



City Council District Analysis Executive Summary February 2017

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.

HousingWorks Austin's Affordable Housing District Analysis illustrates numerous housing issues and challenges facing City of Austin residents. In its third iteration, the analysis brings together a variety of current data sources to provide an overview of household affordability for each of the city's ten council districts. The 2017 analysis shows that even though the city has been successful in adding additional subsidized units to its affordable housing stock, many challenges still need to be addressed. There are still large differences in affordability concerns across the ten districts. Major findings from the analysis include:

Subsidized affordable housing is slowly being dispersed west of IH-35, but geographic dispersion of affordable housing remains a challenge. Between 2015 and 2016, the share of existing and planned subsidized units in the districts primarily west of MoPac (Districts 6, 8, and 10) increased from 3% to 5%. At the same time, the share of subsidized units in the districts primarily east of IH-35 (Districts 1, 2 and 3) decreased from 58% to 57%. District 6 and 7 saw the greatest percentage increase in units at 321% and 147% each, whereas Districts 10 and 4 saw the least percentage increase at 2% and 1%. These trends signify that our investment pattern for subsidized affordable units is moving towards dispersion but further effort is required to ensure an equitable share of units are distributed in each district.

Housing costs and median family income have not increased at a similar rate, with costs outpacing income. In general, between 2015 and 2016, the median home price and average rent per month increased in all ten districts. The percentage increase in some districts is distinctly greater than other districts. District 4, 6 and 1 saw the greatest increase in the median home price, rising by 36%, 32% and 31% respectively. District 1 saw the greatest increase in average rent per month with an increase of 31%. Interestingly, District 1 also saw the greatest percentage increase in median family income between 2013 and 2015, rising by 16%. However, it is clear that the increase in income has not kept

pace with housing costs in District 1. This is true for nearly all ten districts. In District 3, median family income saw a 4% percent decrease since 2013. In this district, the median home price is eight and a half times the median income.

Poverty and homelessness remain grave concerns across the city, even as we begin to see

improvement in some areas. The poverty rate decreased in all districts except for District 6 and 8. However, in general, the number of individuals living below poverty increased or remained the same in all districts except for District 9, which saw a 17% decrease in the number of individuals living in poverty. District 4 and 7 saw the greatest percentage decrease in the number of unsheltered homeless individuals, with a 28% decrease each. However, in District 2 the homeless population increased by 72%. Regardless of the change in numbers, all districts include some people experiencing homelessness.

Citywide, the use of personal vehicles seems to be increasing while transit use is decreasing. Overall, for median income families throughout the city, the average annual vehicle miles traveled increased whereas the average annual mass transit trips taken by households decreased. In District 2, the number of transit trips decreased the most even as the number of vehicle miles traveled increased. In District 6, and 8 most individuals drive alone to work, with 80% of residents driving alone. District 9 has the least proportion of individuals driving alone to work, at 61%.

Guided by the challenge of ensuring all kinds of homes in all parts of town for all kinds of people, HousingWorks Austin is working with multiple stakeholders and partners to create an affordable Austin. The district analysis shows that Austin is slowly taking steps ensuring affordable housing opportunities for residents, but we understand that we need to double down on our efforts in order to create affordable opportunities for all Austinites in the coming years. The district analysis can provide us with the background required to create equitable policies and take action to keep Austin an affordable and inclusive community.

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