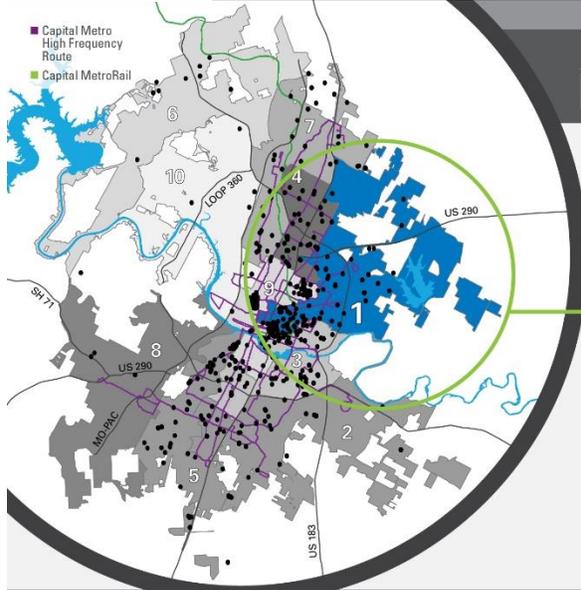




HousingWorks
AUSTIN

City Council District Analysis Sources and Methodology September 2018



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**.

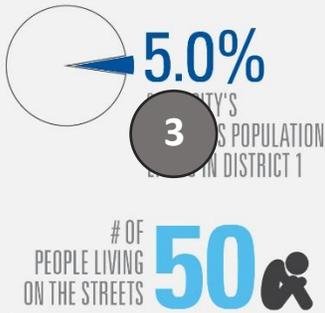
310 SUBSIDIZED HOUSING DEVELOPMENTS*
7,270 UNITS (City subsidized units)



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

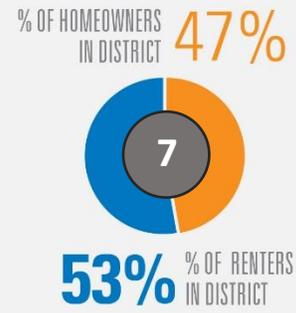
HOMELESSNESS



COST OF LIVING



RENTER VS. OWNER



DISTRICT 1 CHALLENGES



<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 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.