

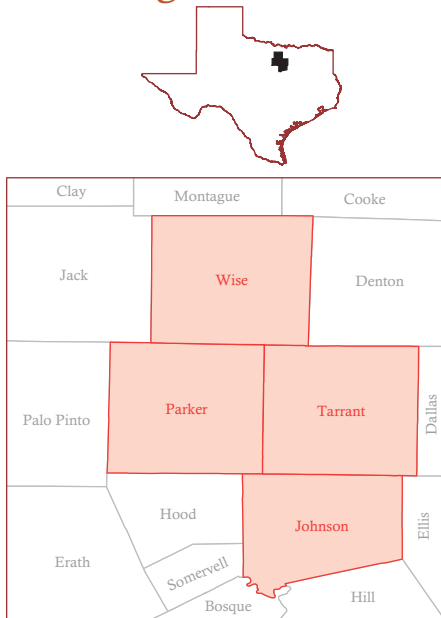


# Fort Worth-Arlington, Texas

U.S. Department of Housing and Urban Development | Office of Policy Development and Research | As of August 1, 2014



## Housing Market Area



The Fort Worth-Arlington Housing Market Area (HMA) in north-central Texas, approximately 30 miles west of Dallas, consists of Johnson, Parker, Tarrant, and Wise Counties. The estimated population of the HMA as of August 1, 2014, is 2.29 million, with 85 percent of the population residing in Tarrant County. The city of Fort Worth, the fifth largest city in the state, is the county seat of Tarrant County.

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## Summary

### Economy

Nonfarm payrolls in the Fort Worth-Arlington HMA increased 2.6 percent, to 933,900 jobs, during the 12 months ending July 2014 compared with a 2.8-percent increase during the previous 12-month period. Most sectors added jobs, led by the professional and business services and the leisure and hospitality sectors, which added 5,800 jobs each, or 5.7 and 5.8 percent, respectively. The number of nonfarm payroll jobs is expected to increase an average of 2.4 percent annually during the next 3 years.

### Sales Market

Sales housing market conditions in the HMA are currently balanced, with the sales vacancy rate estimated at 1.8 percent, down from 2.1 percent in April 2010. Demand is forecast for 30,150 new homes during the next 3 years, including an estimated demand for 1,800 mobile homes (Table 1). The 2,325 homes currently under construction and a portion of the estimated 28,950 other vacant housing units that may reenter the sales market will satisfy some of the demand during the forecast period.

### Rental Market

Rental housing market conditions are currently balanced in the HMA. As of August 1, 2014, the rental vacancy rate was estimated to be 7.0 percent, down from 11.6 percent in April 2010. During the forecast period, demand is estimated for 12,900 new market-rate rental units (Table 1). The 3,625 units currently under construction will meet a portion of the demand.

**Table 1. Housing Demand in the Fort Worth-Arlington HMA During the Forecast Period**

	Fort Worth-Arlington HMA	
	Sales Units	Rental Units
Total demand	30,150	12,900
Under construction	2,325	3,625

*Notes: Total demand represents estimated production necessary to achieve a balanced market at the end of the forecast period. Units under construction as of August 1, 2014. A portion of the estimated 28,950 other vacant units in the HMA will likely satisfy some of the forecast demand. Sales demand includes an estimated demand for 1,800 mobile homes. The forecast period is August 1, 2014, to August 1, 2017. The forecast period is August 1, 2014, to August 1, 2017.*

Source: Estimates by analyst

Economic conditions in the Fort Worth-Arlington HMA have been improving since 2011 after nonfarm payrolls declined from the end of 2008 through 2010. Payrolls increased by an average of 18,800 jobs, or 2.3 percent, annually from the end of 2003 through 2008, peaking at 876,800 jobs. During this period, three sectors led growth: the education and health services, wholesale and retail trade, and leisure and hospitality sectors increased by an average annual rate of 3,200, 2,900, and 2,500 jobs, or 3.9, 2.9, and 3.0 percent, respectively. During the economic downturn in Texas, which lasted from January 2009 until December 2010, payrolls in the HMA declined by 27,400 jobs, or 3.1 percent, in 2009. During 2009, the mining, logging, and construction, the manufacturing, and the professional and business services sectors were most affected, recording losses of 9,600, 9,400, and 7,800 jobs, or 14.3, 9.7, and 7.8 percent, respectively. In 2010, payrolls continued to decline, but at a much slower pace as the local economy recorded a loss of 4,100 jobs, or 0.5 percent.

From the end of 2010 through 2012, nonfarm payrolls increased by an average of 25,400, or 3.0 percent, annually. Leading job growth were the professional and business services, education and health services, and leisure and hospitality sectors, which increased by an annual rate of 4,900, 4,000, and 3,900 jobs, or 5.3, 3.7, and 4.2 percent, respectively. Job increases in the education and health services sector are primarily a result of expansions at a number of medical facilities, including Baylor All Saints' completion of a new surgical hospital worth \$85 million and Cook Children's Medical Center's and Texas Health Harris Methodist Fort Worth Hospital's completion of the Marion Emergency Care Center, a 75,000-square foot, three-story building worth \$58 million. Naval Air Station Joint Reserve Base Fort Worth (NAS Fort Worth JRB), 6 miles west of downtown Fort Worth, is a joint defense facility that trains and equips aircrews and aviation ground-support personnel. The base employs 11,400 active, reserve, and civilian personnel and has a \$1.3 billion annual economic impact on the HMA (NAS Fort Worth JRB). Lockheed Martin Aeronautics Company, a global aerospace defense, security, and advanced technology company, the third largest employer in the HMA, is headquartered in the city of Fort Worth. The company employs 15,000 people and has a \$5.3 billion economic impact on the state (Lockheed Martin Aeronautics Company).

Nonfarm payrolls in the HMA totaled 933,900 jobs during the 12 months ending July 2014, an increase of 23,600 jobs, or 2.6 percent, compared with the number of jobs recorded during the 12 months ending July 2013 (Table 2).

**Table 2. 12-Month Average Nonfarm Payroll Jobs in the Fort Worth-Arlington HMA, by Sector**

	12 Months Ending		Absolute Change	Percent Change
	July 2013	July 2014		
Total nonfarm payroll jobs	910,300	933,900	23,600	2.6
Goods-producing sectors	152,700	156,900	4,200	2.8
Mining, logging, & construction	61,200	63,400	2,200	3.6
Manufacturing	91,500	93,500	2,000	2.2
Service-providing sectors	757,500	777,000	19,500	2.6
Wholesale & retail trade	143,100	147,300	4,200	2.9
Transportation & utilities	66,100	67,500	1,400	2.1
Information	13,600	13,100	- 500	- 3.7
Financial activities	55,100	53,400	- 1,700	- 3.1
Professional & business services	102,500	108,300	5,800	5.7
Education & health services	116,800	118,000	1,200	1.0
Leisure & hospitality	99,900	105,700	5,800	5.8
Other services	35,200	36,600	1,400	4.0
Government	125,300	127,100	1,800	1.4

Notes: Numbers may not add to totals because of rounding. Based on 12-month averages through July 2013 and July 2014.

Source: U.S. Bureau of Labor Statistics

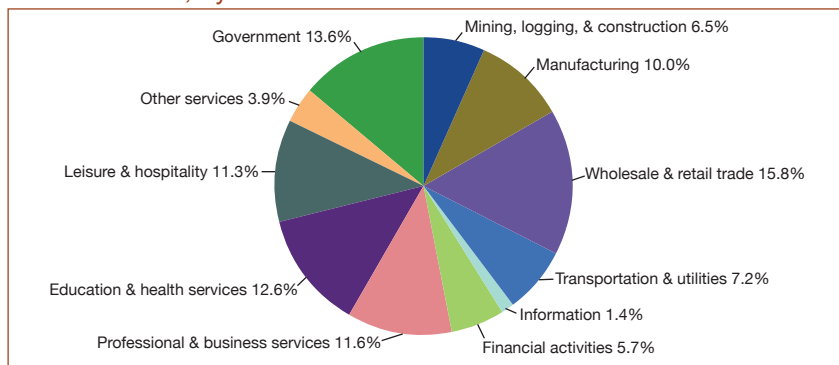
During the 12 months ending July 2014, hiring was strongest in the leisure and hospitality and the professional and business services sectors, which added 5,800 jobs each, or 5.8 and 5.7 percent, respectively. Approximately 65 percent of the growth in the leisure and hospitality sector was the result of hiring in the accommodations and food services industry. The city of Fort Worth is also famous for the 23-day stock show and rodeo, a tradition that began in 1896. In 2013, 1.15 million visitors passed through the gate, an average of 50,000 per day. Total spending at the 2013 show—including parking, admission, food, beverage, rides, merchandise, and games—exceeded \$49 million (Fort Worth Business Press). Most of the growth in the professional and business services sector occurred in the administrative and support services industry, which grew by 3,925 jobs, or 6.4 percent. Hiring was also strong in the wholesale and retail trade sector, the largest sector in the HMA, accounting for 15.8 percent of all jobs (Figure 1), which added 4,200 jobs, a 2.9-percent increase. An increase of 2,675 jobs in the wholesale trade subsector accounted for much of the growth in the sector.

The mining, logging, and construction sector gained approximately 2,200 jobs,

or 3.6 percent, increasing to 63,400 jobs during the 12 months ending July 2014 as a result of exploration of natural gas fields throughout the HMA. Since 2001, the Barnett Shale development, which encompasses a 24-county area, has added \$110.7 billion to the gross domestic product and created about 994,000 jobs in north Texas. The Barnett Shale oil and gas exploration activity provides \$11.8 billion in gross product per year to the local economy and has created more than 107,700 direct and indirect jobs in the HMA since 2001 (The Perryman Group). Denton, Johnson, Tarrant, and Wise Counties are the core counties of exploration, three of which are in the HMA. Approximately 85 percent of the production and jobs are concentrated in the core counties. The annual natural gas output is estimated at \$14.2 billion, and a similar or higher level of output is expected to continue annually for the next 10 years (The Perryman Group).

Major construction developments continue in the Cultural District, directly west of downtown Fort Worth along the West 7th and Camp Bowie corridors. The district is home to one of the greatest collections of museums of art in the nation and includes the Amon Carter Museum of American Art designed by Phillip Johnson, the Kimbell Art Museum designed by Louis I. Kahn, and the Modern Art Museum of Fort Worth designed by Tadao Ando, among others (Cultural District Development Initiative). The new Museum Place project, a mixed-use urban development, is expected to bring \$200 million dollars in reinvestment to the area. The development will include 163,000 square feet of ground-level retail space, 130,000 square feet of Class A office space

**Figure 1. Current Nonfarm Payroll Jobs in the Fort Worth-Arlington HMA, by Sector**



Note: Based on 12-month averages through July 2014.

Source: U.S. Bureau of Labor Statistics

above the retail space, and more than 500 residential units above the retail space. The one- to three-bedroom floor plans will range from 885 to 2,591 square feet.

Headquartered in the city of Fort Worth, American Airlines Group Inc. is the largest employer in the HMA, with 22,200 employees, followed by Texas Health Resources, with 18,900 workers. Table 3 presents a list of the major employers in the HMA. BNSF Railway Company, which is headquartered in the HMA, is 17 miles north of downtown Fort Worth in the AllianceTexas development, an 18,000-acre mixed-use area that includes industrial and commercial facilities, residential properties, and an inland port offering multimodal transportation options through BNSF Railway Company's Alliance Intermodal Facility and Fort Worth Alliance Airport. Businesses in AllianceTexas have generated more than \$50 billion in economic impact on the HMA since the formation of AllianceTexas in 1990 (2014 economic impact study by Hillwood Development Company, LLC). In total, AllianceTexas consists of about 31 million square feet of commercial and industrial space and 370 businesses with 37,000 employees.

Despite the overall gains in nonfarm payroll jobs, two sectors recorded job losses during the 12 months ending July 2014. The financial activities sector declined by 1,700 jobs, or 3.1 percent, to 53,400 jobs. Much of the decline in this sector is the result of layoffs in the banking industry, in which mortgage-related employees were terminated as foreclosure filings fell dramatically and fewer homeowners were struggling with home mortgages. J.P. Morgan Chase & Co. announced that it would lay off 475 mortgage-related employees by the end of 2014, and Bank of America Corporation had cut 160 jobs by the end of April 2014. Despite the decline in this sector, General Motors Financial Company Inc. (GM Financial) purchased a 240,000-square foot property to expand its Arlington Operations Center campus. The facility will accommodate approximately 800 to 900 employees, most of whom will be new hires, during the next 2 to 3 years. The company employs 6,200 team members worldwide and is headquartered in downtown Fort Worth, where nearly 2,150 employees work. The information sector, which declined by 500 jobs, or 3.7 percent, to 13,100 jobs, during the 12 months ending July 2014 is one of only two sectors to have experienced a net decline in the number of jobs since 2000 (Figure 2), with manufacturing being the other sector. The loss of jobs in the information sector during the 12 months ending July 2014, was primarily because the wireless company Sprint Corporation cut about 1,500 customer-service jobs companywide, including 450 jobs at its 900-employee call center in north Fort Worth.

As a result of overall employment growth in the HMA, the unemployment

**Table 3. Major Employers in the Fort Worth-Arlington HMA**

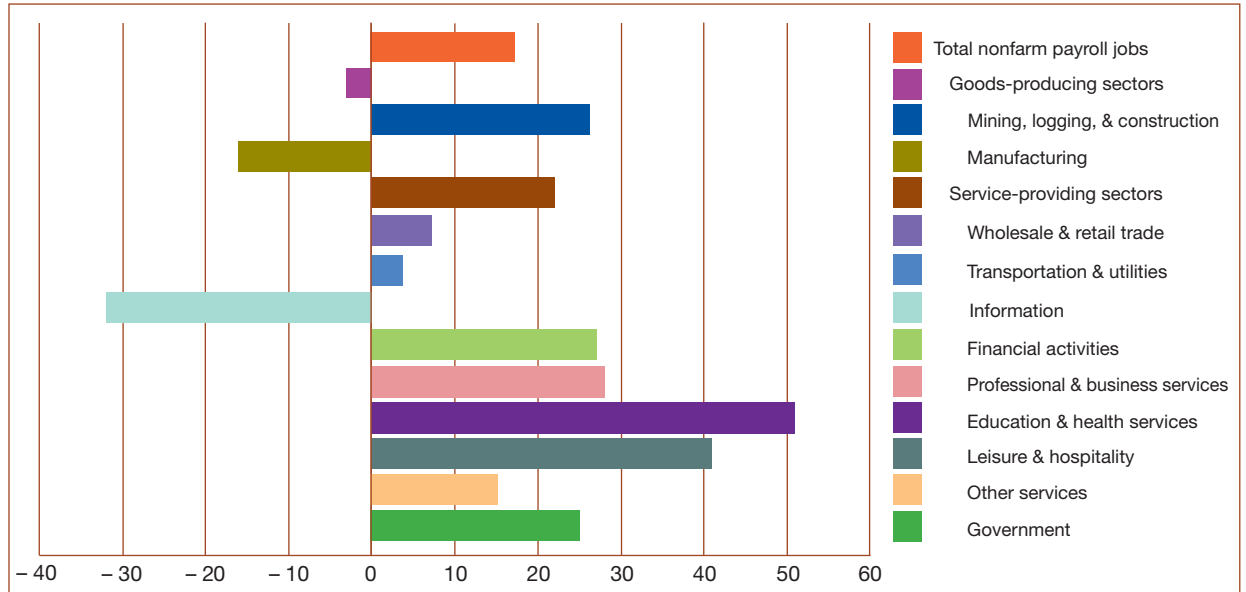
Name of Employer	Nonfarm Payroll Sector	Number of Employees
American Airlines Group, Inc.	Transportation & utilities	22,200
Texas Health Resources	Education & health services	18,900
Lockheed Martin Aeronautics Company	Manufacturing	15,000
Naval Air Station Joint Reserve Base Fort Worth	Government	11,400
University of Texas at Arlington	Government	6,250
JPS Health Network	Education & health services	4,875
Cook Children's Healthcare System	Education & health services	4,825
Bell Helicopter Textron	Manufacturing	3,825
Fidelity	Financial Activities	3,700
Alcon Laboratories	Manufacturing	3,350

*Notes: Excludes local school districts. Naval Air Station Joint Reserve Base Fort Worth includes military and civilian personnel. Military personnel are not included in the nonfarm payroll data.*

*Source: Fort Worth Chamber of Commerce*



**Figure 3. Sector Growth in the Fort Worth-Arlington HMA, Percentage Change, 2000 to Current**



Note: Current is based on 12-month averages through July 2014.

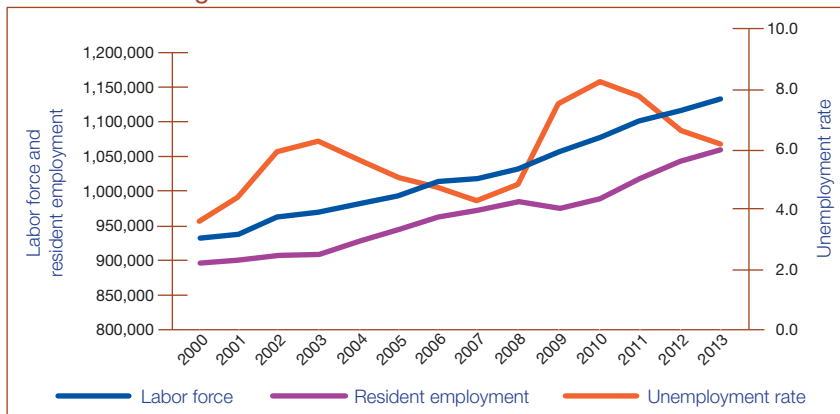
Source: U.S. Bureau of Labor Statistics

rate averaged 5.5 percent during the 12 months ending July 2014, down from 6.3 percent during the same period a year earlier and down from the peak of 8.2 percent in 2010. By comparison, from 2000 through 2008, the unemployment rate averaged 5.0 percent. Figure 3 shows trends in the labor force, resident employment, and the unemployment rate in the HMA from 2000 to 2013.

Nonfarm payrolls in the HMA are expected to grow an average of 2.4

percent a year during the forecast period. The professional and business services, leisure and hospitality, and wholesale and retail trade sectors are expected to lead nonfarm payroll growth during the next 3 years. Expected job expansions during the forecast period include the building of a FedEx Ground distribution center at AllianceTexas that will employ 375 workers. The new 300,000-square-foot distribution center is expected to be open in August 2015 and will be near the company's Southwest Regional Sort Hub at Alliance Airport. With about 600,000 square feet, FedEx Ground currently has six facilities in the area and employs more than 2,800 people. In addition, Forest Park Medical Center Fort Worth will open a \$95 million hospital during the forecast period. The hospital will have up to 60 beds and is expected to employ 175 people. The new Forest Park hospital is part of a \$5 billion hospital-building wave in north Texas to replace aging facilities and meet demand for a growing population.

**Figure 3. Trends in Labor Force, Resident Employment, and Unemployment Rate in the Fort Worth-Arlington HMA, 2000 Through 2013**



Source: U.S. Bureau of Labor Statistics

# Population and Households

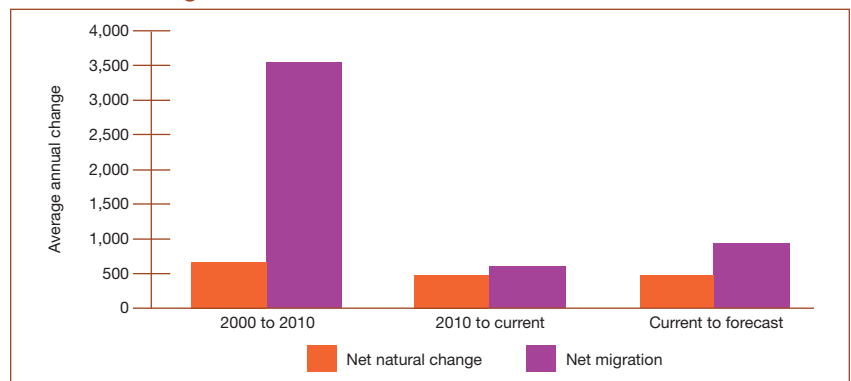
The current population of the Fort Worth-Arlington HMA is estimated to be 2.29 million, an average increase of 34,850, or 1.6 percent, annually since 2010, mostly the result of strong job growth and affordable home sales prices relative to the neighboring Dallas-Plano-Irving, Texas HMA 30 miles to the east. The rate of population growth has significantly declined since 2010, from an annual average of 2.2 percent in the previous decade to 1.6 percent annually, mostly because of out-migration. Since 2010, net-natural increase and net in-migration have been nearly evenly split, accounting for 50.6 and 49.4 percent of the population growth, respectively. During this period, net natural change (resident births minus resident deaths) has decreased by about 340 people, or 4.5 percent, annually, while in-migration declined by approximately 1,675 people, or 4.8 percent, annually. The most populous county in the HMA is Tarrant County, with an estimated population of 1.91 million, or 85 percent of the HMA population. The city of Fort Worth, with an estimated population of 812,100, is the fifth largest city in Texas and represents 35 percent of the HMA population. Since April 2010, the population of Tarrant County has increased at an

average annual rate of 1.6 percent compared with an average increase of about 1.0 percent annually in Johnson, Parker, and Wise Counties. Figure 4 shows the components of population change in the HMA from 2000 through the forecast date.

During the 2000s, population growth was greatest in the HMA from July 2005 through July 2009 (Census Bureau July 1 estimates), when the population increased by an average of 47,250, or 2.4 percent, annually. Net in-migration of 26,650 people annually accounted for approximately 48 percent of the population increase during this period. By comparison, the population increased by an average of 37,550, or 2.1 percent, annually from 2000 through 2004. During this period, net in-migration of 22,900 people annually comprised 54 percent of the population growth.

The number of households in the HMA is currently estimated to be 819,300, representing an average increase of 10,800 households, or 1.4 percent, annually since 2010. During the 2000s, the number of households increased at a higher rate of 2.1 percent, or 14,650 households, annually, because more people were migrating into the HMA.

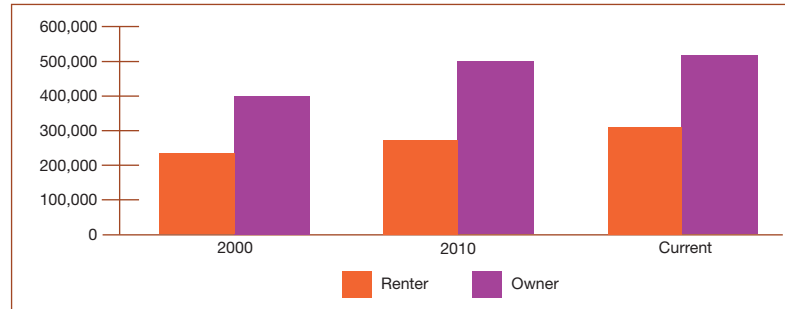
**Figure 4.** Components of Population Change in the Fort Worth-Arlington HMA, 2000 to Forecast



Notes: The current date is August 1, 2014. The forecast date is August 1, 2017.  
Sources: 2000 and 2010–2000 Census and 2010 Census; current and forecast—estimates by analyst

## Population and Households *Continued*

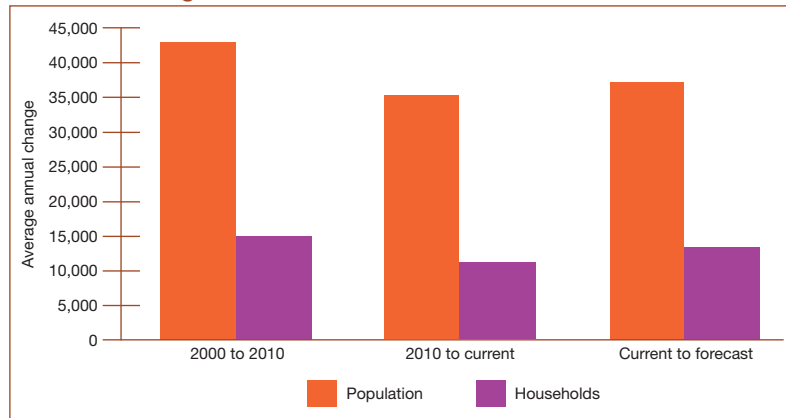
**Figure 5. Number of Households by Tenure in the Fort Worth-Arlington HMA, 2000 to Current**



Note: The current date is August 1, 2014.

Sources: 2000 and 2010–2000 Census and 2010 Census; current—estimates by analyst

**Figure 6. Population and Household Growth in the Fort Worth-Arlington HMA, 2000 to Forecast**



Notes: The current date is August 1, 2014. The forecast date is August 1, 2017.

Sources: 2000 and 2010–2000 Census and 2010 Census; current and forecast—estimates by analyst

The homeownership rate in the HMA increased from 63.6 percent in 2000 to 64.5 percent in 2010. The homeownership rate is currently estimated at 62.5 percent. Tighter mortgage lending standards and an increased propensity to rent contributed to the decreased portion of new owner households during the past 4 years. Figure 5 shows the number of households in the HMA by tenure since 2000.

During the 3-year forecast period, the population of the HMA is expected to increase by an average of 37,000, or 1.6 percent, annually (Figure 6). Job growth will continue to attract people to the HMA, resulting in net in-migration estimated at an average of more than 19,000 people annually, or 53 percent of expected population growth during the forecast period. The number of households in the HMA is expected to increase by an average of 13,050, or 1.6 percent, annually, during the forecast period. Additional data on the HMA appear in Table DP-1 at the end of this report

## Housing Market Trends

### Sales Market

Sales housing market conditions in the Fort Worth-Arlington HMA are balanced, with a sales vacancy rate estimated at 1.8 percent as of August 1, 2014, down from 2.1 percent in April 2010. During the 12 months ending July 2014, new and existing home sales, which include single-family homes, townhomes, and condominiums, increased by 1,800 sales, or nearly 8 percent, to 25,750 home sales in

the HMA compared with the number of sales a year earlier, and the average sales price increased by \$13,000, or 7 percent, to \$205,000 (Real Estate Center at Texas A&M University). The number of homes sold during the peak year of 2007 was 27,750 homes, or 8 percent more than the number of homes sold during the 12 months ending July 2014.

## Housing Market Trends

### Sales Market *Continued*

The available inventory of new and existing homes in the HMA averaged about a 3-month supply during the 12 months ending July 2014, a decrease from the 4-month average supply during the same period a year earlier (Real Estate Center at Texas A&M University). Strong job growth and consequent net in-migration contributed to improved sales market conditions during the same period. The adverse effects of the national housing crisis were not as evident in the HMA as in the nation as a whole. A growing economy, lower unemployment rates, relatively stable average home sales prices, and lower foreclosure rates compared with the corresponding national conditions contributed to a relatively balanced sales market in the HMA from 2006 through 2008.

Since 2000, new and existing home sales in the HMA were greatest from 2006 through 2008, averaging 26,500 homes sold annually. From 2009 through 2011, however, the number of home sales declined by 2,425, or 13 percent, annually to an average of 19,200 homes sold during this period. The number of homes sold on average during 2012 was 19,850. New and existing home sales prices have increased nearly every year since 2000, averaging an increase of \$5,300, or nearly 5 percent, annually. The only years in which the average sales price declined was during 2009 through early 2011, reflecting an increased number of sales of lower priced homes stemming from the first-time homebuyer tax credit, which went into effect in 2009.

In July 2014, 4 percent of mortgage loans in the HMA were seriously delinquent (90 or more days delinquent or were in foreclosure) or transitioned into REO (Real Estate Owned) status, down from 4.6 percent a year earlier

and from 5.9 percent in April 2010 (Black Knight Financial Services, Inc.). By comparison, the national percentage of loans that were seriously delinquent or transitioned into REO status in July 2014 was 4.8 percent, down from 6.2 percent a year earlier. The percentage of these loans peaked in January 2010 in both the HMA and the nation, at 6.5 and 9.2 percent, respectively. Distressed sales (REO sales and short sales) comprised an estimated 10 percent of total home sales in the HMA during the 12 months ending July 2014, down from nearly 14 percent a year earlier (CoreLogic, Inc.). By comparison, distressed sales accounted for nearly 15 percent of total sales nationally, down from 20 percent a year earlier. Distressed sales as a portion of total sales peaked in both the HMA and the nation during the 12 months ending June 2011, at 27 and 28 percent, respectively.

Since 2000, single-family homebuilding activity, as measured by the number of single-family homes permitted, peaked in the Fort Worth-Arlington HMA from 2004 through 2006, when an average of 16,400 homes were permitted annually. Relaxed mortgage lending standards and relatively affordable home sales prices relative to the Dallas-Plano-Irving HMA, combined with job and population growth, resulted in an increased demand for new homes in the HMA. Conversely, single-family home construction declined each year from 2006 through 2011 to a level of 4,560 homes as tightening lending standards and a contracting local economy weakened demand. The number of single-family homes permitted started to increase again in 2012 and 2013, when 5,400 and 6,500 homes were permitted, respectively. During the 12 months ending July 2014,



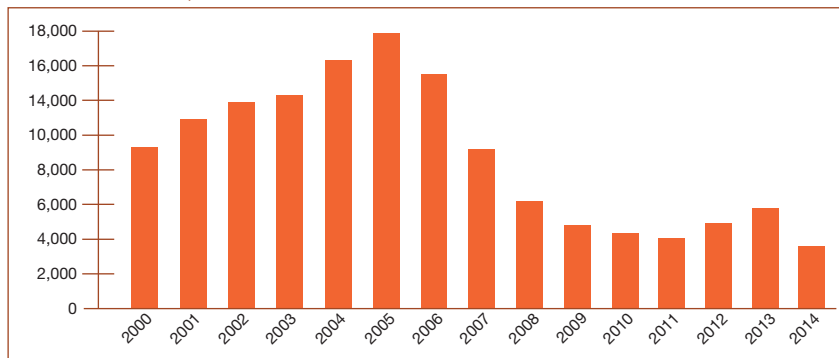
6,450 homes were permitted in the HMA, an increase of 13 percent compared with the number of homes permitted during the previous 12 months (preliminary data). Increases in the number of home sales and the average home sales price, together with a significant decline in inventory available for sale, contributed to the increased homebuilding activity during this period. Despite the recent increase, current home construction levels are approximately 57 percent below the average from 2004 to 2007. Figure 7 shows the number of single-family homes permitted in the HMA from 2000 to 2014.

In the city of Arlington, 12 miles east of the city of Fort Worth, is Veridian, a large master-planned community

currently under construction. Home sales prices start at \$200,000 for a 1,400-square-foot home and increase to approximately \$1 million for a home with more than 5,000 square feet. Construction on Veridian began in 2012; approximately 340 homes have been completed and an additional 521 lots have been permitted and are currently under construction. This master-planned community is in Phase III of construction and, upon completion of this development in 2025, it will have more than 5,000 homes. Lake of River Trails, a new subdivision currently under construction in the city of Fort Worth, will have more than 100 homes upon completion, with sales prices ranging from \$260,000 to \$415,000. No completion date has been set. Woodland Enclave, a subdivision on the border of the city of Keller and the city of Fort Worth, in Tarrant County, is currently under construction. It is expected to include 80 single-family homes, with sales prices that range from \$200,000 to \$300,000 and floor plan sizes that range from 1,500 to 3,000 square feet. No completion date has been set for this subdivision.

During the 3-year forecast period, demand in the HMA is expected for 30,150 new homes, including 1,800 mobile homes. The 2,325 homes currently under construction (see Table 1) will meet a portion of this demand. A portion of the estimated 28,950 other vacant units in the HMA may reenter the sales market and satisfy some of the forecast demand. Demand is expected to be greatest for homes priced from \$150,000 to \$199,999. Table 4 shows estimated demand for new market-rate sales housing in the HMA by price range.

**Figure 7.** Single-Family Homes Permitted in the Fort Worth-Arlington HMA, 2000 to Current



Notes: Includes townhomes. Current includes data through July 2014.

Sources: U.S. Census Bureau, Building Permits Survey; estimates by analyst

**Table 4.** Estimated Demand for New Market-Rate Sales Housing in the Fort Worth-Arlington HMA During the Forecast Period

Price Range (\$)		Units of Demand	Percent of Total
From	To		
100,000	149,999	4,250	15.0
150,000	199,999	7,100	25.0
200,000	249,999	4,250	15.0
250,000	299,999	4,250	15.0
300,000	349,999	2,825	10.0
350,000	399,999	2,825	10.0
400,000	449,999	1,425	5.0
450,000	and higher	1,425	5.0

Notes: The 2,325 homes currently under construction and a portion of the estimated 28,950 other vacant units in the submarket will likely satisfy some of the forecast demand. The forecast period is August 1, 2014, to August 1, 2017.

Source: Estimates by analyst

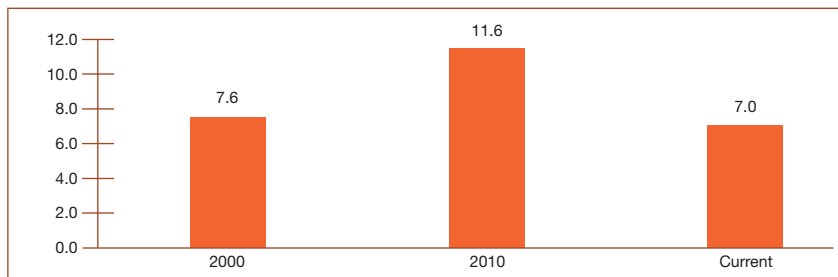
## Rental Market

The rental housing market in the Fort Worth-Arlington HMA is balanced, with an overall rental vacancy rate estimated at 7.0 percent, unchanged from a year ago. Rental market conditions have improved considerably since April 2010, when the rental market was soft and had a vacancy rate of 11.6 percent (Figure 8). The apartment rental market is currently balanced and also has improved significantly since 2010. As of August 1, 2014, the average apartment vacancy rate in the HMA was 6.4 percent, down from 7.5 percent a year earlier and from 13 percent during April 2010 (ALN Systems, Inc.). The average monthly rent for apartments in the HMA increased approximately 5 percent from \$796 during July 2013 to \$836 during July 2014.

Multifamily construction, as measured by the number of multifamily units permitted, increased to 3,875 units permitted during the 12-month period ending July 2014 compared with the 3,325 units permitted during the previous 12-month period (preliminary data). Multifamily construction averaged approximately 1,700 units permitted from 2009 through 2011, down from an average of 4,200 units permitted annually between 2006 and 2008. Figure 9 illustrates the number of multifamily units permitted in the HMA from 2000 to 2014.

Newer developments in the HMA include Enclave at Grapevine Apartments, in the city of Grapevine. Proposed rents at the 243-unit development, which is expected to be complete in the fall of 2014, will range from \$1,049 to \$1,620 for one-bedroom units, from \$1,495 to \$1,755 for two-bedroom units, and from \$1,800 to \$2,559 for three-bedroom units. Overlook Ranch Apartments, under construction 17 miles north of the city of Fort Worth, is expected to be complete in August 2015. Proposed rents at the 318-unit development range from \$900 to \$1,100 for one-bedroom units, from \$1,200 to \$1,400 for two-bedroom units, and \$1,495 for three-bedroom units. Suite 2801 Apartments, under construction in the city of Euless, is expected to be complete by the end of 2014. Proposed one-bedroom unit rents at the 417-unit development range from \$1,320 for a 700-square-foot unit to \$1,755 for a 1,028-square-foot unit. The two-bedroom rents range from \$1,565 to \$2,120 for 1,028- to 1,356-square-foot

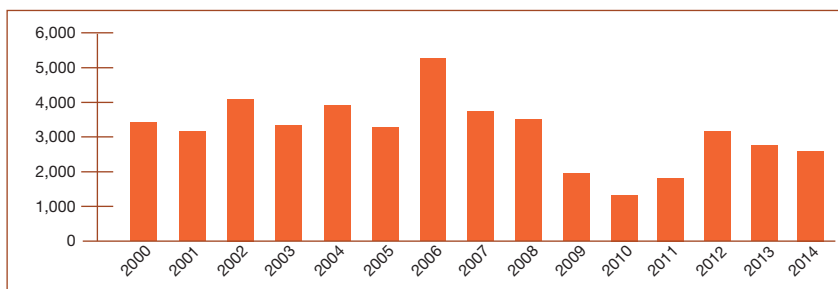
**Figure 8.** Rental Vacancy Rates in the Fort Worth-Arlington HMA, 2000 to Current



Note: The current date is August 1, 2014.

Sources: 2000 and 2010—2000 Census and 2010 Census; current—estimates by analyst

**Figure 9.** Multifamily Units Permitted in the Fort Worth-Arlington HMA, 2000 to Current



Notes: Excludes townhomes. Current includes data through July 2014.

Sources: U.S. Census Bureau, Building Permits Survey; estimates by analyst

## Housing Market Trends

### Rental Market *Continued*

units. The three-bedroom unit rents range from \$2,380 to \$2,585 for 1,615- to 1,630-square-foot units.

During the forecast period, demand is estimated for 12,900 new market-rate rental housing units (Table 1). Rental

housing demand is expected to be greatest for one-bedroom units at rent levels ranging from \$860 to \$1,059 (Table 5). The 3,625 units currently under construction will meet a portion of the forecast demand.

**Table 5.** Estimated Demand for New Market-Rate Rental Housing in the Fort Worth-Arlington HMA During the Forecast Period

Zero Bedrooms		One Bedroom		Two Bedrooms		Three or More Bedrooms	
Monthly Gross Rent (\$)	Units of Demand	Monthly Gross Rent (\$)	Units of Demand	Monthly Gross Rent (\$)	Units of Demand	Monthly Gross Rent (\$)	Units of Demand
800 or more	390	860 to 1,059	5,225	920 to 1,119	3,825	1,340 to 1,539	1,550
		1,060 or more	580	1,120 to 1,319	720	1,540 or more	390
				1,320 or more	240		
<b>Total</b>	<b>390</b>	<b>Total</b>	<b>5,800</b>	<b>Total</b>	<b>4,775</b>	<b>Total</b>	<b>1,925</b>

*Notes: Numbers may not add to totals because of rounding. The 3,625 units currently under construction will likely satisfy some of the estimated demand. The forecast period is August 1, 2014, to August 1, 2017.*

*Source: Estimates by analyst*

## Data Profile

**Table DP-1.** Fort Worth-Arlington HMA Data Profile, 2000 to Current

	2000	2010	Current	Average Annual Change (%)	
				2000 to 2010	2010 to Current
Total resident employment	896,955	990,196	1,080,000	1.0	2.5
Unemployment rate	3.6%	8.2%	5.5%		
Nonfarm payroll jobs	796,300	845,300	933,900	0.6	2.8
Total population	1,710,318	2,136,022	2,287,000	2.2	1.6
Total households	625,809	772,411	819,300	2.1	1.4
Owner households	398,128	498,514	512,300	2.3	0.6
Percent owner	63.6%	64.5%	62.5%		
Renter households	227,681	273,897	307,000	1.9	2.7
Percent renter	36.4%	35.5%	37.5%		
Total housing units	665,425	841,931	880,800	2.4	1.0
Owner vacancy rate	1.5%	2.1%	1.8%		
Rental vacancy rate	7.6%	11.6%	7.0%		
Median Family Income	\$57,400	\$67,400	\$65,600	1.6	- 0.7

*Notes: Numbers may not add to totals because of rounding. Employment data represent annual averages for 2000, 2010, and the 12 months through July 2014. Median Family Incomes are for 1999, 2009, and 2013. The current date is August 1, 2014.*

*Sources: U.S. Census Bureau; U.S. Department of Housing and Urban Development; estimates by analyst*

## Data Definitions and Sources

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2000: 4/1/2000—U.S. Decennial Census  
2010: 4/1/2010—U.S. Decennial Census  
Current date: 8/1/2014—Analyst’s estimates  
Forecast period: 8/1/2014–8/1/2017—Analyst’s estimates

**Demand:** The demand estimates in the analysis are not a forecast of building activity. They are the estimates of the total housing production needed to achieve a balanced market at the end of the 3-year forecast period given conditions on the as-of date of the analysis, growth, losses, and excess vacancies. The estimates do not account for units currently under construction or units in the development pipeline.

**Other Vacant Units:** In the U.S. Department of Housing and Urban Development’s (HUD’s) analysis, other vacant units include all vacant units that are not available for sale or for rent. The term therefore includes units rented or sold but not occupied; held for seasonal, recreational, or occasional use; used by migrant workers; and the category specified as “other” vacant by the Census Bureau.

**Building Permits:** Building permits do not necessarily reflect all residential building activity that occurs in an HMA. Some units are constructed or created without a building permit or are issued a different type of building permit. For example, some units classified as commercial structures are not reflected in the residential building permits. As a result, the analyst, through diligent fieldwork, makes an estimate of this additional construction activity. Some of these estimates are included in the discussions of single-family and multifamily building permits.

For additional data pertaining to the housing market for this HMA, go to [http://www.huduser.gov/publications/pdf/CMARtables\\_FortWorth-ArlingtonTX\\_15.pdf](http://www.huduser.gov/publications/pdf/CMARtables_FortWorth-ArlingtonTX_15.pdf).

## Contact Information

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This analysis has been prepared for the assistance and guidance of HUD in its operations. The factual information, findings, and conclusions may also be useful to builders, mortgagees, and others concerned with local housing market conditions and trends. The analysis does not purport to make determinations regarding the acceptability of any mortgage insurance proposals that may be under consideration by the Department.

The factual framework for this analysis follows the guidelines and methods developed by HUD’s Economic and Market Analysis Division. The analysis and findings are as thorough and current as possible based on information available on the as-of date from local and national sources. As such, findings or conclusions may be modified by subsequent developments. HUD expresses its appreciation to those industry sources and state and local government officials who provided data and information on local economic and housing market conditions.

For additional reports on other market areas, please go to [www.huduser.gov/portal/ushmc/chma\\_archive.html](http://www.huduser.gov/portal/ushmc/chma_archive.html).