



City Council District Analyses Executive Summary September 2015

HousingWorks Austin is an affordable housing advocacy organization that aims to increase the supply of affordable housing in Austin by providing research, education, advocacy and thoughtful, workable [affordable housing policy](#) recommendations.

HousingWorks Austin's district-by-district analysis serves as a snapshot of the housing issues facing our community. For the second year in a row, we explored household affordability, utilizing a wide range of data sources, from a variety of angles. What HousingWorks Austin found was fascinating. Sometimes there were similarities across districts and sometimes glaring, distinct differences. Major findings include:

There is poverty and homelessness across Austin. It doesn't matter what district you live in, there are homeless people living on the streets and families living in poverty, struggling to make ends meet. The number of individuals experiencing homelessness declined between 2014 and 2015, but there are still 1,877 homeless people, 662 of which are living on the streets. Also, although the overall poverty rate for the City of Austin has declined slightly over the past year, every district includes individuals and families living below the poverty level.

Subsidized affordable housing is disproportionately located east of Interstate 35. While we have done a great job in recent years investing in affordability west of IH-35, Districts 1, 2, and 3 (primarily east of IH-35) are still home to 58% of the city's subsidized housing units. In contrast, District 6, 10, and 8 (primarily west of MoPac) are home to only 3% of the city's subsidized housing units. With changes to local, state, and federal policy that investment pattern is changing. In fact, District 6 will soon be home to a brand-new, 120 unit affordable multifamily development, and construction has already commenced on a 58-unit addition to an affordable multifamily development in District 8!

Incomes are relatively flat but housing prices are not. Nowhere is this more apparent than in District 3. Although District 3 includes the lowest Median Family Income, both average rent and median home price are nowhere near the bottom. In fact, on average, District 3 rents consume nearly 40% of the Median Family Income. In addition, the median home price in District 3 is more than seven times the Median Family Income.

Transit matters. Residents in Districts 3, 4, and 9 drove significantly fewer miles than the citywide average. Not surprisingly, these districts also have the highest number of bus stops per square mile and the highest average number of mass transit trips. Location efficient housing (affordable housing next to public transit) can increase household affordability and have a disproportionately positive impact on low-income households.

HousingWorks Austin unites a wide range of business, nonprofit, real estate, and community leaders around the core value that housing affordability throughout town is crucial to Austin's success. What we know is that there are enormous challenges, as well as incredible opportunities to increase household affordability across Austin. By looking at a variety of data, both across districts and over time, we hope to make decisions, craft policies, and take action to keep Austin affordable.

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