

**MEETING OF THE BOARD OF DIRECTORS
OF THE
ARLINGTON ECONOMIC DEVELOPMENT CORPORATION**

**Agenda
March 14, 2023 AT 4:30p.m.
ARLINGTON CITY HALL
COUNCIL BRIEFING ROOM
3RD FLOOR
101 W. ABRAM STREET
ARLINGTON, TX 76010**

Members of the public who wish to speak on a listed agenda item for action will be asked for their comments at the appropriate time.

- I. Call to Order
- II. Consideration of Minutes
 1. February 14, 2023 Meeting
- III. Financial Report
- IV. 2022 Socioeconomic Profile & Population Estimates – Sarah Stubblefield, Strategic Initiatives Manager
- V. Trends in Site Selection – Taylor Hatchett, Mohr Partners
- VI. Executive Session

Discussion of matters permitted by the following sections of V.T.C.A, Government Code, Chapter 551:

 1. Section 551.087, Deliberation Regarding Economic Development Negotiations
 - a. Offers of Incentives to Business Prospects
 2. Section 551.072, Deliberation Regarding Real Property
 - a. Discussion regarding the possible purchase, exchange, lease, or value of real property for eligible projects of the Arlington Economic Development Corporation.
- VII. Real Estate Report
- VIII. Executive Director's Report
 1. Staffing Update – Business Intelligence and Marketing Analyst
 2. Local Business Support Programs
 - Business Survey
 - LiftFund
 - TMAC (Texas Manufacturing Assistance Center)
 - SCORE (Service Corps of Retired Executives)
 3. Upcoming Events / Sponsorships
 4. Website Update

5. Industry Spotlight – Semiconductor Manufacturing

IX. Future Agenda Items

X. Adjourn

**MEETING OF THE BOARD OF DIRECTORS
OF THE
ARLINGTON ECONOMIC DEVELOPMENT CORPORATION**

**MINUTES OF THE
ARLINGTON ECONOMIC DEVELOPMENT CORPORATION
BOARD OF DIRECTORS
February 14, 2023**

The Board of Directors of the Arlington Economic Development Corporation convened in Regular Session on February 14, 2023, at 4:30 p.m., in Arlington City Hall, 3rd Floor, 101 W. Abram Street, Arlington, Texas, with the meeting being open to the public and notice of said meeting, giving the date, place and subject thereof, having been posted as prescribed by V.T.C.A., Government Code, Chapter 551, with the following members present, to-wit:

Board Members:

Michael Jacobson	§	President
Mojoy Haddad	§	Vice President
John Whiteley	§	Treasurer
Jollyn Mwisongo	§	Secretary
Gerald Alley	§	Board Member

Absent:

Carmenza Moreno	§	Board Member
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And

Trey Yelverton	City Manager
Josh Humphreys	Senior Attorney
Bruce Payne	Director of Economic Development
Lyndsay Mitchell	Strategic Initiatives Officer
Alex Agnor	Public Funds Administrator
Ethan Klos	Treasurer
Marcus Young	Economic Development Specialist
Stuart Young	Real Estate Manager
Alex Fitzgerald	Economic Development Corporation Specialist
Jasmine Amo	Economic Development Corporation Specialist
Renee MacQuaid	Marketing Coordinator
Kevin McLaughlin	Real Estate Consultant
Erica Yingling	Economic Development Corporation Coordinator

I. Call to Order

President M. Jacobson called the meeting to order at 4:30 p.m.

II. Consideration of Minutes

1) January 17, 2023 Meeting

Treasurer J. Whiteley made a motion to approve the minutes of the January 17, 2023 Board meeting. Seconded by Board Member G. Alley, the motion carried with 5 ayes and 0 nays.

APPROVED

III. Financial Report

No questions or comments were stated.

IV. Town North Project Update – Shops Co.

Buck Wheeler, Shop Development, provided information relative to the Town North Project.

V. Bell Helicopter Project Update

Chad Thornton, Facilities Business Manager, Bell, provided information relative to the Bell Helicopter Project.

VI. First Rate / Wealth Tech Ventures

Pam Cytron, Partner, First Rate Ventures, provided information relative to the Global WealthTech Accelerator.

VII. Item For Action:

A. Resolution

A resolution authorizing the Executive Director of the Arlington Economic Development Corporation (AEDC) to execute a Professional Services Contract with EDSuite, LLC, for professional services in an amount not to exceed \$47,360.

Broderick Green, Executive Director, presented the resolution for consideration.

Board Member G. Alley made a motion to approve the resolution. Seconded by Vice President M. Haddad, the motion carried with 5 ayes and 0 nays.

AEDC RESOLUTION NO. 23-007

VIII. Executive Session

At 5:28 p.m., President M. Jacobson announced that the Board would convene in Executive Session.

Discussion of matters permitted by the following sections of V.T.C.A, Government Code, Chapter 551:

- A. Section 551.087, Deliberation Regarding Economic Development Negotiations
 - 1. Offers of Incentives to Business Prospects

- B. Section 551.072, Deliberation Regarding Real Property
 - 1. Discussion regarding the possible purchase, exchange, lease, or value of real property for eligible projects of the Arlington Economic Development Corporation.

At 5:58 p.m., President M. Jacobson announced the Executive Session was adjourned, and the Board immediately reconvened in Open Session.

Board Member G. Alley left the meeting.

IX. Executive Director's Report

Broderick Green, Executive Director, provided information relative to AEDC Staffing.

X. Future Agenda Items

Board members requested a process to manage MBWE for future projects.

XI. Adjourn

There being no further business, the meeting was adjourned at 6:01 p.m.

COA Expenditures by Cost Center

Period FY23 - Jan
Time Period Current Period
From Budget Date 10/1/2022
To Budget Date 9/30/2023

Cost Center	Budget Appropriation	January Expenditures	Expenditures to Date	Encumbrances	Actuals + Encumbrances	Unexpended Balance	%Exp
CC973005 Economic Development Corporation Projects	20,099,652.65	0.00	0.00	0	0.00	20,099,652.65	0.00%
CC973010 Economic Development Corporation Operations	2,463,835.35	121,346.87	341,164.55	4,123.34	345,287.89	2,118,547.46	14.01%
50000:Salaries and Wages	734,901.59	32,644.20	142,576.80	0	142,576.80	592,324.79	19.40%
55000:Benefits	193,431.94	8,782.38	36,685.76	0	36,685.76	156,746.18	18.97%
60000:Supplies	120,000.00	1,002.46	1,601.05	686.55	2,287.60	117,712.40	1.91%
61000:Purchase/Contract	516,501.82	72,800.00	132,884.58	4,339.25	137,223.83	379,277.99	26.57%
62000:Utilities	20,000.00	0.00	0.00	0	0.00	20,000.00	0.00%
63000:Maintenance and Repair	450,000.00	4,402.46	4,402.46	(4,402.46)	0.00	450,000.00	0.00%
65000:Miscellaneous Expense	305,000.00	0.00	1,002.03	0	1,002.03	303,997.97	0.33%
66000:Travel and Training	118,000.00	1,715.37	21,299.49	3,500.00	24,799.49	93,200.51	21.02%
67000:Interdepartmental Expense	6,000.00	0.00	712.38	0	712.38	5,287.62	11.87%

Oct-22 \$ 1,820,707 Payment received in December 2022
 Nov-22 \$ 1,903,338 Payment received in January 2022
 Dec-22 \$ 2,375,934 Payment received in February 2022
 Jan-22 \$ 1,660,636 Payment received in March 2022

FY 2023 EDC Revenues \$ 7,760,614

COA Expenditures by Cost Center

Period FY23 - Jan
 Time Period Current Period
 From Budget Date 10/1/2022
 To Budget Date 9/30/2023

Cost Center	Budget Appropriation	January Expenditures	Expenditures to Date	Encumbrances	Actuals + Encumbrances	Unexpended Balance	%Exp
CC973005 Economic Development Corporation Projects	20,099,652.65	0.00	0.00	0	0.00	20,099,652.65	0.00%
61000:Purchase/Contract	20,099,652.65	0.00	0.00	0	0.00	20,099,652.65	0.00%
SC0533 - Special Services	20,099,652.65	0.00	0.00	0	0.00	20,099,652.65	0.00%
SC0574 - Professional Services	0.00	0.00	0.00	0	0.00	0.00	0.00%
CC973010 Economic Development Corporation Operations	2,463,835.35	121,346.87	341,164.55	4,123.34	345,287.89	2,118,547.46	14.01%
50000:Salaries and Wages	734,901.59	32,644.20	142,576.80	0	142,576.80	592,324.79	19.40%
SC50002 - Salaries: Operations	734,901.59	32,644.20	142,576.80	0	142,576.80	592,324.79	19.40%
55000:Benefits	193,431.94	8,782.38	36,685.76	0	36,685.76	156,746.18	18.97%
SC50004 - Benefits: Longevity/Stability	0.00	0.00	42.00	0	42.00	(42.00)	0.00%
SC55000 - Benefits : Worker's Comp	1,102.35	48.98	195.92	0	195.92	906.43	17.77%
SC55001 - Benefits : Employee Retirement	73,875.98	3,268.74	14,583.33	0	14,583.33	59,292.65	19.74%
SC55002 - Benefits : Disability Income Plan	1,616.78	59.90	239.60	0	239.60	1,377.18	14.82%
SC55003 - Benefits : Employee Insurance	64,018.00	3,094.64	12,197.36	0	12,197.36	51,820.64	19.05%
SC55005 - Benefits : Medicare	10,656.07	471.92	2,074.75	0	2,074.75	8,581.32	19.47%
SC55008 - Benefits : Thrift Plan	34,570.76	1,392.04	5,568.16	0	5,568.16	29,002.60	16.11%
SC55009 - Benefits : Car Allowance	5,200.00	400.00	1,600.00	0	1,600.00	3,600.00	30.77%
SC55010 - Benefits : Phone Allowance	2,392.00	46.16	184.64	0	184.64	2,207.36	7.72%
60000:Supplies	120,000.00	1,002.46	1,601.05	686.55	2,287.60	117,712.40	1.91%
SC0500 - Office Supplies less than \$5,000	10,000.00	0.00	598.59	686.55	1,285.14	8,714.86	12.85%
SC0514 - Other Supplies	3,000.00	0.00	0.00	0	0.00	3,000.00	0.00%
SC0516 - Supplies/Computer	22,000.00	1,002.46	1,002.46	0	1,002.46	20,997.54	4.56%
SC0517 - Office Furniture less than \$5,000	60,000.00	0.00	0.00	0	0.00	60,000.00	0.00%
SC0521 - Cost Of Food & Beverage	25,000.00	0.00	0.00	0	0.00	25,000.00	0.00%
61000:Purchase/Contract	516,501.82	72,800.00	132,884.58	4,339.25	137,223.83	379,277.99	26.57%
SC0533 - Special Services	466,501.82	65,500.00	115,284.58	2,139.25	117,423.83	349,077.99	25.17%
SC0574 - Professional Services	50,000.00	7,300.00	17,600.00	2,200.00	19,800.00	30,200.00	39.60%
62000:Utilities	20,000.00	0.00	0.00	0	0.00	20,000.00	0.00%
SC0578 - Electric Service	20,000.00	0.00	0.00	0	0.00	20,000.00	0.00%
63000:Maintenance and Repair	450,000.00	4,402.46	4,402.46	(4,402.46)	0.00	450,000.00	0.00%
SC0583 - Maintenance of Buildings	450,000.00	4,402.46	4,402.46	(4,402.46)	0.00	450,000.00	0.00%
65000:Miscellaneous Expense	305,000.00	0.00	1,002.03	0	1,002.03	303,997.97	0.33%
SC0658 - Advertising	300,000.00	0.00	50.46	0	50.46	299,949.54	0.02%
SC0735 - Employee Reimbursement - non travel/training	5,000.00	0.00	951.57	0	951.57	4,048.43	19.03%
66000:Travel and Training	118,000.00	1,715.37	21,299.49	3,500.00	24,799.49	93,200.51	21.02%
SC0668 - Membership	21,000.00	0.00	2,575.00	0.00	2,575.00	18,425.00	12.26%
SC0669 - Training	6,000.00	0.00	3,649.97	0.00	3,649.97	2,350.03	60.83%
SC0670 - Registration	0.00	0.00	4,584.00	0	4,584.00	(4,584.00)	0.00%
SC0671 - Travel	91,000.00	1,715.37	10,490.52	3,500.00	13,990.52	77,009.48	15.37%
67000:Interdepartmental Expense	6,000.00	0.00	712.38	0	712.38	5,287.62	11.87%
SC0633 - General Services Charges	6,000.00	0.00	712.38	0	712.38	5,287.62	11.87%

Notes:

61000 - Purchase/Contract includes Special Services, e.g., ED Strategy Implementation, ED Financial Models/Subscriptions, and Appraisals and Consulting, and Chargebacks.

63000 - Maintenance and Repair includes Tenant Improvements.

65000 - Misc. Expense includes Marketing/Promotion, Advertising, and other misc. expenses.

67000 - Interdepartmental Expense includes General Service charges (mailing/shipping) and any print jobs through Johnsons Press.



2022 Socioeconomic Profile and Population Estimate Data

Economic Development Corporation | March 14, 2023

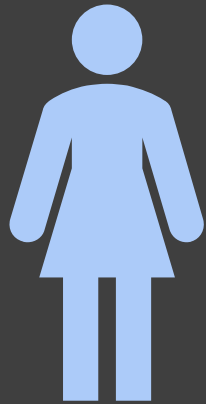


2021 American Community Survey Data Release

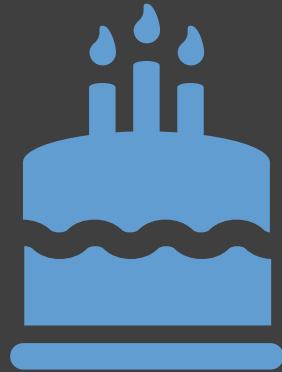


- ACS data is the most accurate data source for comparing year to year between decennial Census
- ACS produces new estimates in 1-, 3-, and 5-year estimates for larger geographies
- OSI almost always uses 5-year estimate data
 - Biggest sample size, less margin of error
- In December 2022, the Census Bureau released the 2021 American Community Survey (ACS) data.
- The 2022 Socioeconomic Profile is an analysis of the new data (2017-2021)

Average Arlington Resident



Non-Hispanic
White Woman



33.1 Years Old



High School
Diploma or
Higher



Household
Income \$65,481

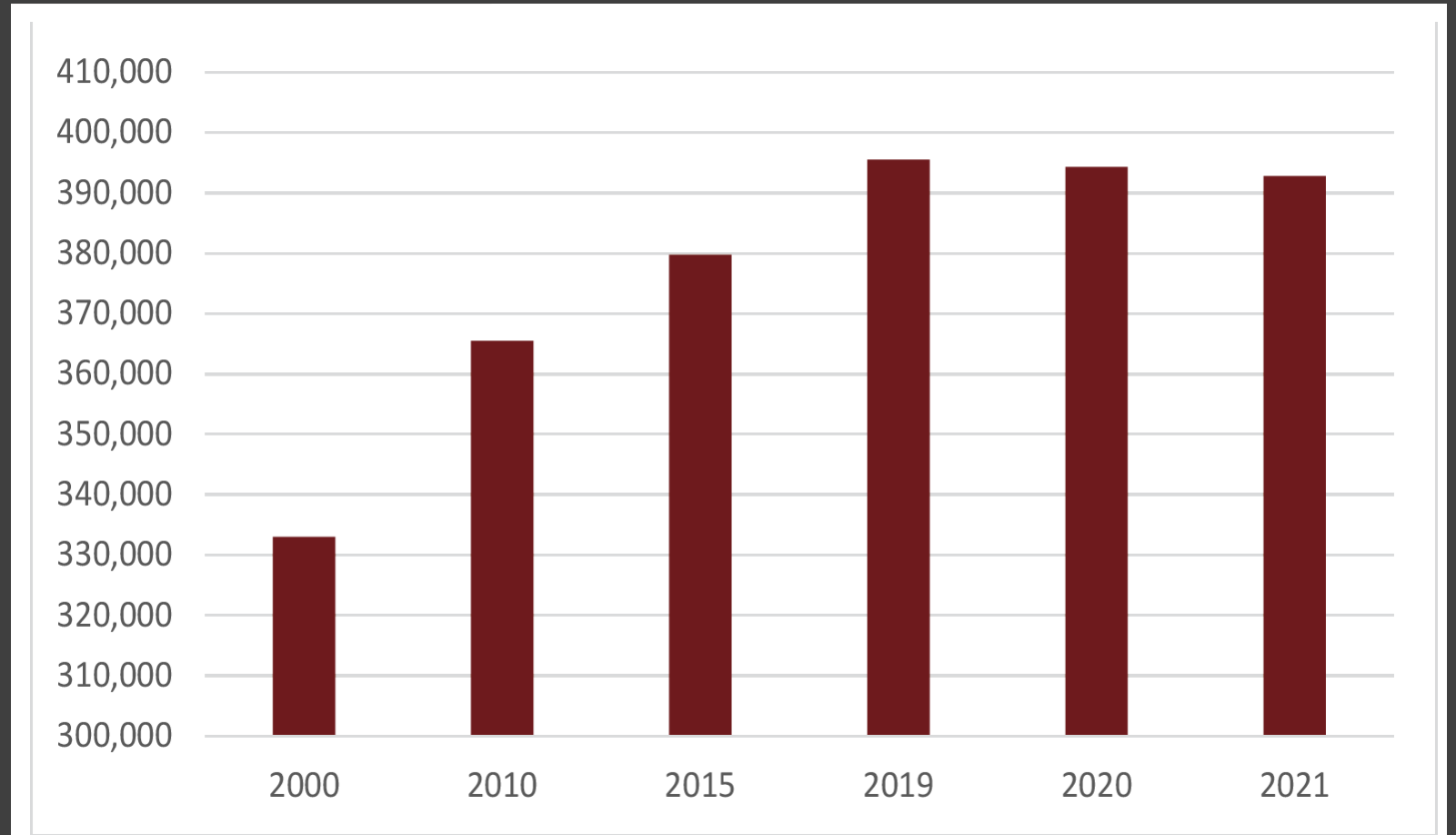


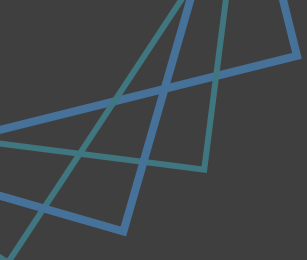
Works Outside
Arlington
27.1 Minutes
Travel Time

Arlington Population Growth 2000-2021



Data Range	Population Change
2000-2010	9.8%
2010-2015	3.9%
2015-2019	4.2%
2019-2021	-0.8%





Summary Comparison



Demographic	2010 Census	2011-2015 5-Year ACS Estimate	2020 Census	2017-2021 5-Year ACS Estimate
Total Population	365,438	379,716	394,266	392,304
Non-White Population	41.0%	57.9%	59.5%	62.4%
Hispanic Population	27.4%	28.6%	30.7%	29.9%
Median Age	32.1	32.6	Not yet available	33.1
Median Household Income**	\$64,711*	\$60,943	\$66,328*	\$65,481
Median Household Size	2.72	2.81	Not yet available	2.85
Percent Below Poverty	14.3*	17.5%	14.2%*	14.0%

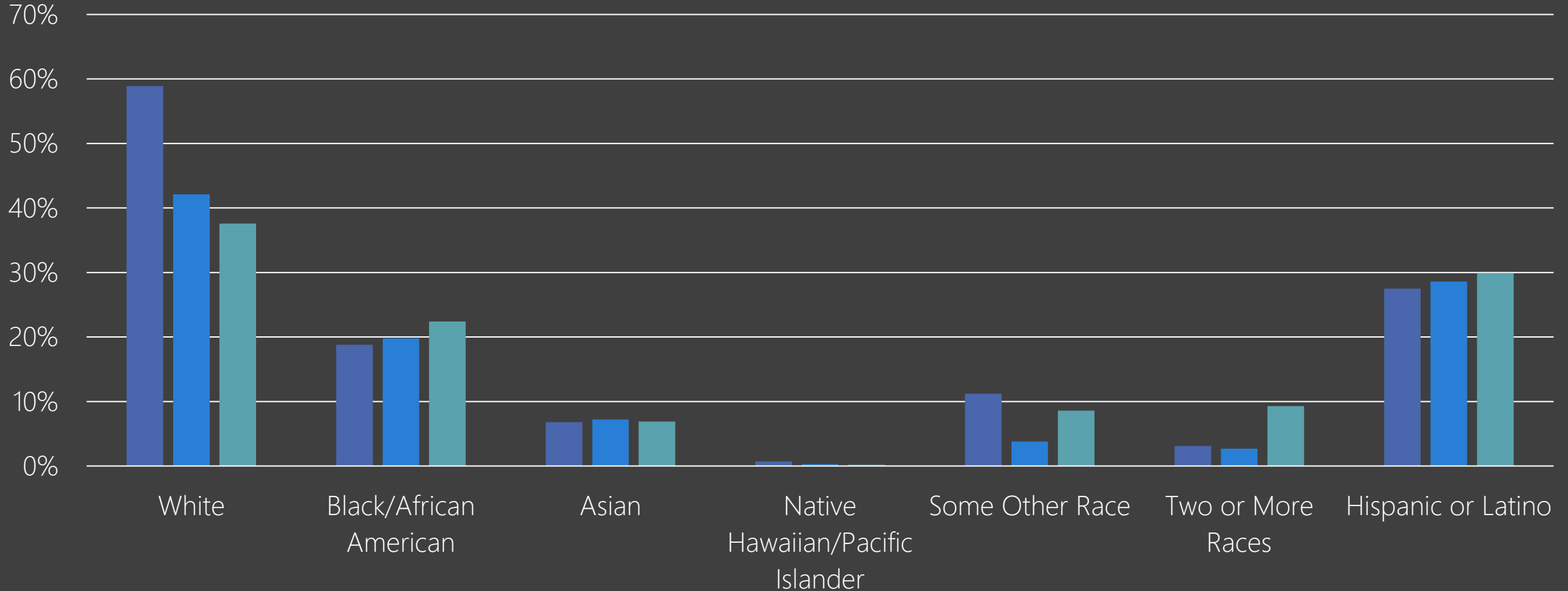
*5-Year ACS Data (information not collected in decennial census)

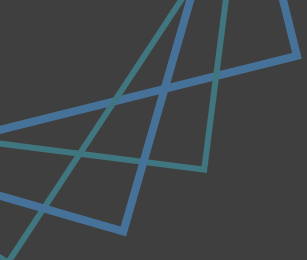
**2021 Constant Dollars

Race and Ethnicity



■ 2010 Decennial ■ 2011-2015 5-Year ACS ■ 2017-2021 5-Year ACS

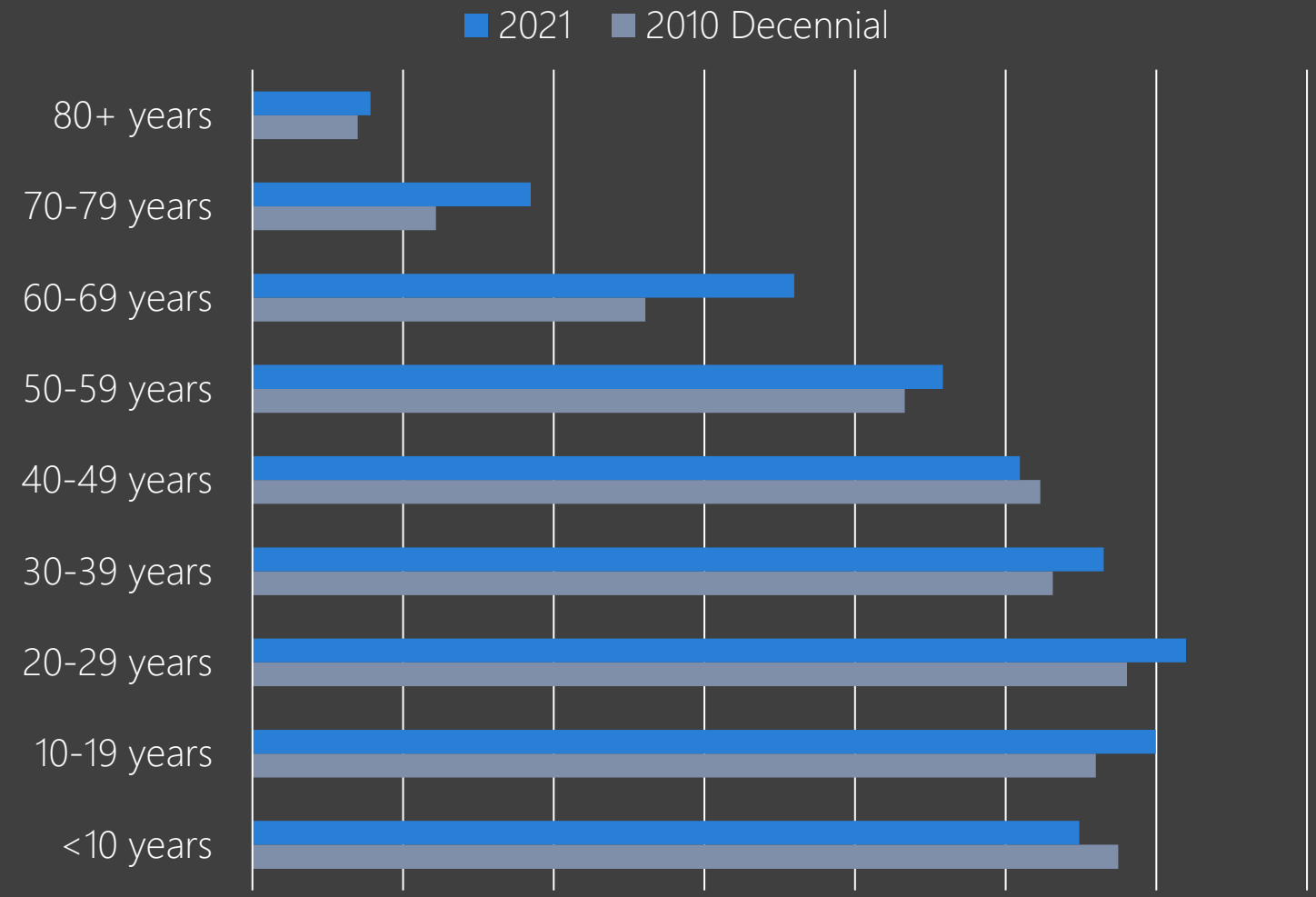




Age

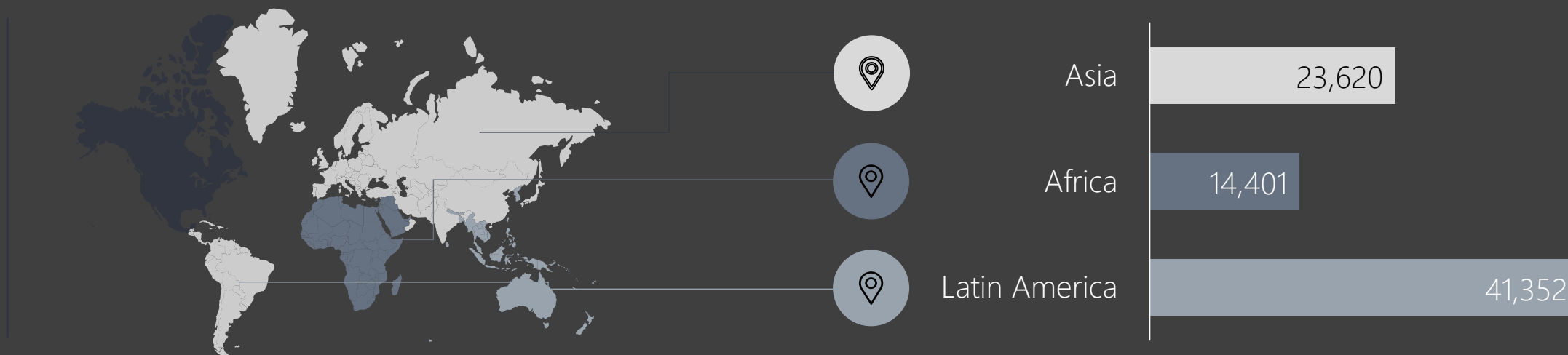
Arlington has seen an increase in population in different age cohorts across generations compared to 2010, with increases in all age groups over 50 years, and age groups between 10-39 years.

Age cohorts with lower populations than in 2010 are the 40-49 years cohort and the under 10 years cohort. **The under 5 population was 8% lower in 2021 than in 2010.**



Foreign-Born Nativity

- 20.9% (81,904) of the population are foreign-born
- Largest increase in population since 2010 is from Africa (14,401 or 112.4%)
- Largest decrease in population since 2010 is from Oceania (2,531 or -25.7%)

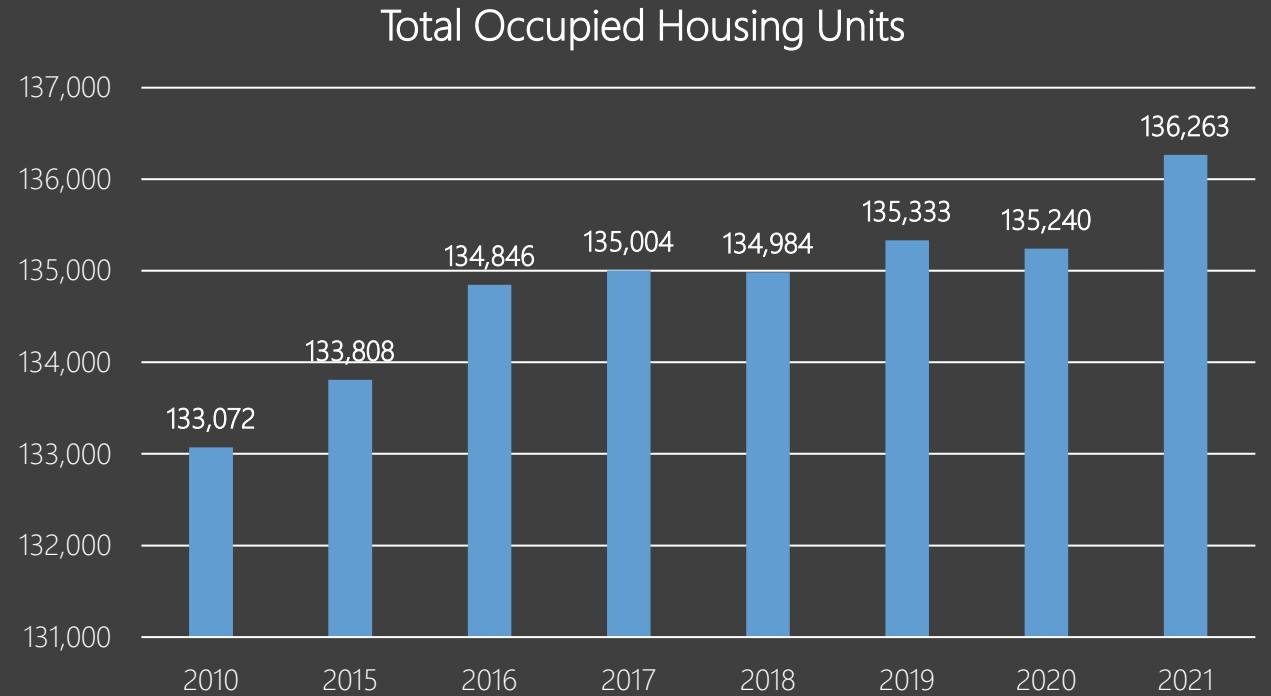
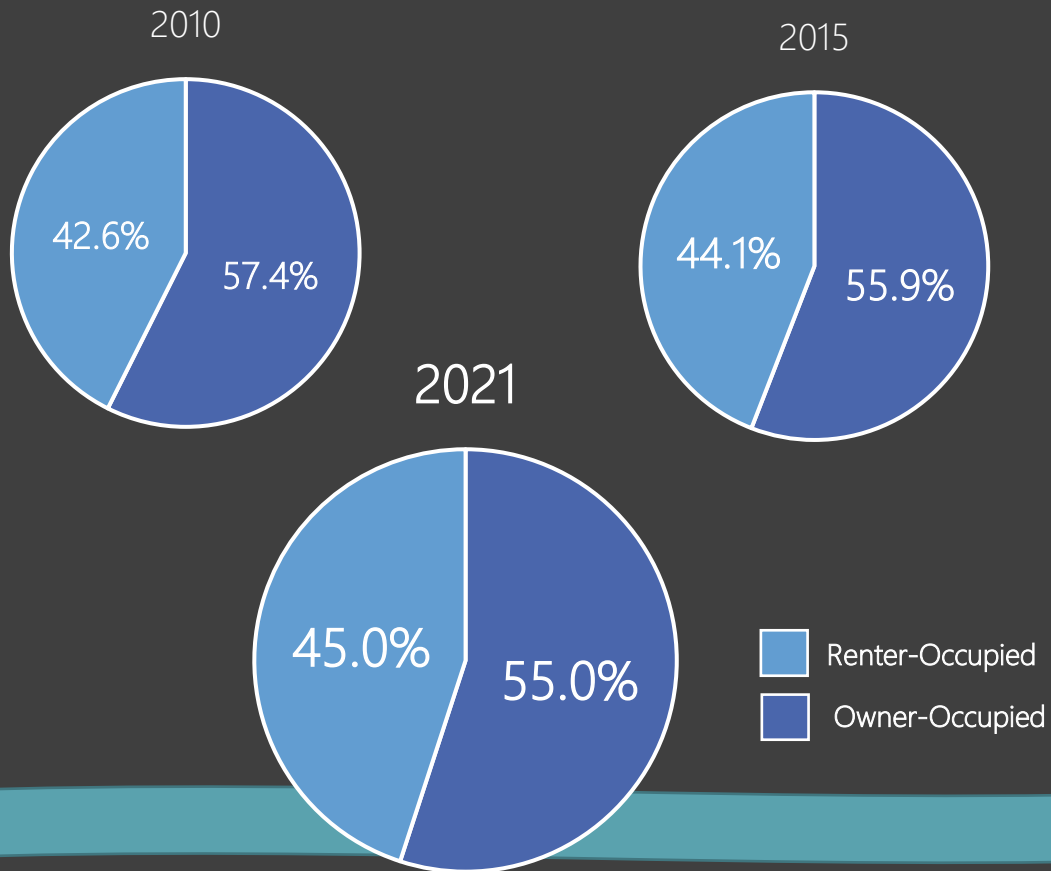


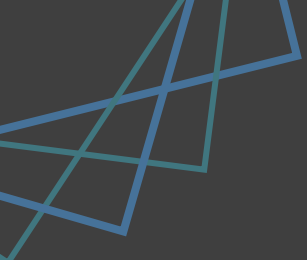
Owner and Renter Occupancy



The total number of occupied housing units has increased by 2,455 since 2010.

The percentage of occupied households that are owner-occupied has decreased by 0.9%.

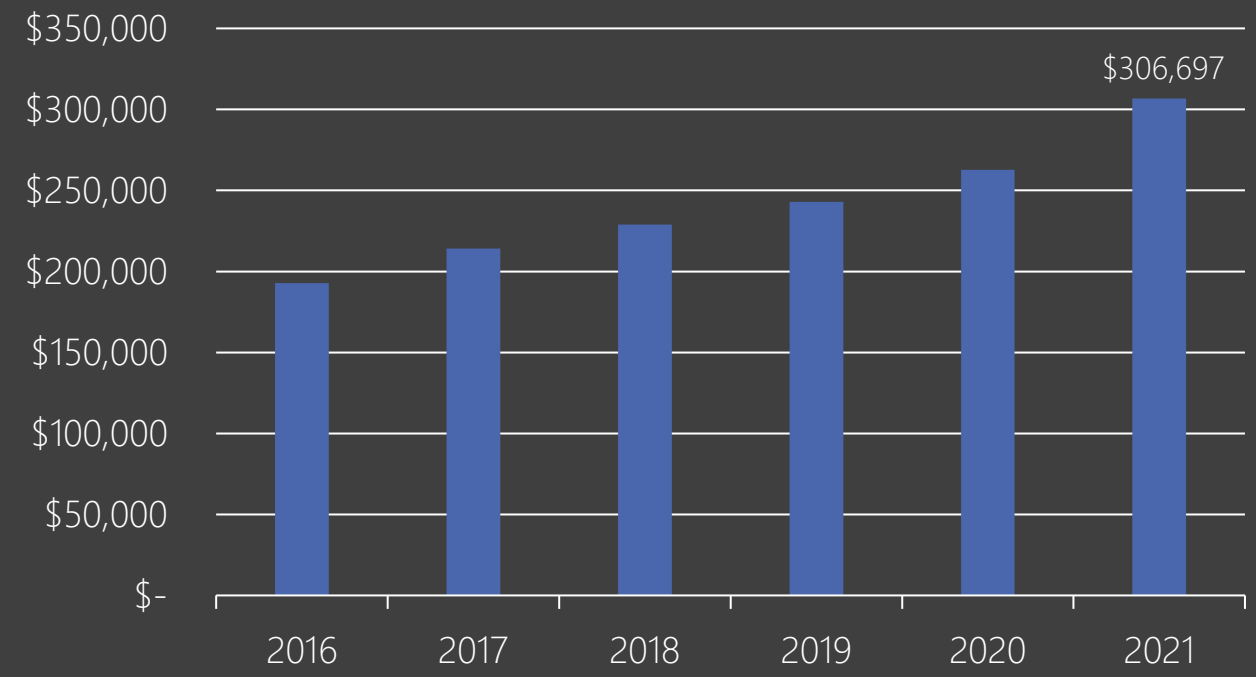




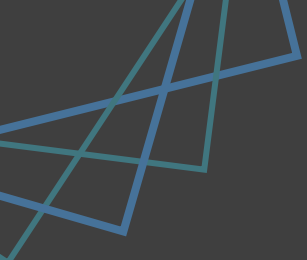
Average Home Sale Price

The average home sale price continued to rise at an increased rate from 2020 to 2021.

	Sale Price	% Change
2016	\$192,712	
2017	\$214,075	+11.1%
2018	\$228,914	+6.9%
2019	\$242,985	+6.1%
2020	\$262,761	+8.1%
2021	\$306,697	+16.7%



Source: Texas A&M Real Estate Center



Educational Attainment

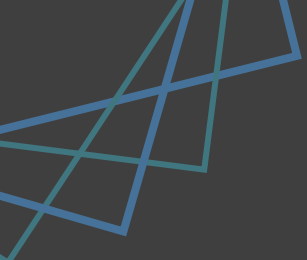


Arlington’s population is achieving higher levels of educational attainment. More residents are acquiring associate, bachelor’s, and graduate degrees.

The total number of individuals who have received a high school diploma or equivalent or advanced degrees has increased by 14.8% (184,083 vs. 211,432) since 2010.

Highest level of education completed:	2010	2021
Less than high school	15.4%	14.6%
High school graduate or equivalent	24.3%	23.5%
Some college, no degree	24.5%	22.4%
Associate degree	7.1%	7.8%
Bachelor's degree	20.1%	21.1%
Graduate or professional degree	8.5%	10.6%

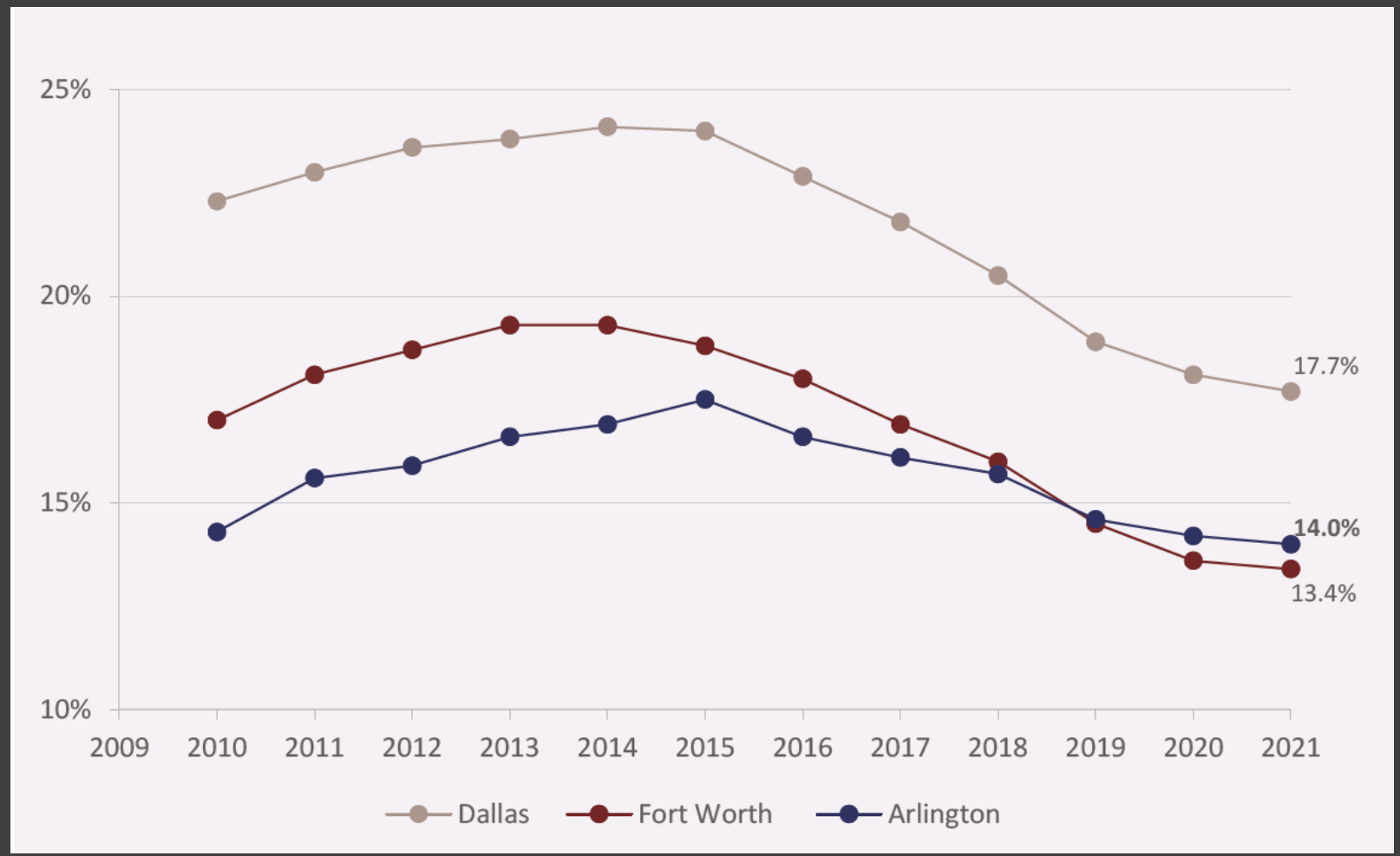




Poverty

The poverty rate continues to decline. 14.0% of the City's population is currently estimated to be in poverty, compared to a peak of 17.5% in 2015.

Those under 18 years of age are the most vulnerable group, with 21.0% living under the poverty level.



Income and Unemployment

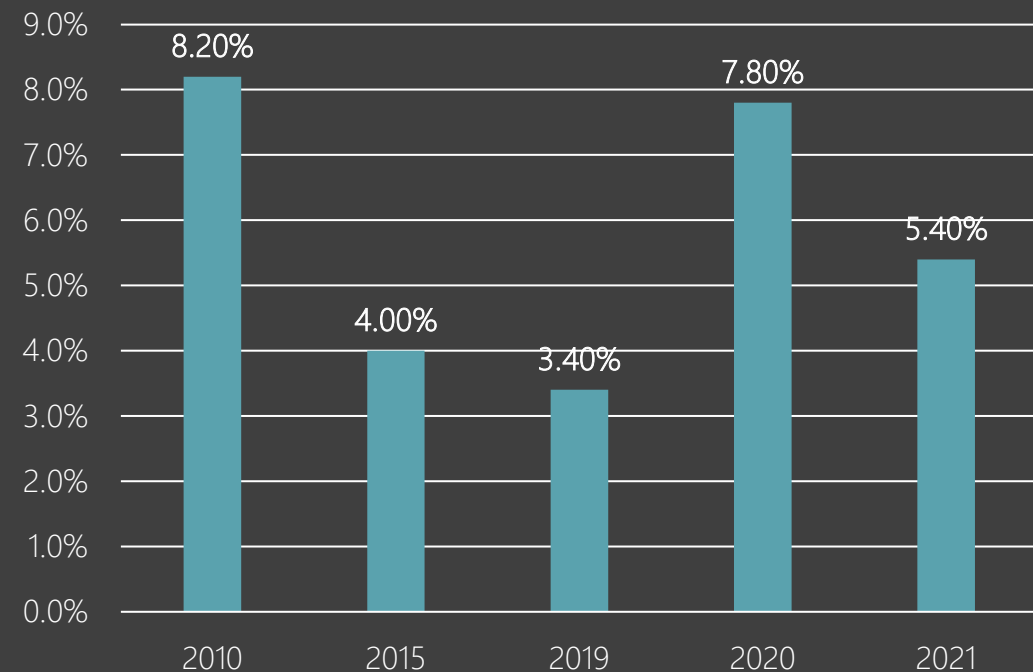


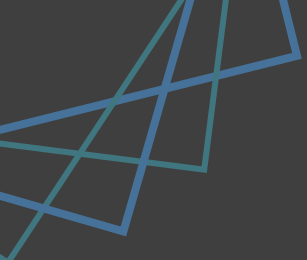
Adjusting for inflation, Median Household income has increased 1.2% since 2010.
Unemployment peaked at 7.8% in 2020 but decreased to 5.4% in 2021.

Year	Median Income
2006-2010 ACS	\$64,711
2011-2015 ACS	\$60,943
2017-2021 ACS	\$65,481

* In 2021 constant dollars

Unemployment Rate

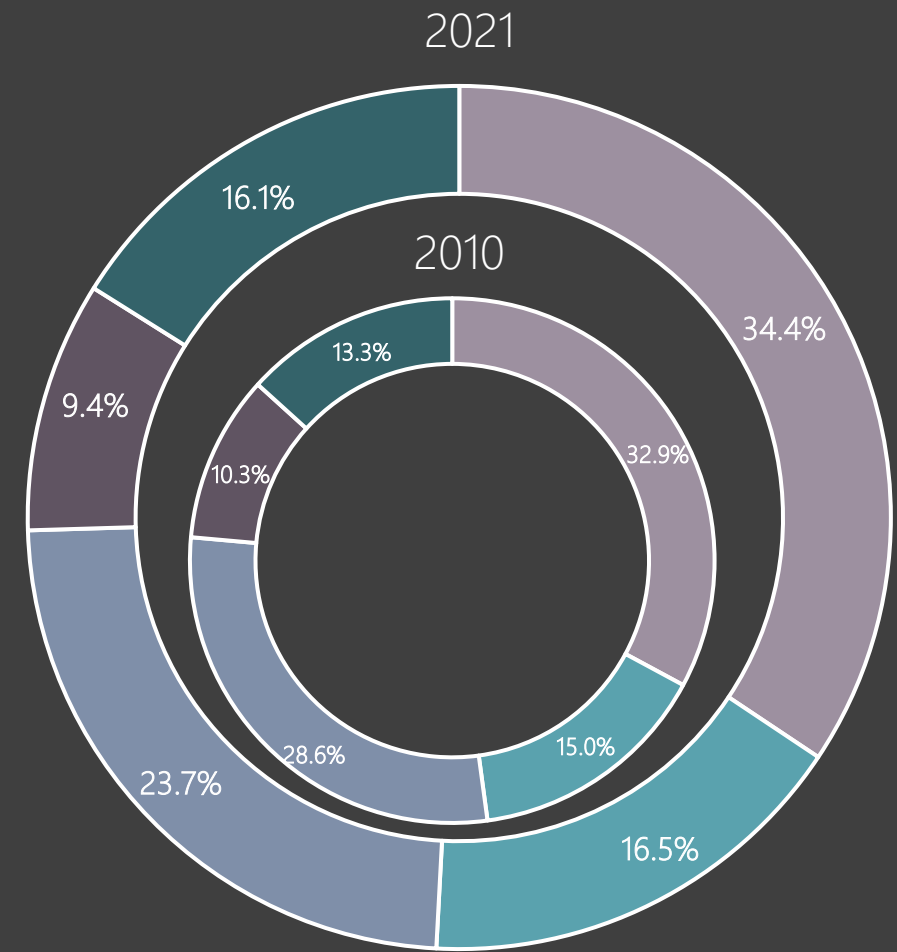




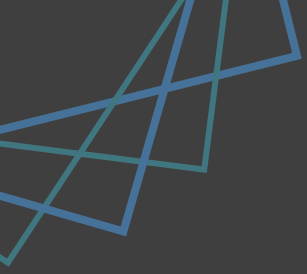
Occupations

Between 2010 and 2021, the total number of jobs rose at a faster rate than the increase in population of Arlington (increases of 10.1% and 7.5% respectively).

Production, transportation, material moving, and service occupations grew the most by percent change since 2010 (increases of 33.5% and 21.2% respectively).



- Management, business, science, and arts
- Service
- Sales and Office
- Natural resources, construction, and maintenance
- Production, transportation, and material moving



Population Comparisons

Comparing Population Estimates



	2020 Census		2020 ACS 5-Year Estimate		2021 ACS 5-Year Estimate	
	Rank	Population	Rank	Population	Rank	Population
Arlington, TX	49	394,266	48	397,269	50	392,304

- Decennial Census data is intended to be an actual count of the population, while ACS data is estimates based on sample surveys
- The 2020 Census is widely thought to be undercounted, especially for minority, low-income, and other vulnerable populations
- Using 2020 & 2021 5-Year Estimate data maintains the integrity of data comparison for this profile

Comparing Population Estimates



National Ranking of Cities

	2020 5-Year ACS Estimate	2021 5-Year ACS Estimate
46	Oakland, CA 422,575	Minneapolis, MN 425,091
47	Tulsa, OK 402,441	Tulsa, OK 410,652
48	Arlington, TX 397,269	Bakersfield, CA 398,756
49	Tampa, FL 395,912	Wichita, KS 394,574
50	New Orleans, LA 391,249	Arlington, TX 392,304
51	Wichita, KS 390,566	New Orleans, LA 383,974
52	Cleveland, OH 383,331	Aurora, CO 383,496
53	Bakersfield, CA 379,879	Tampa, FL 380,476
54	Aurora, CO 379,434	Cleveland, OH 374,861

Comparing Population Estimates



Texas Big Cities

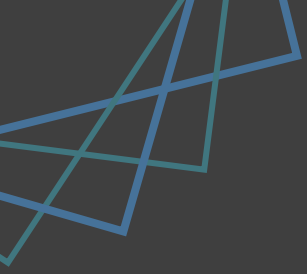
<u>Nat'l Rank</u>	<u>City</u>	<u>2016-2020 ACS</u>	<u>2017-2021 ACS</u>	<u>Difference</u>	<u>% Difference</u>
4	Houston	2,313,238	2,293,288	-19,950	-1%
7	San Antonio	1,529,133	1,434,540	-94,593	-7%
9	Dallas	1,338,846	1,300,239	-38,607	-3%
11	Austin	965,872	944,658	-21,214	-2%
13	Fort Worth	892,221	908,469	16,248	2%
22	El Paso	679,879	676,395	-3,484	-1%
48 (50)	Arlington	397,269	392,304	-4965	-1%

Comparing Population Estimates



Other DFW Cities

City	2016-2020 ACS		2017-2021 ACS		Difference	% Difference
	Nat'l Rank	Estimate	Nat'l Rank	Estimate		
Arlington	48	397,269	50	392,304	-4,965	-1%
Plano	70	288,870	75	282,181	-6,689	-2%
Irving	94	240,475	89	254,184	13,709	5%
Garland	95	238,622	93	245,075	6,453	3%
Grand Prairie	131	193,835	130	195,992	2,157	1%
McKinney	136	191,197	137	189,394	-1,803	-1%
Frisco	140	188,387	133	193,140	4,753	2%
Mesquite	193	142,429	184	149,848	7,419	5%
Denton	200	139,734	203	139,704	-30	0%
Carrollton	207	137,319	222	131,388	-5,931	-5%



Population Projections

Population Projections



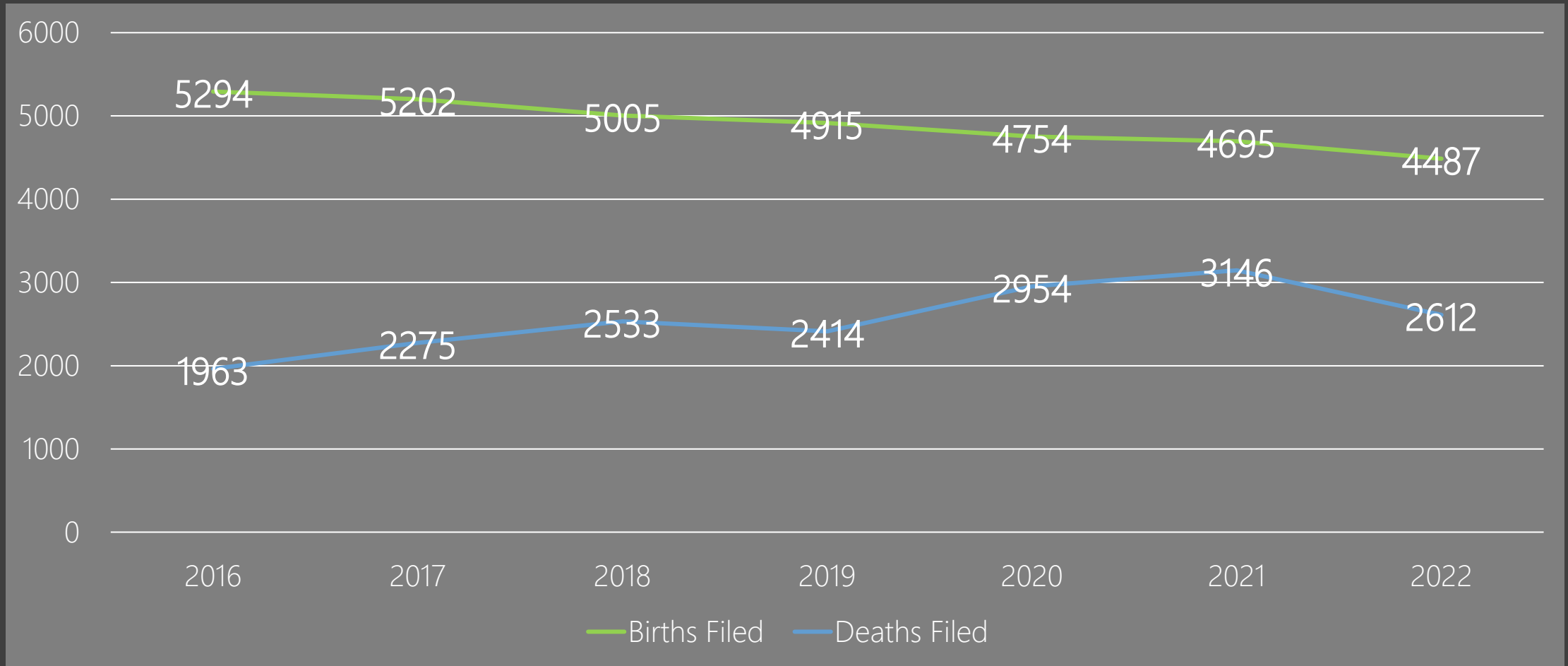
	2014 Carrying Capacity Analysis	2017-2021 5-Year ACS	COA – OSI 2023 Estimate	NCTCOG
Population Projection	423,000	392,304	415,175	486,570
Year of Buildout	2023+	-	2035	2045
Population Density Per Acre	<6 ppa	6.2 ppa	6.5 ppa	7.6 ppa
Annual Population Growth	1.1%	-1.3%	0.4%	1.45%



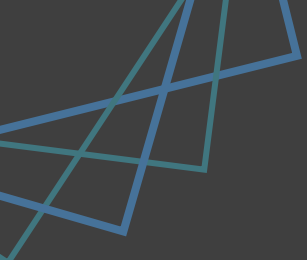
Factors Affecting Urban Population Decline

- **Natural Increase** is declining
 - Deaths are outpacing births in 2020-2021
 - Over 2/3 US counties are experiencing natural decline
- **Immigration** is more difficult due to new federal policies
 - Slower increase in population attributed to foreign immigration
- **Domestic Migration** is the primary cause of change in populations
 - Improving economy & remote work makes relocation easier
 - Cost of living is lower in non-metro areas

Natural Increase in Arlington



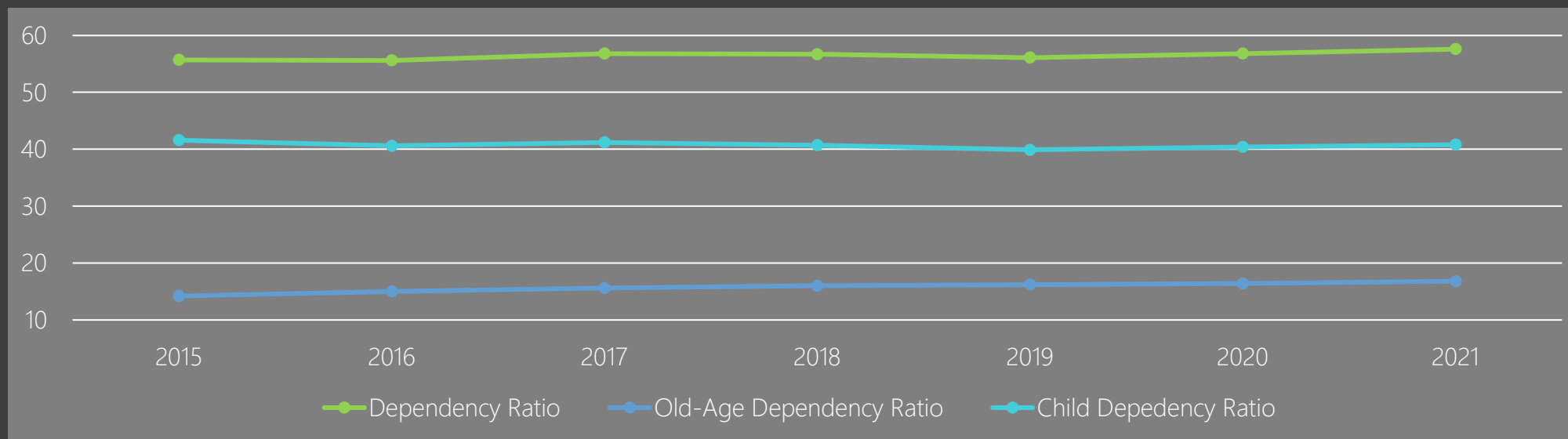
Source: City of Arlington Vital Statistics

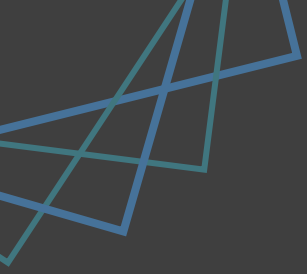


Dependency Ratio

The dependency ratio is the ratio of dependent population for every 100 people between 18-64 years of age. Dependent population is a combination of child dependents (under 18 years) and old-age dependents (over 65 years). A dependency ratio is considered to be “high” over 62.5.

The dependency ratio in Arlington increased from 55.7 to 57.6 between 2015 and 2021. This represents a 2.6 increase of the Old-Age Dependency Ratio and a 0.8 decrease of the Child Dependency Ratio.





What Does it Mean?



Community Impact of Slow-Growth Population

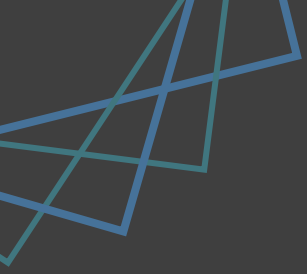
- Higher per capita costs for city services
- Potential for higher debt per capita, or a reduction in infrastructure maintenance
- Less revenue for local governments
- Significant decline in undergraduate university enrollment
- Decreasing rates of innovation
- Increased need for social services
- Decreased workforce



Considerations for Slow-Growth Community



- Market Conditions create opportunity for economic growth
 - Cities should proactively create conditions conducive to redevelopment
 - Public/Private Partnerships
 - Landbanking and Site Remediation – Prepare Opportunity Sites
- Encourage & Support Innovation
- Increase Housing Affordability – increase quality of existing housing stock
- Increase Social Services for Children and Seniors
 - Reduce burden of dependency on working population



Looking to the Future



- Demographers and Economists are uncertain of the impact of factors affecting population and economic growth in long-term
 - Covid
 - Future of remote work
 - Immigration policies
 - Cultural impact of Generation Z (work/life expectations, lifestyle priorities, family creation)
- Outside of slight population decline, data about Arlington lacks many of the indicators of a community in decline
- Continue to focus on encouraging innovation, redevelopment, and attracting young families
- Establish policies that benefit the family – childcare, healthcare, senior housing & programming
- Pay attention to population and demographic trends to proactively identify areas needing improvement

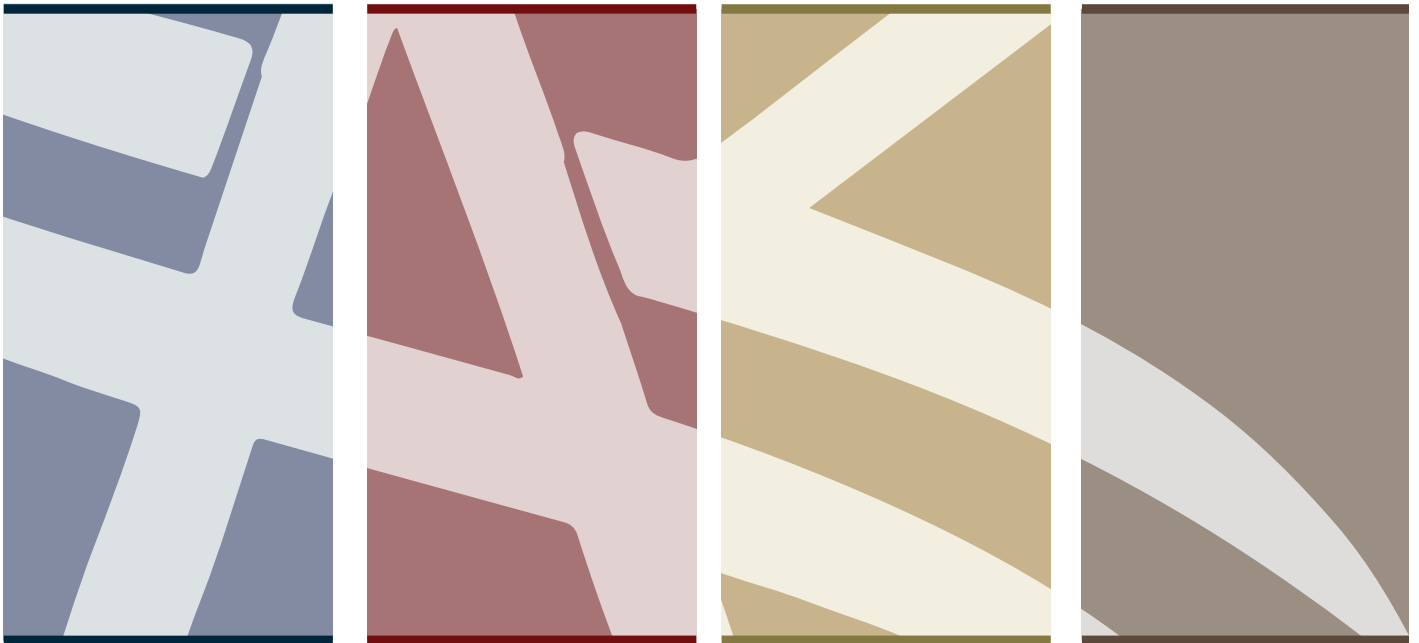


DISCUSSION

ARLINGTON SOCIOECONOMIC PROFILE

2021 US Census American Community Survey
5-Year Estimates

*2021 ACS 5-Year Data was published on 12/8/2022 by the US Census Bureau.
All sources are 2021 ACS 5-Year Data unless otherwise marked.*



Office of Strategic Initiatives
City of Arlington, TX
January 2023

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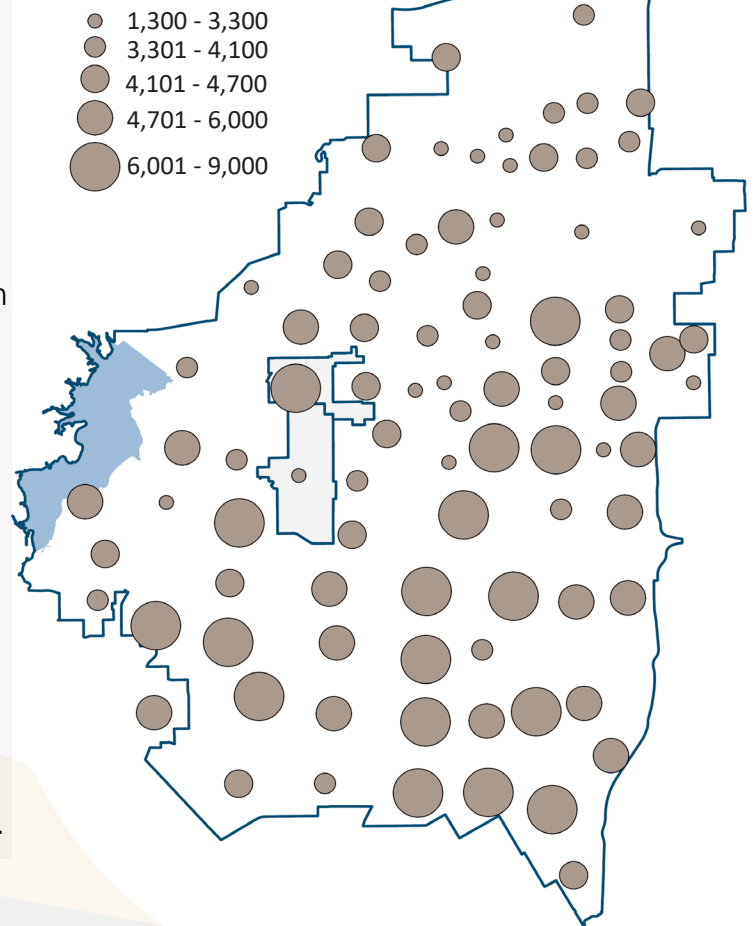
Summary

Based on the 2021 ACS 5-year estimates, Arlington has experienced a slight decline in population. In 2021, the estimated population was 392,304. This is a reduction of 1,962 from the 2020 Decennial Census estimate of 394,266 and a reduction of 4,965 from the 2020 ACS 5-year estimates.

The city is also becoming more diverse. There has been an increase in the percent of population within the Black and Hispanic or Latino race and ethnicity groups (up 30.8% and 17.1% respectively since 2010). Age groups over 65 are experiencing the largest increases since 2010. On the other end of the age spectrum, there has been a decrease in the number of children under the age of 5 since 2010.

Unemployment rates rose in 2020 but dropped back to pre-pandemic levels in 2021. Residents are mainly dependent on individual vehicular travel (79.8%) and the average travel times to places of work have slightly increased since 2010.

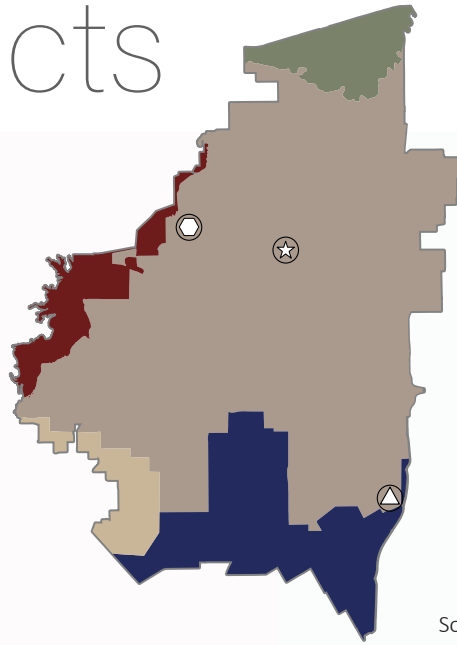
Population by Census Tract



Quick Facts

Average Arlington Resident:

- A woman
- 33.1 years old
- Born in Texas
- Non-Hispanic, White
- At least a high school graduate
- In a household making \$65,481
- Driving 27 minutes to work outside of Arlington



Education

Colleges and Universities:

- Univ. of Texas at Arlington
- Arlington Baptist University
- Tarrant County College (Southeast Campus)

Public School Districts:

- Arlington ISD
- Mansfield ISD
- Fort Worth ISD
- Kennedale ISD
- Hurst-Eules-Bedford ISD

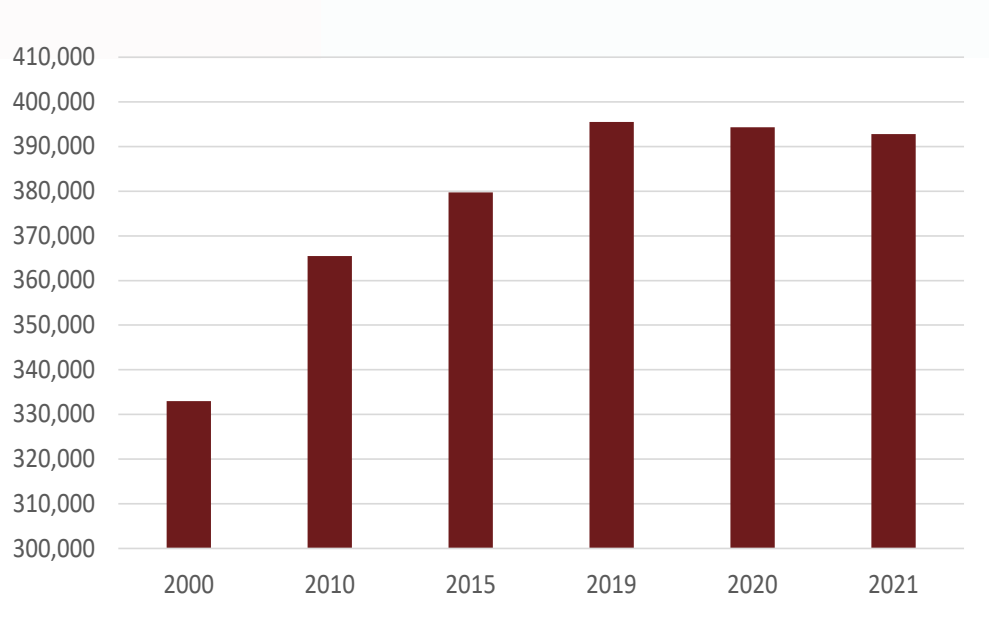
Source: North Central Texas Council of Governments

General Population

2021 City of Arlington
Population: **392,304**

Percent Changes:
2000- 2010*: 8.9% Increase
2010- 2015: 3.8% Increase
2015-2021: 3.2% Increase

Population has increased by 26,866 people since 2010 and has decreased by 1,962 people compared to the 2020 Census count. The average household size is 2.8 while the median age is 33.1. Both household size and median age have risen since 2010.



*Source: 2000 and 2010 Decennial Census

City Rank by Population

2020

Rank	City	Population
46	Oakland, CA	422,475
47	Tulsa, OK	402,441
48	Arlington, TX	397,269
49	Tampa, FL	395,912
50	New Orleans, LA	391,249
51	Wichita, KS	390,556
52	Cleveland, OH	383,311
53	Bakersfield, CA	379,879
54	Aurora, CO	379,434

2021

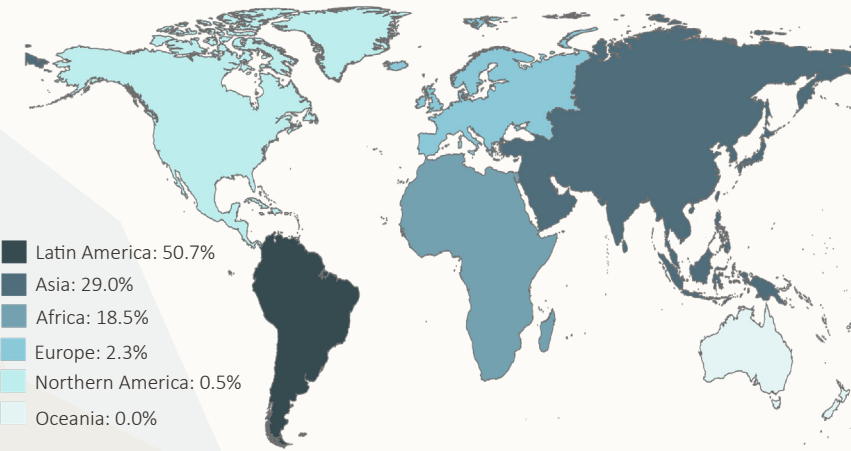
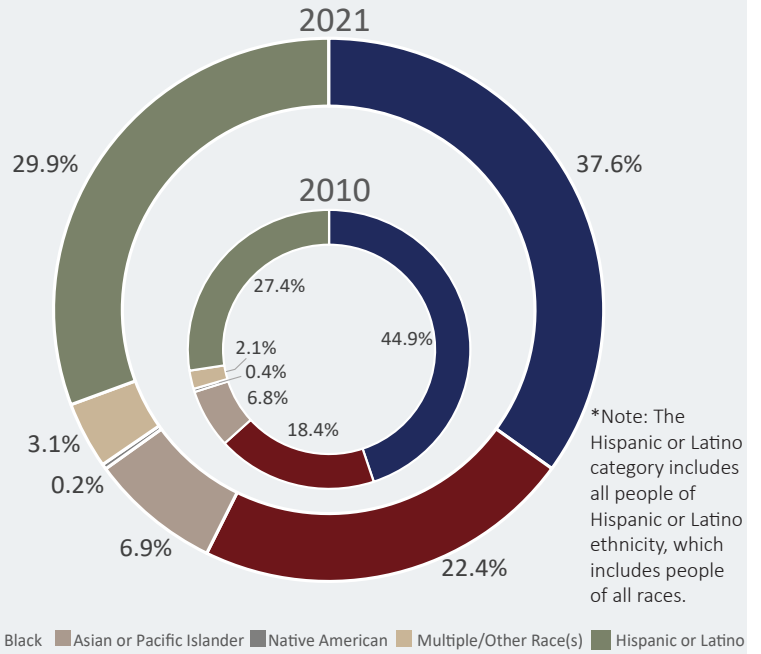
Rank	City	Population
46	Minneapolis, MO	425,091
47	Tulsa, OK	410,652
48	Bakersfield, CA	398,756
49	Wichita, KS	394,574
50	Arlington, TX	392,304
51	New Orleans, LA	383,974
52	Aurora, CO	383,496
53	Tampa, FL	380,476
54	Cleveland, OH	374,861

Demographics

Race & Ethnicity

Since 2010, the largest increases in population were individuals identifying as non-Hispanic and Black (an increase of 30.8%) and those identifying as Hispanic or Latino (an increase of 17.1%).

Hispanic or Latino (of any race):	117,458
Non-Hispanic:	274,846
White	147,367
Black or African American	87,759
American Indian and Alaska Native	616
Asian	25,800
Native Hawaiian and Other Pac. Islander	1,262
Some Other Race	1,440
Two or More Races	10,602



Foreign-Born Nativity

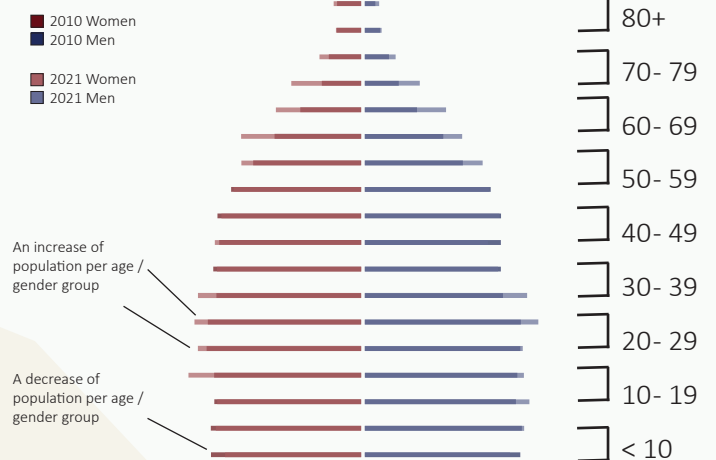
20.9% of Arlington's population, or approximately 81,904 people, are foreign-born. More than half are native to Latin American countries.

2021 Nativity:	Since 2010:
Foreign Born:	81,904 + 16.4%
- Latin America:	41,352 + 4.8%
- Asia:	23,620 + 14.1%
- Africa:	14,401 + 112.4%
- Other:	2,531 - 25.7%

Age & Gender

Arlington has seen increase in population in different age cohorts across generations since 2010, with increases in all age groups over 50 years, and age groups between 10-39 years.

Age cohorts with lower populations compared to 2010 are the 40-49 years cohort and the under 10 years cohort. **The population under age 5 is 8% lower in 2021 than in 2010.**



Demographics

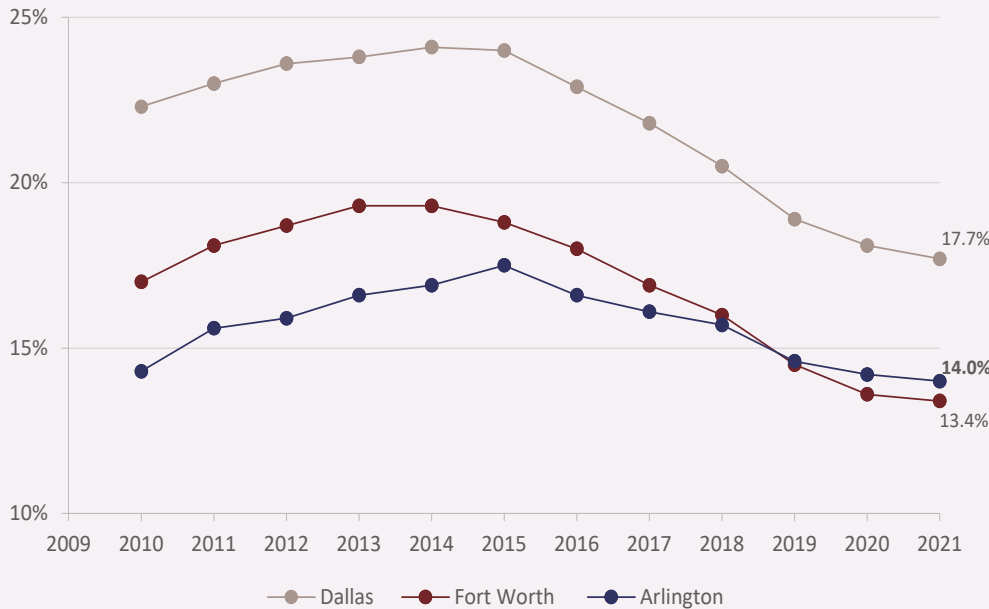
Poverty Rates

The poverty rate shows the percentage of individuals whose income in the past twelve months is below poverty level based on household size.

Arlington's poverty rate has declined by 3.5% since 2015 and is at its lowest level since 2010, at 14.0%.

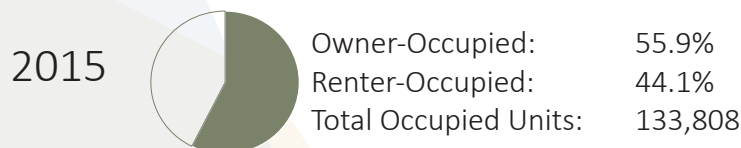
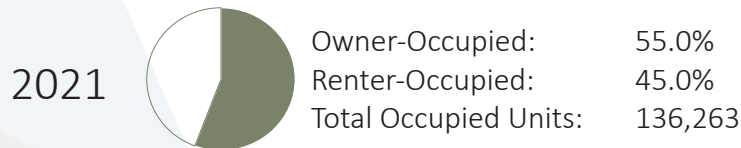
2021 Poverty Per Age Group:

Under 18 Years:	21.0%
18 to 64 Years:	11.9%
65+ Years:	9.3%



Residential Units: Owner Occupancy Rates

Since 2015, total occupied units have increased 1.8%. The percentage of owner-occupied units have increased by .1% while the percentage of renter-occupied units have increased by 4.0%.

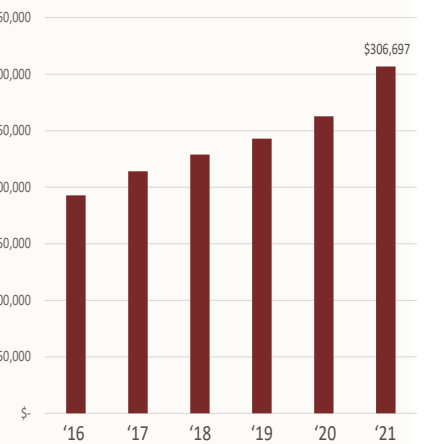


Average Home Sale Price

Average home sale price continued to rise at an increased rate from 2020 to 2021.

2019 - 2020:
8.2% increase

2020 - 2021:
17% increase



Source: Texas A&M: Real Estate Center

Educational Attainment

Arlington's population is achieving higher levels of educational attainment. More residents are acquiring associate, bachelor's, and graduate degrees.

The total number of individuals who have received a high school diploma (or equivalent) or advanced degrees has increased by 14.8% since 2010.

Highest Level of Education Completed:	2010	2021
Less than High School	15.4%	14.6%
High School Graduate	24.3%	23.5%
Some College, No Degree	24.5%	22.4%
Associate Degree	7.1%	7.8%
Bachelor's Degree	20.1%	21.1%
Graduate or Professional Degree	8.5%	10.6%

Employment

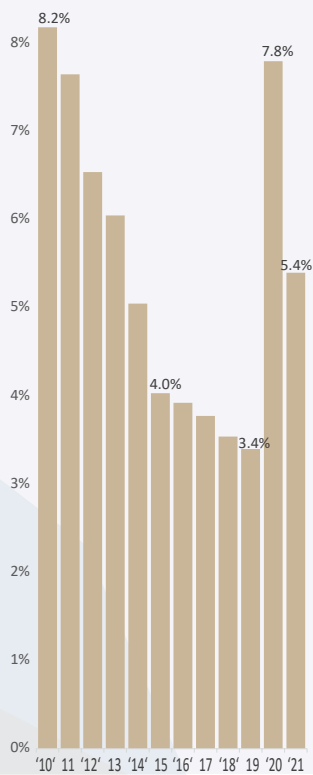
Occupations & Median Income

Between 2010 and 2021, the total number of jobs rose at a faster rate than the increase in population of Arlington (increases of 10.1% and 7.5% respectively). The number of residents working in Arlington is decreasing, but the median household income for Arlington households is increasing.

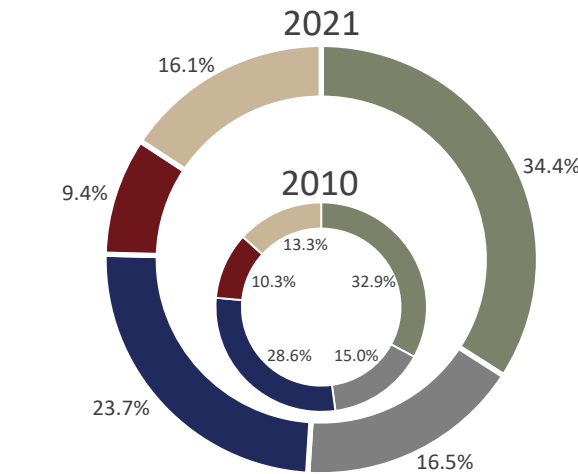
Production, transportation, and material moving and Service occupations grew the most by percent change since 2010 (increases of 33.5% and 21.2% respectively). Adjusting for inflation, median household income increased 1.2% between 2010 and 2021.

Unemployment

Unemployment in Arlington fell 5.4% in 2021, which is a 2.4% decline from the 2020 rate.



Source: Bureau of Labor Statistics, Local Area Unemployment Statistics for the City of Arlington
Unemployment rates are not seasonally adjusted.



Median Income Per Household

2021
\$65,481

2015
\$60,943

2010
\$64,711
(2021 constant dollars)

Management, business, science, and arts | Service | Sales and office | Natural resources, construction, and maintenance | Production, transportation, and material moving

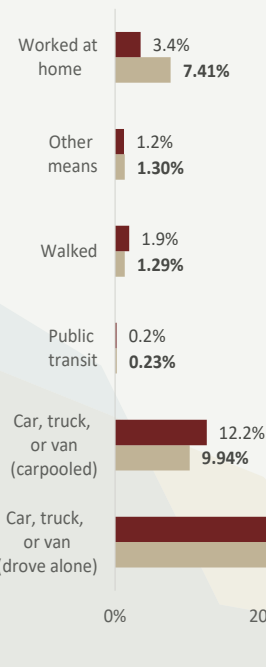
Top Employers

Arlington ISD.....	8,500
Univ. of Texas at Arlington..	5,300
General Motors Co.....	4,484
Texas Health Resources.....	4,063
Six Flags Over Texas.....	3,800
The Parks Mall.....	3,500
GM Financial.....	3,300
City of Arlington.....	2,660
J.P. Morgan Chase.....	1,965
Texas Rangers.....	1,881

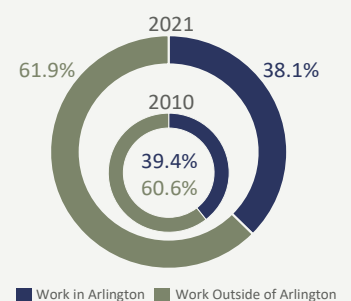
Source: City of Arlington

Work Commute

Means of Transportation



Place of Work



Mean Travel Time to Work

2010: 25.7 Minutes
2015: 26.6 Minutes
2021: 27.0 Minutes