

AUSTIN CITY COUNCIL

DISTRICT-BY-DISTRICT ANALYSIS

2021



HousingWorks
AUSTIN



Executive Summary

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 the 2021 District-by-District Analysis and Austin Community at a Glance, we've made a few noteworthy changes that we hope will add more context to the picture of housing affordability in the City of Austin.

- To give a more specific picture of affordable housing development throughout Austin, we have added information on the status of subsidized affordable housing in each Council District, highlighting the number of units that are currently in operation in comparison to those that are planned or under development. The total number of subsidized affordable housing units includes both existing and planned units.
- Secondly, with the future expansion of transit in Austin through Project Connect, we wanted to have a better understanding of how many subsidized housing units are currently located along high-frequency public transportation routes. We hope that as the transit network expands through Project Connect, a greater percentage of affordable housing units will be located along high-frequency transit.
- Lastly, due to the health concerns during the COVID-19 Pandemic, Ending Community Homelessness (ECHO) did not conduct the annual count to identify the number of individuals experiencing unsheltered homelessness in Austin/Travis County was not conducted this past year. In place of the annual count, we have worked with ECHO to present an alternative measure in this year's District-by-District Analysis that highlights the areas of Austin where households are losing their housing. While this measure highlights different information than the regular count of individuals experiencing unsheltered homelessness, we believe it adds important context to the causes of homelessness in Austin.

The 2021 District-by-District Analysis and Austin Community at a Glance shows that the City of Austin is undergoing a rapid increase in housing costs, while affordable housing options for households remain unevenly distributed throughout the city. Additionally, since this report only considers demographic and housing market data collected during the calendar year 2021, it does not account for the continuing rise of housing prices in the current market, which has seen the City of Austin median home sale price rise above \$600,000¹ and the average rent increase by up to 40%.²

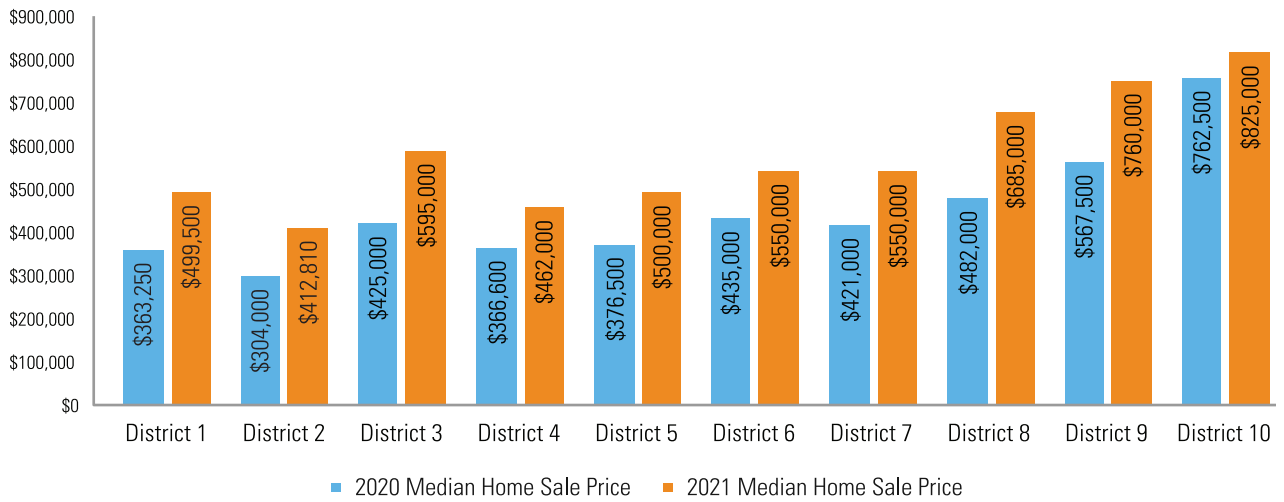
Over 2021, housing prices have increased significantly across the entire city:

- Between 2020 and 2021, the median home sale price has risen from \$424,900 to \$536,311, a 26% increase across the whole city.
- Additionally, the average monthly rent has gone up by \$359 to \$1,658, a 27% increase from 2020 across the whole city.
- The steep increases in housing prices for both owners and renters over the past year have not been matched by an increase in the average household's wealth. Median family incomes grew by 12%, less than half of the growth rate of housing costs, and the poverty rate went down by less than 2%.

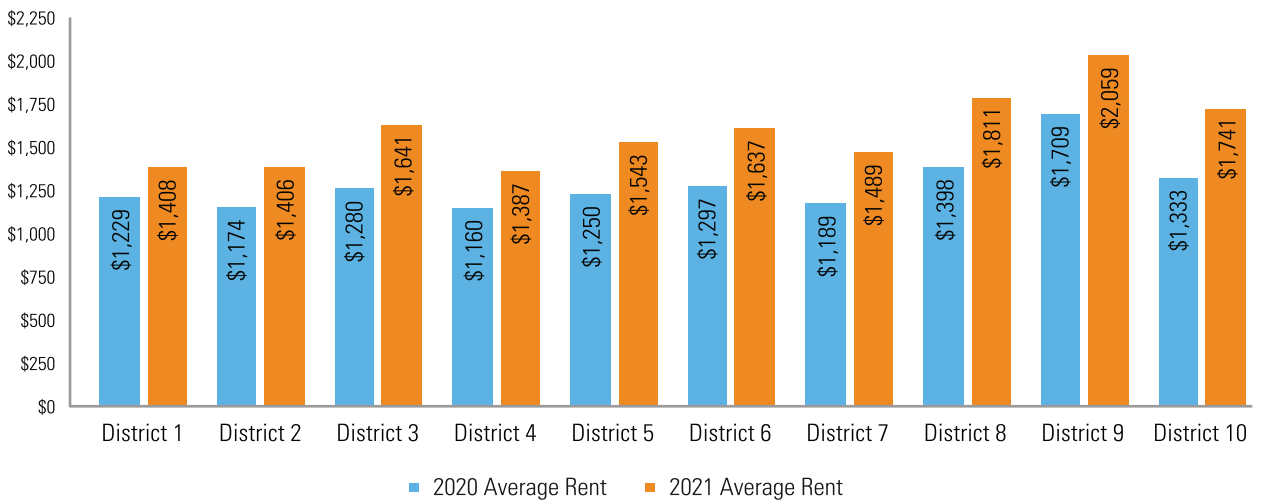
In nearly every Council District across the city, home sale prices have increased by at least 26% and average rents by at least 15% from 2020 to 2021.



Median Home Sale Price Increases by Austin City Council District (2020 to 2021)



Average Rent Increases by Austin City Council District (2020-2021)



However, the economic disadvantages that stem from a history of racial discrimination within certain parts of the city have led to these sharp price increases yielding more significant impacts on families' housing stability in certain Districts.

- In Districts 1, 2, 3, and 4, at least 48% of renter households pay 30% or more of their income toward housing (housing cost burdened).
- Whereas in Districts 6, 8, and 10 less than 39% of renter households are housing cost burdened.
- Furthermore, 65% of the Austinites who experienced unsheltered homelessness in the past year last lived in Districts 1, 2, 3, and 4 prior to losing their housing.
- In comparison, only 5% of those experiencing homelessness were previously living in Districts 6, 8, and 10.



This unique measure included in this year's District-by-District Analysis temporarily replaces the count of unhoused individuals, known as the Point in Time count, which was put on hold during the COVID-19 Pandemic. The measure outlined in this year's report allows us to estimate where families with the most unstable housing are struggling to stay in their homes.

These findings not only suggest that the city needs more affordable housing in Districts 1, 2, 3, and 4, but also emphasize the lack of affordable and accessible housing for low- and moderate-income households in high-cost areas of Austin, primarily west of MoPac Expressway.

- Districts 6, 8, and 10, where home sale prices and rents are well above the city average, contain less than 6% of the city's subsidized units between the three Districts.
- **In comparison, Districts 1, 2, and 3 contain 58% of the city's subsidized housing.**

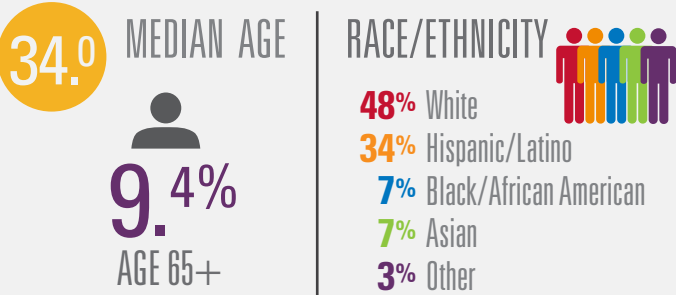
The high cost of housing and short supply of affordable housing in certain parts of the city make it very difficult for many households to have the ability to choose to live in all parts of Austin. As Austin continues to experience unprecedented housing prices, the continued growth of affordable housing options for low- and moderate-income families has become a priority. To ensure that any Austin household is able to comfortably afford their home and feel they have a choice in where they can live, the city must be proactive in advancing efforts to increase the supply of affordable and accessible housing for all incomes and in all parts of the city.

Nora Linares-Moeller
Executive Director, **HousingWorks Austin**

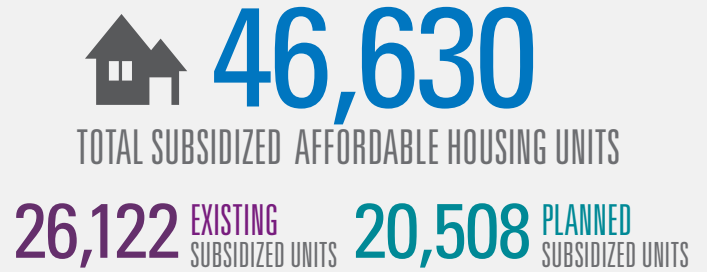
AUSTIN AT A GLANCE

AFFORDABLE HOUSING 2021

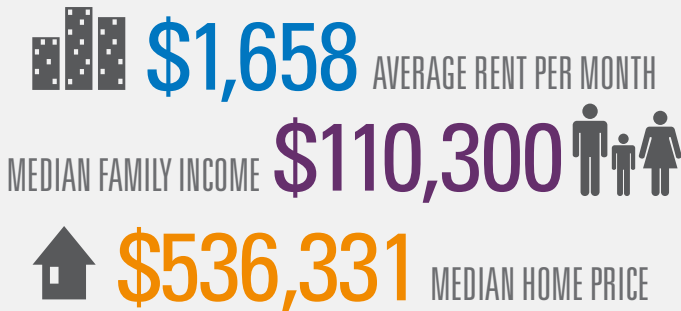
DEMOGRAPHICS



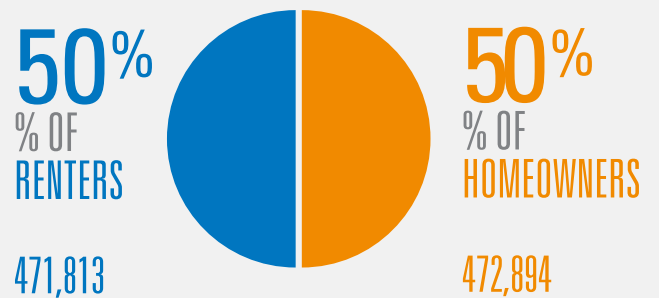
SUBSIDIZED HOUSING



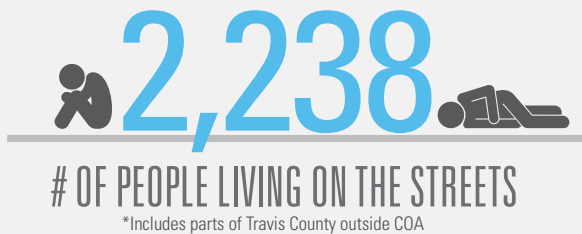
COST OF LIVING



RENTER VS. OWNER



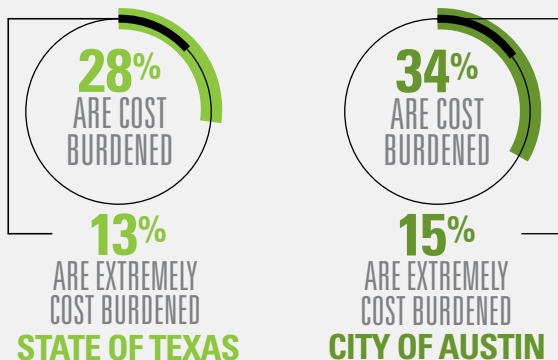
HOMELESSNESS



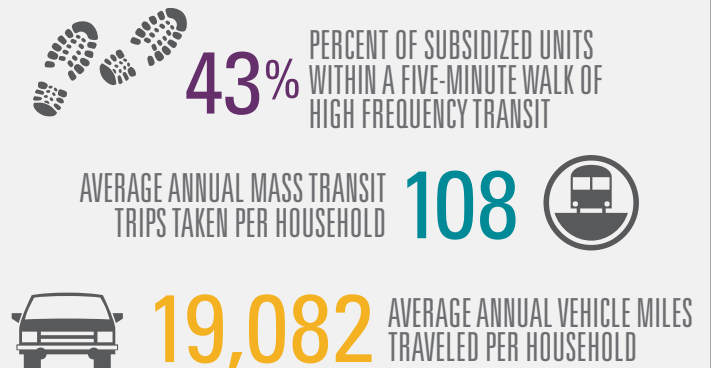
POVERTY RATE



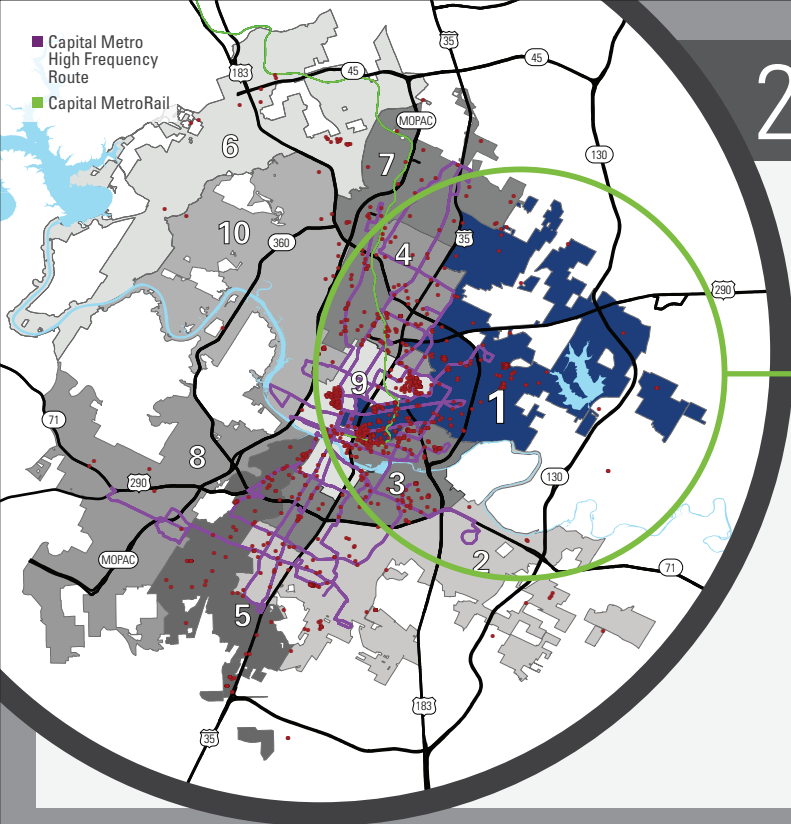
COST BURDENED



TRANSPORTATION CHOICES



2021 AFFORDABLE HOUSING DISTRICT 01



District 1 added more subsidized affordable units (existing or planned) in the past year than any other Council District, with an **additional 2,120 units** in development since last year.

10,730 SUBSIDIZED HOUSING UNITS* (23% of city subsidized units)



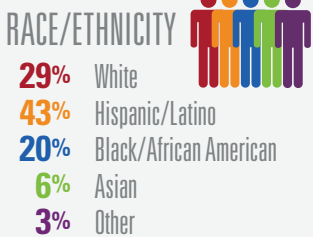
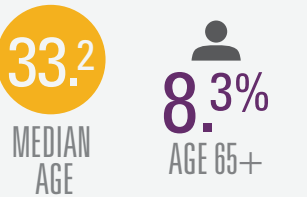
** Each House = 100 Subsidized Housing Units

5,929 EXISTING SUBSIDIZED UNITS

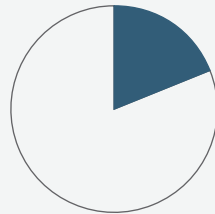
4,801 PLANNED SUBSIDIZED UNITS

For detailed information on sources, please visit <https://housingworksAustin.org/policy-research/>

DEMOGRAPHICS



HOMELESSNESS



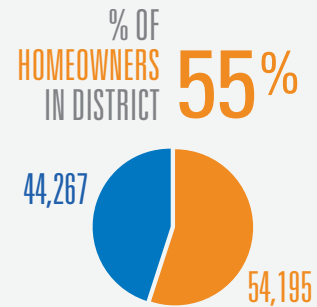
% OF UNHOUSED AUSTINITES WHO LAST LIVED IN DISTRICT 1

19%

COST OF LIVING



RENTER VS. OWNER

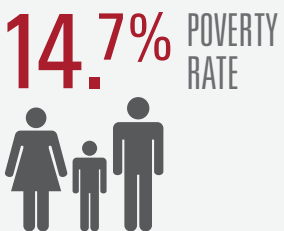


54,195

% OF RENTERS IN DISTRICT

45%

POVERTY RATE



14,487 INDIVIDUALS BELOW POVERTY

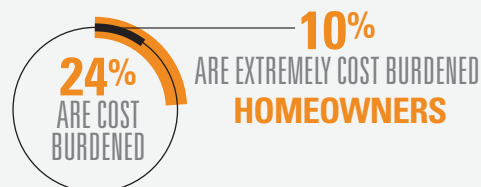
TRANSIT CHOICES

PERCENT OF SUBSIDIZED UNITS WITHIN A FIVE MINUTE WALK OF HIGH FREQUENCY TRANSIT **27%**

71 AVERAGE ANNUAL MASS TRANSIT TRIPS TAKEN PER HOUSEHOLD

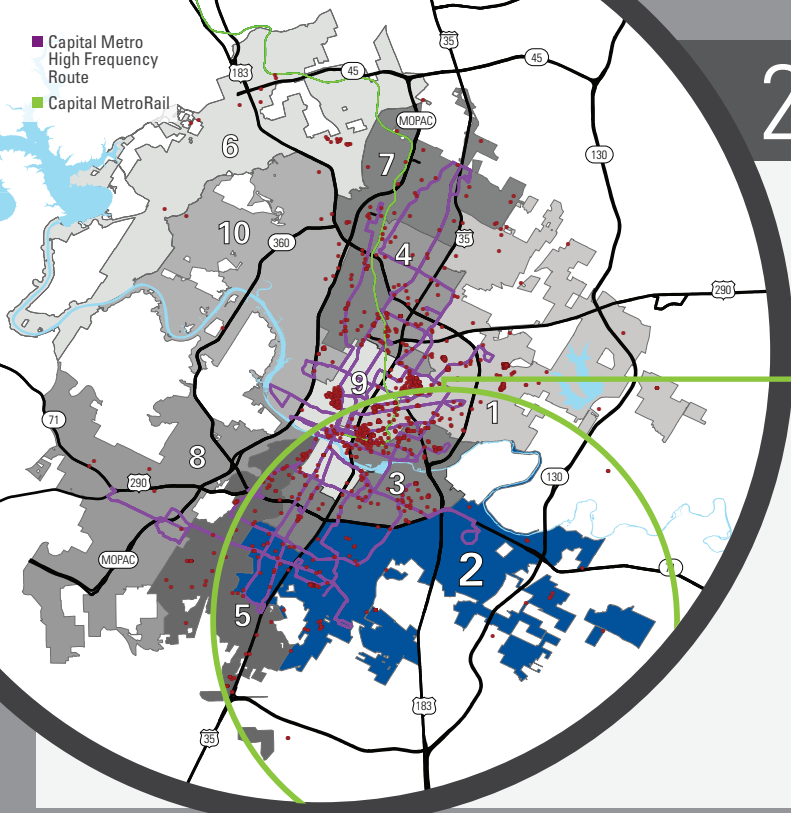
AVERAGE ANNUAL VEHICLE MILES TRAVELED PER HOUSEHOLD **20,464**

COST BURDEN



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2021 AFFORDABLE HOUSING DISTRICT 02

District 2 has the **largest number of planned** subsidized affordable housing units, with **4,995 subsidized units** currently planned to be completed in the coming years.

7,769 SUBSIDIZED HOUSING UNITS* (17% of city subsidized units)



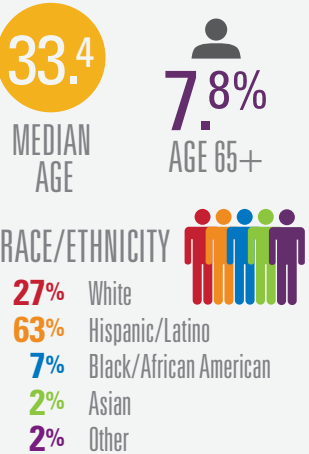
** Each House = 100 Subsidized Housing Units

2,774 EXISTING SUBSIDIZED UNITS

4,995 PLANNED SUBSIDIZED UNITS

For detailed information on sources, please visit <https://housingworksAustin.org/policy-research/>

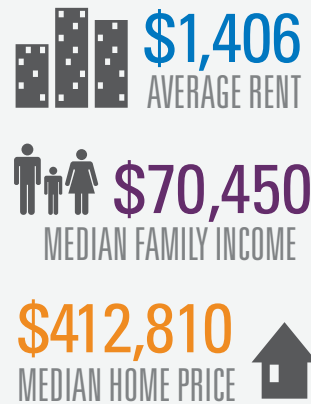
DEMOGRAPHICS



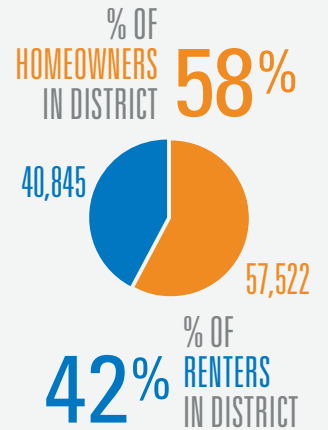
HOMELESSNESS



COST OF LIVING



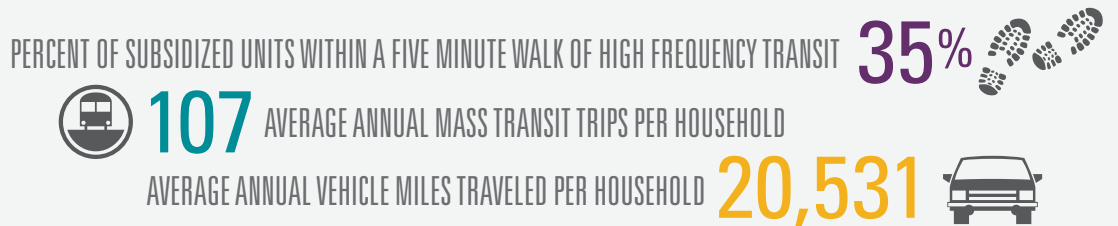
RENTER VS. OWNER



POVERTY RATE



TRANSIT CHOICES



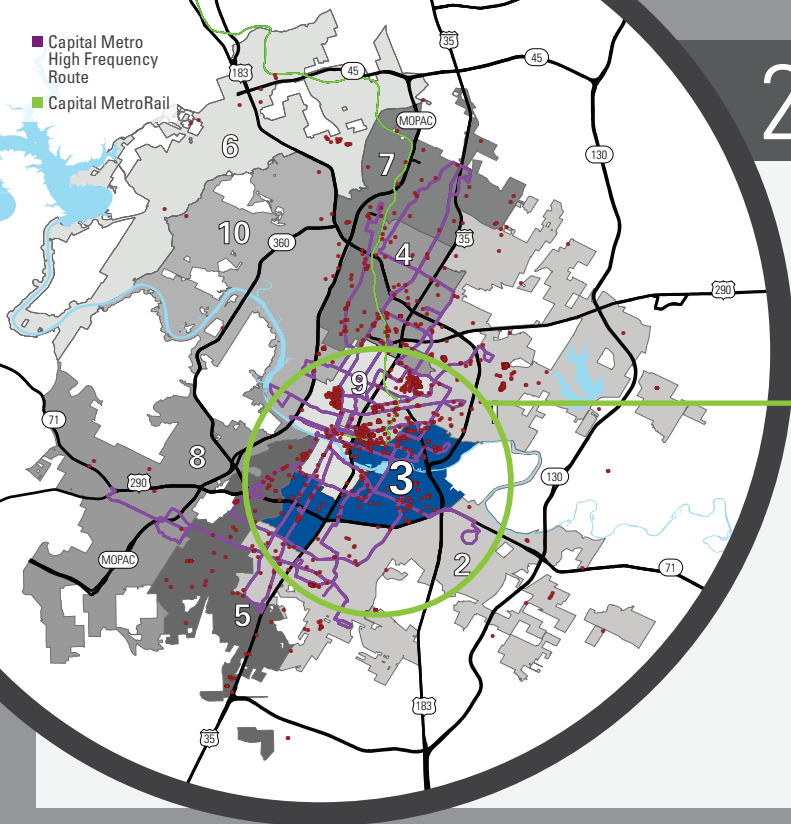
COST BURDEN



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2021 AFFORDABLE HOUSING DISTRICT 03



District 3 experienced some of the most significant housing cost increases since 2020, with **homes selling for \$175,000 more** on average, a 40% increase, and the **average rent went up by \$361**, a 28% increase.

8,440 SUBSIDIZED HOUSING UNITS*
(18% of city subsidized units)



** Each House = 100 Subsidized Housing Units

5,808 EXISTING SUBSIDIZED UNITS

2,632 PLANNED SUBSIDIZED UNITS

For detailed information on sources, please visit <https://housingworksAustin.org/policy-research/>

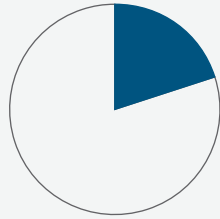
DEMOGRAPHICS

30.7 MEDIAN AGE
7.0% AGE 65+

RACE/ETHNICITY

- 37% White
- 48% Hispanic/Latino
- 9% Black/African American
- 3% Asian
- 3% Other

HOMELESSNESS



% OF UNHOUSED AUSTINITES WHO LAST LIVED IN DISTRICT 3
20%

COST OF LIVING

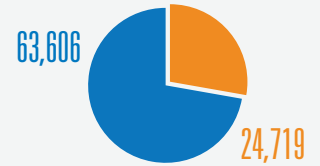
\$1,641 AVERAGE RENT

\$61,095 MEDIAN FAMILY INCOME

\$595,000 MEDIAN HOME PRICE

RENTER VS. OWNER

% OF HOMEOWNERS IN DISTRICT **28%**



% OF RENTERS IN DISTRICT **72%**

POVERTY RATE

19.9% POVERTY RATE

17,573 INDIVIDUALS BELOW POVERTY

TRANSIT CHOICES

PERCENT OF SUBSIDIZED UNITS WITHIN A FIVE MINUTE WALK OF HIGH FREQUENCY TRANSIT **66%**

213 AVERAGE ANNUAL MASS TRANSIT TRIPS PER HOUSEHOLD

AVERAGE ANNUAL VEHICLE MILES TRAVELED PER HOUSEHOLD **16,668**

COST BURDEN

24% ARE COST BURDENED
11% ARE EXTREMELY COST BURDENED
HOMEOWNERS

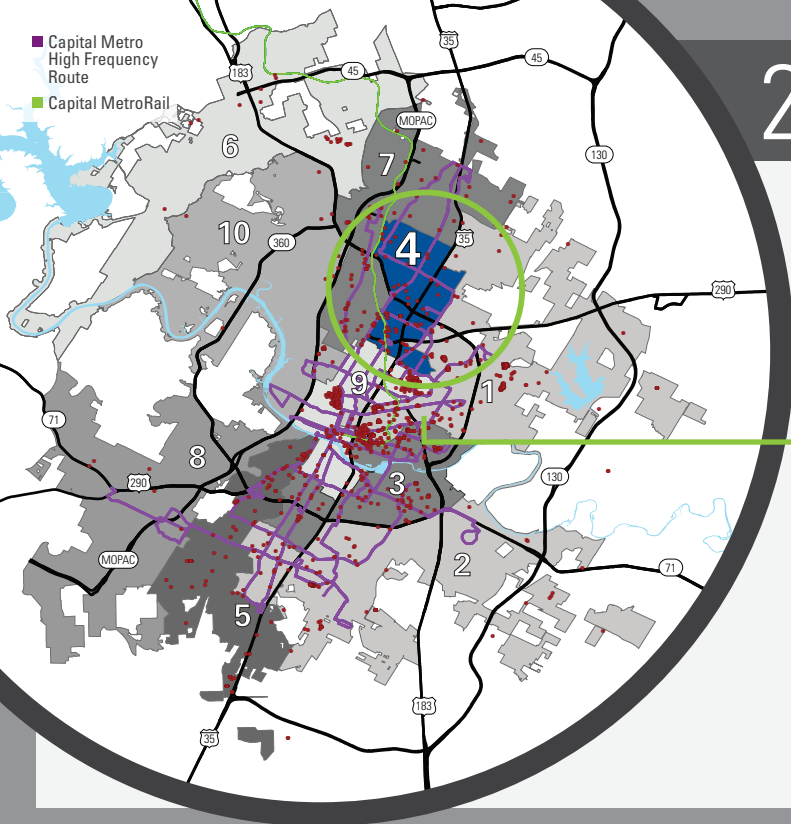
48% ARE COST BURDENED
23% ARE EXTREMELY COST BURDENED
RENTERS



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2021 AFFORDABLE HOUSING DISTRICT 04



Over half of the renters in **District 4** (53%) experience **housing cost burden** (pay 30% or more of their income toward rent), while a **quarter of renters** (26%) in District 4 experience **extreme housing cost burden** (pay 50% or more of their income toward rent).

4,610 SUBSIDIZED HOUSING UNITS*
(10% of city subsidized units)



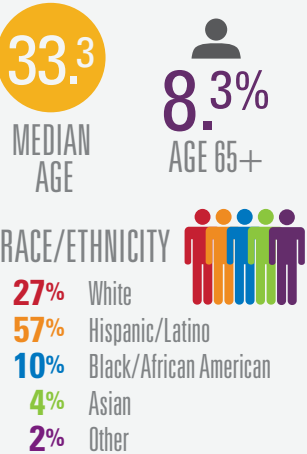
** Each House = 100 Subsidized Housing Units

2,673 EXISTING
SUBSIDIZED UNITS

1,937 PLANNED
SUBSIDIZED UNITS

For detailed information on sources, please visit <https://housingworksAustin.org/policy-research/>

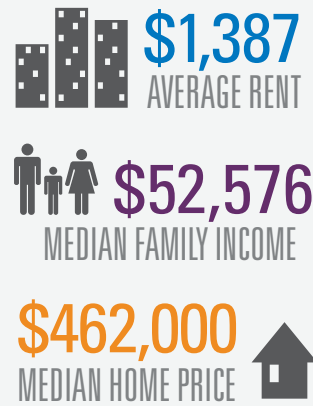
DEMOGRAPHICS



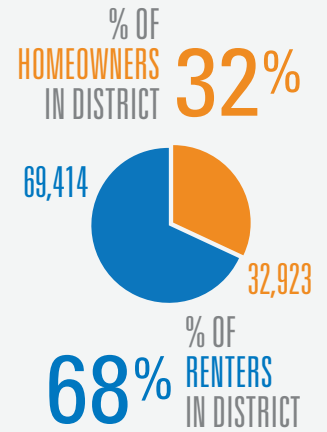
HOMELESSNESS



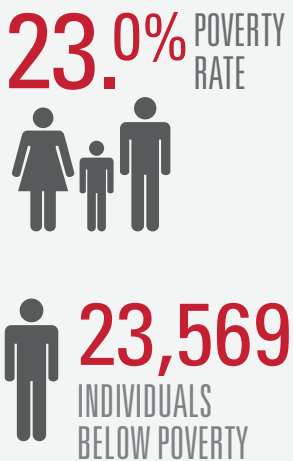
COST OF LIVING



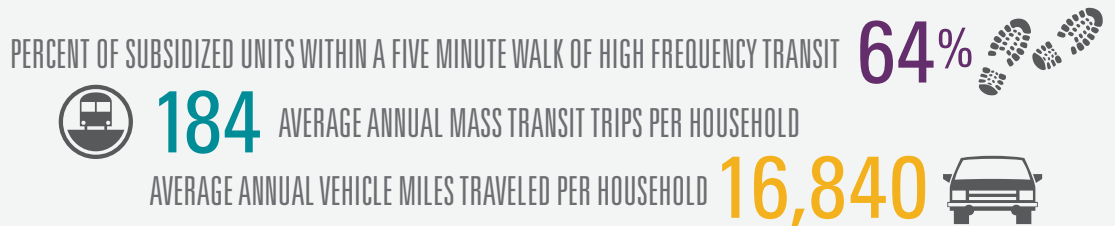
RENTER VS. OWNER



POVERTY RATE



TRANSIT CHOICES



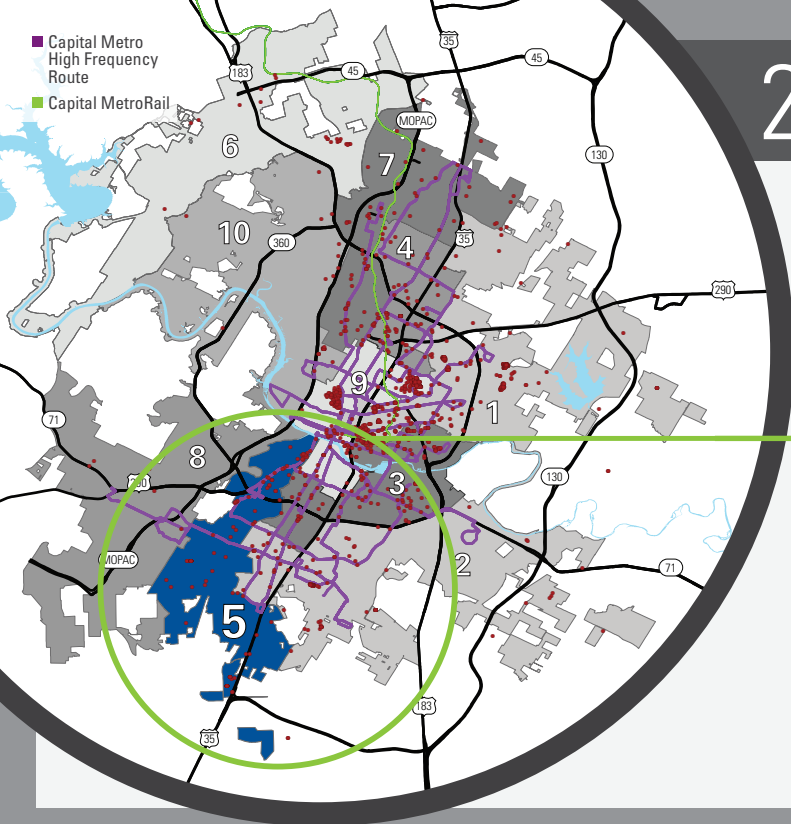
COST BURDEN



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2021 AFFORDABLE HOUSING DISTRICT 05



District 5 was one of the few Districts where the percentage of **households experiencing housing cost burden increased** in 2021, with **24% of homeowners** and **43% of renters** paying 30% or more of their income toward housing costs, a 1% increase since 2020.

3,988 SUBSIDIZED HOUSING UNITS*
(9% of city subsidized units)



** Each House = 100 Subsidized Housing Units

2,689 EXISTING SUBSIDIZED UNITS

1,299 PLANNED SUBSIDIZED UNITS

For detailed information on sources, please visit <https://housingworksAustin.org/policy-research/>

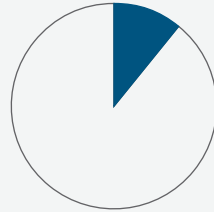
DEMOGRAPHICS

35.2 MEDIAN AGE
10.6% AGE 65+

RACE/ETHNICITY

- 55%** White
- 34%** Hispanic/Latino
- 4%** Black/African American
- 4%** Asian
- 4%** Other

HOMELESSNESS



11% % OF UNHOUSED AUSTINITES WHO LAST LIVED IN DISTRICT 5

COST OF LIVING

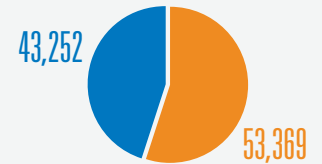
\$1,543 AVERAGE RENT

\$97,725 MEDIAN FAMILY INCOME

\$500,000 MEDIAN HOME PRICE

RENTER VS. OWNER

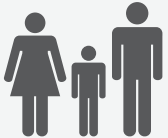
55% % OF HOMEOWNERS IN DISTRICT



45% % OF RENTERS IN DISTRICT

POVERTY RATE

9.0% POVERTY RATE



8,745 INDIVIDUALS BELOW POVERTY

TRANSPORTATION CHOICES

PERCENT OF SUBSIDIZED UNITS WITHIN A FIVE MINUTE WALK OF HIGH FREQUENCY TRANSIT **32%**



104 AVERAGE ANNUAL MASS TRANSIT TRIPS PER HOUSEHOLD

AVERAGE ANNUAL VEHICLE MILES TRAVELED PER HOUSEHOLD **19,859**



COST BURDEN

24% ARE COST BURDENED
8% ARE EXTREMELY COST BURDENED
HOMEOWNERS

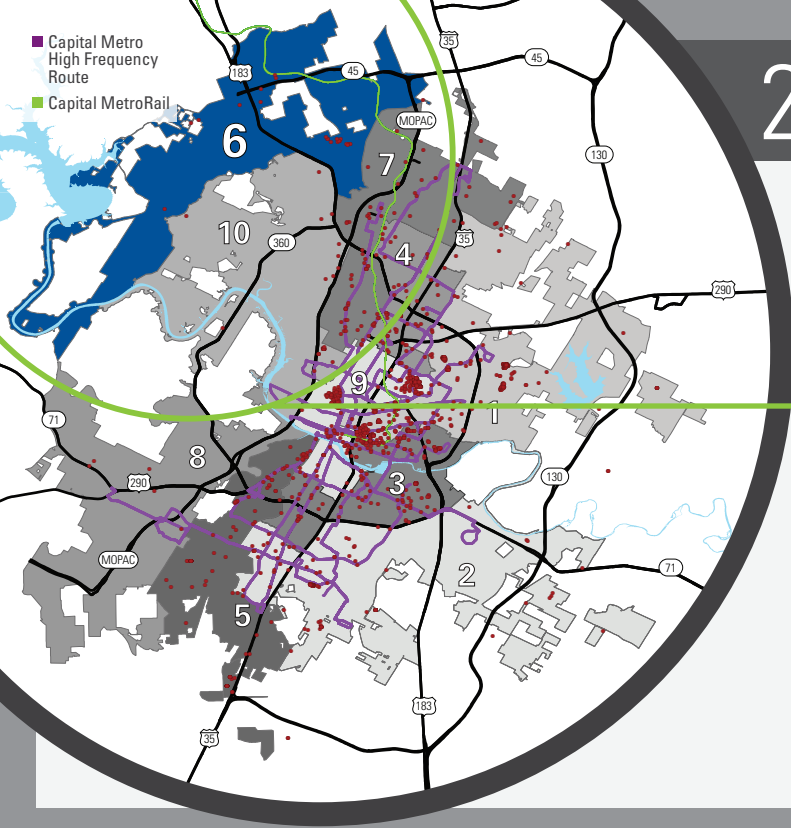
43% ARE COST BURDENED
18% ARE EXTREMELY COST BURDENED
RENTERS



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2021 AFFORDABLE HOUSING DISTRICT 06



District 6 has **no subsidized affordable housing units** located within a **5-minute walk of high frequency transit**, the lowest percentage out of all Council Districts.

1,250 SUBSIDIZED HOUSING UNITS*
(3% of city subsidized units)



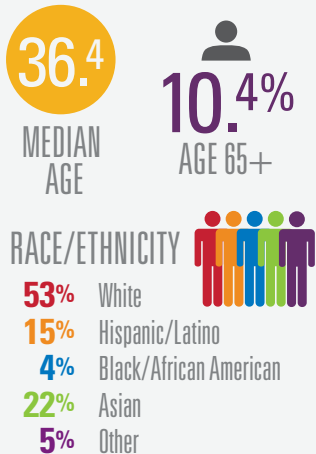
** Each House = 100 Subsidized Housing Units

728 EXISTING SUBSIDIZED UNITS

522 PLANNED SUBSIDIZED UNITS

For detailed information on sources, please visit <https://housingworksAustin.org/policy-research/>

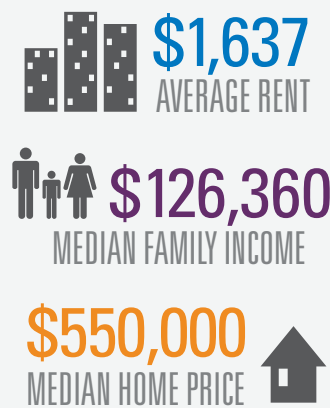
DEMOGRAPHICS



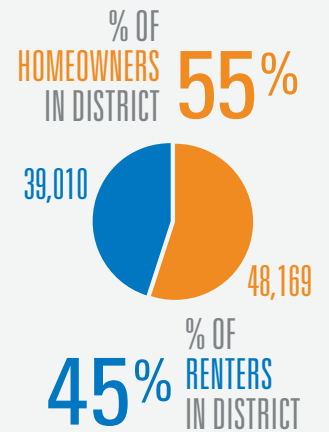
HOMELESSNESS



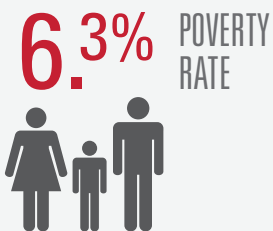
COST OF LIVING



RENTER VS. OWNER

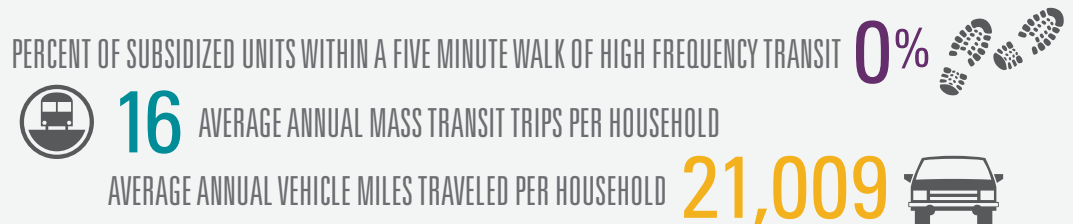


POVERTY RATE



5,530 INDIVIDUALS BELOW POVERTY

TRANSPORTATION CHOICES

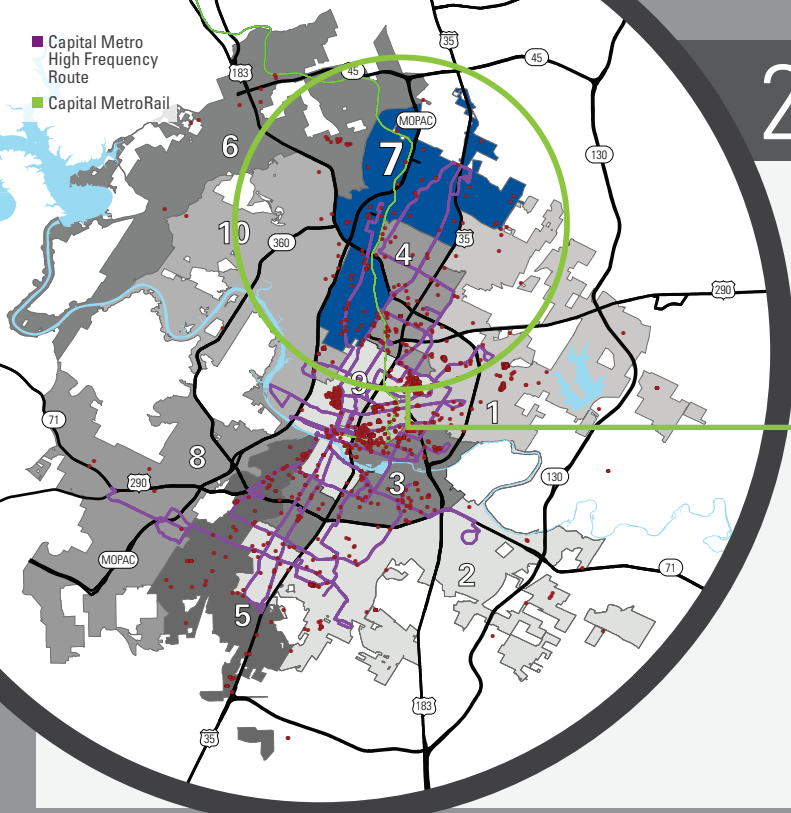


COST BURDEN



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2021 AFFORDABLE HOUSING DISTRICT 07

While **District 7** contains 9% of the city's subsidized housing units, renters continue to see their housing costs increase: the **average rent jumped by 25%** since 2020 and **2 in 5 renter households** in the District are **housing cost burdened**.

4,162 SUBSIDIZED HOUSING UNITS*
(9% of city subsidized units)



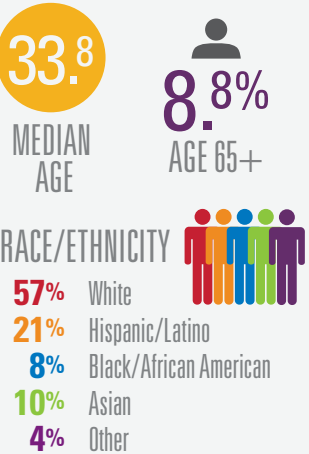
** Each House = 100 Subsidized Housing Units

1,985 EXISTING SUBSIDIZED UNITS

2,177 PLANNED SUBSIDIZED UNITS

For detailed information on sources, please visit <https://housingworksAustin.org/policy-research/>

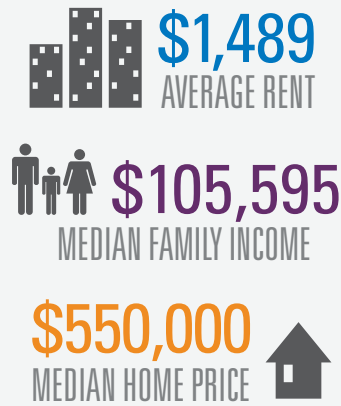
DEMOGRAPHICS



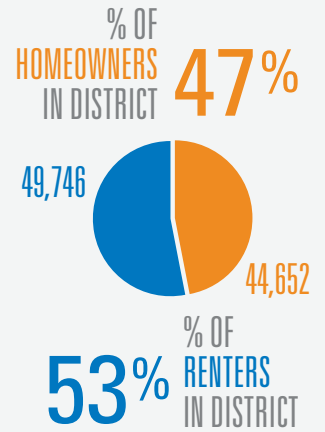
HOMELESSNESS



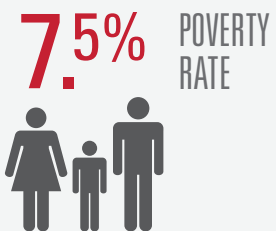
COST OF LIVING



RENTER VS. OWNER

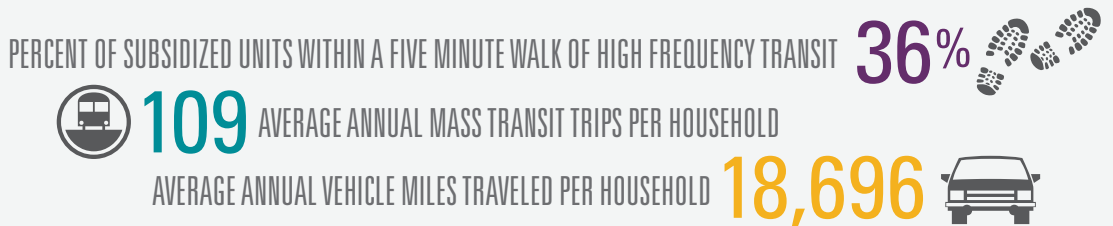


POVERTY RATE



7,114 INDIVIDUALS BELOW POVERTY

TRANSPORTATION CHOICES



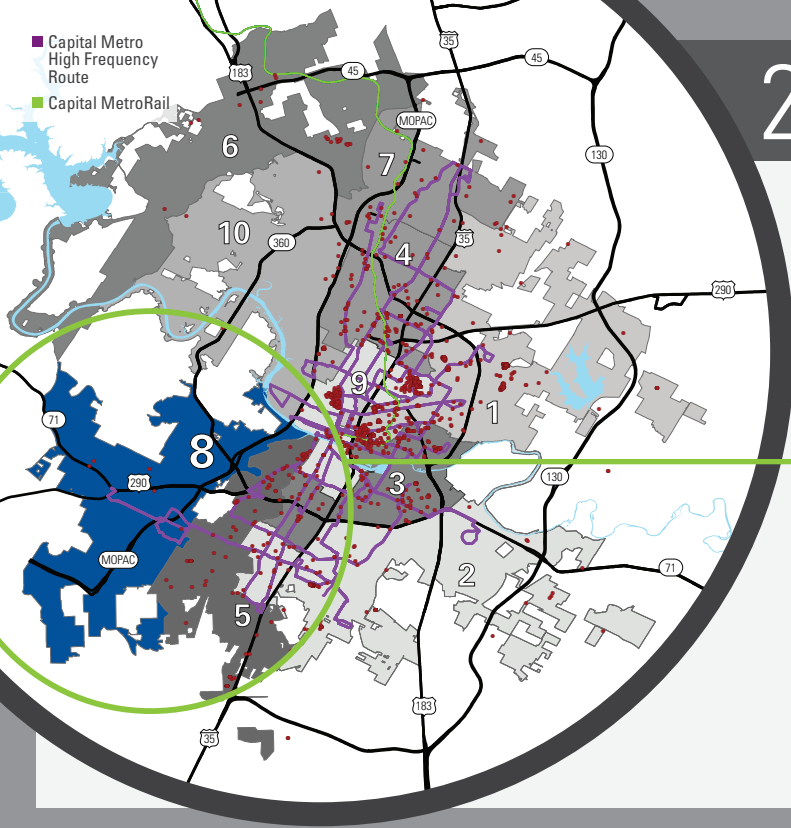
COST BURDEN



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2021 AFFORDABLE HOUSING DISTRICT 08



District 8 experienced the highest increases in housing prices over the past year, as the **median home sale price rose by \$203,000** to \$685,000 (a 42% increase) and the **average rent went up by \$413** to \$1,811 (a 30% increase). At the same time, District 8 contains **only 435 subsidized housing units**, or 1% of the city's total.

435 SUBSIDIZED HOUSING UNITS*
(1% of city subsidized units)



** Each House = 100 Subsidized Housing Units

270 EXISTING
SUBSIDIZED UNITS

165 PLANNED
SUBSIDIZED UNITS

For detailed information on sources, please visit <https://housingworksAustin.org/policy-research/>

DEMOGRAPHICS

39.7
MEDIAN AGE

11.6%
AGE 65+

RACE/ETHNICITY

- 63%** White
- 21%** Hispanic/Latino
- 3%** Black/African American
- 10%** Asian
- 4%** Other

HOMELESSNESS

2%

% OF UNHOUSED AUSTINITES WHO LAST LIVED IN DISTRICT 8

COST OF LIVING

\$1,811
AVERAGE RENT

\$140,450
MEDIAN FAMILY INCOME

\$685,000
MEDIAN HOME PRICE

RENTER VS. OWNER

71%
% OF HOMEOWNERS IN DISTRICT

29%
% OF RENTERS IN DISTRICT

27,897 HOMEOWNERS
69,721 RENTERS

POVERTY RATE

5.6%
POVERTY RATE

5,499
INDIVIDUALS BELOW POVERTY

TRANSPORTATION CHOICES

PERCENT OF SUBSIDIZED UNITS WITHIN A FIVE MINUTE WALK OF HIGH FREQUENCY TRANSIT **<1%**

37 AVERAGE ANNUAL MASS TRANSIT TRIPS PER HOUSEHOLD

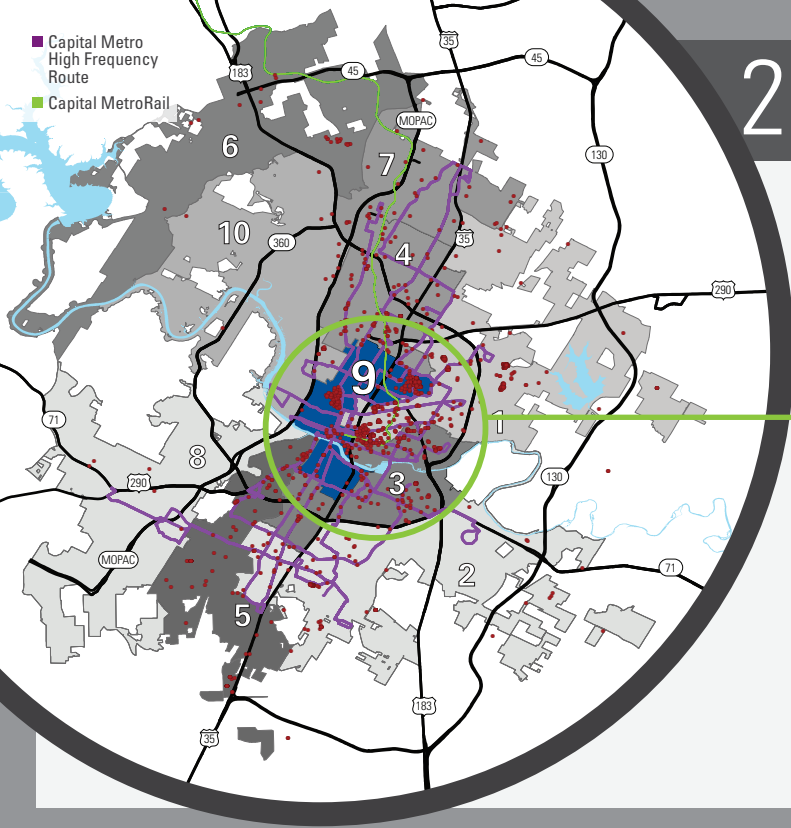
AVERAGE ANNUAL VEHICLE MILES TRAVELED PER HOUSEHOLD **22,571**

COST BURDEN

17% ARE COST BURDENED
7% ARE EXTREMELY COST BURDENED
HOMEOWNERS

37% ARE COST BURDENED
17% ARE EXTREMELY COST BURDENED
RENTERS

2021 AFFORDABLE HOUSING DISTRICT 09



District 9 has the highest percentage of subsidized affordable housing units located within a **5-minute walk of high frequency transit**, with **73% of units** located near high frequency transit.

4,262 SUBSIDIZED HOUSING UNITS*
(9% of city subsidized units)



** Each House = 100 Subsidized Housing Units

2,564 EXISTING
SUBSIDIZED UNITS

1,698 PLANNED
SUBSIDIZED UNITS

For detailed information on sources, please visit <https://housingworksAustin.org/policy-research/>

DEMOGRAPHICS

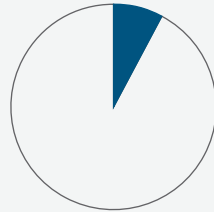
26.7
MEDIAN AGE

6.2%
AGE 65+

RACE/ETHNICITY

- 64%** White
- 18%** Hispanic/Latino
- 5%** Black/African American
- 9%** Asian
- 4%** Other

HOMELESSNESS



% OF UNHOUSED AUSTINITES WHO LAST LIVED IN DISTRICT 9

8%

COST OF LIVING

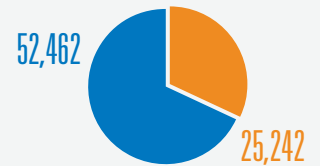
\$2,059
AVERAGE RENT

\$141,472
MEDIAN FAMILY INCOME

\$760,000
MEDIAN HOME PRICE

RENTER VS. OWNER

% OF HOMEOWNERS IN DISTRICT **32%**



68% % OF RENTERS IN DISTRICT

POVERTY RATE

23.3% POVERTY RATE



18,215
INDIVIDUALS BELOW POVERTY

TRANSPORTATION CHOICES

PERCENT OF SUBSIDIZED UNITS WITHIN A FIVE MINUTE WALK OF HIGH FREQUENCY TRANSIT **73%**



158 AVERAGE ANNUAL MASS TRANSIT TRIPS PER HOUSEHOLD

AVERAGE ANNUAL VEHICLE MILES TRAVELED PER HOUSEHOLD **15,776**



COST BURDEN

25% ARE COST BURDENED
12% ARE EXTREMELY COST BURDENED
HOMEOWNERS

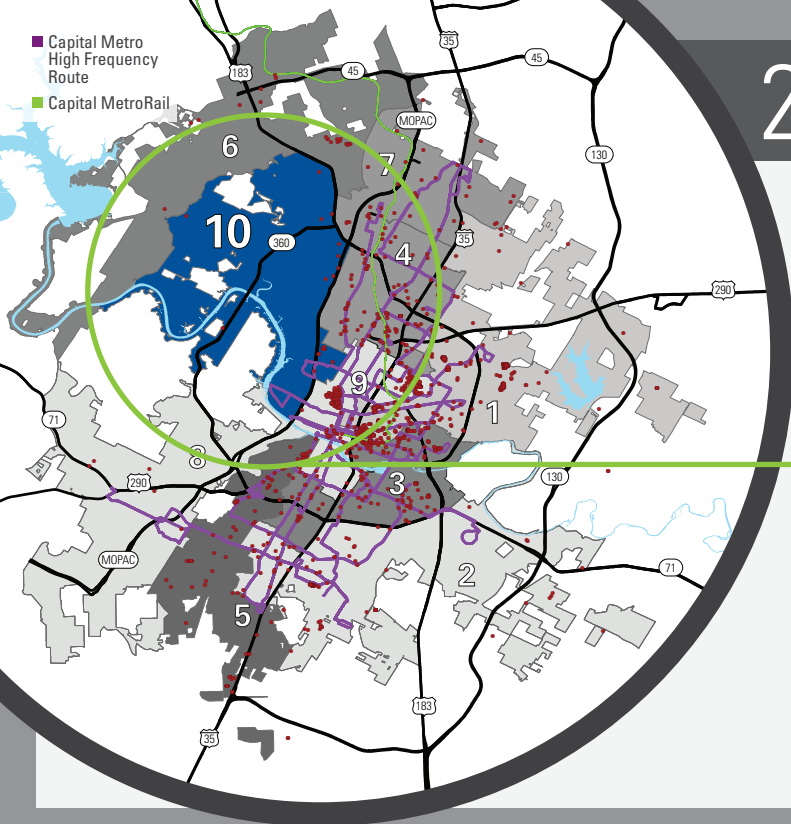
47% ARE COST BURDENED
28% ARE EXTREMELY COST BURDENED
RENTERS



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AUSTIN

<http://housingworksAustin.org>

2021 AFFORDABLE HOUSING DISTRICT 10



District 10 had the highest percent increase in subsidized affordable housing units out of all Districts with a **47% increase in the number of subsidized units** since 2020 (668 to 984 subsidized units). However, District 10 contains only **2% of the city's subsidized housing**, the second lowest share out of all Districts.

984 SUBSIDIZED HOUSING UNTS* (2% of city subsidized units)



** Each House = 100 Subsidized Housing Units

702 EXISTING SUBSIDIZED UNITS

282 PLANNED SUBSIDIZED UNITS

For detailed information on sources, please visit <https://housingworksAustin.org/policy-research/>

DEMOGRAPHICS

37.6 MEDIAN AGE
14.3% AGE 65+

RACE/ETHNICITY

- 72% White
- 14% Hispanic/Latino
- 3% Black/African American
- 8% Asian
- 4% Other

HOMELESSNESS



% OF UNHOUSED AUSTINITES WHO LAST LIVED IN DISTRICT 10

2%

COST OF LIVING

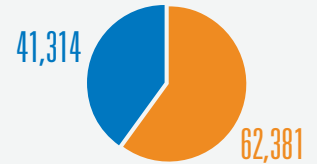
\$1,741 AVERAGE RENT

\$148,891 MEDIAN FAMILY INCOME

\$825,000 MEDIAN HOME PRICE

RENTER VS. OWNER

% OF HOMEOWNERS IN DISTRICT **60%**



% OF RENTERS IN DISTRICT **40%**

POVERTY RATE

6.3% POVERTY RATE



6,585 INDIVIDUALS BELOW POVERTY

TRANSPORTATION CHOICES

PERCENT OF SUBSIDIZED UNITS WITHIN A FIVE MINUTE WALK OF HIGH FREQUENCY TRANSIT **2%**



61 AVERAGE ANNUAL MASS TRANSIT TRIPS PER HOUSEHOLD

AVERAGE ANNUAL VEHICLE MILES TRAVELED PER HOUSEHOLD **20,385**



COST BURDEN

22% ARE COST BURDENED
10% ARE EXTREMELY COST BURDENED
HOMEOWNERS

36% ARE COST BURDENED
18% ARE EXTREMELY COST BURDENED
RENTERS



HousingWorks
AUSTIN

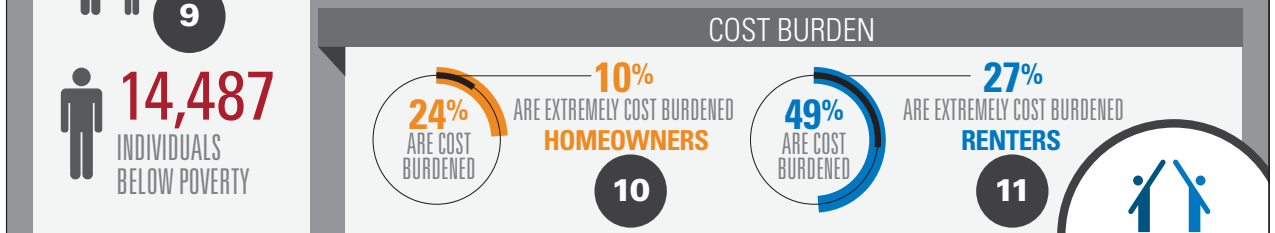
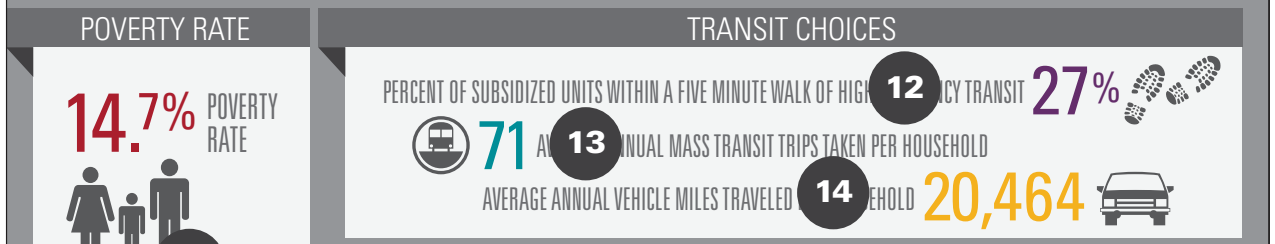
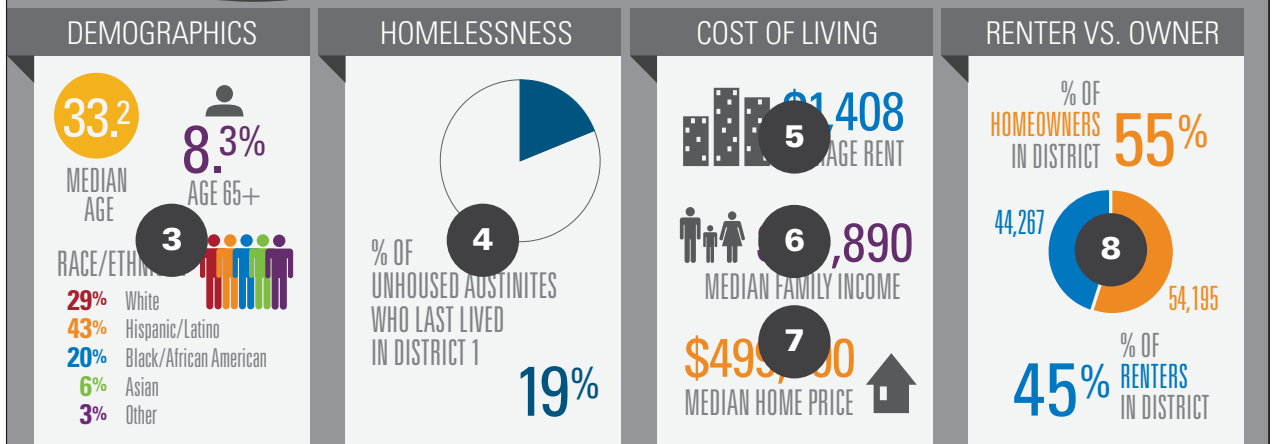
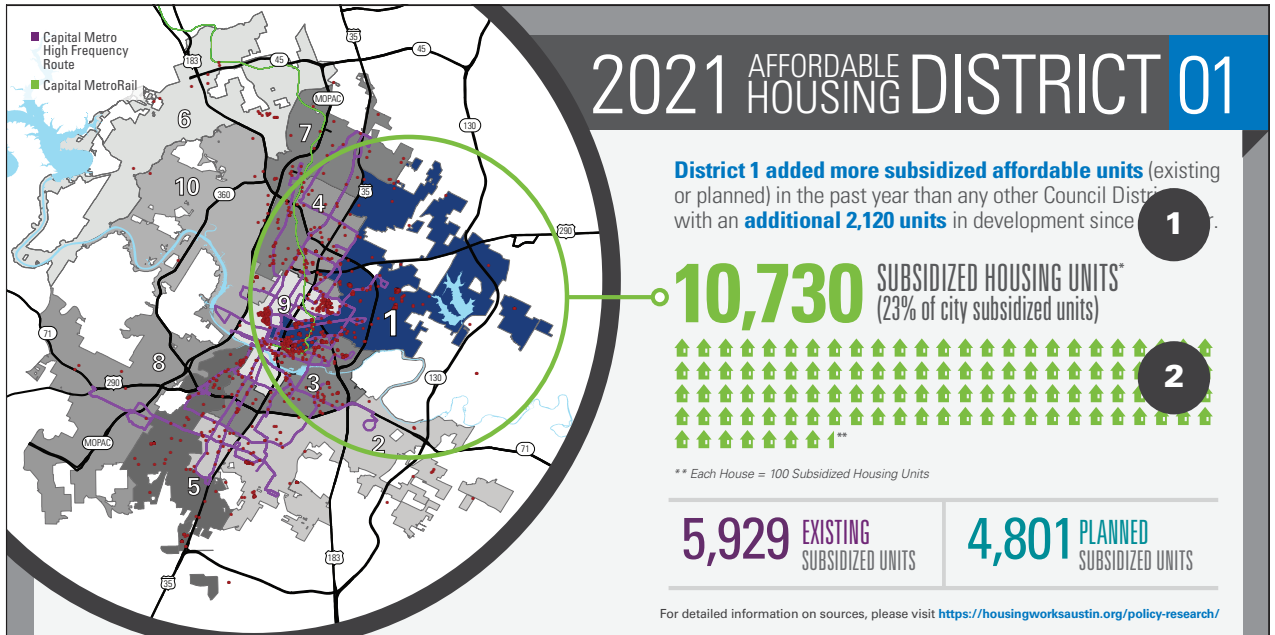
<http://housingworksAustin.org>

District Analysis Sources & Methodology

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.

Sources

- **SOURCE 1:** Combination of sources below along with data from the 2020 Affordable Housing District Analysis.
- **SOURCE 2:** Multiple sources are combined to create a comprehensive list.
 - Housing and Planning Department, City of Austin, Accessed 2022
 - Texas Department of Housing & Community Affairs, Accessed 2022
 - National Low Income Housing Coalition and Public and Affordable Housing Research Corporation, Accessed 2022
 - Housing Authority of the City of Austin, Accessed 2022
 - Housing Authority of Travis County, Accessed 2022
 - Travis County Housing Finance Corporation, Accessed 2022
 - United States Department of Housing and Urban Development, Accessed 2020
 - District Analysis based on methodology 3.¹
- **SOURCE 3:** United States Census Bureau, 2016-2020 5-Year ACS. District Analysis based on methodology 1.
- **SOURCE 4:** Ending Community Homelessness Coalition (ECHO), 2022. See note in Methodology for “Measure for Homelessness in 2021 Reports”
- **SOURCE 5:** Austin Investor Interests, Q4 2021. District Analysis based on methodology 2.
- **SOURCE 6:** Austin Board of Realtors (ABOR), Q4 2021. Data available at City Council District Level.
- **SOURCE 7:** United States Census Bureau, 2016-2020 5-Year ACS. District Analysis based on methodology 1.
- **SOURCE 8:** United States Census Bureau, 2016-2020 5-Year ACS. District Analysis based on methodology 1.
- **SOURCE 9:** United States Census Bureau, 2016-2020 5-Year ACS. District Analysis based on methodology 1.
- **SOURCES 10-11:** United States Department of Housing and Urban Development Comprehensive Housing Affordability Strategy (CHAS) Dataset, 2014-2018. District Analysis based on methodology 1.
- **SOURCES 12:** Capital Metropolitan Transit Authority, Accessed 2022; See Source 2 for details on unit list. Analysis based on methodology 4.
- **SOURCES 13-14:** Center for Neighborhood Technology Housing and Transportation Affordability Index, Accessed 2020. District Analysis based on methodology 1.





Methodology

Methodological Note: *With the release of the 2020 Decennial Census results, the geographies used by the Census Bureau to approximate neighborhood-level demographic summaries (Census Tracts) were re-organized to account for the changes in population that have occurred since the last Census (2010). Due to these Census Tract boundary changes, the relationship between Tracts and Council Districts outlined in methodology 1 needed to be updated for this year's analysis. Therefore, the figures in this year's District reports are not directly comparable to those in previous years, since the demographic totals for Districts includes the summarized counts for different Census Tracts.*

The district analysis consults a number of resources at 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 two council districts have their demographic values divided by their approximate percentage within each Council District. No Census tract falls within more than two Council Districts. Once all the tracts have been linked to the Council District they fall within, the corresponding data is calculated for that District. For average values such as median age and median family income, the data was calculated by Council District using an aggregation method performed by the City of Austin demographic staff.
- 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.
- 4.** To calculate the percentage of subsidized units within a five-minute walk of high frequency transit, stops on CapMetro's high frequency public transportation network is used to construct a Network Analyst model in ArcGIS software. Using a shapefile of all roads in the City of Austin and the CapMetro high frequency route stops, a walkshed is developed using the Network Analyst to identify areas within a ¼ mile (approximately five-minute walk) by public roads to the nearest high-frequency transit stop.



Measure for Homelessness in 2021 Reports

The Ending Community Homelessness Coalition (ECHO) is the lead agency for the Austin/Travis County Continuum of Care and plans and implements community-wide strategies to end homelessness in Austin and Travis County. ECHO used an alternative methodology in place of the unsheltered Point in Time (PIT) Count in 2021 due to concerns about COVID-19 transmission. Instead of conducting an in-person unsheltered count, ECHO used local Homeless Management Information System (HMIS) data to estimate the scale of unsheltered homelessness in our community on January 28, 2021. The HMIS Snapshot and PIT Count methods are not interchangeable and data from each cannot be compared. However, the 2021 HMIS Snapshot can serve as a placeholder to estimate the number of people experiencing homelessness in Austin/Travis County.²

The number of individuals experiencing unsheltered homelessness from the 2021 HMIS Snapshot for Austin/Travis County Continuum of Care area was used in the Austin At A Glance report for the City of Austin overall. Note that due to the methodological limitations of the HMIS Snapshot when compared to the Point-in-Time Count, the count of unsheltered homelessness in the Austin at a Glance report includes individuals located in parts of Travis County outside of the City of Austin. For context, in the two most recent Point-in-Time Counts (2019 and 2020), 95% of the total number of unsheltered individuals in Travis County were located within the City of Austin.

While the Point-in-Time Count typically includes a breakdown of the number of people experiencing homelessness by the Council District in which they were counted, the HMIS Snapshot was not able to do so. For the purposes of the 2021 District-by-District Analysis, HousingWorks worked with ECHO to create unique District-level measures of estimated homelessness in the City of Austin by using information from the by-name list. The by-name list (BNL) is a list of all heads of household who have entered the Homelessness Response System, completed a Coordinated Assessment (CA), and are either awaiting referral or have been referred to a housing program. As part of the Coordinated Assessment, individuals are asked to list the zip code of their last permanent address. To assess the percentage of people experiencing homelessness who lost their most recent housing in each City Council District, HousingWorks aggregated the number of individuals by the previous ZIP Code that they listed in their most recent Coordinated Assessment to create ZIP Code-level estimates of inflow to homelessness. These ZIP Code-level measures were then reaggregated to Council District boundaries using the HUD USPS ZIP Code Crosswalk files and the Tract to District crosswalk files, which were compiled by the City of Austin Demographer and HousingWorks and used in other methods of this report.

It is important to note that not all individuals listed on the by-name list were able to note the ZIP Code from their last permanent address, while a handful of others had last permanent addresses that fell outside of Austin/Travis County. Therefore, the figures listed in each District report for the percentage of Austinites experiencing homelessness with last address in District only include individuals in the BNL who 1) were able to list the ZIP Code of their last permanent address; and 2) previously resided within Austin/Travis County.



Definitions

- **Poverty** - The income cutoffs used by the Census Bureau to determine the poverty status of families and unrelated individuals included a set of forty-eight thresholds arranged in a two-dimensional matrix consisting of family size.
- **Subsidized Housing** – Housing funded through some form of subsidy to ensure units are affordable that limits how much income households can make to rent specific units based on their income.
- **Cost Burdened** - Households that spend more than 30% of their income on housing related costs (rent or mortgage, utilities) are considered cost burdened.
- **Extremely Cost Burdened** - Households that spend more than 50% of their income on housing related costs (rent or mortgage, utilities) are considered cost burdened.
- **Vehicle Miles Traveled** - The average annual auto travel by a household. This includes commute travel, as well as all other daily auto trips.
- **Mass Transit Trips Taken** - The average annual number of fixed-route public transportation trips taken by a household.
- **Planned vs Existing Units** – Existing subsidized units include any development with affordable income-restricted housing units which has received a Certificate of Occupancy, Tenant Income Certification, or is noted as Placed-in Service. Planned Units includes any development which has been approved for funds or is listed in the City of Austin's Affordable Housing Inventory with the column "Status" indicating it is not completed yet.

Limitations

- Due to rounding, percentages represented in the report graphics may not total 100%
- 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 county and 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.
- The HUD-defined Median Family Income is used in affordable housing developments to set income limits within the Austin MSA. However, since this analysis aims to show data disaggregated by Council District for comparison within the City of Austin, we have used Median Family Income data from the American Community Survey, at the Census tract-level. The ACS data will differ from the HUD-defined MFIs since it takes median incomes for all household sizes, whereas the HUD-defined MFI breaks down according to household size.



ADDITIONAL DEMOGRAPHIC TABLES

A. Age and Gender by Austin City Council District

	Austin (Total)	Austin (%)	District 1	District 2	District 3	District 4	District 5	District 6	District 7	District 8	District 9	District 10
Total Population	968,782		100,438	100,702	89,353	102,720	97,049	87,428	95,082	98,085	93,553	104,372
Male	493,071	50.9%	51,632	51,343	47,189	54,302	48,694	44,529	47,107	47,681	47,099	53,497
Female	475,711	49.1%	48,806	49,360	42,164	48,419	48,356	42,899	47,975	50,404	46,454	50,875
Population 65+	90,708	9.4%	8,337	7,816	6,281	8,481	10,315	9,129	8,321	11,350	5,770	14,909

Source: American Community Survey (2016-20)

B. Race/Ethnicity by Austin City Council District

	Austin (Total)	Austin (%)	District 1	District 2	District 3	District 4	District 5	District 6	District 7	District 8	District 9	District 10
White	467,669	48.3%	28,701	26,849	33,462	27,430	53,246	46,627	54,572	62,137	59,626	75,020
Hispanic/Latino	325,238	33.6%	43,322	63,146	42,691	58,309	32,724	13,466	20,275	20,196	16,872	14,237
Black/African American	70,556	7.3%	19,788	7,004	7,851	10,597	3,707	3,751	7,267	2,751	5,057	2,784
Asian	71,962	7.4%	5,837	1,745	2,639	3,822	3,464	19,326	9,059	9,407	8,490	8,173
Other	33,356	3.4%	2,789	1,957	2,710	2,563	3,909	4,259	3,910	3,594	3,507	4,158

Source: American Community Survey (2016-20)

C. Number of People Experiencing Homelessness in Austin by Council District

(only includes individuals who listed a ZIP Code for their last permanent address in the Coordinated Assessment)

	City of Austin (Total)	District 1	District 2	District 3	District 4	District 5	District 6	District 7	District 8	District 9	District 10
Coordinated Assessment Entries with Travis County ZIP Code listed as last permanent address	1,943	361	219	398	279	212	43	213	33	154	31

Source: Ending Community Homelessness (2021)



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