Whereas the percentage of homeowners increased in all other districts, District 1 and District 4 are the only districts where the percentage of renters increased in 2018.

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

5.0%
% OF CITY’S HOMELESS POPULATION LIVING IN DISTRICT 1

# OF PEOPLE LIVING ON THE STREETS
50

COST OF LIVING

$51,025
MEDITAN FAMILY INCOME

$285,000
MEDITAN HOME PRICE

$1,205
AVERAGE RENT PER MONTH

RENTER VS. OWNER

50%
% OF HOMEOWNERS IN DISTRICT

50%
% OF RENTERS IN DISTRICT

DISTRICT 1 CHALLENGES

24.8%
POVERTY RATE

22,921
INDIVIDUALS BELOW POVERTY

13%
ARE EXTREMELY COST BURDENED
HOME OWNERS

27%
ARE EXTREMELY COST BURDENED
RENTERS

47%
ARE EXTREMELY COST BURDENED

25%
ARE EXTREMELY COST BURDENED

http://housingworksaustin.org

Revised 09/17/2018
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

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

* Data includes existing and planned units

HOMELINESSNESS

4.2% % OF CITY’S HOMELESS POPULATION LIVING IN DISTRICT 2

# OF PEOPLE LIVING ON THE STREET 42

COST OF LIVING

$51,754 MEDIAN FAMILY INCOME

$246,500 MEDIAN HOME PRICE

$1,111 AVERAGE RENT PER MONTH

RENTER VS. OWNER

% OF HOMEOWNERS IN DISTRICT 55%

45% % OF RENTERS IN DISTRICT

DISTRICT 2 CHALLENGES

21.4% POVERTY RATE

19,959 INDIVIDUALS BELOW POVERTY

28% ARE COST BURDENED HOME OWNERS

12% ARE EXTREMELY COST BURDENED HOME OWNERS

45% ARE COST BURDENED RENTERS

23% ARE EXTREMELY COST BURDENED RENTERS

http://housingworksaustin.org
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.housingworksatx.org

* Data includes existing and planned units

**AFORDABLE HOUSING DISTRICT 03**

**HOMELESSNESS**

21.1% % OF CITY’S HOMELESS POPULATION LIVING IN DISTRICT 3

# OF PEOPLE LIVING ON THE STREETS 212

**COST OF LIVING**

$56,756 MEDIAN FAMILY INCOME

$368,600 MEDIAN HOME PRICE

$1,341 AVERAGE RENT PER MONTH

**RENTER VS. OWNER**

% OF HOMEOWNERS IN DISTRICT 27%

73% % OF RENTERS IN DISTRICT

**DISTRICT 3 CHALLENGES**

29.2% POVERTY RATE

23,687 INDIVIDUALS BELOW POVERTY

12% ARE EXTREMELY COST BURDENED HOME OWNERS

48% ARE EXTREMELY COST BURDENED RENTERS

25% ARE COST BURDENED

http://housingworksatx.org

Revised 09/17/2018
The number of cost burdened and extremely cost burdened\(^1\) 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)

**8.1%**
% OF CITY'S HOMELESS POPULATION LIVING IN DISTRICT 4

**81**
# OF PEOPLE LIVING ON THE STREETS

**$41,362**
MEDIAN FAMILY INCOME

**$311,000**
MEDIAN HOME PRICE

**$1,096**
AVERAGE RENT PER MONTH

**29%**
% OF HOMEOWNERS IN DISTRICT

**71%**
% OF RENTERS IN DISTRICT

**28.8%**
POVERTY RATE

**26,808**
INDIVIDUALS BELOW POVERTY

**11%**
ARE EXTREMELY COST BURDENED

**25%**
ARE EXTREMELY COST BURDENED

**45%**
ARE COST BURDENED

**21%**
ARE EXTREMELY COST BURDENED

**184**
DISTRICT WIDE AVERAGE ANNUAL MASS TRANSIT TRIPS

**108**
CITYWIDE AVERAGE ANNUAL MASS TRANSIT TRIPS

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](http://www.housingworksaustin.org)

\(^1\) Data includes existing and planned units

\(^*\) Extremely cost burdened - 80% or more of household income spent on housing costs

http://housingworksaustin.org

Revised 09/17/2018
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

For detailed information on sources, please visit [www.housingworksaustin.org](http://www.housingworksaustin.org)

* Data includes existing and planned units

### HOMELESSNESS

- **5.3%**
  - % of City’s Homeless Population Living in District 5
- **53**
  - # of People Living on the Streets

### COST OF LIVING

- **$80,186**
  - Median Family Income
- **$325,000**
  - Median Home Price
- **$1,249**
  - Average Rent Per Month

### RENTER VS. OWNER

- **53%**
  - % of Homeowners in District
- **47%**
  - % of Renters in District

### DISTRICT 5 CHALLENGES

- **10.9%**
  - Poverty Rate
- **10,748**
  - Individuals Below Poverty
- **25%**
  - Are Cost Burdened
  - Home Owners
- **8%**
  - Are Extremely Cost Burdened
- **42%**
  - Are Cost Burdened
  - Renters
- **18%**
  - Are Extremely Cost Burdened

### MASS TRANSIT TRIPS TAKEN

- **99**
  - District Wide Average Annual Mass Transit Trips
- **108**
  - City Wide Average Annual Mass Transit Trips

Revised 09/17/2018

[http://housingworksaustin.org](http://housingworksaustin.org)
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
The median home price in **District 7** increased by **20 percent** to **$302,350** in 2018, even as the percentage of cost burdened* homeowners decreased by **1 percent**.

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

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**HOMELESSNESS**

11.0% of city’s homeless population living in District 7

# of people living on the streets: **110**

**COST OF LIVING**

$81,602 median family income

$364,250 median home price

$1,167 average rent per month

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**RENTER VS. OWNER**

% of homeowners in District: **49%**

51% % of renters in District

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**DISTRICT 7 CHALLENGES**

11.3% poverty rate

11,420 individuals below poverty

22% are extremely cost burdened

8% are extremely cost burdened homeowners

17% are extremely cost burdened renters

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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

For detailed information on sources, please visit [www.housingworksaustin.org](http://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

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**District 7 Challenges**

Vehicle miles traveled:

Districtwide average annual vehicle miles traveled: 18,885

Citywide average annual vehicle miles traveled: 19,082

Mass transit trips taken:

Districtwide average annual mass transit trips: 106

Citywide average annual mass transit trips: 108

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**http://housingworksaustin.org**

Revised 09/17/2018
District 8 is the only district that saw a **1 percent** decrease in median family income and an **8 percent** 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.housingworks austin.org](http://www.housingworks austin.org)

**HOMELESSNESS**

- **3.7%**
  - % of city’s homeless population living in District 8

- **37**
  - # of people living on the streets

**COST OF LIVING**

- **$119,951**
  - Median family income

- **$439,900**
  - Median home price

- **$1,378**
  - Average rent per month

**RENTER VS. OWNER**

- **72%**
  - % of homeowners in district

- **28%**
  - % of renters in district

**DISTRICT 8 CHALLENGES**

- **4,665**
  - Individuals below poverty

- **21%**
  - Are extremely cost burdened

- **9%**
  - Home owners

- **15%**
  - Are extremely cost burdened

- **34%**
  - Renters

**4.6% POVERTY RATE**

**Vehicle Miles Traveled**

- District wide average annual vehicle miles traveled: **19,082**
- Citywide average annual vehicle miles traveled: **22,805**

**Mass Transit Trips Taken**

- District wide average annual mass transit trips: **108**
- Citywide average annual mass transit trips: **34**

http://housingworks austin.org

Revised 09/17/2018
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

For detailed information on sources, please visit [www.housingworksaustin.org](http://www.housingworksaustin.org)

* Data includes existing and planned units

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**HOMELESSNESS**

- **39.2%**
  - % of City’s Homeless Population Living in District 9
- **393**
  - # of People Living on the Streets

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**COST OF LIVING**

- **$99,185**
  - Median Family Income
- **$480,000**
  - Median Home Price
- **$1,712**
  - Average Rent Per Month

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**RENTER VS. OWNER**

- **32%**
  - % of Homeowners in District
- **68%**
  - % of Renters in District

---

**DISTRICT 9 CHALLENGES**

- **26.2%**
  - Poverty Rate
- **20,197**
  - Individuals Below Poverty
- **14%**
  - Are Extremely Cost Burdened Homeowners
- **49%**
  - Are Cost Burdened Renters
- **33%**
  - Are Extremely Cost Burdened Renters

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[http://housingworksaustin.org](http://housingworksaustin.org)
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)

**HOMELESSNESS**
- 0.4% of city's homeless population living in District 10
- # of people living on the streets: 4

**COST OF LIVING**
- $141,886 median family income
- $631,500 median home price
- $1,354 average rent per month

**RENTER VS. OWNER**
- % of homeowners in district: 65%
- % of renters in district: 35%

**DISTRICT 10 CHALLENGES**
- 7.1% poverty rate
- 6,437 individuals below poverty
- 11% are extremely cost burdened
- 24% are extremely cost burdened
- 40% are cost burdened
- 20% are cost burdened

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](http://www.housingworksaustin.org)

*Data includes existing and planned units.*

**http://housingworksaustin.org**
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 2018
  
  District Analysis based on methodology 3.¹
- Source 4: United States Census Bureau, 2016 5-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 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 similar Housing and Transportation Affordability Index data from the Center for Neighborhood Technology. This data is given for a median family income family in Austin.

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.
• 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. This has no impact on the number of subsidized units.