RESEARCH

EDUCATION

ADVOCACY

All Kinds of Homes, in All Parts of Town, for All Kinds of People

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LETTER/OVERVIEW

What a year! HousingWorks Austin played an important role helping our city and region address the affordable housing crisis through thoughtful research, educational initiatives and advocacy. In many of our initiatives this year, we laid the ground work for future housing successes. We were proud to be part of passing the largest affordable housing bond in state history that will help housing organizations throughout the city build more units and more robustly fund their programs. We educated Mayoral and City Council candidates through forums and briefings to establish knowledge that can lead to thoughtful policies. We also provided extensive recommendations to the Land Development Code and the City of Austin Implementation Blueprint so we can help inform what the city might look like generations from now.

Since the three major components of our mission at HousingWorks Austin are research, education and advocacy, we decided to format this book into those three categories, identifying projects in 2018 and showing you highlights of what is to come in 2019. Pages are color coded for your convenience.

For the first time, we decided to add our signature pieces of research – Community at a Glance and the District-by-District Analysis, as well as “Who Needs Housing that is Affordable? – to this annual booklet. We hope it allows you to have this important information at your fingertips whenever you need it. An updated map on the properties built with affordable housing bond funding passed in both 2006 and 2013 is also included in this booklet.

Thank you for taking the time to view this booklet. We hope it will inspire you to support HousingWorks Austin as we work to help Austin realize our vision of “All Kinds of Homes, In All Parts of Town, For all Kinds of People.”

NORA LINAARES-MOELLER
Executive Director, HousingWorks Austin

MICHAEL GERBER
Board Chair, HousingWorks Austin
President & CEO, Housing Authority of the City of Austin

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VISION/MISSION

HousingWorks Austin’s vision is that safe and affordable housing is available to all people, regardless of income, in all parts of town. We advance our mission to preserve and increase the supply of affordable housing through research, education, and advocacy in Austin, Texas and the surrounding region, with a commitment to ensuring those most in need have access to safe and affordable housing.

HOUSINGWORKS AUSTIN SEeks to achieve the following impacts:

- **Greatest Need.**
  HousingWorks ensures that the lowest-income households have access to safe and affordable housing.

- **Mixed Income Neighborhoods.**
  HousingWorks promotes neighborhoods with a wide range of housing options for all income levels.

- **Geographic Dispersion.**
  HousingWorks ensures affordable homes are located throughout our community.

- **Housing Choice.**
  HousingWorks identifies and confronts social and economic practices that are discriminatory and result in a segregated city.

- **Preservation of Existing Housing.**
  HousingWorks advocates policies that preserve existing housing stock and allow families to stay in their homes and neighborhoods if they choose.

HOUSINGWORKS AUSTIN’S GUIDING PRINCIPLES ARE:

- **Community.**
  HousingWorks builds on the community’s knowledge and experience around community needs, best practices, neighborhood planning strategies, real estate options and housing finance.

- **Collaboration.**
  HousingWorks works with other partners and entities toward achieving common goals.

- **Inclusion.**
  HousingWorks operates as a broad-based coalition with diverse perspectives and interests, and encourages dialogue across varied perspectives.

- **Research-based.**
  HousingWorks’ public policy positions are based on informed study.

- **Innovation.**
  HousingWorks advocates for creative and impactful approaches to addressing the challenge of housing affordability.

YOU CAN SUPPORT HOUSINGWORKS AUSTIN BY DONATING ONLINE AT:
http://housingworksaustin.org/donate-to-housingworks-austin/

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The Keller Family
The Keller’s struggled to find a home they could afford for their family until they found Westgate Grove, an affordable housing community built by HomeBase, a subsidiary of Austin Habitat for Humanity.

Lee Webb
After WWII Veteran Lee Webb moved back to Austin, soaring home prices and rental rates prevented him from being able to live on his own. Thanks to the Rebekah Baines Johnson Center, he now lives in an affordable independent living community for seniors.

Robert Aleman and Katie Heuer
As teachers, Robert and Katie were dismayed that they were priced out of buying a home in Austin. Through the Guadalupe Neighborhood Development Corporation’s Community Land Trust program, they were able to finally move close to Robert’s family.

Richard Overton
Richard Overton was America’s oldest living WWII Veteran before his passing in December of 2018. Mr. Overton was a long-time client of Meals on Wheels Central Texas, who made sure his home was safe up until the end. A prominent community fixture in Austin, he will be missed.
HousingWorks Austin is focused on developing research-based policy recommendations and to this end we produce research on multiple housing and affordability issues. Currently, we are researching on several issues, including employer assisted housing, workforce development and affordability, and leveraging private sector funding in preserving and building affordable housing. Building on the findings of the Austin and the State of Low and Middle-Income Housing report from the Urban Institute, HousingWorks will be partnering with JP Morgan Chase and local organizations to guide the research and build momentum for action.

HousingWorks Austin is identifying Employer Assisted Housing case studies and analyzing the benefits of such programs for jurisdictions, employers and employees. This study will inform recommendations for Austin that are aligned with City of Austin Strategic Housing Blueprint. HousingWorks is also researching incentive programs that can boost the income of low-income households in Austin, thereby reducing their housing cost burden. This study would recommend how workforce development and education strategies can be integrated into conversations about housing to improve overall affordability outcomes.

Current research also includes understanding how by using private investment funds, we can invest in multifamily communities in a variety of neighborhoods and preserve affordable for Austin’s workers who might not be included in existing programs.

Previously HousingWorks has conducted research on manufactured housing in Williamson, Hays, Blanco, Bastrop, Caldwell and Travis County, providing partner organizations with a snapshot of the current landscape. Additionally, HousingWorks produced the fourth iteration of its Affordable Housing District Analysis, which highlighted 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.
- Housing dispersion goals are being achieved in Austin, even as additional efforts are required to distribute subsidized housing evenly across the city.
- The number of subsidized housing units in the city is increasing but existing affordable units must be preserved.
- Even though homelessness remains a major community concern, efforts are being made to address this challenge.

**WHO NEEDS HOUSING THAT’S AFFORDABLE?**

<table>
<thead>
<tr>
<th>FAMILIES BELOW POVERTY LEVEL</th>
<th>VERY-LOW INCOME FAMILIES</th>
<th>LOW-INCOME FAMILIES</th>
<th>MODERATE-INCOME FAMILIES</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Less than $25,750 per year for a family of four</strong></td>
<td><strong>Less than $43,000 per year for a family of four</strong></td>
<td><strong>$43,000-$68,800 per year for a family of four</strong></td>
<td><strong>$68,800-$103,200 per year for a family of four</strong></td>
</tr>
<tr>
<td>Families living below poverty level, including families where members are employed, families with members 65 years of age or older, and families with disabled members on a fixed income</td>
<td>Childcare providers, nurses aides, bus drivers, retail sales people, cashiers, cooks, custodians, visual/performance artists</td>
<td>Medical assistants, bookkeepers, social workers, elementary school teachers, electricians, plumbers, paralegals, teachers’ aides</td>
<td>Teachers, public safety workers, nurses, database administrators, architects, physical therapists, computer programmers, dental hygienists</td>
</tr>
<tr>
<td><strong>CURRENTLY = 82,694 FAMILIES</strong></td>
<td><strong>CURRENTLY = 119,543 FAMILIES</strong></td>
<td><strong>CURRENTLY = 71,443 FAMILIES</strong></td>
<td><strong>CURRENTLY = 63,955 FAMILIES</strong></td>
</tr>
</tbody>
</table>
## Community at a Glance 2018

### 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
- **1003 People Living on the Streets**

### Subsidized Housing
- **34,712 # of Subsidized Affordable Housing Units**

### Cost Burdened
- **30% Are Cost Burdened**
  - **13% Are Extremely Cost Burdened**
  - **State of Texas**
- **37% Are Cost Burdened**
  - **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.
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.

### Affordability District 02

* 310 Subsidized Housing Developments
* 7,270 Units (21% of city subsidized units)

**Homelessness**

- 5.0% of city’s homeless population living in District 2
- # of people living on the streets: 50

**Cost of Living**

- Median Family Income: $51,250
- Median Home Price: $285,000
- Average Rent: $1,205

**Cost Burden**

- 13% Are Extremely Cost Burdened
  - Home Owners: 27%
  - Renters: 47%

### Affordability District 01

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)

**Homelessness**

- 4.2% of city’s homeless population living in District 2
- # of people living on the streets: 42

**Cost of Living**

- Median Family Income: $51,754
- Median Home Price: $246,500
- Average Rent: $1,111

**Cost Burden**

- 12% Are Extremely Cost Burdened
  - Home Owners: 28%
  - Renters: 45%

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

* Data includes existing and planned units
**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)*

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

<table>
<thead>
<tr>
<th>HOMELESSNESS</th>
<th>COST OF LIVING</th>
<th>COST BURDEN</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>21.1%</strong></td>
<td><strong>$56,756</strong></td>
<td><strong>12%</strong></td>
</tr>
<tr>
<td><strong>% of city’s homeless population living in District 2</strong></td>
<td><strong>$368,600</strong></td>
<td><strong>25%</strong></td>
</tr>
<tr>
<td><strong># of people living on the streets 212</strong></td>
<td><strong>$1,314</strong></td>
<td><strong>48%</strong></td>
</tr>
<tr>
<td><strong>Median family income</strong></td>
<td><strong>Median home price</strong></td>
<td><strong>Are extremely cost burdened</strong></td>
</tr>
<tr>
<td><strong>$368,600</strong></td>
<td><strong>$1,314</strong></td>
<td><strong>12%</strong></td>
</tr>
<tr>
<td><strong>$311,000</strong></td>
<td><strong>$1,096</strong></td>
<td><strong>25%</strong></td>
</tr>
<tr>
<td><strong>Average rent per month</strong></td>
<td></td>
<td><strong>48%</strong></td>
</tr>
<tr>
<td><strong>$1,314</strong></td>
<td></td>
<td></td>
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</tbody>
</table>

*Data includes existing and planned units*

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**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)*

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

<table>
<thead>
<tr>
<th>HOMELESSNESS</th>
<th>COST OF LIVING</th>
<th>COST BURDEN</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>8.1%</strong></td>
<td><strong>$41,362</strong></td>
<td><strong>11%</strong></td>
</tr>
<tr>
<td><strong>% of city’s homeless population living in District 2</strong></td>
<td><strong>$311,000</strong></td>
<td><strong>25%</strong></td>
</tr>
<tr>
<td><strong># of people living on the streets 81</strong></td>
<td><strong>$1,096</strong></td>
<td><strong>45%</strong></td>
</tr>
<tr>
<td><strong>Median family income</strong></td>
<td><strong>Median home price</strong></td>
<td><strong>Are extremely cost burdened</strong></td>
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<tr>
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<td></td>
<td></td>
<td><strong>25%</strong></td>
</tr>
<tr>
<td></td>
<td></td>
<td><strong>45%</strong></td>
</tr>
</tbody>
</table>

*Data includes existing and planned units*
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.

### District 5

**Homelessness**
- **5.3%** of city’s homeless population living in District 2
  - # of people living on the streets: **53**

**Cost of Living**
- **Median family income**: $80,186
- **Median home price**: $325,000
- **Average rent per month**: $1,249

**Cost Burden**
- **25%** are extremely cost burdened home owners
- **48%** are cost burdened renters
- **18%** are extremely cost burdened renters

**Subsidized Housing Developments**
- **3,117 units** (9% of city subsidized units)

For detailed information on sources, please visit [www.housingworksaustin.org](http://www.housingworksaustin.org) *Data includes existing and planned units*

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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.

### District 6

**Homelessness**
- **2.1%** of city’s homeless population living in District 2
  - # of people living on the streets: **21**

**Cost of Living**
- **Median family income**: $98,389
- **Median home price**: $375,000
- **Average rent per month**: $1,221

**Cost Burden**
- **21%** are cost burdened home owners
- **36%** are cost burdened renters
- **15%** are extremely cost burdened renters

**Subsidized Housing Developments**
- **1,098 units** (3% of city subsidized units)

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

**11.0%**

% of city’s homeless population living in District 2

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

**22%**

Are extremely cost burdened home owners

**81,602**

Median family income

**$364,250**

Median home price

**$1,167**

Average rent per month

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

* Data includes existing and planned units

**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.

**36**

Subsidized housing developments

3,313 units (10% of city subsidized units)

**3.7%**

% of city’s homeless population living in District 2

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

**21%**

Are cost burdened home owners

**9%**

Are extremely cost burdened home owners

**$119,951**

Median family income

**$439,900**

Median home price

**$1,378**

Average rent per month

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

* Data includes existing and planned units
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)

HOMELESSNESS

39.2% % OF CITY’S HOMELESS POPULATION LIVING IN DISTRICT 2

# OF PEOPLE LIVING ON THE STREETS 393

COST OF LIVING

MEDIAN FAMILY INCOME $99,185

$480,000 MEDIAN HOME PRICE

$1,712 AVERAGE RENT PER MONTH

COST BURDEN

14% ARE EXTREMELY COST BURDENED HOME OWNERS

27% ARE COST BURDENED HOME OWNERS

49% ARE EXTREMELY COST BURDENED RENTERS

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)

HOMELESSNESS

0.4% % OF CITY’S HOMELESS POPULATION LIVING IN DISTRICT 2

# OF PEOPLE LIVING ON THE STREETS 4

COST OF LIVING

MEDIAN FAMILY INCOME $141,886

$631,500 MEDIAN HOME PRICE

$1,354 AVERAGE RENT PER MONTH

COST BURDEN

11% ARE EXTREMELY COST BURDENED HOME OWNERS

24% ARE COST BURDENED HOME OWNERS

40% ARE EXTREMELY COST BURDENED RENTERS

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

* Data includes existing and planned units
As an organization dedicated to seeing positive changes in housing, we provide educational resources and tools to nonprofits, developers, and community leaders also working on this behalf. In 2018, in addition to forums for City Council and Mayoral candidates, we focused on several major education initiatives.

**FEB 2018**

In February, HousingWorks and the Federal Reserve Bank of Dallas co-hosted the Housing + Economic Opportunity: Reimagining the American Dream summit. The event brought together experts and audiences interested in better understanding the challenges and prospects around creating equitable economic opportunities for all.

**MAR 2018**

In March 2018, HousingWorks and the Federal Reserve Bank of Dallas also co-hosted a Next Steps Forum on the Community Reinvestment Act (CRA). The CRA was passed in 1977 to encourage commercial banks and savings associations to help meet the needs of borrowers in all segments of their communities, including low- and moderate-income neighborhoods. Presentations at the CRA forum covered CRA basics for community-based organizations including evaluation and ratings, types of activities, partnerships, and resources.
In 2019, HousingWorks Austin is co-hosting the Housing + Equitable Communities: Building with Purpose summit with the Federal Reserve Bank of Dallas. The event will bring together audiences interested in better understanding the challenges and opportunities around equitable communities.

Speakers from across the country will be joining local speakers, including Richard Reeves, Angela Glover Blackwell, Diane Yentel, Dedrick Asante-Muhammad, Derek Douglas, former Assistant Secretary Neal J. Rackleff, former Mayor Shirley Franklin, former HUD Secretary Henry Cisneros, and Mayor Steve Adler. The speakers will focus on efforts such as closing the financial gap through asset building and access to affordable credit, providing residents educational opportunities and job training, and building inclusive communities through place-based planning strategies and employer subsidized housing to name a few.

HousingWorks also organized an affordable housing bus tour in October where attendees visited several affordable communities that were built with funding from the affordable housing bonds passed in 2006 and 2013. The tour also focused on other innovative housing strategies, including the use of public land for community benefit, strategic housing preservation investments and leveraging private funding.

Seniors listen to panelists discuss the future of housing programs and policies for aging homeowners and renters.

The HousingWorks’ bus stops on Father Joe Znotas street, a community of Guadalupe Neighborhood Development Corporation and Austin Habitat for Humanity homes.
Additionaly, HousingWorks advocated for the 2018 Affordable Housing Bond and joined partner organizations in the Yay for Prop A campaign for the bond. In Novembers, voters voted in favor of $250 million dollars to fund affordable housing in our communities. The bond will be divided into categories that include Rental Housing Development Assistance (RHDA), Home Ownership Development Assistance (HODA), land acquisition, and home repair, which are subject to change based on opportunity.

The city of Austin and local partners were able to leverage every dollar of bond money from the 2013 bonds to raise an additional seven dollars in public, nonprofit and private funds. The 2018 Affordable Housing Bond is critical to meeting community needs and achieving the goals of the Strategic Housing Blueprint. Furthermore, the bond helps keep Austin a diverse and inclusive city by increasing the supply of affordable housing.

HousingWorks Austin focused its advocacy efforts on two major issues, revising the Land Development Code and supporting the 2018 Affordable Housing Bond, among other local efforts.

HousingWorks remained deeply involved in the conversation surrounding revising the City of Austin’s Land Development Code.

**HOUSINGWORKS SPECIFICALLY ADVOCATED FOR:**

- increasing housing choice for Austinites and allowing that accessory dwelling units and other housing types could be built throughout the city;
- increasing the geographic dispersion of affordable housing across the city and ensuring that there is adequate housing throughout the city including legally-restricted affordable housing;
- assessing and expanding tools to incentivize affordable residential development;
- considering companion policies to the code that go beyond the code and help achieve additional goals of the Strategic Housing Blueprint;
- weighing entitlements against affordability, including gaining a better understanding of community benefits and the need to address fair housing concerns;
- improving the development process by creating an expeditious and predictable development process that can ease the pressure on housing supply and contribute to greater affordability; and
- preserving existing affordable housing and ensuring that low-income residents can remain in their neighborhoods and have access to high opportunity areas.