



Austin City Council District Analysis Executive Summary September, 2018

HousingWorks Austin is a nonprofit organization that aims to increase the supply of affordable housing in Austin by providing research, education, advocacy and thoughtful, workable affordable housing policy recommendations.

The fourth iteration of HousingWorks Austin's Affordable Housing District Analysis highlights several household affordability trends and issues in the city of Austin. Combining updated data from numerous sources, the analysis provides a complete picture of the 10 city council districts and the city as a whole. The analysis clearly shows that although the city of Austin is making progress in supporting the values highlighted in the Austin Strategic Housing Blueprint, additional efforts are required to address the affordability challenges faced by Austin residents. Major findings from the analysis include:

Fewer Austinites are housing cost-burdened but many still struggle to meet housing costs. The housing cost burden faced by households generally decreased across the 10 districts. In almost all districts in 2018, fewer households are spending more than 30 percent of their annual income on housing-related costs. The only exception was District 6, which saw a slight increase in the number of cost-burdened households, specifically renter households. The data shows the city is taking steps in the right direction and moving toward the value of helping Austinites reduce their household costs, which was identified in the Austin Strategic Housing Blueprint. Overall, however, 21 percent of homeowners and 43 percent of renters in the city of Austin are cost-burdened. It is important to ensure that all households have the ability to afford housing without being cost-burdened.

Housing dispersion goals are being achieved in Austin, even as additional efforts are required to distribute subsidized housing evenly across the city. Existing and planned subsidized units in Districts 6, 8, and 10, primarily west of MoPac, increased by 231 percent in 2018. Whereas an additional 1,376 units were added in these districts, their overall share of the city's subsidized housing is only five percent. These numbers indicate that we are successfully working toward supporting the value of creating new and affordable housing choices throughout Austin as emphasized in the Austin Strategic Housing Blueprint. Nevertheless, additional efforts must be made to ensure that subsidized housing is distributed evenly across the city and throughout the 10 city council districts.

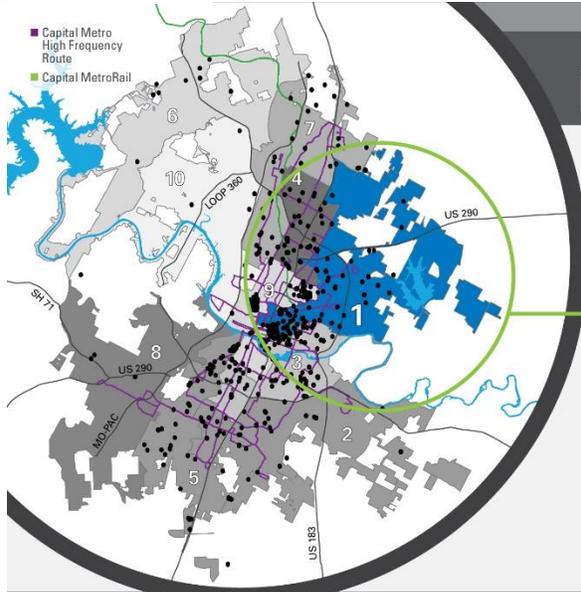
The number of subsidized housing units in the city is increasing but existing affordable units must be preserved. Preventing households from being priced out of Austin is a key value identified by the Austin Strategic Housing Blueprint. Preserving already existing subsidized units is one way to support

this value and it is important that we do not see a decrease in such units. Although overall the number of subsidized housing units across the city and in all districts increased, Country Club Creek Apartments in District 3 exited the Low-Income Housing Tax Credit program in fall of 2017. After a three-year phase-out process, the district is set to lose 212 subsidized units on East Riverside Drive. Strategic investments are required to preserve pre-existing affordable housing and minimize displacement of residents.

Even though homelessness remains a major community concern, efforts are being made to address this challenge. Between 2017 and 2018, the number of unsheltered individuals in the city of Austin increased by over 20 percent. While this number can be attributed to a number of factors, including improved data collection efforts, it is still a major concern for the community. The Austin Strategic Housing Blueprint highlighted the need to invest in housing for those most in need as a community value, and outlined the need to support all efforts being made to tackle this issue. As a part of these efforts, the Austin City Council endorsed Austin's Action Plan to End Homelessness in 2018. The plan was created by the Ending Community Homelessness Coalition (ECHO) in partnership with various community partners and will help guide the work being done to address this challenge.

In keeping with our motto: *All kinds of homes, In all parts of town, For all kinds of people*, HousingWorks Austin has partnered with numerous stakeholders in the community to address the affordability concerns that many Austinites face daily. The 2018 District Analysis clearly identifies the challenges ahead in ensuring that all Austin residents have affordable housing opportunities and the progress already being made by the city to achieve this. Considering the difference in housing affordability across the city, innovative investment and policy initiatives are required to tackle affordability concerns and close all gaps.

Nora Linares-Moeller
Executive Director,
HousingWorks Austin



AFFORDABLE HOUSING DISTRICT 01

Whereas the percentage of homeowners increased in all other districts, District 01 is the only district where the percentage of renters increased by **4 percent**.

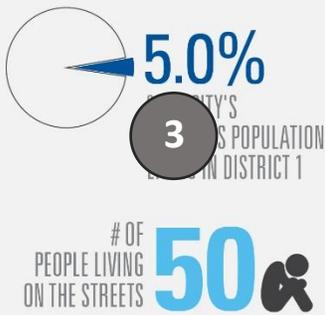
310 SUBSIDIZED HOUSING DEVELOPMENTS*
7,270 UNITS (City subsidized units)



Sources: Austin Board of Realtors, Austin Investor Interests, Austin Tenants' Council, Center for Neighborhood Technology, Ending Community Homelessness Coalition, National Low Income Housing Coalition, Neighborhood Housing and Community Development City of Austin, Public and Affordable Housing Research Corporation, Texas Department of Housing & Community Affairs, United States Census Bureau, United States Department of Housing and Urban Development

For detailed information on sources, please visit www.housingworksaustin.org
* Data includes existing and planned units

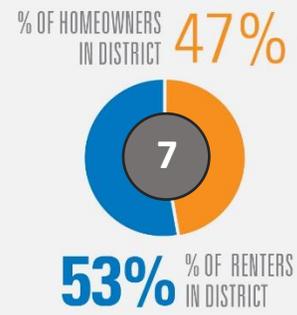
HOMELESSNESS



COST OF LIVING



RENTER VS. OWNER



DISTRICT 1 CHALLENGES



Sources

The district analysis is based on a variety of sources and these are mentioned on each district analysis sheet. The numbers below correspond with the numbers marked on the figure above for reference.

- Source 1: Combination of sources below with data from the 2017 Affordable Housing District Analysis.
- Source 2: Multiple sources are combined to create a comprehensive list.
 - Austin Tenants' Council, 2018
 - National Low Income Housing Coalition and Public and Affordable Housing Research Corporation, Accessed 2018
 - Neighborhood Housing and Community Development City of Austin, Accessed 2018
 - Texas Department of Housing & Community Affairs, Accessed 2018
 - United States Department of Housing and Urban Development, Accessed 2018District Analysis based on methodology 3.¹
- Source 3: Ending Community Homelessness Coalition (ECHO), 2018. Data available at City Council District Level.
- Source 4: United States Census Bureau, 2016 1-Year ACS. District Analysis based on methodology 1.
- Source 5: Austin Board of Realtors (ABOR), Q2 2018. Data available at City Council District Level.
- Source 6: Austin Investor Interests, Q2 2018. District Analysis based on methodology 2.
- Source 7: United States Census Bureau, 2016 5-Year ACS. District Analysis based on methodology 1.
- Source 8: United States Census Bureau, 2016 5-Year ACS. District Analysis based on methodology 1.
- Sources 9 - 10: United States Department of Housing and Urban Development Comprehensive Housing Affordability Strategy (CHAS) Dataset, 2010-2014. District Analysis based on methodology 1.
- Sources 11-12: Center for Neighborhood Technology Housing and Transportation Affordability Index, 2017. District Analysis based on methodology 1.

Methodology

The district analysis a number of resources and different geographical scales. Furthermore, this data is analyzed in the context of the boundaries of the City of Austin Council Districts. This has led to three separate approaches based on geographic scale of source data:

1. Census tract data: Data available at the census tract level is analyzed based on a methodology developed after conversation with the City of Austin demographic staff. Census tracts are divided according to their overlap with the Austin City Council District boundaries. Tracts that overlap between two council districts are attributed to one council district based on the overlap area and the existing land use type. Once all the tracts have been linked to a council district, the corresponding data is calculated for that district. For average values such as median rent and home price, the data is weighed for each census tract based on its total population using Microsoft Excel.

¹ See methodology section for reference

2. Zip code data: Data available at the zip code level is analyzed using the Zonal Statistics as Table tool in the Spatial Analyst toolbox of the ArcGIS software. This requires converting vector source data into the raster format and then using the tool to summarize the values of the raster based on the zones of another dataset (Austin City Council District boundaries in this case). The results from the generated table then provide a value at the district level.
3. Point Data: data associated with distinct addresses, such as the data collected from the sources above, is linked to Austin City Council District boundaries by its overlap.

Notes

- Families that spend more than 30% of their income on housing related costs are considered cost burdened.
- Families that spend more than 50% of their income on housing related costs are considered extremely cost burdened.
- In the 2018 district analysis update, the Location Affordability Index data from the United States Department of Housing and Urban Development has been replaced by Housing and Transportation Affordability Index data from the Center for Neighborhood Technology.
- A change in the methodology of counting subsidized housing developments in the 2018 analysis may make it difficult to compare this metric with last year's data.

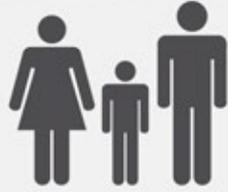
Limitations

- American Community Survey (ACS) is based on sampling and thus the data from ACS involves a margin of error. This margin of error varies for 1-year, 3-year, and 5-year data, with decreasing levels of margin of error.
- Considering the varied sources, different geographical scales, and multiple methodologies it is important to understand that most of the data for each district is best evaluated comparatively and not referenced as absolute numbers.
- The Comprehensive Housing Affordability Strategy (CHAS) Dataset from Housing and Urban Development is based on a rotation of 3-year and 5-year ACS data. This limits the availability of the data in certain years.
- In June 2018, Capital Metro initiated the Cap Remap effort, that led to significant changes in the city's bus network. The travel behavior data predates this effort and thus does not reflect any changes that may have occurred since.

COMMUNITY AT A GLANCE

POVERTY RATE

17%
POVERTY
RATE

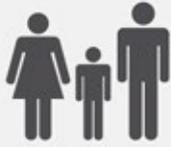


147,921

INDIVIDUALS BELOW POVERTY



INCOME



\$86,000

MEDIAN FAMILY INCOME

RENT



\$1,235

AVERAGE RENT PER MONTH

HOME PRICE



\$367,000

MEDIAN HOME PRICE

HOMELESS

OF
PEOPLE LIVING
ON THE STREETS

1003



SUBSIDIZED HOUSING

34,712



OF SUBSIDIZED AFFORDABLE HOUSING UNITS

COST BURDENED

30%
ARE COST
BURDENED

37%
ARE COST
BURDENED

13%

ARE EXTREMELY
COST BURDENED

STATE OF TEXAS

18%

ARE EXTREMELY
COST BURDENED

CITY OF AUSTIN

TRANSIT CHOICES



108 AVERAGE ANNUAL MASS TRANSIT
TRIPS TAKEN CITYWIDE

19,082

AVERAGE ANNUAL VEHICLE
MILES TRAVELED CITYWIDE



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Sources: Austin Board of Realtors, Austin Investor Interests, Austin Tenants' Council, Center for Neighborhood Technology, Ending Community Homelessness Coalition, National Low Income Housing Coalition, Neighborhood Housing and Community Development City of Austin, Public and Affordable Housing Research Corporation, Texas Department of Housing & Community Affairs, United States Census Bureau, United States Department of Housing and Urban Development

AFFORDABLE HOUSING DISTRICT 01

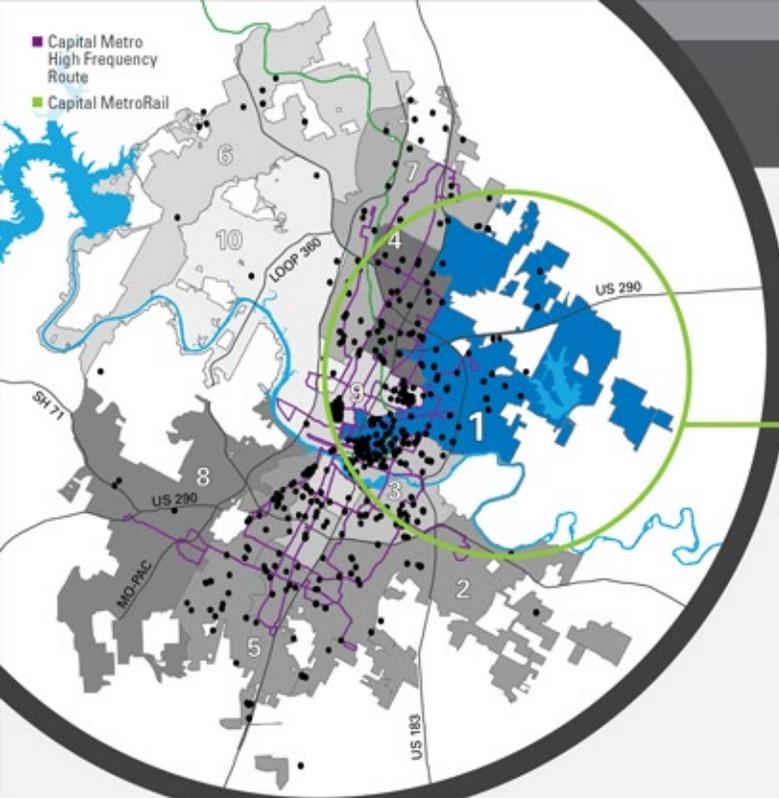
Whereas the percentage of homeowners increased in all other districts, **District 1** is the only district where the percentage of renters increased by **4 percent**.

310 SUBSIDIZED HOUSING DEVELOPMENTS*
7,270 UNITS (21% of city subsidized units)



Sources: Austin Board of Realtors, Austin Investor Interests, Austin Tenants' Council, Center for Neighborhood Technology, Ending Community Homelessness Coalition, National Low Income Housing Coalition, Neighborhood Housing and Community Development City of Austin, Public and Affordable Housing Research Corporation, Texas Department of Housing & Community Affairs, United States Census Bureau, United States Department of Housing and Urban Development

For detailed information on sources, please visit www.housingworksAustin.org
* Data includes existing and planned units



HOMELESSNESS



OF PEOPLE LIVING ON THE STREETS **50**

COST OF LIVING

\$51,025
MEDIAN FAMILY INCOME

\$285,000
MEDIAN HOME PRICE

\$1,205
AVERAGE RENT PER MONTH

RENTER VS. OWNER

% OF HOMEOWNERS IN DISTRICT **47%**



53% % OF RENTERS IN DISTRICT

DISTRICT 1 CHALLENGES

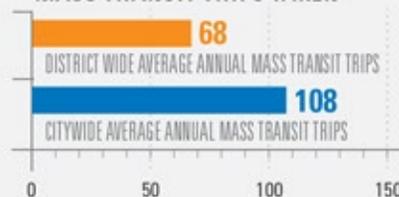
24.8%
POVERTY RATE

22,921
INDIVIDUALS BELOW POVERTY

VEHICLE MILES TRAVELED



MASS TRANSIT TRIPS TAKEN



27% ARE COST BURDENED
13% ARE EXTREMELY COST BURDENED
HOME OWNERS

47% ARE COST BURDENED
25% ARE EXTREMELY COST BURDENED
RENTERS



AFFORDABLE HOUSING DISTRICT 02

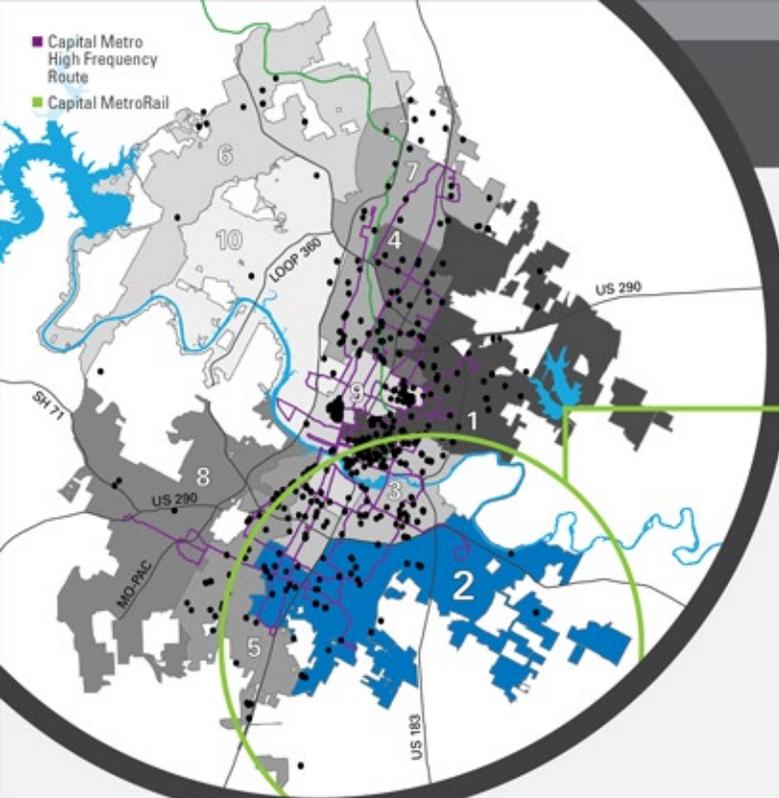
Compared to the other districts, **District 2** saw the greatest increase in home prices with a **47 percent** increase in value, rising to **\$246,500** in 2018.

476 SUBSIDIZED HOUSING DEVELOPMENTS*
5,151 UNITS (15% of city subsidized units)

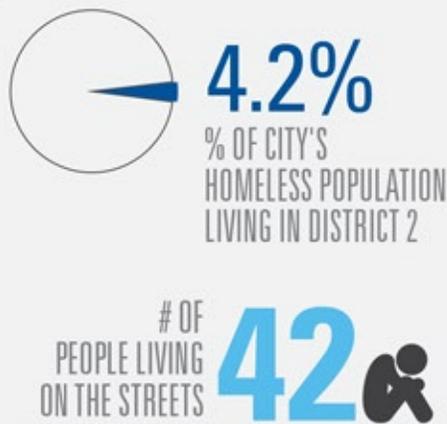


Sources: Austin Board of Realtors, Austin Investor Interests, Austin Tenants' Council, Center for Neighborhood Technology, Ending Community Homelessness Coalition, National Low Income Housing Coalition, Neighborhood Housing and Community Development City of Austin, Public and Affordable Housing Research Corporation, Texas Department of Housing & Community Affairs, United States Census Bureau, United States Department of Housing and Urban Development

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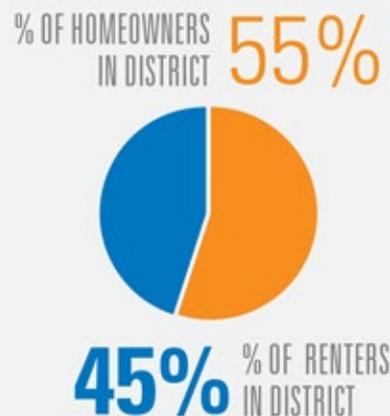
HOMELESSNESS



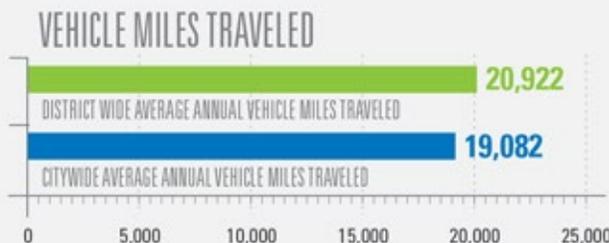
COST OF LIVING



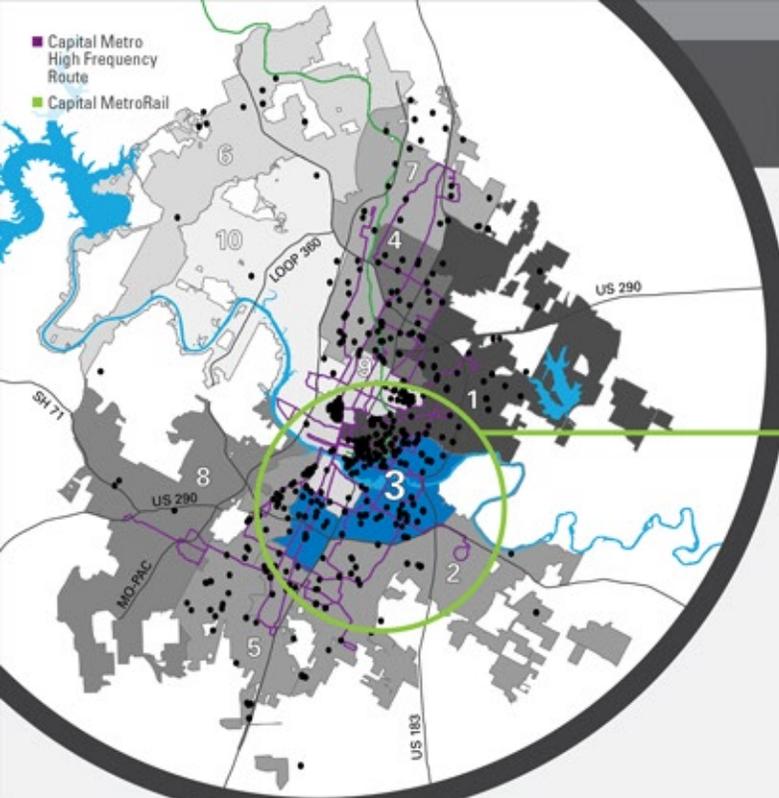
RENTER VS. OWNER



DISTRICT 2 CHALLENGES



AFFORDABLE HOUSING DISTRICT 03



The subsidized housing units in **District 3** increased by **1 percent** only, with a loss of **212** affordable units as the tax credit affordability requirement of Country Club Creek apartments expired.

180 SUBSIDIZED HOUSING DEVELOPMENTS*
6,624 UNITS (19% of city subsidized units)



Sources: Austin Board of Realtors, Austin Investor Interests, Austin Tenants' Council, Center for Neighborhood Technology, Ending Community Homelessness Coalition, National Low Income Housing Coalition, Neighborhood Housing and Community Development City of Austin, Public and Affordable Housing Research Corporation, Texas Department of Housing & Community Affairs, United States Census Bureau, United States Department of Housing and Urban Development

For detailed information on sources, please visit www.housingworksAustin.org
 * Data includes existing and planned units

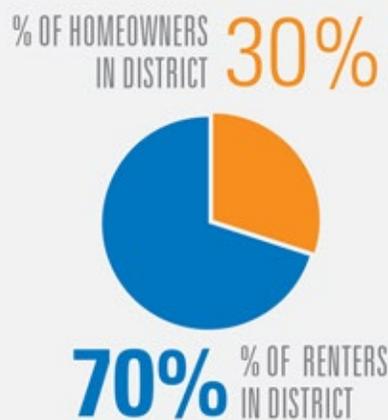
HOMELESSNESS



COST OF LIVING



RENTER VS. OWNER



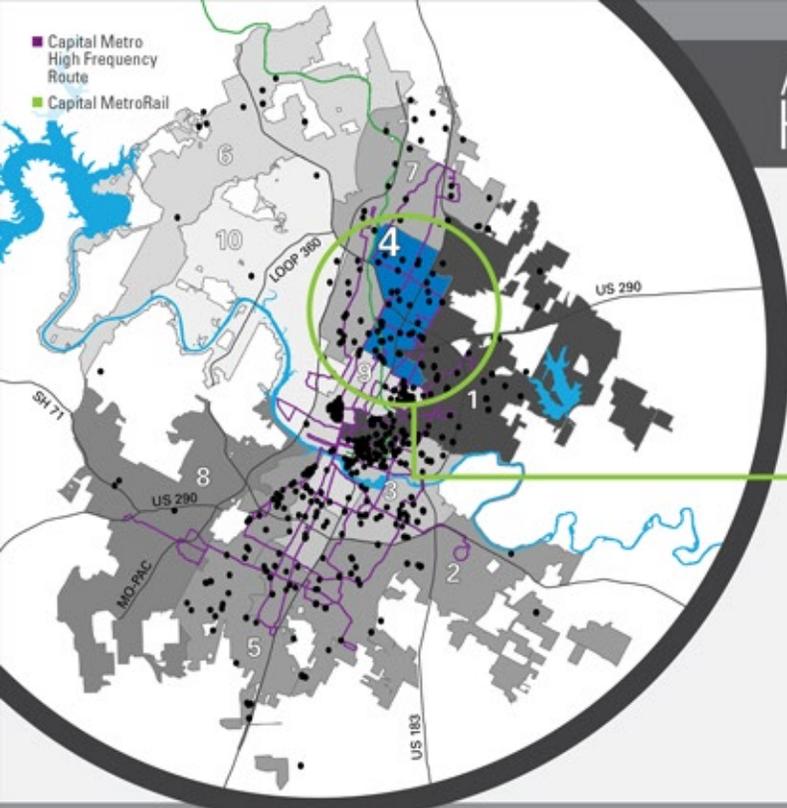
DISTRICT 3 CHALLENGES



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<http://housingworksAustin.org>

AFFORDABLE HOUSING DISTRICT 04



The number of cost burdened and extremely cost burdened[†] renters in **District 4** decreased in 2018, with a change of **10 percent** and **9 percent**, respectively.

37 SUBSIDIZED HOUSING DEVELOPMENTS*
3,800 UNITS (11% of city subsidized units)



Sources: Austin Board of Realtors, Austin Investor Interests, Austin Tenants' Council, Center for Neighborhood Technology, Ending Community Homelessness Coalition, National Low Income Housing Coalition, Neighborhood Housing and Community Development City of Austin, Public and Affordable Housing Research Corporation, Texas Department of Housing & Community Affairs, United States Census Bureau, United States Department of Housing and Urban Development

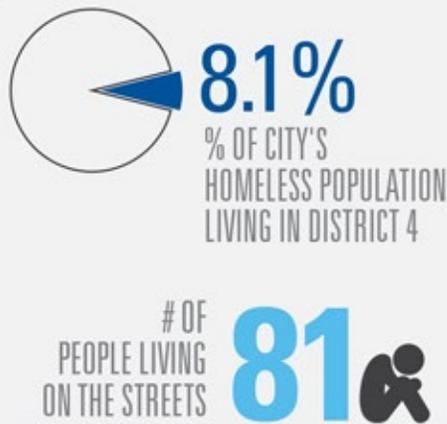
For detailed information on sources, please visit www.housingworksaustin.org

* Data includes existing and planned units

[†]Cost burdened - 30% or more of household income spent on housing costs

[†]Extremely cost burdened - 50% or more of household income spent on housing costs

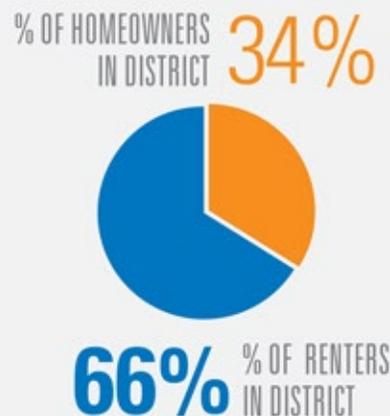
HOMELESSNESS



COST OF LIVING



RENTER VS. OWNER



DISTRICT 4 CHALLENGES



AFFORDABLE HOUSING DISTRICT 05

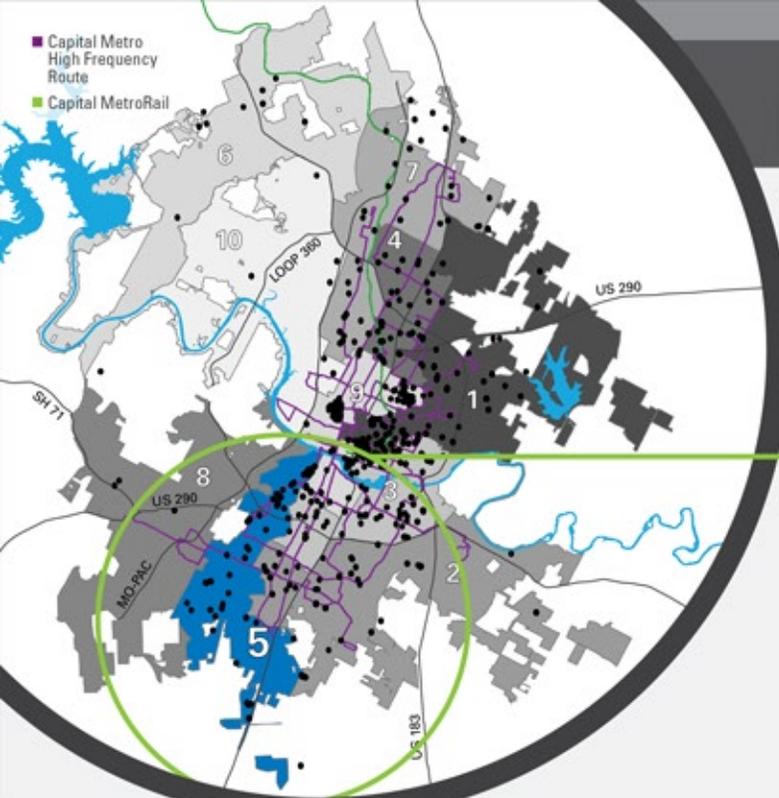
Whereas the number of individuals living below poverty decreased for all other districts, **District 5** saw a **14 percent** increase in the number of individuals living below poverty.

107 SUBSIDIZED HOUSING DEVELOPMENTS*
3,117 UNITS (9% of city subsidized units)



Sources: Austin Board of Realtors, Austin Investor Interests, Austin Tenants' Council, Center for Neighborhood Technology, Ending Community Homelessness Coalition, National Low Income Housing Coalition, Neighborhood Housing and Community Development City of Austin, Public and Affordable Housing Research Corporation, Texas Department of Housing & Community Affairs, United States Census Bureau, United States Department of Housing and Urban Development

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* Data includes existing and planned units



HOMELESSNESS



OF PEOPLE LIVING ON THE STREETS **53**

COST OF LIVING

\$80,186
MEDIAN FAMILY INCOME

\$325,000
MEDIAN HOME PRICE

\$1,249
AVERAGE RENT PER MONTH

RENTER VS. OWNER

% OF HOMEOWNERS IN DISTRICT **53%**



47% % OF RENTERS IN DISTRICT

DISTRICT 5 CHALLENGES

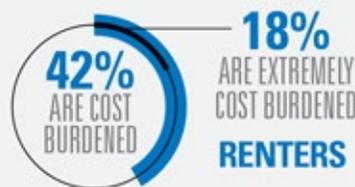
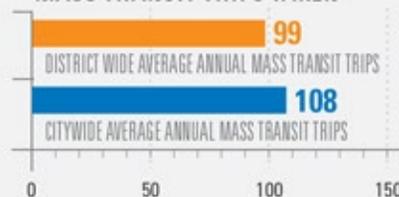


10,748
INDIVIDUALS BELOW POVERTY

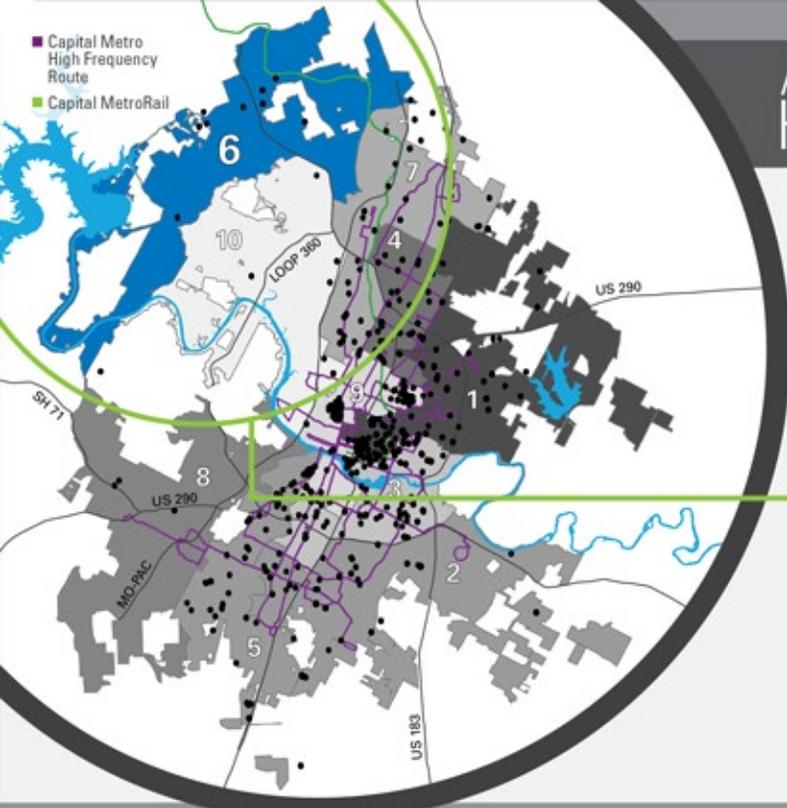
VEHICLE MILES TRAVELED



MASS TRANSIT TRIPS TAKEN



AFFORDABLE HOUSING DISTRICT 06



Even as the average annual mass transit trips taken for the entire city rose to **108** trips, the number of trips in **District 6** decreased by **78 percent** to **15** trips annually.

10 SUBSIDIZED HOUSING DEVELOPMENTS*
1,098 UNITS (3% of city subsidized units)

Sources: Austin Board of Realtors, Austin Investor Interests, Austin Tenants' Council, Center for Neighborhood Technology, Ending Community Homelessness Coalition, National Low Income Housing Coalition, Neighborhood Housing and Community Development City of Austin, Public and Affordable Housing Research Corporation, Texas Department of Housing & Community Affairs, United States Census Bureau, United States Department of Housing and Urban Development

For detailed information on sources, please visit www.housingworksAustin.org
* Data includes existing and planned units

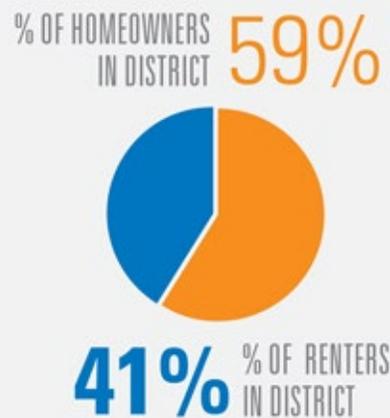
HOMELESSNESS



COST OF LIVING



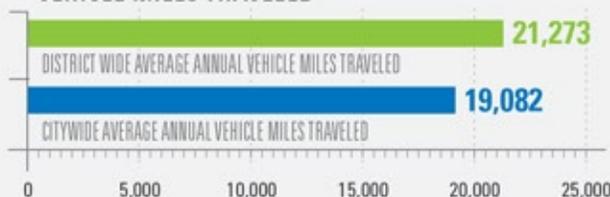
RENTER VS. OWNER



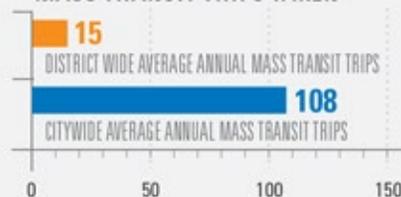
DISTRICT 6 CHALLENGES



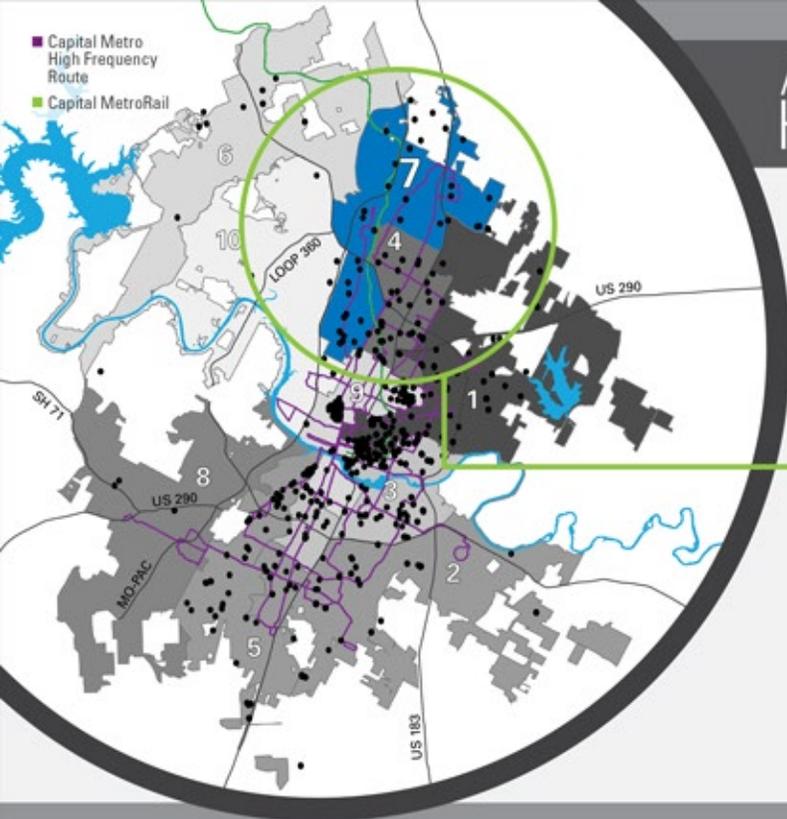
VEHICLE MILES TRAVELED



MASS TRANSIT TRIPS TAKEN



AFFORDABLE HOUSING DISTRICT 07



The median home price in **District 7** increased by **20%** to **\$302,350** in 2018, even as the percentage of cost burdened[†] homeowners decreased by **1%**.

36 SUBSIDIZED HOUSING DEVELOPMENTS*
3,313 UNITS (10% of city subsidized units)

Sources: Austin Board of Realtors, Austin Investor Interests, Austin Tenants' Council, Center for Neighborhood Technology, Ending Community Homelessness Coalition, National Low Income Housing Coalition, Neighborhood Housing and Community Development City of Austin, Public and Affordable Housing Research Corporation, Texas Department of Housing & Community Affairs, United States Census Bureau, United States Department of Housing and Urban Development

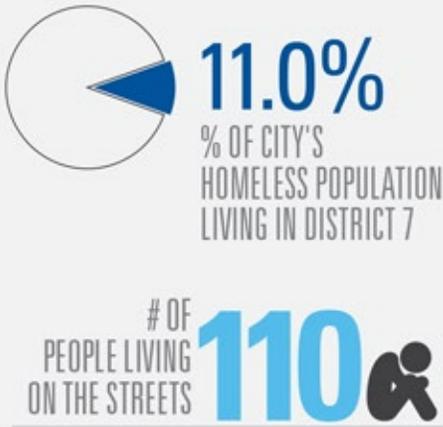
For detailed information on sources, please visit www.housingworksaustin.org

* Data includes existing and planned units

[†]Cost burdened - 30% or more of household income spent on housing costs

[†]Extremely cost burdened - 50% or more of household income spent on housing costs

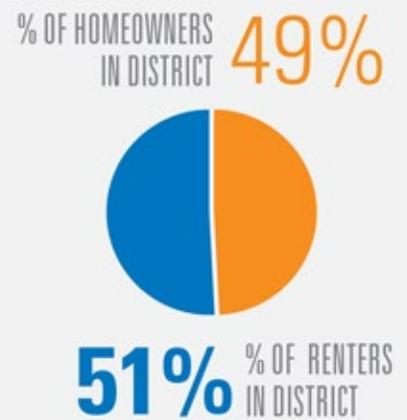
HOMELESSNESS



COST OF LIVING



RENTER VS. OWNER



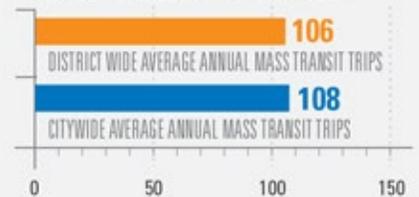
DISTRICT 7 CHALLENGES



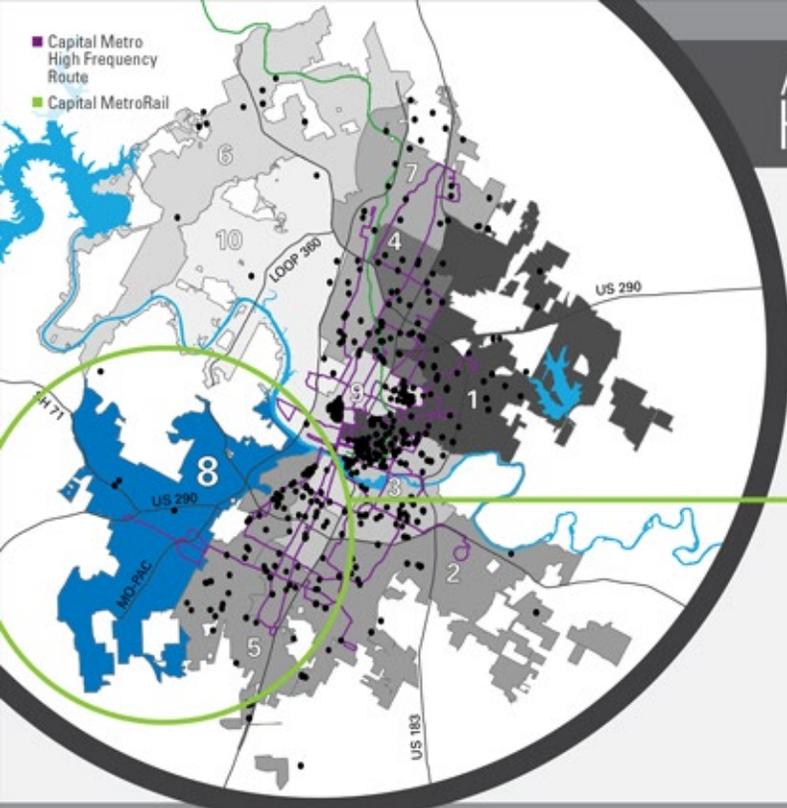
VEHICLE MILES TRAVELED



MASS TRANSIT TRIPS TAKEN



AFFORDABLE HOUSING DISTRICT 08



District 8 is the only district that saw a **1%** decrease in median family income and an **8%** decrease in median home price, the greatest decrease among all districts.

4 SUBSIDIZED HOUSING DEVELOPMENTS*
498 UNITS (1% of city subsidized units)

Sources: Austin Board of Realtors, Austin Investor Interests, Austin Tenants' Council, Center for Neighborhood Technology, Ending Community Homelessness Coalition, National Low Income Housing Coalition, Neighborhood Housing and Community Development City of Austin, Public and Affordable Housing Research Corporation, Texas Department of Housing & Community Affairs, United States Census Bureau, United States Department of Housing and Urban Development

For detailed information on sources, please visit www.housingworksAustin.org
* Data includes existing and planned units

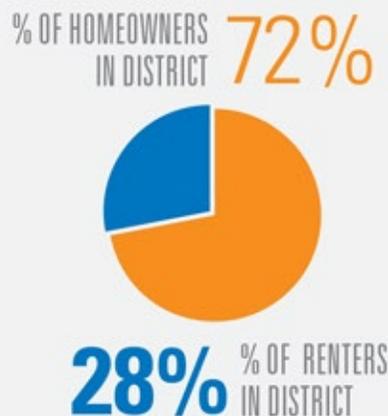
HOMELESSNESS



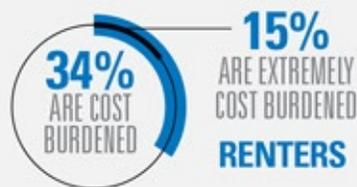
COST OF LIVING



RENTER VS. OWNER



DISTRICT 8 CHALLENGES



AFFORDABLE HOUSING DISTRICT 09

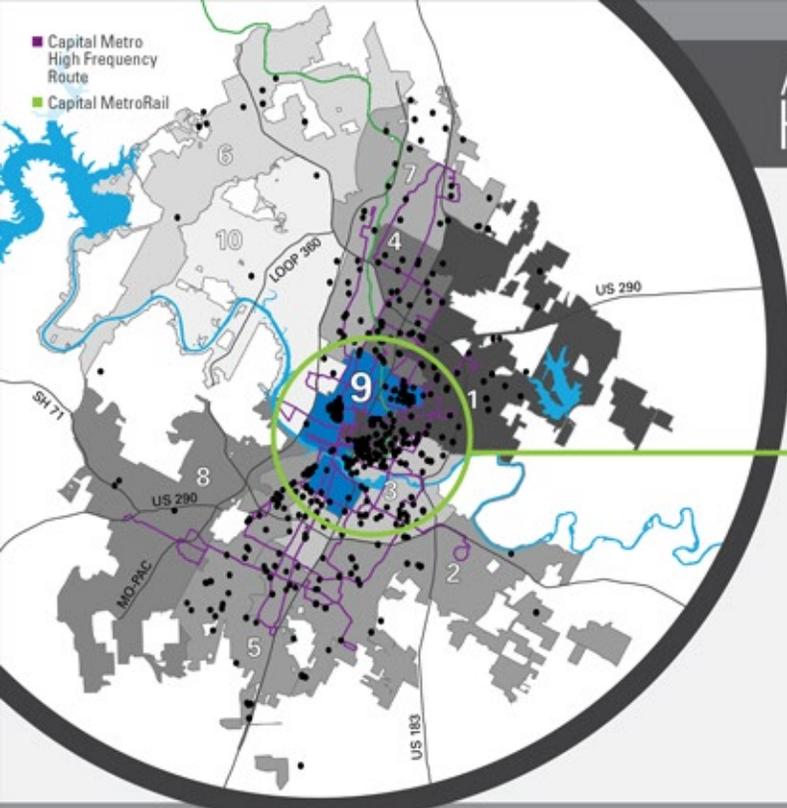
Although the overall number of individuals experiencing homelessness increased in **District 9**, the district's share of the city's unsheltered homeless population decreased by **7 percent**.

540 SUBSIDIZED HOUSING DEVELOPMENTS*
3,466 UNITS (10% of city subsidized units)



Sources: Austin Board of Realtors, Austin Investor Interests, Austin Tenants' Council, Center for Neighborhood Technology, Ending Community Homelessness Coalition, National Low Income Housing Coalition, Neighborhood Housing and Community Development City of Austin, Public and Affordable Housing Research Corporation, Texas Department of Housing & Community Affairs, United States Census Bureau, United States Department of Housing and Urban Development

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* Data includes existing and planned units



HOMELESSNESS



COST OF LIVING



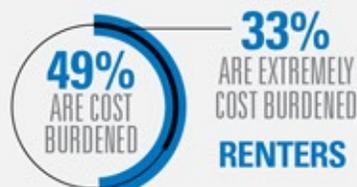
RENTER VS. OWNER

% OF HOMEOWNERS IN DISTRICT **38%**



62% % OF RENTERS IN DISTRICT

DISTRICT 9 CHALLENGES



AFFORDABLE HOUSING DISTRICT 10



Even though **District 10** saw the greatest percentage increase in subsidized housing units at **114 percent**, the district has the least number of subsidized units among all districts.

7 SUBSIDIZED HOUSING DEVELOPMENTS*
375 UNITS (1% of city subsidized units)

Sources: Austin Board of Realtors, Austin Investor Interests, Austin Tenants' Council, Center for Neighborhood Technology, Ending Community Homelessness Coalition, National Low Income Housing Coalition, Neighborhood Housing and Community Development City of Austin, Public and Affordable Housing Research Corporation, Texas Department of Housing & Community Affairs, United States Census Bureau, United States Department of Housing and Urban Development

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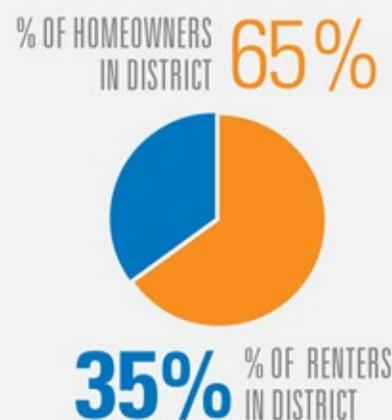
HOMELESSNESS



COST OF LIVING



RENTER VS. OWNER



DISTRICT 10 CHALLENGES

