Methodology to Designate Census Tracts
as
Racially/Ethnically Concentrated Areas of Poverty

The Multifamily Mapping Application provides a layer showing RECAPs, which are census tracts in Florida that are Racially and Ethnically Concentrated Areas of Poverty (RECAP). RECAP tracts are those in which at least 40% of the population is living below the poverty line and in which a concentration of individuals who identify as other than non-Hispanic White exceeds 50% of the population of the census tract. Fewer than 1.1% of all census tracts in Florida are RECAPS.

Florida Housing will discourage development of new affordable housing in RECAPs. Disincentives will only impact the creation of new units in RECAPs. Applications for funding to preserve or redevelop existing affordable housing will still be accepted. In addition, applicants for new construction with a local government preference, and applications under RFAs for revitalization may still be submitted for locations in RECAPs.

Almost all RECAPs are Qualified Census Tracts (QCTs) designated by the US Department of Housing and Urban Development (HUD). However, most QCTs are not RECAPs. Applications for funding from non- RECAP QCTs will not be subject to the disincentive. The "basis boost" eligibility of proposed tax credit developments in these QCTs is not impacted by the actions of Florida Housing.

Dataset Methodology

The data are derived from the American Community Survey (ACS). The survey is conducted by the Census Bureau on an ongoing basis. It is the most complete and reliable source of information about the American people. The Census Bureau releases ACS data in 1-year, 3-year, and 5- year averages. One-year data is the most current; however, the 3-year and 5-year averages are more reliable because they are based on a larger sample size.

In December 2021, the Census Bureau announced it would delay the release of the 2016-2020 ACS 5-year data due to the impacts of COVID-19 on data collection. Consequently, Florida Housing has used the average of the three most recent and available 5-year averages, which includes survey data from seven years (2015-2019). In addition, Florida Housing has discarded high margin of error values. Applying these rigorous standards, Florida Housing has based the RECAP designations on accurate data which reflect long term trends.

Some data were suppressed and not used to designate RECAPs. Data were suppressed for two reasons. First, tracts with no reported values for a variable were suppressed. This can occur due to sampling problems, or very low population values in tracts which are comprised primarily of water features, institutional land uses (e.g. airports, prisons, military installations, universities), or land under conservation. Estimates suppressed for these reasons were not analyzed and did not affect the denominator used to establish threshold values. Second, estimates for which the Census Bureau reported margin of error yields a coefficient of variation (CoV) greater than 30 were suppressed. The CoV is a ratio of the estimated value and the standard error. It is a measure of the estimate's

reliability using a given confidence interval. For each tract, if the CoV for one of the three estimates for a given variable exceeded 30, that estimate was suppressed and the average of the two other values was analyzed. If two or more of the three estimates for a given variable exceeded 30, the variable was not analyzed for the tract.

Additional Information

A census tract is a unit of geography utilized by the US Census Bureau. Census tracts are drawn to contain approximately the same population. Consequently, the physical size of census tracts varies based on population density. Although the optimum population is 4,000 people, population size may range from as few as 1,200 to as many as 8,000. In general, the boundaries of census tracts follow physical features such as roadways, railroads, and rivers. Census tracts rarely cross municipal boundaries and never cross county boundaries. Each census tract is identified by an eleven-digit number. The first five digits indicate the state and county. The specific tract is identified by the remaining six digits, with an implied decimal between the ninth and tenth digits. For example, census tract 12011020319 is located in the state of Florida (12) within Broward County (11). The tract (020319) will often be noted as Broward County tract 203.19.

The underlying geographic data shown on the maps are taken from a TIGER census shapefile depicting the 2010 census geographies. The ACS data were accessed through American Fact Finder, the Census Bureau's data access tool. The data have been joined to the shapes and uploaded to the Multifamily Mapping Application.