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Housing Affordability and Homelessness in Texas

By Jessica Donald
and Spencer Grubbs

PROBLEM LINGERS IN FRAGILE ECONOMY



The February winter storms over Texas underlined a persistent problem in our state and the nation at large — the thousands of Americans living without permanent homes or even shelter. According to the most recent estimates by the U.S. Department of Housing and Urban Development (HUD), nearly 568,000 people in the U.S. were homeless in January 2019.

People become homeless for a variety of reasons. Unemployment and poverty are major contributors, as are untreated mental illness and substance abuse, but so is a lack of affordable housing — an increasingly difficult problem that affects many Texans, creating instability and uncertainty in their lives.

Most persons experiencing homelessness eventually transition to more stable environments. But some find it difficult to do so, and find themselves “chronically” homeless, living on the street or in emergency shelters. While the chronically homeless population is a minority of all those experiencing homelessness in any given

year, it makes up the bulk of the *visibly* homeless Texans see every day.

HOUSING AFFORDABILITY

There’s a strong correlation between homelessness and housing affordability. Texas’ generally successful economy and red-hot real estate markets have driven up prices and rents, creating an urgent need for affordable housing.

A measure created by Texas A&M University’s Real Estate Research Center, the Texas Housing Affordability Index (THAI), gauges the ability of a household earning the median Texas family income in an area to qualify to purchase a median-priced home there at current interest rates, based on assumptions about the down payment and the buyer’s *qualifying ratio*, a measure that compares the borrower’s debt to their income. A score of one means the median family income is exactly

CONTINUED ON PAGE 3

A Message from the Comptroller

As we huddled in our homes during the unprecedented winter storms of February, wondering when the power and water would come back, many of us thought of those in tougher circumstances — homeless Texans, many of whom lacked even basic shelter during some of the coldest temperatures seen here in decades.



Homelessness is a complex problem with a variety of causes, ranging from unemployment to untreated mental illness, but one factor is a lack of affordable housing — a problem that's grown increasingly prominent here as the demand for Texas real estate, particularly in our cities, continues to climb.

In this issue, we look at Texas' intertwined problems of housing affordability and homelessness.

By one measure created by Texas A&M University's Real Estate Research Center, all 10 of Texas' largest metro areas have become unaffordable to households with median incomes. Another study indicates that about half of all Texas households are spending more than 30 percent of their incomes on housing costs and utilities alone.

Many of our communities have made significant strides in tackling homelessness among specific groups such as veterans and youths, but Texas still has several thousand chronically homeless individuals. The challenge of getting them into safe living arrangements becomes ever greater as Texas residential real estate continues to boom.

We also examine the phenomenon of "unbanked" Texans — those who, whether by inclination or inability, lack access to basic banking and financial services. The number of such Texans has declined steadily in the last decade, but the thousands who remain unbanked can't access a variety of services most of us take for granted, such as credit and debit cards, car loans and the ability to pay bills online.

With the massive shift to online transactions spurred by COVID-19, the lack of basic banking services looks less like an inconvenience and more like a serious problem. We talk with Texas banking officials to see what they're doing to ensure that all Texans can take full advantage of the many benefits their institutions provide.

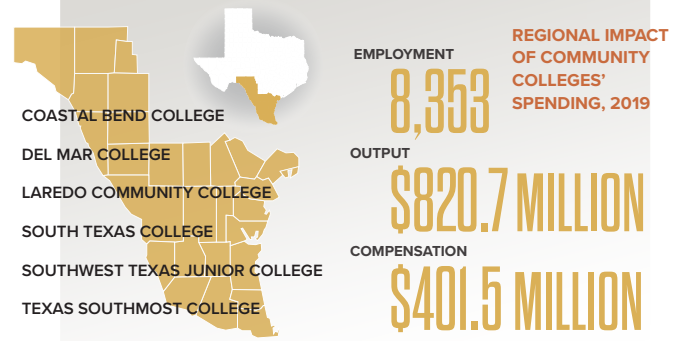
As always, I hope you enjoy this issue!

GLENN HEGAR

Texas Comptroller of Public Accounts

TEXAS COMMUNITY COLLEGES

SOUTH TEXAS REGION



Texans' community college districts serve a vital role in our economy by developing our workforce, preparing students for further academic study and meeting the specific educational and vocational needs. The 28 counties in the South Texas region include six community college districts.

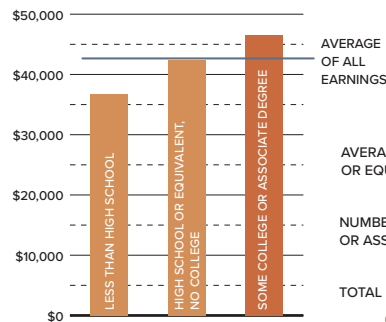
Note: Figures include direct, indirect and induced economic impacts.

Sources: JobsEQ, Texas Comptroller of Public Accounts, Texas Higher Education Coordinating Board and Texas community colleges.

NOTE: THESE ANALYSES PREDATED THE COVID-19 CRISIS AND THE ECONOMIC IMPACTS THAT FOLLOWED.

WAGES BY EDUCATIONAL ATTAINMENT

AVERAGE ANNUAL EARNINGS BY EDUCATIONAL ATTAINMENT, SOUTH TEXAS REGION, 2018



Community colleges provide their students with a good return on investment.

AVERAGE WAGE INCREASE OVER HIGH SCHOOL OR EQUIVALENT

\$4,082

NUMBER OF WORKERS, SOME COLLEGE OR ASSOCIATE DEGREE

200,785

TOTAL REGIONAL ADDITIONAL WAGES

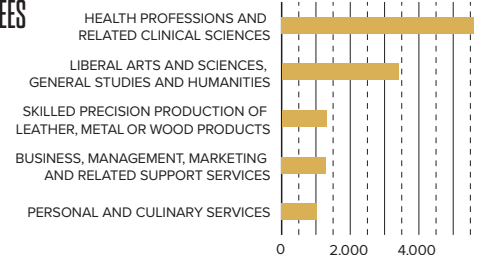
\$819.6 MILLION

Source: JobsEQ

CERTIFICATES AND DEGREES

TOP CERTIFICATES AND DEGREES, SOUTH TEXAS REGION, 2017-2018 SCHOOL YEAR

Source: JobsEQ



SUMMARY

The South Texas region's six community college districts work to address local skills gaps and meet the specific needs of area employers. They support nearly 8,400 jobs and add almost \$821 million in economic output annually. The higher pay of those with some college or an associate degree helps raise total wages in the region by another \$820 million per year.

TO SEE INFORMATION ON COMMUNITY COLLEGES AND THE TEXAS ECONOMY: comptroller.texas.gov/economy/economic-data/colleges

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Median-priced housing in all 10 of Texas' largest metro areas is unaffordable to those with median incomes.

Every January since 2007, communities around the nation have come together to count the number of individuals experiencing homelessness on a single night. These data, called Point-in-Time (PIT) counts, are used in HUD's Annual Homeless Assessment Report to Congress each year. The COVID-19 pandemic, however, has caused unprecedented difficulties in data collection on homelessness, leading many communities to seek waivers delaying their 2020 PIT counts. This article relies on statistics for 2019, the most current available.

According to the 2019 PIT counts, the number of individuals experiencing homelessness in the U.S. has fallen by 8.7 percent since 2007 — but increased by 2.7 percent from 2018 to 2019. In Texas, the number of homeless individuals fell by 35 percent from 2007 to 2019 — the second largest change in homelessness among states — but rose by 2.1 percent from 2018 to 2019. An estimated 25,848 homeless individuals lived in Texas in January 2019.

In January 2019, chronically homeless individuals in the U.S. accounted for nearly a quarter of the total homeless population, at an estimated 96,141 individuals. Texas accounted for 3,338 of these persons.

Unsheltered homelessness is defined as those whose primary location at night is a public place or a place not considered a sleeping location, such as streets, cars or parks. In the 2019 PIT count, an estimated 211,293 or 37.2 percent of Americans experiencing homelessness were unsheltered, a 2.7 percent increase since the

sufficient; ratings above one point to increasingly unaffordable housing.

The THAI figures in **Exhibit 1** are calculated based on a 20 percent down payment and a qualifying ratio of 25 percent. By this measure, median-priced housing in all 10 of Texas' largest metro areas is unaffordable to those with median incomes.

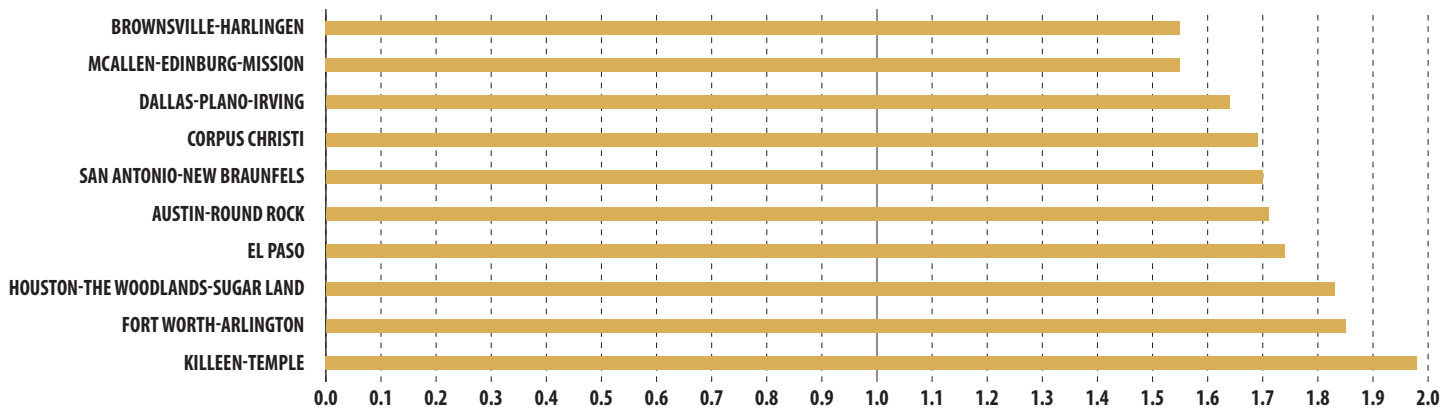
And, of course, many Texans earn less than the median income in their areas, including many teachers, police officers, childcare providers, veterans and the elderly. According to the Texas Affiliation of Affordable Housing Providers, 49 percent of Texans are cost-burdened, meaning that they spend more than 30 percent of their household income on housing costs and utilities.

COUNTING THE HOMELESS

Accurate data are essential to addressing homelessness, but collecting data on individuals experiencing it isn't an easy task, since homeless persons can be difficult to find and track.

EXHIBIT 1

TEXAS HOUSING AFFORDABILITY INDEX, THIRD QUARTER 2020



HOUSING AFFORDABILITY INDEX: RATINGS ABOVE 1.0 INDICATE MEDIAN-PRICED HOUSING IS UNAFFORDABLE TO THOSE WITH MEDIAN INCOMES.

Sources: U.S. Census Bureau and Texas A&M University Real Estate Center

Housing Affordability and Homelessness in Texas



previous year. Texas had 10,948 unsheltered homeless individuals, or about 42.4 percent of the state's overall homeless population.

THE DEMOGRAPHY OF HOMELESSNESS

Homelessness in the U.S. varies sharply by race, ethnicity and other characteristics.

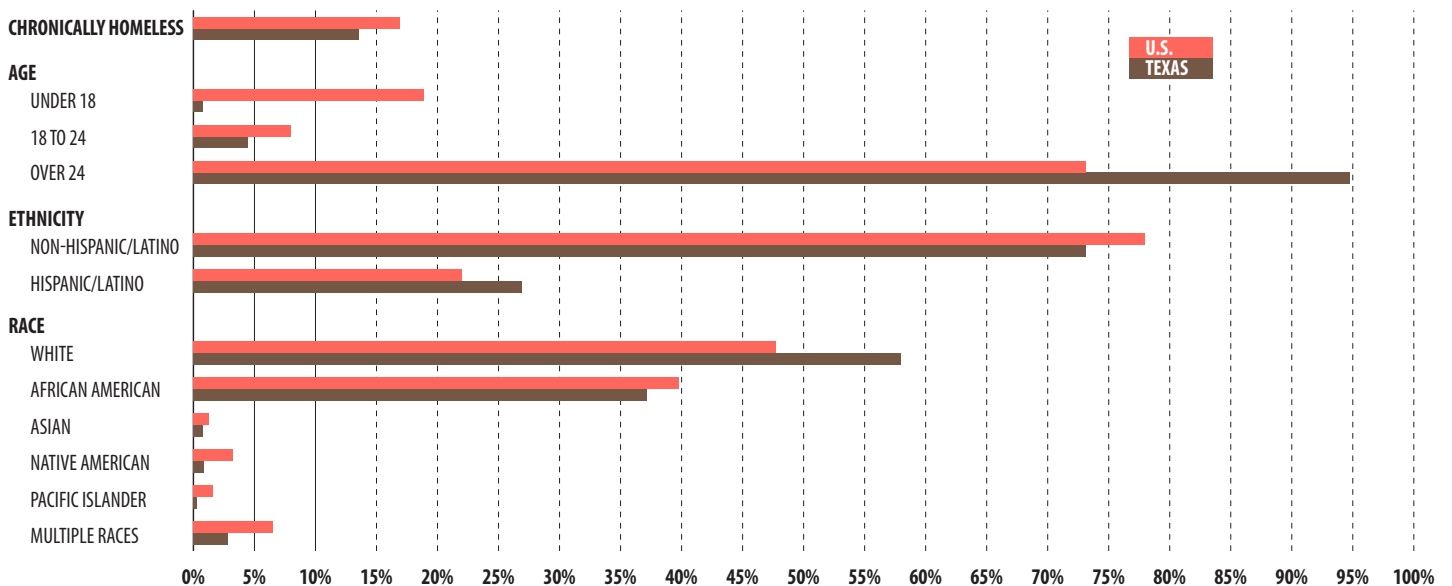
African Americans made up just 13.4 percent of the U.S. total population in 2019, but according to the PIT estimates for 2019 they accounted for nearly 40 percent of the homeless population (**Exhibit 2**). Similar patterns were found in Texas, where African Americans comprised

just 12.9 percent of the total 2019 population but 37.2 percent of the homeless.

Unsurprisingly, poverty rates are a particularly strong indicator for vulnerability to homelessness. The U.S. Census Bureau estimated 2019 poverty rates for the Black and the Hispanic communities at 18.8 percent and 15.7 percent, respectively; the rate for non-Hispanic whites was 7.3 percent. Housing discrimination, lack of access to quality medical care and racial disparities in incarceration rates all have been cited as contributing factors to increased rates of homelessness among these populations.

EXHIBIT 2

DEMOGRAPHIC CHARACTERISTICS OF PERSONS EXPERIENCING HOMELESSNESS IN U.S. AND TEXAS, 2019



Source: U.S. Department of Housing and Urban Development

In 2019, HUD estimates that 8.1 percent or 37,085 adults living in the U.S. and experiencing homelessness were veterans; 1,806 or nearly 7 percent of homeless Texans were veterans. Interestingly, homelessness among veterans plunged between 2007 and 2019, by 49.5 percent nationally and 67.3 percent in Texas, due in part to federal initiatives to house homeless veterans rapidly.

COVID-19 IMPACT

The pandemic created additional challenges for the homeless and organizations that provide them with aid. Public health protocols employed to combat the spread of COVID-19 have restricted some resources on which the homeless ordinarily depend. Many public facilities that provide safe spaces for homeless individuals, such as libraries, have seen closings. Homeless shelters, which struggled to accommodate the unsheltered population even before the pandemic, have been forced to restrict capacity or close completely. Services provided by social workers, medical professionals and volunteers have been curbed due to limitations placed on in-person meetings.

Another challenge stems from health risks rooted in homelessness. According to the U.S. Centers for Disease Control and Prevention, individuals experiencing unsheltered homelessness are at a high risk of exposure to COVID-19 due to their lack of access to hygiene and sanitation facilities. They also may be at high risk due to advanced age and underlying medical conditions; recent research predicts that homeless individuals who contract COVID-19 are significantly more likely than the general population to be hospitalized, require critical care or even die.

Homeless individuals who contract COVID-19 are significantly more likely than the general population to be hospitalized, require critical care or even die.

And as COVID-19 vaccination accelerates, questions remain as to how to reach members of the homeless community.

TEXAS CITIES TACKLE HOMELESS POPULATIONS

In recent years, Texas homelessness has become a visible and highly debated issue, particularly in our major cities. Some cities have succeeded in reducing homelessness among specific populations. San Antonio and Abilene, for instance, have all but eliminated homelessness among veterans by making concerted efforts to target that group.

San Antonio's Haven for Hope houses more than 1,700 formerly homeless persons on its 22-acre campus. It relies on public and private donations to provide education, counseling and support for the city's homeless citizens.

Houston also has made major strides in addressing homelessness, due to a concerted effort by nonprofit organizations, businesses, city officials, the Houston Police Department and HUD. The Houston area has seen a 57 percent decrease in homeless persons since 2011 and a 6 percent decrease between 2018 and 2019. **FN**



Housing Affordability and Homelessness in Texas

Texas Renters at Risk: An Insecure Future By Jackie Benton

In late January, the federal government extended its deadline for a moratorium on evictions from Jan. 31, 2021, to March 31, 2021. On Feb. 25, 2021, a Texas federal judge ruled that the federal moratorium is unconstitutional; the court, however, didn't issue an injunction, signaling that it expected the government to withdraw it.

According to a September 2020 report prepared for the National Council of State Housing Agencies, up to 8.4 million U.S. renter households or 20 million individuals could have entered eviction proceedings in 2021 if the moratorium hadn't been extended. In Texas, nearly 1.5 million renter households are at risk of eviction (**Exhibit 3**).

The moratorium extension, in any case, may only have postponed the inevitable evictions to come. Some renters are underemployed or unemployed and unable to make good on months of back rent.

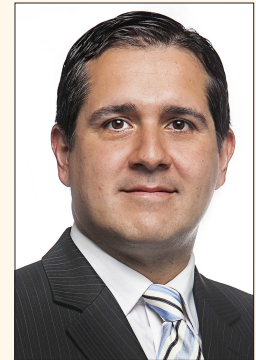
"The federal eviction moratorium is not a panacea for the problems brought on by the pandemic," says Dr. Luis Bernardo Torres, research economist with the Texas Real Estate Research Center at Texas A&M University. "It does not forgive or reduce the rent payments. It merely delays the threat of eviction, and meanwhile renters are still accumulating debt. Even if an unemployed renter at risk of eviction finds a job, I don't think one month's earnings will pay a backlog of owed rent."

On Feb. 9, Governor Greg Abbott announced the launch of the Texas Rent Relief Program — the first statewide rent and utility assistance program for qualifying households. Administered by the Texas Department of Housing and Community Affairs (TDHCA), the program was created to distribute more than \$1 billion allocated to Texas through the latest federal stimulus bill.

To qualify, households must be at or below 80 percent of their area's median income and meet other criteria. TDHCA will prioritize applications for households at or below 50 percent of the area median income and those where one or more members have been unemployed for at least 90 days. Landlords are encouraged to apply on behalf of tenants, who must co-sign the application.

Torres says now is the time for at-risk renters and their landlords to begin discussing next steps once the moratorium is lifted. "This is an important part of the relationship between the tenants and the landlord," he says. "It's critical for them to reach an agreement. Maybe the renter always paid on time before the pandemic and has started a new job. Perhaps the landlord could eliminate late fees or raise the monthly rent a bit to apply it to the rent owed."

Texans can visit [TexasRentRelief.com](https://www.texasrentrelief.com) to learn more about qualifications and required documents and begin their application process online. Applications may also be submitted by calling 1-833-9TX-RENT (1-833-989-7368) Monday through Saturday, 8 a.m. to 6 p.m.



DR. LUIS BERNARDO TORRES
TEXAS REAL ESTATE RESEARCH CENTER

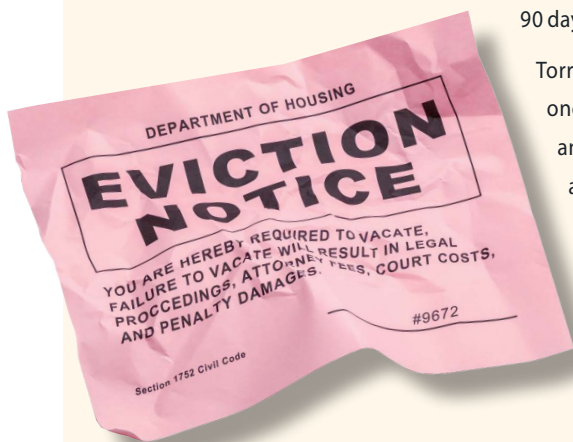


EXHIBIT 3

SEPTEMBER 2020 ESTIMATES: RENTERS AT RISK OF EVICTION, U.S. AND TEXAS

U.S.	
Estimated Range of U.S. Renter Households Unable to Pay Rent and at Risk of Eviction	9,790,000 - 14,290,000
Estimated U.S. Eviction Filings by January 2021	8,430,000
Estimated Range of Rent Shortfall by January 2021	\$26,505,000,000 - 35,895,000,000
TEXAS	
Estimated Range of Texas Renter Households Unable to Pay Rent and at Risk of Eviction	1,120,000 - 1,460,000
Estimated Texas Eviction Filings by January 2021	860,000
Estimated Range of Rent Shortfall by January 2021	\$2,819,000,000 - \$3,401,000,000

Source: National Council of State Housing Agencies

Texas' Unbanked and Underbanked

By Jackie Benton



FINANCIAL SERVICES AND ECONOMIC EXCLUSION

March 11, 2021, marked the one-year anniversary of the World Health Organization’s declaration of a worldwide pandemic. COVID-19 altered our economic landscape, changing the way we work, shop and pay bills. Social distancing and lockdowns led to an increasing reliance on digital systems for everyday activities, from in-store touchless payments to online shopping and banking. And this evolution is beginning to look like a *revolution*, a permanent change in our economy.

But game-changing moments such as this always yield winners and losers. As online transactions become ubiquitous, life has become more challenging for those who rely on cash: the *unbanked*, those who don’t or can’t access banking and financial services, and the *underbanked*, those who don’t make full use of such services.

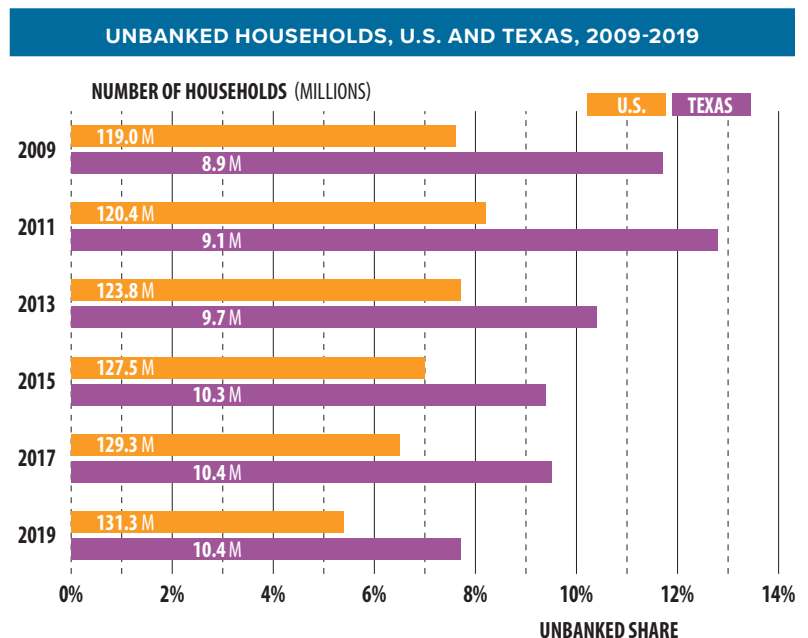
The lack of a regular bank or credit union account means exclusion from convenient financial services such as ATMs, direct deposit of wages and online services such as PayPal. In a pandemic, it’s also a health risk, forcing the unbanked to rely on in-person encounters for the basics of life.

THE UNBANKED IN THE U.S. AND TEXAS

According to a 2020 report by the Federal Deposit Insurance Corp. (FDIC), 5.4 percent of American households were unbanked in 2019, a slight decline from 2017’s 6.5 percent and significantly lower than the 2011 peak of

8.2 percent (**Exhibit 1**). The 2019 figure represents the lowest share recorded since this survey began in 2009; the FDIC attributes this improvement to better socioeconomic circumstances for U.S. households. Texas’ share of unbanked residents, while higher than the nation’s, has declined as well, from a 2011 high of 12.8 percent to 7.7 percent in 2019.

EXHIBIT 1



Source: Federal Deposit Insurance Corporation

Texas' Unbanked and Underbanked

A decade of data from the FDIC biennial surveys makes it clear that fluctuations in the economic circumstances of U.S. households directly affect the share of unbanked households. The 2011 peak, for instance, at least partly reflects the aftermath of the Great Recession. FDIC's 2020 report says a future rise in the rate of unbanked households is likely due to the pandemic.

The FDIC's findings were based on its June 2019 Survey of Household Use of Banking and Financial Services, a biennial effort conducted in partnership with the U.S. Census Bureau. Almost 33,000 U.S. households responded to questions about bank account ownership, the primary methods they use to access bank accounts, bank branch visits, the use of prepaid cards and nonbank financial transaction services and the use of credit.

FDIC's surveys indicate that unbanked rates are consistently higher among minority communities. Nationally, 13.8 percent of Black households, 12.2 percent of Hispanic households and 2.5 percent of white households were unbanked in 2019. In Texas, 11.4 percent of Black households, 14.5 percent of Hispanic households and 2.5 percent of white households were unbanked (**Exhibit 2**). Even so, rates for all three races generally have trended downward in the last decade.

Lower-income households and those with unemployed members, or with significant variations in pay from week to week, also are at higher risk of being

In Texas, 11.4 percent of Black households, 14.5 percent of Hispanic households and 2.5 percent of white households were unbanked in 2019.

unbanked. The poorest — households earning a yearly income of \$15,000 or less — are particularly vulnerable: 23.3 percent of these households are unbanked in the U.S. and 26.2 percent in Texas.

The FDIC's 2019 survey lists the two top reasons respondents cited for not using banks, both nationally and in Texas, as "Not enough money to meet minimum balance requirements" and "Do not trust banks" (**Exhibit 3**).

EXHIBIT 3

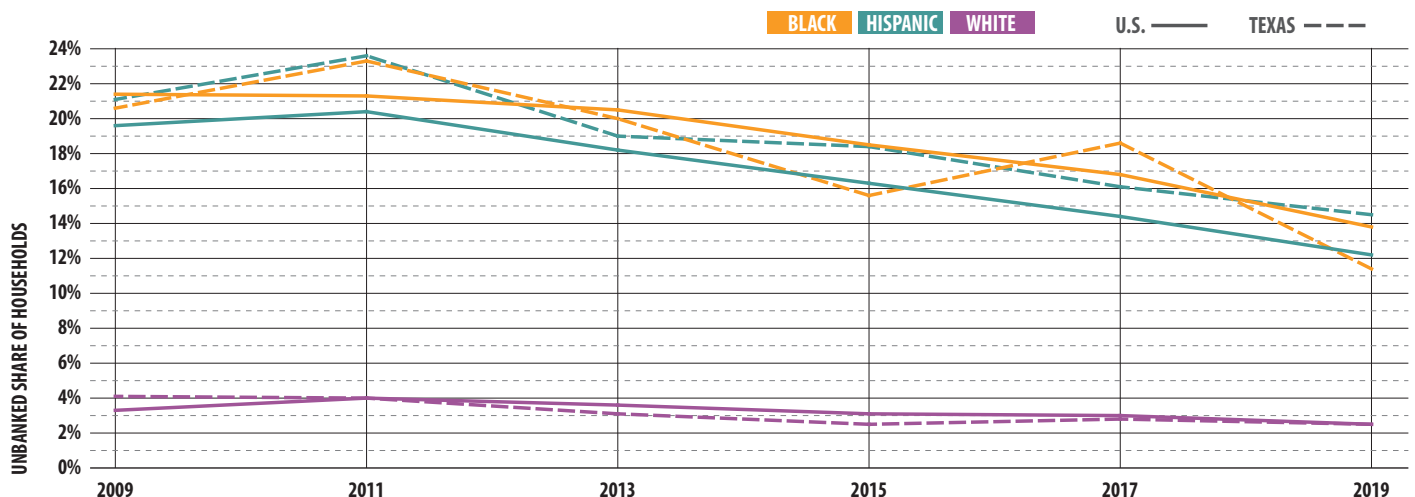
NATIONAL AND TEXAS HOUSEHOLDS, 2019: MAIN REASON UNBANKED

	SHARE
U.S.	
Not Enough Money To Meet Minimum Balance Requirements	29.0%
Do Not Trust Banks	16.1
TEXAS	
Not Have Enough Money To Meet Minimum Balance Requirements	29.1
Do Not Trust Banks	16.1

Source: Federal Deposit Insurance Corporation

EXHIBIT 2

UNBANKED HOUSEHOLDS BY RACE, U.S. AND TEXAS, 2009-2019



Source: Federal Deposit Insurance Corporation



IRVIN ASHFORD JR.
COMERICA BANK

BANKING IN THE COMMUNITY

This comes as no surprise to Chief Community Officer Irvin Ashford Jr. with Comerica Bank, who has developed various financial education programs and community development strategies and initiatives for Comerica for more than 20 years.

“There’s been a generational lack of trust and inclusion, particularly for people of color and the economically disadvantaged,” Ashford says. “Often, bankers aren’t necessarily from the same ethnicity or ethnic background as the

community where the bank is located. This distrust of financial institutions has led to other people, such as predatory lenders, coming in to fill the gap, because there will always be a need for people to access financial services.”

Meeting people where they are with their financial understanding and helping make the bank’s financial tools accessible and convenient is part of his financial education strategy, Ashford says, noting that the traditional “banker’s hours” of 9 a.m. to 5 p.m. often aren’t convenient for those in underserved communities.

“I think proximity and intentionality can break down some of the mistrust,” he says. “So our banking center network promotes phone and mobile banking and offers extended hours at our banking centers, which helps reduce the need to go to nontraditional financial sources.”

The pandemic has moved Comerica to increase its involvement with financial literacy programs.

“Since the onset of the pandemic, we’ve become more involved with financial boot camps with our community partners, such as the EMPOWER Series, Inc.,” Ashford says. “We’ve registered close to \$383 million in economic activity impact in diverse communities as of year-end 2020.”

Even the most basic bank account can be the first step toward broader financial inclusion, creating a path to credit and insurance and helping individuals start and expand businesses and invest in their education or health.

“We work to build trust through business resource groups and teams that pursue strategies that meet the banking needs of diverse communities,” Ashford says. “We’ve been able to tear down many of the phobias and barriers people have about trusting and using banks because we’ve been active in the communities we serve.”



Photo courtesy of Comerica Bank

Comerica Money Sense students celebrate graduating their financial literacy class taught by (back row, left to right) Irvin Ashford Jr., Comerica Bank chief community officer; Rhonda Calvert, Comerica Bank San Antonio market president; and Kash Banatwala, Comerica Bank vice president, retail banking district manager for Central and South Texas.

Texas' Unbanked and Underbanked



MIKE MAULDIN
EXCELLENCE IN BANKING
PROGRAM

UNINTENDED CONSEQUENCES

Mike Mauldin, director of the Excellence in Banking Program with the Jerry S. Rawls College of Business Administration at Texas Tech University, understands why the underbanked and unbanked are mistrustful of banking systems.

"It looks like a rigged game when it comes to the underbanked and unbanked," Mauldin says. "And while I know it's *not* a rigged system, I think I could see how someone who can't get in could have that perception.

"I have met very few bankers who weren't in love with their community," he says. "Our financial institutions need to have the flexibility to work with somebody, look at their individual financial condition ... and have the ability to restructure it."

Mauldin says such flexibility is almost impossible for community bankers, however, due to current credit rating restrictions under the federal Dodd-Frank Act, enacted in 2010 in response to the 2008 financial crisis. Under Dodd-Frank, Mauldin says, banks can only use statistical analyses, such as Fair Lending Regression Analysis (FLRA), a statistical model, to determine which customers receive help. The FLRA, however, relies primarily on *prior* credit transactions, creating a Catch-22 scenario for those who haven't used credit before.

"Does statistical analysis work?" Mauldin says. "Certainly, it works, [but] what was the unintended consequence? How are the underbanked and the unbanked ever going to get into the current credit scoring lending system using FLRA?"

The answers certainly won't come quickly, he says. "I think we need to get people around the table willing to speak up and help others recognize this is a problem," Mauldin says. "Helping people achieve the American dream is something bankers want to do as a group. And we have to get back to where we can offer that lifeline to people that need a second chance, but the system right now is not really set up for [that]."

Flexibility is almost impossible for community bankers due to current credit rating restrictions under the federal Dodd-Frank Act.

BANKING ON THE UNBANKED

"I think it's really important that we act from a whole community standpoint," agrees Chris Furlow, president and CEO of Texas Bankers Association (TBA). "Government alone can't address the changes we have in this regard, and the private sector cannot do it alone. We need a whole community."

One such community approach is a national program called Bank On, supported and promoted by the American Bankers Association, which encourages underbanked and unbanked persons to create a bank account for fast access to stimulus and unemployment payments and other benefits through direct deposit. The program allows banks and credit unions to offer these customers an account with low monthly maintenance fees of \$5 or less and no overdraft fees.

Furlow believes expanding financial literacy programs, particularly at the high school level, is a good first step toward helping the underbanked and unbanked become more resilient in the face of any future economic crisis.

A new TBA initiative called CREATE (Community Reinvestment and Trust Enterprise), launched in February 2020, seeks to develop sustainable economic growth in Texas' traditionally low- and moderate-income areas by partnering with banks and other organizations to provide small business owners with critical business education and planning skills. Unity National Bank in Houston and the Greater Houston Black Chamber of Commerce are leading partners in this effort.

TBA also supports the development of banker education programs in Texas colleges and universities.

"We're working with institutions including Texas A&M - Kingsville, which has a majority Hispanic student population, and Texas Southern University, a historically Black university, to build their banking programs," Furlow says. "We're committed to developing bankers who will understand their communities' needs better than anyone else.

"We need to take this opportunity so that in the future, regardless of the next crisis, we ensure people are not in this position again," he says. "We have to expand financial literacy, not only in Texas but across the country, to help people plan ahead of any emergency."

FN

Texas Comptroller Glenn Hegar has lent his assistance to multiple financial literacy efforts including the Texas JumpStart Coalition for Personal Financial Literacy and the Federal Reserve Bank of Chicago's Money Smart Week.®



CHRIS FURLOW
TEXAS BANKERS
ASSOCIATION

This table presents data on net state revenue collections by source. It includes most recent monthly collections, year-to-date (YTD) totals for the current fiscal year and a comparison of current YTD totals with those in the equivalent period of the previous fiscal year.

These numbers were current at press time. For the most current data as well as downloadable files, visit comptroller.texas.gov/transparency.

Note: Texas' fiscal year begins on Sept. 1 and ends on Aug. 31.

NET STATE REVENUE — All Funds Excluding Trust

(AMOUNTS IN THOUSANDS)

Monthly and Year-to-Date Collections: Percent Change From Previous Year

Tax Collections by Major Tax	FEBRUARY 2021	YEAR TO DATE: TOTAL	YEAR TO DATE: CHANGE FROM PREVIOUS YEAR
SALES TAX	2,510,174	16,721,803	-5.71%
PERCENT CHANGE FROM FEBRUARY 2020	-13.26%		
MOTOR VEHICLE SALES AND RENTAL TAXES	369,687	2,540,209	-4.84%
PERCENT CHANGE FROM FEBRUARY 2020	-13.81%		
MOTOR FUEL TAXES	285,649	1,762,893	-6.50%
PERCENT CHANGE FROM FEBRUARY 2020	-5.15%		
FRANCHISE TAX	-72,685	-73,825	-45.08%
PERCENT CHANGE FROM FEBRUARY 2020	-401.43%		
OIL PRODUCTION TAX	290,683	1,369,281	-36.46%
PERCENT CHANGE FROM FEBRUARY 2020	-21.83%		
INSURANCE TAXES	832,251	956,926	-22.15%
PERCENT CHANGE FROM FEBRUARY 2020	-23.72%		
CIGARETTE AND TOBACCO TAXES	91,847	660,351	11.44%
PERCENT CHANGE FROM FEBRUARY 2020	-5.85%		
NATURAL GAS PRODUCTION TAX	113,034	504,986	-26.17%
PERCENT CHANGE FROM FEBRUARY 2020	-17.12%		
ALCOHOLIC BEVERAGES TAXES	70,015	510,007	-28.16%
PERCENT CHANGE FROM FEBRUARY 2020	-36.47%		
HOTEL OCCUPANCY TAX	24,519	177,040	-42.18%
PERCENT CHANGE FROM FEBRUARY 2020	-51.37%		
UTILITY TAXES¹	42,926	215,214	-7.85%
PERCENT CHANGE FROM FEBRUARY 2020	426.35%		
OTHER TAXES²	12,298	62,290	-46.73%
PERCENT CHANGE FROM FEBRUARY 2020	-23.08%		
TOTAL TAX COLLECTIONS	4,570,400	25,407,174	-9.85%
PERCENT CHANGE FROM FEBRUARY 2020	-17.35%		
Revenue By Source	FEBRUARY 2021	YEAR TO DATE: TOTAL	YEAR TO DATE: CHANGE FROM PREVIOUS YEAR
TOTAL TAX COLLECTIONS	4,570,400	25,407,174	-9.85%
PERCENT CHANGE FROM FEBRUARY 2020	-17.35%		
FEDERAL INCOME	4,417,288	29,951,213	31.37%
PERCENT CHANGE FROM FEBRUARY 2020	-8.05%		
LICENSES, FEES, FINES AND PENALTIES	501,385	3,241,664	-3.96%
PERCENT CHANGE FROM FEBRUARY 2020	-7.27%		
STATE HEALTH SERVICE FEES AND REBATES³	530,254	2,587,641	-25.27%
PERCENT CHANGE FROM FEBRUARY 2020	5.38%		
NET LOTTERY PROCEEDS⁴	197,359	1,476,227	29.36%
PERCENT CHANGE FROM FEBRUARY 2020	3.31%		
LAND INCOME	159,126	824,401	-27.63%
PERCENT CHANGE FROM FEBRUARY 2020	-17.75%		
INTEREST AND INVESTMENT INCOME	34,647	824,284	-46.00%
PERCENT CHANGE FROM FEBRUARY 2020	-55.71%		
SETTLEMENTS OF CLAIMS	1,832	460,139	-18.76%
PERCENT CHANGE FROM FEBRUARY 2020	-33.17%		
ESCHEATED ESTATES	4,597	128,935	16.64%
PERCENT CHANGE FROM FEBRUARY 2020	-14.55%		
SALES OF GOODS AND SERVICES	13,315	144,317	8.35%
PERCENT CHANGE FROM FEBRUARY 2020	-42.25%		
OTHER REVENUE	154,096	1,188,448	56.10%
PERCENT CHANGE FROM FEBRUARY 2020	66.82%		
TOTAL NET REVENUE	10,584,298	66,234,443	4.80%
PERCENT CHANGE FROM FEBRUARY 2020	-11.53%		

¹ Includes public utility gross receipts assessment, gas, electric and water utility tax and gas utility pipeline tax.

² Includes taxes not separately listed, such as taxes on oil well services, coin-operated amusement machines, cement and combative sports admissions as well as refunds to employers of certain welfare recipients.

³ Includes various health-related service fees and rebates that were previously in "license, fees, fines and penalties" or in other non-tax revenue categories.

⁴ Gross sales less retailer commission and the smaller prizes paid by retailers.

Notes: Totals may not add due to rounding. Excludes local funds and deposits by certain semi-independent agencies.

Includes certain state revenues that are deposited in the State Treasury but not appropriated.



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