

AUSTIN CITY COUNCIL

DISTRICT-BY-DISTRICT ANALYSIS

2022



HousingWorks
AUSTIN

Executive Summary

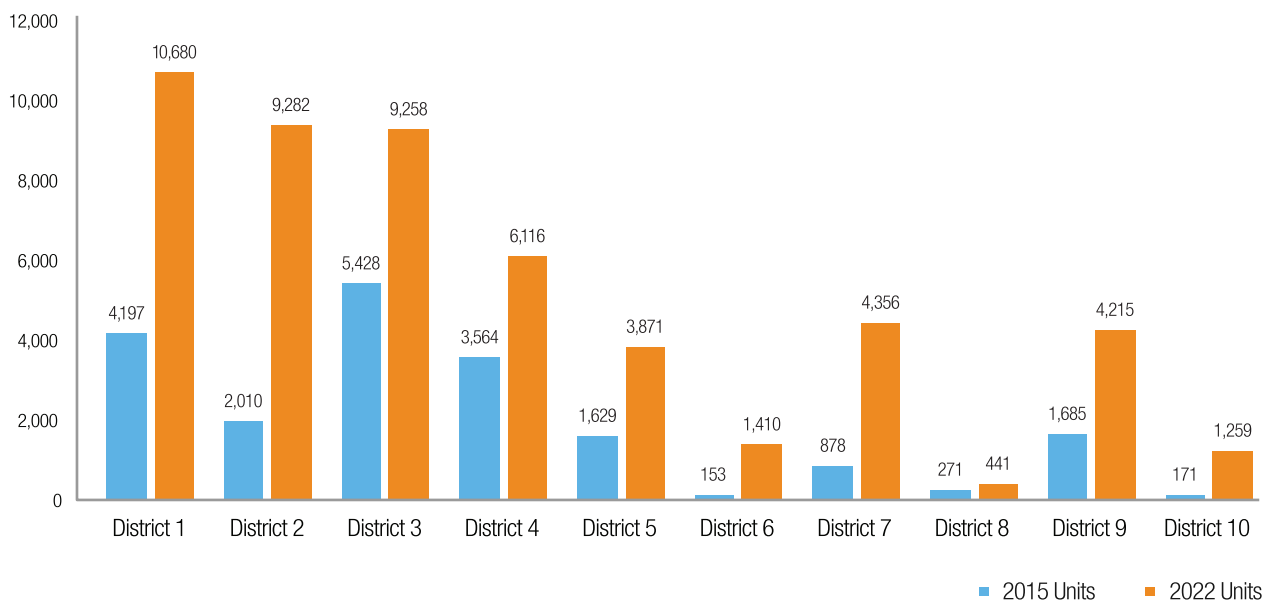
HousingWorks Austin is a nonprofit organization that aims to increase the supply of affordable housing in Austin by providing research, education, advocacy, and thoughtful, workable affordable housing policy recommendations.

HousingWorks is proud to present our 2022 District-by-District and Community at a Glance Analysis. The eighth iteration of the District by District and Community at a Glance Analysis highlights the progress that the community has made over the past decade in increasing its subsidized affordable housing supply. The report's findings also emphasize that Austin remains in an affordable housing crisis amidst record-high housing prices and a growing number of Austinites who are overly cost burdened by increased housing costs.

Positive Highlights

- In 2022, the City of Austin contained 50,888 of planned or existing subsidized affordable housing units, a 9.1% increase from the 46,630 subsidized units in 2021.
- As we look back on the data collected during our eight years producing this report, we see that the supply of subsidized affordable housing has increased by 155% across Austin as a whole¹.
- As Figure I shows, in every Council District across the city, we have seen a substantial increase in the number of subsidized affordable housing units available or planned since 2015, with some Districts seeing a four-fold increase in the affordable housing supply in their District.

Figure I. Subsidized Affordable Housing by Austin City Council District (2015 to 2022)



Still, the geographic distribution of subsidized affordable housing in different parts of Austin remains inconsistent and has largely been unaddressed since 2015.

Geographic Distribution

- As Figure II shows, Council Districts west of MoPac Expressway have not increased their share of the city’s subsidized housing supply since 2015, as Council Districts 6, 8, and 10 continue to contain less than 5% of Austin’s subsidized affordable housing.
- However, progress has been made to deconcentrate the subsidized affordable housing supply to a broader range of Districts. In 2015, Districts 1, 3, and 4 contained 66% of the city’s overall affordable housing whereas those same districts contain 50% of the city’s affordable housing supply in 2022, with District 2, 7, and 9 containing a higher percentage of the city’s affordable housing units than they did in 2015.

Figure II. Percentage of Austin’s Subsidized Affordable Housing Supply by City Council District (2015 to 2022)

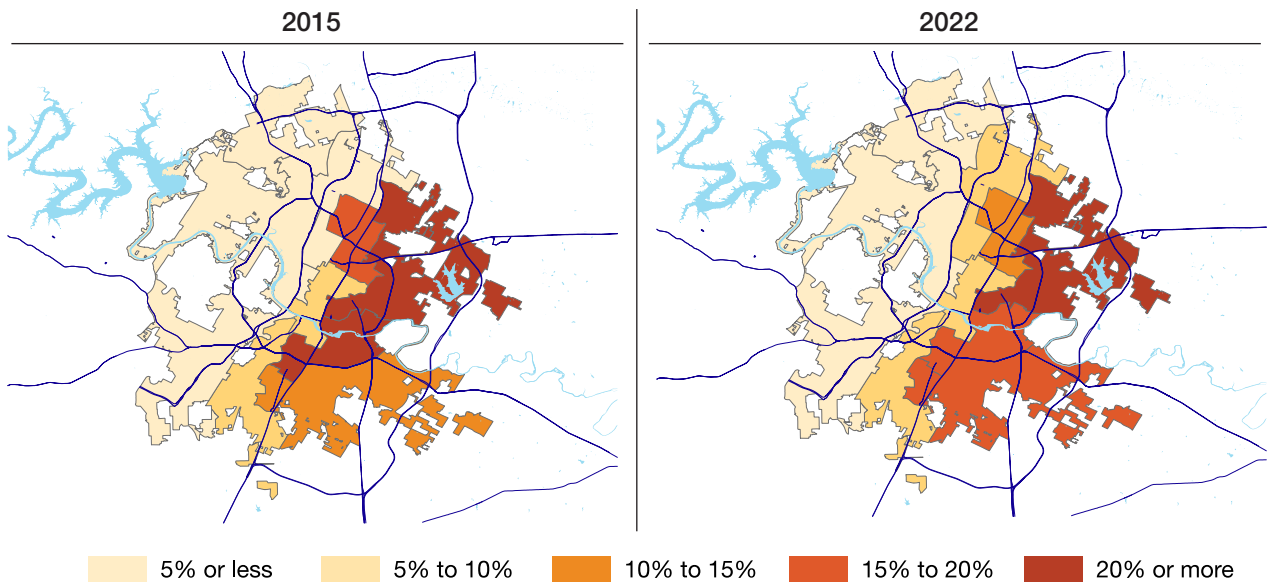


Figure III. Percentage of Austin’s Subsidized Affordable Housing Supply by City Council District (2015 to 2022)

	2015	2022	
	Percentage of Austin’s Subsidized Affordable Housing	Percentage of Austin’s Subsidized Affordable Housing	Change in Percentage of Austin’s Subsidized Affordable Housing (2015 to 2022)
District 1	21%	21%	0%
District 2	10%	18%	+8%
District 3	27%	18%	-9%
District 4	18%	12%	-6%
District 5	8%	8%	0%
District 6	1%	3%	+2%
District 7	4%	9%	+4%
District 8	1%	1%	0%
District 9	8%	9%	0%
District 10	1%	2%	+2%

Starting in January 2022, new Council District boundaries following redistricting went into effect. These changes resulted in a number of properties with subsidized affordable housing units shifting between Council Districts. Figure IV highlights the changes in subsidized affordable housing units by Council District due to redistricting. In general, District 1 saw the most subsidized affordable housing shift to other districts, with 654 units previously in District 1 into other Districts after redistricting. Meanwhile District 4 experienced the highest increase in subsidized housing units due to redistricting, with an additional 634 affordable units moving into District 4 that were previously in different Districts.

Figure IV. Reallocation of Subsidized Affordable Housing Units within Austin City Council Districts due to Redistricting

	Units Gained from other Districts	Units Lost from other Districts	Net Change due to Redistricting
District 1	80	733	-653
District 2	1	0	1
District 3	364	2	362
District 4	634	0	634
District 5	0	485	-485
District 6	0	121	-121
District 7	1	149	-148
District 8	0	0	0
District 9	650	360	290
District 10	120	0	120

While the city’s subsidized affordable housing supply has increased significantly over the past decade, housing prices have risen to unprecedented levels in 2022.

Housing Prices Increase

- The median home sale price continued to rise in 2022 to a record high of \$590,000, a 10% increase from the median home sale price for the City of Austin in 2021 (\$536,331).
- Additionally, rents across the city also rose to record highs in 2022, growing to an average rent of \$1,707.
- Council Districts 1, 2, 4, and 7, which had the the lowest average rents in 2021 and 2022 saw the highest percent increase in average rent between the two years, seeing increases between 5.1% to 10.8% year over year, signifying that rent is rising fastest in the areas of the city with historically more affordable rental housing.

The Ending Community Homelessness Coalition (ECHO), the lead agency for the Continuum of Care in Travis County and the City of Austin, conducted the Point in Time (PIT) count - a count of sheltered and unsheltered² people experiencing homelessness on a single night in January - for the first time since 2020. While the PIT count is critical to our understanding of where people experiencing homelessness are located, the nature of a one-time count that occurs one night every two years likely results in an undercount of the number of people experiencing homelessness throughout the area. To better understand the scale of homelessness throughout the City of Austin, ECHO has created a unique dataset that more accurately estimates the number of people experiencing homelessness based on information from the homelessness response system, a network of local organizations and groups providing services and outreach to those experiencing homelessness.

2. ECHO defines “Unsheltered Homelessness” as: people sleeping in tents, cars, abandoned buildings, and other places not meant to live in. For more information visit [ECHO’s Homelessness in Austin infographic](#)

Based on the Austin/Travis County Homelessness Response Dashboard, ECHO estimates that there were 4,191 individuals experiencing unsheltered homelessness in January 2023, significantly higher than the 1,266 individuals counted during the Point-in-Time count conducted that same month. There are a number of reasons for such a significant undercount of unsheltered homelessness during the PIT, some of which are explained in the “Limitations” section of the Methodology for this report. While looking through this District Analysis report, it is important to remember that these numbers are likely undercounting the scale of unsheltered homelessness in Austin. Either way, we know that thousands of individuals throughout Austin lack safe and affordable housing and struggle with homelessness every day.

In addition to the many individuals currently living unhoused in Austin, many households across Austin continue to pay too much of their income toward housing amid rising costs.

Alarming Trends

- In the City of Austin overall, the percentage of households who are cost burdened (spend 30% or more of their income on housing costs) increased from 34% in 2021 to 35% in 2022.
- In Districts 6, 8, and 10 - the districts with some of the highest housing prices - the percentage of renters who experience housing cost burden increased by 3% to 5% from 2021 to 2022, signifying the struggles of affordable rental housing in those Districts.
- Across Austin as a whole, 45% of renter households pay 30% or more of their income toward housing costs alone. Furthermore, nearly 1 in 4 renter households pay 50% or more of their income on housing costs alone (extremely housing cost burdened).

While rising housing prices present significant obstacles to affordability in Austin, we know that increasing the amount of subsidized affordable housing will be critical to addressing these challenges in the coming years. **As this District Analysis shows, the subsidized housing supply has increased by 155% in eight years, illustrating that the Austin community has prioritized building affordable housing over the past decade.** As a community, we must continue to support and expand policies that increase affordable housing options in Austin, such as passing the 2018 and 2022 Affordable Housing Bonds and adopting programs like Affordability Unlocked and other density bonus programs that include affordable housing requirements.

Though the amount of subsidized affordable housing has substantially increased across the city since 2015, affordable units have remained concentrated in specific parts of the city, namely the Eastern Crescent, while areas west of MoPac Expressway continue to present affordability challenges. If we, as a community, continue to prioritize creating more affordable housing options for all Austinites across all parts of the city, we can ensure that we meet our community goals that everyone has access to safe, affordable, and attainable housing in Austin.



Nora Linares-Moeller
Executive Director, HousingWorks Austin

Austin City Council District by District Analysis Sources and Methodology 2022

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 with data from the 2021 Affordable Housing District Analysis.
- **SOURCE 2:** Multiple sources are combined to create a comprehensive list.
 - Housing and Planning Department City of Austin, Accessed 2023
 - Texas Department of Housing & Community Affairs, Accessed 2023
 - National Low Income Housing Coalition and Public and Affordable Housing Research Corporation, Accessed 2023
 - Housing Authority of the City of Austin, Accessed 2023
 - Housing Authority of Travis County, Accessed 2023
 - Travis County Housing Finance Corporation, Accessed 2023
 - United States Department of Housing and Urban Development, Accessed 2023
 - District Analysis based on methodology 3.¹
- **SOURCE 3:** United States Census Bureau, 2017-2021 5-Year American Community Survey. District Analysis based on methodology 1.
- **SOURCE 4:** Ending Community Homelessness Coalition (ECHO), Point-in-Time Count 2023.
- **SOURCE 5:** Austin Investor Interests, Q4 2022. District Analysis based on methodology 2.
- **SOURCE 6:** United States Census Bureau, 2017-2021 5-Year American Community Survey. District Analysis.
- **SOURCE 7:** Austin Board of Realtors (ABOR), Calendar Year 2022. Data available at City Council District Level.
- **SOURCE 8:** United States Census Bureau, 2017-2021 5-Year American Community Survey. District Analysis based on methodology 1.
- **SOURCE 9:** United States Census Bureau, 2017-2021 5-Year American Community Survey. District Analysis based on methodology 1.
- **SOURCES 10-11:** United States Census Bureau, 2017-2021 5-Year American Community Survey. District Analysis based on methodology 1.
- **SOURCE 12:** Capital Metropolitan Transit Authority, Accessed 2023; 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 2023. District Analysis based on methodology 1.



2022 AFFORDABLE HOUSING DISTRICT 01

Despite containing the **most subsidized affordable housing** among all 10 Districts (10,680 units), only **27%** of District 1 subsidized units are **located within a five-minute walk of high frequency transit**, will be below the 42% rate for the whole city.

10,680 SUBSIDIZED HOUSING UNITS
(21% of subsidized units)

5,662 EXISTING SUBSIDIZED UNITS | **5,018** PLANNED SUBSIDIZED UNITS

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

<h3>DEMOGRAPHICS</h3> <p>33.3 MEDIAN AGE</p> <p>8.3% AGE 65+</p> <p>3 RACE/ETHNICITY</p> <ul style="list-style-type: none"> 29% White 43% Hispanic/Latino 20% Black/African American 6% Asian 3% Other 	<h3>HOMELESSNESS</h3> <p>8.4% % OF CITY'S UNSHELTERED HOMELESS POPULATION</p> <p>4</p> <p>104 # OF PEOPLE EXPERIENCING UNSHELTERED HOMELESSNESS</p>	<h3>COST OF LIVING</h3> <p>5 508 AVERAGE RENT</p> <p>6 018 MEDIAN FAMILY INCOME</p> <p>7 00 MEDIAN HOME PRICE</p>	<h3>RENTER VS. OWNER</h3> <p>55% % OF HOMEOWNERS IN DISTRICT</p> <p>8</p> <p>45% % OF RENTERS IN DISTRICT</p>
<h3>POVERTY RATE</h3> <p>14.7% POVERTY RATE</p> <p>9</p> <p>14,476 INDIVIDUALS BELOW POVERTY</p>	<h3>TRANSIT CHOICES</h3> <p>PERCENT OF SUBSIDIZED UNITS WITHIN A FIVE MINUTE WALK OF 12 FREQUENCY TRANSIT 27%</p> <p>136 AVERAGE ANNUAL MASS TRANSIT TRIPS PER HOUSEHOLD</p> <p>AVERAGE ANNUAL VEHICLE MILES TRAVELED PER HOUSEHOLD 14 16,245</p>		
<h3>COST BURDEN</h3> <p>27% ARE COST BURDENED 9% ARE EXTREMELY COST BURDENED HOMEOWNERS 10</p> <p>47% ARE COST BURDENED 23% ARE EXTREMELY COST BURDENED RENTERS 11</p>			



Methodology

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. Transit route data:** 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.

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 extremely 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 include 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.
- **Unsheltered Homelessness** - People sleeping in tents, cars, abandoned buildings, and other places not meant to live in.

LIMITATIONS

- 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.
- 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 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 a single median family income for all households, regardless of size, whereas the HUD-defined MFI breaks down according to household size.

- Potential undercounting of people experiencing homelessness: The Point in Time counts included in the Homelessness sections of our County and Precinct Analyses represent the number of individuals experiencing unsheltered homelessness on a given night in January. HUD requires that Continuums of Care (ECHO is the lead agency for the CoC in Austin/Travis County) conduct an annual or biennial count of people experiencing homelessness on a single night in January to determine the allocation of federal funding to address community needs. However, due to the specific requirements HUD mandates for counting someone as experiencing homelessness during the PIT, there are a number of limitations to the PIT count that likely result in an undercount, including but not limited to issues such as:
 - To count an individual as experiencing unsheltered homelessness, they must be seen and therefore some hard-to-reach individuals may not be counted.
 - The PIT count also does not include people experiencing homelessness if they are in a hospital or jail during the night of the count.
 - Lastly, counts can vary considerably year-to-year due to the geography, weather, and level of volunteer engagement during a specific PIT count.

Because of these limitations, ECHO provides an alternative estimate of the number of people experiencing homelessness in Austin/Travis County on their Homelessness Response Dashboard online (at <https://www.austinecho.org/dashboard/>), which utilizes information from the intake process that various groups and organizations working to provide services to people experiencing homelessness use.

- Due to potential issues in the data collection processes for the 2020 Decennial Census during the COVID-19 Pandemic, there is a high chance that the current American Community Survey data used in this report does not fully reflect the true population in Austin. Therefore, population totals for the City of Austin and its 10 Council Districts listed in this report may appear lower than those listed in other sources. Despite these limitations, this report continues to use ACS data in an effort to maintain consistency with previous District Analysis reports and has prioritized using percentage-based data points when possible.
- Due to rounding, percentages represented in these graphics may not total 100%.

ADDITIONAL RESOURCES FOR HOUSING DATA AND INFORMATION

- [HousingWorks: Austin-Round Rock-Georgetown MSA County and Precinct Analysis](#)
- [HousingWorks: Austin Strategic Housing Blueprint Scorecard](#)
- [Ending Community Homelessness \(ECHO\): Homelessness Response Dashboard](#)
- [Austin Board of Realtors \(ABOR\): Housing Market Statistics](#)
- [City of Austin: Affordable Housing Online Search Tool](#)
- [City of Austin: Austin/Travis County/MSA Demographics Data Hub](#)



ADDITIONAL DEMOGRAPHIC TABLES

A. Age and Gender by Austin City Council District

	District 1	District 2	District 3	District 4	District 5	District 6	District 7	District 8	District 9	District 10
Male	50,563	49,756	46,146	52,053	47,875	48,894	46,762	46,599	46,652	51,046
Female	48,427	48,592	40,331	46,829	47,010	45,652	47,196	49,423	45,513	48,723
Population 65+	8,242	7,823	5,956	8,113	10,296	9,533	8,064	11,662	5,448	14,093

Source: American Community Survey (2017-21)

B. Race/Ethnicity by Austin City Council District

	Austin (Pct)	District 1	District 2	District 3	District 4	District 5	District 6	District 7	District 8	District 9	District 10
White	47.9%	29,924	26,090	33,845	25,638	52,182	48,546	52,680	60,116	57,238	70,762
Hispanic/Latino	33.4%	40,932	61,779	40,027	56,758	31,760	15,446	20,567	20,300	17,836	13,324
Black/African American	7.2%	19,310	6,498	6,948	9,884	3,621	4,235	7,475	2,566	5,202	2,528
Asian	7.9%	6,037	2,054	2,974	4,111	3,342	21,923	9,033	9,032	8,440	8,359
Other	3.6%	2,785	1,928	2,682	2,492	3,980	4,395	4,204	4,007	3,450	4,795

Source: American Community Survey (2017-21)