



HousingWorks  
AUSTIN

**Travis County Precinct by Precinct Analysis +  
Bastrop, Caldwell, Hays, Travis, and Williamson Counties at a Glance  
Executive Summary 2019**

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.

In 2019, HousingWorks Austin produced its fifth iteration of the Affordable Housing District by District analysis, which highlights 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 ten city council districts and the city as a whole. **For the first time, HousingWorks has produced a Travis County Precinct by Precinct Analysis and “County at a Glance” for Bastrop, Caldwell, Hays, Travis, and Williamson Counties benchmark changes that are occurring in the region. This year was also the first year we included demographic information in our overall analysis as we believe it is important to track the change of demographics<sup>1</sup> in correlation with our data.**

Major findings include:

**Tracking demographic change matters.** As Austin continues to grow, it is important to track demographic changes within and around Travis County to ensure that we are planning equitably for our communities. Travis County Precinct 3 has the highest percentage of Whites (37.74%) and Asians (38.59%) while Precinct 4 has the highest percentage of Hispanics/Latinos (37.77%) and Precinct 1 has the highest percentage of Blacks/African Americans (53.31%). Out of their respective total populations, Williamson County has the highest percentage of Whites (60.92%), Caldwell County has the highest percentage of Hispanics/Latinos (50.65%), and Travis County has the highest percentages of Blacks/African Americans (7.87%) and Asians (6.33%). The median age of residents in the counties ranges from 31.3 (Hays County) and 38.8 (Bastrop County) with Travis County holding the greatest number of people age 65+ (104,344) and the greatest number of people age 65+ with a disability (33,167).

**There are cost-burdened residents and poverty across the five counties.** Whether you live in Williamson or Caldwell County, there are cost-burdened residents and individuals below poverty in every county. Compared to the other four counties, Caldwell County has the lowest average rent (\$882) and median home price (\$193,050) but also has the lowest median family income (\$59,779) and the highest

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<sup>1</sup> Demographic race/ethnicity labels per census designation

percentage of its population at the poverty rate (17.7%). Travis County has the greatest number of individuals below poverty (159,948), with the majority living in Precinct 4 (53,110) while Hays County has the highest percentage of cost-burdened (38%) and extremely cost-burdened (18%) residents, meaning they pay 30% or 50% of their income on housing costs, respectively. In contrast, Williamson County has the highest median family income (\$93,076) and the lowest poverty rate (7%).

**More subsidized housing is needed throughout the surrounding counties.** As median home prices increase and wages remain stagnant in Austin, residents are having to move outside of Austin City Limits into Travis County and the surrounding counties. While Travis County boasts 44,739 units, only 2,603 of those units are outside of Austin's district boundaries while Bastrop, Caldwell, Hays, and Williamson Counties collectively produce 14,541. It is important for county housing authorities and local affordable housing producers to utilize available data and to work together in partnership to ensure that deeply affordable housing options are available throughout the counties.

In keeping with our motto, "All Kinds of Homes, In All Parts of Town, For All Kinds of People," HousingWorks Austin has partnered with numerous stakeholders in the community to address the affordability concerns that many residents face daily. The 2019 Travis County Precinct Analysis and Counties at a Glance identifies the challenges ahead in ensuring that residents have affordable housing opportunities.

Considering the trends of increasing housing prices and stagnation of housing-cost burden, innovative investment, policy initiatives, and partnerships are required to tackle affordability concerns and close all gaps.

Nora Linares-Moeller

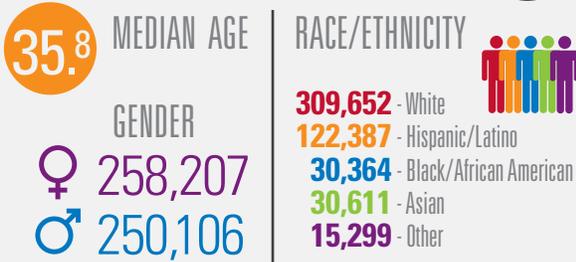
Executive Director, HousingWorks Austin



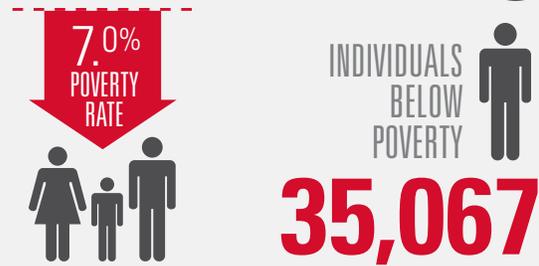
# WILLIAMSON COUNTY AT A GLANCE

AFFORDABLE HOUSING 2019

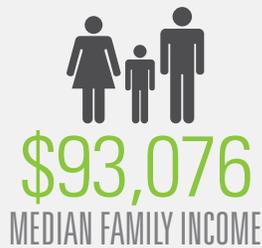
## DEMOGRAPHICS 1



## POVERTY RATE 2



## INCOME 3



## RENT 4



## HOME PRICE 5



## SENIOR POPULATION 6



## SUBSIDIZED HOUSING 7



## COST BURDENED 8



## TRANSIT CHOICES 10



## **County and Precinct Analyses Sources and Methodology 2019**

### **Sources**

The county and precinct analyses are based on a variety of sources and these are mentioned on each county and precinct analysis sheet. The numbers below correspond with the numbers marked on the figure above for reference.

- Source 1: United States Census Bureau, 2017 5-Year ACS. Precinct Analysis based on methodology 1A.
- Source 2: United States Census Bureau, 2017 5-Year ACS. Precinct Analysis based on methodology 1.
- Source 3: United States Census Bureau, 2017 5-Year ACS. Precinct Analysis based on methodology 1.
- Source 4: Austin Investor Interests, Q2 2019. Precinct Analysis based on methodology 2.
- Source 5: Austin Board of Realtors (ABOR), Q2 2019.
- Source 6<sup>1</sup>: United States Census Bureau, 2017 5-Year ACS. Precinct Analysis based on methodology 1.
- Source 7<sup>2</sup>: Multiple sources are combined to create a comprehensive list for precinct or counties respectively.
  - Austin Tenants' Council, 2019
  - National Low Income Housing Coalition and Public and Affordable Housing Research Corporation, Accessed 2019
  - Neighborhood Housing and Community Development City of Austin, Accessed 2019
  - Texas Department of Housing & Community Affairs, Accessed 2019
  - National Housing Preservation Database, Accessed 2019
  - Housing Authority of the City of Austin, Accessed 2019
  - United States Department of Housing and Urban Development, Accessed 2019
  - Affordable Housing Online
  - Various county housing resources.

Precinct Analysis based on methodology 3.<sup>3</sup>

- Source 8-9: United States Department of Housing and Urban Development Comprehensive Housing Affordability Strategy (CHAS) Dataset, 2011-2015. Precinct Analysis based on methodology 1.
- Source 10-11: Center for Neighborhood Technology Housing and Transportation Affordability Index, 2018. Precinct Analysis based on methodology 1.

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<sup>1</sup> Caldwell County data includes the number of people 60+ as 65+ population data was not available.

<sup>2</sup> Numbers may vary based on available information.

<sup>3</sup> See methodology section for reference

## Methodology

The Travis County precinct analysis is based on a number of resources and different geographical scales. The other four counties are not based on geographical scales. Furthermore, the precinct data is analyzed in the context of the boundaries of the Travis County Precincts. 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 the Austin City Council District boundaries methodology developed after conversation with the City of Austin demographic staff. Census tracts are divided according to their overlap with the precinct boundaries. Tracts that overlap between two precincts are attributed to one precinct based on the overlap area and the existing land use type. Once all the tracts have been linked to a precinct, the corresponding data is calculated for that precinct. 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.
  - a. The precinct analyses is similar to 1 but with updated census tracts shared by the City Demographer. The rest of this methodology performs the same analysis as methodology 1.
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 (precinct boundaries in this case). The results from the generated table then provide a value at the precinct level.
3. Point Data: data associated with distinct addresses, such as the data collected from the sources above, is linked to precinct 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.

## 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 precinct 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.