standard practice that will have to be implemented on a uniform basis that will help readers of financial statements. Ms. Taylor explained under Minimum Unassigned Fund Balance – The City's goal is to achieve and maintain an unassigned fund balance in the general fund equal to 50% of expenditures. The City considers a balance of less than 25% to be cause for concern, barring unusual or deliberate circumstances. In the event that the unassigned fund balance is calculated to be less than the policy stipulates, the City shall plan to adjust budget resources in subsequent fiscal years to restore the balance. Ms. Taylor explained she does not see a problem in meeting this requirement of 25% but the 50% will be a goal due to fluctuating numbers and feels it is common for cities our size to not be at the 50% amount. Ms. Taylor explained the City should be good if it stays within 25% - 50%. Ms. Taylor explained she has had the auditor review the Resolution and the Fund Balance Policy and the auditor does not have any problems with either document. Discussion ensued. A motion was made by Council member Galloway, seconded by Mayor Pro-tem Ortego, for **Consideration and/or possible approval of a RESOLUTION to Establish a Fund Balance policy in compliance with GASB 54**. Roll Call Vote: Council member Haney, aye; Council member Vincent, aye; Council member Bickham, aye; Council member Galloway, aye; and Mayor Pro-tem Ortego, aye. The Council voted five (5) for and none (0) opposed. The motion carried.

**C -9. Consideration and/or possible action to close the FY2006 1<sup>st</sup> Time Sewer TXCDBG 726689 Bank Account with Capital One Bank**

Lorrie Taylor, Supervisor of Accounting & Finance, explained she spoke with Randy Blanks, David Waxman, Inc., who contacted the State to make sure they had all documents, etc. for this grant. Ms. Taylor explained the State has come out and conducted the audit, everything is in place, and Mr. Blanks has received the administratively complete letter. Ms. Taylor explained

*December 8, 2011 Minutes  
Regular Meeting  
Page 6 of 7*

this is a housekeeping item because the City will not use this account and there is no reason to keep it open. A motion was made by Council member Galloway, seconded by Mayor Pro-tem Ortego, for **Consideration and/or possible action to close the FY2006 1<sup>st</sup> Time Sewer TXCDBG 726689 Bank Account with Capital One Bank.** The Council voted five (5) for and none (0) opposed. The motion carried.

**C-10. Consideration of the approval of the certification of the 2011 assessed tax roll for the City of Vidor as certified and submitted by Lynda Gunstream, Tax Assessor Collector**

Lorrie Taylor, Supervisor of Accounting & Finance, explained this is an annual agenda item usually in December. A motion was made by Council member Galloway, seconded by Mayor Pro-tem Ortego, for **Consideration of the approval of the certification of the 2011 assessed tax roll for the City of Vidor as certified and submitted by Lynda Gunstream, Tax Assessor Collector.** The Council voted five (5) for and none (0) opposed. The motion carried.

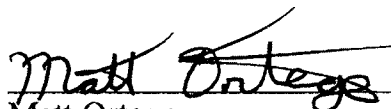
**C-11. Consideration of the approval of the certification of the 2011 delinquent tax roll for the City of Vidor as certified and submitted by Lynda Gunstream, Tax Assessor Collector**

Ricky Jorgensen, City Manager, explained this is another annual agenda item. A motion was made by Council member Galloway, seconded by Mayor Pro-tem Ortego, for **Consideration of the approval of the certification of the 2011 delinquent tax roll for the City of Vidor as certified and submitted by Lynda Gunstream, Tax Assessor Collector.** The Council voted five (5) for and none (0) opposed. The motion carried.

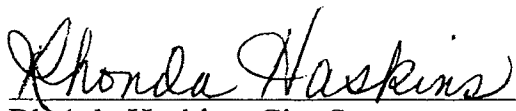
**C-12. Consideration of Adjournment**

A motion was made by Council member Galloway, seconded by Mayor Pro-tem, for **Consideration of Adjournment.** The Council voted five (5) for and none (0) opposed. The motion carried and the Regular Meeting of the Vidor City Council adjourned at 7:01 p.m.

*These minutes approved January 12, 2012.*

  
Matt Ortego  
Mayor Pro-tem, City of Vidor

ATTEST:

  
Rhonda Haskins, City Secretary

*December 8, 2011 Minutes  
Regular Meeting  
Page 7 of 7*

## Fair Housing Activity Statement – Texas

**Recognizing that each jurisdiction is unique, this Fair Housing Activity Statement - Texas is intended to be used in conjunction with the Analysis of Impediments, Phase I as a form to help the applying jurisdictions perform assessments of their impediments to fair housing choice, plan actions to address identified impediments, and communicate their plans to the State of Texas and HUD.**

BEFORE beginning to fill out this form, each jurisdiction should:

- (1) Participate in the regional FFAST Form training.
- (2) Review the 2010 Texas Interim Phase I AI in detail;
- (3) Gather relevant information (see instructions in Appendix A);
- (4) Convene a FFAST Working Group to assess the data collected in #2 and fill out the FFAST form (see instructions in Appendix A.)

**Impediment #1** Protected classes may experience disparities in home mortgage lending and high cost loans.

**No local action is required at this time.**

**Impediment #2** There is inadequate information available to the real estate community, governments and the public about fair housing requirements and enforcement procedures.

**No local action is required at this time.**

**Impediment #3** The public is not sufficiently aware of their Fair Housing rights and how to obtain the assistance necessary to protect those rights.

1. Consistent with the Fair Housing Act, the State of Texas, and funded sub-recipients should continue to promote and conduct events to celebrate April as Fair Housing Month, and direct sub-recipients to do the same. These events can demonstrate support for fair housing and build awareness.

☒ We will commit to undertake Fair Housing Month activities. (Check all that apply.)

- ☒ Passage of a resolution by our governing body.
- ☐ Activities in schools.
- ☒ Placing posters in public buildings.
- ☒ Governing body will hold a special hearing to solicit input from the community.
- ☐ Other. Please specify.

When will you undertake these activities? ☐ 2011 ☒ 2012 ☐ 2013

☐ Not Applicable (Explain)

2. Consistent with the Fair Housing Act, the State of Texas and funded sub-recipients have historically conducted fair housing activities at various times of the year and should continue to fund, depending on sufficient appropriations, or collaborate with public and private agencies, organizations and groups to plan and conduct fair housing activities.

☒ We will conduct/sponsor/fund in fair housing activities at various times of the year other than —April as Fair Housing Monthll. Attach a description of these activities and identify the organizations and agencies you have worked with.

When will you do this? ☐ 2011 ☒ 2012 ☐ 2013

☐ Not Applicable (Explain)

**Impediment #4** "Not in my Backyardll (NIMBY) may be an impediment to fair housing in Texas communities.

1. NIMBY opposition needs to be anticipated and planning and outreach should occur on the front end of projects. To mitigate defensive and reactive responses, planning should include strategies for education, outreach and marketing that provide accurate information and promote the positive aspects and benefits of affordable housing to build support among community residents.[1]

2. The Department of Housing and Urban Development (HUD) provides extensive information about Fair Housing and examples at [www.hud.gov](http://www.hud.gov). Generally communities should consider:

- Working with local officials, editorial boards, religious and civic organizations and other community leaders to initiate education programs.
- Seeking opportunities to present information to community organizations by requesting to be placed on their meeting agendas.
- Including a visit to the Group Home residence as part of an education program.
- Answering all questions.

- Talking with local neighborhood leaders, including elected representatives, and setting up a neighborhood meeting.
- Setting up a liaison committee consisting of advocates, group residents, and neighborhood residents to discuss issues.
- Identifying areas that meet AFFH targets where the community supports development, has worked with community groups and potentially uses funds to assist the development of multi-family affordable housing.

☐ We have developed an anti-NIMBYism action plan. [Attach a copy or description]

☒ We will develop an anti-NIMBYism action plan. (Designate who will be responsible for developing this plan.)  
When will you do this? ☐ 2011 ☐ 2012 ☒ 2013

☐ Not Applicable (Explain)

**Impediment #5** Certain governmental policies and practices may not meet current HUD policy concerning affirmatively furthering fair housing. Jurisdictions should act to ensure that their policies and procedures affirmatively further fair housing, address mal-distribution of resources, and that they do not unnecessarily impact housing choice.

1. As part of certifying that a community is affirmatively furthering fair housing, jurisdictions that have long-term infrastructure plans should review them to determine if the plan promotes racial concentrations or otherwise inadvertently results in disparate treatment of members of protected classes. While not intended to direct a community to hire a consultant, it is anticipated that a community will review its long-term infrastructure plans as part of this recommended action. In reviewing the project list (Appendix F of the Phase 1 AI) there are many projects that are listed as being of community-wide benefit. The records do not indicate the actual location of projects or provide adequate discussion of how the projects benefit the entire community.

☒ We have a long-term infrastructure plan and will review the plan to determine if it promotes racial concentrations or otherwise inadvertently results in disparate treatment of members of protected classes as it relates to the availability of housing.

When will you do this? ☒ 2011

☐ Not Applicable (Explain)



☐ We have already collected information on the locations of protected populations and have adequate information for insuring that new projects with —citywide benefitsll will not perpetuate illegal differences in treatment.

☒ We will use the information in the AI to ensure that proposed projects do not perpetuate illegal differences in treatment.

When will you do this? ☒ 2011

☐ Not Applicable (Explain)

2. As it has been determined under federal law that Fair Housing applies to all federal housing and community development funds, to reduce —siloingll the fair housing component into only housing-related programs, fair housing should be considered in all activities for all local community planning staff.

☐ We have determined that consideration of Fair Housing implications has already been incorporated into all aspects of planning in this jurisdiction. [Please attach supporting documentation.]

☒ We will review and insure that Fair Housing implications are addressed in all aspects of planning in this jurisdiction in a manner consistent with the guidelines provided by the state at the FFAST form training and maintain documentation of that review.

When will you do this? ☐ 2011 ☐ 2012 ☒ 2013

☐ Not Applicable (Explain)

3. It would be beneficial for local elected officials to require senior staff of any subrecipient such as a city or county—including managers and attorneys—to receive available Fair Housing training within the first 12 months of their employment or engagement.

☐ We have a policy in place providing for all senior staff – including managers and attorneys – to receive Fair Housing training within their first 12 months on the job, and for long-term senior staff to receive regular updated training. [Attach copy of policy]

☒ We do not have such a policy and will develop and implement one.

When will you do this? ☐ 2011 ☐ 2012 ☒ 2013

☐ Not Applicable (Explain)

4. As part of what is usually a common initial training by the associations that provide education opportunities for newly-appointed board members or newly-elected council or commissioners court members of cities and counties, the state should request that training include specific information on the Fair Housing Act—with a discussion of affirmatively furthering fair housing obligations.

**No local action is required at this time.**

5. Local communities should consider limiting the concentration of infrastructure improvements like wastewater treatment, solid waste disposal, or similar necessary but not desirable infrastructure projects in residential areas where there are concentrations of protected classes.

☐ We have an official policy that limits the concentration of certain infrastructure improvements. [Attach a copy.]

☐ We have official policies and procedures that take the location of protected classes into account when deciding where to locate undesirable infrastructure improvements. [Attach a copy.]

☒ We do NOT have limits on the concentration of undesirable infrastructure improvements or policies and procedures that take the residential location of members of protected classes into account, but will develop formal limits or official policies and procedures.

When will you do this? ☐ 2011 ☐ 2012 ☒ 2013

☐ Not Applicable (Explain)

6. Communities electing to provide publicly financed housing incentives should be requested to call for recipients to engage in affirmative marketing.

☐ We have a policy requiring Affirmative Marketing Plans from developers seeking tax abatements or other supports for new housing.

☐ We do not have such a policy and will develop and implement one.

When will you do this? ☐ 2011

☒ Not Applicable (Explain)

The City has not elected to provide publicly financed housing incentives but acknowledges its obligation to develop a policy should it provide publicly financed housing incentives in the future.

7. If a jurisdiction is a non-entitlement community, when working in LMI areas to replace roads or other infrastructure, the jurisdiction should consider making application for additional sources of funding to provide assistance to repair substandard housing associated with the project (i.e., TDHCA or HUD.)

☐ We formally consider accessing supplementary funds when infrastructure proposals are developed. [Attach policies.]

☒ We have not consistently done this in the past and we will develop a process to formally consider making housing funding applications when funds for infrastructure projects are sought.

When will you do this? ☐ 2011 ☐ 2012 ☒ 2013

☐ Not Applicable (Explain)

8. Most infrastructure projects take into account items like curb cuts, sidewalks, hearing and visually impaired indicators at intersections. When approving non-federally funded projects, similar special needs construction should be required for infrastructure improvements. Projects should also address other legacy discrimination issues, such as accessibility in public areas like courthouses, community centers and other high traffic areas.

☒ We currently require that applications for non-federally-funded infrastructure projects are ADA compliant and address other legacy discrimination issues.

☐ We do not have such a requirement. We will develop one.

When will you do this? ☐ 2011

☐ Not Applicable (Explain)

9. Each jurisdiction applying for Community Development Block Grant funds or other federal housing and community development funds should submit a Fair Housing Activities Statement – Texas (FHA<sup>ST</sup>) with their application, reviewing their infrastructure needs and housing needs and how the proposed activity promotes fair housing or results in more equitable treatment of protected classes. Projects with community-wide benefits should be accompanied by explicit commitments on the part of the local jurisdictions to undertake additional activities to affirmatively further fair housing along with a monitoring and reporting process.

☒ We submit a FFAST form.

When will you begin to do this? ☒ 2011

☐ Not Applicable (Explain)

10. As part of the non-housing disaster recovery program, jurisdictions should consider low-income areas and areas populated principally by members of protected classes to determine the potential for flooding and consider making infrastructure expenditures to help protect the impacted communities—including colonias.

☐ We have reviewed LMI areas and areas populated principally by members of protected classes, and prioritized infrastructure expenditures to help protect the impacted communities—including colonias.

☒ We have not done this in the past but will conduct such a review and consider these infrastructure projects in the future.

When will you do this? ☒ 2011

☐ Not Applicable (Explain)

11. If applicable, all policies should be reviewed regarding denying applicants' access to disaster recovery CDBG funds if their residence is located in the flood plain. If the policy does not allow participation by restricting building in flood plains, then the policy should be assessed to see if alternative housing programs could be implemented for the residents. Local jurisdictions should analyze the results and see if protected classes are more frequently harmed by flood plain restrictions. This action does not apply to the GLO CDBG Disaster Relief Fund that limits property purchase —unless TXCDBG receives satisfactory evidence that the property to be purchased was not constructed or purchased by the current owner after the property site location was officially mapped and included in a designated flood plain.

☐ We have completed this review and analysis and will take action on our findings.



☐ We have not completed this review and analysis. We will do so and take appropriate actions based on our findings for Round 2 programs.

When will you do this? ☐ 2011

☒ Not Applicable (Explain)

The City does not have a policy in effect that would deny applicants access to disaster recovery CDBG funds if their residence is located in the flood plain.

12. When an entire community is in a flood plain, the community should establish clear standards that allow for proper elevation or relocation, and that also allows for visitability/special needs considerations consistent with state<sup>[3]</sup> and federal law.

<sup>[3]</sup> Texas Government Code Section 2306.514

☐ We have established clear standards that allow for proper elevation of homes or for relocation, and also allow for visitability/special needs considerations consistent with state and federal law. [Attach documentation.]

☐ We have not developed these standards but will do so for Round 2 programs.

When will you do this? ☐ 2011

☒ Not Applicable (Explain)

Our entire community is not in a flood plain.

13. Local jurisdictions that accommodated the relocation of disaster survivors resulting in concentrations of protected class survivors in specific areas should establish Moving to Opportunity Programs and include renters in their Moving to Opportunity Programs as defined under Round 2.

☐ This action step applies to our jurisdiction. We will establish a Moving to Opportunity Program for disaster survivors as part of our Round 2 housing recovery program.

When will you do this? ☐ 2011

☒ Not Applicable (Explain)

Our City does not have concentrations of disaster survivors in specific areas that are a result of accommodating their relocation. By way of clarification, the city did not decline to accommodate the relocation of disaster survivors but there were no relocations of disaster survivors that resulted in concentrations.

14. Consistent with the process established in the Conciliation Agreement, local jurisdictions and state agencies should work together to determine a demographic and economic profile of victims of the natural disaster and establish goals for assisting these populations in no less that the proportions they were impacted by the disaster. These goals should be performance goals and disaster recovery funds should be extended incrementally in a manner to ensure that these populations are equitably assisted with benefits.

☒ We will cooperate with state agencies to carry out this action step.

When will you do this? ☒ 2011

☐ Not Applicable (Explain)

15. All infrastructure programs funded with disaster recovery funds should be designed so that any publicly accessible infrastructure projects and associated facilities are fully accessible to persons with disabilities.

☐ We have established clear policies and procedures to insure that all infrastructure programs funded with disaster recovery funds will be designed so that any publicly accessible infrastructure projects and associated facilities are fully accessible to persons with disabilities. [Attach documentation.]

☒ We have not developed these standards and policies; we will do so for Round 2 infrastructure projects. The person or entity responsible for developing these standards will be

City of Vidor

When will you do this? ☐ 2011

☐ Not Applicable (Explain)

16. Consistent with the Conciliation Agreement, family and elderly public housing units damaged or destroyed by the disaster should be reconstructed or repaired in a manner that affirmatively furthers fair housing utilizing disaster recovery funds within 24 months of approval of the initial application for disaster recovery assistance for the local jurisdiction.

☐ We affirm that family and elderly public housing units damaged or destroyed by the disaster will be reconstructed or repaired in a manner that affirmatively furthers fair housing utilizing disaster recovery funds within 24 months of submission of the initial application for disaster recovery assistance by the local jurisdiction.

☒ Not Applicable (Explain)

We do not have any public housing units within our city limits.

**Impediment #6** Governmental entities at all levels do not appear to have been proactive in the enforcement of both the Fair Housing Act and the obligation to affirmatively further fair housing. The State and subrecipients should implement a robust and effective structure for identifying and pursuing suspected violations.

1. Given the potential for increase in Fair Housing enforcement action by federal and state agencies and private organizations, an ongoing fair housing testing program for areas that receive federal housing and community development funds could be beneficial to protect state agencies and sub-recipients from potential repayment. Fair housing enforcement is a valid use of CDBG funding and can be used to establish testing programs by agencies trained in HUD testing procedures. The state, or local jurisdictions combining together, should consider conducting tests in areas that include the following: steering in sales and rental; the denial of and different terms and conditions based on race, national origin, familial status, and disability in sales and rental; predatory and disparate terms and conditions in lending and insurance; and foreclosure modification schemes targeting minority neighborhoods. The state should also consider education to applicable entities on self-testing and self-correction.

- ☐ We currently have a testing program for Fair Housing violations.  
☐ We do not have a testing program for Fair Housing violations and plan to establish one.

When will you do this? ☐ 2011 ☐ 2012 ☐ 2013

☒ Not Applicable (Explain)

We fully agree with the need for an ongoing fair housing testing program for areas that receive federal housing and community development funds, however we feel it would be inappropriate for the city to perform this testing. It is our belief it is in the best interest of all parties for the testing to be performed in a manner totally independent of the local government .

2. TDHCA should, as a pilot program, allocate funds to independent third parties or a combined jurisdiction team identified in point 1 of this section to provide similar testing to determine if additional enforcement is necessary.

**No local action is required at this time.**

3. Impacted agencies that provide certification that they are affirmatively furthering fair housing as required by federal law, should consider publishing a public document on enforcement that provides the public and communities with a clear description (and chart) of the state and Federal Fair Housing Act.

☒ On documents concerning housing and community development programs that are provided to the public, we will list fair housing enforcement contacts and procedures consistent with the State suggested language when it is provided in 2011.

When will you do this? ☒ 2011

☐ Not Applicable (Explain)

4. Each community should place on its website (if one is available) the contact, at the local, state, and federal levels, for reporting a Fair Housing complaint, if citizens believe they were victims of housing discrimination.

☐ We have published the contact information – at the local, state and federal levels – for reporting a Fair Housing complaint. [Attach a copy or URL.]

☒ We have not done so but will do so.

When will you do this? ☒ 2011

☐ Not Applicable (Explain)

5. Each local jurisdiction should publish on its website a clear statement, approved jointly by TDHCA, expressing the jurisdiction's obligation to affirmatively further fair housing and providing a method for reporting suspected noncompliance to the state and to HUD. The jurisdiction's contact person should be able to refer to clear local Fair Housing procedures for the complaint process, keep logs and records of all inquiries, allegations, complaints and referrals. These reports should be sent to the appropriate funding agency. Where these reports show that a jurisdiction has administered programs inconsistently with the AI and had the effect of discouraging applications from members of protected classes who are deemed eligible under the plan for assistance, affirmative marketing plans should be developed and submitted to the appropriate agency.

☐ We have published a policy statement expressing our jurisdiction's obligation to Affirmatively Further Fair Housing. [Attach a copy or URL.]

☒ We will publish a policy statement consistent with the language the State provides in 2011.

When will you do this? ☒ 2011

☐ Not Applicable (Explain)

☐ We have developed clear procedures for the Fair Housing complaint process. [Attach a copy]



☒ We will develop clear procedures for the Fair Housing complaint process once more guidance is given by the State in 2011.

When will you do this? ☒ 2011

☐ Not Applicable (Explain)

☐ We keep complete logs and records of all Fair Housing inquiries, allegations, complaints and referrals and have a policy statement about these legal records.

☒ We will begin keeping required logs and records.

When will you do this? ☒ 2011

☐ Not Applicable (Explain)

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☐ We have remedial procedures for developers, landlords, home sellers and others whose actions may be inconsistent with Fair Housing laws and regulations.

☒ We do not have remedial procedures but will develop them. The agency or person who will be responsible for developing these procedures is

City of Vidor

When will you do this? ☐ 2011

☐ Not Applicable (Explain)

**Impediment #7** Many local jurisdictions have zoning codes, land use controls, and administrative practices that may impede fair housing choice and fail to affirmatively further fair housing.

1. The law anticipates that ordinances creating disparate impact should also be reviewed for change. If a disparate impact is determined to exist by the local jurisdiction, it could repeal or amend the restriction, use public funds to offset the cost through homebuyer assistance programs, or waive fees or other offsets to make the home more affordable.

- ☐ We recently conducted or updated a Fair Housing Review of our ordinances and codes.
- ☐ We have not done so but will conduct a review
- ☐ We have a policy statement/guidance for those responsible for developing codes/ordinances that reminds them to consider and document the Fair Housing/AFFH implications of any new rule.
- ☒ We do not have such a policy/guidance but will develop one when suggested guidelines are provided by the State in 2011.

When will you do this? ☒ 2011

☐ Not Applicable (Explain)

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2. To help limit concentrations that could be considered impediments to affirmatively furthering fair housing, jurisdictions that have long term planning documents for housing growth or redevelopment, or revitalization plans, should consider allowing or encouraging mixed income affordable housing in the plan and provide incentives for development of this type of housing in areas that are not concentrated.

☐ We recently conducted a Fair Housing Review and took/are taking appropriate action concerning our planning documents. [Attach a list of plans reviewed, a summary of findings, and actions you will take to remove impediments]

☒ We have not done so but will conduct a Fair Housing Review after the State provides suggested guidelines in 2011.

When will you do this? ☒ 2011

☐ Not Applicable (Explain)

☐ We have identified residential areas that show concentrations or underrepresentation of protected groups, and we encourage mixed-income affordable housing and other strategies to widen housing choice throughout our jurisdiction.

☒ We have not done so but will include this in our FFAST plan once guidelines are provided by the State in 2011.

When will you do this? ☐ 2011 ☐ 2012 ☒ 2013

☐ Not Applicable (Explain)

3. Local jurisdictions seeking CDBG Disaster Recovery funds from the state should consider offering expedited permitting and review processes for affordable housing projects within high opportunity target zones.

☐ We currently offer incentives to developers to locate affordable housing projects in high opportunity neighborhoods and prevent overconcentration.

☒ We have not done so but will.

When will you do this? ☐ 2011 ☐ 2012 ☒ 2013

☐ Not Applicable (Explain)

**Impediment #8** Inadequate planning for re-housing after an emergency situation creates a situation where persons who are uninsured or under-insured, low income, or special needs can be displaced for long periods of time.

1. Some legislators, the Sunset Commission, and communities acknowledge that while temporary disaster housing is a federal program, Texas should continue to provide guidance to local governments on additional planning that needs to be done as part of the emergency preparedness planning to most efficiently work with FEMA.

**No local action is required at this time.**

2. As much of what FEMA has previously offered is travel trailers or manufactured housing, local governments should review their zoning requirements or other land use provisions that restrict temporary housing or housing on an existing lot during the building process and look at potential waivers that do not risk or negatively impact health, safety, and welfare during a period after disasters so that low income persons can move back to their existing communities with temporary housing while waiting for redevelopment.

☐ We have reviewed our zoning requirements and other land use provisions and have provided waivers or other accommodations for post-disaster housing.

☐ We have not done so but will review our zoning and look at potential waivers.

When will you do this? ☐ 2011 ☐ 2012 ☐ 2013

☒ Not Applicable (Explain)

The city allows use of travel trailers or manufactured housing on existing lots for temporary post-disaster housing.

**Impediment #9** There are impediments in public and private actions and private attitudes to housing choice for persons with disabilities.

1. To meet federal Fair Housing requirements for zoning and neighborhood uses, jurisdictions should look to determine if there are direct or indirect limitations in codes that would prevent facilities or personal residences from providing assistance or communities of choice or service-enriched environments that directly impact special needs persons.

2. Local jurisdictions should work to ensure that zoning or code requirements do not unnecessarily impose stricter commercial building requirements, such as emergency access or protection services, on group homes, thereby dramatically increasing housing costs for persons with special needs.

☐ We have reviewed our codes and ordinances and have addressed/are addressing any impediments relating to special needs persons, including (1) rules that might prevent facilities or personal residences from providing assistance or communities of choice or service-enriched environments that directly impact special needs persons, and (2) rules that might unfairly increase the costs to special needs persons.

☒ We have not done so but will conduct a review and address any impediments identified once guidelines are provided by the State in 2011.

When will you do this? ☒ 2011

☐ Not Applicable (Explain)

3. Local jurisdictions should consider coordinating with the legislatively created Housing and Health Services Coordination Council for best practices on working with supportive services.

☒ We agree to coordinate with the legislatively created Housing and Health Services Coordination Council staffed by TDHCA for best practices on working with supportive services.

When will you do this? ☐ 2011 ☒ 2012 ☐ 2013

☐ Not Applicable (Explain)

**Impediment #10** There are barriers to mobility and free housing choice for Housing Choice Voucher holders including: inadequate tenant counseling services and mobility assistance, failure of PHAs to apply for the FMR pilot demonstration funds, and government policies, procedures, and regulations that tend to decrease participation by private housing providers and to restrict available housing to —racially or low-income populated neighborhoods|| with little access to economic, educational, or other opportunity.

**No local action beyond compliance with Round 2 Housing Guidelines is currently required but communities are encouraged to work with local public housing authorities to understand and overcome these impediments.**



**Impediment #11** Loss of housing stock in Hurricanes Dolly and Ike compounded the shortage of affordable housing in disaster recovery areas. This shortage is particularly acute in safe, low-poverty neighborhoods with access to standard public services, job opportunities and good schools.

**No local action is required at this time. TDHCA will develop a statewide strategic plan including guidance for local jurisdictions on the following Action Steps in 2011.**

1. To help offset the costs of developments that feature reduced rents without government support, local jurisdictions should consider establishing density bonuses to allow for higher levels of units per site for multifamily developments and single-family developments that propose increased affordability.

2. TDHCA and HUD have developed programs that preserve affordable housing. Continuing in this vein, the state and local jurisdictions should work to preserve existing affordable housing development and discourage them from converting to market rate housing. Requirements should be included in all publicly funded developments providing tenants with early and clear notification of the intention of management to convert to market rate housing and providing first right of refusal to nonprofit and public entities and organizations to purchase units to maintain affordability.

3. The state and local jurisdictions should consider using CDBG funds to buy down the cost of land in high-cost and high-opportunity development areas to increase affordable housing options in these areas.

**Impediment #12** Lack of financial resources for both individuals and housing providers limits Fair Housing choice. Using an effective program under Section 3 of the Housing and Urban Development Act of 1968 may help members of protected classes gain economic opportunities necessary to allow them to exercise fair housing choice.

1. The state is maximizing its resources in Round 2 of the Ike/Dolly funding to affirmatively further fair housing in single family and multi-family developments. As called for in the Conciliation Agreement, the state is looking to provide more integrated housing options for persons in racially concentrated or poverty concentrated neighborhood groups. In single-family programs, the state should require subrecipients to offer the opportunity to relocate out of floodplain areas, concentrations of racial minorities, or concentrations of poverty—through the Homeowner Opportunity Program. Any relocation should be into an area that does not result in simply relocating the high-concentration from one area to another.

**Local jurisdictions will be responsible for complying with Section 3 as part of their contract with the state.**

2. Jurisdictions receiving federal funds from HUD, directly or indirectly, should ensure they have a compliant Section 3 program to meet HUD requirements regarding notification to LMI eligible persons of potential job creation at the impacted neighborhood level with federal funds.

☒ We have in place a Section 3 program that meets the requirements of federal law and regulations regarding potential job creation at the impacted neighborhood level and the use of federal funds to hire local LMI eligible persons. We confirm that appropriate staff persons in this jurisdiction have already received training on Section 3, regarding job creation for local LMI persons including members of protected classes. [Attach Section 3 plan and list of staff names and training dates]

☐ We have not done so but will develop a Section 3 program that meets the requirements of federal law and regulations and that ensure appropriate staff receive training.

When will you do this? ☐ 2011

**Impediment #13** Location and lack of housing accessibility and visitability standards within political jurisdictions limits fair housing choice for persons with disabilities.

1. Local jurisdictions should consider establishing incentives for affordable housing applicants to create an increased set-aside of housing units for persons with disabilities or persons who are elderly without violating the existing TDHCA integrated housing rule.

2. TDHCA and local jurisdictions should consider adding proximity to medical facilities as a scoring incentive for competitive programs using federal funds for proximity to medical facilities.

3. TDHCA should require that all federally funded housing construction be built to accessibility standards found in Texas Government Code §2306.514.

☐ We have formally considered: 1) establishing incentives for affordable housing developers to create an increased set-aside of housing units for persons with disabilities or persons who are elderly without violating the existing TDHCA Integrated Housing Rule; 2) providing point incentives for units in proximity to medical facilities for competitive programs using federal funds; and 3) requiring new housing built with federal funds to be built with structures that allow for accessible features, regardless of whether the original occupant needs the features, as called for by state law. [Attach documentation of the review and resulting actions.]

☒ We have not undertaken the above review, but plan to do so.

When will you do this? ☐ 2011 ☐ 2012 ☒ 2013

☐ Not Applicable (Explain)

**Impediment #14** Many colonias residents live in developments that have insufficient infrastructure and protections against flooding and are impacted by flooding beyond events like Hurricanes Dolly and Ike.

1. The state, COGs, and local jurisdictions should examine the infrastructure needs in colonias, in particular the use of CDBG disaster recovery funds to provide drainage improvements to correct flooding problems in the wake of Hurricane Dolly, and the historical provision of public infrastructure and housing assistance to meet those needs in border and non-border colonias.

☐ We have identified the unserved infrastructure needs of colonias within our jurisdiction and whether these infrastructure improvements are eligible for disaster recovery funding and, if so, whether those projects will be funded.

☐ We have not undertaken the above review, but plan to do so.

When will you do this? ☐ 2011

☒ Not Applicable (Explain)

The City does not have any areas that meet the definition of colonias as defined by HUD, Texas Local Government Code Section 15.001(12) or Texas Water Code Section 43.907(a).

**Impediment #15** Minority neighborhoods in disaster areas are primarily served by non-regulated insurance companies that do not adhere to underwriting guidelines and may be discriminated against in the provision of insurance. Texas has passed aggressive statutes to prevent insurance —redlining. National research indicates that protected classes face unwarranted disparities in the cost of insurance, the amount of coverage, and cancellation of policies without notice to the homeowner.

**No local action is required at this time.**

**Impediment #16** Many jurisdictions do not have adequate Analysis of Impediments to Fair Housing or Fair Housing Plans, and do not keep sufficient records of their activities.

1. Recipients of CDBG funds from HUD for housing should maintain records as required by the Fair Housing Act, HUD regulations, and the Conciliation Agreement in order to document that they are carrying out their commitments and affirmatively furthering fair housing.

☐ We currently maintain all required records to document our AFFH actions and compliance with Fair Housing laws, HUD and State regulations, and the Conciliation Agreement. [Attach details of the records now kept and identify the person or entity responsible for keeping these records.]

☒ We have not done so but do so in compliance with GLO guidance.

When will you do this? ☐ 2011 ☐ 2012 ☒ 2013

☐ Not Applicable (Explain)

2. As required under the Conciliation Agreement, the State will conduct a new Statewide AI after HUD approval of the Phase 1 AI. Entitlement communities should conduct new AIs or update current AIs to ensure that they address all recommended data and issues and specifically address issues related to all protected classes under the Fair

Housing Act. Race and national origin, as well as the other protected classes, must be identified independent of low and moderate-income categories in order to understand the impact of actions, practices, regulations, ordinances, and other factors on them.

☐ We recently completed a formal Analysis of Impediments, are currently updating an existing AI, or are conducting our first AI. [Attach most recent AI or draft.]

☒ We are using the FFAST form process to analyze our impediments to fair housing and plan how to address them.

When will you do this? ☒ 2011

☐ Not Applicable (Explain)

**Alternative or additional Local Action Steps developed by this jurisdiction:** To address unique impediments to fair housing within each community, local jurisdictions are encouraged to develop alternative action steps to be adopted in lieu of or in addition to those set out in the State of Texas Interim Analysis of Impediments to fair housing. If your jurisdiction elects to propose alternative or additional action steps, please describe them below.

☐ We plan to take additional Action Steps, described in an Attachment.

☐ We will not take additional FH Action Steps at this time.

When will you do this? ☐ 2011 ☐ 2012 ☐ 2013

☐ Not Applicable (Explain)

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TEXAS



GENERAL LAND OFFICE

JERRY PATTERSON, COMMISSIONER

June 17, 2014

The Honorable Kenneth Crawford  
Mayor, City of Vidor  
1395 North Main Street  
Vidor, TX 77662

RE: FFAST Form Compliance Review

Dear Mayor Crawford:

The Land Office is pleased to report that your jurisdiction is in compliance with its adopted Fair Housing Activity Statement – Texas (FFAST) form. The supporting documentation provided indicates that all of the planned actions to address identified impediments in the FFAST form have been completed.

Thank you for your commitment to affirmatively furthering fair housing in Texas. Please remember that the responsibility to continue to further fair housing is an ongoing program obligation. If you have any questions, please contact your grant manager.

Sincerely,

Jerry R. Rahm  
Regulatory Coordinator, Program Services  
Disaster Recovery Program

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